

PJR/TS 5219
Please quote our ref: 5219_103

KING + CAMPBELL

5 May 2014

The General Manager
Greater Taree City Council
PO Box 482
TAREE NSW 2430

Attention: Mr Michael Griffith

Dear Michael

**RE: ADDITIONAL INFORMATION FOR PLANNING PROPOSAL
LAMBERT, MURRAY, RICHARDSON & MORTIMER STREETS,
WINGHAM**

COUNCIL REFERENCE: 671/2010/PP

We write in relation to the abovementioned planning proposal and provide this letter in response to the additional information requested in All About Planning's letter dated 24 March 2014.

We note that much of the additional information requested relates to the future development of the subject land. It is however advised that the current land owners of the majority of the land, Duncan Holding's Pty Ltd, do not have any future development intentions. The current intention is to rezone the land as proposed prior to offering the land for sale englobo. It is also noted that the future development intentions of the landowner of Lots 246 & 270 DP754454 are not known.

To assist Council with their assessment of the planning proposal, we therefore address the matters raised in AAP's letter below:

1. Please supply a more detailed justification (further to that provided in section 3.1 of the Planning Proposal), setting out it's merit in respect of overall local market conditions and the supply and demand for additional urban land in Wingham.

Comment: The Planning Proposal submitted to Council provides justification for the proposal based on the fact that the subject rural land is adjoins urban development, primarily of a residential nature. The small size of the land and the fact that it is made up of 11 separate parcels is considered to ensure that the conduction of a viable primary industry or enterprise from the site, would not be achievable and or consistent with the aspirations of the surrounding residents.

urban design
civil engineering
architecture
town planning
landscape architecture
surveying

directors

Paul Rowlandson
B Surv (Hons), MIS Aust

Anthony Thorne
B Surv, MIS Aust
Grad Dip Planning (UTS)

David Tooby
B L Arch, AAILA
Registered Landscape Architect

Scott Marchant
B Surv (Hons)

nominated architects

Robert Snow
B'Arch, MSc (Env. Design of Buildings) AIA
NSW Architects Registration Board No 8969

Nigel Swift
B Arch, BAArch, AIA
NSW Architects Registration Board No 7025
QLD Architects Registration Board No 3957

King & Campbell Pty Ltd
1st Floor, Colonial Arcade
25-27 Hay Street
Port Macquarie

PO Box 243
Port Macquarie, NSW, 2444

ABN 44 564 476 716

T: 02 6586 2555
F: 02 6583 4064

info@kingcampbell.com.au

www.kingcampbell.com.au

To provide further justification for the transferral of the land from Rural (RU1 Primary Production) to Residential (R1 General Residential) and RE1 (Public Recreation), we provide the following comments:

- From 2014 through to 2036 the Greater Taree City population (including Wingham) is anticipated to grow from 48,661 to 70,708. This constitutes a 45.31% change during the projected 22 year period, or 1,002 people per year;
- Wingham is growing at an average rate of 0.68% per annum (or approximately 30 people per year). This growth rate is considered low in comparison to the state (1.5%) and national averages (1.8%).
- Wingham is anticipated to require an additional 468 dwellings to accommodate for its share of the above growth, equating to a percentage change of 21.5% for Wingham town centre and 16.1% for the 'Wingham balance' (or 345 new dwellings); and
- 89.6% of all dwellings within Wingham are 'separate houses'.

The above information suggests that residential growth is anticipated to occur within Wingham. The periodic release of zoned residential land would therefore assist in achieving the anticipated growth rates.

According to the Department of Planning & Infrastructures major project register (<http://majorprojects.planning.nsw.gov.au/>), there are currently no applications for rural residential or residential subdivisions being assessed. The most recent residential major project granted for the Greater Taree City Local Government Area (LGA) was issued in March of 2011 and related to a mixed use residential and commercial development in the Taree City centre. There have been no major project approvals lodged or granted within the suburb of Wingham.

No desktop data is available in relation to development applications lodged or granted for the LGA or Wingham. However, as Council website states '*...the addition of dwellings to the housing stock is a major driver of population growth in an area, providing opportunities for households to relocate from other areas or new households to form locally (such as young people leaving the family home or separations/divorces)*'.

Given the above anticipated growth rate and Council's identification of additional housing stock as a major driver of population growth, it is considered that the rezoning of the subject site from Rural to Residential would assist with accommodating the identified growth. The provision of residentially zoned land would also provide options for residential development and would provide existing and new residents with housing choice.

Based on the forecast information provided above, Wingham is anticipated to require 22 dwellings per annum (468 over 22 years), with 19.7 (say 20) of these statistically being separate households.

Given the size of the land and the known physical constraints (central drainage channel and Aboriginal burial site), it is anticipated that the site could contain between 52-78 residential Torrens title allotments of approximately 500m² each. This would equate to approximately 2.5 to 3.7 years worth of housing stock, assuming a positive take up rate and staged development approach.

It is however, noted that a number of other land uses would be permissible on-site should the rezoning be achieved. The satisfaction of the above growth rate and housing stock would therefore be dependent upon the ultimate development of the site. It is considered that this will occur via separate planning approvals.

Given the moderate anticipated growth rate, the identified housing need and the housing choice to which residentially zoned land would afford Wingham, it is considered that the proposal has significant merit.

All of the above statistical information was obtained from Council's website <http://forecast.id.com.au/greater-taree>.

2. An additional assessment of the social impacts of the application is required beyond that provided in section 3.3.3 of the Planning Proposal. The social impact comment is to address the availability of, and impact on local social services and community infrastructure, including further information on whether the existing services in Wingham are adequate for a further increase in population and any recommended mitigations to address any identified negative impacts.

Comment: It is unclear as to how one would assess the adequacy of a particular service when the ultimate development of a site is not known. In this regard, should Council be seeking an assessment of the availability of hospital beds in comparison to the expected population growth resulting from any development of the site, amongst other things, then it is considered that this would best be achieved at the development application stage.

Despite the above, it is noted that the Wingham growth rate is moderate to low with a fairly consistent age demographic. Whilst the subject site has the potential to provide for an estimated number of 500m² lots of between 52-78, it is not considered likely that any residential development would release all of these lots at one time. Flooding the market with such a large amount of stock would not be of any economic value to the landholder.

It is therefore suggested that should the site be ultimately developed for the purposes of a residential subdivision, as is considered typical in the locality, that the release of the lots would be staged as per the take-up demand for the area. It is assumed that this would be low, given the moderate to low growth rate and may include staged releases of say 5 to 10 allotments at a time.

Based on this sort of release rate it is considered that the population would likely increase in a manner commensurate with the natural growth rate. It is therefore considered unlikely that any 'ultimate residential development' of the land would

have direct impacts on local services. It is considered that services would most likely grow with the development of the site and the natural growth rate of Wingham and the Greater Taree LGA.

Section 3.4.1 of the submitted planning proposal identifies the services available in the surrounding locality and their distance to the subject site. It is not considered likely that the proposed rezoning of the site, would have any significant detrimental impacts on the existing infrastructure or services.

3. A concept stormwater statement and assessment is required which considers the future maximum anticipated development of the subject site to document that the site is capable of managing its own stormwater.

Comment: Given that this is a planning proposal seeking to convert the subject land from Rural to Residential, with no ultimate development sought, it is not clear as to how one would demonstrate the sites stormwater capabilities. Should a lot or development layout be proposed identifying yields or development density, then it would be considered feasible.

It is noted here however, that the majority of stormwater would likely be directed to the central vegetated drainage channel as per the surrounding development.

It would appear that stormwater from the existing residential land to the west of the subject site is directed into the central vegetated drainage channel and across the subject site in an easterly direction. It is noted that no formal easement exists for the drainage of this stormwater across the subject site.

It is considered that stormwater management would best be addressed at the Development Application stage.

4. A more detailed assessment of traffic impacts is required, which especially addresses the likely additional traffic generation of the future maximum development of the subject site related to the existing traffic flows surrounding the site and the existing capacity of the surrounding street system and capacity of intersections. This assessment should also address the likely need (or otherwise) for road and intersection upgrading works, and the type of road and intersection upgrading works.

Comment: As per the comments above, it is noted that this is a planning proposal seeking to convert the subject land from Rural to Residential, with no ultimate development sought. It is therefore not clear as to how one would demonstrate the capability of the surrounding road network to accommodate the future maximum development of the site when this is not known.

It is noted here however, that the site has frontage to four separate public roads, each provided with 8m wide road inside 20m wide reservations. Each of the roads adjoining the site are considered to contain a suitable road surface and are also considered capable of accommodating additional traffic flows.

Given the location of the Wingham town centre from the site (east) it is considered that traffic would increase on both intersections with Murray Road. Traffic increases would be anticipated on each of the four existing intersections should development of any format occur within the subject site.

However, given the large frontage of the site (approximately 1.2km), it is considered that there is considerable area in which to ensure that any traffic generated by the development of the land could be dispersed into the existing road network without having significant detrimental impacts.

It is considered that the opportunity is available, if required, to widen any of the surrounding streets to ensure suitable traffic movements, depending on the future development type.

It is noted that the RTA's Guide to Traffic Generating Developments indicates the typical peak hour generation rate for a residential subdivision is 0.85 trips per lot, per hour. This would equate to 44.2-66.3 trips per hour, based on the estimated 52-78 lot yield.

The RTA's guide also states that the maximum desirable traffic flow for a single lane collector road, such as Richardson and Lambert Streets, is 900 vehicles per hour. This would mean that developing the site for residential purposes would equate to an approximate increase in road usage of about 7.4%. Assuming there is vacant capacity in the existing road network, this should suggest that the existing road network is sufficient to cater for any anticipated demand and therefore no upgrade works would be necessary.

However, this is based on the speculative assumption of the creation of between 52 and 78 residential allotments of 500m². It is therefore considered that traffic impacts would best be addressed at the Development Application stage when the type, density and layout of development is known.

5. The Remedial Action Plan submitted with the amended Planning Proposal, prepared by IT Environmental (dated 19 February 2001) refers to a previous Environmental Site Assessment for the overall site (also prepared by IT Environmental) dated November 1999. Please submit a copy of this earlier Environmental Site Assessment.

Comment: A copy of the November 1999 assessment by IT Environmental is attached to this letter.

6. Regarding the proposed central open space and drainage spine we would like further advice from you in respect of:

a. Zoning: Please include consideration of possible alternatives to the proposed RE1 Public Recreation zoning for the central open space spine, given that this area is not proposed to become a formal public recreation area but will rather act more like a drainage corridor. A possibility could be the E3 zone.

Comment: We confirm that any future development is likely to maintain the central vegetated drainage channel for the purposes of managing stormwater in a manner consistent with that occurring on the adjoining land to the west. It is noted that this land maintains an RE1 Public Recreation zoning.

Both the RE1 and the E3 zone permit with consent, the construction of dwellings and roads and it is therefore considered that perimeter roads can occur regardless of an RE1 or E3 zoning as well as any associated infrastructure (telecommunications, water and electricity). Additionally, Sewerage Reticulation Systems are permissible in both zones pursuant to *State Environmental Planning Policy (Infrastructure) 2007* (Division 18).

It is noted that the Native Vegetation Act 2003 applies to both the RE1 and E3 zones.

The primary intention for the proposed RE1 zoning was to ensure consistency with the adjoining land and to provide flexibility with future infrastructure provision throughout the drainage channel.

As Council are likely to be the custodians of the land upon completion of any future development of the land. It is therefore considered that the zoning should be consistent with the Council's future management regimes.

b. Ownership/ Management: Please provide details of Boral's intention regarding future ownership and ongoing management of the central open space spine, including whether the proponents wish future ownership and management of this area to be addressed as part of the current Planning Proposal (with a Vegetation Management Plan and Voluntary Planning Agreement) or later at the Development Application stage? Council and the LEP Gateway Panel will assess the advice provided and make appropriate determinations on this issue.

Further to the above Greater Taree City Council has recently adopted a new Land Dedication Policy in March 2014 – refer to copy attached. Please address the requirements of this in any response provided.

Comment: As mentioned above, it is considered likely that the central drainage channel will ultimately be transferred to Council. However, given the unknown nature of the future development of the subject site, it is considered that any transfer should not occur until subdivision certification stage.

It is noted that under Section 3.1.4 of Council's Policy *Dedication of Land to Council* (Version 2 (Draft)) that land will be accepted by Council where the land is required for drainage purposes. Assuming that the land is required for drainage purposes by the ultimate residential land use, then it is considered that the transferral of ownership and the consideration of

maintenance costs and the likes can be considered as a part of any Development Application lodged with Council.

In this regard, it is noted that the ultimate development of the land may seek to maintain the ownership of the land and that any assumption otherwise is purely speculative.

Should stormwater from the urban development to the west of the site be flowing through the vegetated drainage channel, with no formal easement, then it is considered that the subject land is provided a broader public benefit as per Section 3.1.5 of the Council's policy. Given that all the stormwater entering the site from the west traverses Council (RE1 zoned) land, it is considered that Council would be best placed to manage this land.

As discussed at the start of this letter, the landowners do not have any current intention to develop the land. It is currently the landowner's intention to rezone the subject land before offering it for sale englobo.

c. Width of Corridor: The proposed central open space spine has an approximate width of between 34 – 37m, however its current location and width cuts through existing low lying and moist drainage areas which are unlikely to be developable. Consequently it is requested that this corridor be widened to the south to an approximate total width of 54m at Richardson Street and 59m on Lambert Street. As an aside, it is noted that such an amendment would also serve to address concerns regarding the likely impacts of the future urban development of the site on the Aboriginal archaeological item within the Crown land – Lot 7301.

Comment: The proposed central open spine has been widened to coincide with the adjoining RE1 zoned land. A revised plan set detailing the changes has been attached. The RE1 zone has been widened to 32.6m along the western edge and to 56.9m along the eastern edge.

A new exhibit, Exhibit 3A, has also been added to the plan set. This plan details the proposed zone lines over an aerial. The plan also identifies the approximate location of the existing Aboriginal archaeological item.

If you require additional information in relation to this matter please contact the writer on Phone (02) 6586 2555.

Yours sincerely
King & Campbell Pty Ltd

per



Terrance Stafford

cc Kate Jackson, Boral
encl Exhibit Set (7 Sheets)
Additional Environmental Assessment (IT Environmental, November 1999).