

Katrine O'Flaherty - Wingham PP

From: Michael Griffith <Michael.Griffith@gtcc.nsw.gov.au>
To: "'Katrine.O'Flaherty@planning.nsw.gov.au'" <Katrine.O'Flaherty@planning....>
Date: 5/09/2014 11:57 AM
Subject: Wingham PP
CC: Richard Pamplin <richard.pamplin@gtcc.nsw.gov.au>

Good morning Katrine,

Richard and myself provide the responses below to your questions posed:

- **comments in the ecological assessment (summarised pg 34) that the proposal may impact on threatened species and that mitigation measures, including an offset, are required:** We don't believe than an offset is required as the vegetation on the site contains only a small number of feed trees and no threatened species were recorded. Additionally, the site has limited connectivity opportunities. However, there is potential for the drainage line to be further improved for habitat following weed removal. As stated in the report "....it appears that there are no significant impediments to the proposed rezoning. In relation to further development of the subject site, it is considered that additional ecological investigation would not be warranted given the extent of the disturbance and modification to the habitats that exists". The management techniques in Section 6 are restoration, regeneration, vegetation removal and replanting and weed management. This would form part of conditioning at DA stage when a detailed drainage design around a subdivision layout is determined.
- **how the ecological/drainage impacts of future development will be managed with the entire site being rezoned residential:** As identified in the ecological assessment the site has limited ecological significance, and therefore the comments are basically only related to the drainage. The size of the site is large enough to cater for the drainage (this being the level of detail required at the rezoning stage) and the actual size of the drainage area and requirements such as detention basins can be considered at the subdivision stage. It is common for development in residential areas to deal with drainage within the residential zone and that adverse impacts post-development and minimised in terms of stormwater volumes within residential zones.
- **how the impact on the aboriginal site will be managed with the entire site being rezoned residential:** The impact of the aboriginal site will be minimised by keeping the land zoned rural (i.e. the site itself is not rezoned). The topography of the site where this adjoining land actually forms part of the drainage 'corridor' will naturally limit the proximity of future housing to the Aboriginal site. The DA for subdivision would be referred to the Purfleet-Taree Local Aboriginal Land Council due to the proximity of this record Aboriginal site and also as an adjoining landowner to seek their advice. Therefore we do not consider that there is a potential for a significant impact. It is worth noting that our DCP 2010 includes the requirement for all DA's to undertake consideration of Aboriginal artefacts on the land and surrounding each site and the provision in our DCP have been promoted by OEH as one of the best examples across the State in this regard.
- **why the site should not be zoned recreation as per adjoining subdivisions:** Historically Council has zoned most drainage lines as 6(a) under LEP 1995 which was translated to RE1

under LEP 2010. Since this time we have taken the stance that using this zone for this purpose is misleading to the public, as such areas serve no public recreation function, but rather purely a drainage function. As such we have the stance of leaving drainage areas in the zone used on surrounding land.

Should you require further information, please contact Richard or myself.

Regards,

Michael Griffith

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