

MEMO



To: Hunter JRPP
From: Senior Development Planner - Andrew Leese Ext: 1201
File: DA/263/2011 **Date:** 30 January 2012
Subject: **Late Correspondence and Additional Conditions**

Dear Panel Members

Council has been in receipt of a number of emails and phone calls from local residents since the preparation of the latest report before the JRPP in relation to this development application. Issues raised that need to be further addressed are (1) the location and provision of ag pipes behind retaining walls and (2) the physical treatment of the site interface with Market Street.

(1) Concerns have been raised that ag pipes (located behind retaining walls) have not been provided on the site or if they have, they are not connected to the stormwater system within the existing development. This has led to claims of overflows onto neighbouring properties in Market Street. Ag pipes should be provided to retaining walls one metre and above in height, as discussed with Council's Development Engineer, who confirmed these pipes should also be connected to the site's stormwater management system. In light of this concern, the following additional condition is recommended:

59. Subsoil Drainage

The applicant shall install subsoil drainage pipes in association with any retaining walls one metre or above in height. These pipes are to be connected to the site's stormwater management system. A subsoil drainage pipe is to be installed to the existing retaining wall within Market Street and this pipe is to be connected to the stormwater management system prior to the issue of an Occupation Certificate.

(2) The frontage to Market Street, on the lakeside elevation of Building C, is characterised by its steep slope and presently unmaintained state. Plans show slope treatment and heavy landscaping to the property boundary, with no retaining walls. The matter was raised with Council's Development Engineer and an additional condition is recommended, requiring the slope within the road reservation in Market Street be graded to a suitable slope and revegetated (grassed) as appropriate:

60. Market Street Frontage

The applicant shall rehabilitate and landscape the slope in Market Street, along the frontage of the site, so that it achieves a maximum slope of 1V:2H. A detailed landscape plan for this area is to be prepared addressing stabilisation and rehabilitation and

submitted to the Principal Certifying Authority for approval prior to the issue of a Construction Certificate.

Plans shall incorporate planting of native trees and shrubs and establishment of an effective erosion resistant ground cover (turf, seeded mulch or equivalent). All landscape rehabilitation works are to be completed prior to any occupation.

The issue of view loss has also been raised. To reiterate the points raised in the assessment report in relation to CI 2.7.6 Views of DCP No 1, the view loss from properties in Carawa Street will be significant. The views of the Lake these properties presently have will be lost, and will be replaced with distant views, as noted in the original assessment report.

Andrew Leese
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