

08-Dec-2011

The Panel Secretariat
Joint Regional Planning Panel
Level 13 Thakral House
301 George Street
SYDNEY NSW 2001

Attention: Suzie Jattan

Dear Suzie

RE: INTEGRATED DEVELOPMENT APPLICATION NO 41-2011
JRPP MATTER NO 2011STH004
CREATION OF 337 LOT RESIDENTIAL SUBDIVISION AND
ASSOCIATED WORKS - 64 GOOGONG ROAD, GOOGONG

Council refers to the submission from CIC Australia Limited dated 7 December 2011.

Council provides the following advice in respect of the applicant's proposed amendments to Council's conditions of consent:

Condition 1

Council agrees to the inclusion of the additional plan references to the GH14 Heritage Interpretation Site to be included in the consent.

Council does not agree to the inclusion of civil plans as part of the consent. The civil plans are preliminary plans that have been used to assess the development application for conformance with the DCP and Council's engineering specifications for Googong. They should not form part of the approved plans as the future Construction Certificate plans will have departures from them. It is not Council practice to list such design plans as part of the approved subdivision plans for this reason.

Council has reviewed the approval plans as part of condition 1. The review was necessary to amend some incorrect plan references referred to in the recommendation. Council recommends condition 1 be amended as follows:

"1. Development in Accordance with Plans

The development shall be in accordance with development application No 41-2011 submitted by the applicant on 16 February 2011 and amended plans submitted on 23 February 2011, 19 April

2011 and 2 November 2011 in accordance with the following plans and documentation:

- Documentation:*
- *Volume 01 – Statement of Environmental Effects prepared by Elton Consulting February 2011*
 - *Volume 02 – Plans for approval prepared by Elton Consulting February 2011 (except for plans relating to Community Scheme Plans)*
 - *Volume 03 – Supporting documents prepared by Elton Consulting February 2011*

- Plans:*
- *DP_B3 (Amended Plan dated 22 October 2011)*
 - *Googong Stage 1 – Sheets 1-5 (Amended Plan dated 1 November 2011)*
 - *Googong Stage 2 – Sheet 1 (Amended Plan dated 1 November 2011)*
 - *Googong Stage 3 – Sheet 1 (Amended Plan dated 1 November 2011)*
 - *Googong Stage 4 – Sheet 1 (Amended Plan dated 1 November 2011)*
 - *Googong Stage 5 – Sheets 1-3 (Amended Plan dated 1 November 2011)*

All plans prepared by LANDdata Surveys.

Landscaping

Plans:

NHIA

Stages 1 and 2

- *Cover Sheet dated 14 January 2011*
- *Stage 1 Street Tree Masterplan dated 14 January 2011*
- *Stage 2 Street Tree Masterplan dated 14 January 2011*
- *Stage 1 Street Tree Masterplan dated 14 January 2011 – L001*
- *Stage 2 Street Tree Masterplan dated 14 January 2011 – L002*
- *Concept Plant Species Plans Drawing No L003 dated 14 January 2011*
- *Street Sections Sheet 1 Drawing No L004 dated 11 April 2011*
- *Street Sections Sheet 2 Drawing No L005 dated 11 April 2011*
- *Street Sections Sheet 3 Drawing No L006 dated 14 January 2011*
- *Streetscape WSUD Strategy dated 14 January*

2011

- *Day One Entry Sheet 1 Drawing No L008 dated 15 April 2011*
- *Day One Entry Sheet 2 Drawing No L009 dated 14 January 2011*
- *NP1 Landscape Masterplan Drawing No L010 dated 11 April 2011*
- *NP1 Landscape Sections Drawing No L011 dated 11 April 2011*
- *NP1 Southern Section Drawing No L012 dated 11 April 2011*
- *NP1 Plant List and Imagery Drawing No L013 dated 14 January 2011*
- *SF1 and Local Park Landscape Masterplan Drawing No L014 dated 14 January 2011*
- *SF1 and Local park 1 Landscape Sections Drawing No L015 dated 14 January 2011*
- *Local Park 1 Detail Masterplan Drawing No L016 dated 14 January 2011*
- *Site Wide Plant List Drawing No L017 dated 14 January 2011*

Googong Road

- *Cover Sheet Drawing No L000 dated 11 April 2011*
- *Landscape Masterplan Sheet 1 Drawing No L002 dated 11 April 2011*
- *Landscape Masterplan Sheet 2 Drawing No L003 dated 11 April 2011*
- *Landscape Masterplan Sheet 3 Drawing No L004 dated 11 April 2011*
- *Landscape Sections Sheet 1 Drawing No L005 dated 31 May 2010*
- *Landscape Sections Sheet 2 Drawing No L006 dated 11 April 2011*
- *Landscape Sections Sheet 3 Drawing No L007 dated 31 May 2010*
- *Plant Schedule and Imagery Drawing No L008 dated 31 May 2010*

GH14 Heritage
Interpretation
Site

- *Cover Sheet Drawing No L000 dated 31 May 2011*
- *Landscape Masterplan Drawing No L001 dated 15 April 2011*
- *Detail Plan/Imagery Drawing No L002 dated 31 May 2010*
- *Section AA Drawing No L003 dated 31 May*

2010

- *Section BB Drawing No L004 dated 31 May 2010*
- *Materials and Plantings Drawing No L005 dated 31 May 2010*
- *Appendix A Drawing No L006 dated 31 May 2010*

All plans prepared by AECOM Australia Pty Ltd.

REASON: *To ensure the development is completed in accordance with the approved plans."*

Condition 3

Council agrees with amendment of condition by deleting "Stages 1-5" and including "Proposed Lot 2 DP_B3" as follows:

"3. The applicant is advised that prior to commencement of future development of those parts of Googong that are outside the boundary of proposed Lot 2 DP_B3 an application is to be submitted to the Office of Environment and Heritage (OEH) for an Aboriginal Heritage Impact Permit (AHIP) to harm any Aboriginal objects.

REASON: *To comply with the requirements of the Office of Environment and Heritage."*

Condition 9

Part of this condition is written to provide a bus route via these streets, with bus stops as required. It is noted all Stage 1 dwellings are within walking distance of the proposed bus stop outside the future Club Googong site (proposed Lot 181). While Council considers the condition does not require alteration, it has no objection to it being re-worded to require a bus stop in Street 4 outside proposed Lot 181 only (see below).

Council concurs that LOS D is the minimum service level adopted in the Googong and Tralee Traffic Study. The service level recognises the constraints of the existing (historical) street network. LOS C is applicable to new subdivision release areas and is adopted in the Googong engineering specifications. Therefore LOS C is recommended for this subdivision and should remain as part of Council's recommended condition.

Condition 9 is recommended for amendment deleting the need for bus stops for Streets 20 and 21. The amended condition being:

“9. Construction Certificate (Subdivision)

A Construction Certificate (Subdivision) and accompanying engineering design plans and Certification Report shall be submitted to Council prior to the commencement of any works for a subdivision stage. Works associated with the subdivision stage shall subsequently be carried out in accordance with the detailed design drawings and specifications the subject of the Construction Certificate (Subdivision).

The engineering plans must comply with the requirements of Council’s Development Design Specification – Googong (Version 1, dated June 2011) and include the following where applicable to a subdivision stage –

- *A Certification Report in accordance with Clause DQS.04;*
- *This general note – All work must be constructed in accordance with the requirements of Queanbeyan City Council’s Development Construction Specification (Version 3.1, dated June 2011).;*
- *Design of a stormwater network, including a major/minor street stormwater system, any required interallotment drainage lines, any required detention basins, water quality ponds and/or gross pollutant traps and Water Sensitive Urban Design devices;*
- *Design of a dual water supply network (drinking water and non-drinking water) linking to infrastructure to be constructed in accordance with Major Project Application 08_0236;*
- *Design of a sewerage network linking to infrastructure to be constructed in accordance with Major Project Application 08_0236;*
- *Design of the roads in the subdivision to the following standards (as defined in Schedule 4) –*
 - *Street Pt1 as a Local Sub-Arterial Road,*
 - *Streets 2-3, Pt4, Pt20-21 as a Local Street Boulevarde (ST4),*
 - *Street Pt4 as a Collector Street (ST1),*
 - *Street 5 as a Local Street 2 (ST2),*
 - *Streets 6, Pt7, Pt9, Pt10, 12, 13, 14, 17, 18, Pt22, 32, Pt 33, 34, 36, Pt37, 38, 40, 41, 58 & 88 as a Local Street 3 (ST3),*
 - *Streets Pt7, Pt20, Pt22, Pt33, 35 & Pt37 as an Open Space Drive 1 (DR1),*
 - *Streets Pt7, Pt9, Pt10, 11 & 39 as an Open Space Drive 2 (DR2).*
- *Road pavements designed as flexible pavements with a primer seal plus Asphaltic Concrete (AC10) nominated as the wearing surface;*
- *Driveways and shared access driveways designed as rigid concrete pavements;*

- *Where barrier kerb is used the location of vehicle kerb crossings must be indicated;*
- *Googong Road to be provided with an auxiliary right turn (AUR) for eastbound traffic at its intersection with Street 4;*
- *A bitumen sealed RTA Type Rural Property Access off Old Cooma Road to provide joint access to the proposed temporary reservoir site and the emergency access road;*
- *An emergency access road from Old Cooma Road to Streets 2/3 to the standard of a Rural Type 2 road (Yarrowlumla Table 2 Road Standards);*
- *Provision of a temporary bus route, bus stop in Street 4 (in front of proposed Lot 181);*
- *Provision of 2.0 m wide key paths in Streets 4, 20 & 21 and a 1.5 m wide path on one side of all other streets ;*
- *Provision of a 2.5 m wide shared path around the perimeter of Sportsfield 1 and the neighbourhood park (mini-common);*
- *Design of retaining walls greater than 1.0 metres in height;*
- *Landscape plan for reserves and street tree planting;*
- *Irrigation supply (permanent and temporary);*
- *Site works including bulk earthworks, dams water quality ponds and retarding basin construction;*
- *Vegetation management plan;*
- *Soil and water management plans including erosion control measures;*
- *Construction compound and site amenities; and*
- *Street and public open space lighting to current best practice energy efficiency standards.*

REASON: *To provide design certification of the subdivision works. (46.11)”*

Condition 15

No objection is raised by Council to including Aboriginal Heritage Impact Permit AHIP No 1116638 issued by the Office of Environment and Heritage to attach to Schedule 2 of the consent.

Condition 20

No objection is raised by Council to including the Variation of Excavation Permit 2010/S146/04 for GH14 Site granted by the Heritage Council of NSW on 19 November 2010 to Schedule 3.

Advisory Note 8

CIC Australia Pty Ltd state that the ABPP Bushfire Assessment Report has already identified BAL levels for the impacted lots. However this report nominates "Level 1" and "Level 3" construction for certain lots. However these levels relate to AS 3959-1999 which has now been superseded by AS 3959-2009 which nominates five BAL levels for construction requirements. Unfortunately there is no direct correlation between the three "Levels" and the five "BALs" and so there is no way to allocate BAL levels for the affected lots from the ABPP report. As future development will be assessed under AS 3959-2009, a Bushfire Assessment Report will be required to identify the sites' BAL levels.

Should the ABPP be amended to nominate BAL levels for the sites, Council would then be happy to rely on that document for the purpose of development application assessments.

Council does not see the need to require an 88B Instrument to be created as the BAL level information would be freely available from the developer when lots are sold or from Council.

Council does not agree to any changes to the Advisory Note 8.

Heritage Conservation – Page 17

Council notes the advice from the applicant that fencing will not be provided around the Settlers Hut as referred to on Page 17 of the Assessing Officer's report.

Access to School Site – Proposed Lot 3 DP B3

The intent of condition 52 is to require the proposed lots of each subdivision stage to be accessed via a public road.

Council has no objection to removal of the requirement for dedication as a public road to service the school site and replace it with a positive covenant. Amendment to condition 52 is recommended as follows:

"52. The subdivision roads for each subdivision stage are to be dedicated as public roads on the subdivision linen plan. Each subdivision stage must provide public road access to all lots within the subdivision stage, with the exception that access to proposed Lots 3 in DP_B3 shall be provided with legal and practicable access via a Positive Covenant created pursuant to Section 88E of the Conveyancing Act 1919 until such time that public road access is made available to this lot.

**REASON: To provide legal access to all lots within the subdivision.
(46.26)**

Please advise Council if you require an amended Recommendation to be re-produced so as to include the above changes to Council's recommended conditions of consent.

Should you have any further enquiries please contact Phil Gibbons of Council's Sustainability and Better Living Section on 6285 6244.

Yours faithfully

M J THOMPSON
GROUP MANAGER
SUSTAINABILITY AND BETTER LIVING

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