

21 August 2014

The General Manager
Lake Macquarie City Council
Box 1906
Hunter Region Mail Centre 2310

Attention: Elizabeth Lambert

RE: REVISED DOCUMENTATION, DA/1774/2013, MIXED USE AND RESIDENTIAL DEVELOPMENT, KOPA STREET AND DUDLEY ROAD, WHITEBRIDGE

Following the design review process for the abovementioned application, I am pleased to provide this letter covering the submission of revised documentation. While the broad concept and land uses are substantially the same as originally proposed, the revised design responds to a number of issues identified with the previous configuration. In this regard some of the more significant amendments include:

- greater variation in the built form and architectural presentation;
- widened, public roads and basement parking to improve streetscapes;
- improved site permeability and new public access;
- increased setbacks to the ecological corridor and Fernleigh Track; and
- better provision of open space.

The revised development provides the opportunity for a number of outcomes that provide a material public benefit to the community. Consideration is sought from Council for offsetting these benefits against development levies payable under the Lake Macquarie Section 94 Contribution Plan No.1 – Charlestown Catchment. Matters considered as providing a material public benefit are described below.

Material Public Benefit

Public Roads. Roads within the development will improve public connectivity between the Whitebridge urban centre, surrounding residential areas, and the Fernleigh Track. They will also provide an additional 32 public car spaces adjacent to the town centre and a public access point for the Fernleigh Track.

Pedestrian Connection – Lot 1. A proposed easement over Lot 1 would allow public access between the public road network and Whitebridge urban centre. This greatly improves connectivity between the Fernleigh Track, on-street parking, and the urban centre.

Shared Path. A shared path along the eastern site boundary will provide a direct, off-road link between the Fernleigh Track and urban centre. This will greatly improve safety, removing potential vehicle conflicts on the alternate travel paths via Kopa St and Station St. This link may also negate the need for future works in Station St to improve connectivity between the Fernleigh Track and urban centre.

Landscaped corridor. The eastern conservation corridor is identified on Council mapping as a native vegetation corridor. It links remnant vegetation and Glenrock Conservation Area north of the site with remnant vegetation and Awabakal Nature Reserve to the south and east. According to Council's *Tree Preservation and Management Policy* these corridors are

important in preserving and managing the biodiversity of the City. Landscaping will help re-establish the functioning of this corridor.

Park (with equipment). The park and play equipment will ease demand on existing facilities, such as HW Knight Park on Waran Rd and limit need for additional facilities. Its proximity to the Fernleigh Track and the urban centre provides opportunity for public use. Landscaping in the park will improve the landscape setting and being adjacent to the conservation corridor, may also improve broader biodiversity and habitat in the City.

Drainage and Stormwater Management Facilities. No water quality control was identified for stormwater discharging from the site or adjacent urban centre. Stormwater from the public car park and adjacent development appears to discharge directly onto the site. The drainage and stormwater management system will improve water quality and control discharge. These flow via Flaggy Creek and Glenrock Lagoon, into the Pacific Ocean so improvements in water quality will benefit downstream systems and are a public benefit.

Heritage interpretation. The urban space will incorporate heritage interpretation. This helps present the narrative of Whitebridge's history and will complement work proposed as part of the Fernleigh Track implementation.

Public Parking. Commercial parking fronting Dudley Rd can be incorporated into the existing public car park. There is scope to formalise parking in the road reserve fronting the adjacent residential land. This area is used as informal, overflow parking and sealed surfaces, drainage and landscaping, would significantly improve the streetscape.

Urban space. The urban space fronting Dudley Rd will provide a focal point for the community. It has passive recreation elements (seating, landscaping); heritage interpretation; and infrastructure such as bicycle racks.

Land dedication. The material public benefit provided by the park, urban space, and environmental corridor would be greatly improved by public ownership. This would allow public access to the park, easing pressure on H.W. Knight Park, Waran Rd. It will improve recreation opportunities and reduce demand for new facilities. The urban space facilitates for social interaction and could be used for community activities such as markets. The landscape corridor contains stormwater management and landscaping that will improve ecological outcomes. It also contains a path that, if publically available, would provide a direct off-road link between the Fernleigh Track and Whitebridge centre. This route is identified in Council's *Citywide Cycling Strategy* and has public amenity and safety benefits.

Conclusion

The proposed development, as amended by revised documentation accompanying this letter, delivers improved housing outcomes, greater streetscape and amenity, and has the opportunity to provide a significant material public benefit. It remains consistent with the planning framework and is considered appropriate for the site setting and context. It represents the orderly and economic use land in a manner that manages environmental impacts and makes a significant contribution to the delivery of Council's strategic planning outcomes for the City.

Should you wish to further discuss the revised documentation or require additional information please contact me directly on (02) 4954 8866.

Kind regards,



Wade Morris
Approvals Coordinator
SNL Building Constructions Pty Ltd
E: wade@snlbuilding.com.au