

Additional Information Submitted - dated 14-4-2014

Council Department Response	Comment/Issue	Suggested Response
Asset Management – Roads Maintenance	The Asset Management Department would prefer all road frontages within the City to be kerb and guttered. As traffic usage in Burton Road will increase, and a bus route exists along this road, a bus-parking bay should be constructed, along with kerb and gutter fronting the proposed development.	The frontage and bus bay will be reconstructed to meet Council requirements.
Asset Management – Traffic	<u>Road Design</u> I recommend the lengthy loop road to the rear of the site be made two-way as a one-way road of this length would be subject to some non-compliance, particularly for visitors and residents that live in the residential flat building as these are at the end of the one-way road, and located adjacent to the two-way section. Additionally the on-site driveway is 6 metres wide, which will facilitate two way traffic.	The amended design in line with option 3 has provided all roads as two-way as requested.
	<u>Pedestrians and Cyclists</u> Provide concrete footpath along the frontage of the site from the northern boundary to the Glad Gunson Drive intersection, providing a kerb ramp at this intersection in Sahara (orange colour). This would provide connectivity between the development to the existing Council footpath network which extends through Eleebana.	The public infrastructure requested will be provided. The plans submitted show the construction of the required public infrastructure. Conditions of consent would be appropriate to require detailed design of such works.
	<u>Public Transport</u> 1. Bus stops exist fronting the site and opposite for Route 310 (from Belmont Tafe to Civic Station, Newcastle). The stop fronting the site is to be upgraded to conform with Disability Discrimination Act requirements, with a bus shelter and concrete footpath to connect the bus stop fronting the site with the internal footpath within the site, concrete hard stand area, Tactile Ground Surface Indicators (TGSIs) and a bus seat. See the plan below for the minimum required set out.	The frontage and bus bay have been indicated on the architectural and civil plans and provide for construction of the bus bay in accordance with Council's requirements. Conditions of consent would be appropriate to require detailed design of such works.
	2. It is recommended that kerb and gutter be installed across the frontage of the site from the existing k&g to the northern boundary. The bus stop is to be installed within a widened section of the road pavement, 6 metres wide from the existing centreline of the road, and 22.5 metres in length (including tapers).	The public infrastructure requested will be provided. The plans submitted show the construction of the required public infrastructure. Conditions of consent would be appropriate to require detailed design of such works.
	3. It is recommended that the bus stop be zoned a Bus Zone, and the remainder of the frontage be zoned No Stopping.	Public works will be constructed according to conditions to be imposed by Council, including traffic controls and signage.
Subdivision	<u>Flood Management</u> The application includes details on the impact of floodwaters, from the upstream catchment, on the site and adjacent lands. Due to the nature of the potential occupants of the village and the relatively rapid rise of floodwaters, Council would	The updated flood information will provide the necessary information for Council assessment. As provided in the Northrop Flood Modelling Report, the floor levels for all dwellings is above the 1% AEP modelled flood level plus 0.5m free board and above the PMF flood level as required by Council.



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	require that the units / dwellings are safe to occupy during a flood. As such Council would require that the floor levels of the dwellings / units need to be at least 500 mm clear of the 100 year flood and also clear of the probable maximum flood. The application information does not include sufficient detail for Council to ascertain whether the proposed levels comply with the above. Flood contours should be provided.	
	<u>Stormwater Management/On-Site Stormwater Harvesting</u> With regard to stormwater quality the applicant shall provide music modelling files for the development.	The updated Stormwater Management Report submitted by Northrop includes MUSIC Modelling to show that stormwater criteria have been met.
	With regard to stormwater quantity the applicant has utilised a simple method to determine stormwater detention volumes. Given the size of the development, this method is unsatisfactory. The application shall be supported by stormwater detention calculations utilising a recognised stormwater routing program.	The updated Stormwater Management Report submitted by Northrop includes Drains Modelling to show that stormwater criteria have been met and that post development runoff from the site is no greater in the 5, 10, 20, 50 and 100 year ARI storms.
	The development proposes to discharge all of the stormwater, via a level spreader, to the adjacent lot (2 Casson Ave). This point and type of discharge will need to be justified. Whilst a level spreader is proposed, it is still concentrating flows from the whole site (and above) onto the adjacent lot. Council suggests that, in the lower recurrence interval storms especially, that there would be little or no flow onto the adjacent lot in this location with the current level of development. This point of discharge will need to be justified or an alternate method found. It is possible that the lower ARI storms will need to be piped to Burton Road.	The updated Stormwater Management Report submitted by Northrop includes Drains Modelling to show that stormwater criteria have been met and that post development runoff from the site is no greater in the 5, 10, 20, 50 and 100 year ARI storms, with piped discharge for smaller storms directed to Burton Road.
	The drainage design plans shall include all relevant levels such as pipe & pit invert & surface levels and invert levels at all detention tanks and headwalls.	The necessary information for Council assessment has been provided un the Concept Stormwater Management Plans. Detailed design of drainage is expected as a condition of consent.
	<u>Road Design</u> The application plans should include preliminary civil details for kerb and guttering (and any associated drainage) for the entire frontage of the development to Burton Road. Details should also include a bus stop / shelter and footpaving.	The public infrastructure requested will be provided. The plans submitted show the construction of the required public infrastructure. Conditions of consent would be appropriate to require detailed design of such works.
	The internal road system is generally a one way route. The carriageway is 4.8 m wide with an adjacent 1.2 m footpath area. This one way system raises some issues. If the development is built in stages as proposed then the one way loop road system will not be in place. The one way system also means that if some residents want to drive to the recreation centre (it is quite	The design includes a two-way road system to address this issue.



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	<p>remote from some dwellings) they would have to leave the site first.</p> <p><u>Public Transport/Pedestrian</u> As mentioned above the development shall include a bus shelter at Burton Road. Details of this should be included in the application. Details in regard to this are included within the referral from Asset Management – Traffic. I believe that the footpath area will not be wide enough though (at least 3.6 m width is required from the kerb to fit the shelter and ancillaries in). As such I think that some road widening will be required to be dedicated to provided sufficient room for the shelter. This should be indicated on the application documentation.</p>	<p>The required bus shelter etc. is indicated on the plans. The Civil design plans indicate that the required bus bay and bus shelter can be constructed within the public road reserve and does not encroach onto the site. Should detailed design indicate that some dedication of land from the site is required for the proposed bus shelter, the applicant would be required to dedicate such land.</p>
SUST – Recycling/Waste	The applicant proposes a private waste contractor for all waste services. While this may result in additional operational costs for the village, the current layout does not facilitate any Council services due to narrow road layout.	The two-way road design has been checked and can accommodate a garbage truck access to service the development.
SUST – Creeks & Watercourses	<p><u>Water Bodies, Waterways and Wetlands</u> The watercourse located at the rear of the property is classified as a 3<sup>rd</sup> order watercourse under the NSW Office of Water's Guidelines for Riparian Corridors on Waterfront Land. As part of these Guidelines and Sections 2.1.6 of Council's DCP, a vegetated riparian zone width of 30 metres (each side of the watercourse) is required for controlled activities on 3<sup>rd</sup> order watercourse land. The 40m buffer zone that the applicant has set aside between the watercourse and development is satisfactory, however there should be NO APZ (asset protection zone) within the riparian zone. Due to the degraded condition of the watercourse it is recommended that the revegetation/rehabilitation of the riparian zone be incorporated into the VMP for the 7(5) zoned land.</p>	<p>A Vegetation Management Plan will be provided for the area at the rear of the site. The Landscape Plans indicate the treatment for such areas. The VMP will include revegetation of the area but will still provide for this area to function as an APZ. The VMP will provide for additional vegetation to supplement existing trees and natural qualities. The VMP will not involve any works that would trigger controlled activity requirements. The changes sought to the Bushfire Safety Authority will improve the ability to provide additional native vegetation in this area.</p> <p>The proposal represents a significant environmental improvement for this area which is currently overgrown with weeds and is used for uncontrolled grazing which impacts on riparian quality. The existing activities will cease under the proposal and the riparian area will be significantly improved in terms of environmental qualities.</p>
	<p><u>Stormwater Management, Infrastructure and On-site Services</u> The location of the level spreader earth mound proposed for the property boundary in the north-western corner of the development.</p>	
	No calculations for the Stormwater Discharge Index (SDI) have been provided. Any flows that exit the property are considered discharge regardless of having passed through a stormwater treatment device. Therefore, stormwater exiting the swales must be considered.	The updated Stormwater Management Report submitted by Northrop includes Drains Modelling to show that stormwater criteria have been met and that post development runoff from the site is no greater in the 5, 10, 20, 50 and 100 year ARI storms.
WER – Environmental Management	Due to the elapsed time since the site investigation was undertaken it is recommended that the applicant provide a statement certifying that no potentially contaminating activities	The owner has advised by email on 28 March 2014 that no fill has been placed on the land and that no contaminating activities have been carried out on the land since the investigation was undertaken.



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	(including further importation of fill) have been carried out since the date of that site investigation which was 24 April 2010.	
Development – Flora/Fauna	<p><u>Riparian Zone</u> In accordance with Sections 2.1.6 of Council's DCP and to meet the objectives of the 7(5) zoned land it is preferred that no Asset Protection Zones (APZs) occur within the Riparian Zone (20m wide) and that this land be re-vegetated to an Open Forest structure. A Vegetation Management Plan (VMP) is to be prepared and implemented for the 7(5) Zone in accordance with LMCC Guidelines for Vegetation Management Plans.</p> <p><u>To Note:</u> The Bush Fire Safety Authority (BFSa) issued for the site conditioned that the entire site is to be managed as an Inner Protection Area (IPA) and this would conflict with the revegetation of the Riparian corridor to an Open Forest structure.</p> <p><u>Native Vegetation Act 2003</u> Under the Native Vegetation Act 2003 (the Act), all <u>clearing of remnant native vegetation</u> or <u>protected regrowth</u> requires landholders to seek approval to a property vegetation plan (PVP) from their local catchment management authority (CMA – soon to become Local Land Services) unless the clearing is:</p>	<p>A Vegetation Management Plan will be provided for the area at the rear of the site. The Landscape Plans indicate the treatment for such areas. The VMP will include revegetation of the area but will still provide for this area to function as an APZ. The VMP will provide for additional vegetation to supplement existing trees and natural qualities. The VMP will not involve any works that would trigger controlled activity requirements. The changes sought to the Bushfire Safety Authority will improve the ability to provide additional native vegetation in this area.</p> <p>The proposal represents a significant environmental improvement for this area which is currently overgrown with weeds and is used for uncontrolled grazing which impacts on riparian quality. The existing activities will cease under the proposal and the riparian area will be significantly improved in terms of environmental qualities.</p> <p>Discussions have commenced with the Catchment Management Authority.</p>
Development – Erosion/Sediment Control	<p>The submitted Soil and Water Management Plan (SWMP) prepared by Northrop (Ref: Sediment and Erosion Control Plan. Drawing No. C01DA. Revision A. Dated 06.12.13) does not satisfactorily comply with Lake Macquarie LEP 2004, Clause 31 or LMCC's DCP No.1 Section 2.1.11 (Erosion Prevention and Sediment Control) for a development of its size.</p> <p>The submitted plan does not contain the information required for a SWMP for an area of disturbance over 2500m<sup>2</sup> as stated in LMCC's DCP No.1 Section 2.1.11. Within the SWMP, incorrect data was used for Sediment Basin Calculations, the catchments do not appear to include proposed areas for infiltration swales, no proposed stage boundaries are provided, no delineation between clean and dirty water diversions, and there are no standard diagrams for any erosion and sediment control measures.</p>	<p>The Concept Soil and Water Management Plans prepared by Northrop show the required works for each stage, and include calculations for the sediment basins in accordance with Council's requirements.</p>
DEV – Landscape/Urban Streetscape	<p><u>Visual Impact</u> Council raises concern in relation to provision of visual mitigation measures along the southern boundary in particular abutting the apartment block built form. Council advised at pre-lodgement meeting with the proponent that buffer planting should be implemented to provide fragmentation of built form. Council raised</p>	<p>The amended layout provides for the provision of a deep soil landscape buffer around the entire site and the flooding/stormwater swales have been relocated away from the site boundary. The deep soil areas provided are maintained at the existing surface levels. The landscape plans provided include for effective screen planting of the areas.</p>



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	<p>concern at that stage regarding the concept stormwater design and its resultant impact in providing substantial deep soil planting/buffer planting to the boundaries.</p> <p><u>Landscape</u> At pre-lodgement Council reiterated the need to retain the low residential character feel of the area and in particular the mix of low residential built form and landscape vegetation along Burton Road and how development should present to Burton Road. Council in review of the existing streetscape and landscape character of the surrounding context would support the retention of existing buffer vegetation to Burton Rd to retain and enhance the semi-rural residential feel of Burton Rd. In response the submitted Arborist Report (Terras, 28/11/2014) states that a number of these trees within the subject site setback to Burton Rd are feasible for retention. For further information refer to Tree Assessment Comments dated 13/1/2014.</p> <p>However, the proposed stormwater infrastructure design impacts on this vegetation buffer. Additionally the planting/engineering detail reflects a general horizon layer depth that would not support canopy trees within any of the WSUD swales. This is not supported from a streetscape perspective and in response to Council's initial concerns regarding the desired streetscape outcomes as expressed in the pre-lodgement meeting.</p> <p>In preliminary review of the landscape plans as discussed above, concern is raised to provision of substantial deep soil planting to the sites boundaries and visually along the southern boundary. There is an over reliance on existing vegetation within the southern adjoining allotment which may with future development require tree removal to some extent.</p> <p>In review of the layout a central open space located centrally to the site would be a beneficial outcome to future residents. This may comprise of a cantilever deck area above the central swale. The space would provide a respite area to residents and may also include a social recreational space such as a BBQ area or a small outdoor activities area.</p>	<p>The amended layout and stormwater design provides for less works in the front setback and, as a result, the existing vegetation within this area has been able to be retained and supplemented with additional planting.</p> <p>The amended layout, stormwater design and landscape plans provide for effective vegetation screening around the entire site, including along the southern boundary.</p> <p>The layout has included the provision of additional open space areas and facilities for the residents.</p>
	<p><u>Streetscape</u> The main concern from a streetscape perspective as raised above relates to Visual impact of apartment built form that may be visible from street views along Burton Road where there is an over reliance on adjoining vegetation to provide visual mitigation towards the three storey built form. Visual amelioration</p>	<p>The amended layout of the proposal relocated the two storey apartments centrally within the site and away from the southern boundary, with only single storey buildings fronting the southern boundary of the site. The amended stormwater and landscaping details provide for landscape screening along the boundaries.</p>

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	<p>particularly to the southern boundary should be provided within the subject site given the landscape setting and low residential character of the area. This cannot be achieved due to the proposed stormwater design response to the site.</p> <p>The main issue is tree retention within the street interface to Burton Road. IP have provided comment in relation to site suitability for the proposed use, however as a merit based assessment of the subject site, surrounding context and visual/streetscape interpretation of proposed built form, Council raises concerns to the developments impact of the existing streetscape character.</p>	<p>As discussed, the amended details provide for retention of existing trees in the front setback, and for additional planting to provide for a green leafy frontage to the Burton Road frontage.</p>
CP – CPTED	<p>I also agree with the CPTED Assessment that there are only a few minor issues that can be easily addressed through suitable design features. These measures are outlined in the Assessment, and should be included as conditions of consent for the proposed development.</p> <p>However, I note that these measures include consideration of CCTV and alarm systems for the stairwells/lifts of the unit entries, and for the recreation building. The Assessment identifies that CCTV could improve surveillance to these areas, however, given the low crime risk of the area, it is not considered that such an outcome is warranted unless issues arise. I am supportive of this conclusion, as the evidence indicates that CCTV is not an effective crime prevention tool, and unless monitored 24/7, would do little to improve the safety or security of the premises or the people accessing the premises.</p> <p>Directional signage shall be provided throughout the development. The signage is to be clear, legible and useful, to aid way finding throughout the site.</p> <p>Wheelie bins are to be secured so they cannot be used as a climbing aid</p> <p>Landscaping shall not inhibit natural surveillance (block sight lines) or provide concealment and entrapment opportunities. Landscaping close to the buildings shall be regularly maintained to ensure branches cannot act as a natural ladder to gain access to higher parts of the buildings</p> <p>Graffiti shall be removed within 24 hours, and lighting, if damaged or broken to be restored within 48 hours</p>	<p>The comments are noted and can be incorporated into the proposed development. Conditions of consent may be appropriate.</p>
CP – Senior/Disabled Access	<p>As the community facility is located at the far end of the development overlooking the reserve, consideration needs to be given to assisting residents with disabilities to access it, possibly</p>	<p>As the buildings are largely unchanged and access is maintained, the new proposal is considered satisfactory. Note the Community Centre includes parking for mobility scooters. The speed is controlled in the roadways to facilitate safe movements throughout. The village will use golf carts which can be used to transport residents who require assistance.</p>



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	by using village mobility scooters or a small site restricted vehicle.	
	The Disability Access Report is satisfactory and includes a summary of items that are required to be addressed in construction certificate documentation.	
CP – Social Impact	The communal open space areas that are provided are very limited, as they consist of pergola structures on raised deck platforms above the drainage swales. There is no central 'grass land' or 'park land' provided, and therefore there is limited opportunity for the residents to interact. I therefore recommend the provision of further open space opportunities throughout the development, which may include a BBQ and shelter area, to encourage social interaction and assisting with building a sense of community. This in turn, will help to provide an environment where residents look out for one another, work together to resolve any issues, and contribute to building social capital in the community.	The proposal includes communal open spaces, including BBQ areas and open space. The amended plans provide further open space, including a new pocket park, and larger open space areas centrally in front of the units.
Trees	If the drainage swale is a necessary component of impending development, I raise no objection to proposal.	Tree retention to occur as a result of change to drainage at the front of the premises. The impact of drainage to trees on adjoining land has been examined by the landscape architect/arborist and the proposed development will not impact upon trees on adjoining lands.
Flood Control Lot	Council would this further require that the floor levels of the dwellings/units be constructed at or above the site-specific Probable Maximum Flood (PMF). The application information does not include sufficient detail for Council to ascertain whether the proposed levels comply with the above. Flood contours and complementary details should be provided to satisfy the above requirement.	The updated flood information will provide the necessary information for Council assessment. As provided in the Northrop Flood Modelling Report, the floor levels for all dwellings is above the 1%AEP modelled flood level plus 0.5m free board and above the PMF flood level as required by Council.
	Further, the applicant should demonstrate that there is failsafe means of evacuation or onsite means of safety for occupants at the site. A flood evacuation plan for the site should also be provided.	In accordance with the requirements for the development all Finished Floor Levels (FFL) have been set to be the greater of either the 1% AEP level plus 500mm freeboard or the Probable Maximum Flood (PMF) level. In the event of a flood event Burton Road will be inundated, however due to the level of the building pads no inundation of FFL's is expected up to and including the PMF event. To this extent Flood refuge has been provided on site. A detailed Flood Evacuation Management Plan is expected to be a requirement of the Consent Conditions and be completed prior to Occupation Certificate.