

06 March 2015

Queanbeyan City Council
PO Box 90
QUEANBEYAN NSW 2620



Attention : Katrena Browne

RE: Googong Township – NH1B Development Application – DA 378-2014, 36 Googong Road, Googong NSW 2620 – **Additional information – Amendment to Stages 2 & 5**

Background

Further to our meeting of 19 February regarding outstanding DA issues, item 6 on QCC meeting notes records that QCC request GTPL consider amendment to Stage 5 large lot/fire trail edge to development area. GTPL understand that this arises from concern over the management of the fire trail, its grading in relation to RFS concerns, and effective access to bushfire fighting including from reticulated water. Additionally concern was earlier expressed by QCC on visual management of the rear of the large lots following concerns relating to similar lots elsewhere in Queanbeyan.

GTPL response

GTPL has considered the concerns of QCC and RFS, and have redesigned Stage 5 accordingly to address the issues raised. The layout now resolves these issues, as follows and as shown below;

- Edge road to standard subdivision, allowing direct bushfire/reticulated water access. This road follows the alignment of the sewer based on the lowest sewer servicing limit.
- Small area of additional reserve between road and PTWL conservation area fence. QCC and GTPL to resolve detailed design and management of this area prior to issue of CC (the area continues the same condition proposed further South between street reserve and fenceline).
- PTWL conservation area fence now aligned to conservation area boundary, with some minor amendments to regularise the fenceline as noted below. The previous (DA) fenceline was located further West to form the rear fence of the large lots to the previously proposed firetrail.



GOOGONG TOWNSHIP PTY LIMITED

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Googong Township Pty Limited ACN 154 514 593 as trustee for Googong Township Unit Trust

PTWL Conservation Area boundary & fence

As noted above the location of the fence/conservation area boundary has been regularized to allow for simplicity of alignment in the field. This accords to Table 3 of Section 4 of the PTWL-P&MP V5 under 'Establishment and boundary fencing (Stage 1)'; *'Precise boundary delineation to be determined during detailed design of the relevant section of Googong township.'*

The relevant APZ (20/25/30m adjacent Stage 5) is taken from this fence which forms the APZ management boundary (noting that a 20m vegetation management zone also occurs within the PTWL area).

Consistency Assessment

A letter is attached from Biosis confirming that the proposed layout and interface with the PTWL conservation area is consistent with;

- Googong Foreshores Interface Management Strategy, Version 3, Biosis, July 2014
- Pink-tailed Worm Lizard Protection and Management Plan (PTWL-P&MP Version 5, Biosis July 2014

Tree retention

All trees noted for retention in our recent letter of 03 March 2015 remain 'for retention' in this layout.

RFS

The plans submitted with this letter now remove the RFS concern over the firetrail and APZ's, as expressed in their letter of 24 December 2014.

Revised Plans for Approval

Revised civil and subdivision plans are annexed to this letter for approval. They amend the layout, Lot/DP numbers and staging, noting some of the lots previously in Stage 5 are now able to be in Stage 2 due to amended civil design. GTPL request that the approval be for the submitted DA plans, except as amended by these drawings. A revised statement from the Registered Surveyor setting out the proposed subdivision will be provided to Council on 10 March.

Yours sincerely,

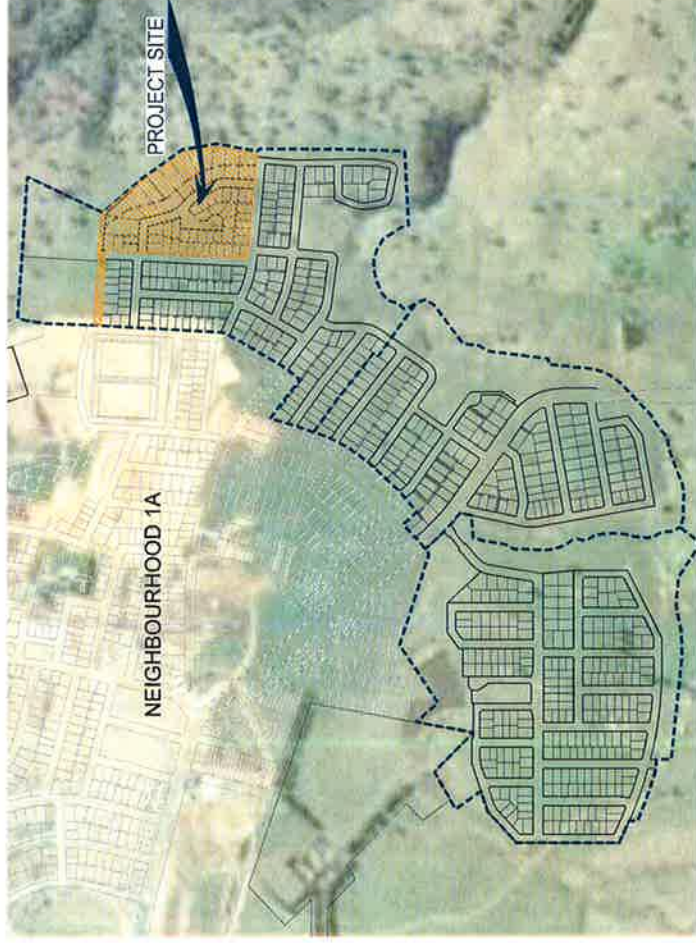
Clive Alcock
Urban Design Manager

GOOGONG NORTH

NEIGHBOURHOOD 1B - PACKAGE 1



STAGE 5 REDESIGN



MARCH 2015

LOCALITY PLAN

1:10,000 1:5,000 1:1,000



GOOGONG

Digital data for setting out the works will be provided upon request, however not all provided information will be guaranteed. The guaranteed and non-guaranteed digital data is described in QAF0502. A copy of this document is available from Calibre Consulting (ACT) upon request.

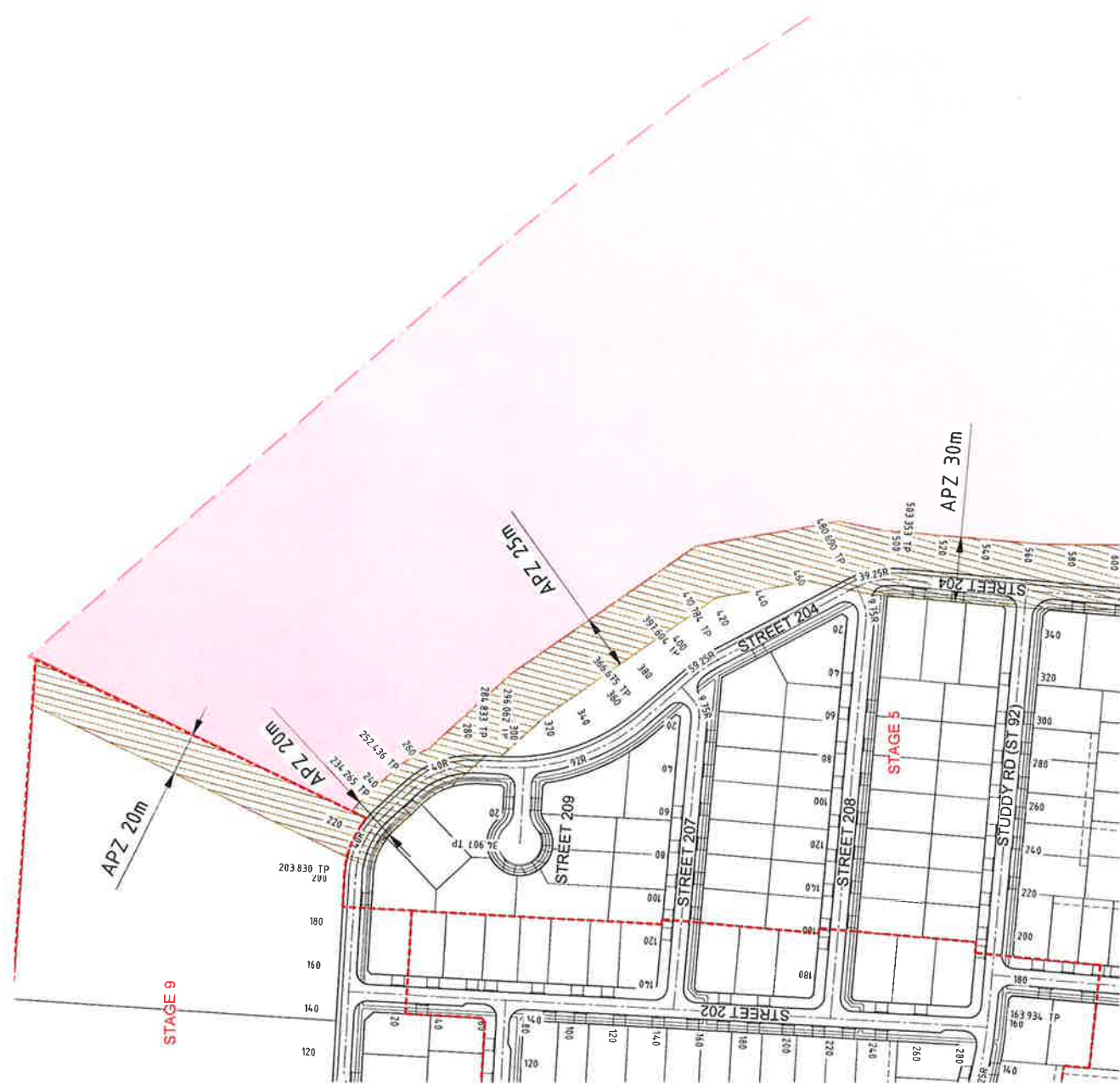
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PROJECT No: 14000153
DRAWING C11153-SK200+
REVISION

GOOGONG NTH NH1B
PACKAGE 1 - STAGE 5 REDESIGN





GOOGONG NH1B
STAGE 5 REDESIGN
GENERAL ARRANGEMENT
For Approval
C141535K201+



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AS PLOT
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1:1000
AS PLOT



GOOGONG NH1B
STAGE 5 REDESIGN
LOT AREAS AND DIMENSIONS PLAN



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