



**Joint Regional
Planning Panels**

WESTERN JOINT REGIONAL PLANNING PANEL

Agenda and Business Paper

Electronic Determination

Western Region Panel Meeting

AGENDA

APOLOGIES

DECLARATIONS OF INTEREST

BUSINESS ITEMS

*The following development applications are referred to the **[REGION]** Region Planning Panel for determination.*

Item No	Subject
1.	2014WES010 – Dubbo – Stage 5 Keswick - 217 Residential Lot Subdivision - Lot 122, DP 1182087, Keswick Parkway, Dubbo

COUNCIL REPORT



DUBBO
CITY COUNCIL

**REPORT: Development Application D14-206
for a 217 Lot Subdivision and One Residue
Lot - Part Lot 34 DP 1196695, 30 Volta
Avenue, Dubbo
Applicant: Dubbo City Council
Owner: Dubbo City Council**

**AUTHOR: Senior Planner 2
REPORT DATE: 10 February 2015
TRIM REFERENCE: ID15/178**

EXECUTIVE SUMMARY

Development consent is sought for the proposed 217 lot residential subdivision on Lot 34 DP 1196695, 30 Volta Avenue, Dubbo. The proposed subdivision forms part of the Keswick Estate residential subdivision (Stage 5).

The development proposes to construct a roundabout on Cobra Street (Mitchell Highway) to the north of the subdivision that is intended to service this development, future subdivision stages and a seniors living development to the east. All 217 residential lots meet the minimum lot size of 600 m², ranging in size from 600 m² to 984.89 m².

Given the applicant is Dubbo City Council and the Capital Investment Value is greater than \$5 million, the Western Joint Regional Planning Panel (WJRPP) is the consent authority for the proposed development. Accordingly, this report recommends that the report be noted and that the matter be referred to the WJRPP for determination subject to the conditions included as **Appendix 1**.

STRATEGIC ALIGNMENT

The Dubbo 2036 Community Strategic Plan is a vision for the development of the City out to the year 2036. The Plan includes five principal themes and a number of strategies and outcomes. This report is aligned to the principal theme 'Our Place'. The key built and environment issues that will underpin the future development of Dubbo are environmental management, strategic land use planning, development control and landcare.

FINANCIAL IMPLICATIONS

There are no financial implications arising from this report.

POLICY IMPLICATIONS

There are no policy implications arising from this report.

RECOMMENDATION

1. That the information contained within this report be noted.
2. That Development Application D14-206 for a 217-lot subdivision and one residue lot be referred to the Western Joint Regional Planning Panel for determination subject to the conditions included in Appendix 1.

Lee Griffith
Senior Planner 2

BACKGROUND

The subject Development Application was lodged with Council on 20 May 2014 by Dubbo City Council for a 217 lot residential subdivision and one residue lot.

A separate Development Application (D2013-466) was approved by Council to subdivide portions of the subject site however, the subdivision plan for that subdivision is yet to be registered with NSW Land and Property Information.

REPORT

1. OWNER/APPLICANT

The subject property is owned by Dubbo City Council. The application has been lodged by Dubbo City Council.

2. DEVELOPMENT DETAIL

Development consent is sought for the proposed 217 lot residential subdivision on Lot 34 DP 1196695, 30 Volta Avenue, Dubbo. The proposed subdivision forms part of the Keswick Estate residential subdivision (Stage 5).

The development proposes to construct a roundabout on Cobra Street (Mitchell Highway) to the north of the subdivision that is intended to service this, future subdivision stages and a seniors living development to the east. All 217 residential lots meet the minimum lot size of 600 m², ranging in size from 600 m² to 984.89 m².

3. SITE CHARACTERISTICS

The subject property is located on the southern side of Cobra Street (Mitchell Highway) with a frontage of approximately 326 metres. The site has an area of 161 hectares with the subject Stage 5 site having an area of approximately 22.5 hectares. For a locality map of the site, see **Figure 1**.

Slope

The site slopes from north-east to south-west, with a height ranging from approximately 301.5 m AHD down to 277 m AHD. The subject subdivision area typically has an average grade of 1.55% being a moderate grade. The residue lot typically slopes to the south-west.

Vegetation

The site contains sparsely located native vegetation, with the subject Stage 5 subdivision area containing several trees towards the southern extent. The Ecological Assessment prepared by OzArk Environmental and Heritage Management has stated that such native vegetation would be removed and replaced within the open space areas.

Access

Access to the site is available from Cobra Street (Mitchell Highway), Keswick Parkway and Volta Avenue. Access to the subject Stage 5 subdivision is proposed directly off Cobra Street (Mitchell Highway) with the construction of a new roundabout.

Services

The site is a residue lot from previous residential development however, sewerage, reticulated water, overhead and underground electricity and telecommunications are readily available to the site.



Figure 1: Site location (outlined in red)

Adjoining uses

North: Existing residential

East: Dubbo Christian School is immediately adjacent to the site's eastern boundary. On the eastern side of Sheraton Road is a large bulky goods store occupied by Bunnings and St John's Primary and High Schools.

South: Vacant land

West: Residential land forming part of Keswick Estate

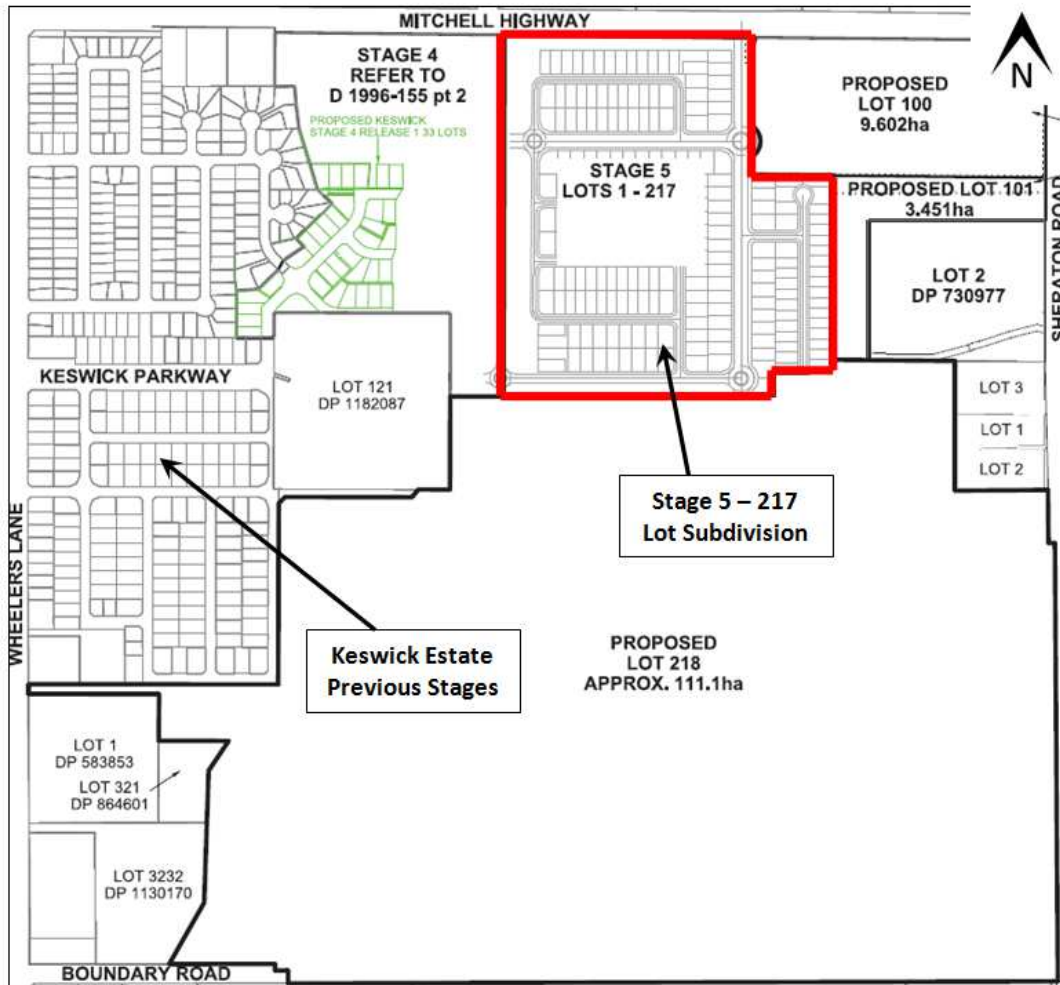


Figure 2: Stage 5 Subdivision Locality

4. SITE HISTORY

DA No.	Development Description	Determined Date
D2013-466	Three (3) lot subdivision – This DA subdivided 9.6 ha on the north-eastern corner for a future aged care facility and 3.45 ha bounding the Dubbo Christian School for a future expansion	20 May 2014
D2011-393	Boundary adjustment - This DA related to the residue lot on the western boundary adjacent to Cobbity Avenue and does not specifically relate to	4 November 2011 and modified 20 July 2012

DA No.	Development Description	Determined Date
	the subject DA.	
D2005-515	87 lot residential subdivision	8 August 2006
D1996-226	81 lot residential subdivision – site known as ‘Eykan’	9 September 2014 (Part 3)
D1996-155	149 residential lot subdivision, modified to a 76-lot subdivision (Part 4). Part 4 included the consolidation of 118 residential lots into one to make provision for a future Seniors Living development.	16 January 1998 and modified 19 November 2012 (Part 2), 9 May 2014 (Part 3) and 23 October 2014 (Part 4)

D2013-466 – Condition (26) states:

(26) Prior to the issue of the Subdivision Certificate, easements are to be created over the existing power-lines located on the proposed Lot 102 as per Essential Energy’s requirements in the correspondence dated 29 November 2013 (copy attached).
{Reason: Requirement of Essential Energy}

At the time of preparation of this report, the Subdivision Certificate relating to the subdivision of D2013-466 has not been lodged with Council and therefore no such easement has been created. It is noted that the overhead power line running east-west is not contained within an easement however, is outside of the subject residential area. It is likely that the Subdivision Certificate for D2013-466 would be registered before this proposed subdivision and is therefore not required to be addressed as part of this application.

D2005-515

It is noted that during a previous stage of the Keswick Estate residential development being D2005-515, an 87 lot residential subdivision, an exemption was sought by the developer in relation to the payable amount required under the Section 94 Open Space Contributions Policy as outlined below:

“The developer has requested an exemption to the Local and District components of Council’s Open Space Contributions. This request is based on the fact that approximately 20% of the total area of Keswick Estate is covered by a recreation corridor, including three sporting fields and tennis courts, and pending final analysis, a lake and wetlands area may also be development as part of this recreational corridor. In consultation with Council’s MEL [Manager Environment and Landuse], it was concurred to grant this exemption.

<i>Drafting of Strategy</i>	<i>4.90</i>
<i>Administration of Plan</i>	<i>18.45</i>
<i>City Wide Land Acquisition</i>	<i>46.20</i>
<i>City Wide Land Embellishment</i>	<i>103.86</i>
<i>TOTAL (per person)</i>	<i>173.41”</i>

Given that the large area of open space and recreational facilities being provided by the applicant are relevant to this consent as well, the Director Parks and Landcare Services has provided correspondence dated 18 September 2014 agreeing to a similar arrangement for this stage of the development, which states:

"Section 94 Open Space contributions for future Keswick land releases in Stage 5 – 8 will be levied in their entirety, excluding district and local land acquisition fees. The district and local land embellishment fees will be placed in the restricted asset for Keswick Estate embellishment."

S94 Open Space and Recreational Contributions will therefore be levied on this basis. See Section 10 of this report for calculations.

5. LEGISLATIVE REQUIREMENTS 79C(1)(a)

- (a) Do any environmental planning instruments (SEPP, REP or LEP) apply to the land to which the Development Application relates?

(1) State Environmental Planning Policies (SEPPs)

State Environmental Planning Policy No. 55 – Remediation of Land

Potential contamination has been addressed by the Environment and Health Services Supervisor in their report dated 9 January 2015, which stated the following:

"The proposed site is not listed on Council's register of potentially contaminated land as the site is located in a rural area. All rural land is considered potentially contaminated."

A Preliminary Contamination Investigation has been carried out by Envirowest Consulting PTY LTD dated 8 April 2013 Report No R12500c which found that the site had been used for agricultural purposes. The preliminary contamination assessment of the site including basic soil sampling found elevated levels of Chromium in the soil. No environmental impacts are anticipated in this case, provided a good erosion and sedimentation plan is implemented at all stages of the proposed subdivision. The report concludes that no further investigation is necessary and the site is suitable for residential activities."

No further action is therefore required in relation to contamination.

State Environmental Planning Policy (Infrastructure) 2007

- *Essential Energy*

The application was referred to Essential Energy in accordance with Clause 45 to which they responded in correspondence dated 29 May 2014, raising no objection to the proposed development subject to conditions (**Appendix 4**). Given these 'conditions' take the form of general guidelines that Council has no way of enforcing, they will be included on the development consent as notations.

- *Roads and Maritime Services*

The proposed development was referred to the Roads and Maritime Services (RMS) seeking its general terms of approval under Section 138 of the Roads Act 1997 pursuant to Section 91 of the Environmental Planning and Assessment Act 1979 (EP&A Act). As the proposed development includes the construction of a roundabout, median strips and pedestrian crossing with traffic lights upon the Mitchell Highway, such referral was deemed appropriate. However, the RMS in its correspondence dated 26 June 2014, stated that Council was the roads authority of the Mitchell Highway under Section 7 of the Roads Act 1997 and therefore the subject application was not Integrated Development as defined under the EP&A Act.

Notwithstanding, the RMS has provided its comments in correspondence dated 12 December 2014 in accordance with Section 104 of the State Environmental Planning Policy (Infrastructure) 2007 traffic-generating development and Section 138 of the Roads Act 1993, which states it does not object to the proposed development subject to its conditions. The Development Engineer in his report dated 19 December 2014 has subsequently recommended that such conditions be adopted which are included in **Appendix 1**.

Orana Regional Environmental Plan No. 1 - Siding Springs (Deemed State Environmental Planning Policy)

The subject site is situated in excess of 100 km from the Observatory and the development will not provide a significant level of light spill or glare. The proposed development does not require referral to the Observatory under the provisions of the deemed State Environmental Planning Policy.

(ii) Dubbo Local Environmental Plan 2011

The following clauses of Dubbo Local Environmental Plan 2011 have been assessed as being relevant and matters for consideration in assessment of the Development Application:

Clause 1.2 Aims of Plan

The proposed subdivision is not contrary to the relevant aims of the Plan.

Clause 2.2 Zoning of land to which Plan applies

The subject site is zoned R2 Low Density Residential.

Clause 2.3 Zone objectives and Land Use Table

The proposed development is consistent with the relevant objectives of the zone in that it is providing the opportunity for additional housing needs for the community and is generally consistent with the residential character of the immediate locality.

Clause 2.6 Subdivision – consent requirements

The proposed development is the subdivision of land, which requires consent.

Clause 4.1 Minimum subdivision lot size

The site has a minimum lot size of 600 m² in accordance with the LEP Lot Size Maps. All lots are above the minimum lot size ranging from 600 m² to 984.89 m². Given how close some of the lots are to minimum lot size, a notation will be placed on the consent advising the applicant that the minimum lot size is 600 m², in case this varies as a consequence of detailed survey of the land.

Clause 5.10 Heritage conservation

Aboriginal heritage has been addressed by the Environment and Health Services Supervisor in his report dated 9 January 2015, which stated the following:

“Possible impacts on Aboriginal archaeological sites by the proposed development have been addressed by referring to the 1995 archaeological survey of the proposed ‘Keswick’ housing subdivision which was carried out by Central West Archaeological and Heritage Services on behalf of Council. This survey found five (5) indigenous heritage sites (scar trees) within the overall study area...

Further information has now been provided to show that the archaeological site K-ST-2 is positioned 170 metres south of where Stage 5 development ceases. As such, it is obviously well clear of the proposed residential development but may be impacted by the detention basins.

The Manager Commercial Facilities has also advised that the design and construction of stormwater detention basins in the proposed public open space area are described works in the s94 Urban Stormwater Drainage Headworks Contributions Plan and are the responsibility of Council’s Technical Services Division. It is expected a ‘Part 5’ assessment would be required by Technical Services as part of their design and construction of stormwater management system. The stormwater detention basins do not form part of this development application for the Stage 5 residential subdivision.

The standard condition in relation to new discoveries is recommended as well as a condition requiring Site K-ST-2 to be protected with a barricade to protect it from ancillary works, stockpile site and machinery parking etc.

The Part 5 Environmental Planning and Assessment Act 1979 assessment process will need to demonstrate that the site will be avoided and protected from potential impacts during construction works for the detention basins located in this area or that an AHIP can be obtained. A notation to this effect is recommended."

Notwithstanding the above comments, the detention basin is required to be designed and constructed as part of this application given the significant stormwater which will be generated by the proposed subdivision. There is ample room within the open space area to the south to accommodate the basin. The final design and location of the detention basin along with stormwater calculations shall be provided with the Construction Certificate application to Council. Consequently, a **condition** has been included in **Appendix 1**, stating that the details regarding potential impact on the Aboriginal item are to be included with the Construction Certificate application prior to any construction works commencing.

Clause 7.2 Natural resource sensitivity - biodiversity

Clause 7.2 of Dubbo Local Environmental Plan 2011 applies, as the land is included on the Natural Resource – Biodiversity Map with high biodiversity sensitivity. Biodiversity has been addressed by the Environment and Health Services Supervisor in his report dated 9 January 2015, which stated the following:

"Flora and fauna impacts have been addressed by the SEE dated May 2014 which states that the subject site is located on land identified as having high biodiversity and an Ecological Assessment prepared by OzArk Environmental and Heritage Management was conducted on the Stage 5 area.

The Ecological Assessment recommended that the remnant native trees that will be removed within the Stage 5 development area be replaced into an area managed for conservation as an appropriate offset as part of the Keswick Estate development. These trees are recommended to be replaced within the 'green corridor' area that will be used as public open space and managed for conservation. Habitat boxes are also recommended as an offset for any trees with hollows that will be replaced.

The SEE further states that the proposed development has been designed and sited to have minimum adverse impact and has incorporated measures to achieve minimal adverse impact, including the replacement of remnant native trees for conservation and 'hollow boxes' for birds possums and micro bats.

A check of the Ecological Assessment indicates that some trees marked for removal in Figure 4 (page 27) may not need removal and some trees located near the proposed stormwater basin may be impacted and require removal.

Further information has now been provided confirming that as per the ecological assessment by OzArk dated March 2013, the trees as specified in Figure 4 of their report will eventually be removed as the land (Stage 5 and Stage 8) is progressively developed for residential lots as per the submitted plans. No remnant native vegetation in the parkland and detention basin area has been assessed.

The exact location of the offset areas and the timing is unclear as the development of the parkland and detention basins will occur at some point in the future and will be subject to further environmental assessments in accordance with either Part 4 or Part 5 of the Environmental Planning and Assessment Act, 1979.

The Manager Commercial Facilities has advised that an open space master plan, to the satisfaction of Council's Corporate Development and Parks and Landcare Divisions, will be developed for the Keswick public recreation area and Parks and Landcare will project manage the implementation of this master plan.

The intent for the majority of the open space area (shown on Staging Plan as Parkland) is for it to be natural bushland with small sections of manicured grass areas. Corporate Development, as the 'developers', are engaging Parks and Landcare to project manage and develop this open space to an agreed plan. To that end, Parks and Landcare have engaged Moir Landscape Architects and Storm Consulting to undertake a site analysis and subsequent open space master plan. Their scope is to further embellish and enhance the Fuzzy Box woodland area and to set a theme for this open space land that is natural woodlands; something Dubbo will not have seen before. Storm Consulting are involved due to their stormwater expertise in water sensitive designs to ensure the Fuzzy box woodlands and other native bushland that will be created, receive their correct water demand to ensure their prosperity. The master plan will include significant tree planting in addition to offset planting that may be required.

Conditions are recommended to formalise this process."

As discussed above under Clause 5.10, the detention basin is required to be included with this Application. A **condition** has been included in **Appendix 1**, which requires that the design of the detention basin does not detrimentally impact upon the native vegetation or Aboriginal artefacts; the details of which shall be submitted to Council prior to the issue of the Construction Certificate application.

Clause 7.3 Earthworks

The proposed development will require earthworks to be undertaken on the site. This proposal will require a Construction Certificate before any earthworks commence onsite where further detailed assessment can be undertaken.

Clause 7.5 Groundwater vulnerability

Clause 7.5 of Dubbo Local Environmental Plan 2011 applies, as the land is included on the Natural Resource – Groundwater Vulnerability Map with moderately high groundwater vulnerability. Groundwater vulnerability has been addressed by the Environment and Health Services Supervisor in his report dated 9 January 2015, which stated the following:

“The SEE dated May 2014 states that a salinity and groundwater study investigation was undertaken by Enviro West Consulting on the proposed Stage 5 development site. The study suggested that the proposed development will not have significant impacts on groundwater.

Whilst the SEE states that overall infiltration at the site is unlikely to increase due to stormwater being piped out of the area it does not adequately address the likely impacts on groundwater quality. The proposed change of use from low impact agriculture/grazing to residential is likely to impact on the quality of infiltration to local groundwater due to garden fertilisers and chemicals, manures, pets, car washing, sullage reuse and a whole range of other activities associated with residential living....

Referring to the wording of Clause 7.5 of Dubbo Local Environmental Plan 2011, it is accepted that the impacts cannot be avoided due to the residential zoning of the land and cannot be further minimised due to the difficulties of controlling what people do in their backyards. In these circumstances, Clause 7.5 allows the impacts to be mitigated.

The Manager Commercial Facilities has advised that the intent for the majority of the open space area is for it to be natural bushland with small sections of manicured grass areas. The master plan for this area will include significant tree planting in addition to offset planting that may be required. This would mitigate impacts associated with the proposed development and would be also required in accordance with the ecological assessment.

The proposed development is therefore considered to be designed, sited and capable of being managed to avoid any significant adverse environmental impact.”

Clause 7.7 Airspace operations

The subject site is located within the Obstacle Limitation Surface (OLS) map at height 430 m AHD. The site has a maximum surface height of approximately 301.5 m AHD, 128.5 m below the surface map. It is therefore considered that any future development would be under the OLS.

- (b) Do any draft environmental planning instruments (SEPP or LEP) apply to the land to which the Development Application relates?

No draft environmental planning instruments apply to the land to which the Development Application relates.

- (c) Does any Development Control Plan apply to the land to which the Development Application relates?

Development Control Plan 2013

Chapter 2.1 Residential Development and Subdivision

2.1.3 Subdivision Controls

Element 1: Neighbourhood design

A future public open space area will be constructed immediately south of the subject Stage 5 subdivision area being accessible for the entire Keswick Estate residential development. It is considered that the proposed subdivision layout is appropriate in terms of encouraging passive surveillance onto street and public open space frontages and has minimised the use of battleaxe allotments.

Element 2: Lot layout

It is considered that the areas and dimensions of the proposed lots are appropriate for the future siting of dwellings, taking into consideration future requirements for private open space, vehicle access and parking. It is considered that the proposed subdivision design minimises the use of cul-de-sacs only including one (1) cul-de-sac servicing seven (7) lots.

The subdivision layout includes four (4) battle-axe lots, which have a driveway handle width of four metres, which is less than the Development Control Plans deemed to comply requirement of 4.3 metres. The applicant has stated that four metres is considered sufficient to provide appropriate access. The previous stage of Keswick Estate utilised four-metre wide battleaxe handles with previous stages using a minimum of six metres. However, it is considered that four metres is an appropriate width and acceptable in this instance.

It is considered that the lots are orientated towards streets and open spaces to maximise residential security and are orientated within 30 degrees of true north, maximising solar access.

Footpaths will be provided along the collector roads linking to the proposed pedestrian crossing on Cobra Street (Mitchell Highway).

Element 3: Public open space and landscaping

No public open space will form part of this application however, the applicant has provided an open spaces plan, which indicates the future open space area immediately adjacent to the subject stage 5 southern boundary. The proposed layout has made appropriate measures to provide future pedestrian connectivity to such open space area.

The Manager Horticultural Services in his report dated 7 June 2014 has advised that the submitted plans showing typical street tree plantings are consistent with Council's Parks and Landcare Services' objectives for providing solar access through the plantings of deciduous trees on the east-west alignment and evergreen trees on the north-south alignment. The report does however highlight that tree plantings have been excluded from the roundabouts which is considered a necessary requirement. A **condition** has been included in **Appendix 1** requiring a full and detailed landscaping plan to be provided with the Construction Certificate application.

The majority of the future public open space area will be adjoined by roadways maximising passive surveillance onto such areas with the provision of street lighting.

Element 4: Infrastructure

The residential lots will be serviced by reticulated water, sewerage, underground electricity, telecommunications and stormwater infrastructure. The applicant has provided indicative servicing schemes of which the Development Engineer in the report dated 19 December 2014 is generally satisfied, recommending appropriate **conditions** which are included in **Appendix 1**.

Element 5: Street design and road hierarchy

The applicant has provided a clear road hierarchy with the proposed road reserve widths based upon such proposed and future usage taking into consideration future residential land releases to the south as shown on the indicative master plan. It is considered that there is sufficient connectivity to the existing residential subdivisions to the west and future residential releases to the south.

The proposed road alignments are all straight with most roads generally being greater than 200 metres in length. The applicant has provided indicative areas for proposed median strips, which will contain tree plantings, which will be along the main collector road connecting onto the Mitchell Highway. It is considered that such measures along with the roundabouts would provide appropriate speed control.

It is not expected that the two collector roads subject to the proposed subdivision would carry 3,000 vehicles per day, even at the completion of all stages.

A roundabout is proposed to be constructed on the intersection of Cobra Street (Mitchell Highway) and the proposed collector road into the subject site. The Development Engineer has adopted the conditions as recommended by the RMS in their correspondence dated 12 December 2014 for the construction of such roundabout as well as the signalised pedestrian crossing.

Element 6: Pedestrian and cycle links

The applicant has provided plans showing the indicative pathway locations linking the residential lots to the future open space area to the south and to the future pedestrian crossing over the Mitchell Highway linking to the Orana Mall Shopping Centre.

Element 7: Stormwater management

The applicant has provided a preliminary stormwater infrastructure plan demonstrating inter-allotment stormwater drainage, draining to the south-west of the subject area. The Development Engineer in his report dated 19 December 2014 is generally satisfied with the proposed stormwater system and has recommended a **condition** be included in **Appendix 1**, stating that full and detailed stormwater design plans be submitted with the Construction Certificate application.

Element 8: Water quality management

A standard **condition** has been included in **Appendix 1** requiring a detailed Erosion and Sediment Control Plan be submitted and approved to Council prior to any earthworks being undertaken.

- (d) Is there any matter prescribed by the regulations that applies to the land to which the Development Application relates?

No matters prescribed by the Regulations impact determination of the Development Application.

6. LIKELY IMPACTS OF THE DEVELOPMENT

(a) Natural and Built Environment

It is considered that whilst future dwellings would be part of additional applications, in a general sense, such dwellings would not adversely impact on the built environment. However, it is considered that the lots immediately adjoining Cobra Street (Mitchell Highway) are most likely to erect Colorbond fences upon their rear boundaries facing the public road, which is considered to have an adverse visual impact. It is considered that low native landscaping would be required along the proposed open space corridor between the lots and roadway. A **condition** has been included in **Appendix 1** requiring landscaping to be provided between the road reserve and the proposed property boundaries will be included on the consent.

It is considered that there will not be any significant adverse environmental impacts as a result of this proposal.

(b) Social/economic

It is considered that there will not be any adverse social or economic impacts as a result of this proposal.

7. SUITABILITY OF THE SITE

(a) Context, setting and public domain

- (i) *Will the development have an adverse effect on the landscape/scenic quality, views/vistas, access to sunlight in the locality or on adjacent properties?*

The proposed development will not have any adverse effect on the landscape/scenic quality, views/vista, and access to sunlight on adjacent properties or in the locality.

- (ii) *Is the size and shape of the land to which the Development Application relates suitable for the siting of any proposed building or works?*

The size and shape of the land is considered suitable for the proposed development.

- (iii) *Will the development proposal have an adverse impact on the existing or likely future amenity of the locality?*

The proposed development will not have any detrimental impact on the existing or likely future amenity of the locality given the proposed residential subdivision is the ongoing extension of the Keswick Estate located immediately to the west.

- (iv) *Will the development have an adverse effect on the public domain?*

The proposed development will not have any detrimental impact on the public domain in which adequate provision has been made for the landscaping of the site and future stages to contain a large public open space area.

- (b) Environmental considerations

- (i) *Is the development likely to adversely impact/harm the environment in terms of air quality, water resources and water cycle, acidity, salinity soils management or microclimatic conditions?*

The proposed development is not likely to adversely impact the environment.

- (ii) *Is the development likely to cause soil erosion?*

The proposed development will not cause soil erosion in a general sense however, a **condition** has been included in **Appendix 1** to ensure that appropriate measures are undertaken during construction to limit any soil erosion.

- (iii) *Is the development likely to cause noise pollution?*

Standard **conditions** relating to hours of construction have been included in **Appendix 1**.

- (c) Is the development likely to generate any adverse cumulative impacts?

Standard cumulative impacts will occur as a result of the subdivision, such as increased traffic, run-off, noise, etc however nothing adverse in relation to a large residential subdivision.

- (d) Access, transport and traffic

- (i) *Has the surrounding road system in the locality the capacity to accommodate the traffic generated by the proposed development?*

The surrounding road network is generally considered to have sufficient capacity for the proposed subdivision.

- (e) Utilities and waste considerations

The Development Engineer is generally satisfied with the provisioning of sewerage infrastructure.

8. SUBMISSIONS S79C(1)(d)

This development proposal was placed on public exhibition for a period of fourteen (14) days ending 12 June 2014. No submissions were received.

9. PUBLIC INTEREST S79C(1)(e)

There are no matters other than those discussed in the assessment of the Development Application above that would be considered to be contrary to the public interest.

10. SECTION 64 AND SECTION 94 DEVELOPER CONTRIBUTIONS

(a) S64 Sewer Contribution

217 lots @ \$5,449/lot = **\$1,182,433.00**

(b) S64 Water Contribution

217 lots @ \$5,449/lot = **\$1,182,433.00**

(c) S94 Urban Roads Contribution

217 lots @ 11 trips per lot = 2,387 trips @ \$559.56/trip = **\$1,335,669.72**

(d) S94 Stormwater Drainage Contribution

The site is located within Catchment 3.1 Keswick Trunk Drainage Scheme which is calculated on a per lot basis @ \$3,978/lot.

217 lots @ \$3,978/lot = **\$863,226**

(e) S94 Open Space Recreation Contribution

As stated above under Section 3, Site History, S94 Open Space and Recreation contributions will be applied as follows:

<i>Drafting of Strategy</i>	<i>5.03</i>
<i>Administration of Plan</i>	<i>18.95</i>
<i>City Wide Land Acquisition</i>	<i>48.63</i>
<i>City Wide Land Embellishment</i>	<i>138.70</i>
<i>District Embellishment</i>	<i>341.30</i>
<i>Local Embellishment</i>	<i>110.94</i>
Total per person	663.55
TOTAL per lot (3.2 persons per lot)	\$2,123.36/lot

217 lots @ \$2,123.36/lot = **\$460,769.12**

11. INTERNAL REFERRALS

Building Assessment

Council's Senior Building Development Officer in their report dated 16 June 2014 has raised no major issues which would prevent development consent from being granted and has not recommended the inclusion of any specific conditions or notations.

Engineering Assessment

Council's Development Engineer in their report dated 19 December 2014 has raised no major issues which would prevent development consent from being granted subject to the recommended **conditions** and notations as included in **Appendix 1**.

Environment and Health Assessment

Council's Environment and Health Services Supervisor in his report dated 9 January 2015 has raised no major issues which would prevent development consent subject to the recommended **conditions** and notations as included in **Appendix 1**.

However, the Environment and Health Services Supervisor has recommended a **condition** (Condition 25) as a result of the Ecological Assessment submitted with the application requiring 50 habitat boxes to offset the existing hollows which will be permanently removed as a result of the proposed development. A review of the Ecological Assessment's study area has revealed such report included areas no longer part of the subject subdivision site and therefore has included hollow bearing trees which will no longer be impacted as a result of this subdivision. As a result of excluding the trees not impacted by this subdivision, the following trees of habitat value will be affected:

Hollows large	7
Hollows moderate	2
Hollows medium	7
<u>Hollows small</u>	<u>12</u>
Total	28

In the absence of the EHSS, the Senior Environment and Health Officer was consulted and concurred that condition 25 shall be amended to reduce the number of habitat boxes required to be installed as follows:

- 7 large-sized bird boxes (suitable for a possum sized animal)
- 2 moderate-sized bird boxes (suitable for a galah/rosella sized animal)
- 7 microbat boxes
- 12 small bird boxes (suitable for a grass parrot)

Parks and Landcare Services Assessment

Council's Manager Horticultural Services in his report dated 7 June 2014 and email dated 25 November 2014 has raised no major issues, which would prevent development consent. **Conditions** in relation to the issues raised have been incorporated into the consent as included in **Appendix 1**.

SUMMARY

The proposed development for a 217-lot subdivision has met the requirements of the relevant provisions of the applicable Environmental Planning Instruments, Development Control Plans and Council Policies. The proposal is not considered likely to have any significant impact on the environment or the amenity of the locality.

As such, it is recommended that the proposed development on Part of Lot 34 DP 1196695, 30 Volta Avenue, Dubbo, be referred to the Western Joint Regional Planning Panel for determination, subject to the **conditions** included in **Appendix 1**.

Appendices:

- 1** Conditions of Consent
- 2** Development Plans
- 3** Response from Essential Energy dated 29 April 2014

APPENDIX 1

CONDITIONS

- (1) The development shall be undertaken generally in accordance with the submitted Statement of Environmental Effects (SEE) and the stamped approved plans (including amendments marked in red) except where modified by any of the following conditions:

Drawing Title: Keswick Stage 5 Boundary Line
Plan No: SN 6831
Date: 16.4.2014
Sheet No: 2 of 16
Revision: 2

Drawing Title: Keswick Stage 5 Lot Layout, Dimensions and Sizes
Plan No: SN 6831
Date: 16.4.2014
Sheet No: 4 of 16
Revision: 2

Drawing Title: Keswick Stage 5 Landscaping
Plan No: SN 6831
Date: 16.4.2014
Sheet No: 11 of 16
Revision: 2

Drawing Title: Keswick Stage 5 Street Naming Plan
Plan No: SN 6831
Date: 16.4.2014
Sheet No: 12 of 16
Revision: 2

NOTE: Street Naming Plan is for reference purposes only

{Reason: To ensure that the development is undertaken in accordance with that assessed}

- (2) Prior to release of the relevant Subdivision Certificate, payment by the Developer of house water service connection fee(s), based on a per lot calculation. The house water service connection fee, per lot, is adjusted annually becoming effective from 1 July each year and as adopted in Council's Annual Revenue Policy.

Note 1: Council's adopted 2014/2015 financial year rate(s) are:

- (a) Where the Developer has already constructed the water service 'lead-in' connection, payment of a fee of \$200.00 per connection (to cover the installation by Council of the water meter and commissioning of the water service).
- (b) Where the Developer requests Council to fully construct the water service connection(s):
 - For a single house service connection - Actual Cost;
 - Where two to five house service connections can be connected at any one

stage - \$1,523.60 per connection; and

- Where more than five house service connections can be connected at any one stage - \$1,314.00, per connection.

Note 2: Council will not undertake the provision of the house water service connections until such time as the Developer has paid Council for the provision of these service connections.

Note 3: As the above rates are reviewed annually, the 'current rate(s)' are to be confirmed prior to payment.

{Reason: Implementation of Council policy}

- (3) Prior to release of the relevant Subdivision Certificate, the contribution by the Developer of Water Supply headworks contributions, calculated on a per lot basis, pursuant to Section 64 of the Local Government Act 1993, Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000, and in accordance with Council's adopted Combined Water Supply and Sewerage Contributions Policy dated November 2002. This contribution will be required to be paid to Council prior to the granting of the Compliance Certificate.

Such contribution rate per lot is adjusted annually in accordance with Section 3 of the Combined Water Supply and Sewerage Contributions Policy becoming effective from 1 July each year and as adopted in Council's Annual Revenue Policy.

Note 1: Council's adopted 2014/2015 financial year rate is \$5,449.00 per lot.

Note 2: As the above contribution rate is reviewed annually, the 'current contribution rate' is to be confirmed prior to payment.

{Reason: Implementation of Council's adopted Combined Water Supply and Sewerage Contributions Policy, November 2002, operating from 1 January 2003}

- (4) Prior to release of the relevant Subdivision Certificate, the contribution by the Developer of Sewerage Services headworks contributions, calculated on a per lot basis, pursuant to Section 64 of the Local Government Act 1993, Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000, and in accordance with Council's adopted Combined Water Supply and Sewerage Contributions Policy dated November 2002. This contribution will be required to be paid to Council prior to the granting of the Compliance Certificate.

Such contribution rate per lot is adjusted annually in accordance with Section 3 of the Combined Water Supply and Sewerage Contributions Policy becoming effective from 1 July each year and as adopted in Council's Annual Revenue Policy.

Note 1: Council's adopted 2014/2015 financial year rate is \$5,449.00 per lot.

Note 2: As the above contribution rate is reviewed annually, the 'current contribution rate' is to be confirmed prior to payment.

{Reason: Implementation of Council's adopted Combined Water Supply and Sewerage Contributions Policy, November 2002, operating from 1 January 2003}

- (5) Prior to release of the relevant Subdivision Certificate, the contribution by the Developer of Urban Stormwater Drainage headworks contributions in accordance with Council's adopted Section 94 Urban Stormwater Drainage Headworks Contributions Plan, as amended October 1995. Such contribution is calculated on the total subdivision draining into the catchment area 'Keswick Trunk Drainage Scheme'.

Such contribution is adjusted annually in accordance with Section 7.0 of the Section 94 Contributions Plan becoming effective from the 1 July each year and as adopted in Council's Annual Revenue Policy.

Note 1: Council's adopted 2014/2015 financial year rate is \$3,978.00 per lot.

Note 2: As the above contribution rate is reviewed annually, the 'current contribution rate' is to be confirmed prior to payment.

{Reason: Implementation of Council's Section 94 Urban Stormwater Drainage Headworks Contributions Plan, as amended October 1995}

- (6) Prior to release of the relevant Subdivision Certificate, the contribution by the Developer of Urban Roads headworks contributions, calculated on a per lot basis, in accordance with Council's adopted Section 94 Contributions Plan - Roads, Traffic Management and Carparking, dated October 2007.

Such contribution rate, per lot, is adjusted annually in accordance with Section 6.0 of the Section 94 Contributions Plan becoming effective from the 1 July each year and as adopted in Council's Annual Revenue Policy.

Note 1: Council's adopted 2014/2015 financial year rate is \$6,155.16 per lot.

Note 2: As the above contribution rate is reviewed annually, the current contribution rate is to be confirmed prior to payment.

{Reason: Implementation of Council's Section 94 Contributions Plan - Roads, Traffic Management and Carparking dated July 2004}

- (7) Prior to the issue of the Subdivision Certificate, the contribution by the developer on a per lot basis in accordance Council's Section 94 Contributions Plan - Open Space and Recreation Facilities, December 1998 (Amended June 2008).

Such contribution rate, per lot, is adjusted annually in accordance with Section 6.0 of the Section 94 Contributions Plan becoming effective from the 1 July each year and as adopted in Council's Annual Revenue Policy.

Note 1: Council's adopted 2014/2015 financial year rate is \$2,123.36 per lot.

Note 2: As the above contribution rate is reviewed annually, the current contribution rate is to be confirmed prior to payment.

{Reason: Implementation of Council's Section 94 Contributions Plan - Open Space and Recreation Facilities}

- (8) At the time of lodgement with Council of the relevant Construction Certificate(s), payment by the Developer of an engineering fee (Construction Certificate Application Fee – Subdivision) based on a per lot calculation, in accordance with Council's adopted Annual Revenue Policy. This engineering fee, per lot, is adjusted annually becoming effective from 1 July each year and as adopted in Council's Annual Revenue Policy.

Note 1: Council's adopted 2014/2015 financial year rate is \$1,403.20 per lot.

Note 2: As the above fee is reviewed annually the 'current rate' is to be confirmed prior to payment.

{Reason: Implementation of Council policy}

- (9) The design and construction by the Developer (at their own expense and to the satisfaction of Council) of the roads and cross sectional alignments in accordance with Development Application plans (SN 6831, Sheet 5 and 6 of 16, dated 16 April 2014) including following:

- A roundabout shall be constructed at the intersection of the proposed Capstan Drive and Cobra Street (Mitchell Highway).
- A roundabout shall be constructed at the intersection of the proposed Capstan Drive and the proposed Hindmarsh Esplanade.
- A roundabout shall be constructed at the intersection of the proposed Capstan Drive and Keswick Parkway.
- A roundabout shall be constructed at the intersection of the proposed Hindmarsh Esplanade, proposed Harper Avenue and proposed Scope Circuit.
- A roundabout shall be constructed at the intersection of the proposed Hindmarsh Esplanade and Keswick Parkway.
- Pedestrian and cyclist road crossing facilities are to be provided at the locations where the open space corridor crosses the road network.
- Design detail is required of the roundabouts proposed on the Cobra Street (Mitchell Highway) and on the divided carriageways including Keswick Parkway showing turning paths in all directions of the largest expected vehicle i.e. a single unit truck/bus comprises a vehicle 12.5 m in length.
- Intersection management details are required at the intersections adjacent to proposed Lots 159, 79, Lots 172, 173 and proposed Lots 68 and 69, Lots 49 and 19.
- Carriageway pavement widening is required on the outside of the 90 degree curves to support on street parking capability adjacent to the adjoining corner allotments of proposed Lots 13 to 16 inclusive and proposed Lots 90 to 94 inclusive.
- The intersection to the cul-de-sac to Lots 196 to 204 inclusive shall be physically configured so that priority is given to the adjacent east and southbound carriageway.
- Access to the proposed Lots 182 and 183 shall be restricted to one driveway each onto the roundabout frontage. The Developer will be required to create such restriction under Section 88B of the Conveyancing Act 1919 prior to the release of the relevant Subdivision Certificate.

For the design of all roadways, due consideration should be given to the sweep path generated by turning vehicles. The current design template (utilising the design templates Austroads) for a single unit truck/bus comprises a vehicle 12.5 m in length. The recommended turning radius for such a vehicle with a criteria travel speed of 5-15 km/hr is 15 m. Similarly, the current design template for a 'service vehicle' comprises a vehicle 8.8 m in length also with an associated turning radius of 15 m. For a car, the current design template comprises a vehicle 5 m in length with an associated turning radius of 8 m.

Note: The final design plans for all 'on-road' traffic control devices (ie median islands, roundabouts, line marking, signposting, etc) are required to be submitted to Council's Traffic Engineer for approval prior to the issuing of any Construction Certificate(s) incorporating any 'on-road' traffic control devices.

All roads shall be designed in accordance with the following minimum requirements:

<i>STREET</i>	MINIMUM ROAD RESERVE WIDTH (m)	MINIMUM CARRIAGEWAY WIDTH (m)
Hindmarsh Esplanade Capstan Drive	29 m	13 m Pavement (4.0-6.5-8.0-6.5-4.0)
Keswick Parkway	21	13 m Pavement (4.0-13.0-4.0)
Scope Court Commander Avenue Oxford Avenue Harper Avenue Finis Avenue Henley Avenue	16	8 m Pavement (4.0-8.0-4.0)

All roadways are to be constructed fully kerbed and guttered, with associated underground stormwater drainage, street tree planting (as required) and the top dressing of footpaths with good quality top soil. Gross Pollutant Traps (GPTs), to the satisfaction of Council's requirements, are to be integrated into the proposed stormwater drainage system.

The Developer will be required to construct all roads to the following minimum standards:

- (a) Having a finished wearing surface of a minimum 30 mm thick layer of asphaltic concrete (LT10).

Note: In accordance with Council's adopted AUS-SPEC #1 Construction specification, a primerseal must fully cover the road pavement area prior to the placement of the wearing surface. Alternatively, where approved and authorised by Council, the finished wearing surface may be constructed utilising either clay masonry or concrete segmental pavers;

- (b) Roll form type concrete kerb and gutter shall be constructed on both sides of the proposed roadways fronting residential lots with 'upright' concrete kerb and gutter adjacent to all public reserves; and
- (c) Dead end cul-de-sacs will be required to have a minimum diameter of 24 m between kerb lines.

All roadworks are to be undertaken in accordance with Council's adopted AUS-SPEC #1 Development Specification Series - Design and Construction, with detailed engineering design plans being submitted to, and approved by Council prior to any construction works commencing.

Any landscaping proposed within the 'Estate area' must not impair on the desired sight lines of motorists, with particular attention being paid to locations in the vicinity of all curves, intersections, roundabouts, pedestrian facilities, bus stops, etc.

{Reason: To provide a safe work network system within the subdivision}

- (10) A Construction Certificate for the proposed roundabout intersection of the collector road and the Mitchell Highway shall be constructed in accordance with Part 4B Austroads Guide to Road Design and Roads and Maritime Supplements, and include:

- Capacity to demonstrate the largest vehicle legally permitted to travel the Mitchell Highway at this location at the time of construction (currently 25/26 m long B-Double vehicles).
- Centre island and turning radii to match roundabouts on the Mitchell Highway at Sheraton Road and Wheelers Lane intersections.
- Safe Intersection Sight Distance (SISD). For a 70 km/h speed zone, SISD is 151 m.
- Minimum clear zones as provided in Part 6 Austroads Guide to Road Design and Roads and Maritime Supplements.
- Lighting in accordance with Australian Standards 1158 and 1742, Part 6 Austroads Guide to Road Design and Roads and Maritime Supplements.
- The roundabout may be initially constructed as a single lane roundabout, but the design and construction of the roundabout and non-frangible road side furnishings must facilitate its future upgrade to a two (2) lane roundabout.
- The Developer will be responsible for the upgrade of a roundabout to a two lane roundabout should this improvement be required as the result of an unsatisfactory level of service on the collector road.
- Landscaping and structures within and surrounding the roundabout shall be selected and maintained so that sight lines for motorists and pedestrians are not impeded.

- Prior to release of the 100th allotment, a signalised pedestrian crossing is to be provided on the Mitchell Highway to provide pedestrian access between the southern and northern sides of the Mitchell Highway. The location and design of the signalised crossing will require the consent of Roads and Maritime Services in accordance with Section 87 of the Roads Act 1993.
- As road works are required on a State road (roundabout and signalised pedestrian crossing) prior to the commencement of those works, the developer is required to enter into a Works Authorisation Deed (WAD) with the Roads and Maritime Services.
- Prior to commencement of construction works, the proponent shall contact Roads and Maritime Services Traffic Operation Coordinator to determine if a Road Occupancy Licence (ROL) is required. In the event that an ROL is required, the proponent shall obtain the ROL prior to works commencing within three (3) m of the travel lanes in the Mitchell Highway.
- All costs associated with the construction of cycle/pedestrian paths, signalised crossing and intersection, including the future upgrade of the roundabout from one to two lanes, is the responsibility of the developer.

{Reason: Requirement of the Roads and Maritime Services correspondence dated 12 December 2014}

- (11) A Compliance Certificate issued by the Roads and Maritime Services (RMS) specifying that the proposed roundabout at the intersection of the proposed Capstan Drive and Cobra Street (Mitchell Highway) has been constructed in accordance with RMS letter dated 12 December 2014 shall be submitted to Council prior to issue of the Subdivision Certificate.

{Reason: Implementation of Council policy}

- (12) All solid waste from construction of the proposed subdivision shall be assessed, classified and disposed of in accordance with the *Department of Environment and Climate Change - Waste Classification Guidelines*. Whilst recycling and reuse are preferable to landfill disposal, all disposal options (including recycling and reuse) must be undertaken with lawful authority as required under the Protection of the Environment Operations Act.

{Reason: Council requirement to require compliance with the POEO Act}

- (13) Prior to the release of the relevant Subdivision Certificate(s) a minimum 1.8 m high solid boundary fence shall be constructed along the northern boundary of proposed Lots 1 to 14 (inclusive) and 25, (as shown on Sheet No 4 of 16 Plan SN 6831) as recommended by the noise assessment report titled '*Keswick Residential Estate - Stage 5 Road Traffic Noise Assessment Report No 13037 Version B*' prepared by Wilkinson Murray.

{Reason: Council requirement to ensure future occupiers are protected from unreasonable levels of noise}

- (14) Prior to the release of the relevant Subdivision Certificate, a Restriction as to User pursuant to Section 88B of the Conveyancing Act shall be created in favour of the Council burdening proposed residential Lots 1 to 15 (inclusive), 24 and 25 as shown on Sheet 4 of 16 Plan SN 6831 requiring that:

'No multi storey dwellings shall be constructed on Lots 1 to 15 (inclusive), 24 and 25 as shown on Sheet 4 of 16 Plan SN 6831 unless all habitable room in the upper storeys are

provided with mechanical ventilation so that upper storey windows and external doors can remain closed if considered necessary to reduce internal noise to an acceptable level.

Any mechanical ventilation of the upper storey noise-exposed room will be required to meet the provisions of the Building Code of Australia.'

A copy of the proposed Section 88B Instrument is to be lodged with the Council for approval with the Subdivision Certificate.

{Reason: To ensure future occupiers are protected from an unreasonable level of highway noise}

(15) Construction work shall only be carried out within the following time:

Monday to Friday: 7.00 am to 6.00 pm

Saturday: 8.00 am to 1.00 pm

Sunday and public holidays: No construction work permitted

{Reason: Council requirement to reduce likelihood of noise nuisance}

(16) Prior to any Construction Certificate being issued, the applicant shall prepare and submit a Construction Environmental Management Plan (CEMP) to Council for assessment and approval. The CEMP shall detail acceptable methods for the adequate control and management of the following:

- Dust suppression and mitigation – Detail dust suppression and mitigation measures to be employed during works on the site to ensure dust is not emitted from the site at any time including during construction activity and when no activities are taking place on the site. Such mitigation measures to include the circumstances when all works cease until more favourable conditions exist.
- Subdivision construction noise – Detail the implementation of noise mitigation measures to minimise construction noise and its impact on adjoining development.
- Waste management – Detail the quantities and disposal procedures for any vegetation removal, excess soil and solid wastes from construction activity.

{Reason: To ensure the amenity of the locality is protected during construction of the development}

(17) Prior to any Construction Certificate being issued, a Soil and Water Management Plan (SWMP), prepared by a suitably accredited person, shall be submitted for approval in accordance with Council's adopted Urban Stormwater Management Guidelines, Volume 2: Erosion and Sedimentation. Such plan shall then be implemented pre, during and after construction of the proposed subdivision works. The approved erosion and sediment control measures are to remain (and be maintained) in place until such time as all ground disturbed by the subdivision construction works have been stabilised, revegetated and rehabilitated so that they no longer act as a source of sediment.

{Reason: Implementation of Council's erosion and sedimentation guidelines}

(18) No wetland basins, retention ponds, lakes, dam or earthworks capable of storing stormwater shall be constructed within the subdivision without prior Council approval.

{Reason: To ensure soil salinity is unlikely to develop further on the site}

- (19) Prior to the release of the 20th allotment in the proposed subdivision a suitable stormwater management system shall be installed to drain stormwater from the proposed subdivision to the Egret Park Wetlands as indicated on the Keswick Estate Stage 5 Stormwater Overall Concept Plan.

In this respect, a Construction Certificate shall be submitted to and approved by Council showing the construction location and design of the proposed system which is required to assess possible impacts on the remnant native vegetation, aboriginal archaeological site K-ST-2 and salinity, to the satisfaction of the Director Environmental Services.

{Reason: To ensure soil salinity is unlikely to develop further on the site}

- (20) Prior to any Construction Certificate being issued, details showing how Aboriginal Archaeological Site K-ST-2 will be avoided and protected shall be submitted to and approved by Council. The protective buffer zone shall be implemented onsite prior to any site disturbance works being commenced and shall remain, in a maintained condition, until all site works are completed.

{Reason: Council and statutory requirement to protect Aboriginal heritage}

- (21) In the event of any Aboriginal archaeological material being discovered during earthmoving/construction works, all work in that area shall cease immediately and the Office of Environment and Heritage (OEH) notified of the discovery as soon as practicable. Work shall only recommence upon the authorisation of the OEH.

{Reason: Council and statutory requirement to protect Aboriginal heritage}

- (22) All relevant recommendations as stated in Chapter 11 of the ecological assessment report titled 'Dubbo Ecology Assessment Keswick Stage 5 Residential subdivision (52.5 ha) Dubbo Local Government Area March 2013' prepared by OZ Ark Environmental and Heritage Management shall be implemented and approved by the Director Environmental Services prior to the release of the relevant Subdivision Certificate.

{Reason: Council requirement to ensure impacts on local ecology are minimised}

- (23) All felled timber from the proposed development shall be taken to the proposed Keswick public recreation area to provide ground cover and habitat for fauna. The timber shall not be stockpiled and shall be spread within the proposed regeneration area without causing additional damage to native vegetation.

{Reason: Council requirement to ensure impacts on local ecology are minimised}

- (24) Prior to the release of the 20th allotment in the proposed subdivision or the removal of any of the 21 mature trees referred to in the ecological assessment report, offset plantings shall be completed within the regeneration areas of the Keswick public recreation corridor. Such plantings shall be carried out to the satisfaction of Council's Parks & Landcare Division and shall consist of 160 trees of species that are consistent with the "Fuzzy Box Woodland Endangered Ecological Community Listing – Final Determination" by the NSW Scientific Committee.

{Reason: Council requirement to ensure impacts on local ecology are minimised}

(25) Prior to the release of the 20th allotment in the proposed subdivision or the removal of any of the 21 mature trees referred to in the ecological assessment report, the following habitat/nesting boxes shall be installed in Keswick public recreation corridor to offset the existing hollows that the Ecological Assessment has identified will be permanently removed by the proposed development:

- 7 large sized bird boxes (suitable for a possum sized animal);
- 2 moderate sized bird boxes (suitable for a galah/rosella sized animal);
- 7 microbat boxes;
- 12 small bird boxes (suitable for a grass parrot).

The attachment of habitat/nesting boxes to existing trees within the Keswick public recreation corridor shall be carried out to the satisfaction of Council's Parks and Landcare Division.

{Reason: Council requirement to ensure impacts on local ecology are minimised}

(26) Prior to the issue of any Construction Certificate for the release of any residential allotments, the subject of this consent, an open space master plan, to the satisfaction of Council's Environmental Services and Parks and Landcare Divisions, shall be developed for the Keswick Estate open space area in which the Parks and Landcare Division will project manage the implementation of this master plan.

Note: The intent for the majority of the open space area (shown on Staging Plan as Parkland) is for it to be natural bushland with small sections of manicured grass areas. The aim is to further embellish and enhance the Fuzzy Box woodland area and to set a theme for this open space land that is natural woodlands. The implementation of this master plan will need to ensure the Fuzzy Box woodlands and other native bushland will receive their correct water demand to ensure their prosperity. The master plan will include significant tree planting in addition to the offset planting that has been required.

{Reason: To formalise Council's open space master plan for the Keswick public recreation area}

(27) Prior to the release of the relevant Subdivision Certificate for the creation of the 20th allotment, a groundwater monitoring bore taken down to groundwater level shall be installed by the developer within the south west corner of the proposed subdivision at a location agreed with Council's Environmental Services Division. Such monitoring bores shall be constructed in accordance with *'DLWC Specifications and Methods for the Construction of Departmental Groundwater Monitoring Bores in NSW'* (DLWC, 1998) including Class 18 Screw-fit PVC casing with mechanically slotted screen. Access for sampling by Council shall be made available by the developer after completion of the relevant stage. Information on the bore installation including location and bore profile is to be provided to Council's Environmental Services Division upon completion so the bore can be added to Council's Urban Salinity Groundwater Monitoring Network.

{Reason: Council requirement to ensure impacts on local salinity are minimised}

- (28) The design and construction by the Developer (at their own expense and to the satisfaction of Council) of the stormwater drainage system to be undertaken in accordance with the design principles submitted with the Development Application – ‘Stormwater Layout Plan’ (SN 6831, Sheet 9 of 16, dated 16 April 2014) and CARDNO - KESWICK DRAINAGE REVIEW, August 2010.

Such system is to incorporate the following:

- Other than for the interallotment drainage system, all pipework within the proposed Estate area are to be a minimum of 375 mm diameter unless otherwise authorised by Council;
- All drainage swales are to be either grassed, turfed, or rock lined, preferable in the range of 1% to 4%; and
- Location and type(s) of Gross Pollutant Traps (GPTs) are to be in accordance with Council requirements (for ‘on-going’ maintenance reasons).
- Existing stormwater channel will be upgraded or be required to accommodate the 1 in 100 years ARI.
- Stormwater from Yarrawonga Subdivision and Sheraton Road including the School shall be considered within the stormwater design for the proposed subdivision.

All works are to be undertaken in accordance with Council’s adopted AUS-SPEC #1 Development Specification Series – Design and Construction, with detailed engineering plans being submitted to, and approved by Council prior to any construction works commencing.

{Reason: To achieve a satisfactory means and method of stormwater drainage disposal from the proposed subdivision area}

- (29) The provision by the Developer (at their own expense) of street name signs to AS1742.5 and approved by Council. All the Street name signs shall be installed prior to the release of the Subdivision Certificate. Note: The naming of all roads must be submitted to Council’s Geographical Names Committee for consideration and approval with payment of the appropriate fee in accordance with Council’s adopted revenue policy.

{Reason: Implementation of Council Policy No 2}

- (30) The provision of traffic control signs, chevron barriers, boards and guide posts for all roadworks.

{Reason: Implementation of Council policy}

- (31) Prior to the release of the relevant Subdivision Certificate, the construction by the Developer at their own expense, and to the satisfaction of Council, of pedestrian paths and combined pathway/cycleway linkages throughout the subdivision estate area as per SN 6831, Sheet 12 of 16, dated 16 April 2014 including footpath along southern and eastern side of the proposed Hindmarsh Esplanade connecting proposed Capstan Drive and Keswick Parkway.

A detailed alignment plan(s) for the proposed pedestrian paths and combined pathway/cycleway linkages must be submitted to and approved by Council prior to Council issuing any Construction Certificates for the proposed subdivision works. The proposed pathway/cycleway shall provide appropriate linkages from Cobra Street (Mitchell Highway) through to the proposed open space area south of the subject subdivision site.

Where a pathway will act as an overflow path for stormwater drainage, the pathway is to be constructed below the level of the surrounding area so as to contain the overflow totally within the pathway.

All pathways shall be constructed in concrete (unless otherwise authorised and approved by Council) with perambulator ramps suitable for disabled access located at each kerb and gutter/roadway crossing(s). All works are to be undertaken in accordance with Council's adopted AUS-SPEC #1 document and to Council's standard drawing STD 5251 and STD 5166. Pedestrian paths are to be constructed having a minimum width of 1.5 m, whilst combined pathway/cycleways are to be constructed having a minimum width of 2.5 m.

{Reason: To provide pedestrian and cycleway linkages at strategic locations throughout the estate area}

- (32) Prior to the release of the relevant Subdivision Certificate, the provision by the Developer of all sewerage junctions, main extensions and alterations, necessary to provide separate sewerage connections to each allotment to the satisfaction of Council.

All works are to be undertaken in accordance with Council's adopted AUS-SPEC #1 Development Specification Series - Design and Construction, with detailed engineering plans and sewerage system design, including calculations being submitted to, and approved by Council prior to any construction works commencing.

Note: In accordance with Council's adopted policy requirements, any construction works required to be undertaken on 'live' sewerage main(s) must be undertaken by Council at full cost to the Developer.

{Reason: Implementation of Council Policy No 2}

- (33) Prior to the release of the relevant Subdivision Certificate, the creation by the Developer, under Section 88B of the Conveyancing Act, of a minimum 2 m wide easement in favour of Council, to be centrally located over all Council sewerage mains. Where proposed sewer depths are such that the minimum 2 m easement is impractical, the easement width is to be amended to take into consideration the zone of influence created by the depth of the sewer main.

{Reason: Implementation of Council Policy No 2}

- (34) Prior to the release of the relevant Subdivision Certificate, the provision by the Developer (at their own expense) and to the satisfaction of Council, of all necessary water main extensions so as to provide each allotment with the availability to connect to Council's water reticulation network.

Note: Detectable metallic tape must be provided in water trenches wherever non-metallic water mains are installed.

In accordance with requirements specified in clause D11.26 of Council's adopted AUS-SPEC #1 Design, Water Reticulation - D11, prior to any construction works commencing, a water reticulation model, ('H2O', or an approved equivalent flow modelling computer program) must be undertaken by the developer, submitted to and approved by Council covering the whole of the proposed subdivision area.

All works are to be undertaken in accordance with Council's adopted AUS-SPEC #1 Development Specification Series - Design and Construction, with detailed engineering plans being submitted to, and approved by Council, prior to any construction works commencing.

{Reason: Implementation of Council Policy No 2}

- (35) Prior to the release of the relevant Subdivision Certificate, Cross connection(s) of the proposed new internal water main extension(s) with Council's existing water main(s) will be required to be undertaken by Council at the developer's expense unless a 'dead-end' isolating stop valve has already been provided.

{Reason: Implementation of Council policy}

- (36) Prior to the release of the relevant Subdivision Certificate, the design and construction by the Developer of inter-allotment drainage where necessary, in accordance with Section 3.1(v): Inter-allotment Drainage contained within Council's Engineering Standards Policy Code. Construction shall be at full cost to the developer and to the satisfaction of Council.

All works are to be undertaken in accordance with Council's adopted AUS-SPEC #1 Development Specification Series - Design and Construction, with detailed engineering design plans being submitted to, and approved by Council prior to any construction works commencing.

{Reason: Implementation of Council Policy No 2}

- (37) Prior to the release of the relevant Subdivision Certificate, the creation by the developer, under Section 88B of the Conveyancing Act, of a minimum 2 m wide easement in favour of Council to be centrally located over all inter-allotment drainage lines.

{Reason: Implementation of Council Policy No 2}

- (38) Prior to release of the Subdivision Certificate, 'Pit and Conduit' construction is to be installed to carry the National Broadband Network (NBN) and it is required to be installed in accordance with the NBN Standards ' Guide to Installing Pit and Conduit Infrastructure - Guidelines for Developers' dated 21 December 2010.

Council will require written advice from NBN/Telstra or its contractor to state that the NBN pit and conduit requirements have been met.

{Reason: Implementation of Council policy}

- (39) Prior to release of the Subdivision Certificate, the lodgement with Council of formal written confirmation from Essential Energy stating that an electricity supply has been provided to each allotment within the proposed subdivision.
{Reason: Implementation of Council policy}
- (40) The provision by the Developer of satisfactory arrangements with the appropriate authorities for the construction of underground electricity including house services to allotment boundaries, street lighting (as per Australian Standard AS/NZS 1158.1.1 Lighting Category V3) and trunk mains, transformers and any other ancillary equipment together with the connection of telephone services and underground reticulated natural gas, to each allotment, noting that adequate ducting for all road crossings required shall be installed prior to construction of the road surface; the developer to contribute the difference between the contribution (if any) by the utility authority and the cost of the underground supply.
{Reason: Implementation of Council policy}
- (41) The provision by the developer of transparencies plus digital copies in Civilcad, Microstation or DXF Format of all engineering plans prior to release of the Subdivision Certificate in accordance with Clause 4 of the Subdivision Development Code.
{Reason: Implementation of Council Policy No 2}
- (42) Under no circumstances are any construction works or activities to commence on or within the road reserve area (which includes the footpath area) until such time as a 'Road Opening Application' has been lodged with and approved by Council. As part of the proposed works appear to encroach onto the Cobra Street (Mitchell Highway)/Keswick Parkway (and/or road) areas, a separate 'Road Opening Application' (Section 138 Application under the Roads Act 1993) will be required to be made to Council's Technical Services Division, plus payment of any appropriate fee(s).
{Reason: Implementation of Council's Policy and Section 138 of the Roads Act}
- (43) Any damage incurred to the road or road shoulder, or any other utility services, shall be repaired/restored at full cost to the Developer and in accordance with Council's adopted AUS-SPEC #1 Development Specification Series - Construction standards. Should the Developer not complete repairs as necessary, and/or as directed by Council, Council will undertake such repair work(s) and recover the cost(s) from the Developer.
{Reason: Implementation of Council policy}
- (44) The creation by the Developer, under Section 88B of the Conveyancing Act 1919, of a restrictive covenant over proposed Lots with frontage to Cobra Street (Mitchell Highway) denying direct vehicle access from/to these lots onto Cobra Street (Mitchell Highway).
{Reason: To prevent vehicles from gaining direct access onto Cobra Street (Mitchell Highway)}
- (45) Prior to the issue of any Construction Certificate by any Principal Certifying Authority, the Applicant and/or registered proprietor shall provide a detailed landscape plan to Council for approval. The landscaping plan shall detail street tree plantings for every allotment and landscaping within the drainage reserves/public reserves/road reserves.

All landscaping shall be provided in accordance with the requirements of Council's Parks and Landcare Division and Council's Strategic Open Space Master Plan. The landscape plan shall also provide a detailed maintenance regime and Agreement for all the landscaping to be established and maintained to the standard of a 'Local Medium' classified park in accordance with the Dubbo City Council's Plan of Management for Community Land as adopted by Council in 2011/12. Landscaping including street trees shall be provided on the land prior to the issue of the relevant Subdivision Certificate.

All drainage reserves and road reserves shall be dedicated to and at no cost to Council, at the appropriate Subdivision stage.

All public reserves shall be dedicated to and at no cost to Council, at the appropriate Subdivision stage and be maintained by the developer for a period of not less than 10 years from the dedication of the land to Council.

{Reason: To ensure appropriate landscaping/embellishment is provided and that infrastructure is dedicated to Council in an orderly fashion as the subdivision proceeds}

- (46) Prior to the issue of the Construction Certificate for the proposed Lots 1 to 14 (inclusive) and 25, the detailed landscaping plan shall show appropriate landscaping north of the boundary line of a density and scale to minimise the visual impact upon Cobra Street (Mitchell Highway). Such landscaping is to be established and maintained prior to the release of the relevant Subdivision Certificate for these relevant lots.

{Reason: To provide appropriate visual amenity along Cobra Street}

NOTES

- (1) **Right of Review:** Section 82A of the Environmental Planning and Assessment Act 1979 confers the right for an applicant to make a request to the Council for it to review its determination, within six (6) months after the date on which the applicant received this notice. Any requests for a review are required to be accompanied by a fee as set in Council's Revenue Policy.
- (2) **Right of Appeal:** Section 97 of the Environmental Planning and Assessment Act 1979 confers the right for an applicant who is dissatisfied with Council's determination to appeal to the Land and Environment Court within six (6) months after the date on which you receive this Notice.
- (3) Offensive noise as defined under the Protection of the Environment Operations Act 1997 shall not be emitted from the proposed development.

Air impurities as defined under the Protection of the Environment Operations Act 1997 shall not be released or emitted into the atmosphere in a manner which is prejudicial to the health and safety of occupants, the surrounding inhabitants or the environment.

- (4) Please note that the Environmental Planning and Assessment Act 1979 assessment process will need to demonstrate that aboriginal archaeological Site K-ST-2 will be avoided and protected from potential impacts during construction works for the

detention basins located adjoining the subject site or that an Aboriginal Heritage Impact Permit (AHIP) can be obtained.

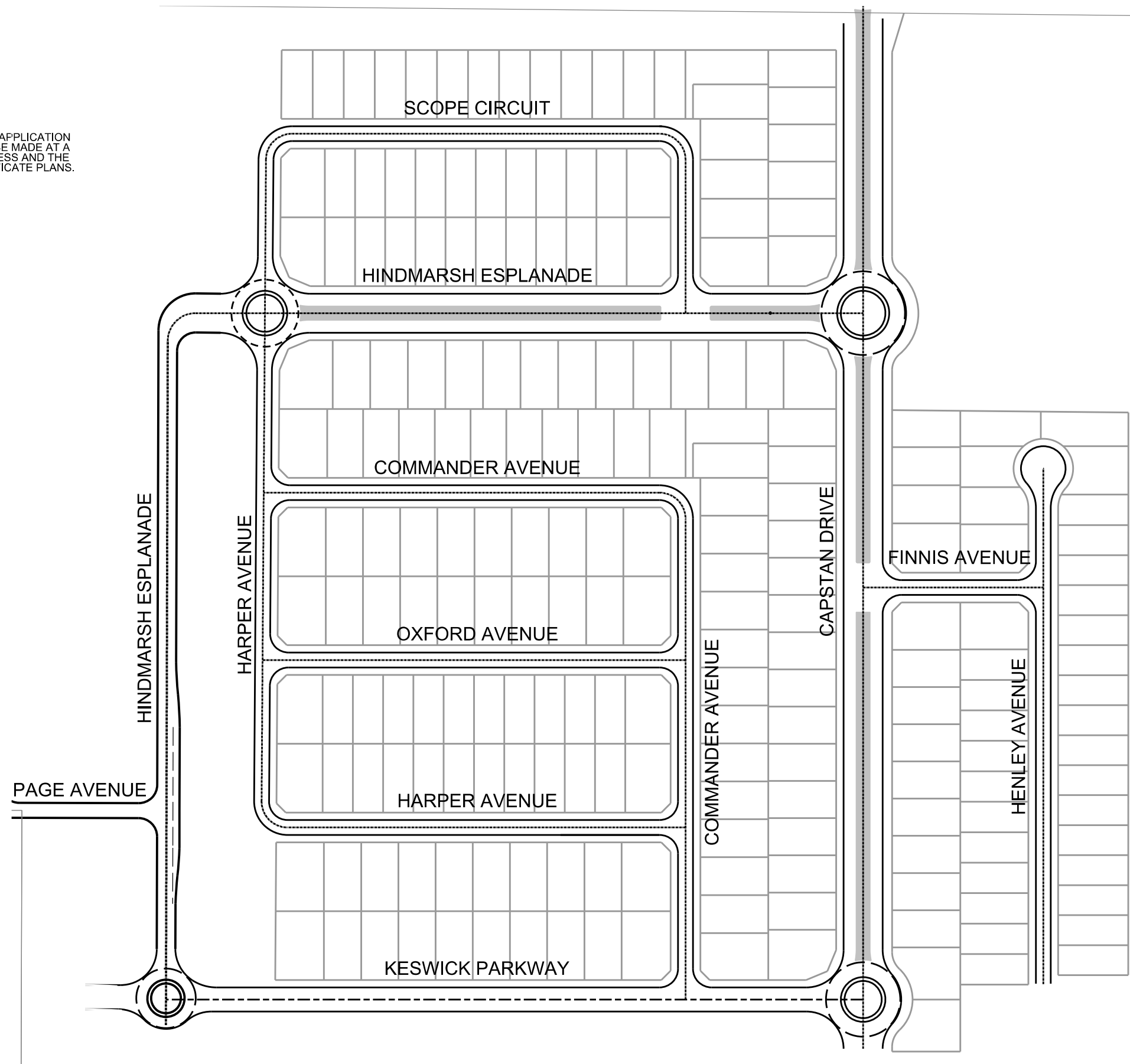
- (5) Fees and contributions in respect to this application will be those applicable at the date of release of the Subdivision Certificate.
- (6) Following compliance with all conditions of this Development Consent the applicant should apply to Council, with lodgement of the Subdivision Certificate application and payment of the prescribed fee, for release of the Linen Plan(s) of subdivision, which will be duly released.
- (7) Subject to the satisfactory completion of at least 75% of all sewerage, water reticulation, drainage and roadworks and the lodgement with Council of a bond or bank guarantee of the estimated cost of any such uncompleted works, and compliance with all other conditions of consent, the Subdivision Certificate may be released.
- (8) All 'bonded' sewerage, water reticulation, drainage and roadworks must be completed within six months of the release of the Subdivision Certificate otherwise the Council may carry out the outstanding works using funds held by way of bond or bank guarantee to meet the cost thereof.
- (9) The Development shall be carried out in accordance with Essential Energy's correspondence dated 29 May 2014 (copy attached).
- (10) The Council Section 94/64 Contribution Plans referred to in the conditions of this consent, may be viewed by the public without charge, at Council's Administration Building, Church Street, Dubbo between the hours of 9.00 am and 5.00 pm, Monday to Friday. Copies are also available from www.dubbo.nsw.gov.au
- (11) The minimum lot size for the subject site is 600 m². The developer is to ensure that all lots meet this requirement when lodging the relevant Subdivision Certificate with Council.

APPENDIX 2

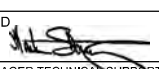





NOTES

1. THESE PLANS ARE FOR DEVELOPMENT APPLICATION PURPOSES ONLY. MINOR CHANGES MAY BE MADE AT A LATER STAGE DURING THE DESIGN PROCESS AND THE PREPARATION OF CONSTRUCTION CERTIFICATE PLANS.



FOR DA PURPOSES

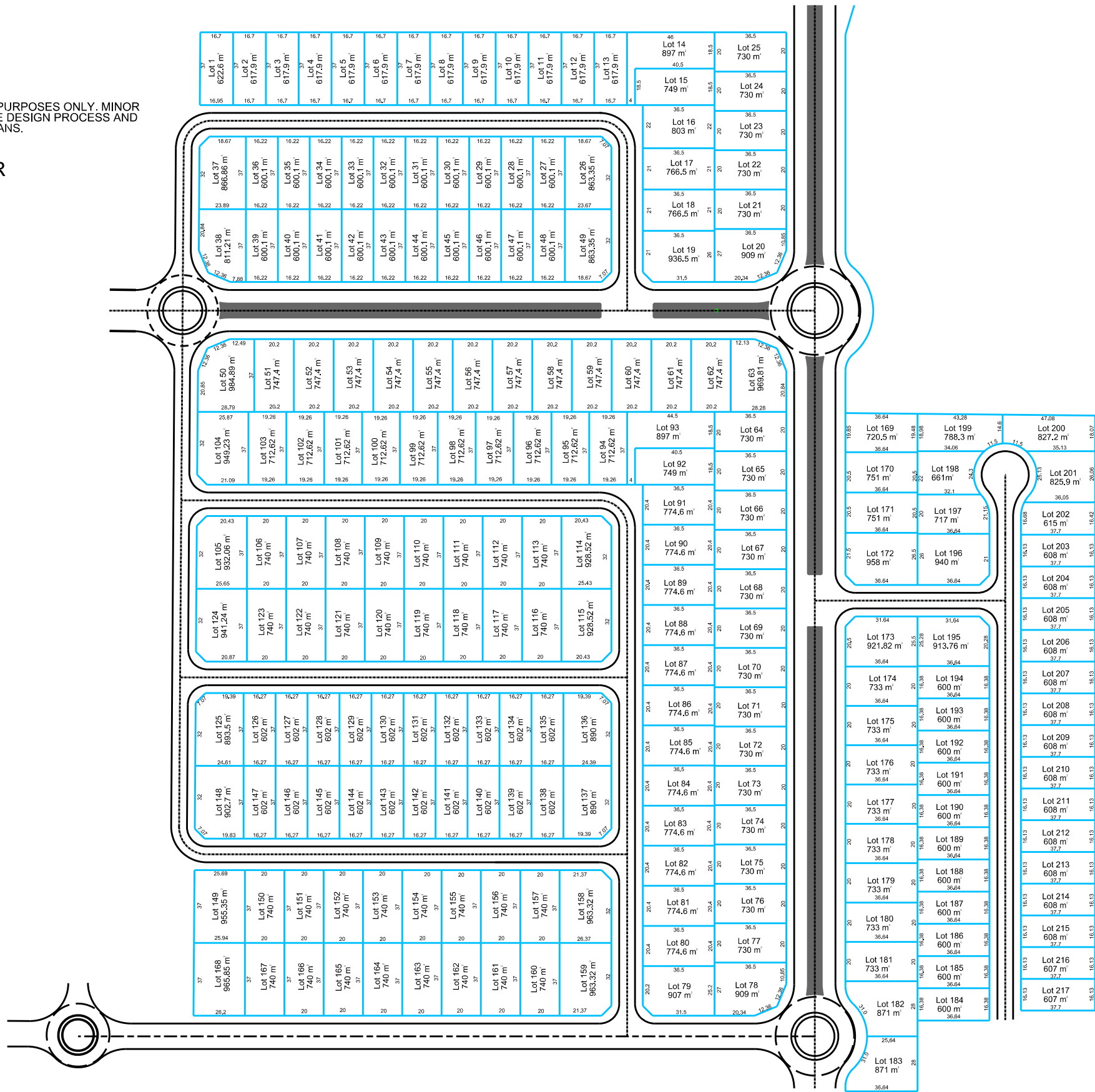
APPROVED  DATE 16/04/2014 MANAGER TECHNICAL SUPPORT		SURVEY _____ DATE _____ DESIGN _____ DATE _____ DRAWING Mark Johnston DATE 16/04/2014 CHECKED  DATE 16/04/2014 SENIOR DESIGN ENGINEER		FIELD BOOK/SURVEY FILES DESIGN FILES DRAWING FILES <small>U:\TS\Technical Support\Design Section\Projects\2013-2014\Keswick Stage 5\Microstation Drafting Files\Detailed DA Plans for Keswick Estate Stage 5\Drafting.dgn</small>		SCALES NOT TO SCALE 		PERMANENT MARK: N/A RL: N/A DATUM: AHD & MGA STATUS: FOR DA PURPOSES PRINT DATE: 29/01/2015 <table><thead><tr><th>No.</th><th>DATE</th><th>APP'D</th><th>DETAILS OF AMENDMENTS</th></tr></thead><tbody><tr><td>1.</td><td>16/04/2014</td><td>MJ</td><td>DRAFT ISSUE</td></tr><tr><td>2.</td><td>16/04/2014</td><td>MJ</td><td>ISSUE FOR DA PURPOSES</td></tr></tbody></table>		No.	DATE	APP'D	DETAILS OF AMENDMENTS	1.	16/04/2014	MJ	DRAFT ISSUE	2.	16/04/2014	MJ	ISSUE FOR DA PURPOSES	 DUBBO CITY COUNCIL TECHNICAL SERVICES DIVISION		DRAWING TITLE KESWICK STAGE 5 STREET NAMING PLAN		JOB KESWICK ESTATE STAGE 5 DEVELOPMENT APPLICATION		SHEET No. 12 OF 17 SHEETS PLAN NO. SN 6831	
No.	DATE	APP'D	DETAILS OF AMENDMENTS																										
1.	16/04/2014	MJ	DRAFT ISSUE																										
2.	16/04/2014	MJ	ISSUE FOR DA PURPOSES																										




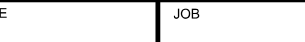

NOTES

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TOTAL NUMBER OF 217 LOTS FOR KESWICK ESTATE STAGE 5



FOR DA PURPOSES

<div>APPROVED</div> <div></div> <div>MANAGER TECHNICAL SUPPORT</div> <div>DATE 16/04/2014</div>	SURVEY _____ DATE _____	FIELD BOOK/SURVEY FILES	SCALES	PERMANENT MARK: N/A RL: N/A DATUM: AHD & MGA		<div>DUBBO</div> <div>CITY COUNCIL</div> <div>TECHNICAL SERVICES DIVISION</div> <div></div>	DRAWING TITLE	JOB	SHEET No. 4
	DESIGN _____ DATE _____	DESIGN FILES	NOT TO SCALE	STATUS: FOR DA PURPOSES PRINT DATE: 29/01/2015					
	DRAWING Mark Johnston DATE 16/04/2014	DRAWING FILES	<div><div>ORIGINAL SIZE A1</div><div></div><div>0 1 2 3 4 5 cm</div></div>						
	CHECKED _____ DATE 16/04/2014	U:\TS\Technical Support\Design Section\Projects\2013-2014\Kewwick Stage 5\Microstation Drafting Files\Detailed DA Plans for Kewwick Estate Stage 5\Drafting.dgn							
	SENIOR DESIGN ENGINEER								

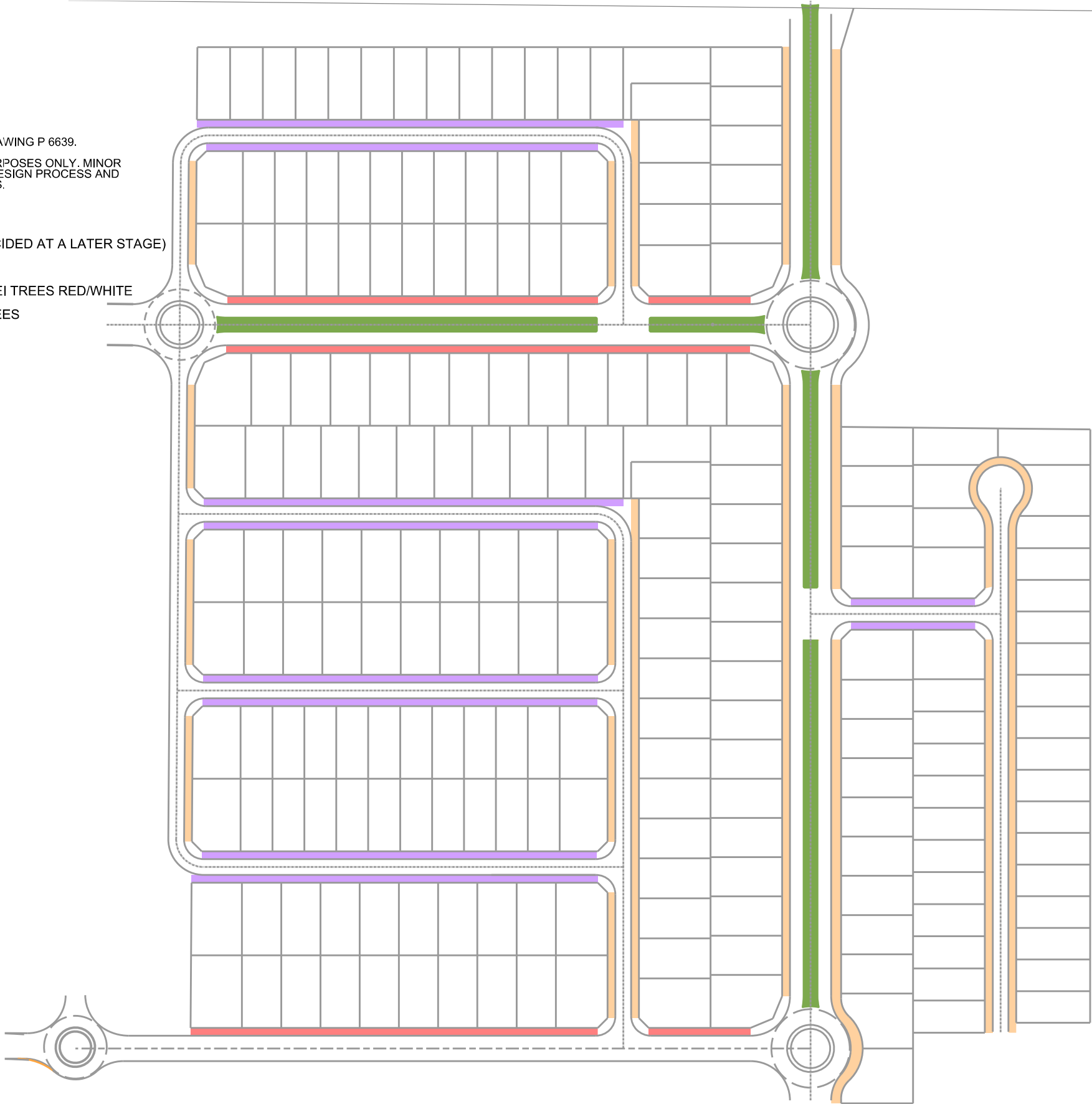


NOTES

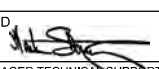
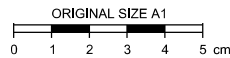


1. ALL TREES ARE TO BE PLANTED ACCORDING TO DCC DRAWING P 6639.
2. THESE PLANS ARE FOR DEVELOPMENT APPLICATION PURPOSES ONLY. MINOR CHANGES MAY BE MADE AT A LATER STAGE DURING THE DESIGN PROCESS AND THE PREPARATION OF CONSTRUCTION CERTIFICATE PLANS.

LANDSCAPING LEGEND





- PLANTATION FOR WSUD (TO BE DECIDED AT A LATER STAGE)
- MAGNOLIA "LITTLE GEMS" TREES
- LAGERSTROEMIA INDICA x L. FAURIEI TREES RED/WHITE
- ZELKOVA SERRATA "WIRELESS" TREES



FOR DA PURPOSES

APPROVED  MANAGER TECHNICAL SUPPORT	SURVEY _____ DATE _____	FIELD BOOK/SURVEY FILES	SCALES NOT TO SCALE ORIGINAL SIZE A1 	PERMANENT MARK: N/A	RL: N/A	DATUM: AHD & MGA	DUBBO CITY COUNCIL TECHNICAL SERVICES DIVISION 	DRAWING TITLE KESWICK STAGE 5 LANDSCAPING	JOB KESWICK ESTATE STAGE 5 DEVELOPMENT APPLICATION	SHEET No. 11 OF 17 SHEETS PLAN NO. SN 6831
	DRAWING Mark Johnston DATE 16/04/2014	DESIGN FILES		STATUS: FOR DA PURPOSES	PRINT DATE: 29/01/2015					
CHECKED  SENIOR DESIGN ENGINEER	DATE 16/04/2014	DRAWING FILES U:\TS\Technical Support\Design Section\Projects\2013-2014\Kewick Stage 5\Kewick Stage 5\Drafting\DA Plans for Kewick Estate Stage 5\Drafting.dgn		No.	DATE	APP'D	DETAILS OF AMENDMENTS			
				1.	16/04/2014	MJ	DRAFT ISSUE			
				2.	16/04/2014	MJ	ISSUE FOR DA PURPOSES			



APPROVED  DATE 16/04/2014 MANAGER TECHNICAL SUPPORT	SURVEY _____ DATE _____ DESIGN _____ DATE _____ DRAWING Mark Johnston DATE 16/04/2014	FIELD BOOK/SURVEY FILES DESIGN FILES DRAWING FILES	SCALES NOT TO SCALE 	PERMANENT MARK: N/A RL: N/A DATUM: AHD & MGA STATUS: FOR DA PURPOSES PRINT DATE: 29/01/2015	 DUBBO CITY COUNCIL TECHNICAL SERVICES DIVISION	DRAWING TITLE KESWICK STAGE 5 BOUNDARY LINE	JOB KESWICK ESTATE STAGE 5 DEVELOPMENT APPLICATION	SHEET No. 2 OF 17 SHEETS PLAN NO. SN 6831
	CHECKED  DATE 16/04/2014 SENIOR DESIGN ENGINEER	DRAWING FILES J:\19\Technical Support\Design Section\Projects\2013-2014\Kewick Stage 5\Microstation Drafting Files\Detailed DA Plans for Kewick Estate Stage 5 Drafting.mxd		No. DATE APP'D DETAILS OF AMENDMENTS 1. 16/04/2014 MJ DRAFT ISSUE 2. 16/04/2014 MJ ISSUE FOR DA PURPOSES				

APPENDIX 3

Ref: D2014-206



29 May 2014

The General Manager
Dubbo City Council
PO Box 81
DUBBO, NSW 2830

Att: Lee Griffith

Dear Sir

**RE: Development Application D2014-206 Lot 122 DP1182087 Keswick Parkway
Dubbo**

We refer to your enquiry regarding the determination of development applications with respect to the requirements outlined under REG 45 of the Infrastructure SEPP 2007.

The powerlines in the immediate vicinity of the proposed development operate at a voltage of both 132 000 and/or 11 000 volts and are of an open wire construction.

Essential Energy has no objection to the proposed development application providing the following conditions are strictly observed.

- Extreme caution must be exercised during the construction of the structure in close proximity to powerlines. All site activities must comply with the relevant Workcover Codes of Practice to ensure that workers, plant and equipment are kept well clear of the powerlines.
- Completed structures must comply with the requirements and distances specified in the enclosed brochure "Structures Near Powerlines".
- Failure to observe these requirements may constitute a breach of statutory requirements and may require that Essential Energy needs to relocate the powerlines at the applicants expense.

Should you wish to discuss this matter further please do not hesitate to contact Essential Energy.

Yours faithfully

A handwritten signature in black ink, appearing to read "Duncan Towart", with a stylized flourish at the end.

Duncan Towart
Planning & Customer Connection - Dubbo