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17 October 2019

MidCoast Council
PO Box 482
TAREE NSW 2428

Attention: Petula Bowden

Our Ref: 16229

Dear Petula,

**RE: DA 152/2019 – PROPOSED RETIREMENT VILLAGE
26-56 MANOR ROAD, HARRINGTON**

I refer to the deferral of this item from the meeting of the Joint Regional Planning Panel meeting held on 23 September 2019. Please find the following information in response to the items referred to in the Panel's decision. The Panel's decision has not been enumerated; however, the following three points have been identified from review of the commentary.

Item 1 - Further investigation of option 4 of alternate roadwork and drainage solutions which would maintain most of the roadside vegetation in Manor Road.

A preferred option has been submitted, which has been agreed to by Council. This option provides for significant tree retention within Manor Road and involves detailed investigation and modification of the option to maximise tree retention.

- Alteration to the constructed wetlands along the frontage of the site which provides reduced disturbance adjacent to the boundary and provides a zone for additional screen planting.
- Further investigation of moving the road further north was carried out; however, this resulted in no significant benefits for tree retention.
- Flooding assessment was undertaken to ensure the moving of the road north did not result in any impact on flood levels in the adjacent caravan park.
- Detailed assessment and design for the filling of the drains around trees was undertaken to minimise impacts to trees.

As a result of these changes and assessment, the preferred option now provides for the retention of 116 of the existing trees (161) in the Manor Road corridor as detailed in the Arborist's report for the preferred option. This equates to retention of approximately 72% of the existing trees along this frontage. It is noted that the roadworks required for the previous DA for subdivision of this land resulted in the removal of all these trees.

Item 2 - All plans be updated to reflect the movement of the detention basin from the E2 zoned land.

Plans have been checked and were updated to ensure the detention basin location is noted outside the E2 zone.

Item 3 – That conditions consider the requirement for restriction of use as seniors housing be included on the title of the properties.

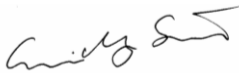
The applicant has no objection to such a requirement and notes that condition 51 of the revised conditions of consent uploaded to the JRPP Register on 20 September 2019 appears to include this requirement.

Item 4 - That the construction of the access road for adjoining neighbours be conditioned to meet RFS requirements.

The applicant has no objection to such a condition and assumes Council will draft a suitable condition accordingly.

Should you wish to discuss any matter further, please contact the undersigned.

Yours faithfully



GAVIN MABERLY-SMITH
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