

2 November 2019

council@campbelltown.nsw.gov.au

Attn: Emma Page
Senior Development Planner
Campbelltown City Council
PO BOX 57
CAMPBELLTOWN NSW 2560

Dear Emma,

RE: Request for Additional Information – 1227/2019/DA-M- 12-16 Francis St & 121 Minto Rd, Minto

This letter has been prepared on behalf of the applicant, Urban link Architects and responds to an additional information request received 27 August 2019 for **1227/2019/DA-M**. The DA in question proposes the demolition of existing dwellings and construction of a multi-dwelling housing development consisting of 23 dwellings and basement carparking under the provisions of State Environmental Planning Policy (Affordable Rental Housing) 2009 at 12-16 Francis St & 121 Minto Rd, Minto. The request outlined additional information required to progress the determination of the DA.

This letter provides details on the amended design and provides a response to the issues raised in Council's request for additional information and should be read in conjunction with the following amended documentation:

- Amended Architectural Plans;
- Response to Submissions;
- CPTED Assessment;
- Amended Survey Plan;

- Amended Landscape Plans;
- Waste Management Report;
- Amended Arborist Report;
- Amended Stormwater Plans and Response;
- Traffic Response; and
- Preliminary Site Investigation

1.0 Design Amendments

The design of the proposed development has undergone minor design amendments in response to the issues raised in the additional information request received. The main amendments to the design of the proposed development are as follows:

- The relocation of the adaptable units to the south eastern side of the site to enable better access to the bus services on Minto Road;
- Reconfiguration of the basement level to remove truck maneuvering area, provision of a further 6 car spaces and inclusion of pedestrian access and storage areas;
- The relocation of the waste storage area to the midpoint of the basement level and inclusion of a dedicated bin lift to address concerns relating to access for units to the waste storage area; and
- The reconfiguration of the private open space area of Unit 14 and to accommodate the amended basement access;

Refer to the Amended Architectural Plans prepared by Urbanlink provided as an attachment to this letter for further details.

2.0 Sydney Western City Planning Panel

1. *Clarity is required that all of the units are proposed to be let through a registered community housing provider for a minimum of 10 years.*

Comment

After discussion with the applicant and social housing providers, it is proposed to dedicate 5 (21.7%) of the proposed units for use by a registered community housing provider for a minimum of 10 years. The applicant has been in contact with Hume Housing and are currently in negotiations with them to manage and operate those 5 units. Subject to a DA approval being granted, a signed Property Management agreement would then be entered into.

2. *The Panel was pleased with the unit mix, architectural presentation to the street fronts and the window treatments to the side elevations for the purposes of clause 16A, but would be assisted by an assessment statement on that subject.*

Comment

The proposed development has been designed with regard to Clause 16A of State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARH SEPP) to ensure the development is compatible with the character of the local area.

The development has been orientated and designed to be compatible with and complement the existing low-density residential character of the area. Due to the site's shape and depth the development has been designed to present to the Francis Street and Minto Road frontages as two storey single dwellings that are reflective of the desired low-density residential nature of the area and do not adversely impact adjoining properties.

The development has been sited and designed to provide a consistent built form within a landscaped setting that integrates the development into the surrounding locality. The development allows for large landscaped setbacks and private open space areas that afford the development and surrounding properties with a high level of residential amenity.

In addition, car parking has been provided in a basement level to reduce the scale and intensity of the development and avoid large expanses of impervious surfaces or garage dominance on the street frontage.

Streetscape Perspectives that include the adjoining properties have been provided as a streetscape analysis to demonstrate how the proposed development is compatible with the low-density residential character of the area. The Streetscape Perspectives are provided in the Amended Architectural Plans provided as an attachment to this letter.

3. Information would assist in relation to:

- a) *Where bins will be stored and how they are to be managed.*
- b) *Whether the location of the accessible units is optimum given that there is no footpath on Francis Street, and the occupants will presumably use the footpath on Minto Road to access the nearby bus stop. The side path is narrow.*
- c) *Whether the bus route includes accessible buses.*

Comment

The bins associated with the development will be stored in the dedicated waste storage area located within the basement level adjacent to lifts and fire stairs. The bins will be presented to the two street frontages for collection. The bins associated with the 17 dwellings proposed on the lots fronting Francis Streets will be presented to the Francis Street Frontage and the bins associated with the 6 dwellings on the lot fronting Minto Road will be presented to the Minto Street Frontage. Refer to the Waste Management Report prepared by Dickens Solutions for further details.

The design of the proposed development has been amended to relocate the proposed accessible units closer to the Minto Road frontage to provide safe and convenient access to the bus stop and accessible

buses servicing the area as detailed in the Amended Architectural Plans prepared by Urbanlink provided as an attachment to this letter.

The subject is located in close proximity (294m-304m) to bus stops on Minto Road (Stop ID: 2566145 and Stop ID: 256641). Stops Minto Rd opposite Ohlfsen Rd (Stop ID: 2566145) and Minto Rd before Ohlfsen Rd (Stop ID: 256641) are serviced by bus routes 870, 871 and 872 which have accessible services running between Campbelltown and Liverpool every hour between 6am and 9pm Monday to Friday and 8am and 6pm Saturday and Sundays.

4. *Noting that the SEPP requires consideration of Seniors Living Policy: Urban Design Guidelines for Infill Development (see clause 15) information as to compliance with those guidelines is essential with attention to the width of the paths and provision for passing and rest spots, widening the paths would also seem to aid increasing visibility from the street within the external common areas.*

Comment

The proposed development has been designed with consideration of the Seniors Living Policy: Urban Design Guidelines for Infill Development in accordance with Clause 15 of the ARH SEPP. The Seniors Living Policy: Urban Design Guidelines for Infill Development does not provide guidance on the required width of the paths and provision for passing and rest spots and the development has therefore been designed in accordance with the relevant Australian Standards and Guidelines. Refer to the Amended Architectural Plans provided as an attachment to this letter for further detail.

5. *A canopy tree in the nature strip on Francis Street may be desirable.*

Comment

The proposed development includes the retention of two existing street trees on the Francis Street frontage which, in association with the landscaping proposed, will assist in the integration of the proposed built form into the surrounding streetscape as detailed in the Amended Landscape Plans prepared by the landscape architects and are provided as an attachment to this letter.

3.0 State Environmental Planning Policy No 55 – Remediation of Land

6. *Pursuant to Clause 7(2), a Phase 1 PSI is required prior to the determination of the development application.*

Comment

A Phase 1 Preliminary Site Investigation has been prepared by Eiaustralia in support of the application and is provided as an attachment to this letter. The Preliminary Site Investigation concludes that the site can be made suitable for its intended use, subject to the implementation of the recommendations detailed.

4.0 State Environmental Planning Policy (Affordable Rental Housing) 2009

7. Ensure the Statement of Environmental Effects addresses the following relevant clauses:

- a) Clause 10(2) of State Environmental Planning Policy (Affordable Rental Housing) 2009. Please include a diagram/map of the distance requirement and detail the relevant bus stops/timetable. Detail whether the bus route(s) include accessible buses as required by the Panel.

Comment

As detailed the subject site is located in close proximity to the following two bus stops located on Minto Road:

- 294m to Minto Rd opposite Ohlfsen Rd (Stop ID: 2566145); and
- 304m to Minto Rd before Ohlfsen Rd (Stop ID: 256641).



Figure 1: Diagram Detailing the location of the two bus stops in close proximity to the subject site

The bus stops located on Minto Road are serviced by Routes 870, 871 and 872 which provide regular services between Liverpool and Campbelltown. In accordance with Clause 10(2) of the ARH SEPP the subject site is considered to be located in an accessible area in that it is located within 400m walking distance of bus stops that provide accessible bus services at least every hour between 6am and 9pm Monday to Friday and 8am and 6pm Saturday and Sundays. See Bus timetables for Routes 870, 871 and 872 provided as an attachment to this letter.

- b) Clause 15(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009. Provide a full assessment of the relevant parts of the policy. As referenced by the SWCPP, this policy would inform the width of the pedestrian paths within the site.*

Comment

As detailed the proposed development has been designed with consideration of the Seniors Living Policy: Urban Design Guidelines for Infill Development in accordance with Clause 15 of the ARH SEPP.

The Seniors Living Policy: Urban Design Guidelines for Infill Development provides guidance for general design of senior's housing development and was prepared to supplement State Environmental Planning Policy (Seniors Living) 2004. Under Clause 15(1) of the ARH SEPP the consent authority is required to consider the relevant provisions of the policy. The proposed development has been designed with consideration of the policy where the provisions are consistent with the ARH SEPP.

The policy does not provide specific design guidance on the required width of the paths and provision for passing and rest spots and the development has therefore been designed in accordance with the relevant Australian Standards and Guidelines. Therefore, a full assessment of the relevant parts of the policy has not been provided.

- c) Clause 16A of State Environmental Planning Policy (Affordable Rental Housing) 2009. The response proposed as part of the Statement of Environmental Effects is not detailed. Provide a response, based on the existing and proposed character of the local area. An existing streetscape analysis etc. would assist in forming the argument. Provide reasons why the proposed development 'complements the existing low-density residential character of the area'.*

Comment

The proposed development has been designed with regard to Clause 16A of State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARH SEPP) to ensure the development is compatible with the character of the local area.

The development has been orientated and designed to be compatible with and complement the existing low-density residential character of the area. Due to the site's shape and depth the development has been designed to present to the Francis Street and Minto Road frontages as two storey single dwellings that are reflective of the desired low-density residential nature of the area and do not adversely impact adjoining properties.

The development has been sited and designed to provide a consistent built form within a landscaped setting that integrates the development into the surrounding locality. The development allows for large landscaped setbacks and private open space areas that afford the development and surrounding properties with a high level of residential amenity.

In addition, car parking has been provided in a basement level to reduce the scale and intensity of the development and avoid large expanses of impervious surfaces or garage dominance on the street frontage.

Streetscape Perspectives that include the adjoining properties have been provided as a streetscape analysis to demonstrate how the proposed development is compatible with the low-density residential character of the area. The Streetscape Perspectives are provided in the Amended Architectural Plans provided as an attachment to this letter.

5.0 Shadow Diagrams

- 8.** *To accurately calculate the amount of solar access received to private open space and living areas, provide northern elevation shadow diagrams between 9am and 3pm mid-winter.*

Comment

3D Sun View Diagrams have been provided on Sheets 5003 and 5004 of the Amended Architectural Plans provided as an attachment to this letter. The 3D Sun View Diagrams along with the Shadow Diagrams provided on Sheets 5001 and 5002 accurately calculate and demonstrate the amount of solar access provided to the private open space areas and living rooms of the proposed development and adjoining properties.

In addition, a table is included on Sheets 5001 and 5002 that quantifies the solar access provided to the private open space and living areas of each proposed unit and the adjoining properties. The Shadow Analysis provided in the Amended Architectural Plans clearly demonstrates that the proposed development complies with the requirements of the ARH SEPP and Campbelltown DCP and does not adversely impact on the amenity of adjoining properties.

- 9.** *Ensure the shadow diagrams include existing structures on adjoining sites, and any proposed fencing.*

Comment

The Shadow Diagrams provided in the Amended Architectural Plans include all proposed fencing and existing structures on adjoining properties.

- 10.** *In accordance with Part 3.4.1.2. a) of Council's (Sustainable City) Development Control Plan 2015, the height of development shall not result in any significant loss of amenity (including loss of solar access and visual and acoustic privacy) to adjacent properties. Provide an assessment of the loss of solar access to adjoining properties that are impacted. Ensure that shadow diagrams assess the current overshadowing impacts of the adjoining properties (including fencing) and the proposed overshadowing of the adjoining properties.*

Comment

The impact of the proposed development on the adjoining properties solar access is considered to be negligible and therefore existing shadow diagrams have not been provided. The Shadow Analysis provided

in the Amended Architectural Plans clearly demonstrates that the proposed development will not adversely impact on or significantly reduce the solar access or amenity of adjoining properties.

11. *Further, in accordance with Part 3.4.4 c) of Council's (Sustainable City) Development Control Plan 2015, development shall have appropriate regard to the impact on solar access to useable private open space and living areas, solar collectors and clothes drying areas of adjoining residential development. Ensure the overshadowing analysis of adjoining properties includes clothes drying areas and window locations. An elevation shadow analysis of the existing and proposed impacts is required. Ensure fencing is included.*

Comment

3D Sun View Diagrams have been provided in the Amended Architectural Plans that detail the proposed development's solar access impacts on the private open space and living areas of adjoining properties. The 3D Sun View Plans demonstrate that the proposed development will not have an adverse impact on the solar access to the private open space or living areas of the adjoining properties. Refer to the Amended Architectural Plans provided as an attachment to this letter for further details.

6.0 CPTED Assessment

12. *The proposed pedestrian paths are considered to be too narrow to facilitate two way pedestrian access.*

Comment

The proposed development incorporates pathways through the site that connect the units and the communal open spaces. The paths have been provided at a width that can facilitate two-way pedestrian access and provide adequate areas to stop and allow wheelchairs or other pedestrians to pass and access the units. These pathways are provided with adequate sight lines to allow for the safe and efficient use of the site.

The application is supported by an Access Report prepared by Accessible Building Solutions that was submitted with the original DA. The Access Report stated that access had been provided to communal open space areas on Ground Floor and complied with the BCA requirements for a Class 2 building.

13. *A revised CPTED assessment is required to be provided which provides an assessment of the following proposed elements of the proposed development:*

- a) Pedestrian paths through the site. The proposed access paths are considered too narrow to facilitate two way access through and around the site.*
- b) Corners and concealment opportunities.*
- c) Fencing plan.*
- d) Location and mature height of proposed vegetation.*

Comment

A revised CPTED Assessment has been prepared in support of the development and is provided as an attachment to this letter.

7.0 Development Engineering

14. *As the site stormwater is proposed to be connected into the existing drainage system, the applicant needs to investigate whether the drainage system in Francis Street has capacity to cater for the additional flows generated from the development site. On-site detention system shall be provided if the system does not have sufficient capacity. All the calculations should be submitted with a revised stormwater plan.*

Comment

Amended Stormwater Plans and a Response letter has been prepared by SGC Engineering Value to address all drainage and stormwater issues raised. The Amended Stormwater Plans and a Response letter are provided as an attachment to this letter.

15. *No information on the connection of rising main from the basement pump out system has been provided. Rising main shall not be connected to the gravity system except the pit at the boundary in accordance with Council's Engineering Design for Development guide.*

Comment

Amended Stormwater Plans and a Response letter has been prepared by SGC Engineering Value to address all drainage and stormwater issues raised. The Amended Stormwater Plans and a Response letter are provided as an attachment to this letter.

16. *To protect the basement from Francis Street flooding, a crest point shall be provided on the driveway ramp in accordance with the Council's Engineering Design for Development guide. It is required to confirm the levels proposed on the front site boundary across the basement ramp are at or higher than the 100 year water surface level in Francis Street.*

Comment

Amended Stormwater Plans and a Response letter has been prepared by SGC Engineering Value to address all drainage and stormwater issues raised. The Amended Stormwater Plans and a Response letter are provided as an attachment to this letter.

17. *It is required to demonstrate how the surface water would be directed to the Francis Street drainage system safely in major storm events (including 100 year ARI storm events). Ground surface levels, overland flowpath areas should be shown on 'the revised stormwater plan.*

Comment

Amended Stormwater Plans and a Response letter has been prepared by SGC Engineering Value to address all drainage and stormwater issues raised. The Amended Stormwater Plans and a Response letter are provided as an attachment to this letter.

18. *Surface levels of some upstream grated drains are lower than the surface levels of the connected downstream pits. This will cause surcharge from the upstream grated drain.*

Comment

Amended Stormwater Plans and a Response letter has been prepared by SGC Engineering Value to address all drainage and stormwater issues raised. The Amended Stormwater Plans and a Response letter are provided as an attachment to this letter.

19. *Contaminated water from the car wash bay shall not be connected to the stormwater drainage system.*

Comment

Amended Stormwater Plans and a Response letter has been prepared by SGC Engineering Value to address all drainage and stormwater issues raised. The Amended Stormwater Plans and a Response letter are provided as an attachment to this letter.

20. *Floor level of basement truck turning bay area shown on stormwater plan is inconsistent with the level shown on architectural plan.*

Comment

Amended Stormwater Plans and a Response letter has been prepared by SGC Engineering Value to address all drainage and stormwater issues raised. The Amended Stormwater Plans and a Response letter are provided as an attachment to this letter.

21. *Longitudinal driveway profile at the critical section, between the gutter invert in Francis Street and the basement floor shall be provided. The gradients in road verge area should be complied with the gradients given in Council specifications. The crest level should be incorporated into the long section. Gradients and change of gradients shall be complied with the requirements given in AS 2890.1 & 2890.2.*

Comment

A Traffic Response and Amended Plans have been prepared by Varga Traffic Planning to address the parking and access issues raised.

A longitudinal profile of the proposed driveway has been provided on Sheet 4001 of the Amended Architectural Plans. The traffic response confirms that the amended design of the development complies with the relevant aspects of AS2890.1 in terms of parking space dimensions, driveway and aisle widths, blind aisle situations, overhead clearances and visibility splays.

Refer to the Traffic Response and Amended Plans provided as an attachment to this letter for further details.

22. *The proposed apron width for the enclosed single car garages does not comply with the requirements given in AS 2890.1. The apron width should be increased in accordance with Cl. 5.4 of AS 2890.1.*

Comment

The Traffic Response provided as an attachment to this letter confirms that the amended design of the proposed development complies with the relevant provisions of AS2890.1.

23. *Blind isle proposed on eastern section of the basement does not comply with the AS 2890.1. All blind isles should be designed in accordance with Cl. 2.4.2 of AS 2890.1.*

Comment

The Traffic Response provided as an attachment to this letter confirms that the amended design of the proposed development complies with the relevant provisions of AS2890.1.

24. *Swept paths shall be provided for all car spaces especially for the spaces proposed at the end of the isles, at intersections of parking aisle & circulation ramps etc. demonstrating a vehicle can enter and exit in forward direction. For enclosed double garages, turning paths should be provided when the second car is parked within the garage.*

Comment

Swept Path Diagrams for all car spaces proposed at the end of the isles, at intersections of parking aisle and circulation ramps have been provided in the Traffic Response provided as an attachment to this letter. The Swept Path Diagrams demonstrate a vehicle can enter and exit in a forward direction.

25. *It is required to demonstrate that the intersections between circulation roads and ramps, and with parking aisles have adequate intersection sight distance and sufficient area to accommodate vehicle manoeuvring. As a part of that, swept paths should be provided addressing the requirements given in Cl 2.5.2 (C) of AS 2890.1 .*

Comment

Swept Path Diagrams demonstrating adequate sight distances and area to accommodate vehicle manoeuvring for the intersections between circulation road, ramps and within the parking aisles have been provided in the Traffic Response provided as an attachment to this letter.

26. *According to the Council requirements, waste collection vehicles are categorised as heavy rigid vehicles (HRV). In this regard, swept paths of waste collection vehicle shall be designed using the HRV templates. Turning paths should clearly demonstrate how the vehicle approach to garbage room. The headroom for the waste collection vehicle shall be complied with the requirements given in Council's DCP.*

Comment

The bins associated with the development will be stored in the dedicated waste storage area located within the basement level adjacent to lifts and fire stairs. The bins will be presented to the two street frontages for collection. The bins associated with the 17 dwellings proposed on the lots fronting Francis Streets will be presented to the Francis Street Frontage and the bins associated with the 6 dwellings on the lot fronting Minto Road will be presented to the Minto Street Frontage. Refer to the Waste Management Report prepared by Dickens Solutions for further details.

27. *Car spaces in Statement of Environmental Effects (58 spaces) are inconsistent with the Traffic and Parking Report (42 spaces).*

Comment

The proposed development includes the provision of 48 car spaces (including 4 accessible spaces) as detailed in the Amended Architectural Plans provided as an attachment to this letter.

8.0 Waste Management

28. *The Waste Management Plan (WMP) for this development proposes that individual bins be provided for general waste and recycling, and shared bins be provided for garden organics, with all bins stored communally within a dedicated waste storage area at basement level. It is Council's preference that dwellings of this type be provided with individual bins, and for these bins to be stored within the confines of each dwelling due to improved resource recovery outcomes that are delivered by these arrangements. On this basis, the number of bins proposed for general waste and recycling are correct (i.e. 23 x 140L general waste and 23 x 240L recycling), and 23 x 240L garden organics bins will be required.*

Comment

As detailed in the Waste Management Report provided as an attachment to this letter it is requested, that some dispensation be afforded in relation to the number of green waste bins to be allocated. In this regard,

it is advised that nine (9) of the dwelling's units do not have any 'green areas' in their open space courtyards. The remaining 14 dwellings have open space 'green areas' of approximately 38.5sqm each.

These areas are very small, and do not warrant the allocation of green waste bins on an individual basis. For example, if every one of the 14 dwellings has their lawns mowed and maintained once every fortnight, it is anticipated that the total amount of material generated would fit comfortably into 8 x 240-litre mobile bins.

29. *The plans provided indicate that a bin storage area will be provided at basement level, which appears to provide sufficient floor area to accommodate the required number of bins. However, it is unclear from the plans as to whether the bin storage room meets the requirements stipulated at 5.4.8.3 of Council's DCP. Further, as previously stated, it is Council's preference to provide individual bins to be stored within individual units in this type of development. There are also a number of vehicle access issues associated with the current proposal, which are detailed below.*

Comment

The waste storage area has been relocated the mid-point of the basement adjacent to the lifts and fire stair. It is an enclosed mainly rectangular structure measuring 10.0m x 9.0m with a floor area of 90m².

Insufficient storage space is provided for all waste, recycling and green waste bins required for servicing, see Waste Management Report provided as an attachment to this letter for further detail.

30. *There are a number of issues presented by the current proposal to service bins at basement level. Any proposal for onsite collection must be designed to facilitate servicing by a HRV, and meet the requirements of clause 5.4.8.4 of Council's DCP. The current proposal falls well short of these requirements, and is considered unacceptable.*

Comment

Due to design constraints and the size and configuration of the site it is considered that providing waste management services on site by using an HRV would not be possible.

It is therefore proposed to provide all collection services from two collection points. One from Francis Street, servicing all of the 17 dwellings that front Francis Street and one from the Minto Road that service all of the 6 dwellings that front Minto Road. Refer to the Waste Management Report provided as an attachment to this letter for further details.

31. *The current proposal also requires some residents to travel more than 100 metres to the bin storage room to dispose of their waste, which is also considered unacceptable.*

Comment

The waste storage area has been relocated to the midpoint of the basement level to reduce travel distances to ensure no residents are required to travel more than 100m to dispose of their waste. Refer to the Waste Management Report provided as an attachment to this letter for further details.

32. *It is recommended that the development be redesigned to accommodate individual bin storage within the confines of each dwelling, and for bins to be presented to the kerbside by the occupants of each dwelling for collection on both Minto Road and Francis Street.*

Comment

As detailed waste is proposed to be stored in the basement and presented to the two street frontages for collection. The information provided in this letter and the Waste Management Report provided as an attachment is considered sufficient to address Council's concerns and provide appropriate waste management for the proposed development.

33. *The following information is required to allow the further consideration of the development application:*

- a) Development to be redesigned to accommodate individual bin storage within each dwelling in accordance with clause 2.15.3 (a), (d) and (e); or*
- b) Development to be redesigned to accommodate onsite servicing by HRV, in accordance with clause 5.4.8.4 of Council's (Sustainable City) Development Control Plan 2015.*

Comment

As detailed waste is proposed to be stored in the basement and presented to the two street frontages for collection. The information provided in this letter and the Waste Management Report provided as an attachment is considered sufficient to address Council's concerns and provide appropriate waste management for the proposed development.

9.0 Environment

34. *A number of inconsistencies have been identified in the reports that are required to be addressed by the applicant:*

- a) Tree species: Trees 8 and 9 are stated as E. tereticornis in Section 7.9 of the Arborist report, and then as Erythrina in Appendix C of the Arborist report (RedGum, 2019)*
- b) Tree numbering: Appendix C - Site Plan A - Survey of Subject Trees of the Arborist report (RedGum, 2019) shows a tree on the site plan that is not numbered in the rear yard of 121 Minto Road, Minto - and the legend indicates that the tree was noted to have been removed at inspection (this is supported by a review of aerial photography shows that the tree appears to have been removed last year, in 2018); however the Landscape Plan (ATC, 2019) shows this same tree with a red line indicating that it is 'an existing tree to be removed'. The applicant is to confirm details of the tree that has been removed, and supply copies of relevant documentation/ reports undertaken to warrant removal.*

- c) Landscape/replacement plantings: The Landscape plan should be updated to show deep soil planting zones, so that replacement trees can be located appropriately.*

Comment

An Amended Arborist Report has been prepared by RedGum to address the issues raised and is provided as an attachment to this letter. The tree detailed in rear yard of 121 Minto Road in Appendix C of the Arborist Report was detailed as being removed, however post finalisation of the report, the tree was removed. It no longer forms part of this application.

Amended Landscape Plans have been provided as an attachment to this letter that have removed reference to the removal of this tree and detail the deep soil planting zones on site.

- 35.** *During a site inspection of the subject property, a large Forest Red Gum Etereticornis was recorded in the front garden of the neighbouring property at 123 Minto Road, Minto (see attached photos). Given the proximity of this tree to the development, and likelihood of encroachment associated with the proposed underground parking - the Arborist report (RedGum, 2019) is required to be revised to include assessment of this specimen.*

Comment

An Amended Arborist Report has been prepared by RedGum and is provided as an attachment to this letter. The Amended Arborist Report provides an assessment of the Forest Red Gum located at 123 Minto Road and concludes that the development will not have an impact on the tree and tree protection measures will be incorporated during the construction of the development.

- 36.** *The development proposes major encroachment to 2 x E. tereticornis trees that have been identified as having 'High' significance ratings - including a street tree in the Council road reserve fronting Francis St (T1), and another tree located close to the boundary of a neighbouring property (T10 - located at 123 Minto Road, Minto). The applicant is required to provide:*

- a) Detailed non-invasive root mapping investigations (for T1, T10 and potentially the E. tereticornis made reference to in Point 2, above). It must be demonstrated that the proposed major encroachments into the TPZ/SRZ as described in the Arborist report (RedGum, 2019) would not affect the tree's vigour, stability or long-term viability.*
- b) Neighbours consent is required for proposed encroachment to tree(s) located at 123 Minto Road, Minto.*

Comment

The Amended Arborist Report provided as an attachment to this letter includes non-invasive root mapping of the subject trees to determine the impact of the proposed development.

The root mapping found that the proposed development will have a minor encroachment on Trees 6, 8 and 9 and a major encroachment on Trees 1, 10 and 12. These trees are to be retained and protected in accordance with AS 4970 (2009) and any proposed excavation will be supervised and certified by the Project Arborist. The Amended Arborist Report concludes that the trees identified for retention are expected to survive the redevelopment of the site and remain stable and viable.

In addition, the Amended Architectural Report also clearly details that all proposed works are contained within the site and do not extend outside the property boundary and therefore owner's consent from 123 Minto Road is not required.

10.0 Lighting Plan

37. *The Statement of Environmental Effects advises that all external areas of the building are proposed to be well lit. Please provide a lighting plan to demonstrate acceptable levels of lighting. Consideration is to be given to the amenity of adjoining properties.*

Comment

A Lighting Plan has been provided in the Amended Landscape Plans provided as an attachment to this letter. The lighting plan details the lighting proposed and demonstrates that the proposed lighting is acceptable and will not adversely impact adjoining properties.

11.0 Basement Access

38. *The Statement of Environmental Effects states that clear demarcation of pedestrian walkways throughout the car park to avoid conflicts with vehicles is provided through line marking and signage. Please provide details of this access on the plans.*

Comment

The Amended Architectural Plans provided as an attachment to this letter detail pedestrian access / pathways through the basement car park.

12.0 Rear Access

39. *Part 3.6.6.4 a) of Council's (Sustainable City) Development Control Plan 2015, states that where there is no access to a rear lane or rear street directly available from the back of attached dwellings, each dwelling shall be provided with a separate and direct access from the backyard to the front yard that does not pass through any habitable area of a dwelling. The proposed dwellings do not allow for rear access, which does not facilitate rear lawn/yard maintenance. Please address this requirement.*

Comment

Due to the proposed configuration and landscaped areas provided the dwellings have not been provided with a separate and direct access from the backyard to the front of the dwelling. Minimal lawn maintenance will be required for the rear courtyards of the dwellings and to maintain a consistent and safe built form the rear accessways have therefore not been provided.

13.0 Retaining Walls

40. Address Part 2.12 of Council's (Sustainable City) Development Control Plan 2015.

Comment

Campbelltown DCP Compliance Table		
DCP Clause	Requirement	Complies - Comment
2.12 – Retaining Walls	<p>In the case of retaining walls constructed to support proposed fill on an allotment, the following design criteria shall apply:</p> <ul style="list-style-type: none"> No filling shall be permitted within 2 metres of any property boundary unless sufficient details are submitted to Council illustrating how privacy, overshadowing, stormwater management and access issues have been addressed to Council's satisfaction. <p>In the case of retaining walls constructed to support proposed cut on an allotment, the following design criteria shall apply:</p> <ul style="list-style-type: none"> The retaining wall shall be setback a minimum of 450mm from the rear and side boundary of the lot containing the cut. <p>Any retaining wall shall not adversely alter surface flows to adjoining private land.</p> <p>Any retaining wall and associated structures shall be designed to be located wholly within the property boundary.</p>	<p>No filling is proposed within 2m of any property boundary as part of the proposed development.</p> <p>All proposed retaining walls are setback over 0.45m of the property boundaries.</p> <p>The proposed retaining walls are located in the middle of the subject site and have been designed to ensure they do not adversely alter surface flows to adjoining private land.</p> <p>All proposed retaining walls are located wholly within the property boundary.</p>

Campbelltown DCP Compliance Table		
DCP Clause	Requirement	Complies - Comment
	Any excavation within the zone of influence for any other structure or building requires a Structural Engineering Report (prepared by a suitably qualified professional) demonstrating that adequate and appropriate measures are to be implemented to protect the integrity of any structure.	No excavation is proposed within the zone of influence of existing structures or buildings as a part of the proposed development.
	Where retaining walls are proposed along the side boundary of the property, the side setback where the retaining wall is proposed shall be increased from 0.9 metres to 1.2 metres.	No retaining walls are proposed along the side boundaries of the property.
	Retaining walls higher than 900mm shall be designed by a structural engineer and made from appropriate material.	No retaining walls are proposed to be over 900mm.

14.0 Natural Ground Level

41. *Ensure natural ground level is annotated on the plans, including the section and elevation plans.*

Comment

Natural Ground Level is annotated on the Amended Architectural Plans provided as an attachment to this letter.

15.0 Cut and Fill Plan

42. *Provide a cut and fill plan indicating the amount of cut/fill required.*

Comment

A Cut and fill Plan detailing the amount of cut and fill required to facilitate the proposed development has been provided in the Amended Architectural Plans provided as an attachment to this letter.

16.0 Fencing Plan

- 43.** *Provide a fencing plan in accordance with Part 3.5.1 of Council's (Sustainable City) Development Control Plan 2015.*

Comment

A Fencing Plan prepared in accordance with Part 3.5.1 of the DCP has been provided in the Amended Architectural Plans provided as an attachment to this letter.

17.0 Storage

- 44.** *Provide an assessment in accordance with Part 3.6.6.1 f) of Council's (Sustainable City) Development Control Plan 2015.*

Comment

A Storage Compliance table demonstrating the proposed development's compliance with Part 3.6.6.1 f) of the DCP is provided in the Amended Architectural Plans provided as an attachment to this letter.

18.0 Survey Plan

- 45.** *The survey plan states that 'no boundary survey has been undertaken, bearings, dimensions and areas are from title only and are subject to confirmation by boundary survey'. It is also noted on the plans that 'adjoining dwellings, buildings have been plotted for diagrammatic purposes only'.*

Comment

An Updated Survey Plan has been prepared by RGM Property Surveys that provides an accurate boundary using bearings, dimensions and areas which is provided as an attachment to this letter.

- 46.** *Provide a survey in accordance with Council's checklist, which provides accurate location of the boundaries and adjoining properties.*

Comment

An Updated Survey Plan has been prepared by RGM Property Surveys that provides an accurate location of the property boundaries and the location of adjoining properties which is provided as an attachment to this letter.

19.0 Submissions Received

- 47.** *A significant number of submissions were received during the notification/exhibition of the development application. Please provide a response to the submissions received*

Comment

A response to the submissions received is provided as an attachment to this letter.

20.0 Additional Arborist Comments

48. *To prevent any adverse impacts on the tree located at 123 Minto Road during construction, please provide an assessment of the tree within the arborist report and provide the following details:*

- *Detail adequate tree protection measures during construction, so there is no adverse impact from the proposed development, which considers the following (but not limited to) defining a boundary line, temporary fence should be placed not allow any excavation beyond boundary line or stock pile of building material and parking of heavy machinery on buffer zone.*
- *Detail after care of the area when the construction period is completed.*

Comment

The Amended Arborist Report provided as an attachment to this letter provides an assessment of the tree located on 123 Minto Road, details tree protection measures during construction and after care of the area post construction.

Should you wish to discuss any of the details of this response please do not hesitate to contact **Lachlan** on 9690 0279 or lachlan@theplanninghub.com.au.

Yours sincerely,



LACHLAN RODGERS
SENIOR TOWN PLANNER | THE PLANNINGHUB