

DA 163/2017 – Review of Determination (Section 8.2) – Request for Further Information

A preliminary review of the information submitted as part of the Section 8.2 Review of Determination has identified a number of matters that require further consideration and/or information. It is noted that these issues were raised at the Planning Panel Kick-off Briefing Meeting on 9 December 2021 and in the subsequently circulated briefing note:

-) Gundy Road interface – further details are required in regard to the boundary treatment for the proposed residential lots that back onto Gundy Road in Stages 1-3. It is suggested an open post/rail wire fence similar to that of the adjacent aged care development or the large lot development on the northern side of Gundy Road.
-) Rural/Urban Buffer – Need to consider the long term management arrangements for this buffer. It would seem appropriate that the long term arrangement should be secured via a Planning Agreement.
-) Lot layout – there are still a number of proposed lots that would have their rear boundaries to the drainage reserve (Lots 221-226). This also creates an undesirable narrow and obscure area of open space (Lot 220) between residential lots. Council request that these lots be deleted and as such please submit an amended plan(s) accordingly.
-) Active transport - A footpath network is provided throughout the proposed subdivision. A shared footpath/cycleway is provided adjacent to the drainage reserve, across the drainage reserve to the Aboriginal tree park, and alongside the main entry road. The shared pathway extends along the Gundy Road frontage of the site. The shared pathway is shown as 2m wide. It is considered it should be 2.5 m wide to take account of the likely volume of people walking and cycling to the nearby school, and the single access point to the development. Please submit an amended plan showing the provision of a 2.5m wide pedestrian/cycle way.
-) Safer by Design/CPTED/Crime Prevention -The CPTED report provided by the applicant does not address a major crime risk- the construction phase. Works and buildings under construction are at high risk because they are often poorly secured, offer a supply of new materials, and are not inhabited. Given the long construction and development period for the proposed development (16 stages/ 20 years), it is considered a detailed crime prevention strategy should be developed to address construction phase risks to the works under construction and nearby residents. This could be provided to Council's satisfaction prior to the issue of any construction or subdivision works certificate.

This should be noted - a revised CPTED report can either be provided now or a condition of consent can be recommended.

-) Biodiversity - It is noted in the Plan of Management (see below) that almost all trees within the drainage reserve already contain multiple hollows, nest boxes may need to be installed at an alternative site, in order to offset those hollows lost with the removal of hollow bearing trees in the "development area" of the subdivision. No alternative location for the nesting

boxes is nominated or potential ways of housing nesting boxes with the drainage reserve. Please provide clarification on how this issue will be addressed.

-) Plan of Management for biodiversity over the site – please provide costing details for the implementation and on-going work over the 20 year period.

-) Drainage Reserve Dedication – Please provide documentation that demonstrates a formal agreement has been entered into in relation to the dedication of the drainage reserve. If necessary and on request I can help facilitate a meeting between yourself and Council's Infrastructure Services Department to discuss this aspect of the development.

-) Salinity – Please provide details on the Restriction as to User on Lot 514.

-) Emergency exit (to New England Highway) – based on the comments provided by RMS further negotiations maybe required. Notwithstanding a plan of management is required to demonstrate how the exit would maintained in perpetuity and how it would operate in the event of an emergency.

-) The issues raised by the Planning Panel at the Kick-Off Briefing Meeting on 9 December 2021 should be addressed.

Depending on the outcome of referrals, reviews of documentation and detailed assessment there may be further information requests.

Should you require clarification on these matter please contact Council's Senior Environmental Planner, Paul Smith on Tel. 6540 1102.