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Our Ref: 217133

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The General Manger
Upper Hunter Shire Council
PO Box 208
SCONE NSW 2337

Dear Sir,

RE: Proposed Subdivision Lot 2 DP1169320, Gundy Road, Scone

Please find below our design statement in relation to the proposed subdivision of Lot in DP1169320.

Roads

All roads have been designed in accordance with council's standards in relation to road widths, footpaths, grades and drainage. The main entrance road, significantly exceeds the council's minimum standards and is designed with a landscaped center island to provide high level visual aesthetic to entry to the subdivision and to ensure the subdivision is of high-quality standard from the outset. Roads are suitable for bus routes and the proposed main bus route is shown in the DA plan set.

Allotments

All lots are of generous size significantly exceeding the minimum lot size for the zoning of 600m².

No lot is less than 700m² with varying lot sizes throughout the subdivision to provided diversity in availability for different residences as well as varying price entry points. The average lot size is 825m² being 37% larger than the minimum which is intended to complement the local area in providing lot sizes expected by residents living in a rural town. These lot sizes will enable both suitably sized homes with opportunity for solar passive design, and ample outdoor recreation space on each lot.

There are a number of opportunities within the subdivision for higher density development, through duplex housing providing additional diversity in housing type and price. These sites are highlighted in the plan set provided.

Lots are orientated to complement the natural ground levels to maintain the natural drainage lines of the site. A general North / South orientation of allotments is to allow suitable solar access to future development on each lot.

The lot layout has both private lots and public spaces fronting the open space of the drainage reserve and neighboring rural aspect to provide both public access and visual amenity to the open spaces and afford some lots the opportunity for a rural vista from their backyard private entertainment areas that is highly desirable outcome for residential subdivisions in rural areas.

Public open space

The subdivision has large amount of both formal and informal public open space. There are 5 pocket parks proposed with existing trees within these areas to be maintained. In particular the park in stage 2 with the Aboriginal Tree is of significance in recognizing the Aboriginal heritage in the area and ensuring it is maintained into the future, no formal play equipment is proposed for this park as it is intended as a place to respect indigenous heritage.

The drainage reserve is a significant and valuable open space feature of the site which will maintain the rural aesthetic of the area and compliment the intended open space relaxed living experience that the subdivision allotment design intends to create.

Pathway linkages are provided between streets and beside roadways to allow easy access, and encourage residences to use and enjoy the open space provided.

Future Development.

While it is our understanding there is no immediate plans for additional rezoning of land in the area for residential use. Linkages from the subdivision layout to adjoining lands are provided such that expansions would not be impeded in the future when and if required.

An area designated with elevated salinity levels by our investigations has been removed from development under this DA being lot 514. It is intended to place a restriction on the use of land over this lot preventing development until such time council can be satisfied that salinity in this area is manageable.

Landscape Buffers

Landscape buffers are proposed between Gundy Road and the adjoining rural land to provided separation between the adjoining lands and reduce any land use conflicts.

Emergency Access

As per our discussion with council engineers, the physical drainage reserve limitation, and the shape of the site having a relatively short frontage to Gundy Road made dual entry exit points to the site not possible. As such a dedicated emergency access route to the highway which will be a formed all weather gravel emergency route has been included from the western side of the site to the New England Highway.

It is our strong opinion that the proposed development exceeds the minimum standards under councils development standards and will be a valuable addition to the Scone area land relases, and will be a highly desirable location for future residents to reside.

Yours faithfully,



Michael Cole

Registered Land Surveyor under the Surveying and Spatial Information Act 2002