

12th November, 2015

Acting General Manager, Southern Region
Linda Davis
NSW Department of Planning & Environment
PO Box 5475
Wollongong NSW 2520

Dear Linda,

RE: Request for Additional Information

Pre-Gateway Review Request: 3R Kavanagh Street, Jerrabomberra.

Thank you for your letter dated 26th October, 2015 acknowledging receipt of the pre-gateway review request.

The letter also requested certain additional information concerning access, likely dwelling yields and aboriginal heritage. We have sought to provide the requested information below. However we would greatly appreciate an opportunity to discuss these matters with you in more detail.

1. Proposed ingress/egress arrangements to and from the proposed house lots/dwelling sites

Subject to detailed assessment the proposed vehicular access to/from the subject site would be via a single entry/exit along Southbar Road, near its existing intersection with Tharwa Road. Refer Figure 1 below.



Figure 1. Proposed vehicular access point.

T +61 2 6230 7855
PO Box 248, Civic Square ACT 2608
Level 12, 221 London Circuit
Canberra ACT 2600

T +61 3 9602 5722
PO Box 2991, Melbourne VIC 3000
Level 31, 360 Collins Street
Melbourne VIC 3000

T +61 2 9028 1100
PO Box 1952, North Sydney NSW 2059
Level 4, 60 Miller Street
North Sydney NSW 2060

The landform (slope) of the subject site at this particular location is not considered a constraint to the construction of an access roadway, southward into the site subject to traffic engineering advice. This access point could form a four (4) way intersection or roundabout with Tharwa Road. Pedestrian and cycle access would also follow this alignment.

Further technical investigations from a traffic engineering viewpoint will be required to confirm the appropriateness and design of any intersection arrangement. Environmental considerations would also include the location of existing mature trees, geotechnical suitability, any significant flora and fauna issues, and the like.

Other possible options may include access via an existing roadway immediately to the east of the site, which currently provides entry to a Council owned public recreation reserve (dog park), or via an existing residential subdivision and local road network to the west. These are all subject to separate specific review.

Any necessary technical and design investigations to facilitate an access road in the preferred location would ordinarily occur at the Development Application stage. Alternatively and if deemed necessary these investigations could occur post any Gateway Determination.

2. Confirmation of the likely number of dwellings to be constructed within the proposed E4 Environmental Living Zone.

As noted in the pre-gateway review request, the total area of the subject site is approximately 125,775m or 12.5 hectares.

The area of land recommended to be zoned *E4 Environmental Living* is approximately 2.9 hectares. The suggested LEP provisions propose a community title subdivision arrangement with the following parameters:

- the average size of all lots created within that part of the land zoned E4 Environmental Living is not less than 1,000m²;
- none of the lots created by the subdivision will be less than 600m²;
- to permit single dwellings and multi-dwelling housing on the resultant lots; and for
- the remainder of the land (approximately 9.6ha) is to be managed for conservation purposes as common or association property.

A dwelling yield of approximately 25 lots/dwellings was suggested in the pre-gateway review request report. This was an indicative yield based on a total developable area of 2.9ha less 15-20% for access roads, etc.

It is noted the request also sought to permit multi-dwelling housing within a community title scheme, the principle being to facilitate the clustering of smaller housing (i.e., attached dwellings or dual occupancies) in the least sensitive areas, in a site responsive manner and where dwellings would be individually designed to minimise their footprint and visual impact. This approach to residential development seeks to avoid large expansive dwellings on large lots as has occurred to the west of the site.

It is acknowledged that this approach may result in a slightly higher dwelling yield (say an additional 10 dwellings) but this would only be considered where a better environmental outcome is achieved from the community title subdivision of the land than there would be without such a subdivision. This is a stated objective and required outcome within the intended LEP provisions.

3. Any information on aboriginal heritage or aboriginal objects

A basic search of the NSW Office of Environment and Heritage's Aboriginal Heritage Information Management System (AHIMS) was undertaken to ascertain whether any identified aboriginal sites or objects exist and/or had been recorded at the subject location.

No sites were identified. Reference is made to the accompanying AHIMS search report.

It is acknowledged that further more detailed archaeological survey and investigation may be warranted in accordance with accepted NSW Government protocols however this can occur either at the development stage or if necessary post any Gateway Determination.

As discussed in the pre-gateway review request report, the proposed zoning response is one that will ensure the on-going conservation and management of the wider bushland setting, whilst allowing limited site responsive housing within a confined area of the site. It is considered to be both supportable and justified in terms of its strategic and site specific merit.

We welcome an opportunity to discuss the request and above information in more detail with the Department at the earliest opportunity.

Should you require any additional information or wish to discuss the matter further, please do not hesitate to contact me on 0418 116 378, (02) 90366635 or by email: David.Workman@au.knightfrank.com.

Yours sincerely,
Knight Frank Town Planning

A handwritten signature in black ink, appearing to read "David Workman", with a horizontal line extending to the right.

David Workman
Manager - Planning (Sydney)

Attach: AHIMS Web Services (AWS) Search Result

David Workman
123 Pitt Street
Sydney 2000
Attention: David Workman
Email: david.workman@au.knightfrank.com

Date: 12 November 2015

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 180, DP:DP8708 with a Buffer of 1000 meters, conducted by David Workman on 12 November 2015.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette \(http://www.nsw.gov.au/gazette\)](http://www.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Office of Environment and Heritage's Aboriginal Heritage Information Unit upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Office of Environment and Heritage and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.