

3 April 2020

Sarah Lees
Director, Southern Region
Local and Regional Planning
Department of Planning, Industry and Environment

Dear Sarah

**Revised Application for a site compatibility certificate –
SCC_2019_KIAMA_001_00**

Council has reviewed the information that was submitted with the revised application for a site compatibility certificate for 2 Caliope Street, Kiama in accordance with clause 25(5)(b) of the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (SEPP)*.

Consistency with subclause (b)(i)

The Vegetation Community Assessment, prepared by Unlimited Habitats Environmental Services, has concluded that the area identified as a Bushfire Hazard in the central and eastern section of the subject property is Illawarra Subtropical Rainforest in the Sydney Basin Bioregion. The Supplementary Bushfire Compliance Information, prepared by Bushfire Protection Planning & Assessment Services Pty Ltd., and the Architectural Plans indicate that the proposed APZ will include this area. The Supplementary Bushfire Compliance Information outlines that this area shall be maintained as an Inner Asset Protection Area. The Bushfire Compliance Information infers that clearing of the vegetation in this area is required.

An activity that is likely to significantly affects threatened species requires further assessments and potentially offsets under the provisions of the *Biodiversity Conservation Act 2016*.

In this regard Council are not satisfied that the clearing of the Illawarra Subtropical Rainforest species, associated with the development, is compatible with the natural environment in the vicinity of the proposed development.

Consistency with subclause (b)(ii)

The Architectural Plans show that the proposed dwellings will be single storey. Council are now satisfied that the proposed development is compatible with the future uses of the surrounding land.

Consistency with subclause (b)(iii)

The Revised Application has not addressed Council's previous concerns.

Neither the Architectural Plans, Agreement for Provision of Bus Services, Traffic Assessment, nor the Accessibility Report show the location of the proposed bus pick up. Council are unable to comment on the proposal's compliance with clause 26(2)(c) without this information.

Consistency with subclause (b)(iv)

Not applicable.

Consistency with subclause (b)(v)

The Revised Application has not addressed Council's previous concerns.

Council are still unsatisfied that the proposed colorbond fence, to run approximately 30 metres along the western boundary of the site, as recommended by the Supplementary Bushfire Compliance Information, is compatible with the surrounding land uses as it will result in a poor scenic outcome. Council are not of the opinion that the colorbond fencing examples provided in Figure 18 of the Site Compatibility Report, prepared by Cole Stephens Architects, are sympathetic with the rural landscape. For the Senior Living Development at 58 Old Saddleback Road a highly permeable boundary fence treatment (i.e. an open timber fence) has been installed to ensure the character of the development is consistent with the prevailing rural character of the area.

Consistency with subclause (b)(vi)

The Revised Application has not addressed Council's previous concerns.

Council are still unsatisfied that the proposed development will result in the conservation and management of native vegetation. Refer to comments under 'Consistency with subclause (b)(i)'.

Consistency with subclause (b)(vii)

Not applicable.

It would appear that some of Council's previous concerns, dated 8 July 2019, have been adequately addressed.

However, Council still has concerns regarding the inconsistency between the Vegetation Community Assessment, prepared by Unlimited Habitats Environmental Services, and the Supplementary Bushfire Compliance Information, prepared by Bushfire Protection Planning & Assessment Services Pty Ltd. These concerns specifically relate to the proposed vegetation clearing required to provide the APZ and the colorbond fence required by the Supplementary Bushfire Compliance Information and the location of the of the proposed bus pick up.

Should you wish to discuss this matter, please feel free to contact me on (02) 4232 0444.

Yours faithfully



Ed Paterson

Manager Strategic Planning