

Planning and Regulatory. G.Mansfield
Reference: 4785150
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Dear Ms Gibson

**NOTIFICATION OF MODIFICATION TO CONCEPT PLAN APPROVAL FOR DAN
LAND 290 & 302 MINMI ROAD FLETCHER (MP06_0031 MOD2)**

I refer to Council's letter of 22 January, 2015 providing comments on the response to submissions report prepared by applicant in respect of the above application.

The engineering officer referred to in Council's letter has returned from leave and has reviewed the above report. The following supplementary comments are provided for your consideration:

1 LANDSCAPE MASTER PLAN AND VEGETATION MANAGEMENT PLAN

As stated in Council's original submission, physical works associated with constructed stages of this estate have been undertaken in a manner contrary to the original statements and commitments made by the developer resulting in almost all mature vegetation being removed from the land within and adjacent Minmi Road.

It is now apparent from the applicant's submission dated 21 December 2015 that the remainder of the mature native trees that exist on the ridge line along which Minmi Road is constructed are to all be removed if the proposed modification is approved.

It is also noted that the submitted Landscape Master Plan states that these trees have a low useful life expectancy, but no arborist assessment report has been provided to justify this statement.

This potential outcome is not supported and it is reiterated that lots within Stage 10 should be serviced from roads within the estate, thereby negating the need to construct numerous driveway and provide public utility allocations within the development site.

Further, it is considered that the majority of these existing trees can be retained by careful planning and design of the road works required within Minmi Road and the siting and design of future allotments and dwellings.

2 EXTERNAL ROAD AND PEDESTRIAN CONNECTIVITY

This matter remains unsatisfactory and the statements made in section 4.1 of Council's previous letter are supported. It is noted that the Department also remains unsatisfied in regards to Condition B10 (a) and (b).

Also, the Department is requested to ensure the fire trail shown to be proposed to the east of lots 124 and 136 is designed and constructed to meet the requirements of a Shared Path in order to adequately cater for pedestrian and cyclist connection to Minmi Road at this location.

3 TRAFFIC/PARKING IMPACTS AND SAFETY

a) Traffic Impact

The statements made in section 4.1 of Council's previous letter are supported.

b) Traffic Safety

This matter remains unsatisfactory and the statements made in section 4.3 of Council's previous letter are supported.

It is noted that the Department shares Council's concern and has also suggested, in their email to the applicant, that the proposed lots be accessed from internal road or laneways and not from Minmi Road.

By ensuring all lots within Stage 10 are accessed from within the development site will maximise driver, pedestrian and cyclist safety along Minmi Road consistent with that achieved by the current Concept and Project approvals.

c) Road Widths

It is noted that the application now seeks to amend the Statement of Commitment No. A.3.1 relating to road dimensions to allow for a road carriageway width of 5.5m. As stated in Council's previous letter, this reduction is not supported based on a long history of community complaints received regarding parking, vehicle access and garbage collection from within the neighbouring residential estates that were approved based on similar standards.

It is also unclear why the applicant is seeking to remove references to footway widths for the local streets. Council has adopted standard footway widths for local residential streets as it is expected these will be consistently applied to all local roads within this estate.

Further, the completed stages of this estate have incorporated a road with a 9.5m wide carriageway with increased pavement depth so as to facilitate a possible future bus route through Stage 10 to Minmi Road or across the required road link into the neighbouring Sanctuary Estate. The applicants submission dated 21 December 2015 has made no attempt to provide for continuation of this route and is, therefore, not supported.

4 LOT LAYOUTS

This matter remains unsatisfactory the statements made in section 2 of Council's previous letter are supported.

5 DENSITY

This matter remains unsatisfactory the statements made in section 2 of Council's previous letter are supported.

6 LAND DEDICATIONS

The applicant's submission dated 21 December 2015 indicates an intention to dedicate the area between the road pavement and the eastern boundary of the site to Council as Road Reserve. This intention is not supported as this residue land is shown to contain Asset Protection Zones for bushfire protection.

Council is prepared to accept only that part of the land necessary to support road and drainage infrastructure associated with Road 1 and the required road link to the Sanctuary Estate. All other lands are to be retained and managed by the Community Association consistent with Stages 1 to 9 of the development.

If you require further clarification of any matter raised in this letter, please contact me on (02) 4974 2767 or gmansfield@ncc.nsw.gov.au.

Yours faithfully



Geof Mansfield
PRINCIPAL PLANNER (DEVELOPMENT)