

**DEVELOPMENT REVIEW PANEL MEETING
HELD ON THURSDAY 12 APRIL 2005**

ESC: Ransce Salan (Sustainable Development); David Seymour (Strategic Planning); Michael McIlveen (Development Assessment Engineer); Mark Hankinson (Water and Waste); Ric Cumming (Environmental Health); Tracey Stewart (Minute Secretary)

ROSEDALE SUBDIVISION – MARSIM

Attendees John Wilkin - Snr Associate Candalepas Associates; Peter Best; Spencer Simmons – Marsim Director; John Kass – Kass-Hermies

Proponents

This proposal is being forwarded to various Government agencies including Council, for comment and community consultation has been carried out. Submissions received are now being incorporated.

Proponents have referred to the Eurobodalla Draft Urban Settlement Strategy, the Department of Planning's Regional South Coast Strategy and also liaised with the Review Panel. Recommendations from the Review Panel are guiding the development. The Panel indicated that it was an appropriate development to maximise the lot yield and look at increasing density which may not have been initially considered.

The development footprint has been established, together with a maximum lot size and housing options.

The site is constrained, but would yield a little less than 800 lots. Basic lot size 320-350 up to 450 std and then larger; 15% of lots are below 450

As the site is constrained by SEPP 14 wetland, there is concern about the quantity and quality of stormwater that will enter this area. Water will be treated before it enters into the EEC and the ground water flows into the wetland. Swales will be constructed and the runoff will also be managed/controlled through dam systems. The staging will be based around water quality swales, management of storm water systems, etc. Proponents' consultants have the hydrological and ecological aspects covered.

There are existing substantial stands of vegetation on the site ie riparian community in the NE corner, as well as EECs and identified aboriginal sites. All archaeological sites will be protected with the exception of one miscellaneous site located in a road reserve, this site will be removed.

Ecological corridors will be maintained across the site, as will existing dams.

Have acknowledged the 400m setback to the Tomakin STP and development will not encroach upon this area.

Access in along Bevia Street alignment.

Action: Need to have further discussion with Council re this issue.

A series of precincts will be designed, based around an identifier/community building/public area for example gazebo, tennis court, building, community space.

Laneways will be constructed throughout the development, and pedestrian and bicycle access will link through the whole project. Discussion is being undertaken with Bruce Edwards re pedestrian and bicycle link going into his property as well. A bike and pedestrian link will also be on the western side - the eastern side is quite steep

Community facilities will be situated near the wetland, where the residential development is denser – the southern part of the site. As the development continues to the north, it breaks down into semi rural and rural property.

Land in the NW of the site is part zoned 1(a) – affecting two lots. Two lots in the SW are partly affected by 1(c) zoning.

This development is master planned and will be a staged DA.

Action: Marsim to get back with staging

The development will be under Community Title and this will be covered by a Community Management Statement. As it is a Community scheme, all landowners will provide funds for the non residential development.

Infrastructure assets are not yet fully designed and the proponents would like to clarify with Council as to final ownership and control.

Action: Clarification with Council regarding infrastructure ownership and control.

This proposal is just for the subdivision. A set of urban guidelines will be prepared which will incorporate housing types, setbacks etc. and this will be subject of another DA. A design review process will need to be initiated prior to a DA being lodged. There will be controls over materials used, etc.

Asset protection zone is indicative at this stage. Proponents cannot put built form in that zone.

Hydraulics were a concern of the Rosedale Association as well as the name of the subdivision as they do not want it called Rosedale.

Normal water supply would be provided. Additionally a high level water storage and booster pump station would be supplied as it is understood there were restrictions on servicing properties above RL40.

The intention is to put sewer main in up front and then the precincts will link into it.

There is easy walking access throughout the site. The knoll is the most visually prominent site and is one of the best places within the development that commands the greatest view. This area could contain a public facility or remain vegetated –

Action: Councils input would be helpful.

It is envisaged that in order for people to see what was achievable/marketable, some built form would be constructed. Developers would produce or manage the built form in those smaller pockets. It is intended that development and sales timeframe will run for 10 years.

The initial uptake in the denser area is predicted and potentially some of the rural area. This will work its way over to the eastern side and then over to the west. It will be quite easy to put a staging plan on it. The Department has asked for indicative staging.

Detailed investigation will be undertaken on the southern access. There will be a nominated drip line edge to the wetland. Staying to the western side of that working our way back to the hill. Endeavouring to create minimum carriage ways to eliminate amount of cut into the hill. Seagull access to George Bass Drive and the culvert would be widened.

Action: Needs to be discussed with Council and RTA about speed limits along road.

Discussion ensued regarding who owns the road within the development. The Proponents responded that the community owned the road, however Andrew Parkinson had previously indicated the main road may want to be dedicated.

Action: Council feedback required.

Council responded that normally in a community development, the development owns the road. It is important for us to know if the main road is going to be dedicated to Council. Road will take existing alignment and will be constructed to Council's standard.

There has been some approach by the Commonwealth department as some vegetation issues are to be taken into consideration however but we are not proposing to remove it.

Constraints have been identified by the second round of the F&F study. The site has had ground truthing with the DEC and DNR. The zones have been agreed to.

Current bushfire reports – valid

Action: With regard to S94, the Proponents need to know what Council would like dedicated and what can be provided regarding works in kind. What does Council want in terms of planning agreement?

THIS IS WHERE COUNCIL WILL BE IN CONFLICT WITH ITS CURRENT SECTION 94 AND APPROVING COMMUNITY TITLE – THESE ASPECTS NEEDS TO BE SORTED OUT.

Council Comments

- With regard to sewer, there are two high area levels proposed for the development – one towards the SW corner and one to the north. There may be difficulty in servicing these two areas from one high level reservoir.
- Council has developed a concept design for a new sewer trunk main from Malua Bay to the Tomakin STP, routed past the proposed development through the Crown Reserve road running along the eastern boundary of the development. It may be possible to locate the future sewer rising main serving the development along this same corridor.

- Gravity sewer is proposed for the whole development. The original DCP for the urban expansion area indicated a sewerage pumping station located east of the neighbouring development which could service both properties. There may be some opportunity for integration of design of sewerage for both developments to enable the single pumping station concept to work. A detailed survey would be required to confirm all low lying areas of the Marsim development which could gravitate to this site without additional pump stations.
- Suggest discussion be undertaken with other developers of the parcel of land to the NE in relation to sewerage pump station servicing both properties.
- Confirm gravity sewer for overall plan.
- Council would like an indication of staging for commissioning so Council can plan connection of rising mains to the STP.
- Water supply high level. There is an existing small service reservoir serving lots SW of the development. There has been some work done by ESC on hydraulic analysis of pumping water to this site via the existing feed up to reservoir. Suggest Proponents agents liaise with Council and Council can supply details and possibly integrate this with supply to the high level area.
- WSUD and run off - previous design could be checked using the PURRS model for rainwater tank performance which uses updated local rainfall data to calculate amount of water yield for garden watering to offset potable supply. The PURRS model also provides calculations on the control of runoff from individual blocks and catchments into the sensitive wetland areas. This may be required to justify the adoption of 10kL rainwater tanks proposed.
- The Director General's requirements will need to be addressed.
- Eurobodalla Settlement Strategy (ESS) has been identified in the South Coast Strategy. There should be justification for any deviation from the recommendation of lot size ie ESS 1200m² minimum, also Proponents need to address how the staging works in with the community title, anticipated take up requirements/rate, and the constraints that have been identified as supplied by Council. Verification of constraint mapping – comments to include how this was done.
- There should be a connectivity of the site into existing areas. The development should be integrated rather than stand alone.
- Consent to destroy the aboriginal artefacts on the road will be required.
- With regard to the higher density, Council will require detail.
- Council will need detail on water quality aspects and how will work with the staging.

Action: Mark/Mike to supply PURSS model

- Both intersection designed solution.

Action: MMC to provide David Hunters number

- Community acceptance for 'community title' arrangements