

COUNCIL REFERENCE: 3A07/1005
CONTACT PERSON: Elizabeth Downing

3 November 2017

Ingrid Berzins
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Modification Assessments
Department of Planning and Environment

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Dear Ingrid,

Re: Dolphin Point MP 05_0016 MOD 4.

Thankyou for the opportunity for Council to review the proposed modification documentation. The following comments are offered for your assistance.

Firstly, the description – “modify the staging to include the residential component of stage 15 as part of stage 7, and add the remainder of Stage 15 to Stage 17”, differs from the plan Ref U1180M which shows the remainder as stage 15 and 17.

The proponent in the original application and approval indicated the riparian works for the site were to be included in stage 15 which has a residential component between stages 3 and 6.

The exclusion of this stage until its chronological turn has resulted in all construction traffic for completed stages 4, 5 & 6 utilizing local and access streets to gain vehicle access to lots for building construction. These roads are designed for a lower overall vehicle loading and the increased use of by all construction traffic will result in unnecessary wear reducing the life expectancy of the roadway.

In this regard, construction of the short section of roadway in proposed stage 9A will facilitate improved access for the building development on the released stages. Completion of the riparian lands work are not crucial to the proposed stage 9A, and it is considered suitable to complete them nearer to the end of the subdivision

The last stage should not necessarily be the creation of a reserve on its own. It is often better if linked to other lots to be released, to ensure timely delivery of reserves and associated works.

Documentation, already submitted, in accordance with the consent, will need to be modified to reflect the proposed changes of staging, (e.g. Vegetation Management Plan, Vegetation Restoration Plan, weed management plan).

A revised Shoalhaven Water Notice has been requested, and will be forwarded once prepared.

Kind regards

Elizabeth Downing

Development Coordinator – Subdivisions
Planning, Environment & Development

