

10th December 2008

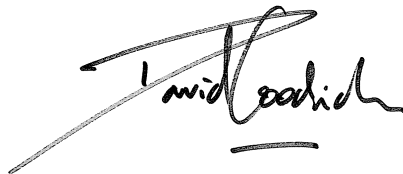
Mr. Chris Wilson
Executive Director, Major Project Assessments
NSW Department of Planning
23-33 Bridge Street
Sydney NSW 2000

Subject: Moruya East Village MP 06_0322 - Response to Submissions and Issues of Concern

Dear Chris

Please find enclosed responses to the Issues of Concern raised since our initial submission was lodged on 11th April 2008.

Yours faithfully
Silver Spirit Communities

A handwritten signature in black ink, appearing to read 'David Goodrich', with a long horizontal stroke extending to the left.

David Goodrich
Chairman

Response to Attachment A: Summary of Significant Issues of Concern

Issue #	Issue	Response
1	Access	Access to the Princes Highway has been removed and replaced with a gated emergency access road instead. The main access into the southern development zone is now via five new local road access roads which connect to the proposed extension of Albert Street (see attached revised master plan dKO Dwg # /01.01/01 Rev C).
2	Retail Commercial Facilities	The Ground Level of the Village Square has been detailed to reflect its use as the services and management hub for the Village (see attached revised Ground Level plans in Durbach Block drawing set), including the table listing the floor areas and uses). Further, the community uses that were formerly located in the tower elements of the three Village Square buildings have been relocated to this Ground Level due to the reduction in the heights of these buildings required by the DoP.
3	Height, Bulk and Scale	<p>The Village Square buildings have been reduced in height, bulk and scale as required by the DoP. The four apartments buildings to the east of the Village Square have been removed completely and been replaced by two storey Manor Homes</p> <p>The Botanica Health and Wellness facility has been reduced in size, bulk and scale by eliminating four Guest Club Rooms and the function centre as required by the DoP effectively reducing the length of the building by 40% and reducing its perceived dominance of the landscape. The building's simple and uncomplicated form is designed to be that of an iconic Australia shearing shed and is deemed to be sympathetic to this</p>

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		rural location. The car parking numbers have been reduce from 45 to 20 which acknowledges the primary use of this facility by residents of the Village who will walk to it from their homes.
4	EEC	<p>The 10 proposed Eco-Homes in the Lowland Grassy Woodland have been removed allowing the high quality EEC to be protected in its entirety. The other effected parts of the EEC are of low quality given its grazing/rural usage over the past century. It is also a fact that the Moruya area is a stronghold for this vegetation community and as such the area to be impacted is insignificant in this context. A detailed analysis has been provided in the report by Keystone Ecological entitled RE: DoP and DECC Concerns – Moruya East Village which is provided.</p> <p>The report calculates a loss of 2.3 ha which will be offset by the retention of 4.3 ha and the rehabilitation of a further 6.34 ha providing an offset ratio of 4.6:1. This is considered acceptable given the social good provided by the high care dementia and assisted living facilities which will be built on the site. Further the social benefit to the broader social community from the creation of employment opportunities for indigenous and non-indigenous people justifies the impact on this commonly found EEC.</p>
5	Connectivity with Moruya	Five new road connections are now proposed to Albert Street (see attached revised master plan.
6	Density	Apartment buildings D,E, F and G to the east of the Village Square have been removed and been replaced by two storey Manor Homes
7	Permissibility of Retail/Commercial	A revised Ground Level plan has been provided detailing the uses to

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		be provided in this area. These facilities are not commercial or retail. They are services and facilities that are required under the SEPP SL, are of an insignificant scale in the context of the size of the project and are ancillary to the proposed use of housing for older and disabled persons.
8	Permissibility of Botanica	Botanica is a facility for the sole and exclusive use of the residents of Moruya East Village and their guests and as such there is no question as to its permissibility.
9	Site and Location of Development	Moruya East Village is a heavily staged development which may take close to 10 years to be fully complete. It is expected to draw residents from a variety of areas north and south of the site. These residents will sell their existing properties to younger people and families which has a renewal effect and rebalances the population demographic. The concerns raised in this point are not accepted as being of any real concern.

Response to Attachment B: Summary of Other Issues of Concern

Issue #	Issue	Response
1	General Design	<ol style="list-style-type: none"> 1. Bulk earthworks are structure to result in minimum impact across the site as a whole in order to achieve the require gradients for accessibility purposes. Significant effort has been undertaken within the design and master planning process to ensure that major tree specimens are retained and pocket parks created to ensure their viability (see attached revised master plan Dwg # /01.01/01 Rev C. 2. The revised master plan deletes the Torrens title housing block from the entrance of South Head road to Braemar farm and a 35 meter set back is achieved across this frontage which does not exist on any of the existing residential block fronting South Head road in the adjacent Mynora estate. Similarly, three Torrens title housing blocks have been deleted from the Princes Highway frontage to provide the required 40 meter set back (see attached revised master plan Dwg # /01.01/01 Rev . 3. Roads have been removed from the rural zone on the eastern boundary. Roads in the western portion of the site in two locations are placed in the rural zone to make use of the scare residential land in these areas. This is considered to be justified as it causes no adverse impacts. 4. Laneways are key to the walkability strategy by keeping the footpaths on the streets free from driveway crossovers to create a safe and pedestrian friendly walking environment for elderly residents. It also removes garages from the streetscape which enhances the humanness of the public realm. This planning practice is endorsed by the Premier's Council on Active Lining and

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		<p>is key to our overall concept. The surface of the laneways may be of a pervious gravel surface in some locations.</p> <p>5. A new road has been added as suggested (see attached revised master plan Dwg # /01.01/01 Rev. Four Pack Housing typology will front Braemar Farm Park, with shared driveway access from rear.</p> <p>6. Intersection layouts changed as requested (see attached revised master plan Dwg # /01.01/01 Rev .</p>
2	Staging	<p>7. Staging of the project is planned to create a sense of completion for the project as time goes on and to connect the two piece of social infrastructure being Botanica and the Village Square as the major structuring element of the master plan. This is a development decision and to a great extent market considerations will be the ultimate determinate of what is built and when. The staging of the infrastructure is dealt with in the Environmental Assessment report and will be a condition of consent that we liaise with the Eurobodalla Shire Council in this regard.</p>
3	Design of Dwellings	<p>8. Solar access is provided to internal living areas June 21 between 11 and 2. (see attached dKO Sunlight analysis). This is in response to the needs and comfort of senior residents, who are unlikely to socialize outdoors on cooler winter months, when temperatures get down to 7 degrees. Inevitably any subdivision will include north facing homes, these homes utilize front yard for outdoor living (see extracts below from Seniors Living Policy-Urban Design Guidelines).</p>

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		<p>NORTH FACING SITE:</p>   <p><i>Private open space can be located in front setbacks as a means of minimising impacts on neighbours and providing passive surveillance of the street.</i></p> <p>Emphasis on community open space rather than private gardens to encourage social interaction in high quality landscaped amenities is part of the project's ethos and supported widely in urban planning forums around the world.</p> <p>Locating opportunities for residents to engage with passers-by and activate the street is also a key ingredient to this philosophy.</p> <p>The Courtyard Homes have two rooms with solar access, front living and rear family. Solar Access, as described in the Eurobodalla Residential Design Code, provides dwellings with "adequate daylight to living areas (ie: living dining or family rooms, kitchens and</p>
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		<p>adequate sunlight to open space". Private Open Space provides "adequate open space for the private recreational use of occupants of a dwelling".</p> <p>The design of the homes for Moruya East Village has been considered to provide quality outdoor areas for the health and well-being of the residents. Well planned homes with seamless indoor- outdoor living areas are a signature feature of the vision for Moruya East Village.</p> <p>The Townhome type dwellings have two areas of Private Open Space as defined in the Eurobodalla Residential Design Code. These areas are located in the front yard and rear yard. Both these areas receive direct sunlight between 9am and 3pm on June 21.</p> <p>The Courtyard and Traditional type homes have three areas of Private Open Space as defined in the Eurobodalla Residential Design Code. These areas are located to the front yard, a central courtyard and the rear yard. All three areas have direct access from internal living areas of the home, are level and well planned providing a highly desirable extension of the family, dining or living room.</p> <p>For the traditional and courtyard style homes, both the front yard and rear yard receive direct sunlight for a minimum 3 hours between 9am and 3pm on June 21.</p> <p>Within the Private Open Space of each home type, an area no less than 4m x 4m is provided as an internal courtyard for Traditional and Courtyard homes, and as part of the rear yard for the Townhome type. As described in the Eurobodalla Residential Design Code, this area is level and directly accessible from the Living areas of the home.</p>
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		<p>The location of Private Open Space to the front yard is consistent with the objectives and intent of the Eurobodalla Residential Design Code, with good urban planning specifically for seniors living communities. Part of the vision for Moruya East Village is to provide walkable streets and activate the street address of homes, providing the opportunity for homeowners to greet passers-by, and offer passive surveillance of the neighbourhood. For homes facing north, the front verandah provides the optimum solar access throughout cooler months, and therefore must be considered a key amenity for the residents. For the traditional and courtyard style homes, both the front yard and rear yard receive direct sunlight for a minimum 3 hours between 9am and 3pm on June 21. See attached dKO Sunlight Analysis in Appendix 11.</p> <p>9. The project meets the accessibility requirements established by the SEPP SL which does not require every home to be accessible (50% of proposal required). Of the 158 community title dwellings proposed in Stage 1, 90 (57%) have accessible path to car space. Of the total community title dwellings proposed for the entire master plan, over 95% will be fully accessible. For dwellings with stair access to rear parking, each home has an on-street space with level access to the front door.</p> <p>10. Perceived bulk shown on elevations is not true. The roof form of the MEV Townhome is consistent with a traditional terrace home design, raking significantly back from eave to ridge.</p> <p>11. Moruya East Village will have a net positive impact upon the ability to meet the needs of ageing people not only within the Village but also the broader area. All dwellings are accessible (with the exception of some garage access) and will facilitate ageing-in-place via</p>
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		<p>the use of in-home care packages provided by the Federal Government. The provision of a 120 bed Dementia Sanctuary facility will cater for those residents initially residing within the serviced self care component of the project who need 24 hour care, and if capacity permits we will provide high care services to people from the broader community.</p> <p>12. Landscaping may be provided to reduce the impact of fencing above retaining walls. Alternatively, lower fencing may be proposed.</p> <p>13. Screens provide privacy to bedrooms. Living areas are not screened. The detail is reminiscent of traditional country homes, which provide articulation and diversity in streetscape. Screens can be designed as “light shelves” with the ability to bounce additional light into dwelling.</p> <p>14. Urban design principles for the Moruya East Village encourage engagement with the life of the street which creates a sense of community spirit, therefore reduced setbacks are optimal. Generous street verges (6m on collector roads, 4.5m on access roads) provide separation and ensure sightlines around corners.</p>
4	Aged Care Services	<p>15. Moruya East Village is a vertically integrated care model. It caters for those living independently in the serviced self-care housing component, to those requiring assistance with day-to-day issues like cooking, cleaning, medication management etc in the Village Square apartments, to those requiring the highest level of 24 hour care in the Dementia Sanctuary. All dwelling in the project have been designed to facilitate ageing-in-place via the attention paid to thresholds, corridor widths, bathroom sizes etc, which will mean that most people will be able to stay in their home until they die. These people will have the same rights to access the Federal</p>

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		Governments HACC packages as people living anywhere in Australia, provided they meet all the relevant criteria. Those requiring the highest levels of care will have access to the Dementia Sanctuary where a bond is charged upon entry and returned once the resident leaves the facility, usually to the next of kin. The charge rates for these services are set by the Federal Government however residents will have a wide range of optional services they can choose to purchase from time-to-time.
5	Climate Change	16. Please see attached report from Evans & Peck Hydrology Consultants.
6	Adequacy of Information/Plans	<p>17. Please see attached report from Evans & Peck Hydrology Consultants.</p> <p>18. The super lots were created to reserve land for future Torrens title subdivision. The super lots and future Torrens title lots will have access granted by easement over the proposed roads in the community title subdivision. These easements will be created as part of the subdivision process.</p> <p>19. It is intended that all of the roads in the Moruya East Village will be private roads however easements will be granted to the owners of the Torrens title lots and to the general public to pass over these roads. There is an opportunity for a number of these major roads within the development to be dedicated as public roads. This can be left to a future negotiation between the proponent and Council if the Council believes it is desirable</p> <p>20. There is no cycleway connection to our site from the Princes Highway or South Head Road, because it doesn't exist. We will be happy to connect to it when Council builds it.</p> <p>21. Detailed plans will be provided with the Construction Certificate draws.</p> <p>22. See attached drawing EDAW.</p> <p>23. Plans amended (see attached revised master plan Dwg # /01.01/01 Rev.</p>

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		<p>24. See Subdivision Plan dKO /01.01/02 Rev C in the project application drawing set.</p> <p>25. Access consultant approved. Plans show outline template provided within AS 2890.-1993 Off-Street Parking. All garages have internal heights set at a minimum 2.5m. Open carports allow passive surveillance and reduce gun-barrel effect caused by rows of garage doors. Secure storage cabinets are included in each carport. MGAC Access Report (see Appendix 13 in project submission) notes that accessibility can be complied with and will be implemented during design development.</p>
7	Heritage	<p>26. The Braemar farmhouse has been in a state of dilapidation for a very long time and more than a decade prior to our involvement with this project. It has been unoccupied for well over 15 years and has been the subject of significant vandalism and theft by local residents for timber and other items. The European heritage study undertaken by City Plan Heritage states that there are no European places or items located on the site. The ESC does list the cottage on its heritage register. The Draft Statement of Commitments details the recommendations made by City Plan Heritage and we would be happy to have these conditioned. The design of the built form has purposefully acknowledged the key elements of Moruya architecture including balcony elements, pitched and corrugated roof elements, wrap around balconies on many homes, use of timber in the materials palette etc. Signage will be incorporated into not only the Braemar Farm community park but also throughout the project, highlighting both the European and Indigenous history and heritage of the site. This will form part of the experiential boardwalk system that criss-crosses the site through the</p>

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		riparian corridors, streets, Village Square and pocket parks.
8	Dementia Buildings	27. EDAW will prepare an external works plan for the Dementia Sanctuary during the construction certification stage which incorporates secure external open spaces and walking pathways. The access road will now be fully paved as requested. The Moruya East Village care philosophy actively encourages all residents to spend the maximum amount of their time out of their individual rooms, by providing a range of controlled interactions and therapeutic activities which have been scientifically proven to be beneficial to dementia residents. Solitude compounds the feelings of dislocation, disorientation in patients suffering from dementia and Alzheimer's disease. Living areas have all been designed to face north and northwest, with views across riparian corridor to Village Square. Accessibility requires level access from the entry drive. Lowering of the entry at upper floor not possible, as lower suites would then be below ground level. The backdrop of steep hillslope and mature trees provide appropriate scale for the Dementia Sanctuary built form whilst placing the facility in a location that connects the residents to nature which is another proven method of increasing resident quality of life. The facility is also close enough to the Village Square to enable relatives to take their loved ones for a meal or an activity in the Village Square enhancing the experience of all stakeholders.
9	Owners Consent	28. The NSW Department of Lands have provided their consent.
10	Botanica	29. It is considered that a condition of consent that restricts the use and operation of Botanica to the operators/managers of the Housing for Older People or People with a Disability project, is an appropriate

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		way to deal with this concern. All buildings are now located on
11	Residential Flat Buildings D-G	30-34. These building have been deleted and replaced with a lower scale manor House typology which is a two storey apartment form as requested by the Department of Planning.
12	Buildings A-C	35-39. Buildings A-C have been modified and reduced in size and scale as requested by the Department of Planning. The ground plane uses have also been clarified to include the community uses as a result of the changes mentioned above.

Response to Issues Raised in Summary of Public Submissions

Issue #	Issue	Response
1	Water Cycle Management	All issues have been fully dealt with in the Evan & Peck Hydrology Report.
2	Traffic	See updated Traffix report included. Princes Highway access removed and replaced with multiple access points onto Albert Street.
3	Moruya Structure Plan	Addressed in consultation with the DoP and Minister in relation to the Village Square precinct.
4	Density/Scale	Addressed in consultation with the DoP and Minister in relation to the Village Square precinct.
5	Riparian Corridor Management	Done. See Statement of Commitments attached.
6	Noise	No longer relevant after removal of Princes Highway access.
7	Impact on Businesses in Moruya	New ground floor layout provided.
8	Prohibited Development	Addressed in consultation with the DoP and Minister in relation to the Village Square precinct and by decreasing Botanica by 40% in size.
9	Heritage	Bunya Pine will be retained and interpretative signage provided.
10	Acid Sulphate Soils	No development will occur in areas containing acid sulphate soils. Bunya Pine will be retained and interpretative signage provided.
11	Low Cost Accommodation	Incorrect.
12	Flora and Fauna	High value EEC is retained via the removal of the 10 Eco-Homes. Offset for low value EEC is provided at 4.61:1
13	Aged care accommodation	Dementia Sanctuary is a high care facility and provides 24 hour care.
14	Residential Design Code	Addressed in consultation with the DoP and Minister in relation to the Village Square precinct.
15	Child care facilities	Not true. There are no childcare facilities proposed apart from the grand parents who will reside within the Village.
16	Eurobodalla Settlement	Not true.

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	Strategy	
17	Public Transport	Not true. Discussions with bus operator (Marshall's) have concluded that the project make their existing routes more viable though an access from the Princes Highway was seen as essential.
18	Character of Development	<p>The architectural design of the built form of Moruya East Village is unique. By enlisting a team of three different architectural consultants on the project, the end result is one of architectural diversity and variety, which avoids standardisation of the built form. Much of the character of the proposed homes was founded on the aesthetics of traditional Moruya architectural forms which were studied and evaluated in an early part of the design development process. The simple forms, robust character, traditional materials and shade elements have been reinterpreted into the design of the built form, including features that encourage casual living and engagement with the community.</p> <p>The grid pattern of the Concept Plan was also influenced by the typical street pattern of an inland coastal centre. The road hierarchy is based on a series of avenues and laneways, with a Main Street running east-west across the site connecting Botanica with the Village Square, the two community service cores. Lot areas have been developed around an open space system based on interconnecting parks, community gardens and riparian corridors. The retention of the significant trees was also a primary influence when designing the Concept Plan, as was ensuring accessible grades between facilities and across the site.</p>
19	Use of Botanica	Botanica will be for the exclusive use of residents and their guests.

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20	Lack of Integration	Not true. The services and facilities are those required to be provided under the SEPP SL and do not represent any competition to the township of Moruya. Retail Impact Assessment report was provided previously which confirms this.
21	Inadequate infrastructure	Not true. There is adequate infrastructure capacity to meet the staged needs of the project. That which is required over and above this is to be provided by the proponent.
22	Unauthorised correspondence	We are not aware of any such correspondence.

Amended Statement of Commitments

The commitments listed in the following section have been compiled based on the environmental assessments undertaken in the preparation of this EA. They provide a commitment from the proponent, indicating responsibilities and timing, to implement measures to minimise the risk of potential environmental impacts that have been identified through this assessment and ensure that the project is environmentally, socially and economically sustainable.

The proponent is committed to maximising the environmental, social and economic benefits of this proposal and minimizing any potential negative impacts. The measures that the proponent will implement to achieve these objectives are outlined below.

General

The development will be carried out in accordance with the Environmental Assessment (EA), prepared by Mersonn Pty Limited, February 2008, supporting reports and drawings, as amended by Report dated 10th December 2008.

Ecology

Measures described in the EA to protect Flora of Conservation Significance, Fauna of Conservation Significance and Endangered Ecological Communities within the boundaries of the site will be implemented during and consequent to the development of the proposal. Furthermore the proponent is committed to a program of environmental restoration works including rehabilitation, regeneration and planting with native and local flora species in all areas of the project including the southern riparian corridor, the northern riparian corridor and the floodplain.

The proponent will install and maintain artificial nesting boxes in the retained trees to compensate for the loss of any hollow bearing trees as a result of development. These commitments will be undertaken within the appropriate stages of the development in accordance with the demand from the market.

The proponent will provide an ecological offset of 4.6:1 in lieu of the Lowland Grassy Woodland to be utilised for the development.

The proponent also commits to implementing a riparian corridor management plan to ensure the ongoing health of these community assets. Discussions have already taken place with the Cobowra Local Aboriginal Land Council (LALC) to utilise indigenous skills and labour to deliver upon this commitment.

European Heritage

A photographic recording will be made of the remaining buildings on the Braemar Farm cottage site in order to preserve an historical record of their presence.

All planting surrounding the cottage will be retained and incorporated within designs for future development of the site.

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On site interpretive interventions will be carried out at the site of the cottage in order to provide a brief history and description of the sites significance. In addition a network of interpretive and informational signage will be created depicting both the European heritage of the site and also the Indigenous heritage of the area.

Aboriginal Heritage

The following management strategies will be implemented to address conservation of Aboriginal heritage values identified on the site:

No.	Issue	Mitigation Measure
1	SU2, SU4, SU12, SU19	Consider option of conservation; otherwise items should be salvaged in accordance with the correct procedure and permits (if required).
3	SU10	Full conservation not warranted, however conservation of part of the Survey Unit could be considered. If parts of this survey unit are to be exempt from development impacts active measures should be taken to ensure no inadvertent impacts occur to archaeological deposits. If direct impacts are proposed for the survey unit items should be removed in line with the correct procedures.
4	SU11	Conservation not warranted; items should be salvaged in accordance with the correct procedure and permits (if required).
5	General	Prior to the commencement of any vegetation clearing, earthworks or other invasive development-related activities, all construction contractors should be advised of their legal obligations with regard to Aboriginal Cultural Material.
6	General	Should any material evidence thought to be of Aboriginal origin be discovered or exposed during any stage of the development, work must immediately cease in that locality. The Department of Environment and Conservation and the Cobowra LALC should then be contacted for management advice and clearance given by these organisations before work resumes in the subject area. Specifically, as outlined in Section 91 of the NPW Act, a person who is aware of the location of an Aboriginal object must notify the appropriate authorities within a reasonable time after discovery.

The proponent undertakes to continue their close working relationship with the Cobowra Local Aboriginal Land Council (LALC) and to

Soils and geotechnical matters

The issues identified by the Sydney Environment and Soil Laboratory Report (2006) and the recommended mitigation measures to address these as detailed in the table below will be implemented.

1	Upland Granite	<p>Should decomposed be used for paths, etc no long steep cuts are to be made without retention.</p> <p>Building in where there is a sizable clay content in the upland units of the subsoil will require filling and drainage of the soils on the upper side of the fill to avoid causing water-logging.</p> <p>The clay B horizon material will be stripped to use as clay liner for any structures dug into the deeper gravely colluvium.</p>
2	Humose Hydrosol	Once the project has taken final shape quantitative acid sulphate (POCAS) testing will be undertaken in any areas of the flood plain where soils are to be disturbed and an acid sulphate management plan if any are found.
3	Salic Hydrosol	If any road construction is to occur in areas where this soil type occurs it will be determined if preloading, filling with hard fill and installation of a membrane liner or capillary break is required.
4	Sulphidic Interdidal Salic Hydrosol	<p>Use of lime and the avoidance of the bringing to the surface any soil from depth in any future construction work is required in areas where this soil type occurs.</p> <p>Appropriate engineering response will be required for infrastructure installation in areas where this soil type occurs.</p>
5	Need for quantitative advice on soil melioration and management.	Once the project has taken final shape a soil recovery and management report requiring additional agronomic and erosion based testing will be undertaken.

As the letter from Sydney Environmental Soil Laboratories notes, the only acid sulphate issue pertain to the tidal flat area well within the floodplain where no development occurs. This area will be undisturbed by development. There are no acid sulphate issues within the development zones within the project. The sewage pumping station is located a significant distance from the tidal flat zone and all engineering works associated with implementing the infrastructure will not disturb any of the aforementioned zone.

Bushfire hazard

Asset Protection Zones as indicated in the EA report and on the relevant drawings will be instated. Aside from the instatement of asset protection zones, the following mitigation measures will be implemented:

1	Maintenance	The Asset Protection Zones and the landscaped areas of the site shall be maintained in accordance with Appendix 5 of <i>Planning for Bushfire Protection 2006</i> and the NSW Rural Fire Service's "Specifications for Asset Protection Zones".
2	Management	A Bushfire Management Plan shall be prepared to address the maintenance of the bushfire fuels within the site, including the Asset Protection Zones, landscaped gardens and residual vegetation/riparian corridors and the need to minimise the potential for fire occurrences within the EEC vegetation in the creek corridors.
3	Management	The Bushfire Management Plan shall be submitted to the NSW Rural Fire Service for approval. The Fire Management Plan shall form an annexure to the Community Management Statement for the Village.
4	Construction	The minimum construction standard to the future buildings that are exposed o the bushfire hazard within the vegetation on the floodplain to Racecourse Creek and the residual vegetation in the south-eastern corner of the southern precinct shall be Level 1 specifications of Australian Standard A.S. 3959-1999, "Construction of Buildings in Bushfire Prone Areas".
5	Construction	The roof gutters and valleys to the future Dementia buildings shall

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LEGEND

- s1 Upper Upland Granitic Soils
- s2 Lower Upland Granitic Soils
- s3 Humose Hydrosols
- s4 Salic Hydrosols
- s5 Sulphidic Intertidal Salic Hydrosols

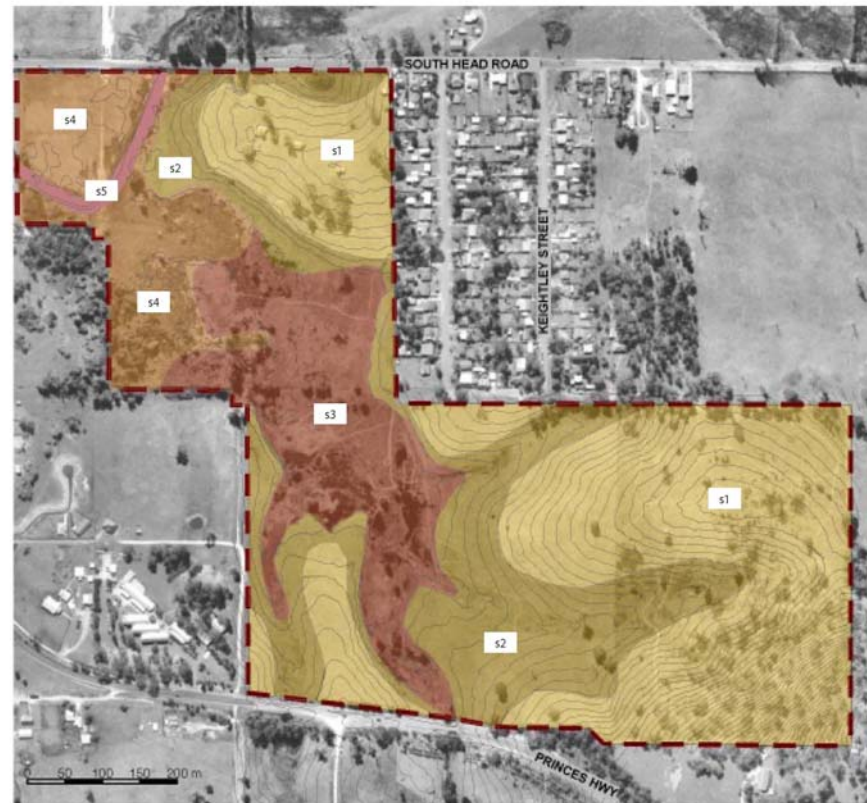


Figure 2.1 Landform and Soils

MORUYA
EAST VILLAGE

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		be fitted with a protection system which minimises the accumulation of combustible materials. The protection device shall have a flammability index of less than 5, measured against the performance standards of AS1530.2.
6	Access	Future access roads within the development shall be constructed to comply with the specifications of Section 4.1.3 of <i>Planning for Bushfire Protection 2006</i> .
7	Access	The minimum internal road carriageway width shall be 6.5 metres, exclusive of car parking to one side of the road, with the capacity of the road surfaces sufficient to carry a fully laden fire appliance with a GVM of 15 tonnes.
8	Access	The minimum perimeter and through road width shall be 7.0 metres with designated passing bays strategically located so as to provide passing for fire fighting vehicles.
9	Access	The capacity of the surface of the internal roads shall be sufficient to carry a fully laden Category 1 Rural Fire Service Tanker with a GVM of 15 tonnes.
10	Access	The proposed perimeter fire trail to the southwest of the northern precinct and to the west of the southern precinct shall be constructed to comply with the specifications of Section 4.1.3 of <i>Planning for Bushfire Protection 2006</i> . The minimum formed width for the fire trail shall be 4 metres with an additional one (1) metre provided to each side, clear of all grasses and shrubs.
11	Access	The capacity of the surface of the trail/s shall be sufficient to carry a fully laden Category 1 Rural Fire Service Tanker with a GVM of 15 tonnes.
12	Access	The service road/emergency access link to the southeast of the Dementia buildings shall be constructed to a minimum width of 4.0 metres with no parking to both sides, be one-way and be provided with fire fighting operational platforms, clear of the road width, strategically located for structure fire operations within each building.
	Hydrants	A mains pressure hydrant water supply and hydrant ring main shall be provided within the development, in accordance with the specifications of Australian Standard A.S 2419.2.
13	Hydrants	Hydrants shall have a flow rate of 10 litres / second. Blue hydrant markers shall be provided to locate the positions of the hydrants. The markers shall be positioned on the hydrant side of the centreline of the road pavement.

14	Hydrants	The residential buildings within the estate shall be connected to this supply and will be fully compliant with the provisions of the Building Code of Australia, including the provision of hose reels/hydrants within the Special Fire Protection buildings.
15	Hydrants	Dependant upon the adequacy of the mains supply, a booster valve assembly maybe required so as to permit attending fire appliances to increase the supply pressure.
16	Hydrants	Should a booster assembly be required, a “lay-by” parking bay shall be provided at the booster assembly and that external “Millcock” valves [Landing Valve] Hydrants be provided in locations which will assist in the extinguishment of bushfires that occur in the vegetation in the Racecourse Creek riparian/floodplain corridor.
17	Evacuation	An Evacuation Plan shall be prepared, at the Construction Certificate stage, for the Village which establishes the primary evacuation triggers/causes and the protocols for the timely relocation/evacuation of residents and staff/visitors of the Village.
18	Evacuation	A copy of the Evacuation Plan shall be provided to the Local Emergency Management Committee/Police, NSW Fire Brigade and NSW Rural Fire Service.
19	Evacuation	The Evacuation Plan shall comply with AS 3745 -2002 “Emergency Control Organisation and Procedures for Buildings, Structures and Workplaces”.

Soil erosion and sediment control

Measures to address soil erosion and sediment control in the following table will be implemented.

1	Management of soil erosion and sediment control	<p>Prior to any earthworks commencing on site, erosion and sedimentation control measures will be put in place generally in accordance with Council requirements and the NSW Department of Housing Manual, “Soils & Construction” 2004. These measures will include:</p> <ul style="list-style-type: none"> • The installation of a 1.8m high chain wire fence covered with Hessian, to
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SILVER SPIRIT COMMUNITIES

		<p>the perimeter of the development area for security and wind protection.</p> <ul style="list-style-type: none"> • The construction of silt fences on the low side of all site areas to be disturbed. • The provision of a sediment basin/s through which stormwater runoff shall be channelled. The basin will be located to suit the staged construction of the earthworks. • Provision of temporary truck wash down facilities as required, to the exits from the site.
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Hydrology

Measures to maintain local and on-site water quality and provide protection from flood in the following table will be implemented.

Parameter	Pre-Development	Post-Development (No Treatment)	Post-Development (With Treatment)	Treatment Reduction
Flow (ML/yr)	50	104	92	11%
Total Suspended Solids (kg/yr)	13,900	20,000	5,540	72%
Total Phosphorus (kg/yr)	36.2	41.2	15.1	63%
Total Nitrogen (kg/yr)	196	296	162	45%
Gross Pollutants (kg/yr)	0	2,180	0	100%

Infrastructure

The proponent is committed to completing all necessary infrastructure works in accordance with the Stage Plan which itself is dependent upon the demand from the market. This commitment relates to sewage (pump station and rising main), electricity, water and telecommunications. Discussion with the Eurobodalla Shire Council (ESC) in relation to the timing and payment for these pieces of infrastructure are ongoing and will form the basis of a Voluntary Planning Agreement between the proponent and the ESC. In discussions between ESC engineers and Hyder Consulting, it has been determined that the first 50 houses within the project and a component of the Botanica health and wellness facility can be services utilising the existing Mynora Estate sewage infrastructure.

Social and Community

The proponent undertakes to provide shuttle bus/transportation service for the residents of the Moruya East Village project from at least two locations within the Village to the Moruya Town Centre and Moruya Hospital. This will be generally available from 8.30am to 5.30pm everyday and regular intervals throughout the day. Furthermore, negotiations with Marshall's Bus Company the provider of the local

bus service have been undertaken. They are prepared so long as there is an access granted for the project onto the Princes Highway, to include the Moruya East Village on the normal local bus routes to and from the Town Centre.

Then proposal in its current form provides the residents with a comprehensive array of professional health and wellness services and facilities. These will initially be located within the Botanica health and wellness facility however as the project expands to its larger capacity; a suite of professional rooms will be located around the Village Square. These facilities will include a GP, dentist, podiatrist, physiotherapist amongst others.

Site Access

Access to the project will be via Albert Street and onto South Head Road. The proponent commits to contributing to the costs of the new roundabout at the intersection on South Head Road and the Princes Highway according to a formula (yet to be agreed) that reflects the usage characteristics and demographics of the future residents of the Moruya East Village and the economic staging impacts of the project in accordance with the market demand for the product.

A gated emergency access will be provided to the Princes Highway in lieu of the previous proposed main access point.

Botanica

Botanica will be amended in accordance with the plans contained in this revised submission. The changes include the deletion of 4 Club Rooms and the community hall in addition to 20 car parking spaces and a reduction in length of the building plus fretting of the roof form as agreed in discussions with the Department of Planning urban designer on 13th November 2008.

The proponent also accepts a condition of consent that restricts the use and operation of Botanica to the operators/managers of the Housing for Older People or People with a Disability project. The facility is for the exclusive use of resident of Moruya east Village and their guest or those so authorised by the operators/manager of the project.

Road Access to the Public

1. The proponent commits to grant an easement to the owners of the Torrens title lots and to the general public to pass over the roads with the subdivision. There is an opportunity for a number of these major roads within the development to be dedicated as public roads. The proponent commits to a future good faith negotiation with the Eurobodalla Shire Council if the Council believes it is desirable for the roads to be dedicated as public.