

Meeting Details

Meeting Date: 7 November 2017

Applicant/s Present: Tony Fish, Greg Crisp

Council present: staff Bruce Moore, Dean Hartmann, Mat Bell

Subject Land & Development

Unit: House No.: Street: Bucketts Way

Suburb: Tinonee Postcode: 2430

Lot: 541 & 542 DP or SP: 1113791 Section: Property Key:
 Lot 53 536998
 Lot 156 753202

Zoning: R5 Large Lot Residential, RE1 Public Recreation, E2 Environmental Conservation

Proposed Development: Modification of Subdivision - State Significant - MP05-0038

ISSUES RAISED AT MEETING:

The modified plan results in a minor reduction in yield and while layout has changed it is not dissimilar to that of the approved subdivision. In this regard there are no general objections from Council.

The proposal does however, result in the fragmentation of areas of ecological significance with several lots encroaching into ecological areas. Any proposal to have the ecological lands in private ownership would need to demonstrate how the land will be maintained in perpetuity.

It is suggested that the conservation area and foreshore land fronting Carters Creek be dedicated into public ownership. The drainage lines and riparian vegetation would be retained on private lots with a drainage easement and instrument that directs the appropriate management of the drainage lines (drainage easement and instrument to be in favour of Council).

If there are any consolidated bioretention/ water quality features, then these are to be dedicated to the ownership of Council after being constructed and maintained for an acceptable period by the developer (together with other standard requirements Council in relation to maintenance of any such facilities).

The proposal also results in the loss of foreshore access and a dedicated foreshore reserve. This is not in keeping with the aims and objectives of State Environmental Planning Policy No. 71. While Council has no strategic plans for foreshore development in this area, Council would prefer all foreshore land to be in public ownership, for both amenity and management reasons and retention of this land in private ownership is not

supported. Council would not require the construction of any infrastructure or recreational assets on the foreshore reserve due to its significant ecological values.

The dedication of the conservation lands, foreshore and water treatment / detention facilities would not be subject to payment of monies to Council for ongoing maintenance.

In general, Council is supportive of the amended layout subject to the areas of ecological significance, water treatment / detention facilities and foreshore areas being dedicated into public ownership.

This preliminary assessment with DAP is based on a review of the issues relating to the proposed development and the details provided by the applicant/consultant. It should not be taken to be a detailed assessment of Council's requirements for any subsequent development application or an indication in any way of the likely outcome of any subsequent application. The points raised during the meeting are intended to assist applicants in determining issues that should be addressed in a development application. Council and its officers do not accept any liability whatsoever for the actions by others taken as a result of any preliminary information offered, or the points raised, or any issues not raised or discussed.

Any comments made by or actions taken by Council Officers during the meeting does not amount to a decision under the Environmental Planning and Assessment Act 1979.



Bruce Moore

7 November 2017

DATE