

2.11. Acid Sulphate Soil

The majority of acid sulphate sediments are formed by natural processes in anoxic conditions that generally exist beneath mangroves, saltmarsh vegetation and in benthic sediments of coastal rivers and lakes. Accordingly, the occurrence of acid sulphate soil (ASS) is generally limited to low lying parts of coastal floodplains, rivers and creeks. The area classified as potentially containing ASS is located within the boundaries of the SEPP 14 wetland and as such will not be impacted by the proposed development.

2.12. Subdivision Layout

The subdivision layout provides a road adjacent to the open space area with a series of roads running east-west. Road No. 1 is a collector road to be constructed as a 11m wide carriageway within a 19m road reserve. The secondary roads are of a lesser width consistent with an hierarchical road system. The shareways will comprise a variable width pavement (5 - 7.5m) within a 12m wide road reserve. The balance of the site is a continuation of the pattern established by the first stage of the development.

Roads 4 & 5 include 'shareways' which will eventually provide direct vehicle access to 12 allotments. Shareways which adjoin the open space lands are also provided for Roads 3 and 8.

The area of the lots vary from 500 to 1150 square metres with an average lot size of about 650 square metres. Over 85% of the allotments are orientated north south providing for good solar access for future dwellings.

Pedestrian access is provided via a series of pathways located within the open space and traversing the site via road and shareway pavements. The open space lands provide locations for stormwater controls which have been designed in accordance with recommendations of the stormwater assessment modelling.

Vehicle access to all 98 allotments will be off the existing intersection to Banyula Drive. Development of latter stages will provide for the completion of the collector road, thus facilitating use of the collector road as a bus route.

The subdivision will be constructed in eight stages as shown on the staging plan. Stage 1 will involve the construction of stormwater detention Basin A and the APZ. A temporary fire trail will be constructed progressively as each stage is developed. The fire trail connects Banyula Drive with the temporary turning circles at the end of Roads, 2, 4, 5, 6, 1 and 8.



Figure 1 *Intersection of Road 1 with Banyula Drive looking north - constructed 2005*



Figure 2 *Intersection of Road 1 with Banyula Drive looking east - constructed 2005*

The proponent has entered into a Deed of Agreement (*dated 1.7.2004*) with the Council providing for the dedication to Council of the land zoned 6(a) and 7(c) (SEPP 14 - Wetland 571) at the time of subdivision. The landscaping of the 6(a) open spaces lands will be undertaken following the construction of the stormwater control structures (Basin A and swale) and be completed prior to issue of subdivision certificate.