

**RESPONSE TO ISSUES RAISED BY NSW DEPARTMENT OF PLANNING PURSUANT TO S75H(6)
OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979
LOT 11 DP 1104789 AND PART LOT 72 DP 1073600 DOLPHIN POINT
MAJOR PROJECT MP05_0016**

A meeting was held to discuss comments by the Department of Planning (DoP) in relation to concerns with the application on 14 January 2008. This meeting followed the issue of a letter containing agency responses issued by DoP on 8 January 2008. Agreements were reached (using the same numbering as contained in the letter of 8 January) regarding all matters. Following is a list of issues, the relevant agreement, the response from the proponent AND A COMMITMENT from the proponent where such is relevant.

1.	<p><u>Issue</u></p> <p>The riparian corridor surrounding the western creek running between Stages 2 and 3 should be widened to include 20m of riparian vegetation and an additional 10m of buffer vegetation on both sides of the creek bank, extending to the edge of the water quality/detention pond. Amendments to the plans should be provided in this regard, showing the location of the creek bank and the two riparian zones (ie primary and buffer).</p> <p><u>Agreement</u></p> <p>Applicant agreed to amend plans in accordance with the above DWE request.</p> <p><u>Response</u></p> <p>The riparian corridor has been widened as requested. Plans showing amendments to the riparian corridor between Stages 2 and 3 are submitted herewith.</p>
2.	<p><u>Issue</u></p> <p>All of the land within the proposed Environmental Protection 7(d2) (Special Scenic) zone should become part of the proposed allotment containing the 6(b) and 7(a) zoned land to be dedicated to Council.</p> <p><u>Agreement</u></p> <p>Applicant agreed to amend plans in accordance with the above request.</p> <p><u>Response</u></p> <p>A commitment will be provided that incorporates dedication of the land referred to above.</p> <p><u>Commitment</u></p> <p>The proponent hereby commits to dedication of the land proposed to be zoned 7(d2) (Special Scenic) zone currently comprising part of Lot 11 in DP 1104789 and as shown in the plans submitted herewith.</p>
3.	<p><u>Issue</u></p> <p>Accordingly, the plans should be amended to show the northern perimeter road to Stage 2 being relocated to be wholly clear of the riparian zones and the proposed 7(d2) zoning.</p> <p><u>Agreement</u></p> <p>Applicant agreed to amend plans in accordance with the above request.</p> <p><u>Response</u></p>

	<p>The northern perimeter road for stage 2 has been relocated to be clear of riparian zone and 7(d2) zone in accordance with the plans submitted herewith.</p>
4.	<p><u>Issue</u></p> <p>The plans should be amended to show the location of the banks of the eastern creek and a 20m riparian vegetation zone both sides of that creek (where the creek or the 20m buffer area occurs on the subject site).</p> <p><u>Agreement</u></p> <p>Applicant agreed to amend plans in accordance with the above request. The applicant noted and it was agreed that this would result in a change in the position in relation to the previously proposed offsets. It was agreed that the applicant would provide a justification for the amended position in relation to offset planting as a result of the above change to the plans.</p> <p><u>Response</u></p> <p>The plans have been amended to show the location of the eastern creek and a 20m riparian zone has been incorporated. Refer to plans submitted herewith. The amount of loss of riparian vegetation has been significantly reduced and it is noted that Stage 5 land is now proposed to be dedicated to Council. Given these two factors, no offset vegetation planting is proposed pursuant to the amended proposal. We note that the area of EEC to be removed is 0.95 ha and that the area of EEC to be retained is now 1.10 ha. The area of EEC within Stage 5 is 8.23 ha, all of which is to be dedicated.</p>
5.	<p><u>Issue</u></p> <p>The plans should be amended to show only one road (the collector road) crossing the western creek, and the crossing should be located to be perpendicular to the creekline and at an appropriate position to minimise impacts on the creek and the riparian corridor.</p> <p><u>Agreement</u></p> <p>Applicant agreed to amend plans in accordance with the above request. A sketch plan was produced and showed the road amended appropriately. It was discussed that the road should be located so as to avoid removal of the trees in the riparian corridor (which should be possible given there are only a few trees there).</p> <p><u>Response</u></p> <p>A redesign of the subdivision has been undertaken to effect this requirement. Refer to plans submitted herewith.</p>
6.	<p><u>Issue</u></p> <p>The plans should be amended such that no roads or residential allotments cross, or are within the 20m riparian buffer zone of the eastern creek (other than one crossing for the future collector road connection with the adjoining land to the east), and the crossing should be located to be perpendicular to the creekline and at an appropriate position to minimise impacts on the creek and the riparian corridor (see also comments in relation to point 8 below).</p> <p><u>Agreement</u></p> <p>Applicant agreed to amend plans in accordance with the above request subject to changes discussed to the offsets in point 4 above.</p> <p><u>Response</u></p>

	<p>A redesign of the subdivision has been undertaken to effect this requirement. Refer to plans submitted herewith.</p>
7.	<p><u>Issue</u></p> <p>The locations of the Asset Protection Zones (APZs) are to be reconsidered to provide them wholly clear of the primary and buffer riparian zones for both creeks.</p> <p><u>Agreement</u></p> <p>Applicant agreed to amend plans in accordance with the above request, noting the APZ requirements of the 2006 guidelines are smaller. Applicant advised to provide an updated assessment of compliance of the amended plans with the whole of the 2006 guideline provisions.</p> <p><u>Response</u></p> <p>In consultation with the proponents bushfire consultant the subdivision has been amended to accord with APZ requirements as referred to in <i>Planning for Bushfire Protection 2006</i> (NSW Rural Fire Service). The APZs are wholly clear of primary and buffer riparian zones. Refer to plans submitted herewith.</p>
8.	<p><u>Issue</u></p> <p>The location of the collector road should be altered to address the above requirement in relation to creek crossings (point 5 above), to follow roughly the route of the 2nd east-west road from the southern boundary (rather than the perimeter road route) and to provide a connection with the adjoining development site to the east by way of a curve rather than a corner. It is noted that identified development constraints to the adjoining site would make it more appropriate for the connection to take place further to the north than currently proposed (see attached comments from DECC at Attachment 3). It is suggested that discussions take place between yourselves and the developers of the adjoining property with a view to determining an alternative location for the collector road.</p> <p><u>Agreement</u></p> <p>Applicant advised of changes to location of collector road requested by Council (ie to travel along the northern most east-west road rather than the southern most and for the intersection to be a 4 roundabout way intersection, with the minor north-south road. Agreed to amend to have the collector road in this location. The need to have the collector road connect to the adjoining eastern site further northward was discussed and it was agreed that the connection point would be identified (with a road reserve at the intersection of sufficient size for a future roundabout). The relocation of this intersection northward would allow a road to be provided between the proposed bio-retention basin and the proposed child play area, then travelling either north-eastward or eastward as required in the future development of the adjoining site. This area of the site appeared appropriate for the road during the site inspection, with little existing vegetation constraints in this area. It was agreed that information would need to be provided by the applicant by way of Commitments detailing how this would be achieved legally within any consent given the uncertain timing of the adjoining development (and the uncertainty of the developable area) and given the dedication requirement to Council. Options discussed included creating a "paper" road and creating an 88B instrument, however with no certainty for the route of the road both had problems. The issue of funding of the connection was also to be addressed in the Commitments. The Commitments had to provide for certainty in relation to the future ability of provision of this connection and its funding (or partial funding).</p> <p><u>Response</u></p> <p>The location of the collector road has been amended so that it comprises the northern most east west road. Three way roundabout intersections have been catered for to the east and west and in the vicinity of the existing dam. The connector or link road with the</p>

	<p>adjoining property to the east has been relocated so that it is further north and connects with the western most roundabout. It is noted that should the development on the adjacent site not proceed there will be no need for construction of the connector road.</p> <p><u>Commitment</u></p> <p>The proponent will contribute 50% of the cost for construction of the 'connector road' as proposed on Lot 11 in DP 1104789 to link it with Lot 171 in DP 1081810 in the location generally as shown in the submitted subdivision drawings. The proponent will pay a bond in the amount of \$50,000 for the purpose of ensuring that the connector road is constructed in accordance with consent authority standards and specifications. The bond will be paid to the consent authority prior to the issue of any Construction Certificate that may be issued for any component of the development. The land comprising Stage 5 will be dedicated to Council subject to land being reserved for construction of a roadway generally in accordance with the subdivision drawings submitted herewith.</p>
9.	<p><u>Issue</u></p> <p>Details are to be provided of the nearest park containing child play equipment. If the nearest park is not within 400m distance of the proposed allotments, details are to be provided of a child play area within the Stage 5 land in proximity to the proposed perimeter road and cycle way/pedestrian path that would be within 400m walk of allotments on the site. Details are to include a concept landscape plan and specification of the timeframe for construction of the play area, including equipment, access paths, street furniture, shade structures and fencing as required and the play area is to be designed to be appropriately accessible.</p> <p><u>Agreement</u></p> <p>Applicant agreed to provide a concept landscape plan (on street tree concept plan) for the site identifying the location of the child play area as identified above. A Commitment is to be given detailing the level of embellishment of the area, who will fund the area and the timing of the completion of the area, together with how the issue of dedication to Council will be addressed. It was emphasised that the child play area needed to be accessible (ie AS 1428).</p> <p><u>Response</u></p> <p>The nearest park is more than 400m from site. A commitment has been provided in respect of a child play area. The child play area will be located within a park to be dedicated to the Council comprising Lot 306 within Stage 2.</p> <p><u>Commitment</u></p> <p>The proponent hereby agrees to the construction of a child play area in accordance with landscape drawings L01 and L02 prepared by HLS Pty Limited and dated Feb 08 submitted herewith. The land comprising Lot 306 will be dedicated to the Council at no cost and the dedication will be effected following construction of the child play area. Construction of the child play area will take place concurrent with construction of Stage 3 in the plan prepared by Rygate and West "Plan showing conceptual Staging for Stage 2 Subdivision" Ref No U11840M Sheet 3.</p>
10.	<p><u>Issue</u></p> <p>Plans are to be provided for the proposed roads, to include a longsection and section and are to show the width of proposed gutter treatment, verges, paths and carriageways and are to detail any traffic control or design measures. The road designs are to ensure each road allows an appropriate speed of travel relative to its place in the hierarchy, that the collector road allows for appropriate movement of buses and that all roads are of appropriate design for access by large rigid vehicles (12.5m). The roads are to be designed to satisfy the requirements of Element RE8 of Shoalhaven DCP 100.</p>

	<p><u>Agreement</u></p> <p>Applicant agreed to provide longsections once the road network was finalised. It was agreed that sections are not required for each road, but rather typical sections for each road type were to be provided detailing reserve, verge, carriageway and foot/cycle path widths, together with details of proposed guttering. It was advised that the designs (including intersections) should address the requirements of DCP 100 and the 2006 bushfire guidelines (where appropriate) and shall allow for movement of 12.5m rigid vehicles generally and 14.5m rigid vehicles along the collector route (and alternate bus loop discussed in point 25). It was advised that Council was seeking a roundabout (mountable) at the intersection of the north-south road (not the one to intersect with the collector connection to the adjoining site) with the east-west collector road on the site.</p> <p><u>Response</u></p> <p>Typical cross sections for roads have been provided. Refer plans submitted herewith. A roundabout (mountable) at the intersection of the north-south road in the vicinity of the existing dam has been provided.</p>
11.	<p><u>Issue</u></p> <p>In carrying out the above amendments, the new allotment design should allow a greater percentage of allotments to have an appropriate orientation to allow for the design of dwellings with passive solar access (preferably within 20oE and 30oW of North for one axis).</p> <p><u>Agreement</u></p> <p>Applicant agreed to maximise appropriate orientation for allotments in amended plans and provide justification for allotments that don't satisfy the DCP criteria.</p> <p><u>Response</u></p> <p>Reorientation of lots has been facilitated to the maximum possible extent consistent with new road layout amendments that widen riparian corridors east and west. Note that DCP 100 (Page 59 - Orientation and Energy) refers to orientation for one axis within 30 degrees east and 20 degrees west (not 20 degrees east and 30 degrees west). Note lots in S2 have north facing slopes which provides for improved solar access. This compensates for some blocks that are not orientated precisely as suggested in DCP 100.</p>
12.	<p><u>Issue</u></p> <p>The plans should be amended to provide a cycle way/pedestrian path approximately mid-block between the southern perimeter road and the 2nd southern east-west road to improve accessibility to future public transport, future public open space and to the beach.</p> <p><u>Agreement</u></p> <p>Applicant agreed to provide this link, together with another link requested by Council between the 2nd southern east-west road and the 3rd southern most east-west road to align with one of the north-west roads. This will provide more direct access to the bus stops, child play area and cycle/pedestrian paths to the beach. Applicant advised that the minimum width of the access will be advised after consideration of any safety by design requirements.</p> <p><u>Response</u></p> <p>Pedestrian/cycleway links have been provided in accordance with the agreement. Refer</p>

	drawings submitted herewith.
13.	<p><u>Issue</u></p> <p>More information is requested to address the timing of works and dedication of land in Stage 5 and the Riparian zones. In particular, this information is to address the level of offset planting, the timing for the landscaping works, offset planting, provision of child play area (if necessary), provision of cycle way/pedestrian paths and planting in the Riparian zones. The information is also to address those responsible for the works (including payment for the works) and at what stages of the development they will occur. In this regard it is not acceptable for all these works to occur after the completion of subdivision and their timing should logically relate to the proposed staging of the subdivision.</p> <p><u>Agreement</u></p> <p>Applicant advised that the timing of all such works needs to be specified, together with details of the works by way of Commitments. The Commitments also need to specify who will pay for the works.</p> <p><u>Response</u></p> <p>Dedication of land is to take place as a commitment and subject to the approval of the Part 3A applications. Responsibility for planting would be with developer as a commitment in the approval. Refer to Staging Plan forming part of EA. Work referred to will be undertaken concurrent with Stage 3 (within Stage 2).</p> <p><u>Commitment</u></p> <p>The proponent hereby commits to the dedication of Stage 5 land and land proposed to be zoned 7(d2) as depicted in the accompanying plans. Dedication will be effected following construction of the cycleway/pedestrian pathways and the connector road with the adjoining development (should that latter development proceed) over Stage 5. These works will take place concurrent with Stage 3 in the plan prepared by Rygate and West "Plan showing conceptual Staging for Stage 2 Subdivision" Ref No U11840M Sheet 3 and will be the responsibility of the proponent.</p>
14.	<p><u>Issue</u></p> <p>Additional information should be provided to specify lots for medium density development, it being inappropriate to expect multiple lots to be purchased by developers. Medium density lots should be located on collector roads to improve proximity to future public transport. Justification is to be provided if the extent of medium density development proposed is less than required by the relevant DCP's for the area.</p> <p><u>Agreement</u></p> <p>Numerous mechanisms to achieve certainty in the provision of medium density development sites were discussed. It was advised that details of the maximum and minimum amount of medium density dwellings (and land area) proposed needed to be provided together with details of how it was to be achieved within the confines of any consent document and a justification of any variation from the 10-20% requirement of the DCP. The medium density allotments needed to be located in accordance with the DCP and identified as such.</p> <p><u>Response</u></p> <p>According to DCP controls medium density development can occur on any part of the land. Refer SPP No 1, DCP No 52 and DCP No 71. It is proposed to provide medium density development over Lots 315 - 322 within Stage 2 in the subdivision. The selected location is near to the proposed new collector road and at the same time does not require</p>

	<p>a direct interface with lots proposed for single dwellings only. As such the potential for amenity impacts as between single dwelling development and medium density housing is reduced. The potential for overshadowing impacts caused by greater bulk in respect of medium density development is also mitigated by the location of roads completely surrounding the selected group of allotments. The area reserved for medium density development accounts for 6332 sqm with total developable land of 202311 sqm comprising Stages 2 and 3. This represents 3.12% of the total land area available. We note that the above mentioned parcels are unlikely to be developed in the short term at all, given the lack of demand for medium density development evidenced through release of Stage 1 some years ago. Whilst medium density development is possible over this total land parcel none has been taken up for such a purpose.</p> <p><u>Commitment</u></p> <p>The proponent hereby commits to provision of medium density development over Lots 315 - 322 within Stage 2 in the subdivision (refer accompanying subdivision plans).</p>
15.	<p><u>Issue</u></p> <p>An assessment should be provided of the accessibility of the design of the subdivision, including but not limited to the accessibility of proposed pathways, footpaths and child play area.</p> <p><u>Agreement</u></p> <p>Agreed that this could be achieved by way of an appropriate Commitment given the slope of the site.</p> <p><u>Response</u></p> <p>Accessibility report - slopes are gradual and gradients are reasonable over the entire site. Development nor infrastructure is proposed where accessibility is an issue. A commitment to this effect can be provided.</p> <p><u>Commitment</u></p> <p>The proponent hereby commits to provision of an accessibility report prior to commencement of subdivision works.</p>
16.	<p><u>Issue</u></p> <p>Details should be provided of the proposed retention of trees on the site, particularly in relation to the north-eastern corner of Stage 2. In this regard, clarification is required as to whether all trees are to be removed or whether some trees outside building platforms, service corridors and road carriageways are to be retained and protected.</p> <p><u>Agreement</u></p> <p>Agreed that this could be provided by way of a statement identifying trees in Riparian areas and road reserves (other than carriageway areas) would be retained and all others within Stages 2 and 3 would be removed.</p> <p><u>Response</u></p> <p>There are virtually no trees located on the site.</p> <p><u>Commitment</u></p> <p>The proponent hereby commits to retention of existing trees in riparian areas and road reserves (other than carriageway and pedestrian/cycleway areas). All other trees are</p>

	proposed to be removed.
17.	<p><u>Issue</u></p> <p>A concept landscape plan should be provided identifying the location, species and spacing of street trees.</p> <p><u>Agreement</u></p> <p>Applicant to provide a concept landscape plan showing the above, identifying tree species for each street and that this plan should also show the child play area.</p> <p><u>Response</u></p> <p>A landscape plan has been prepared to effect this requirement. Refer to plans submitted herewith.</p>
18.	<p><u>Issue</u></p> <p>Details should be provided of how Lots 327, 337 and 297 are to be provided with an appropriately located building platform (15m x 15m) and still provide appropriate setbacks (in accordance with Council's DCPs) and an appropriate area for private open space. Should this not be possible, the design of the allotments should be altered.</p> <p><u>Agreement</u></p> <p>Applicant agreed to provide more detail on any lots that could not provide a 15m x 15m building platform after the amended plans are finalised, showing areas of building platform after consideration of APZs, DCP setbacks and private open space provision.</p> <p><u>Response</u></p> <p>The subdivision has been redesigned with lots now having different configurations from the previous iteration. The development provides a mix of lot sizes and shapes to suit a variety of dwelling types, sizes and shapes. A building platform of 15m by 15m may not be possible with respect to all allotments however suitable building platforms are proposed with respect to all residential allotments. Medium density development over Lots 315 through 322 will involve consolidation of one or more allotments. Note that Lot 297 (now lot 300) has been extended in width to accommodate a larger platform.</p>
19.	<p><u>Issue</u></p> <p>The 1:100 year ARI flood level should be specified to AHD and any residential lot affected should be nominated and a building platform shown clear of the flood level.</p> <p><u>Agreement</u></p> <p>Applicant agreed to nominate a reduced level for the 1:100 year ARI flood level.</p> <p><u>Response</u></p> <p>Refer to supplementary report prepared by Worley Parsons. Proposed flood planning level RL 3.25m AHD.</p>
20.	<p><u>Issue</u></p> <p>More details should be provided of the works necessary to the dam in relation to the provision of a spillway, bank stability, safety and mosquito management.</p> <p><u>Agreement</u></p>

	<p>Applicant to specify and detail works, timing and responsibility in Commitments.</p> <p><u>Response</u></p> <p>Refer to report prepared by Worley Parsons.</p> <p><u>Commitment</u></p> <p>The proponent hereby commits to undertaking works as referred to in the report of Worley Parsons dated 1 February 2008 under the heading "Water Quality Control Pond".</p>
21.	<p><u>Issue</u></p> <p>More information should be provided of the method of ensuring the implementation or rainwater tanks on each allotment (eg positive covenant).</p> <p><u>Agreement</u></p> <p>Agreed this is covered by BASIX and no further information is required.</p> <p><u>Response</u></p> <p>This is required pursuant to BASIX legislation for all new dwellings.</p>
22.	<p><u>Issue</u></p> <p>More information is required in relation to the provision of a second exit path in the case of a bushfire. If this path is to travel across the Stage 5 land an assessment of the impact on flora and fauna is required. If the path is to travel across another site an appropriate legal method of ensuring the ongoing access is required, together with an assessment of impact on flora and fauna. Details are to be provided of the timing of the construction of such a fire trail and the persons responsible for its ongoing maintenance.</p> <p><u>Agreement</u></p> <p>Discussions occurred on alternate routes including through Stage 5 and through the adjoining land. Both were considered problematic due to ecological assessment/impacts and the need for a deferred commencement consent for creation of an 88B instrument across the adjoining land. Discussions occurred in relation to provision of a 2nd route from the proposed east-west collector, along the dam spillway and through the pumping station access to the existing Stage 1 subdivision. Advised that this needed to be supported by bushfire and ecological consultants and RFS needed to be satisfied it was an appropriate 2nd route. Details were also required of ownership of substation allotment, agreement of owner for access and need for/safety of gating the access route. Again such proposal needs to be in Commitments, together with timing, details of construction criteria and responsibility for construction.</p> <p><u>Response</u></p> <p>The proponents bushfire and ecological consultants have investigated suitable locations that would satisfy Planning for Bushfire Protection 2006 requirements and where least disturbance will occur in an environmental context. A letter dated 22 January 2008 addressing the various options has been prepared by Bushfire and Environmental Services (BES). The location for the fire trail that provides complete certainty is over the proponents own land with egress via Dolphin Point Road near to the intersection with Bonny Troon Place. The location is marked "preferred fire trail route to NE". This is adopted as the proponents position with respect to the fire trail given the uncertainty of providing fire egress in other locations. The location is supported by the proponents ecological consultant. In large part the fire trail follows the path of an existing sewer trunk line. The location where it passes behind lots in Bonny Troon Place also will provide an</p>

	<p>effective fuel free zone.</p> <p><u>Commitment</u></p> <p>The proponent hereby commits to construction of a fire trail generally in accordance with a plan that accompanies a letter from Bushfire and Environmental Services dated 22 January 2008 referred to as Option 3. Construction of the fire trail will take place prior to dedication of Stage 5 land to the Council.</p>
23.	<p><u>Issue</u></p> <p>Clarification is sought as to the proposed flow paths of stormwater from the adjoining bushland to the south and west.</p> <p><u>Agreement</u></p> <p>Applicant to provide a statement clarifying where such flows will occur.</p> <p><u>Response</u></p> <p>Refer to report prepared by Worley Parsons and accompanying sketch plan.</p>
24.	<p><u>Issue</u></p> <p>Details are to be provided of how the future construction of the portion of the collector road and any crossing of the eastern creek contained within the subject site is to occur, including how the portion on the subject site is to be paid for. Is this work to be included in a statement of commitments, is it to be covered by a bank guarantee, etc?</p> <p><u>Agreement</u></p> <p>Discussed in relation to point 8.</p> <p><u>Response</u></p> <p>Refer point 8.</p> <p><u>Commitment</u></p> <p>The proponent will contribute 50% of the cost for construction of the 'connector road' as proposed on Lot 11 in DP 1104789 to link it with Lot 171 in DP 1081810 in the location generally as shown in the submitted subdivision drawings. The proponent will pay a bond in the amount of \$50,000 for the purpose of ensuring that the connector road is constructed in accordance with consent authority standards and specifications. The bond will be paid to the consent authority prior to the issue of any Construction Certificate that may be issued for any component of the development. The land comprising Stage 5 will be dedicated to Council subject to land being reserved for construction of a roadway generally in accordance with the subdivision drawings submitted herewith.</p>
25.	<p><u>Issue</u></p> <p>Given the proposed bus route travels through the adjoining site to the east, which may not proceed to development. Details are to be provided of an alternative bus route (looping through the site and back to Dolphin Point Road), including confirmation of appropriate carriageway width, potential bus stop locations and appropriate intersection design.</p> <p><u>Agreement</u></p> <p>Applicant to provide confirmation appropriate design will be provided for bus route and alternative bus route.</p>

	<p><u>Response</u></p> <p>This will be provided with detail design drawings following approval to the proposals. Refer advice from Colston Budd Hunt and Kafes Pty Limited dated 6 February 2008.</p> <p><u>Commitment</u></p> <p>The proponent hereby agrees to provide an appropriate design for a bus route and alternative bus route through Stages 2 and 3 prior to issue of any construction certificate.</p>
Additional Matters	
1a.	<p><u>Issue</u></p> <p>Discussions occurred in relation to recent Court determination and need to address climate change in relation to flooding, sea level rise, increased rain intensity and increased bushfire risk. Applicant was advised to provide a statement dealing with climate change.</p> <p><u>Agreement</u></p> <p>Proponent agrees to provide a report addressing the above issue.</p> <p><u>Response</u></p> <p>Refer attached report prepared by Worley Parsons dealing with the issue of climate change.</p>
2a.	<p><u>Issue</u></p> <p>Discussions occurred (detailed above) about the Council's traffic comments (in particular in relation to the design of the subdivision). Some discussion occurred in relation to Council's traffic split assessment which indicated part of the subdivision's traffic would be likely to use the collector road through the site to the east (if it is developed) to access the regional road system and that the increased traffic on this route would require additional road infrastructure work. It was advised that Council may be seeking some payment for this work. It was advised that the information was preliminary and I couldn't provide a copy of the information as it is not the final comment from Council and may not reflect the final position of Council.</p> <p><u>Agreement</u></p> <p>Proponent has subsequently obtained Minutes and addressed Traffic Committee matters.</p> <p><u>Response</u></p> <p>The amended subdivision design takes account of the matters raised by Councils Traffic Committee Minutes dated 11 December 2007. Refer to letter from Colston Budd Hunt and Kafes Pty Limited dated 6 February 2008.</p>