

Fiona Gibson

Subject: FW: Vincentia Coastal Village - Mod 15 - Public Submission
Attachments: Mod 15 - Attachment 1.pdf

Sent: Monday, 15 August 2016 11:48 AM

To: Fiona Gibson <fiona.gibson@planning.nsw.gov.au>; DPE CSE Information Planning Mailbox <information@planning.nsw.gov.au>

Subject: Vincentia Coastal Village - Mod 15 - Public Submission

Dear Fiona:

Further to your letter dated 29 July 2016, please accept this email as a submission on the proposed Modification to MP 06_0060 and MP 06_0058 known as Mod 15. It would be appreciated if you could take the following comments into consideration in your assessment and provide additional information to ourselves where requested.

1. **Original Subdivision:** The overlay of the original subdivision plan appears to be inconsistent with the project approval MP06_0058 and MP 06_0060 subdivision layout. It is unclear from reviewing the information on the Department of Planning and Environment's (DoPE) web page when the submitted plan layout, noted as 'previous lot layout' was approved by DoPE (refer to plan with reference 82014047-11-SK04, Revision 1 – Proposed Lot Comparison Plan). It would be appreciated if the DoPE could advise when this layout was approved (i.e. approval number and/or modification number).
2. **Turning Area:** The laneway servicing proposed lots 1417 – 1420 has not been provided with any turning head to enable cars and service vehicles (e.g. a garbage truck) to enter, turn around and exit the laneway in a forward direction. This turning head when provided has the potential to have an adverse impact upon No.28 Coaster Circuit (existing lot 301) in terms of noise and vehicle lights if it is provided in close proximity of the western boundary of this lot. As detailed in Attachment 1 it is requested that this turning head when provided does not extend past the northern boundary of proposed lot 1420, should be positioned so it is located parallel to the western boundary of No. 28 Coaster Circuit (does not follow the front boundary alignment of proposed lots 1417 – 1420) and maintains a minimum separation of at least 3m to the south western corner/western boundary of No.28 Coaster Circuit. This separation enabling some landscaping/screening to be provided by the proponent. Refer red overlay in Attachment 1 for additional details. It is requested that prior to determination of Mod 15 details be provided on the proposed treatment at the end of laneway servicing lots 1417 – 1420 to minimise the impact on amenity (noise/visual/vehicular lighting) of No. 28 Coaster Circuit.
3. **Surface Levels:** There is insufficient detail in the submitted application to indicate what the finished surface levels of proposed lot 1420 and the laneway servicing lots 1417 – 1420, included required turning head, will be. This information is required to enable residents to assess and provide comment on amenity impacts (specifically the owners of No.28 and 30 Coaster Circuit – existing Lot 301 and 302). The land slopes to the north west in this section of the site with the land to the rear and west of 28 Coaster Circuit being at a higher level. Concern is raised that if the laneway and proposed lots are constructed at a higher level than the existing natural ground level then adverse impacts will be increased. While DoPE may consider that this will be provided as part of any future Construction Certificate application, adjoining residents need to have this level of detail know to be able to make an informed decision and provide accurate comments on the application.
4. **Open Space:** No details have been provided as part of this application on how the existing open space on the corner of Coaster Circuit and Halloran St is to be finished (i.e. left in its natural state or cleared).

It is noted that the current approval/Environmental Assessment (EA) details this area as natural/open space area (i.e. to be left treed). In this regard confirmation is sought that this area will be left in its natural state and will not be cleared. It is however noted that the current approval details that a 2.4m wide footpath will be provided along the eastern side of Halloran Street (adjacent to existing kerb) which will be provided as part of the development/Mod 15. It is requested that prior to determination details be provided on the proposed treatment of this open space to enable comment on the potential impact on amenity of No. 28 Coaster Circuit (noise/visual/vehicular lighting) to be provided.

5. **Bayswood Avenue:** It is noted that Council in their submission have raised concerns with the continuing of Bayswood Avenue as a twin roadway. Given that the current retirement village approval provided for open space areas and retention of trees around proposed dwellings, and given that it is now likely that the site will be cleared in its entirety, as has occurred with Stages 6, 7, 8 and 9, it is essential that where possible trees be retained within public areas to enable some integration of the existing natural environment into the development, for the benefit of fauna and the visual amenity of the area. The central vegetated area, as has occurred in Seagrass Avenue, has required the retention of existing established trees without the requisite for understorey landscaping to minimise burden on the Council (refer to Attachment 1). This continuing the theme that has been used within the development for ridge road construction and is as detailed in the approved EA. This in part outlining that it is the developments intention to integrate the natural environment into the development and reinforce coastal bushland as the dominant character of the site.
6. **Treatment:** No details have been provided on how the area adjoining the laneway servicing proposed lots 1417 - 1420 will be treated. Barriers have been provided in other areas within the development to prevent vehicle access. Bollards or a similar barrier should be provided along the western side of the laneway servicing lots 1417 – 1420 and at the end of the laneway to prevent parking in open space area and unauthorised vehicular access. This detail should be noted on the submitted plans or conditioned on any approval issued.
7. **Drainage:** No details have been provided with Mod 15 on how drainage for proposed lots 1420, 1505 to 1518 and the adjoining road system will be addressed. As the site drains to the north and north west it is envisaged that a drainage easement will be required within the above lots to ensure the new development does not adversely impact upon the existing lots fronting Coaster Circuit as a result of increased runoff. This detail should be noted on the submitted plans/or conditioned on any approval issued.
8. **Carparking:** The current approval requires the provision of additional car parking within the road reserve along the identified ridge roads (e.g. Bayswood Avenue) and connector roads (e.g. Halloran Street). The amended layout does not indicate where this car parking will be provided along the Bayswood Avenue extension. It is noted that on one of the submitted plans (Lot Dimension Plan) indicates what appears to be car parking, along Halloran Street. It is unclear as to how this car parking will work given the properties that front/gain access from Halloran Street (i.e. proposed Lots 1421 to 1428) will dramatically reduce the land available to provide this required car parking and whether sufficient car parking within the road reserve areas is able to be provided as specified by the Statement of Commitments (refer to Commitment No.66). The subdivision plan should clearly show the location of this required parking within the road reserve (i.e. both Bayswood Avenue and the section of Halloran Street – south of Bayswood Avenue) given the small lot sizes and limited frontages.
9. **Level of Detail:** There is insufficient detail in the submitted information/supporting plan to indicate the following, which is required by residents to determine the full impact of the proposal on the amenity of their adjoining properties:
 - a) Updated details on vehicular turning area for car and service vehicles (i.e. garbage trucks) at the end of the laneway servicing Lots 1417 – 1420 Halloran Street to enable assessment of impact on amenity of 28 Coaster Circuit;

- b) Finished surface levels of sites and laneway servicing lots 1417 – 1420 to enable assessment of impact on amenity of 28 and 30 Coaster Circuit;
- c) Details on the setback of proposed laneway servicing lots 1417 – 1420 from western boundary of No 28 Coaster Circuit;
- d) Proposed treatment at the end of laneway servicing lots 1417 – 1420 to minimise impact on amenity (Noise/Visual/Offensive vehicular lighting) of No. 28 Coaster Circuit.
- e) Details on how the open space on the corner of Coaster Circuit and Halloran St is to be finished (i.e. left in its natural state or cleared);
- f) Details on what measures will be installed around the laneway servicing lots 1417 – 1420 (i.e. bollards or similar barrier) to prevent parking on/within this area; and
- g) Details on how drainage for the proposed northern lots will be addressed so as to ensure there will be no impacts from increased overland stormwater flow.

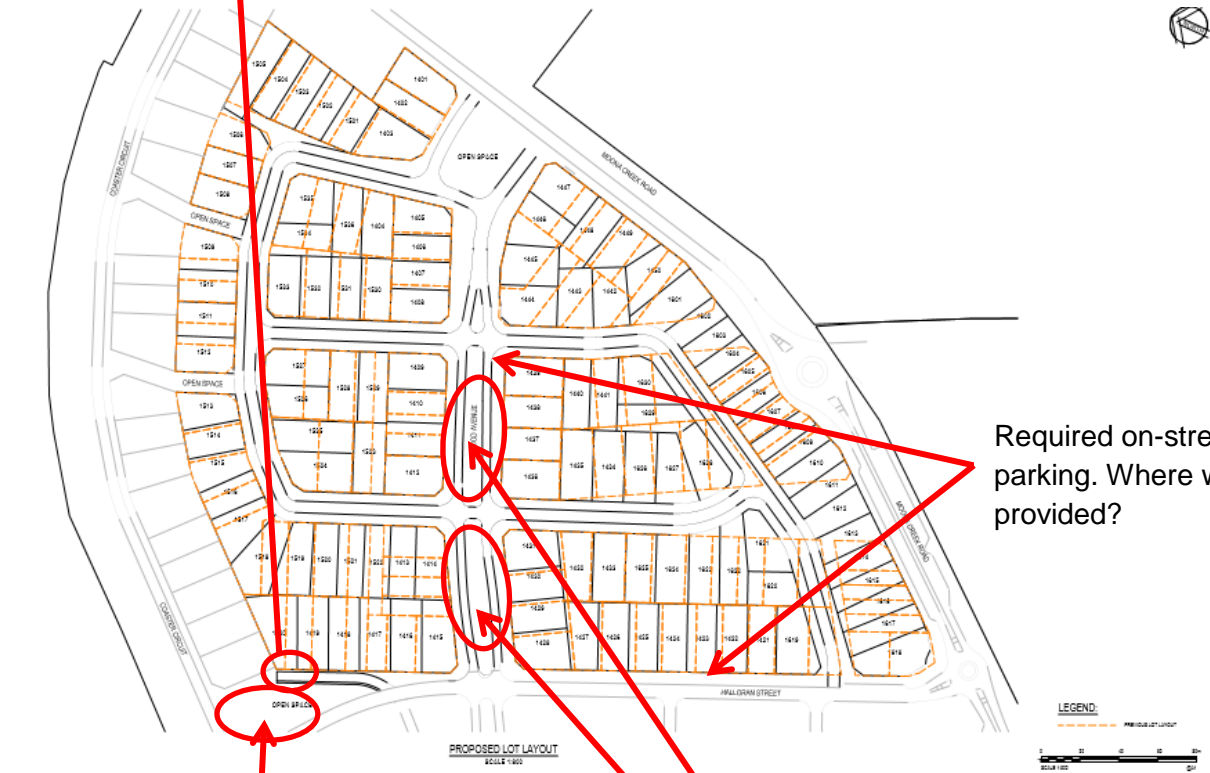
Should you have any questions in relation to the above please do not hesitate to give either Kristie or myself a call.

Regards

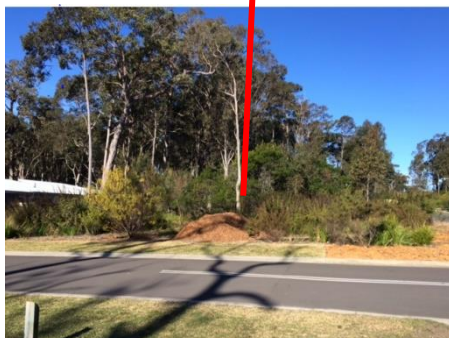
Andrew and Kristie Lissenden



Turning head is required with end of street repositioned so it runs in line with existing property boundaries.



Required on-street car parking. Where will it be provided?



Existing treed open space area should remain.



Existing trees should be retained within Bayswood Avenue extension.