



Ref: D16/41342, F12/72-05, LA33547
RJ:EF

1 December 2016

MS FIONA GIBSON
PLANNER – MODIFICATION ASSESSMENTS
PLANNING SERVICES
DEPARTMENT OF PLANNING AND ENVIRONMENT
GPO BOX 39
SYDNEY NSW 2001

Dear Fiona,

MODIFICATION (2) OF PROJECT APPROVAL MP 08_0167 FOR A RESIDENTIAL SUBDIVISION, BELLE O'CONNOR STREET, SOUTH WEST ROCKS

Thank you for providing Council with the opportunity to provide comments on the above mentioned application lodged with the Department of Planning and Environment.

Council has reviewed the modification application and provides the following comments.

1. Background

Since project approval MP 08_0167 was issued on 3 June 2011, Council has issued a construction certificate relating to bulk earthworks for Stage 1 of the development. A subsequent construction certificate is currently under consideration by Council for Stage 1A of the project.

2. Provision of essential services

The modification (2) application does not demonstrate how services essential for the development will be provided if Lot 36 is to be developed independently of, and potentially prior to, the remainder of the project.

The application should demonstrate how water, sewer, electricity, stormwater management and vehicular access will be supplied/provided for Lot 36 and how will this integrate with the subdivision as a whole, taking into account the intended timing of each stage of the development by each of the owners.

3. Traffic

The modification (2) application proposes changes to the approved road network but does not provide an assessment of the impacts of these changes from a traffic safety and functionality perspective. The Department should be satisfied that the road network as proposed is both safe and efficient.

The following comments on the modification (2) application are provided for consideration:

- Vehicular access - The documentation does not demonstrate how vehicular access to Lot 36 will be provided if it is to be developed independently of Stages 1-9 of the



project. It would seem that the development of Lot 36 will be reliant upon Stage 1A being completed first, in particular the extension of Burrawong Drive from the Belle O'Connor roundabout. Alternatively, a portion of the extension of Burrawong Drive could be constructed in accordance with the project approval as part of the development of Lot 36.

- New intersection - An assessment of the traffic impacts associated with the new road connection to Burrawong Drive has not been provided nor is it consistent with the construction certificate plans for Stage 1A of the project that are currently being assessed by Council. For example, the location of the new road connection will impact upon (as depicted in the current plans for the Stage 1A construction certificate) utility services and the proposed culvert crossing the Burrawong Drive extension.
- Internal road layout - The approved internal road layout avoided cul-de-sacs and dead ends were provided only where connections to future development were proposed. Modification (2) proposes to remove two of the road linkages between Stages 9 and 10 resulting in dead ends for two of the roads in Stage 9. The documentation submitted does not address the impacts of this, in particular whether cul-de-sacs will be provided at these points and any associated reduction in lot size for adjoining lots.

4. Stormwater management

Stormwater quality, disposal and treatment are critical issues for this project, particularly given the relatively high water table and the sensitive SEPP 14 lagoon (and associated tributaries) within close proximity to the site. The Department should be satisfied that the stormwater management system is appropriate in the context of these constraints.

The following comments on the modification (2) application are provided for consideration:

- The development proposes an additional 14 lots which, whilst only a small increase relative to the total subdivision size, should be considered in the overall water quality and stormwater strategy to ensure adequate water quality is maintained and infrastructure meets the requirements of the subdivision.
- The documentation does not discuss how stormwater is proposed to be managed if Lot 36 is to be developed independent of, and any consequential impacts on, the remainder of the project.
- The development of Lot 36 seems to rely upon stormwater treatments which form part of Stages 1-9 of the development. As these stages are under different ownership, Council has concerns regarding not only the timing of the development of the adjacent stages, but also the ability for adequate stormwater treatment for Stages 10 and 11. If Lot 36 is to be developed independently, the stormwater strategy for this lot should demonstrate that water quality equal to or better than the pre-development water quality discharging from the site can be achieved, consistent with condition B13 of the project approval.

5. Open space

The modification (2) application does not provide detail as to how the open space requirements for Lot 36 will be achieved if it is to be developed independently of the remainder of the project.

6. Lot layout

It is suggested that the proponent be asked to provide documentation demonstrating that appropriate building envelopes are available for each proposed lot, having regard to constraints such as bush fire APZs and required building setbacks.

7. Developer contributions

If the Department is of a view to support the modification (2) application, condition E10 of the project approval relating to developer contributions payable should be updated to reflect the amended proposal. Council can provide the relevant information upon request.

If you have any questions regarding the comments provided in this letter please contact Councils Planning Officer, Rachael Jeffrey, on 02 6566 3200 or Rachael.Jeffrey@kempsey.nsw.gov.au.

Yours faithfully



Erin Fuller
MANAGER DEVELOPMENT ASSESSMENT
SUSTAINABLE ENVIRONMENT