

Strategic Planning & Infrastructure Group



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Date 1 December 2009
Subject Meeting of Main Landowners
11 November 2009 - Mundamia Urban
Release Area (URA)

FILE NOTE

Date of Meeting: Wednesday 11 November 2009

Location: Meeting Room 4, Administration Building, SCC

Attendees:

Adelle Hyslop (NALC); Ian Coleman (Malbec); Andrew Towzell (Malbec); Stuart Dixon (Cowman Stoddart for Malbec); Matt Phillpott (APA for Malbec); John Drummond (Council as landowner); Bronwyn Seiden (Watkinson Apperley (WA) for Council as owner); David Cannon (Watkinson Apperley for Council as owner); Ernie Royston (SCC); Cinnamon Dunsford (SCC); Alison Dalyell (SCC); and Alan Stasiukynas (for SCC).

Nature of Meeting:

To give feedback to Council staff on proposals in the presentation on 28 October 2009.

Meeting was arranged to discuss outcome of a meeting between Council staff and landowners on 28 October 2009 on the development of the Mundamia URA. Key players, Malbec and Council (John Drummond), also met separately about a week prior to this meeting as developers. Adelle Hyslop also attended, she was unable to attend on 28 October, but had received a copy of the presentation, along with all of the owners.

Statements:

- **Retail hub** - Malbec & Council supported a change for retail and community hub to be located on Council land (ie a change to the Masterplan)
- **Higher density** - Both did not support higher density south of retail hub on both sides of spine road (as per Council minute)
- **Issues:**
 - **Flora fauna** constraints already taken out through reduced URA? (showed a plan as to how the boundary had changed, but Council did not go down biocertification path, so have to deal with Department of Environment, Climate Change & Water (DECCW) on individual applications which may protect more land within URA)

- **Bushfire APZs** too big
- **Parks:**
 - Too many small parks, maintenance issues
 - Concerned at the large reserve (to protect large cluster of hollow bearing trees) on NALC north land and effect this has on developing Council's land
- **Medium Density (MD):**
 - Areas too big (should use smaller lots, more dual occupancies, have some of the MD dispersed, but little market for MD in this area) – dual occupancies could be on corner blocks. MD to be identified at subdivision stage for prospective owners
- **Smaller lots** - WA (for Council) - desire for smaller lots on Council land - (R1 zone allows min lot size of 350m2)
- **Larger lots** - Malbec - desire for larger lots on it's land
- **Spine road** - 25m too wide. This width to allow continuation of landscape "theme" from George Evans Rd
 - Agree should have a landscape theme
 - Malbec has a landscape plan – will send it to Council – can fit in 20m reserve
- **Section 94** – need to be kept low otherwise viability of development just won't stack up
- **Bus route & cycleways/footpaths** - need to identify them
- **Adaptable housing** – ok but how will it be administered – encourage it
- **Community centre** – what size and who pays
- **Character & theme for area:**
 - Difficult and don't want to constrain flexibility
 - Don't constrain building type
 - Fencing should be flexible too, even colourbond, maybe restrict colours
 - Building lines (BL) – greater community feel, reduced set backs eg 4m front BL and 5.5m BL for garages (space to take car off the street). Gives smaller front yard and so potentially bigger backyard
 - May also need minimum rear set back or site coverage (footprint) controls so development does not appear crowded
 - Lots must accommodate most of project builders house designs
- **Site specific DCP?** – DLEP requires DCP for each URA.

Where to from here?

Councillor Briefing is set for 1 December 2009 then a report to Council in early 2010 to allow public exhibition of proposals (DDCP and draft CP) coincidental with draft SLEP 2009.

Alan Stasiukynas
Strategic Planner
for SCC