

Reference: 20/44892  
 Contact: Susan Appleyard

11 November 2020

Mr Andrew Mott  
 andrew@omls.com.au

Dear Andrew

**RE: DEVELOPMENT APPLICATION 2020-162 335 LOT SUBDIVISION, REDLANDS ROAD, COROWA**

The initial assessment of the application has been undertaken and to complete the assessment in accordance with section 4.15 of the Environmental Planning and Assessment Act 1979 the following information is required:

	Information Requested
Agency Concerns	Please find attached copies of the agency submissions and the information requested.
Corowa Local Environmental Plan 2012	<p>Objectives of the plan</p> <ul style="list-style-type: none"> <li>(a) Promote sustainable urban development</li> <li>(b) Facilitate the equitable provision of social services for the community</li> </ul> <p>Please outline how the proposed subdivision meets with these objectives in greater detail.</p> <p>How is the proposed subdivision sustainable?</p> <p>How will the development link to services and what is the capacity of those services to meet the needs of the likely increase in population?</p> <p>Clause 7.9 Essential Services</p>

	<p>(d) Stormwater - The Submission from DPIE – Biodiversity outlines the potential for Sloane’s Froglet Habitat through adequate design. Council would like to review the design with the developer and the DPE to allow for improved habitat. In addition council note that the two proposed drainage reserves are noted as green space in the application. As the sites will be for drainage they would be classified as operational land and cannot be considered as public space in this instance.</p> <p>(e) Suitable Road access – the application in its current form will restrict future development between the northern and the southern areas of the development proposed and directly to the south of the overall development. The design and traffic impact statement appear to have been prepared as a closed system within the subdivision. It does not take into consideration the existing surrounding development and future development in terms of traffic movement. Council request that the hierarchy of the roads within the proposed subdivision be reviewed and the impact statement be amended to reflect that the roads within the proposed subdivision will be part of the overall traffic movement within the Corowa Urban area.</p>
<a href="#">State Environmental Planning Policy (Koala Habitat Protection) 2019</a>	Please provide an assessment in accordance with the SEPP.
Corowa Development Control Plan 2012 - Chapter 2 Residential Development – 2.17 Subdivision	<p>Variation to the prescribed standard of width of 15m to a minimum of 14.5m.</p> <p>The maximum width variation sought is 3%. The percentage of lots seeking a variation to the prescribed standard is 47 %. Additional justification as to why the variation should apply 47 % of the lots proposed is required.</p> <p>In addition 35% of the overall lots requesting the variation to the prescribed lot width have an east –west orientation.</p>

	<p>Please provide a plan indicating how over 70 % of the lots have a favourable orientation in accordance with the standard for solar orientation.</p> <p>2.17 prescribes that <i>lots with an east-west direction need to be wider than required to provide greater opportunity for solar access to yards and living areas.</i></p> <p>Comment is required regarding the variation sought and compliance with this requirement.</p>
Engineering Standards	<p>Council request details and plans of the following:</p> <ul style="list-style-type: none"> <li>• Location of all footpaths, street trees, bus stops and any proposed walking tracks.</li> <li>• The proposed green space and how it will be accessible to the residents within the development. The plan should also include details of links to other open space and community facilities – i.e. the high school, medical services.</li> </ul>
Submissions	<p>During the exhibition process over 100 submissions were received regarding the application. (Copies have been provided). In light of the number of submissions received it is recommend a community meeting be held (in a virtual format) as a means to better understanding the public interest in the proposed development and the potential to address a number of the concerns raised in the submissions.</p>

As discussed previously council officers would like to meet with you, the property owner and your planning consultant to go over the additional information requirements outlined above and to arrange a suitable date for a public meeting.

If you require further information, please contact me on 02 6033 8999 during normal business hours.

Yours Sincerely



Susan Appleyard  
**Director of Development and Environmental Services**