

Glenmore Park Stage 2 (Precinct H)		
DA20/0782 - 104 residential lots 1, Public Reserve Lot, 1 Drainage Corridor Lot, 3 Residue Lots, including Bulk Earthworks, Construction of New Roads, Landscaping in Street and Riparian Corridor, Retaining Walls, Stormwater Management Works and New Services DATE ISSUED: 01/02/21		
LEGAL DESCRIPTION:		
PROPERTY ADDRESS: 2183 The Northern Road MULGOA NSW 2745		
Cond	Description	Comment
PLANNING MATTERS		
1	There are biodiversity corridor planting works within Annexure D of the Glenmore Park Stage 2 Voluntary Planning Agreement that are required to be completed prior to the date on which a subdivision certificate is issued for the 225th residential lot in respect of any part of the land owned by Vianello. Given the number of said lots with this application exceeds the 225th residential lot, such revegetation works shall be incorporated into the subject application.	Revegetation works are now included in the DA. The 225th lot will be triggered in the second stage of the development (Stage 7b). Refer to "APPENDIX 4_Scott Carver - Streetscape and Riparian Corridor" "APPENDIX 7_Vegetation Management Plan"
2	A vegetation management plan is required to provide the revegetation plan of the corridor in relation to the aforementioned VPA requirements and in accordance with the NSW Office of Water guidelines (7.4.3.1.1 (5) of the DCP). This VMP shall consider the bushfire report's APZ's as well and any implications this has on planting. Refer to the biodiversity comments below for further details.	Refer to "APPENDIX 5_Bushfire Assessment 7-8" "APPENDIX 7_Vegetation Management Plan"
3	There are also works within Annexure E of the Second Voluntary Planning Agreement that are required to be undertaken prior to the issue of any Subdivision Certificate for a stage of development that either includes or is in immediate proximity to the relevant contribution works. These works include but are not exclusive to the corridor edge park and neighbourhood (pinnacle) park. Such works shall also be incorporated into the subject application's plans.	Embellishment of Pinnacle Park is not required until the 120th lot is constructed in Precinct H. As agreed with Rob Craig to have the park trigger conditioned within the residential DA rather than include the park in it and pursue a DA for the park separately. Annexure E requires bike racks, seats, fitness stations etc which will be delivered with the Riparian corridor constructions.
4	The proposed subdivision is not considered to be generally in accordance with the requirements of the concept plan. The road pattern design differs from the concept plan with a reduction resulting within both the riparian corridor and the neighbourhood park. The riparian/open space reductions have not been fully addressed in the application and the reduction is inconsistent with the Voluntary Planning Agreement and not supported.	Variations are driven by existing and approved road alignments and these cannot be moved. There is no opportunity to increase the park to the west as the adjoining lots are already 25m deep which is about as small as we can go and get a reasonable product on them. Increasing the park to the east would cause a problematic intersection angle. Increasing the park to the south wouldn't align with the road being constructed within Stage 6 to the west. This represents a 5% variation in size which is not considered a major variation. Given the significant constraints, we would like to propose additional embellishment within the park to offset the slightly reduced area.
5	The proposed subdivision also differs from the concept plan as residential lot depths across all stages have reduced. This causes the steep slopes further discussed below, warrants a number of retaining walls and indicates the number of lots is an overdevelopment and warrants a reduction and redesign.	1) Lot yield has been reduced from the overall concept plan 2) The plans have been updated to show the longitudinal & cross falls on each lot, and include elevations of each retaining wall. There are no lots with a longitudinal grade in excess of 9%, or crossfall in excess of 5%. There are no 2-tier retaining walls proposed and the highest wall is no greater than 1.5m in height. 3) There are no 2-tier retaining walls proposed and the highest wall is no greater than 1.5m in height. 4) Larger lots than what was shown in the concept plan - lot widths increased 5) 28m lots have been proposed & approved in previous stages & outcomes have been fine. Refer to "APPENDIX 2_Engineering Plans"
6	The concept plan variation is also particularly concerning for the proposed super lots given their potential to accommodate a number of terraces has now reduced. In accordance with 7.4.2.3, B, 4) of the DCP, any creation of 'super lots' and residue parcels will specify the minimum dwelling yield that those lots will be required to deliver. Given these are the last stages of Highland Views, a detailed demonstration is required that the proposed lot diversity will be suitably met as part of a future development application (7.4.2.3, B, 5).	Refer to pages 12 -14 of the SEE attached, providing detailed information regarding density & lot Typology proposed. The yield for terrace/semi-detached dwellings exceeds the Concept Plan yield. Table 1 on Page 13 of the SEE indicates that the proposed dwelling yield for terrace and semi-detached dwellings is 10 dwellings over the Concept Plan yield. Concept Plan achieves a variety of allotment types to accommodate Terrace and Semi-attached dwellings, Built-to-Boundary dwellings and Detached dwellings. The Concept Plan achieves the intent of the DCP by providing a mix of lot types which can accommodate a range of different dwellings. A potential 14 dwellings can be delivered through terrace/semi-detached development typology in Stage 8.
7	It is noted that the number of apartments/studios provided across Precincts G and H as a whole will not comply with the concept plan and you are requested to reiterate your overall intentions in this regard.	The Concept Plan did not anticipate any apartments or studios.
8	Lot 753 and 719 are inconsistent with the concept plan and not supported for the following reasons. While they relate to plans regarding the GP3 planning proposal, it is noted that this is at gateway stage and the plans are not yet finalized. Therefore to plan around the draft GP3 layout is premature and not supported. Further, in bushfire prone areas, the perimeter of a subdivision is typically a road for bushfire protection and the bushfire report submitted even recommends one. In addition, to retain a perimeter road and associated street tree planting will retain view sheds form The Northern Road.	Agreed to be removed from DA Application.
9	Clarification is sought as to where the bus stop required by the DCP will be located within Precinct H.	A potential future bus stop has been accommodated in Highland Views Stage 6 on the western side of Riverflat Drive. The proposed bus route does not pass through Stages 7-9. Refer to "APPENDIX 13_HV06 SWC Plans"
10	There are a number of lots that have a side slope in excess of 5% (including but not exclusive to 701, 702, 706, 708, 715, 716, 764). In accordance with the DCP, 2.1.3, lots with a front to back slope exceeding 9% or a side cross slope exceeding 5%, must respond to the slope of the land with either split level, drop edge beam, or bearer and joist design (or a combination of these). You are requested to reconfigure the subdivision layout and/or remove lots to reduce the slope on steep lots. In addition, there are other lots where the slope cannot be calculated given the batters shown on the plans. A plan without the batter levels shall be provided to clarify the precise slopes.	The plans have been updated to show the longitudinal & cross falls on each lot, and include elevations of each retaining wall. There are no lots with a longitudinal grade in excess of 9%, or crossfall in excess of 5%. There are no 2-tier retaining walls proposed and the highest wall no greater than 1.5m in height. Refer to sheets DA-003 & DA-004 in "APPENDIX 2_Engineering Plans"
11	Regarding Stage 7A, sections are required showing the level differences along the northern interface given there are existing boundary retaining walls. In addition, given retaining walls are proposed and a tiered arrangement is likely to result, you are requested to readjust the proposes earthworks so there is no need for additional retaining walls along the northern boundaries. This is due to concerns regarding tiered retaining walls affecting available open space, likely shadows due to orientation and the visual amenity impacts. In addition, levels of the adjoining properties to the north are requested on the civil plans in order to understand the interface level differences and likely impacts.	Existing spot levels have been provided on the plans for the neighbouring lots immediately north of the site, and proposed spot levels within the adjacent proposed lots to indicate differences in level. Further, elevations of each proposed retaining wall, including those along the northern boundary of the site, are provided. Refer to sheets DA-003 & DA-004 in "APPENDIX 2_Engineering Plans"
12	The retaining walls proposed along street frontages are inappropriate and shall be removed. In addition, the retaining walls surrounding 709 and 711 indicate an inappropriate response to topography and the layout here shall be adjusted and/or remove a lot.	The plans have been amended to remove retaining walls along road frontages. Refer to sheets DA-024, DA-025 & DA-026 in "APPENDIX 2_Engineering Plans"
13	Any remaining retaining walls in the amended design shall be shown in section form to detail their heights.	Noted, refer to attached retaining wall sections provided in the Engineering documentation. Refer to sheets DA-024, DA-025 & DA-026 in "APPENDIX 2_Engineering Plans"

14	In accordance with 7.4.3.2.4, B, c) of the DCP, separate pathways will operate within parks and open spaces areas as well as the locations identified at Figure E7.23. These pathways shall be shown on the plans. In addition, j) bicycle racks are to be provided as part of all developments that attract significant public patronage. Pedestrian paths and cycleways that are located within the riparian corridor must be in accordance with the Department of Water and Energy's 'Design and Construction of Paths, Cycleways and Accessways along Watercourses and Riparian Area Guideline 2007'.	These items have been incorporated into the Riparian Corridor landscape plans. Refer to "APPENDIX 4_Scott Carver - Streetscape and Riparian Corridor"
15	Clarification is sought from the bushfire consultant confirming that the corridor vegetation planting, tree species and spacing are appropriate in bushfire prone land.	Refer "APPENDIX 5_Bushfire Assessment 7-8"
16	The asset protection zone will need to be revised to reflect works within the riparian corridor and pinnacle park and outline any APZ's required west of the corridor as well as east. In addition, the revised asset protection zone shall not encroach upon any E2 zoned land. This is raised regarding the north-eastern E zoned land as shown in the bushfire report.	Refer "APPENDIX 5_Bushfire Assessment 7-8"
17	A site plan is required which shows the current earth mound levels along The Northern Road in relation to the proposed subdivision levels, in order to understand the visibility of the subdivision from The Northern Road. View line analysis are also requested in this regard, noting what was submitted at concept plan stage did not accurately reflect the detailed design submitted as part of this application.	The amended plans include the proposed extension to the existing sight mounds along The Northern Road. Refer to sheets DA-030 - DA-053 "APPENDIX 2_Engineering Plans"
18	A plan is requested showing all street tree species that have been planted in Precincts G and H in order to understand the relation between what is proposed and what has been actually planted.	Refer "APPENDIX 14_Street tree masterplan"
BIODIVERSITY MATTERS		
19	The site map indicates proposed works within a biodiversity values mapped area. Under the Biodiversity Conservation Act 2016 and Regulations 2017, a Biodiversity Assessment Report (BDAR) prepared by an accredited assessor must accompany this application.	Refer "APPENDIX 6_BDAR Assessment HV07-9"
20	Within this report, in the onward Biodiversity assessment of this application priority will need to be given to the strategy to avoid additional biodiversity impacts. It is recommended that this take into account the full extent of the mapped vegetation to the northern boundary of the subject site. Connecting the planned restoration area to the east and Pinnacle Park.	100% tree canopy & 50% understorey retention is to be achieved. Refer "APPENDIX 6_BDAR Assessment HV07-9" "APPENDIX 17_Pinnacle Park Tree Assessment Report"
21	Both trees marked for removal will require formal assessment, with the aim that they also be avoided and protection measures outlined in the BDAR.	Noted & addressed. Refer "APPENDIX 6_BDAR Assessment HV07-9"
22	On biodiversity grounds, further infrastructure or works should not be planned or approved within an E2 zone.	Noted.
23	The dam to the south of the subject site is also mapped on the Biodiversity Values Map. Indirect and prescribed impacts on this area will need to be assessed and mitigation measures clearly outlined.	Noted.
24	The BDAR will also need to assess the extent of native vegetation within the subject site, including native grasses and ground cover affected by the plans, in addition to surveying for protected native fauna that might be impacted by the proposed development. The assessment will need to cater for the full extent of the construction footprint. The APZ management requirements cannot impact on areas mapped for restoration. Redesign may be required to ensure the management of these areas are not in conflict.	Noted & addressed. Refer "APPENDIX 6_BDAR Assessment HV07-9"
25	The full extent of APZ requirements, subject to the RFS GTAs will need to be taken into consideration	Noted - Council will condition consent to comply with GTAs
26	The BDAR should include mitigation measures for the protection of native fauna prior to works commencing.	Refer "APPENDIX 6_BDAR Assessment HV07-9"
27	The Vegetation Management Plan, associated with both the riparian corridor and the vegetation corridor along the northern boundary will need to be submitted for review for onward assessment. It is recommended that the first stage of treatments be planned to implementation prior to works commencing. The plan will need to be prepared by and later implemented by an appropriately qualified professional for a minimum of 5 years, with maintenance in perpetuity. Annual reporting and an evaluation at the end of the first 5 years to confirm the prescribed goals have been met. Should this not be the case, a second term of 5 years will need to be allowed for.	Refer to "APPENDIX 7_Vegetation Management Plan"
28	Measures to protect the remnant native vegetation within Pinnacle Park will also need to be considered.	Noted & addressed. Refer "APPENDIX 6_BDAR Assessment HV07-9"
29	There is also concern that the current treatment of the waterway through Surveyors Creek is in contradiction to earlier indications for the restoration of the riparian corridor. Consideration of the storm water and pollutants entering this system, relative to SREP 20 will also require consideration, in addition to sediment controls to protect all water bodies during works.	Under 7-9 DA we are not proposing any additional basins within the Riparian corridor. This is a conservation area under rehabilitation works. The vegetation restoration proposed in Surveyors Creek, together with the Stormwater Management Strategy will ensure consistency with SREP 20, as well as the planning agreement. Refer to "APPENDIX 15_SEE_HV07-08 DA_Precinct G&H"
STORMWATER DRAINAGE		
30	The Stormwater Management Strategy Report shall be amended to reflect Council's preferred option being Option 1 for treating subcatchments MU10 & MU11 (note: Option 1 was previously endorsed by Development Engineering and Waterways as part of the CC/SWC assessment for Highland Views Stage 4). The works associated with Option 1 shall also be noted on the engineering plans.	Refer "APPENDIX 3_Stormwater Management Strategy Report_B" which reflects preferred option 1.
31	The soil and water management plan (Sheet No. DA005) shall be amended to show the proposed location/s of temporary sediment basins for the subdivision works as the existing Basin 2 is already online as a detention basin, or demonstrate how the existing Basin 2 can be used as a sediment basin.	Refer to Sheet DA-005 "APPENDIX 2_Engineering plans"
WATERWAYS		
32	The stormwater report and associated Operation and Maintenance Manual should be updated to include details as to how the existing constructed raingarden will be safeguarded from sedimentation during the proposed development works as well as details around the monitoring of any adverse impacts to the raingarden.	Refer "APPENDIX 3_Stormwater Management Strategy Report_B" & "APPENDIX 3b_O&M Manual"
33	The latest electronic version of the MUSIC Modelling should be submitted in support of this application.	Refer "APPENDIX 16_MUSIC MODELLING_9784_MU01_Bypassing Catchments to Pct E" & "APPENDIX 16_MUSIC MODELLING_9784_MU01_Pct G & H_Consolidated GPTs"
TRAFFIC & ACCESS		
34	A Stage 2 Road Safety Audit shall be submitted with the application.	A Stage 2 RSA has been undertaken. It has identified an issue with the intersection of Road 113 & Greenlink Drive. The application has been amended to delete the proposed subdivision & intersection in the north eastern corner of the site. Refer to "APPENDIX 18_Stage 2 RSA HV07-08 DA"
35	Elsholz kerb shall be provided on the western side of Road 112 if the risk score is higher than 1.5 due to the batter within the riparian corridor in accordance with Austroads Guide to Road Design. This is consistent with the current CC/SWC assessment for Highland Views Stage 6.	The Elsholz kerb will transition to standard kerb and gutter at Chainage 290-295 on Road 112. Refer to "APPENDIX 2_Engineering Plans"
36	Batter grades shall be provided for the batters within the drainage corridor adjoining Road 112 and Road 108 for clarity.	The batter grades are now shown. Refer to sheet DA-004 "APPENDIX 2_Engineering Plans"
37	The limit of works at the southern end of Road 122 shall be extended to allow a vehicle to reverse out of Lot 719.	Stage 7 amended to delete lots in NE corner and connection of Road 113 to Greenlink Drive. A temporary cul-de-sac has been provided at the eastern end of Road 113.
38	Most pram ramps are located too far from kerb returns and shall be located in accordance with Council standard drawing SD1002 whilst maintaining a desirable 1.0m clearance from any stormwater lintels.	Plans have been updated accordingly. Refer to sheet DA-003 "APPENDIX 2_Engineering Plans"
39	The pram ramp crossing on Road 118 at approximately Ch 116 shall be deleted	Plans have been updated accordingly. Refer to sheet DA-003 "APPENDIX 2_Engineering Plans"
40	A pram ramp shall be provided on the north side of Road 113 at approximately Ch 147.	This pram ramp crossing has been relocated to approx ch 118 on Road 113 to comply with the requirements of item 38 above. Refer to sheet DA-003 "APPENDIX 2_Engineering Plans"

41	Pram ramps shall be provided at the intersections of Road 113 / Road 122 and Road 108 / Road 121 for future connection.	Stage 7 amended to delete lots in NE corner and connection of Road 113 to Greenlink Drive. Stage 9 deleted - refer to amended Engineering Plans at Appendix 2.
42	A footpath shall be provided on the western side of Road 112 unless the applicant can provide sufficient justification for deleting the footpath. It appears this was overlooked on previous stages, however it's unclear why the footpath has been omitted.	A footpath has been provided on the western side of Road 112 from chainage 390 in a southerly direction. Refer to sheet DA-004 "APPENDIX 2_Engineering Plans"
43	A footpath link shall be provided at the southern end of the drainage corridor on the north side of Road 108 for future connection. A pram ramp crossing shall also be provided at the intersection of Road 112 and Road 108.	Stage 9 has been removed from the proposal - this is no longer relevant
44	Please clarify the reason for a 7.3m wide carriageway instead of a 7.0m wide carriageway on Road 108.	Stage 9 has been removed from the proposal - this is no longer relevant
45	A temporary cul-de-sac head shall be provided at the southern end of Road 122 for circulation of Council's waste collection vehicle with a minimum diameter of 20m.	Stage 7 amended to delete lots in NE corner and connection of Road 113 to Greenlink Drive. A temporary cul-de-sac has been provided at the eastern end of Road 113. Refer to sheet DA-003 "APPENDIX 2_Engineering Plans"
EARTHWORKS & RETAINING WALLS		
46	An updated Geotechnical and Salinity Assessment Report shall be submitted with the application as the report by Geotechnique Pty Ltd is 5 years old. As a minimum, the geotechnical engineer shall undertake a site inspection to confirm that the findings of the report are still valid and update the report accordingly.	Refer to "APPENDIX 8_Geotech Report Salinity Management Plan" & "APPENDIX 8b_Geotechnique Geotech & Salinity Assessment 2015"
47	The Geotechnical Report by Geotechnique Pty Ltd is missing attachments, including Drawing No. 13602/1AA1, CBR test results and SGS laboratory results. Please provide all attachments with the updated report.	Document has been updated with requested attachments. Refer to "APPENDIX 8_Geotech Report Salinity Management Plan" & "APPENDIX 8b_Geotechnique Geotech & Salinity Assessment 2015"
48	Written owner's consent shall be provided for the proposed retaining walls on existing residential boundaries. Even though the walls are wholly located within the development site, the footings may encroach the neighbouring properties and access will be required to the neighbouring properties to construct the walls. As such, owner's consent is required as part of the development application.	Owner Consent forms are attached with the exception of consent from 49 Highdale Terrace. There is no proposed retaining wall works on this boundary and our proposed levels will tie into the existing levels on this boundary. Consent will be provided once received. Refer to "APPENDIX 19_Owners Consent Forms"
49	It's unclear if the label for retaining wall 11 (RW11) on the engineering plans is for the northern boundary of Lot 707 or the rear boundaries of Lots 707 & 708. Please amend or clarify.	This has been amended. Refer to sheet DA-003 "APPENDIX 2_Engineering Plans"
LAND CONTAMINATION		
50	The Statement of Environmental Effects outlines that reports were prepared in 2001 and 2003, and that no areas of concern were found within the site and refers to a Validation Report that has been prepared and submitted with the application.	Refer attached the Supplementary Site Investigation Report (data gap investigation undertaken) at Appendix 9.
51	This Validation Report, titled 'Site Remediation and Validation Report Highland Views: Stage 4, Glenmore Park NSW', documents the findings of investigations carried out to validate remediation works carried out in Stage 4, which included encapsulating asbestos impacted materials in a containment cell located adjacent to land that is the subject of the current application.	Refer attached the Supplementary Site Investigation Report (data gap investigation undertaken) at Appendix 9.
52	The Validation Report also made reference to a number of historic reports that were prepared for parts of Glenmore Park Stage 2, including a Preliminary Contamination Assessment (PCA) (prepared by Geotechnique Pty Ltd, dated 14 December 2015), and a Detailed Site Investigation (prepared by SESL Australia Pty Limited, dated 23 March 2018, and dated 2 July 2018) that addressed Stages 4 to 9 of Highland Views.	Noted
53	The findings of the Detailed Site Investigation did satisfactorily address the areas of concern identified as relevant to Stages 7, 8 and 9. However, the area that was investigated does not entirely correspond to the area to be developed as a part of this application, shown as the red hashed area marked as 'Site of Works' on the Cover Sheet (Plan No.978413DA001) of the plans submitted.	Noted
54	Therefore, a Detailed Site Investigation is required to be prepared by a suitably qualified environmental consultant that addresses that area of Stages 7, 8 and 9 that has not yet been assessed (as noted above). This investigation is to consider the relevant EPA guidelines and the National Environment Protection (Assessment of Site Contamination) Measure 2013, and confirm that the site is suitable for the proposed residential land use.	The potential for significant gross or widespread contamination to exist is considered to be low and that no further investigation or remedial action is necessary. Refer to "APPENDIX 9_Supplementary Site Investigation Report"
55	Should remediation works be found to be required, then this application is to seek consent for these works, with a Remedial Action Plan prepared by a suitably qualified environmental consultant also required to be prepared and submitted to Council for approval prior to determination.	The potential for significant gross or widespread contamination to exist is considered to be low and that no further investigation or remedial action is necessary. Refer to "APPENDIX 9_Supplementary Site Investigation Report"
ACCOUSTIC IMPACTS		
56	The Statement of Environmental Effects does not address the potential noise impacts on the development associated with the traffic movements on the Northern Road, or the two collector roads that are part of this proposal (the East West Collector Road 108, or Riverflat Drive).	Refer to "APPENDIX 11_Acoustic Assessment"
57	Given the potential traffic volumes to be carried by these roadways, as well as their proximity to future dwellings, the application is to be supported by an Acoustic Report prepared by a suitably qualified acoustic consultant that addresses noise traffic intrusion on the proposed lots. The report is to give consideration to current and future traffic volumes, as well as anticipated dwelling constructions and building footprints, and make recommendations to ensure that future dwellings are not impacted by traffic noise.	Refer to "APPENDIX 11_Acoustic Assessment"
58	Further to the above, I note that a Construction Noise & Vibration Assessment and Management Plan will be sought through conditions of consent to address the potential impacts associated with the construction works proposed as a part of the application.	Noted.
WASTE		
	Section 4.1.1 Waste Collection Vehicle Access of the 'Residential subdivisions waste management guideline' document outlines: Swept path models are required to be submitted illustrating how Council's 12.5m heavy rigid waste collection vehicle will perform a safe and efficient waste collection service. A minimum 0.5m unobstructed clearance zone is required from all external obstructions during the collection manoeuvres - Heavy rigid vehicle specifications are outlined in section 5.1 - Clearance zones required for collection are outlined in section 5.2 - The model is to display on-street parking on both sides of the road to represent a 'business as usual' model	Engineering Plans have been updated to show swept paths at the temporary cul-de-sac and a typical T intersection. Refer to sheet DA-100 "APPENDIX 2_Engineering Plans"
	Section 4.1.2 Waste Collection Vehicle Turning Provisions of the 'Residential subdivisions waste management guideline' document outlines: Staged developments are to provide temporary turning facilities where the full length of the road will not be completed as a part of the initial staged proposal. The size of the temporary turning facilities to be large enough to accommodate Council's 12.5m heavy rigid waste collection vehicle (section 5.1), with a minimum diameter of 20m. All temporary turning facilities to be removed when the final stage of the development is completed - The subdivision is proposed in multiple stages (7a, 7b, 8 & 9). Temporary turning facilities to be provided on architectural plans to permit unobstructed access for Council's standard waste collection vehicle to perform collection during each of the proposed staged construction periods.	Noted. This will be addressed in the Subdivision Works Certificate plans subject to the final staging of works
	Section 4.1.3 Bin Presentation of the 'Residential subdivisions waste management guideline' document outlines: • All lots to provide unobstructed bin presentation areas large enough to accommodate 2x 240L bins. The minimum dimensions required are 2m wide by 1m deep. The proposed area must not be obstructed by driveway access, street trees and on-street vehicle parking - The presentation areas to be provided on amended architectural's,	Bin locations shown on landscape plans. Refer to "APPENDIX 4_Scott Carver - Streetscape and Riparian Corridor"
OUTSTANDING REFERRALS		
	Once a response from the Rural Fire Service is received you will be contacted as soon as possible.	Noted.
	No submissions have been received to date. The adjoining properties to the south have been notified for an additional two weeks given they were not sent notification initially as an administrative error. If any submissions are received by 1 March you will be advised.	Noted.