

**ATTACHMENT 2**  
**Applicant Response Table**

Prepared by:  
**Property Projects Australia**



Reference	Request	Applicant Response	Reference Document
<p><b>1. Geotechnical Report and Landslide Hazard</b></p>	<p>Provide a Geotechnical Report prepared by an RPEQ which assesses land stability for the proposed development. The Geotechnical Report must address the requirements for Geotechnical Reports as outlined in <i>Planning Scheme Policy SC6.1 PSP No. 1 - Development Application Requirements SC6.1.6 Additional Information Required by Development and Overlay Codes</i> and include but not be limited to the following information:</p> <ul style="list-style-type: none"> <li>• Proposed Earthworks (excavation and filling) and retaining walls;</li> <li>• An assessment of the current site stability;</li> <li>• An assessment of the impacts the proposed development would have on the stability of the site and adjacent land; and</li> <li>• Any requirements that must be incorporated into the development to reduce the level of risk to people and property to an acceptable or tolerable level.</li> </ul>	<p>The State Planning Policy (SPP) defines a landslide hazard area as being an area identified by a local government in a planning scheme as a landslide hazard area, based on a landslide study, prepared by a suitably qualified person.</p> <p>Council has identified landslide hazard areas within the Landslide Hazard Area Overlay of the planning scheme which, we understand, was informed by a geotechnical study completed in 2009.</p> <p>Accordingly, it is our view that Part E of the SPP, as it applies to landslide hazard matters, does not apply to the assessment of the development application.</p> <p>Despite this, the Applicant has agreed to commission a geotechnical report, which is enclosed. The report has been prepared by RPEQ: 35783.</p> <p>In response to this Further Advice Letter item, we note that:-</p> <ul style="list-style-type: none"> <li>▪ potential risks to property have been assessed at very low to low;</li> <li>▪ potential risks to people have been assessed to be rare to unlikely with an assessment categorisation of acceptable.</li> </ul>	<p>Please refer to the <i>Geotechnical Report</i> prepared by <i>Soil Surveys</i> and provided at <b>Attachment 3</b> for additional detail.</p>

		These assessments have been concluded based on standard engineering practice being adopted.	
<b>2. Stormwater</b>	<p>Provide the following further information and layout amendments in relation to stormwater drainage:</p> <p>a) Adjust the lot boundaries for Lots 49 to 51 to locate the major drainage flow path and stormwater channel inside the larger lot (i.e. proposed Lot 48); and</p> <p>b) Provide the drainage catchment with flowrates, flow depths, velocities and depth*velocity product for the different storm events that would be captured by the channel that is currently aligned through Lots 46 to 48. Demonstrate how this major catchment runoff could be safely conveyed through the back yards and what mitigation measures is proposed to avoid obstructions in the channel, how Council will be allowed access at all times, and what measures will be put in place to avoid flow diversions and nuisance to adjacent properties from occurring. Alternatively, assess aligning the channel within the Rifle Range Road reserve.</p>	<p>The <i>Amended Proposal Plan</i> illustrates that the lot boundaries for Lots 48 to 50 (formerly Lots 49 to 51) have been adjusted to facilitate the placement of the major drainage flow path and stormwater channel inside the larger lot of Lot 47 (formerly Lot 48).</p> <p>The <i>Amended Site Plan</i> also demonstrates that the major drainage flow path and stormwater channel no longer traverses the rear boundaries of former Lots 46 to 48 but is instead contained wholistically within the larger lot of Lot 47 (formerly Lot 48).</p> <p>Where within Lot 47, it is expected that Council will condition the requirement of stormwater drainage easement over the 10.0-metre-wide swale drain. The associated easement document will specify the required access and maintenance as well as limit the ability to establish any improvements within the easement area.</p> <p>Between the Road 1 and Rifle Range Road intersection, the swale drain will be within Council road reserve and, therefore, accessible to Council.</p>	<p>Please refer to the <i>Amended Proposal Plan</i> and the <i>Amended Stormwater Documentation</i> prepared by <i>Kehoe Myers</i> and provided at <b>Attachment 4</b> and <b>Attachment 5</b>, respectively, for additional detail.</p>
<b>3. Bushfire</b>	<p>Provide an updated Bushfire Management Plan that reflects the amended development layout. In</p>	<p>An <i>Amended Bushfire Management Plan</i> has been provided in which Figure 6.1 has been updated to</p>	<p>Please Refer to the <i>Amended Bushfire</i></p>

	particular, update Figure 6.1 showing Bushfire Management Zones in relation to amended development.	reflect the bushfire management zones; in red hatching, to proposed lots 43-47 and 48-50 and the amended development layout at large.	<i>Management Plan</i> prepared by <i>Land and Environmental Consultants</i> and provided at <b>Attachment 6</b> for additional detail.
<b>4. Native Vegetation / Ecology</b>	Provide amended plans to realign allotments in order to minimise and avoid clearing native trees.	<p>An Amended Ecological Assessment Report has been provided to reflect the change in the common boundary between Lot 46 and 47 to allow for the retention of additional native vegetation. The figure, including figure 12 and 13, have been updated to reflect the latest site plan. The updated development statistics relating to vegetation are:-</p> <ul style="list-style-type: none"> <li>▪ 107 native trees are to be retained on-site, including 89 non-juvenile koala habitat trees (NJKHTs) within the mapped koala habitat area;</li> <li>▪ 258 trees are proposed to be removed on-site however, of these, only 47 trees to be removed are within an area that is mapped by the State or Council;</li> <li>▪ a perpetual environmental covenant, with an area of 2.20 hectares, will be created. This area will be subject to weed management and be planted with 460 native trees (koala suitable);</li> <li>▪ 150 street trees will be planted within road reserve areas (assuming a ~15m spacing);</li> </ul>	Please refer to the <i>Amended Ecological Assessment Report</i> prepared by <i>Range Environmental Consultants</i> and provided at <b>Attachment 7</b> for additional detail.

		<ul style="list-style-type: none"><li>▪ A net gain of 347 native trees across the site and road reserve areas.</li></ul> <p>Further to the notice provided within this letter, Council is required to give notice to the referral agency in order to facilitate an amended referral agency response that aligns with the updated material.</p>	
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