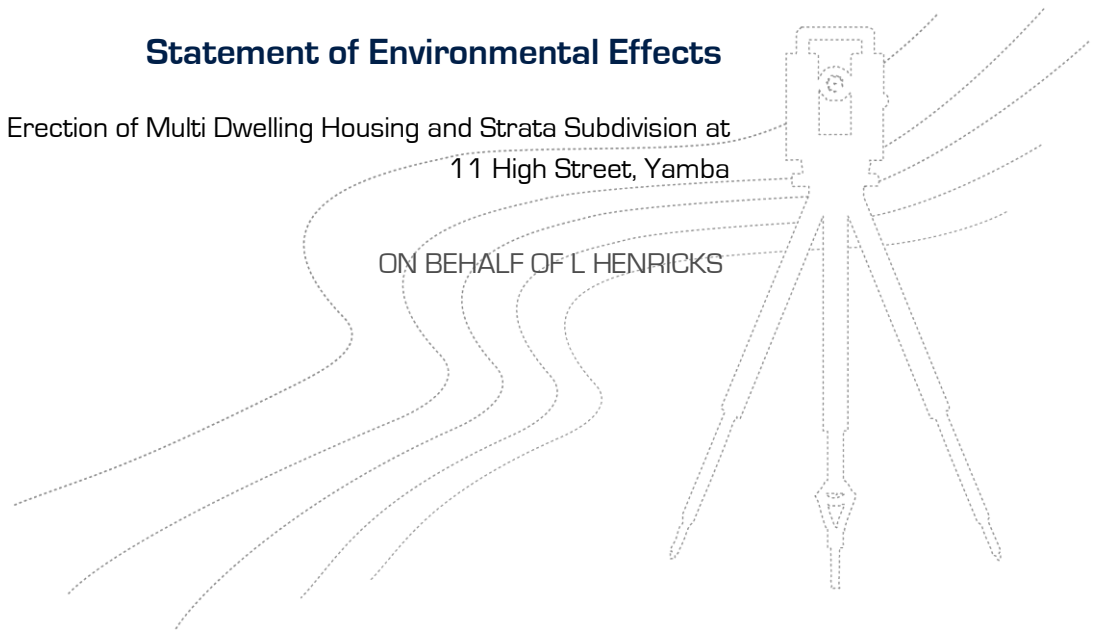


Statement of Environmental Effects

Proposed Erection of Multi Dwelling Housing and Strata Subdivision at
11 High Street, Yamba

ON BEHALF OF L HENRICKS

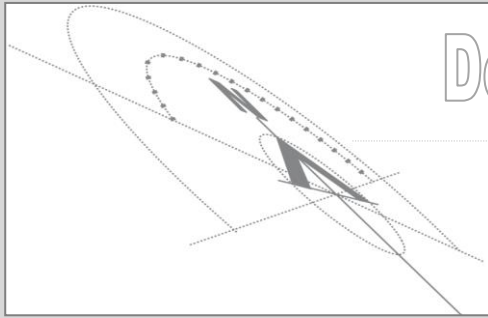


Site: Lot 91 DP 1154781

Our Ref: 210164

Date: May 2021





Document Control Sheet

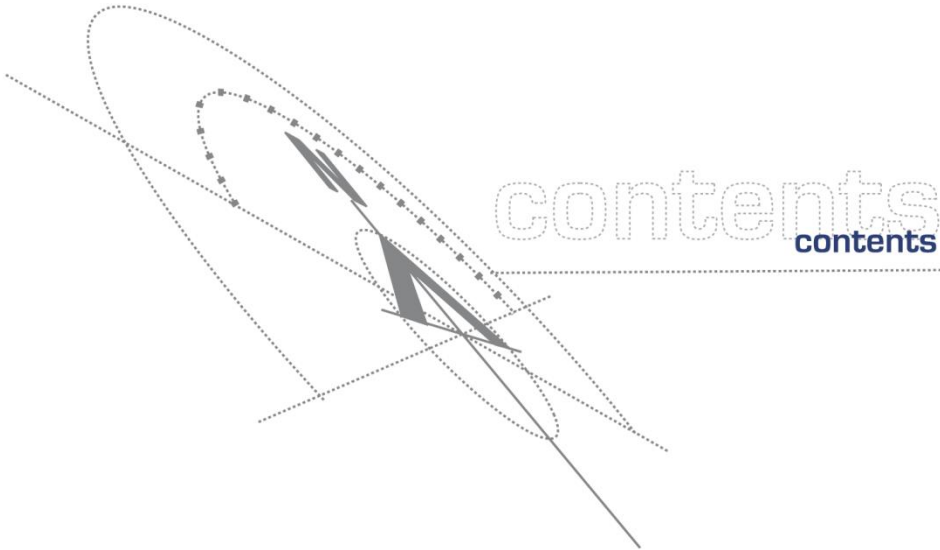
Document and Project Details				
Document Title:	Statement of Environmental Effects for the Proposed Erection of an Multi Dwelling Housing Development and Strata Subdivision at 11 High Street, Yamba.			
Author:	Adrian Zakaras			
Project Manager:	Damian Chapelle			
Date of Issue:	19 th May 2021			
Job Reference:	210164			
Project Outline:	This document presents a Statement of Environmental Effects for the erection of an Multi Dwelling Housing Development and Strata Subdivision.			
Document Distribution				
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Documentation Verification				
Checked by:	Karina Vikstrom, Adrian Zakaras Gian Cerutti (A77 Designs)			

USAGE NOTE:

The plans to this document were prepared for the exclusive use of L Henricks to accompany a Development Application to Clarence Valley Council for approval for the development of land described herein and is not to be used for any other purpose or by any other person or corporation. Newton Denny Chapelle (NDC) accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this document for a purpose other than that described above.

The maps, development plans and exhibits shown in this report are suitable only for the purposes of this report. No reliance should be placed on this information for any purpose other than for the purposes of this report. All dimensions, number, size and shape of lots/buildings as shown on plans in this document are subject to detailed engineering design plans and final survey and may vary subject to conditions of consent issued by the Consent Authority.

The information contained in this report is based on independent research undertaken by NDC. To the best of our knowledge, it does not contain any false, misleading or incomplete information. No extract of text from this document may be reproduced, stored or transmitted in any form without the prior consent of NDC. NDC declares that it does not have, nor expects to have, a beneficial interest in the subject project. Nor does it have any reportable political donations within the meaning of Section 10.4(3) of the Environmental Planning and Assessment Act 1979 to declare



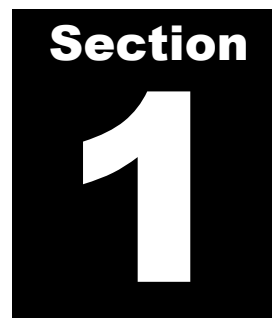
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ATTACHMENTS

Attachment 1 - BASIX Certificate

Damian O'Toole Town Planning

Executive Summary



1.1 Site Details

Property Address:	11 High Street, Yamba
Property Description:	Lot 91 DP 1154781 Parish of Yamba County of Clarence
Registered Owner:	Headlands Nominees Pty Ltd
Proponent:	L Henricks
Applicant:	Newton Denny Chapelle for and on behalf of the proponent
Local Authority:	Clarence Valley Council
Site Area:	722m ²
Existing Land Use:	Vacant (previously residential dwelling)
Land Zoning:	R3 – Medium Density Residential
Integrated Referrals:	Nil

1.2 Development Application

Development consent is sought for the erection of three (3) dwellings and the associated Strata title subdivision to create a multi dwelling housing development at 11 High Street, Yamba. The proposal is inclusive of earthworks and associated civil infrastructure works.

A detailed description of the proposed development is provided within **Section 3** of this report.

1.3 Purpose

This Statement of Environmental Effects (SEE) is intended to accompany the Development Application prepared by Newton Denny Chapelle for and on behalf of the proponent of the subject development being L Henricks.

The intent of this report is to describe the site, its existing and proposed uses and to address all the issues relevant to this application's assessment and subsequent determination.

This report should be read in conjunction with the accompanying Clarence Valley Council Development Application form together with the following plans and assessments identified within **Table 1.1**, which support the development proposal:

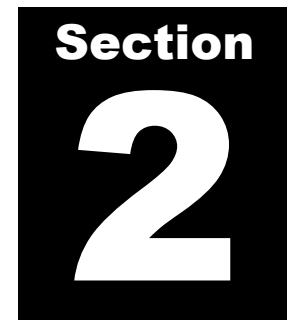
Table 1.1 – Plans and Assessments

Company	Component
A77 Designs	Architectural Design Plans
Bothamley and O'Donohue	Detail Survey
Damian O'Toole Town Planning	BASIX Certificate

1.4 Further Information

Should Council require any additional information, or wish to clarify any technical matter raised by this proposal or submissions made to same, Council is requested to consult with **Mr Adrian Zakaras** on (02) 6622 1011 or azakaras@ndc.com.au prior to determination of this application.

Site Description



2.1 Location & Land Use

The subject site is located at 11 High Street, Yamba within the Yamba Hill locality.

The subject land being Lot 91 DP 1154781 contains an area of 722m² and is currently vacant. The property has frontage to High Street which forms the south eastern boundary and frontage to Wooli Street which forms the north western boundary. A residential dwelling and associated car port were previously erected on the site and have recently been demolished under DA2010/0400.

DA2010/0400 approved by Clarence Valley Council on 23 September 2010 consented to the demolition of the existing dwelling & shed and construction of three townhouses.

As illustrated in the detail survey provided the land generally falls from the south east corner at a level of 10m AHD to the north west corner at a level of 2.62m AHD.

2.2 Utilities

Necessary services are currently connected to the lot, including reticulated water, electricity and telephone services. The proposal will require the

extension of these services to connect to the proposed dwellings. **Plate 1** below shows the location of these services in relation to the site. It is noted that the sewer line traverses the northern portion of the site.

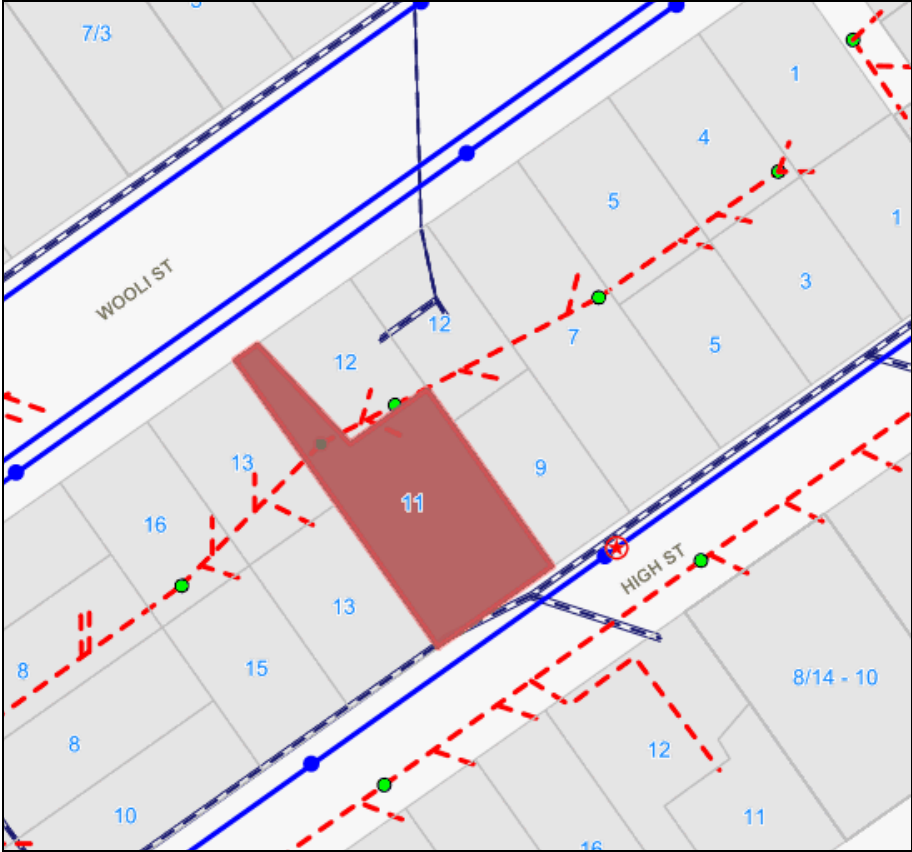
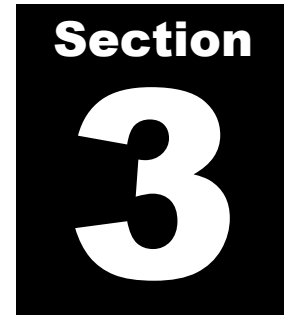


Plate 1: Location of water, sewer and stormwater [source: CVC IntraMaps]

Development Proposal



3.1 General Description of Development

Development consent is sought for the erection of three (3) dwellings to form a multi dwelling housing development and the associated Strata title subdivision on Lot 91 DP 1154781, 11 High Street, Yamba. The proposal is inclusive of earthworks and associated civil infrastructure works.

Key development statistics for the project are as follows:

Table 3.1: Key Development Statistics

Criteria	Requirement	Provided
Site Area	400m ²	722m ² (complies)
Building Height	Max. 12m	10m approx..
Landscaped Areas	35% - 252.7m ²	38% - 272m ² (complies)
Private Open Space	50m ² per dwelling	>50m ² per dwelling (complies)
Car Parking	3 spaces per dwelling	3 spaces per dwelling (complies)

The proposed development is described in more detail in Sections 3.2 to 3.4 of this report and illustrated in the design plans prepared by A77 Designs.

3.2 Proposed Dwellings

The proposal seeks to construct three (3), attached dwellings to form a multi dwelling housing development with associated driveways, landscaping, earthworks and retaining walls. A site plan is provided within the design plans prepared by A77 Designs illustrating the project layout.

The three (3) dwellings forming the overall development will be Strata title subdivided as detailed in Section 3.3 of this report. The dwellings will each comprise the following elements:

- 3 x bedrooms (two with en-suites);
- Open plan kitchen, dining & living opening onto outdoor terrace;
- TV room;
- Bathroom & water closet;
- Study;
- Extensive terraces and patios;
- Laundry; and
- Triple garage.

The proposed external materials for the dwellings are as follows:

- Painted brick walls with decorative timber cladding on part of the walls;
- Colorbond roof, fascia & gutters; and
- Aluminium framed doors and windows.

Further reference should be made to the A77 Designs plan set contained within Section 3.6 of this report for details with respect to building elevations, finishes and access. These plans also identify the extent of civil works, with a maximum cut of approximately 2.3 metres.

The proposed plans have been designed and assessed against the provisions of BASIX with a copy of the BASIX Certificate for the development provided at **Attachment 1**.

3.3 Vehicular Access & Services

Vehicular access to each of the dwellings will be via a single driveway located off Wolli Street.

The proposed dwellings will be connected to reticulated water, sewer, electricity, stormwater and telecommunications. Each dwelling will have access to 1 x 3,000 litre rainwater tank to satisfy BASIX commitments.

Erosion and sedimentation controls will be required to be put in place by the proponent prior to any works commencing to protect sediment runoff from entering natural drainage lines and water courses. Stormwater will be directed into the existing Council's stormwater infrastructure located in Woolli Street (refer **Plan DA_701**).

3.4 Earthworks and Retaining Walls

As illustrated in the design plans provided, it is proposed to undertake earthworks to facilitate the construction of the dwellings. These earthworks will be hidden via the dwellings and proposed landscaping. The maximum height of the cut will be approximately 2.3 metres which is required for a small portion of garage 3.

3.5 Proposed Strata Title Subdivision

The property is intended to be Strata title subdivided. The indicative subdivision boundaries are illustrated on **Plan DA_104 – Strata Subdivision Plan**. Please note that the final areas and dimensions are indicative only and are subject to final survey.

3.6 Design Plans

The following plans as listed in **Table 3.2** form the basis of the proposed development.

Table 3.2: Design Plans

Plan No.	Name	Rev	Date
DA_001	Cover	A	21/05/2021
DA_101	Site Analysis	A	21/05/2021
DA_102	Site Plan	A	21/05/2021
DA_103	Area Calculations	A	21/05/2021
DA_104	Strata Subdivision Plan	A	21/05/2021
DA_201	Basement	A	21/05/2021
DA_202	Ground Floor Plan	A	21/05/2021
DA_203	First Floor Plan	A	21/05/2021
DA_204	Roofs Plan	A	21/05/2021
CDC_301	East and West Elevation and Section AA'	B	21/05/2021
CDC_302	North and South Elevation	B	21/05/2021
CDC_303	Section BB	B	21/05/2021
DA_401	Materials & Colours	A	21/05/2021
DA_501	Shadow Diagrams	A	21/05/2021
DA_601	Landscape Plan	A	21/05/2021
DA_701	Stormwater Plan	A	21/05/2021

Assessment of Relevant Planning Instruments

Section

4

4.1 Introduction

Section 4 documents the range of planning controls applicable to this application pursuant to Section 4.15 of the Act and considers the consistency of the proposal with these requirements. The following planning documents have been considered in this report:

- Clarence Valley Local Environmental Plan 2011;
- Clarence Valley Development Control Plan;
- SEPP Coastal Management 2018; and
- Section 4.15 Environmental Planning & Assessment Act 1979.

4.2 Clarence Valley Local Environmental Plan 2011 (CLEP)

Land Zoning & Permissibility

The site is zoned R3 – Medium Density Residential pursuant to the Clarence Valley Local Environmental Plan 2011. Multi Dwelling Housing is permissible with development consent in the zone. The relevant objectives of the R3 zone are addressed below, together with the proposal's response.

The objectives of the zone are:

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To enable serviced apartments while maintaining the medium density residential character and amenity of a locality.*

Comment: The proposed development is for the purpose of a multi dwelling housing development comprising three (3) dwellings and subsequent strata subdivision on the existing allotment which will provide a diverse choice of housing needs for the community.

The proposal is considered to be in accordance with the objectives of the R3 – Medium Density Residential zone.

Clause 2.6 Subdivision – Consent Requirements

Comment: This development application seeks consent for the Strata subdivision of the proposed multi dwelling housing development to be constructed upon Lot 91 DP 1154781 to create three (3) strata lots.

Clause 4.1 Minimum Subdivision Lot Size

Comment: Pursuant to Clause 4.1(4), the proposed strata subdivision is not bound by the minimum lot size.

Clause 4.3 – Height of buildings

Comment: The Height of Buildings Map specifies maximum permitted building height of 12m as measured from ground level existing to the highest point of the building. As illustrated in the Design Plans submitted, the proposed dwellings are below this 12 metre height limit being approximately 10 metres.

Clause 7.1 – Acid sulfate soils

Comment: The site is mapped as containing the potential for Class 2 and Class 5 Acid Sulfate Soils to occur. The Class 2 land is limited to the battle axe handle of the site with the area of the proposed dwellings mapped as being Class 5 land.

It is anticipated that an Acid Sulfate Soils Management Plan will be required prior to construction activities commencing on the site.

Clause 7.2 – Earthworks

Comment: As discussed in Section 3.4, it is proposed to undertake earthworks to enable the construction of the proposed dwellings. The earthworks will involve a cut of up to 2.3m (a small portion of garage 3) and will be hidden via the dwellings and landscaping. Given the allotment has historically been used for residential purposes, the proposal is not expected to impact upon any drainage patterns.

Clause 7.3 – Flood Planning

Comment: Part of the land is mapped as being located within the Probable Maximum Flood Line. Given this area is to be only utilised for a driveway, it is not considered that this will be a major constraint to development over the land.

Clause 7.8 – Essential Services

Comment: Services and access will be provided to the development as discussed in **Section 3.3** of this report.

4.3 Clarence Valley Development Control Plan 2011 (DCP)

The Clarence Valley Residential Zones Development Control Plan 2011 outlines Clarence Valley Council's requirements for development in Residential Zones in the Shire.

Table 4.1 outlines the applicable provisions of the DCP and demonstrates the proposed development's response to these provisions.

Table 4.1 – Clarence Valley DCP Assessment

DCP Provision	Comments
Part A Introduction	
A2 Aims & Objectives	The aim of the plan is to support and complement Clarence Valley Local Environmental Plan 2011 (CVLEP 2011) and to encourage well designed, high quality

	development within residential zones in the Clarence Valley. To this end, the current application is not deemed to be antipathetic to the objectives of the DCP when regard is made to the nature of the proposal and the existing built form and use of the subject lands.
Part C General Development Controls for Residential Zones	
C3 Site Assessment Requirements	Significant site assessment has been undertaken within the attached design plans. A Site Analysis plan is also provided (refer Plan DA_101).
C4 Streetscape requirements	The proposed dwellings will complement the existing streetscape through design and use of materials to complement existing residential development in the locality. Appropriate landscaping will also be provided.
C5 Building Design Requirements	<p>The design of the proposed dwellings has taken into account the design elements of this part of the DCP. The dwellings are sited to maximise solar access and breezes to living areas.</p> <p>As illustrated in the plan set provided, earthworks are required to facilitate the erection of the dwellings. These earthworks will be hidden via the dwellings and proposed landscaping.</p> <p>A BASIX Certificate is provided within Attachment 1 of this report.</p> <p>Materials and colours have been chosen to complement the existing residential development in the locality and are considered appropriate.</p>
C6 Consideration of the NSW Coastal policy and NSW Coastal Design Guidelines	The NSW Coastal Policy has been repealed. Discussion in relation to the provisions of the SEPP Coastal Management are provided below in Section 4.4 of this report.
C12 Minimum Area for residential flat buildings, attached dwellings, multi dwelling housing and serviced apartments	Complies. The lot has an area of greater than 400m ² (i.e. 722m ²).
C13 Building Height	Complies. Refer to discussion relating to Part W of this DCP.
C16 Setbacks	<p>Front setback to Wooli Street – 25.7m [complies]</p> <p>Side setback up to 6.5m – minimum 970mm [complies]</p> <p>Over 6.5m – minimum 970mm (variation requested – see below).</p> <p>Secondary setback to High Street – 1.5m minimum (variation requested – refer below to C17).</p> <p>A variation to the side setbacks for part of the buildings is proposed. This variation is considered warranted for the following reasons:</p>

	<ul style="list-style-type: none"> • The proposal will not create overshadowing issues for adjoining lots; • Windows and privacy screens have been provided to minimise any privacy issues; and • The buildings has been architecturally designed with articulation provided in the walls.
C17. Variation to Setbacks	<p>As discussed above, the proposal seeks a variation to the secondary street frontage being to High Street. The variation is considered warranted for the following reasons:</p> <ul style="list-style-type: none"> • The original dwelling had a reduced setback to High Street (refer to Detail Survey); • Existing buildings along High Street have reduced setbacks; • No vegetation requires removal; • The proposal will not impact upon sightlines and visibility for pedestrians and vehicles using High Street; • The dwellings have been architecturally design to complement the existing street scape. Landscaping is proposed to reduce any impacts to High Street; and • The reduced setback doesn't involve a garage or parking space. •
C19 Landscaped Area Requirements in R1, R2 and R3 zones	Complies. Approximately 38% (272m ²) of the site is proposed to be landscaped.
C20 Private Open Space Requirements	Complies. As illustrated in the Plan Set provided, each dwelling is afforded extensive private open space areas greater than 50m ² .
C22 Landscaping	Landscaping will be provided to the site generally in accordance with the Preliminary Landscape Plan provided (refer Plan DA_601). It is noted that a comprehensive Landscape Plan will be submitted as part of the CC application.
C24 Provision of Essential Services	The dwelling will be connected to essential utility services.
C25 Development on flood liable land	Refer to discussion under Clause 7.3 of the CLEP 2011 above.
C27 Development of land with Acid Sulfate Soils	Refer to discussion under Clause 7.1 of the CLEP 2011 above.
C29 Waste Management	A waste management plan is provided with this application.
Part D Floodplain Management Controls	
D3 What Development Controls Apply?	Refer to discussion under Clause 7.3 of the CLEP 2011 above. It is noted that only the front portion of the battle-axe handle is mapped as being located within the maximum probable flood area with the dwellings not mapped as being flood prone.

Part G Parking and Vehicular Access Controls	
G2 Number of Car Parking Spaces	Complies. Refer to discussion relating to Part W of this DCP.
Part I Erosion and Sediment Control	
I1 What are the erosion and sediment control objectives for residential zones?	An Erosion and Sediment Control Plan will be prepared and lodged to Council as part of the Construction Certificate phase of the development. The measures proposed will be maintained during construction activities as required.
Part J Subdivision and Engineering Controls	
J3 Subdivision approval process	Given the proposal relates to the strata subdivision of the proposed dwellings, the controls within this Part of the DCP are not considered relevant. It is noted however the following: <ul style="list-style-type: none"> • A Site Analysis Plan is provided in the plan set (refer Plan DA_101); • No new roads are required to service the proposal; • Access is provided via a new vehicle cross over located off Woolli Street; • A Stormwater Management Plan is provided (refer Plan DA_701); and • Each dwelling will be connected to required utility services.
Part W Yamba Hill Controls	
W3. Consideration of NSW Coastal Design Guidelines	The NSW Coastal Policy has been repealed. Discussion in relation to the provisions of the SEPP Coastal Management are provided below in Section 4.4 of this report.
W4. Minimum site areas for residential development	Complies. The lot has an area of greater than 400m ² (i.e. 722m ²).
W5. Car Parking	Complies. Each dwelling is afforded three (3) car parking spaces as required.
W6. Building Height	Complies. As illustrated in the elevations provided (refer Plans DA_301 & DA_302), each of the dwellings have an overall height less than 12 metres.
W7. Shadow Diagrams	Complies. As illustrated in the shadow diagrams provided (refer Plan DA_501), at least half the private open space of adjoining properties should receive direct sunlight between 10am and 2pm during mid winter. The proposed private open space of each of the individual dwellings also receives appropriate sunlight mid winter.

4.4 SEPP (Coastal Management) 2018

Comment: SEPP Coastal Management was developed to ensure that development in the NSW Coastal Zone is appropriate and suitably located, to ensure that there is a consistent and strategic approach to coastal planning and management and to ensure that there is a clear development assessment framework for the coastal zone.

The whole of the land is mapped as being located within the 'Coastal Environment Area Map' and 'Coastal Use Area Map'. Clauses 13 and 14 of SEPP Coastal Management apply to such land. Given the nature of the proposal being the erection of a multi dwelling housing development on an established private residential allotment, the proposal is not considered to be antipathetic to Clause 13 and 14. It is noted:

- The land is not mapped as being subject to coastal erosion processes;
- The land is removed from the coastal foreshore;
- The proposal does not restrict access to the coastal foreshore; and
- The land has been utilised for residential purposes for a number of years.

4.5 S.4.15 - Evaluation

In determining a Development Application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the Development Application:

(a) the provisions of:

(i) any environmental planning instrument, and

Comment: All applicable Environmental Planning Instruments have been considered within Part 4 of this report.

(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

Comment: No draft EPI is considered to adversely impact the application as proposed.

(iii) any development control plan, and

Comment: The relevant requirements contained within the Clarence Valley Development Control Plan are addressed in Section 4.3 of this report.

(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and

Comment: No Planning Agreement pursuant to Section 7.4 of the Act applies to the land.

(iv) the regulations that apply to the land to which the Development Application relates,

Comment:

Clause 92 Provision		Comment
(a)	Repealed	-
(b)	Demolition	N/A
(c)	Land subject to a Subdivision Order	N/A
(d)	Dark Sky Planning Guideline	N/A
(e)	Application for a manor house or multi dwelling housing (terraces).	N/A
(f)	Residential building in Penrith City Centre	N/A

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

Primary Matters	Proposal
Context & Setting	The proposal is located within an established residential precinct identified for medium density purposes. The proposed dwellings will be constructed to fit in with the character of the locality.
Transport, Access & Parking	Vehicular access will be provided via a new driveway crossover constructed off Woolli Street. Each dwelling will be afforded three (3) undercover car parking space.
Utilities	All necessary services will be connected to the proposed dwelling as discussed in Section 3.3 of this report.
Heritage	The site is not identified on Schedule 5 of the CLEP2011 as containing an Item of Environmental Heritage.
Water	The dwellings will be connected to the reticulated water supply. Rainwater tanks will be installed on each dwelling as required by BASIX.
Air & Microclimate	Appropriate measures will be incorporated to the construction phase of the development to mitigate any opportunities for noise and dust to be emitted from the site.
Flora & Fauna	The proposal does not require the removal of vegetation.
Noise & Vibration	Construction activities will adhere to Council's specified hours of operation and consent conditions relating to the existing residential amenity.
Site Design & Internal Layout	As outlined above, the proposal is consistent in scale and form of development in the local area. Variation to the secondary building setback is considered reasonable in the circumstances.
Construction	Construction activities will be completed in accordance with Council conditions of consent and Work Cover requirements. Appropriate sedimentation measures will be installed during the construction phase to mitigate opportunities for soil erosion and water pollution.

(c) the suitability of the site for the development

Primary Matters	Proposal
Does the proposal fit in the locality?	The proposal for a multi dwelling housing development on land zoned R3 is consistent with Councils planning framework. Furthermore, the design is compatible with existing and likely future developments within the surrounding locality.

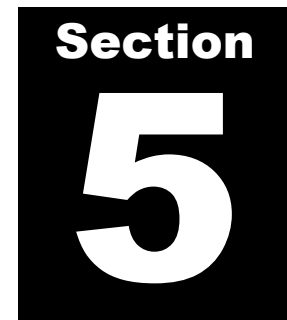
(d) any submissions made in accordance with this Act or the regulations,

Primary Matters	Proposal
Local, State and Federal Legislation	The proposal is compliant with the relevant legislation, as addressed within this report. Council will consider any submissions to the application as part of the assessment process.

(e) the public interest.

Primary Matters	Proposal
The public interest	This project has been designed to be compatible with the existing and desired future amenity of the locality and will support the continued use of the land for residential purposes. In addition, the development is largely consistent with the development controls for the locality. As such, the proposal is considered to be in the public interest.

Conclusion



The Statement of Environmental Effects, when read in conjunction with the accompanying documents, successfully addresses the issues relevant to Council's assessment of this application.

Having regard for the issues raised in this Statement of Environmental Effects, it is considered that that the approval of the Development Application is warranted, subject to the inclusion of reasonable and relevant conditions.

The grounds for this approval are summarised below:

- The proposal is in accordance with the relevant provisions of the Clarence Valley Local Environmental Plan 2011;
- The proposal is largely consistent with the relevant provisions of the Residential Zones Development Control Plan 2011. The variation and the reason for it are considered reasonable in the circumstances; and
- The proposal has been designed to accord with the building form and scale of surrounding developments in the area.

DAMIAN CHAPPELLE

Town Planner (BTP) CPP.

Date: 19th May 2021

ADRIAN ZAKARAS

Town Planner (BURP)



Date: 2nd August 2021
 Our Ref: 210164
 Your Ref: DA2021/0374

The General Manager
 Clarence Valley Council
 Locked Bag 23
 GRAFTON NSW 2460

ATTENTION: Patrick Ridgway

Dear Pat,

**Re: DA2021/0374 – Proposed Multi Dwelling Housing and Strata Subdivision
 11 High Street, Yamba
 Request for Further Information**

We refer to Council's requests dated 1 and 15 June 2021 in which Council sought additional information concerning the above application. Please find below a response to the matters raised:

1. Driveway Surface and Type.

The driveway traversing the battle axe handle is proposed to be constructed of reinforced grass. Please find attached an updated area calculation plan (Drawing No. DA-103). This plan illustrates that the landscape area is proposed at 240m² (33%) which excludes 50% of the reinforced grass driveway.

This results in a minor variation (approximately 12m²) to the recommended 35% of site area for landscaped area. This minor variation is considered acceptable as extensive site landscaping is proposed (refer to attached Landscaping Plan) and the variation results in a shortfall of only approximately 12m².

2. Vehicle Manoeuvring Diagrams.

Please find attached plans prepared by PDC Consultants illustrating the vehicle turning templates. These plans demonstrate that vehicles can enter and exit in a forward direction.

As a result of these plans, the following architectural plans have been amended:

- Drawing No. DA-201 – Basement; and
- Drawing No. CDC-301 – East & West Elevation and Section AA.

3. Stormwater Management Plan.

Please find attached a Stormwater Management Plan prepared by Gilcon Structural engineers. This plan demonstrates compliance with the relevant stormwater quality and quantity requirements of the DCP.

We trust that the above is sufficient to enable Council to now proceed to favourably determine the application.
Should you have any questions, please do not hesitate contacting Adrian Zakaras of this office.

Yours sincerely,

NEWTON DENNY CHAPELLE

DAMIAN CHAPELLE

Town Planner. BTP CPP.

From: "Brian Hickey"
Sent: Mon, 14 Jun 2021 18:33:43 +1000
To: "Patrick Ridgway"
Subject: Submission DA2021/0374 units 11 High Street Yamba
Attachments: 11 High Street Submission to DA2021-0374.pdf

Hi Patrick

As I have not received a response from you in relation to my emailed requests for information including how to lodge my submission, I have finished it as best as I can on the information available and I have attached it herein. Please ensure it is tabled in the appropriate manner and the contents considered as part of your assessment of the development application.

I have to say, the more I looked at the application the more I found to object against. I hope a sensible outcome is able to be achieved that maintains the beauty of Yamba while allowing development to continue. I purchased in Yamba to escape the over development going on in my backyard with relaxations being granted to the detriment of all residents. I welcome any opportunity to discuss my submission and the development generally.

Regards

Brian Hickey

Phone:
Email: _____
Postage: Burleigh Heads QLD 4220, Australia

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From: Brian Hickey
Sent: Monday, 14 June 2021 10:05 AM
To: Patrick Ridgway <Patrick.Ridgway@clarence.nsw.gov.au>
Subject: RE: Deadline for submission RE: DA2021/0374 units 11 High Street Yamba

I tried to lodge via the Development Application Submission on your website however only two Development Applications on Exhibition were available in the drop down box and neither is 11 high Street Yamba.

Phone:
Email: _____
Postage:Burleigh Heads QLD 4220, Australia

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From: Brian Hickey
Sent: Monday, 14 June 2021 9:51 AM
To: Patrick Ridgway [_____](#)
Subject: Deadline for submission RE: DA2021/0374 units 11 High Street Yamba
Importance: High

Hi Pat

Further to my email below is it possible for a response this morning as I am out all day tomorrow and therefore need to lodge my submission today as the deadline is noted as 15 June 2021. Alternatively please grant an extension to lodge as I only received your correspondence dated 1 June on Tuesday 8 June, Australia Post speed. The period to allow for a submission is extremely short given the complexity of the town planning issues in the DA.

Regards
Brian Hickey

Phone:
Email: [_____](#)
Postage: Burleigh Heads QLD 4220, Australia

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From: Brian Hickey
Sent: Friday, 11 June 2021 3:42 PM
To: Patrick Ridgway [_____](#)
Subject: RE: DA2021/0374 units 11 High Street Yamba

Hi Pat

Thank-you for sending the information through. I received in the mail a site plan, site analysis, materials & colours, north & south elevations, stormwater plan, shadow diagrams, roof plan and area calculations plus you sent me the landscape plan. Can you please send me the balance of plans that accompany the submission specifically strata subdivision plan, basement, ground and first floor plans, East & West elevation and Section AA plan and Section BB plan.

Other than the setbacks and landscaping provisions, I am particularly concerned about the management of over and under land water flow on the uphill side of the development as this will potentially divert considerable water into my backyard. You mentioned there would be a plan of some sort to cover this, a hydraulic plan I assume. Can you send whatever they have that demonstrates how they are picking up water that meets their eastern boundary. I only have a stormwater plan that does not address the issue.

In addition you mentioned you would be able to give me the link to where I can lodge my submission.

Send it through as well thanks.

I appreciate your assistance!

Regards
Brian Hickey

Phone:
Email: _____
Postage: Burleigh Heads QLD 4220, Australia

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From: Patrick Ridgway _____
Sent: Thursday, 10 June 2021 4:34 PM
To: Brian Hickey _____
Subject: DA2021/0374 units 11 High Street Yamba

Hi Brian,

Attached is the Statement of Environmental Effects and landscape plan lodged with the application as discussed.

Regards,

Patrick Ridgway
Senior Development Planner
www.clarence.nsw.gov.au



We acknowledge the Bundjalung, Gumbaynggirr and Yaegl people as the Traditional Owners of the land on which we live and work. We honour the First Nations peoples connection to land, sea and community. We pay our respects to their Elders past, present and emerging.

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Brian Hickey
BURLEIGH HEADS QLD 4220

11 June 2021

Clarence Valley Council
Locked Bag 23
Grafton NSW 2460

**Submission against Development Application DA2021/0374
11 High Street, Yamba**

Dear Sir

I am the owner of 12 Wooli Street, Yamba which is the property to the rear of the subject site and to the east of its driveway access off Wooli Street. I hereby object to certain aspects of the development application as follows:

Setbacks

The applicant seeks to have relaxations to its High Street frontage and both side boundaries and purports to have satisfied the Wooli Street setback. The town plan allows for variation to setbacks where a better development outcome or clear advantages in other aspects of the design are achieved with regard to overshadowing and overlooking. I do not see any better development outcomes from granting any of the reduced setbacks in that there are no other aspects of the design that as a result lead to an enhanced outcome other than for the developer's pocket.

Side Setbacks

In relation to the side boundaries, the requirement for a building of this height is 1,500mm and the application is seeking a setback of 970mm. Reasons provided for requesting the reduced side setbacks are there are no overshadowing issues, windows and privacy screens have been provided to minimise any privacy issues and the building has articulated its walls.

I note that the shadowing at 9.00am of my single story building in Wooli Street is extensive as expected while the shadowing from their two storey building on the higher side of the hill to 13 High Street appears far less extensive. It seems the drawings have been inadvertently truncated in line with the contour plan which appears in the diagrams. This should be rectified by the owner so a proper assessment of the full extent of the shadowing is possible.

Even without the benefit of the complete shadow diagram it is evident the building will cast a shadow over the dwelling at 13 High Street until sometime after 12 midday.

I note under section 4.3 section W7 of their statement of environmental outcomes they state that at least half of the private open space of the adjoining properties will receive direct sunlight between 10.00 and 2.00 which is a stipulation in the Yamba Hill Controls. I

do not know if that is correct and only note that the dwelling itself is not so lucky, imagine being the occupant of 13 High Street, particularly in winter.

The articulation referred to seems a nice design feature of the building. However, it substantially adds to the overall length of the building which including terraces is around 28 metres of a total boundary length of 30 metres on the eastern side. Further the building maintains its height at the High Street end for the bulk of this distance without stepping down as the land slopes away. I consider the articulation is not an adequate compensating factor in fact is adding to the overall development bulk and planning issues. The same applies for overlooking the adjoining properties. While there is the area of glass that is screened there remains overlooking issues from all other windows and terraces.

The reduction in side setbacks would also reduce view corridors and amenity to all surrounding areas particularly from Wooli Street and other lower lying land areas. The visual impact of the building from all areas will be significant given the land is elevated falling around 5.0 metres from top to bottom. It is accepted that the impact from High Street is not as significant in respect of the building height due to the fall in the land from the road level however the reduction in side setback will limit view and breeze corridors between buildings particularly as other lots are developed.

Setback to High Street

The plans show the building and terraces are further forward than the other buildings in the street and should as a minimum under the town plan have the setback from the terrace and building no less than the other dwellings in the area. However I wonder about the logic in allowing setbacks that are consistent with long standing beach houses which will be redeveloped at some stage when considering a three unit development consisting of a floor area of 534 metres plus hardstand. At what point does the consideration change from setbacks established decades ago for simple beach houses to what is appropriate for medium density dwellings?

The current owner only recently purchased the property so I cannot see the relevance of the prior dwelling that was demolished years ago and consisted of a small house. The stated compensating offset of landscaping is addressed later and is rejected.

Setback from Wooli Street

The DA states the building complies as it is 25.7 metres from Wooli Street. The measurement is incorrect as under the town plan it is the distance to a building wall or the outside face of any balcony, etc. As there is a terrace situated in this area across the entire width of the building the distance is more like 20.0 metres. However, that is not the point, to claim a setback of say 25.7 metres for a three metre wide frontage to Wooli Street out of a total property width of 20 metres I find absurd. The setback must be considered in relation to my rear boundary not Wooli Street.

Of particular concern is the siting of the car parking area to the rear of my property. Further comments are made under landscaping.

Likewise, the terraces should not be permitted to be situated 1.5 metres off my rear boundary looking straight into my property from around 6.0 metres above, an overlooking issue. This is stipulated in Part C5.7 of the town plan.

Summary of Set Back Requests

The applicant is asking for an overall site setback excluding the driveway area of less than 1.0 metre to 1.5 metres which includes hard stand in one of the setback areas, that is called gross over development. There is clearly way too much building bulk and the setback relaxations need to be refused and a plan redesign undertaken to meet town plan requirements.

Bearing in mind all surrounding properties have the same zoning and this is the first redevelopment in the immediate area, any relaxations granted will be used as precedents for future development of those properties. If granted this would have a negative impact on the area as a whole. The town planning guidelines are generous enough already and there is no benefit to the area in granting relaxations.

The required town planning setbacks can be easily accommodated within their redevelopment of the site. Simply removing the internal patio areas and shrinking the length of the building by the 5.0 metres they take up would give a far superior outcome with less impact on the site and surrounding areas. Contrary to their submission I do not believe the development is in accord with the building form and scale of surrounding developments in the area.

I flatly reject the submission that the development complies with setback requirements to Wooli Street and request the terraces be substantially reduced in width and landscaping incorporated in this area thereby providing actual open space.

Shadow Diagrams

I note that the requirement for shadowing under the Yamba Hill Controls extends to the applicants own private open space. The diagrams show the landscaped area and terraces to High Street will be perpetually in shadow as well as the northern side boundary. The voids in between the two buildings and the "open space" of the car parking area are pretty much always in shadow.

Please also refer to my comments on the shadowing diagrams made under the comments for the side setbacks.

Landscaping

The town plan provides for 35% of the site to be landscaped. The application purports to provide 38% coverage. In their area calculations plan, landscaping is measured at 190m² which is 26.3% of the total land area. By incorporating the driveway by using "reinforced grass" an additional 82m² is apparently added to give 272m², just under 38%.

I note in Part C24.5 of the town plan that all lots must be serviced by a sealed constructed vehicular access. Does a driveway of this nature comply with that requirement? How can a driveway ever be considered landscaping? I am concerned by the noise aspects of using this style of driveway material given it runs the length of the dwelling in my property to a car park on my boundary.

I note that there is no provision for any landscaping along my rear boundary. As this is the area where cars will be attempting to back in and out, headlights on at night, etc, a reasonable green buffer is important for acoustic and amenity purposes. Provision needs to

be made for deep plantings along the length of this area. All bedrooms in my building run along the driveway and rear boundary side of the house so to have a nine-car garage and hard butt up to my boundary is an unaccepted planning outcome and will create conflict.

Referring to the shadow diagrams I am concerned that vegetation will not be successful in most areas other than along the driveway and in the small beds in the north facing terraces due to lack of sunlight. The areas in particular where it will be extremely difficult to have successful landscaping is in the voids between the two buildings and the High Street frontage. The eastern side also looks to be in shadow all day due to fencing or roof eaves perhaps and will be impacted by drainage works as noted below.

As noted earlier there is no landscaping provision to the northern frontage and terraces of the building which will create a heat issue in summer.

Importantly most landscaping is in fringe beds with little to no area that allows for dense planting of trees or shrubs, only ground cover. Intrusion into the garden areas for maintenance and painting with limited side access is also highly likely to render a large portion of the gardens borderline useless.

Excavation and Water Flow Issues

I note the statement of environmental effects in section 3.2 and 7.2 state that a maximum cut of 2.3 metres is being undertaken however the northern elevation plan shows the natural ground line being around 3.0 metres above the underside of the driveway / carport area, perhaps they meant 3.3. I understand cuts over 1.2 metres may be approved where it can be retained by the wall of the proposed building however this does not appear to be the case.

My land goes not only along their car park boundary but continues up their side boundary for a distance of around six metres. The northern elevation plan shows their building and car park area along the entire northern elevation (up hill side) are all below natural ground level by up to 3.0 metres being a distance of around 30.0 metres. The six metre common side boundary to my property is in the 3.0 metre excavation area and the rear boundary to my building will also be excavated to around a metre underground on the higher end.

As detailed in their site description in section 2.1 of the statement of environmental effects, the land falls from 10 metres AHD to 2.6 AHD from the south east to the north west. Water falls across and down the hill between High and Woolli Streets not directly down their boundary line.

This will create an effective blockade of above and under ground water flow diverting an enormous amount of water along the exterior of their site to my property. Under the town plan all retaining walls must be set in from the boundaries and drainage provided within the site to capture all water flow and treated within the site and not allowed to be dammed or concentrated to adjoining properties. This area is already subject to considerable water flow in heavy rain events and includes sub surface water that continues to flow for numerous days after a rain event to the rear of my property.

Plans made available to me do not address this issue and I am wondering how this can be incorporated into the design when a setback of only 0.97 metres is applied for while the

same area is required to meet the landscaping requirement. This is further complicated as it is highly advisable to keep all garden beds away from building walls.

If not already provided, a hydraulic assessment is required to ensure all water flow is picked up within their site and not simply diverted along their property boundary into my property. This point is critical.

Summary

If the relaxations are allowed this will set a precedent for future applications for all lots in the surrounding area. With the number of properties consisting of single dwelling houses in this part of Yamba, it may be easy to consider this development will have a small impact however when the adjoining properties are all developed using the same setback relaxations, it would be to the significant detriment of the area and set a dangerous precedent for the future.

While I appreciate this is medium density zoned, it remains critical that the amenity of what is currently a unique area of Yamba and indeed Australia is upheld. In particular I refer to the ten key issues for NSW coastal design guidelines contained within Part W3 of the town plan. I believe the development does little to reinforce the village character, is not sympathetic to the whole streetscape, has an adverse impact on the microclimate, has misplaced open spaces, takes away visual and acoustic privacy from neighbours, has inadequate mature trees, vegetation and soil areas and is not in keeping with the existing height bulk and scale of the surrounding area.

The owner purchased the property only recently it would appear with the intention of immediately developing the property. Therefore they would have been aware of the town planning constraints before purchasing and would have done feasibilities for the development without the relaxations. There is no argument to allow any relaxations given the site can easily accommodate three units within the constraints of the town plan.

Please call if you require further information or clarification on any point raised.

Yours faithfully

Brian Hickey

From: John Stuckey
Sent: Tue, 8 Jun 2021 17:01:51 +1000
To: Council Email
Cc: Sally Cousens;John Stuckey
Subject: Submission regarding DA2021/0374
Attachments: 11 High St docx.docx

McMAHONS POINT NSW 2060

8 June 2021

Mandy Cronin
Senior Planning Support Officer
Clarence Valley Council
Locked Bag 23
GRAFTON NSW 2460

Re: Development Application DA2021/0374

Dear Mandy

Thank you for your letter of 1 June regarding Development Application DA2021/0374. We are writing in our capacity as the owners of, Yamba, uphill from 11 High Street, the address of the property to which the Application applies.

We have four major concerns with the Application:

1. **Parking.** While the plan refers to parking spaces for 9 cars, including 3 tandem spaces, we do not understand where those spaces are allowed for. The only possibility would seem to be that there would be 3 double garages in what the plan labels as basements. However, we cannot see how cars could gain access, given that the wall below the rear/northern terraces is only about 1.6m from the boundary and the accessway is full of 3 other cars.

Regarding those 3 tandem parking spaces in the accessway to Woolli Street, we regard them as impractical as the 2 parking spaces closest to the High Street end of the block can only be accessed if the space(s) behind them are vacated. Also, if any cars were parked there, emergency vehicles could not gain access.

As a result of these issues, our assessment is that only one of these spaces will be used regularly, if even that, and hence residents' cars will be parked in the streets. There is virtually no parking in High Street, and the alleyway at the front of the property cannot be used for vehicles by the residents of 11 High Street as it is the sole vehicular access for the residents in 9 High Street, and access for those in 7 High Street as well, and no passing is possible as that alleyway is too narrow. Any successful DA for 11 High Street should prohibit use of the alleyway for residents' and guests' vehicles.

On Woolli Street there are only one or two parks adjacent to 11 High Street's accessway, so the residents of the proposed development will probably park on Woolli Street in the quite limited spaces available in front of 12 Woolli Street, the rear of 7 and 5 High Streets, and across the northern side of Woolli Street. During holiday times, which these days comprise a significant chunk of the year, there simply won't be enough spaces. This represents a major negative amenity for existing property

owners, such as us. Furthermore, that end of Wooli Street already carries a surprisingly high number of vehicle movements because so many visitors don't realise it is a dead end, so they go up and back, and typically quickly on the way back through frustration. This already creates a pedestrian safety issue near the public toilets and small green space towards the main street.

2. Floor space ratio. The proposed development occupies too much of the block and is out of keeping with that part of Yamba.

Our reading of the plan indicates that there would be less than a metre of land left down the sides of the block. This seems to be too narrow given planning guidelines, given that the walls of the house are comfortably over 4.5m high.

If we ignore the accessway to Wooli Street, and it should be ignored from neighbourhood and aesthetic points of view, the plan would mean a large proportion of the block would be built on, implying a floor to space ratio of about 80% according to our estimates. This is inconsistent with the rest of the locality and we object to it. (By the way, according to our rough calculations based on the stated scale of the plans (1cm=1m), the total area of the block is more like 500m², much smaller than the stated 722m².)

3. Streetscape. All of the residences on the northern side of High Street are free-standing traditional Yamba cottages. They are all in good condition and provide an attractive and beach-side streetscape. The proposed development would be a radical departure from this look and, in our opinion, a degrading and disappointing one.
4. Slope Stability. It is impossible to determine from the plans how the developer intends to stabilise the land on the block, especially on the boundary with 9 High Street. It seems from the plan that there would need to be major excavation towards the north east corner of the block to create space for the basement. We know from the major sand stability issue we had when renovating 7 High Street that the High Street hill is an unstable sand dune; during construction our builder had some substantial slippages. Council appropriately insisted that we build a major retaining wall. The development at 11 High Street would need an even bigger one. We shared the DA with our builder Allan Weick, a very experienced builder on the Yamba hill, and he shook his head when he thought about what would need to be done to retain the sand.

We look forward to Council ensuring that the interests of existing owners and residents of the High/Wooli Street area are protected by ensuring that the Application is modified accordingly and substantially.

Regards

John Stuckey & Sally Cousens (via email)

From: Christian Edwards
Sent: Tue, 8 Jun 2021 12:23:31 +1000
To: Council Email
Subject: DA2021/0374 - 11 High Street Yamba DA - Residents Objection
Attachments: 11 high street DA objection letter.pdf

Dear Council

Please see attached letter for the attention of Mandy Cronin in relation to the above matter.

regards
D. Christian Edwards

8 June 2021

Mandy Cronin
Senior Planning Support Officer
Clarence Valley Council
Locked Bag 23
GRAFTON NSW 2460

By email: council@clarence.nsw.gov.au

DA2021/0374

Dear Mandy

I am writing in relation to the abovementioned Development Application that has been lodged by the owner of 11 High Street Yamba.

I have owned the property atHigh Street, immediately next door to the subject property for over 5 years. During that time I have renovated the existing structure (one of Yamba's original fishing shacks built in the 1930s) in a way that highlights the original character of the building. During that time John Stuckey and Sally Cousens have also renovated properties at 7 and 5 High Street in a similarly sympathetic manner. During that time we have formed a close bond and look out for each other and developed a strong sense of community.

When 11 High Street sold earlier this year I reached out to the agent to start a conversation with the new owner. My intention was to welcome him into this community. We discussed plans for the block which he said would be a single dwelling possibly with a granny flat, but essentially a place for his family to come on holidays. He also committed to send me plans prior to lodgement which he said would be done in August.

As such, I was extremely disappointed to see this DA application which seems focussed on destroying the character of High Street for financial gain, which I strongly object to for the reasons below:

1. Streetscape

Unlike the Southern side of High Street which has several large accommodation blocks and commercial buildings, the Northern side of the street has a beautiful row of original beach shacks, from top to bottom. Being an iconic street in Yamba on the 'Hill' this row of houses is emblematic and sets a tone for the whole town due to the visibility from the centre of town and the fact that it is a main thoroughfare to Main Beach and the Pub.

The proposed development would ruin the character of the street by placing a large modern accommodation block in the midst of a row of original beach shacks, completely out of sync with the existing streetscape. The demolition of the original house at 11 High Street (which can still be seen on Google Street View) by the previous owner is a travesty that cannot be rectified, however the council now has the opportunity to ensure that the building that replaces it is one sympathetic to its surroundings that adds to the character of the street rather than detracting from it.

2. Setback / Privacy

The building footprint of the subject development abuts the boundary without the normal setback that might be expected from such a large building. As a result the building and its occupants will block sun and look directly into two bedrooms and an outdoor living space, substantially reducing the amenity for the occupants of 9 High Street.

The shadow diagrams completely ignore and do not properly include 9 High Street and need to be re-issued showing the affect of shadow at 5pm in summer on 9 High Street prior to the council approving this DA. The existing residents of High Street should be afforded the opportunity to review the amended shadow diagrams and engage independent experts to verify and make recommendations.

3. Parking

The DA plans supposedly make allowance for 9 car parks, but it is difficult to see space for more than 3 cars. If there is not sufficient parking for this large accommodation block it will put pressure on the surrounding streets. Occupants will no doubt start to park on the grass slipway in front of 11 high Street which will block the only available parking for 9 high street and drastically reduce the amenity of its occupants.

As such, any approval for development at this site should include a prohibition on any parking or access to the grass slip road on High Street. Further, plans should be re-issued to show the 9 parking spaces clearly – it seems the only feasible way to accommodate this amount of parking would be to include a basement parking level. The developer should also provide a report from a traffic engineer to show the impact of traffic to and from the site. The existing residents of High Street should be afforded the opportunity to review such plans and engage independent engineers to verify and make recommendations to such plans.

4. Retaining wall /Storm water

The subject development would require a significant and meticulously designed retaining wall to hold up the entire Northern side of High Street. Subsidence is a serious issue on the Hill as evidenced by the land slippage on the western side of Woolli street where under-engineered retaining walls have failed and resulted in land slippage. John and Sally also report that, even with minor renovations to existing retaining walls, that sand is prone to slipping in very large quantities. Given the seriousness of the worst case scenario this wall (if

approved at all) will need to be of the highest quality materials and to a very exacting engineering specification.

Currently there are retaining walls of no more than 2M in height separating blocks from 13 to 11 to 9 High Street. The imposition of a much larger retaining wall will create a low point for storm water that will collect very large volumes and completely eliminate 100% of the natural soft groundcover that would otherwise absorb a proportion of runoff, increasing the pressure on the town's storm water facilities and potential flooding for the town centre.

As such, the developer should submit detailed engineering designs for the retaining wall and storm water drainage. The existing residents of High Street should be afforded the opportunity to review such plans and engage independent engineers to verify such plans to ensure the integrity of the hill side and avoid future land slippage issues encountered elsewhere on the hill.

5. Acid sulphate soils and asbestos

The subject site has acid sulphate soils and potential contamination from asbestos. There is anecdotal evidence that the demolition of the existing structure at 11 High street by the previous owner was conducted by unlicensed contractors and there may be significant asbestos contamination as a result.

The developer should submit an environmental report showing soil analysis and plans to undertake excavation in a manner so as not to cause harm to the wider community. The existing residents of High Street should be afforded the opportunity to review such plans and engage independent engineers to verify and make recommendations to such plans.

6. Conclusion

It is disappointing that a non-local developer who was welcomed into the community did not seek an informal conversation with local residents before lodging this DA. The residents are however confident that the council will act in the best interests of the community at large to protect the heritage, character and amenity of High Street that is threatened by this proposed development, that offers nothing to the town.

In the meantime, I request a meeting with council on site to discuss the plans and the process from here.

Yours sincerely

D. Christian Edwards
On behalf of Yamba Otter Pty Ltd

From: "Christian Edwards"
Sent: Thu, 2 Sep 2021 22:30:57 +1100
To: "Patrick Ridgway"
Cc: "John Stuckey"
Subject: Re: 11 High Street additional information

Hi Patrick

Thanks for forwarding this further information.

I have had a look at the traffic report and it is frankly ridiculous. For cars to get into the last two parking spaces (the townhouse right next to 9 High street) it looks like it needs to do a 100 point turn AND have its bumper right through the landscaping to the border of the property (screen shot below). This manoeuvre is not feasible and even if it were possible, would cause considerable noise and damage to the amenity of the neighbouring property.

As such we re-confirm our objection to the parking - there is no way that 6 cars can practically park in that space. If a DA is approved on the basis of these drawings it would be easily overturned in court. Again, look at the screen shot below... it's comical.

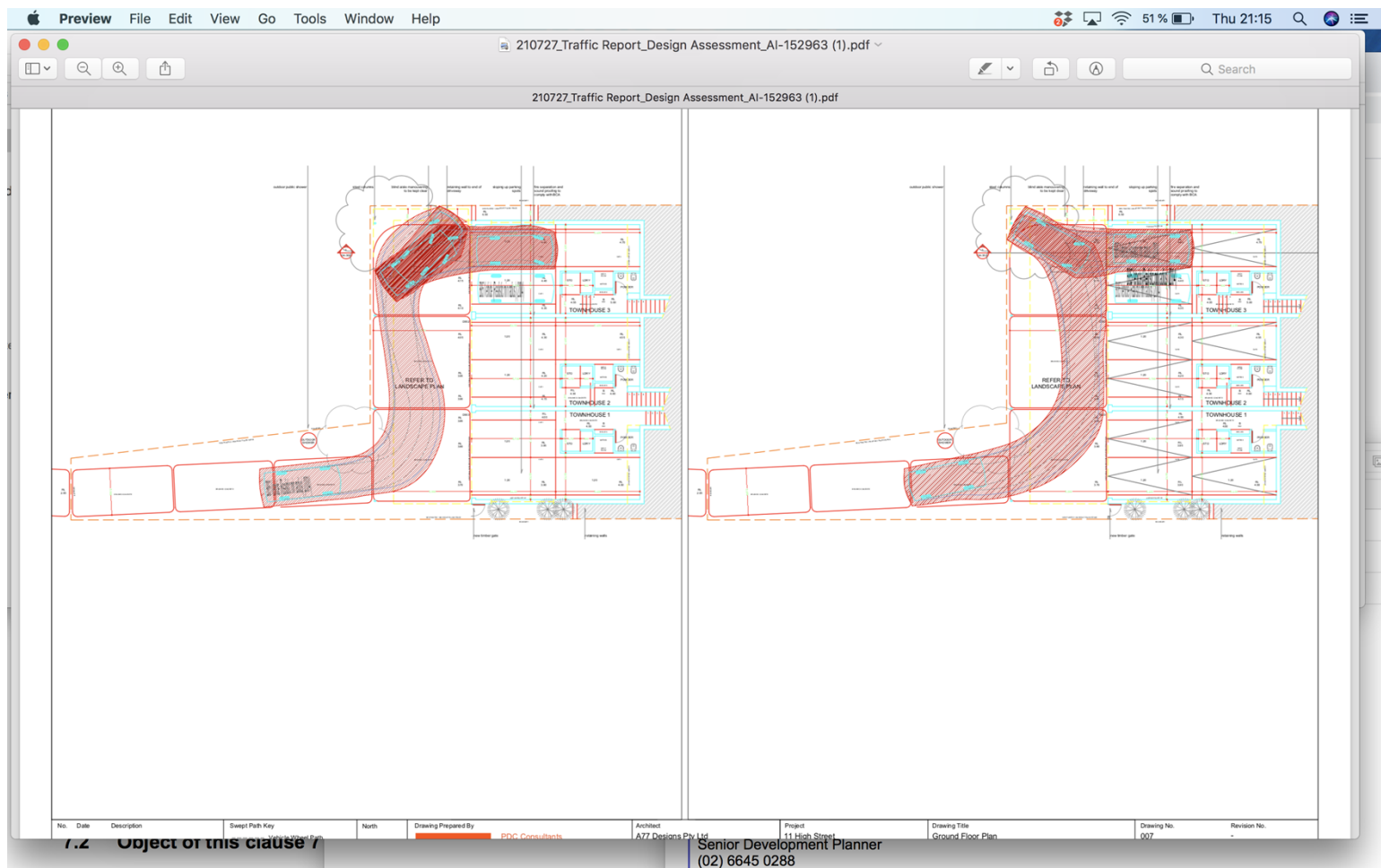
I note we have not received updated sun-shadow diagrams showing 5pm in summer.

We also still require an environmental report showing how acid sulphate soil removal and latent asbestos contamination will be dealt with - this could potentially put the whole neighbourhood at risk.

Our main objection remains to the density of this development and the amount of the block it takes up. It seems there will be no soft landscaping at all now and we will be looking at a massive concrete eyesore. This is completely unacceptable.

I'd be very interested in your comments.

regards
Christian



On 27 Aug 2021, at 16:00, Patrick Ridgway wrote:

Hi Christian,

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Regards
Patrick Ridgway
Senior Development Planner

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<210711_11HighSt_Stormwater Plans_AI-152963.pdf><210727_11YambaSt_DA301_RevB_AI-152963
(9).pdf><210727_Traffic Report_Design Assessment_AI-152963 (1).pdf><DA2021-0374 - RFI_AI-
152963.pdf><DA2021-0374_11HighSt_DA103B_Areas_AI-152963.pdf><DA2021-
0374_11YambaSt_DA201_RevB_AI-152963.pdf>