

From: Clarence City Council
Sent: Mon, 16 Mar 2020 21:38:27 +1000
To: City Planning
Subject: Anonymous User completed Clarence Draft Local Provisions Schedule Online Submission Form

Anonymous User just submitted the survey 'Clarence Draft Local Provisions Schedule Online Submission Form' with the responses below on Clarence Draft Local Provisions Schedule Open for Submissions.

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Submission

I wish to comment the Seven Mile Beach 'village'. I believe that the change of zone will be good and is overdue. I feel strongly that the area has experienced excessive subdivision and development in the past 10 years and that an area management plan is needed to address issues such as the environmental health of Acton Creek and how it is managed, water table contamination, traffic, and the desired future character of the area. The character is being eroded significantly and a clear direction for the village needs to be set, as well as the zone change. As there are many small lots already subdivided in the area there are many sites where the use of the Building Envelope is not appropriate for side setbacks. Also the plot ratio and double storey needs to be a Performance Solution or Discretionary given the older small block sizes as so much is site specific and design specific. There needs to be a restriction set on the boundary of the village, and further subdivision given its lack of sewer, many small lots, water table issues and increased traffic. I also believe there should be a vegetation management policy specific to the area given its community of significant and vulnerable eucalyptus viminalis. Regarding the Single Hill Area overlay I feel that there should be a single storey height restriction on the dwellings and that they need to stay within the Building Envelopes. A 9 metre possible max height is not appropriate for this location given the the desired outcomes of maintaining visual amenity. Likewise a possible 2 metre high retaining wall is also not appropriate. The impact of access roads and excavation cuts on this hill is significant and earth shaping and infrastructure needs to be minimised. There needs to be a DA requirement for non invasive and native species landscape plans to be adopted for new dwellings in both these areas. This should address the Federal Governments strategy for increase of urban forest/tree cover, and should be linked with how the Council Scheme addresses Climate Change. It is also not appropriate for further multi lot development (under the guise of community living or aged care developments, or

otherwise)in the area when there is a water supply but no town stormwater or sewer, a contaminated Creek and water table, inundation issues, storm surge and rising sea level threat. Thank you.