

2841112780
RC230179



19 July 2023

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TKO Properties Limited
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Dear Sir/Madam

FURTHER INFORMATION REQUIRED FOR RC 230179

Location: LAKEFRONT TERRACE, BENDIGO

Proposal: SUBDIVISION CONSENT FOR SUBDIVISION CREATING 33 LOTS WITH BUILDING PLATFORMS AND ONE BALANCE ALLOTMENT AT ROCKY POINT

The application has been reviewed and has been found to require further information.

Please forward the following information/material at your earliest convenience:

- The Beale Consultants Ecological Report provided in support of this application identifies high levels of effects on sensitive cushionfields and moderate effects on lizard habitats. It considers the effects of both this application and RC 2301798. These descriptors are interpreted as potentially being more than minor. Please provide comment from the author of the report confirming whether these high and moderate levels of effects should be related to this application, RC 230178, or both.
- Section 10 of the Beale Consultants Ecological Report provided in support of this application identifies a range of proposed avoidance, mitigation and remediation measures. However, it does not indicate the extent to which these are anticipated to manage the nature and severity of adverse ecological effects of the proposal. Please provide comment from the author of the report assessing the impacts of the proposed avoidance, mitigation and remediation measures on ecological effects.
- The Beale Consultants Ecological Report provided in support of this application appears to assume stormwater will be managed within the boundaries of each allotment. The Mount Iron Geodrill Wastewater Report provided in support of this application indicates that stormwater may need to be managed by a semi-reticulated system. This may have adverse ecological effects beyond the curtilage areas of each lot. Please provide updated assessment from the author of the Beale report considering the potential ecological effects of this stormwater management system.
- The Mount Iron Geodrill Wastewater Report provided in support of this application indicates that stormwater may need to be managed by a semi-reticulated system. In order to allow Council to understand the potential effects of this system, please provide an indicative stormwater network design.

- The applicant advises that they have a right to take 500kL from the Chinaman's water scheme. Given the scale of the subdivision, please provide evidence of a legal right to take water, its volume, quality and whether there are any seasonal variations. This is requested in order to confirm the adequacy of the water supply and to inform any conditions that may need to be imposed related to treatment.
- Discussions with the applicant indicate that firefighting water for some allotments may be provided through hydrants consistent with SNZPAS 4509:2008 within the networked water supply. Section 4.6 of the application notes that firefighting water would be stored within individual allotments. Please clarify how firefighting water is proposed to be supplied to the development.
- The application proposes an access road with a formed width of 5.5m and a maximum gradient of between 16.7% and 20%. Council's standard for local sealed rural roads is for a formed width of 6.0m and a maximum gradient of 10%. The only assessment of the appropriateness of this road formation is to minimise earthworks and the north facing aspect will reduce the risk of ice. Roads not built to standard may have adverse effects in terms of the operational effectiveness of the road and the safety of road users beyond the risk of ice. Please provide an expanded assessment of the effects on the operational effectiveness and safety of this proposed road formation.
- Council considers that the proposed subdivision will not be consistent with the concept plan for the Rural Resource Area (2). This is because the concept plan in Schedule 19.16 of the Plan identifies the area subject to the subdivision as areas to be set aside to act as an extension to the adjacent Bendigo Scenic Reserve. This description does not anticipate residential development in this area. The applicant is invited to amend the application to reflect this as they see fit.

Pursuant to Section 92 of the Resource Management Act 1991, processing of the application will be suspended until the information is received.

Responding to this request:

Within 15 working days from the receipt of this letter you must either:

- Provide the requested information; or
- Provide written confirmation that you cannot provide the requested information within the time frame, but do intend to provide it; or
- Provide written confirmation that you do not agree to provide the requested information.

The processing of your application has been put on hold from 19 July 2023

If you cannot provide the requested information within this timeframe, but do intend to provide it, then please provide:

- Written confirmation that you can provide it,
- The likely date that you will be able to provide it by, and
- Any constraints that you may have on not being able to provide it within the set time frame.

The Council will then set a revised time frame for the information to be provided.

If you do not agree to provide the requested information, then please provide written confirmation of this to the Council. You may also choose to object to providing the information under s357 of the Resource Management Act 1991.

Restarting the processing of your application

The processing of your application will restart:

- When all of the above requested information is received (if received within 15 working days from the date of this letter), or
- From the revised date for the requested information to be provided, if you have provided written confirmation that you are unable to provide by the original date.
- From the date that you have provided written confirmation that you do not agree to providing the requested information, or
- 15 working days from the date of this letter (if you have not provided the requested information or written confirmation), at which time the application will be publicly notified.

Once the processing of the application restarts:

If you have not provided the requested information then your application will continue to be processed and determined on the basis of the information that you have provided with the application. The Council may decline the application on the basis of insufficient information.

If you have provided all the requested information, then we will consider its adequacy and make a decision on whether your application requires notification or limited notification, or, whether any parties are considered adversely affected from whom you will need to obtain written approval in order for the proposal to be considered on a non-notified basis.

If the application is to be notified, you will be advised within ten working days of our receiving your further information.

Please do not hesitate to contact the writer on (03 4400056 if you have any questions or concerns regarding the above request or the further processing of the application.

Please do not hesitate to contact me if you have any queries.

Yours faithfully



ADAM VINCENT
PLANNING OFFICER - CONSENTS