



## Two subdivisions approved in shire villages

A 119-lot community title subdivision at Clarence Town has been given the green light by Dungog Shire Council.

The 158ha area is currently zoned part rural lifestyle and part environmental and will see the creation of 116 allotments ranging in size from 2019.4m<sup>2</sup> to 3.16ha and three 4.02ha to 4.28ha.

Stage one will be comprised of 25 lots, pool, gardens, bocce courts and rehabilitation of water course and dams.

Stage two will be 30 lots, dam jetty, fire trails and children's play area.

Twenty one lots, an equestrian centre and parking area will be constructed during stage three and stage four will be 13 lots and rehabilitation of a dam.

Eleven lots plus a tennis court will be included in stage five and the final 16 lots plus an equestrian area will complete stage six.

The construction of an ancillary sewerage treatment plant concerned a number of adjoining neighbours who addressed council at their monthly meeting last week.

"I can't see how, that during heavy rain, effluent from 119 lots will not go into the waterways," Robert Wilson said.

Gordon Rennie said the treatment plan would be on the western side of his boundary.

"The situation is fraught with danger.

"I am concerned with the noise, smell and emergency provision in the case of a breakdown.

"The whole thing needs

more thought and I don't believe we have sufficient infrastructure to cope with it all."

Another subdivision given the nod at Vacy brings the total to 79 lots approved by council within the last two months.

The latest development on Summerhill Road by the Cornish Group will see 80.2ha subdivided into 49 lots.

This is adjacent to the 30-lot subdivision on Gresford Road approved in December last year.

Lot sizes will vary from 8130m<sup>2</sup> to 11.17ha with the development to be carried out in four stages.

As with the other subdivision, a number of objections were received with a number citing increased traffic on Summer

Hill and Gresford roads and the impact on Vacy Bridge.

Much of the discussion centred on the bridge which is owned by the Roads and Traffic Authority (RTA).

Cr Glenn Wall said Gresford Road is a regional road, but maintained by Dungog Council.

"We went to the road and safety committee . . . but according to the RTA, it's (the bridge) not problematic," he said.

"There is no load limit on the bridge and the RTA has taken that into consideration.

"NSW Police, the RTA and our local member George Souris make up the (road and safety) committee and they all gave it a tick in the box and it's very hard for us to reject it."