



MRCA Submission to Snowy Monaro Regional Council

Proposed subdivision of 1 Ryrie Street into 29 lots.

Lot 1 DP 790570

DA: 10.2024.136.1

Overview

The Michelago Region Community Association (MRCA) encourages Councillors and Council staff to carefully consider this development proposal and to respond to our objections and comments.

It is the biggest single development in Michelago village to date and will increase the number of dwellings by approximately half.

It is also the first major development following the adoption by Council of the *Michelago Master Plan* in 2021. As such, it is important that the proposed development is consistent with that Plan.

Accordingly MRCA objects to this Development Application because it totally ignores the Employment Opportunity Area recommended in the Michelago Master Plan for inclusion in the development of 1 Ryrie Street (Lot 1 DP 790570).

The developer's sole objective appears to be to maximises the number of dwellings on the site while still meeting the requirements of the Michelago Masterplan in terms of minimum block size. Hence 28 dwellings are proposed and nothing else.

This will create a dormitory style residential development totally dependent on Canberra for services and employment.

The developer has not considered the potential of this site as a Gateway location to Michelago which could contain commercial facilities, such as a restaurant or hotel, attractive to tourists, residents of the village and the surrounding rural population.

There is a service station on the site but the developer states they have no intention to invest in any improvements at all for this commercial activity. The service station certainly needs upgrading, including its entry and exit off Ryrie Street.

There is currently a disused restaurant and motel on the site which the developer intends to demolish but does not propose to replace.

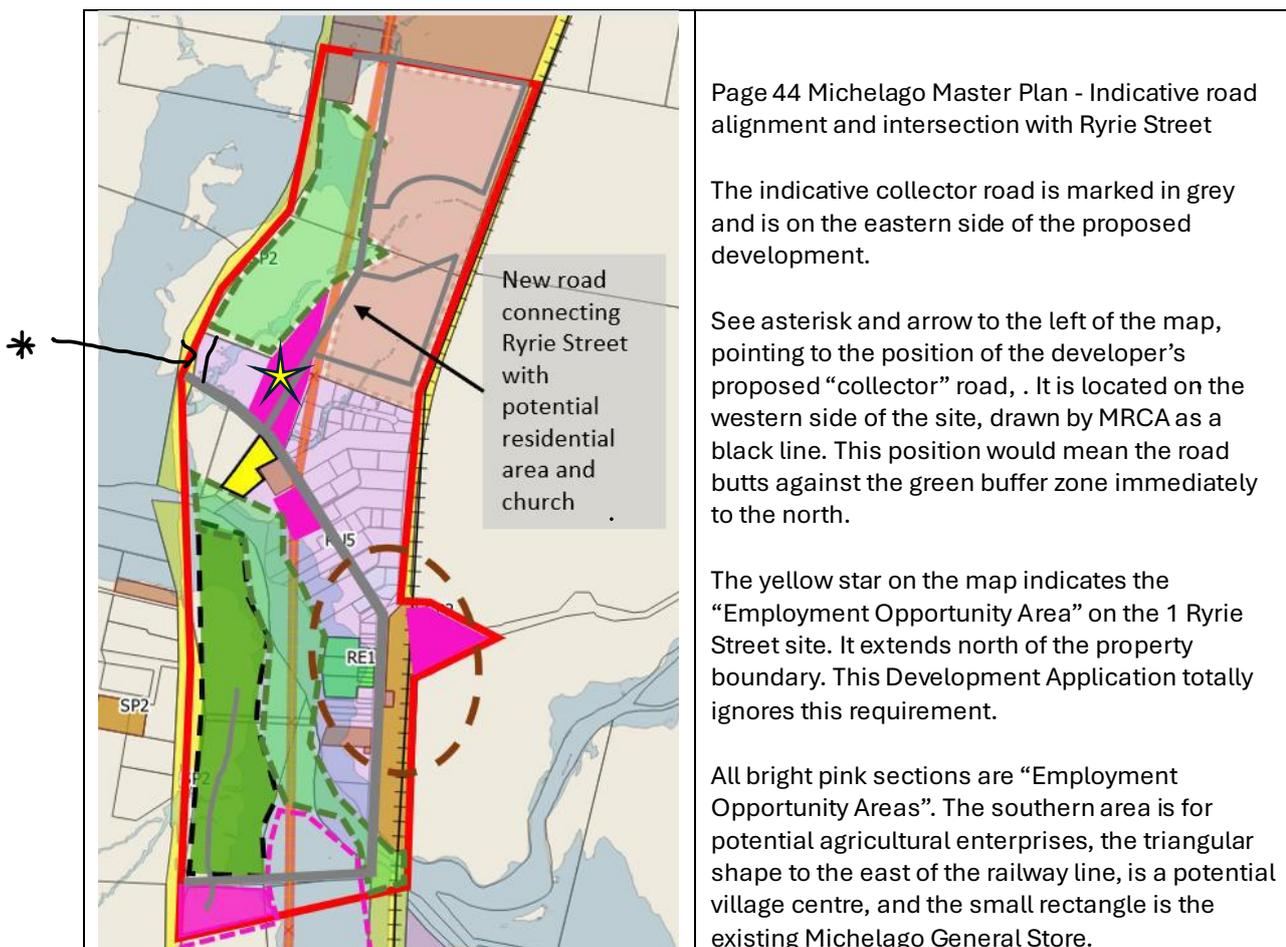
Comments and objections

With the above context in mind here are MRCA's specific comments and objections:

1. MRCA believes the conclusions of Greys Consulting **Travel Assessment Impact Report** in this DA are invalid because they are based upon the erroneous assumption that the Monaro Highway is a dual carriageway with an 80 kph speed limit (refer to page 4 of Greys report).
2. In actual fact, the **Ryrie Street intersection with the Monaro Highway** requires upgrading to improve safety. The turning lanes are short and narrow given the highway speed limit of 100kph. There are potholes on the edge of Ryrie Street at the intersection. Someone has helpfully set up witches' hats to warn turning traffic but no roadwork has been undertaken to repair it.
 - a. Currently there are 61 houses in the village, plus another 57 dwellings on Burra and Tinderry Roads (and offshoot roads) which use the intersection. Once the new bridge opens, that will bring another 56 households from Micalago Road into the village, as these residents will prefer to avoid the Micalago Rd intersection with the Monaro Highway as it has NO turning channels and is quite dangerous. When you add in another 28 houses from this particular DA, that brings the total using the intersection to 202 households. Other developments in the pipeline such as another 20 rural residential dwellings on Micalago Road /Karinya Plains Road and another 70 in the village will increase the number of households relying on this intersection to 292.
 - b. Average car ownership in Michelago according to ABS 2021 census data is 2.4 vehicles per dwelling. That means up to 700 vehicles will be using the Ryrie Street / Monaro Highway intersection.
 - c. While it may not be the responsibility of any single developer to contribute to the upgrade of this intersection, it must become a priority for Transport NSW in the very near future. In particular a **reduction in the speed limit to 80 kph** on the Monaro Highway at Michelago should be introduced now.

3. While thanking the developer for including the **collector road** in the development proposal, MRCA objects to the location of the road and recommends it is moved to the eastern side of the development site. See Figure 1 below.
 - a. The collector road is intended to connect with the church (to the north) and other residential developments planned for the north east of 1 Ryrie St. Unfortunately the developer plans to position the collector road next to the service station. If extended north from there it would bisect the length of the proposed buffer zone to the north and other roads would have to crisscross the buffer zone to connect with the other residential developments.
 - b. The buffer zone could have any number of uses, compatible with riparian land, recreation, parkland, or a pony club, but a collector road bisecting its length would significantly diminish its flexibility and ambience. The Cooma Monaro DCP indicates the collector road should run along the eastern edge of the buffer zone, intersecting with Ryrie Street adjacent to the Mount View development.

Figure 1 Map from *Michelago Master Plan* also included in the *Cooma Monaro Development Control Plan*



4. **Employment Area.** MRCA objects to the fact that there is no potential for any retailers, accommodation, restaurant or bars on the site. This is certainly in conflict with the wishes of the community as set out in the Michelago Master Plan and with the intent of the *Cooma-Monaro Shire Development Control Plan 2014 (Amendment 4)*. See Figure 1 above for the map of employment opportunity areas.

- a. A restaurant or hotel would have been a very welcome development for the Michelago region community which has nowhere to socialise or eat once the Michelago General Store café closes at lunch time. It would have helped attract tourists to the village. This is the perfect site for a restaurant or pub, given it is the “Gateway” into the village
- b. There are only two other locations in the village earmarked for commercial retail style activity, a small area adjacent to Burra Road across the railway line and the existing Michelago General Store. A third area is marked for agricultural commercial activity south of the village.
- c. Page 46 of the **Michelago Masterplan recommended that part of 1 Ryrie Street** and part of Lot 13 DP11175 incorporate an Employment Opportunity Area with a mix of shops, tourist and visitor accommodation. An extract is below with yellow highlights added by MRCA.

4 Employment Opportunity Area

<ul style="list-style-type: none"> — Managing Future Change and Growth — Community and village life — Landscape and the public realm — Access and movement 	<ul style="list-style-type: none"> — 1 Ryrie Street and part Lot 13 DP11175. — RU5 zone, currently supports Service Station, Motel, Pub. — Approx. 6.5 ha (3.5 ha new development potential). — Street plantings on Ryrie Street to enhance entry. — Investigate appropriateness of proposed new ‘employment zones’ or ‘supporting zones’ currently exhibited by NSW Government to update the Standard Instrument LEP. 	<ul style="list-style-type: none"> — Gateway to Michelago. — Mix of shops, tourist and visitor accommodation. — Residential potential at 1 Ryrie Street. — Investigate for Aged Care/smaller assisted living development opportunities. — Essential to incorporate vehicle access and pedestrian/bicycle link to #2 off Ryrie Street.
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5. The developer's plan acknowledges that a development of this size should incorporate open space for a small **playground**, but concludes the playground is not warranted because of all the existing alternatives: Michelago Oval playground is claimed to be 1.1kms away; and children could apparently play in Michelago Creek, the paddock to the north of the development or in the grounds of the local primary school.
 - a. MRCA believes none of these are viable alternatives to a playground which would be used by smaller children. There is no footpath to Michelago Oval. There is no access at all to Michelago Creek and both the Creek and the un-mowed buffer zone to the north would harbour snakes. The school grounds are not open to the public.
 - b. MRCA **recommends** that if the developer chooses not to include a playground, then it should **fund a footpath** along Ryrie Street to the Michelago Oval.
 - c. The Michelago Master Plan recommended a walking loop around the village and incorporating the Creek. A footpath the length of Ryrie Street would be a good start to this project.
6. Finally MRCA objects to **signage** of 2.5 metres high proposed by the developer. This is not consistent with the rural nature of the village nor with existing developers' signs which are no more than one metre high.

Conclusion

MRCA supports the provision of additional housing in Michelago that is consistent with the rural nature of the village. Housing development should not exclude modest, commercial development that is desired by the existing population of the village and the rural surrounds.

MRCA objects to this development proposal as it totally ignores the site's potential as the gateway to Michelago and its previous use for a restaurant and motel. It is very difficult to see how the local community will benefit from the proposed dormitory style development.