

Mrs Simone Robinson
Operations Manager
6794 Mount Lindesay Highway
Gleneagle Queensland 4285

03/03/2020

Dear Mrs Robinson

**Fraser Drive, South Tweed Subdivision (MP 06_0243 Mod 5)
Response to Submissions**

Exhibition of the modification request for the above proposal ended on 21 February 2020. All submissions received by the Department during the exhibition of the proposal are available on the Department's website at <https://www.planningportal.nsw.gov.au/major-projects/project/25226>.

The Department requires that you provide a response to the issues raised in those submissions, in accordance with clause 85A(2) of the Environmental Planning and Assessment Regulation 2000. Please provide this response within two months of this letter.

Please note, the Department is still awaiting comments from the Rural Fire Service. Once received, this will be forwarded to you.

The Department also requests that you address the issues outlined in **Attachment A**.

Note that under clause 113(7) of the Environmental Planning and Assessment Regulation 2000, the days occurring between the date of this letter and the date on which your response to submissions is received by the Secretary are not included in the deemed refusal period.

If you have any questions, please contact Emma Butcher on (02) 8289 6607 or emma.butcher@planning.nsw.gov.au.

Yours sincerely



Brendon Roberts
Acting Director
Regional Assessments

as delegate for the Planning Secretary

Enclosed: Attachment A

ATTACHMENT A – ISSUES RAISED BY THE DEPARTMENT

1. Open Space

- The Department requests that the proposed removal of open space on Lot 142 be reviewed. Should this be progressed, further justification is required before this removal can be supported, including:
 - justification that the useable open space provision on the site meets or exceeds the relevant controls in Section A5 of Council's Development Control Plan 2008, and
 - measures to ensure the remnant rainforest trees on this portion of the site are retained and adequately protected.

2. Subdivision Layout

- The subdivision design should be amended to remove battle-axe lots where possible, to maximise lots with street frontages for waste collection and minimise the requirement for rights of carriageway.

3. Staging

- The provision of essential infrastructure such as bus stops and stormwater detention linked to Stage 16 is not supported. These works should remain linked to multiple stages, earlier than stage 16, to ensure they are delivered in a timely manner.

4. Bushfire

Please provide a statement from a Bushfire Consultant confirming that the proposed modifications to the lot layout do not affect compliance with Planning for Bushfire Protection 2006 and the new lots are capable of compliance against the recently public Planning for Bushfire Protection 2019.