

Hi Chris,

I hope you are keeping well.

After investigating the re-submitted documents and plans in regard to Mod 20, I provide the following comments for your consideration;

- The proposed subdivision layout adjoining the eastern side of Lot 34 DP755211 still does not comply with the Huntlee DCP, specifically regarding the provision of road and services connectivity to Lot 34.
- Proposed road MC43 is separated by a detention dam, which prevents access to the subject lot boundary.
- Proposed road MC42 indicates potential access to Lot 34, however the parts of that road will be over 1 metre below the adjoining surface of Lot 34.
- The proposed extension of Abberton Parkway (road MC52) does not provide for connectivity into the south-western part of Lot 34 in accordance with the adopted Huntlee DCP. I suggest appropriate road widening and construction of a roundabout at the intersection of Abberton Parkway and Nord Way, with provisions for a road facing north-east into Lot 34, should be strongly encouraged.
- It is unclear if the intention of the revised designs will dedicate the area between Abberton Parkway and Lot 34 as 'Public Road'. If the area is not dedicated as 'Public Road' future extensions of services from Abberton Parkway into Lot 34 will be severely compromised.
- Mod 20 does not include any remedies to ensure connectivity along the western boundary of Lot 34, as required by the Huntlee DCP.
- The proposed new road extending east off Abberton Parkway at about chainage 67 (Inset 'A' sheet 13) does not include any details of how vehicles will manoeuvre at the end of that road. Inset 'A' M20-C03.13 indicates 'new public access point for existing Lot 43'. Is this intended to be a public road for access to existing Lot34? If the intention is for this road to terminate at the western side boundary of Lot 34, then more details are required, specifically involving the boundary and surface levels on Lot 34.

Thank you for the opportunity to provide the above submission. Should you require any additional clarification or further expansion on any of the abovementioned, please reply to this email or phone me at your convenience.

*My best regards,
Mark*

Mark J. McDougall
*Registered Surveyor/Director
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