

10 October 2012

Kate MacDonald - A/Team Leader
Metropolitan & Regional Projects North
Department of Planning & Infrastructure
GPO Box 39
SDYNEY, NSW, 2001

Att: Nava Sedghi - Planner

Dear Kate,

Bankstown City Council Submission
Re: Proposed Modifications to the 'Potts Hill Residential Design Controls' -
Section 75W Modification Potts Hill (MP08_0116 Mod 3)
Potts Hill Residential Estate

I write in reference to your letter of 02 October 2012, regarding the proposed modifications to the draft Landcom Potts Hills Residential Design Controls, for the Sydney Water land at Potts Hill (Western Residential Precinct).

Council has reviewed the information and Residential Design Controls document provided, and concurs with the updates made to the draft document. Council's previous comments from our meeting on 18 July, and emails of 27 & 29 August have been reflected within the document.

The only comment Council has regarding the document relates to the Section 3 – Apartments; where Council reiterates its original comment, that the words "*if possible*" should be deleted where-ever they appear on page 18 regarding retention of significant trees. Whilst we (Landcom and Council) have the opportunity to protect and conserve the significant trees on this apartment site (before development applications are lodged), Council would be willing to further discuss with Landcom other opportunities to review development controls for the site to ensure these trees are protected.

Should you have any questions regarding this submission, I can be contacted on (02) 9707 9097 or email on daniel.smith@bankstown.nsw.gov.au

Yours sincerely,



Daniel Smith
Team Leader - Urban Policy and Planning