

11 April 2018

Our Ref: N-15042

The Secretary

Department of Planning and Environment

GPO Box 39,

Sydney, NSW, 2001

Per email: anthony.witherdin@planning.nsw.gov.au

Dear Anthony,

**RE: S75W MODIFICATION APPLICATION - THE DAN LAND - MP 06_0031 (MOD 4) -
RESPONSE TO SUBMISSIONS**

Reference is made to the recent public exhibition of the application to modify the 'Dan Land' Concept Plan and Project Approval (MP 06_0031 [MOD 4]).

RESPONSE TO SUBMISSIONS

It is understood that 4 submissions were received from government agencies / council and 4 received from the public. A response to each of the submissions is provided in the Table at **Attachment 1**.

In summary, it is considered that the proposal as now amended satisfactorily addresses the matters raised.

PROPOSED LAYOUT MODIFICATION

In response to the submission from the Rural Fire Service, a bushfire assessment specifically for Stage 10 was undertaken by Australian Bushfire Protection Planners (see **Attachment 2** to this letter). As a result of this assessment, it was determined that a perimeter access road will be required along the northern boundary of proposed Lot 114, one of the two super lots intended for future medium-density housing development. Further, an additional Asset Protection Zone will be required along the northern boundary of this site.

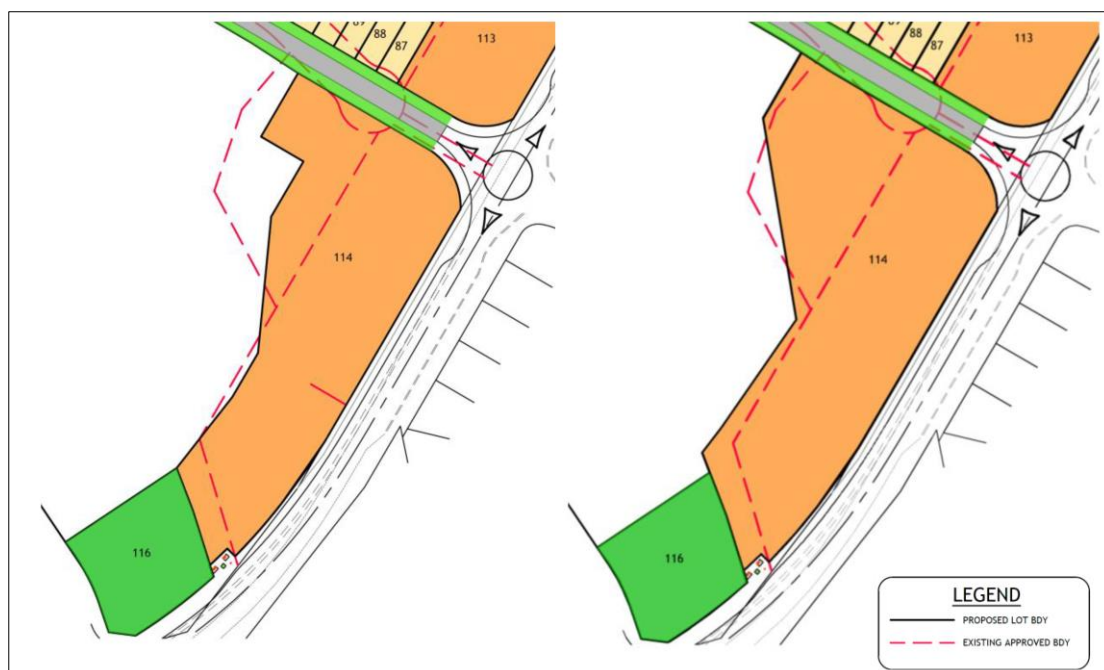
Accordingly, it is proposed to relocate the boundary of proposed Lot 114 slightly further to the north to allow for the required fire-fighting access whilst maintaining the flexibility to achieve an efficient medium-density housing layout.

The proposed amended position of the super lot boundary is shown in the Figure below, in comparison to the position originally proposed as part of this modification application. A full plan showing the amended boundary in the context of Stage 10 is provided at **Attachment 3**. A plan showing the position of the proposed amended boundary in relation to the approved boundary is provided at **Attachment 4**.

The following is noted with regard to the proposed amended boundary:

- Whilst the modified boundary would extend slightly beyond what was originally approved in this location, the overall area of development throughout Stage 10 is still less than what was originally approved by approximately 7,000m² (as a result of topographical constraints).
- The amended boundary would still be contained within the appropriate R2 Low Density Residential zone, as indicated in **Attachment 5**.

For the avoidance of doubt, the amended *Stage 10 Development Guidelines, Landscape Masterplan* and *Vegetation Management Plan* (**Attachments 6, 7 and 8**) have considered the proposed Lot 114 boundary modification.



Left: Proposed Lot 114 boundary as originally proposed within this modification application. **Right:** Proposed Lot 114 boundary as amended in response to the requirement for a perimeter access road.

AMENDED DOCUMENTATION

As a response to matters raised within submissions, and in response to the proposed further amendment of the subdivision layout, the following amended documents have been prepared and are attached to this letter:

Attachment	Document	Author
1	Response to Submissions Table (April 2018)	CPSD
2	Bushfire Protection Assessment for the Proposed Stage 10 Subdivision (06/04/2018)	Australian Bushfire Protection Planners
3	Proposed Subdivision - Outlook Stage 10 (Ver P, 10/04/2018)	ADW Johnson
4	Outlook Stage 10 - Approved Boundary Overlay (Ver C, 19/03/2018)	ADW Johnson

Attachment	Document	Author
5	Outlook Stage 10 - Zoning Overlay (Ver B, 08/11/2018)	ADW Johnson
6	Stage 10 Development Guidelines - The Outlook (April 2018)	ADW Johnson
7	Landscape Design Report and Landscape Masterplan (Rev G, April 2018)	Terras Landscape Architects
8	Vegetation Management Plan - The Outlook Stage 10 (Rev G, 04/04/2018)	Terras Landscape Architects

In summary, it is considered that the matters raised as a result of public exhibition have been satisfactorily addressed. A number of supporting documents have been provided in response to submissions. As a result of updating the bushfire assessment, it was determined that the boundary of Lot 114 should be slightly amended to allow for the development of a future perimeter access road. The amended boundary would remain within the appropriate zone and the overall development area of Stage 10 will remain less than what was originally approved.

I trust that the provided information satisfactorily addresses the Department's requirements. Please don't hesitate to contact the undersigned to discuss any of the matters contained herein.

Yours sincerely,



Jillian Kuczera
Senior Project Planner