



18 October 2016
Our Ref: 6376D.4DK_further response to submission

planning consultants

The Secretary
Department of Planning and Environment
GPO Box 39
Sydney 2000

Attention: Fiona Gibson

Dear Fiona,

Section 75W Modification of Concept Plan Approval (MP06_0060) and Project Approval (MP06_0058) – Modification No. 15

Vincentia Coastal Village & District Centre, Corner of Wool Road and Naval College Road, Vincentia – Lot 6002 DP 1195858

We refer to the above Section 75W Modification application and your email dated 7 October 2016 containing further comments (to our response to submissions) from one of the public submitters.

We address each of the comments in turn.

1. *Given there are no existing parking bays on the western side of Halloran St (opposite the front of Lots 1415-1420) and no parking bays proposed on the eastern side, how is it proposed to service visitor parking without impacting on the proposed vegetation within the Open Space adjacent to 28 Coaster Circuit and vegetation proposed to be retained between driveways of Lots 1419-1418? The eastern side of Halloran is currently a no stopping zone to accommodate the bus route and existing visitor parking along the western side of the road currently reduces the effective carriage width.*

Comment

Statement of Commitment No. 66 requires the provision of car parking bays along ridge and connector roads (which are Halloran Street and Bayswood Avenue). All other roads will have car parking within the carriageway unless controlled by signposting according to the road conditions. Visitors to Lots 1415-1420 could park on the subject lots (if space is available), on the western side of Halloran Street, or in the car parking bays in Halloran Street and Bayswood Avenue, or other nearby roads. There are plenty of options available for visitors to park when visiting Lots 1415-1420. This circumstance is no different to any other road which does not have dedicated car parking bays within the road carriageway.

It should also be noted that the car parking bays are not solely for visitors, nor are they allocated to certain lots. There are available for any driver to utilise.



- 2 *The proponent advises that drainage will be via interlot drainage easement and will be directed through open space areas to Coaster Circuit. Clarification is sought if the easement is proposed through the open space adjacent to 28 Coaster Circuit and if so, how this will impact on existing vegetation, as it has been stated that this open space will remain in its native state?*

Comment

Inter allotment drainage is not proposed through the open space adjoining 28 Coaster Circuit. The drainage lines will be installed in the narrow open space corridors further east (i.e. between Road 1 and Coaster Circuit).

3. *In relation to finished surface levels of sites and driveway/turning head servicing Lots 1419-1420, the proponent has not provided any further detail other than to state that "It is not intended to significantly change the land levels of the subject site relative to 28 Coaster Circuit that would result in the proposed lot and driveways being elevated to an extent that would cause adverse amenity impacts". In this regard, it is requested that the Department condition the consent to require the driveway/turning head finished surface level to be at natural ground level.*

Comment

The applicant intends to grade Proposed Lot 1420 in a manner that transitions smoothly with the rear of No. 28 and 30 Coaster Circuit. The northern corner of the turning head would therefore need to be at the same finished surface level or slightly below to achieve an acceptable driveway gradient. The turning head will have a small crossfall (approximately 5%) grading back to the road to drain the driveway back to the kerb of Halloran Street. A condition requiring the turning head to be at natural ground level is not considered warranted as it will not allow water to drain to Halloran Street and may result in water draining through the open space to Coaster Circuit which will impact on existing vegetation.

Should you have any questions in relation to this letter please do not hesitate to contact David Kettle on 9980 6933.

Yours faithfully

DFP PLANNING PTY LTD

A handwritten signature in black ink, appearing to read 'D. Kettle', written over a horizontal line.

DAVID KETTLE
DIRECTOR

dkettle@dfpplanning.com.au

Reviewed: _____

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