

Nethery Email

Clarification that the land between these driveways will be retained as Open Space and vegetated appropriately, either by retaining of existing vegetation (if not too tall) or replanting of the space with native shrubs of a height that will continue to maintain our visual amenity and privacy, and continue providing bird habitat

Response

As noted in our letter dated 18 October 2016, the existing vegetation at the corner of Halloran Street and Coaster Circuit will not be cleared except to construct the driveways. This will mean that that existing vegetation between the driveways in front of 1418, 1419 and 1420 will be retained. The narrower section of land in front of 1415, 1416 and 1417 is to be turfed. If during construction there is damage to the vegetation to be retained then it will be replaced.

We note that there are already street lights installed along the southern side of Halloran Street. There might be an additional street light required at the intersection of Halloran Street and Bayswood Avenue to meet relevant road design standards. This outcome is what would be expected in a residential street and would occur irrespective of the s75W Modification. The increased noise levels from the six lots (Lots 1415-1420) will be insignificant and is no different to any other residential street in the immediate area.

Access or driveway to the lot 1416

Response: The driveway access to Lot 1416 will be from Halloran Street. The **attached** plan now shows the driveway location for Lot 1416.

Lot Count

Cardno has prepared a plan (**attached**) with a lot count for the constructed, under construction and planned stages of the subdivision. This plan shows a total of 607 lots (not 604 as stated in the application). I have explained the history below which gets a bit complicated with the replacement of part of the approved residential subdivision with the retirement living project. Hopefully the following explanation assists:

- Mod 11 was the last approval to change lot numbers and the total approved lots is 614. This total includes residential lots already approved in what is now known as Lot 6002 (the subject of Mod 15)
- The area now represented by Lot 6002 was previously approved as a retirement living development (approval dated 21 Jan 2014)
- The retirement living approval replaced 123 residential lots approved as part of the original Project approval in 2007. The total number of lots stated in the Project Approval for the residential subdivision was not adjusted as there were 2 approvals that could be acted upon (i.e. either subdivision or retirement living).
- Mod 15 reduces the 123 lots down to 116 lots (i.e. a reduction of 7 lots).
- The total number of lots resulting from Mod 15 is therefore $614 - 7 = 607$ lots.

Our letter accompanying the s75W Mod stated at page 3 that there was a reduction from 126 to 116 (i.e. a reduction of 10 lots). This should have read a reduction from 123 to 116 (i.e. a reduction of 7 lots). We have updated Tables 1 and 2 from our letter correcting how the Approvals are to be amended:

Table 1: Proposed Amendments to Concept Plan approval MP06_0060

PROPOSED MODIFICATION	REASON
Amend <i>Part A – Schedule 1 – A1 Table 1</i> to change the Approval in Summary in the Table <ul style="list-style-type: none"> From: a 614 lot residential subdivision To: a 604 607 lot residential subdivision 	To reflect the reduced lot yield now proposed.
Amend <i>Part A – Schedule 1 – A2 Approval in Detail</i> to change the number of residential lots in A2(1)(a) from 614 to 604 607	To reflect the reduced lot yield now proposed.
Amend <i>Part A – Schedule 1 A3 – Development in Accordance with Plans and Documentation</i> to update subclause (1) to reference to this letter.	To update documentation references.

Table 2: Proposed Amendments to Project approval MP06_0058

PROPOSED MODIFICATION	REASON
Amend <i>Part A – Schedule 3 – Project Application – A1 Table 1</i> to change the Approval in Summary in the Table <ul style="list-style-type: none"> From: a 614 lot residential subdivision To: a 604 607 lot residential subdivision 	To reflect the reduced lot yield now proposed.
Amend <i>Part A – Schedule 3 – Project Application – A2 Approval in Detail</i> to change the number of residential lots in A2(a) from 614 to 604 607 residential lots.	To reflect the reduced lot yield now proposed.
Amend <i>Part A – Schedule 3 – Project Application A3 – Development in Accordance with Plans and Documentation</i> to update subclause (2)(a) to reference to this letter.	To update documentation references.
Amended <i>Part A – Schedule 4 – Project Application – Conditions to the Project Application, Condition A1 Residue Land</i> to change the number of residential lots from 614 to 604 607 lots.	To reflect the reduced lot yield now proposed.

If you have any questions please do not hesitate to call.

Regards

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