

Wednesday, 1 August 2012

The Director General
Department of Planning & Infrastructure
23-33 Bridge Street
Sydney NSW 2000

Architecture
Urban Design
Planning
Interior Architecture

Attention: Cameron Sargent
Team Leader, Metropolitan and Regional Projects North

RE: **Major Project MP 08_0116 - Potts Hill Residential Estate – Civil Works Stage 2
Additional information to Section 75W Modification No. 2**

Dear Cameron,

This letter is prepared on behalf of Landcom in response to the Department of Planning and Infrastructure (DoPI) request for additional information letter dated 11 July 2012 in relation to MP 08_0116 MOD 2, a Section 75W Application to amend the approved subdivision of the Potts Hill Western Residential Precinct.

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Accompanying this letter is a revised Section 75W application including the additional information requested by DoPI. The items raised by DoPI are addressed as follows:

Auckland
Brisbane
Melbourne
Shanghai
Sydney

- **DoPI request:** *Amended Section 75W Report which clearly details and outlines all the proposed changes that are being requested, including all proposed changes to the Instrument of Approval (i.e. deletions, additions and amendments).*
Response: The Section 75W Report has been updated to provide a clear description of the proposed amendments, including proposed amendments to the Conditions of Approval. These are detailed at **Section 3** of the Section 75W Report.
- **DoPI request:** *The amended Section 75W report should also resolve inconsistencies including references to the additional lots being created; explain how and why the lot sizes are increasing or decreasing in each respective stage; and detail the changes in area for each stage and describe how these changes have altered the boundaries for each stage.*
Response: A clear overview of the proposed amendments to stages, lot sizes and lot amalgamations is provided at **Section 3** of the amended Section 75W Report.
- **DoPI request:** *A full set of amended plans which supersede all the approved subdivision plans, namely (SA 101, 102, 201, 202, 203, 301, 302, 303) must be provided. The reason why this is critical is that the plans submitted are different versions of different plans and which only partially supersede the approved plans. Hence, if the department approved these plans they would be inconsistent with the plans that have already been approved.*
Response: A full set of subdivision plans has been prepared, and are attached at **Attachment B** to the Section 75W Report. It is proposed that the Subdivision Plans will amend the approved Subdivision Plans under Condition A2 of the Conditions of Approval, as detailed within **Section 3** of the amended Section 75W Report.
- **DoPI request:** *An amended lot schedule which identifies the proposed new lots in each stage, with notations including their former lot number and stage.*

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Managing Director:
David Sainsbery
Nominated Architect
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Response: An amended lot schedule identifying the proposed new lots in each stage is provided at **Attachment B** to the Section 75W Report. A detailed outline of lots being relocated from Stage 2 to Stage 1 and from Stage 3 to Stage 2 is provided within **Section 3** of the Section 75W report.

It is considered that the amended Section 75W Report and the attached documentation satisfactorily addresses the request for additional information dated 11 July 2012, as detailed above. Should you have any queries or wish to discuss any of the above matters further, please contact Camille Lattouf, Urban Planner on 8252 8400 or Nick Chandler, Senior Development Manager at Landcom on 9841 8600.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'J. Riordan', followed by a long horizontal stroke.

John Riordan
Associate Director, Urban Design and Planning
Architectus Group Pty Ltd

cc. Nick Chandler, Senior Development Manager, Landcom - nchandler@landcom.nsw.gov.au