

Handwritten Minute



PCU064067

To ANN-MAREE CARRUTHERS  
AND MALCOLM McDONALD

Date 11/2/16

Subject: DEAR ANN-MAREE & MALCOLM - YOU ARE PROBABLY IN OVERLOAD WITH INITIAL PROBLEMS COMING ONTO YOUR SCREENS.

I CAN BEST COMMENT ON SMALL AREA I HAVE BEEN IN SINCE 1977. ALTERED TO M3

I APPRAISE WHAT YOU WOULD LIKE WITH AN ACCESS ROAD (PLAN A) TO BRIGHTON DRIVE BUT HORSE MAY HAVE BOLTED PROBABLE

IF WITH NEW ZONING THERE IS A MINIMUM OF 100 NEW TOWNHOUSES THE OBVIOUS STATION WOULD BE BELLA VISTA AS NO PARKING AT NORTHWEST ALSO SAVES MORE VOLUME ONTO FAIRWAY DRIVE WHICH IS ALREADY UNDER PRESSURE AS A CORRIDOR TO BUSINESS PARK

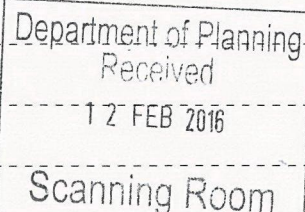
THE HILLS COUNCIL HAS CURRENTLY A DA BEFORE IT (989/2016) WITH SUBMISSION DEADLINE OF 19/2/16. APPLICANT HAS ALTERED COUNCIL'S DESIRED ROAD PLAN AS SHOWN ON ENCLOSED (PLAN B)

(PLAN C) IS GOOGLE MAP WITH KELLYVILLE MANSION ON BRIGHTON DRIVE STOPPED IN AREA WHERE OVERHEAD POWER LINES COME INTO PLAY

AS I SAID IT MAY BE TOO LATE BUT IF DA APPROVED IN CURRENT FORM YOUR ACCESS ROAD AS SHOWN IS OUT THE DOOR OR YOU COULD PERHAPS HAVE ACCESS ROAD INTO DA SITE EXTEND TO BRIGHTON DRIVE

KEEP UP YOUR GOOD WORK

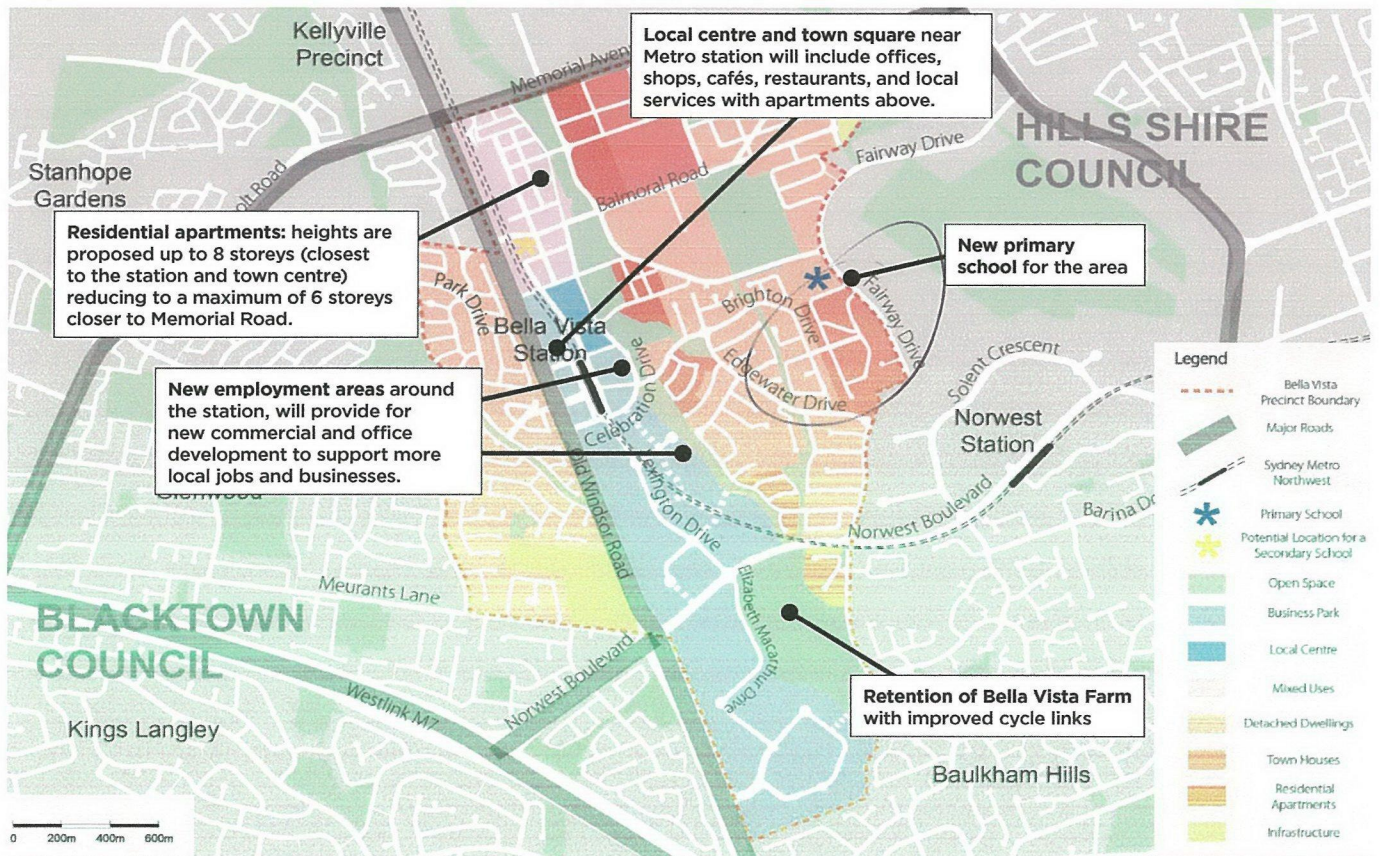
COLIN STONER  
21 KIMBERCREST  
KELLYVILLE 2155





# Precinct Plan

A range of uses and character areas are proposed for the precinct as shown in the map below.





PLAN B

### 3.0 Development Proposal

The subject application is for the creation of a 59 lot subdivision excluding public roads to be constructed and dedicated to Council. Proposed Lot 59, to the east of a Riparian Corridor, is proposed to be maintained as a super lot (5,333m<sup>2</sup>) and will be subject to a separate multi dwelling application at some future date.

The area of lots to be created all exceed 700m<sup>2</sup> with the mix of lots sizes and dimensions are as summarised in **Table 1** below:-

Lot Area	Total Lots	% Mix
700m <sup>2</sup>	12	20.3%
701 to 720m <sup>2</sup>	20	33.9%
721 to 800m <sup>2</sup>	23	39.0%
800m <sup>2</sup> plus	3	5.1%
Super lot	1	1.7%
<b>Total</b>	<b>59</b>	<b>100.00%</b>

The lot layout and road network is as configured on **Figure 3** below.



Figure 3 – Layout Plan



PLAN C

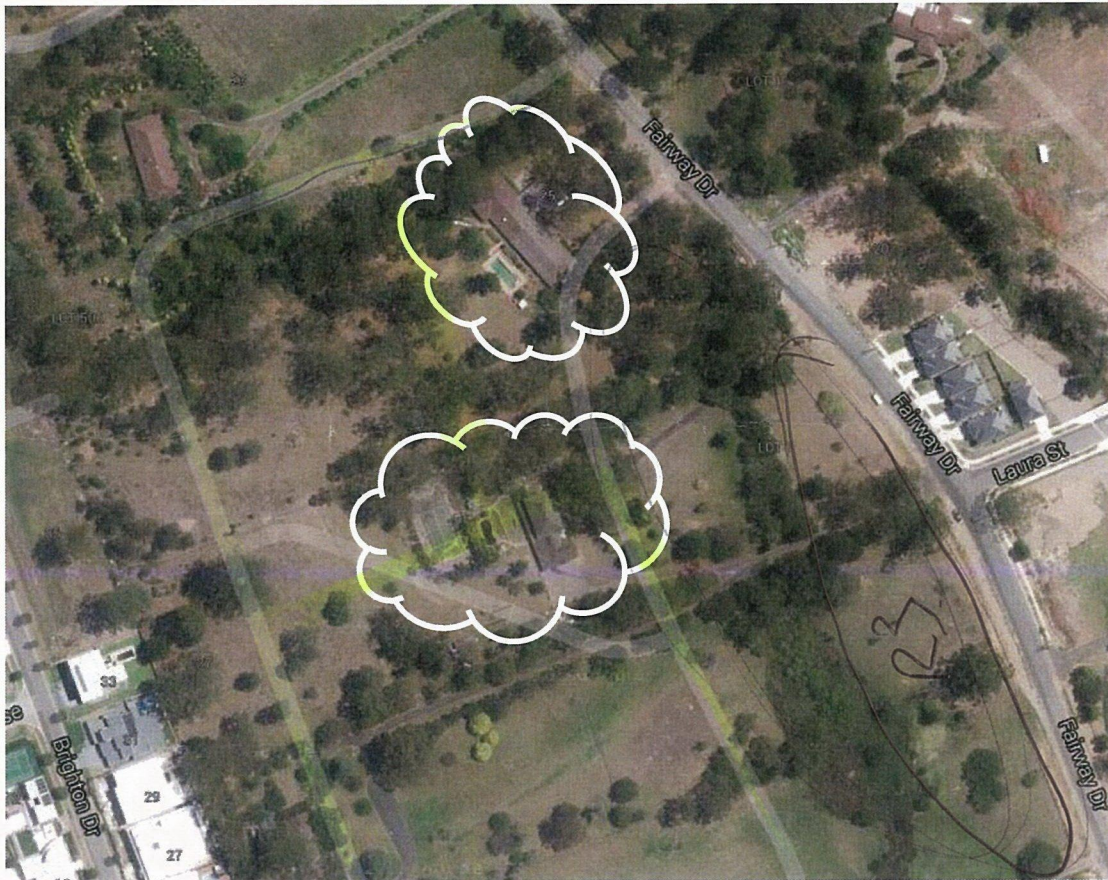


Figure 2 – Existing Site Improvements (Source: Google Maps)

WONG  
GONE!

## 2.2 Site and Vegetation

The existing structures, including two single storey brick dwellings, concrete driveway, swimming pool, carports and miscellaneous shed are proposed to be demolished. See Figure 2 above

How

The site is heavily treed as may be seen from the survey prepared by SDG and submitted as part of the application. The existing vegetation is proposed to be cleared.

## 2.3 Utilities and Services

Council cannot consent to a proposal unless it satisfied as to the availability of services as per The Hills LEP 2012. Services must either already be available, or there is sufficient scope to provide services as part of the subdivision works.

The site is serviced from Fairway Drive with connections for sewer, water, stormwater and electricity.