

ATTACHMENT 2

Applicant Response Table

Prepared by:

Property Projects Australia

Reference	Request	Applicant Response	Reference Document
1. Roadworks / Engineering			
1.1 Amended Plans	<i>Provide amended plans that demonstrate that a 1.5m concrete path, street trees, water main, telecommunications, and power supply cables can be constructed within the northern verge of proposed Road 1.</i> <i>Provide amended plans that identify a corner truncation for proposed Lot 37 that allows adequate verge width for underground services.</i>	The <i>Amended Proposal Plans</i> demonstrate that the full road reserve area can be provided entirely within the subject site. The 18m wide road reserve area, and more specifically the 5.5m wide verges on either side of proposed road 1, are capable of accommodating a 1.5m concrete path, street trees, water main, telecommunications, power supply cables, and any other relevant street infrastructure without adversely impacting future driveway crossover access. The <i>Preliminary Services Layout</i> plan, included as part of the <i>Amended Proposal Plans</i>, <i>Amended Engineering Infrastructure Report</i>, and <i>Amended Stormwater Management Report</i> demonstrates that all required infrastructure is capable of being accommodated within the verge areas. Specifically, it is proposed for both verges to include street trees and future driveway connections, the northern verge to facilitate a 1.5m concrete footpath and underground electrical / telecommunication infrastructure (before crossing under the road to continue along the southern verge at the 90 degree northward bend), and the southern verge to house the reticulated water main (with property connections provided under the road, as required). Further amendments include the corner truncation of proposed Lot 37; which has been increased to allow adequate verge width for the proposed footpath and underground services.	Please refer to the <i>Amended Proposal Plans</i>, <i>Amended Engineering Infrastructure Report</i>, and amended <i>Stormwater Management Plan</i> prepared by Kehoe Myers and provided at Attachment 3, Attachment 4, and Attachment 5, respectively.
1.2 Adjoining Owner Consent	<i>Provide written consent of the owner of Lot 8 SP311097, amended application forms including Lot 8 with this application, and amended plans that</i>	The written consent of the owner of Lot 8 on SP311097 has <u>not</u> been obtained where the proposed development has been amended to accommodate the full 18m road reserve within the subject site.	Please refer to the <i>Amended Proposal Plans</i>, <i>Amended Engineering</i>

identify the full 18m road reserve provision as part of this application.

If the consent of the adjoining owner is not provided as part of this application, the full 18m road reserve will need to be provided within the subject site. Amended Plans must be submitted to demonstrate this solution.

The proposed road reserve will continue to provide an 18m wide road reserve area and 7m wide carriageway; reflecting a Local Access standard road, from the Old Homebush road intersection to the 90 degree northward bend. From this bend, the road reserve and carriageway will still transition back to widths of 17m and 6m, respectively; reflecting a cul-de-sac standard road.

To facilitate the amended road reserve alignment, the lot sizes resulting from the proposed subdivision have been slightly altered (from the Amended Plan provided as part of the Information Request Response), in accordance with the Table below:

Proposed Lot No.	Previous Lot Size (m ²)	Proposed Lot Size (m ²)
31	4,000	4,000
32	4,000	4,125
33	4,000	4,000
34	4,033	3,865
35	4,000	3,852
36	4,000	3,852
37	4,000	3,836
38	4,002	4,002
39	4,000	4,000
40	4,000	4,000
41	4,184	4,002
42	4,000	4,000
43	4,001	4,001
44	4,001	4,001
45	4,001	4,001

Per the above, the size of proposed lots 34-37 falls below the 4,000m² threshold as a result of the proposed road reserve being contained entirely within the subject site.

Infrastructure Report, and amended Stormwater Management Plan prepared by K.J. Wilson and Kehoe Myers and provided at Attachment 3, Attachment 4, and Attachment 5, respectively.

		It has long been established that the proposed development is subject to Impact Assessment where not meeting the minimum lot size anticipated for the <i>Rural Residential Zone (10,000 min Precinct)</i>. Notwithstanding the reduced lot sizes, all lots remain functional for their intended purpose (having regard to the intent of the zone and the constraints affecting the site). That is, all lots are relatively flat, have a minimum dimension exceeding 43.3m (excluding a small area to the south-east of lot 37 where a corner truncation is provided), and are not affected by any overlays constraining future development. The change in minimum lot size from a minimum of 4,000m² to 3,850m² is marginal and all circumstances (as outlined in the response to the Information Request) that make the 4,000m² lot size suitable having regard to the nature and location of the development remain relevant where an alternative minimum lot size of 3,850m² is provided. As such, the response provided to Item 1.1 of the Information Request remains relevant. Additionally, general support for the proposed development was observed via the Public Notification period; undertaken between 18 June to 09 July 2026, during which no (0) properly made submissions in objection to the proposal were received. Finally, it should be noted that the realignment of the road reserve area and subsequent amendments to proposed lot sizes has <u>not</u>: ■ Changed or impeded future access provisions; ■ Worsened or created any adverse impacts to adjoining premises; and	
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		■ Impeded the future development potential south of the subject site.	
2. Water Infrastructure - Advice Note			
2.1 Water Reservoir	<i>Council is currently seeking to obtain a parcel of land within the surrounding locality for the purposes of a future water reservoir and associated infrastructure. As part of the proposed development, Council would like to explore the possibility of obtaining a portion of land over the development site to be dedicated to Council for infrastructure purposes.</i> <i>Council encourages the applicant to seek meetings and further discussions regarding the possibility of a portion of the subject land being dedicated to Council as part of this application.</i>	Upon review, the applicant does <u>not</u> wish to pursue the dedication of a portion of the subject site to Council for future water reservoir and associated infrastructure purposes.	Not Applicable.