

Our Ref: 5990/ML-01-000/2022

24 March 2022

Maitland City Council
285-287 High Street
Maitland NSW 2320

By Email

Attention: Kristy Cousins

Dear Kristy,

Re: 853, 857 & 859 New England Highway, Lochinvar
Section 4.55(1A) Application – DA 17/2585:1

We are requesting the modification of DA17/2585:1 for the approved 140 Lot Torrens Title Subdivision at the above-mentioned property and particular consent conditions as outlined in more detail below. Accordingly, please find attached the following:

1. A completed Section 4.55 Modification Application Form;
2. A copy of amended Overall Subdivision and Staging Plans for the proposed subdivision; and
3. Proposed Stormwater Management Strategy.

The proposed modification seeks amendment to the approved subdivision layout to relocate the stormwater detention basin onto the adjacent land to the west resulting in additional lots and a revision to the road location and staging boundaries.

Detail relating to the proposed modification is provided within the revised subdivision plans and the proposed stormwater management strategy provided with the application.

The proposed relocation of the isolated stormwater infrastructure (Lot 1700 – Water Quality Basin) to form part of the regional basin (identified as Item *L38 New Basin 10* within the Lochinvar s94 Contributions Plan, and the Lochinvar Urban Release Area DCP) presents a more logical approach to the provision of stormwater management by consolidating the stormwater infrastructure in the one location rather than separate isolated basins, each requiring ongoing maintenance.

The consolidation of the stormwater detention as proposed has been discussed with Council engineers who have agreed in principle to the proposal.

As a result of the proposed modification, consent conditions that require modification are listed below.

Condition 1 – Approved plans and documentation.

Proposed Modification: The drawing references under this condition will need to be updated accordingly.

Reason: Changes have been made within Stages 17 and 18 of the subdivision layout which include; removal of lot 1700 Water Quality Basin from stage 17 and relocation of Road 09 to align with Road 13 resulting in additional lot yield and revised staging boundaries.

Condition 2 – Contributions and Fees.

Proposed Modification: Amendment to the contribution and fees table to reflect the revised lot yield.

Reason: Lot yield has changed.

Condition 9

Proposed Modification: Remove requirement for lighting of public pathway adjacent to lots 1701 and 1702.

Reason: Due to the reconfiguration of roads and staging, Christopher Road will now extend through to MC01.

Condition 32. c)

Proposed Modification: Remove condition.

Reason: As a result of the road reconfiguration the 11m pavement will now extend through to MC01 road pavement as shown on the plans.

Condition 32. d)

Proposed Modification: Remove condition.

Reason: A 2.5m shared pedestrian/cycle path within Christopher Road will not go anywhere other than to the new stormwater basin. The off-road shared path is not shown as being within Christopher Road within the Lochinvar Urban Release Area DCP.

In addition, it is noted that item *L35 Off Road Trail* within the Lochinvar s94 Contributions Plan is identified within this part of Christopher Road and provision should be made for this on the southern side of the road, as the track will need to traverse the southern end of the stormwater basin.

Condition 46

Proposed Modification: Remove condition.

Reason: As a result of the road and staging reconfiguration the stormwater for Stage 18 will be designed to drain to stormwater infrastructure in Christopher Road.

Condition 48

Proposed Modification: Revised Stage and Lot references.

Reason: As a result of the proposed stage modification the stage and lot references within this condition will need to be updated to reflect Stage 18.

Condition 54

Proposed Modification: Remove reference to Stage 17.

Reason: The basin will be constructed on the adjacent property to the west within the regional basin land which is to be dedicated to Council under the DA for that site.

Condition 63

Proposed Modification: Remove condition.

Reason: As a result of the road and staging reconfiguration lots 1701 and 1702 are no longer in a location requiring splay corners. Lots within that location in proposed stage 18 now have frontage to Christopher Road.

The proposed minor modifications to the approved subdivision layout and consent conditions present no additional environmental impact whilst assisting to achieve the overall delivery of growth for the Maitland LGA as outlined within relevant planning strategies. In addition, the proposal remains consistent with the objectives of the zone and the intent of the Lochinvar Urban Release Area.

I trust the enclosed meets with your requirements and request that you issue a modification to the Development Consent at your earliest convenience.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Sam Rowe'.

SAM ROWE

Project Director