

Our Ref: 6013/ML-01-000/2022

11 May 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 17/1781:2

We are requesting the modification of DA17/1781:2 for the approved 133 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; and
2. A copy of amended Overall Subdivision and Staging Plans for the proposed subdivision

The proposed modification seeks amendment to the approved subdivision layout to re-align lot boundaries in accordance with proposed boundary changes in DA/2017/2585:1. The modification also seeks to amend staging due to the unformed road (Longwool Road) not being within McCloy Lochinvar control.

Detail relating to the proposed modification is provided within the revised subdivision plans provided with the application.

The proposed boundary changes are in keeping with the recent Section 4.55 Modification application for DA/2017/2585:1. The additional stage allows for delivery of the roundabout infrastructure and sub arterial 'ring road' without being dependant on external factors, removing this dependency is the logical approach to allow traffic circulation within the estate and the neighbouring estates.

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 5 and 6 of the subdivision layout which include;

- shifting lot boundaries in Stage 5 to create Stage 6 resulting in revised staging boundaries, As Road 8 falls outside of the boundaries of McCloy Lochinvar land holdings an additional stage (Stage 6) has been created to allow for Stage 5 to take place independent of the road closure and dedication being undertaken by the adjacent landowner; and
- Amendment to lot boundaries (currently lots 529 – 532) to reflect the proposed modification to DA/2017/2585:1.

Condition 46

Proposed Modification: Revised lot references.

Reason: As a result of the stage modification the lot references need to be amended.

Condition 47

Proposed Modification: Revised lot/stage references.

Reason: As a result of the stage modification the stage and lot references need to be amended to reflect Stage 6.

Condition 62. d)

Proposed Modification: Revised lot references.

Reason: As a result of the stage modification the lot references need to be amended.

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