

13 September 2024

Greater Hume Council
PO Box 99
Holbrook NSW 2644

Attention: Gayan Wickramasinghe, Town Planner

Via Email

Dear Gayan,

**Re: Response to request for additional information, DA Ref
Lot 224 in DP 1280394 and Lot 31 in DP 1062153 Wagner Drive, Jindera**

Habitat acts on behalf of Pioneer One Pty Ltd and JHP2 Pty Ltd, in relation to a Development Application for Earthworks at Wagner Drive, Jindera.

The purpose of this letter is to provide a response to the requested items for the existing Development Application (DA reference number: 10.2024.47.1 & PAN-429200) for earthworks, comprising cut and filling of excavated soil on the land which is currently under assessment.

The request for additional information relates to the following matters:

1. A civil design plan – A plan of re-establishment
2. Storm water drainage plan
3. Owner's consent
4. Proposed fill

These matters will be discussed further in a new Development Application, which is submitted to Council as a revised application, pursuant to Section 37 of the *Environment Planning and Assessment Regulation 2021* for an amendment to the Development Application currently with Council (DA reference number: 10.2024.47.1 & PAN-429200).

Given the information sought within Council's request for further information, the applicant has determined that submission of a full proposal for development of the site is appropriate.

Notwithstanding, the below table responds to the requested information.

Table 1 - Response to Requested Information

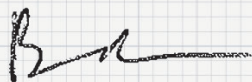
Requested item	Applicant Response
A civil design plan – A plan of re-establishment	Please see the plan provided in Appendix B of the SEE.

Requested item	Applicant Response
Storm water drainage plan	<p>Please see the plan provided in Error! Reference source not found., which documents the proposed stormwater detention basins planned to detain and treat stormwater.</p> <p>Furthermore, the Preliminary Drainage Catchment Plan provided at Error! Reference source not found. outlines the anticipated stormwater drainage to the proposed catchments, A to D, on the site and the detention basins that each will rely on. In the case of Catchment C, run off will flow to a dam off site and existing flows will be maintained.</p> <p>This is further described in Section 3.7 of the SEE.</p>
Owner's consent	<p>Please see the owner's consent for both lots on the Planning Portal application.</p>
Proposed fill	<p>It is confirmed that the proposal is not expected to require any imported fill as it will utilise existing stockpiles on site. However, if imported fill is required it will be sourced in accordance with the relevant requirements from other Nordcon development sites.</p>

We trust that this additional information satisfies the immediate information request and that the full proposal for development of the site in the form of a new Development Application provides further clarity on the development of the site. We trust this letter and the associated documentation for the new Development Application allows Council to lodge the application, following payment of applicable fees and notification of the new Development Application.

In the event that the information provided is not sufficient, we kindly request an additional 30 days to provide a response.

Should you have any queries please contact the undersigned directly on 6021 0662 or brendan@habitatplanning.com.au.



Brendan Pearson
Consultant