

02 August 2021

Blacktown City Council
62 Flushcombe Road,
Blacktown, NSW 2148

To whom it may concern,

**RE: Lot 6, Garfield Road East, Riverstone
DA-17-01320**

This letter has been prepared by Orion Consulting Engineers to reiterate the amendments that have been made to the documentation for DA-17-01320 to inform the court hearing dated 28 & 29 October 2021. This letter is to be read in conjunction with the original DA submission and supplementary documents provided to Council in response to the Statement of Facts and Contentions dated 1 April 2021.

Following issue of the Statement of Facts and Contentions, the development application proposal has been updated in accordance with the below:

1. Development Staging
Stage 1 proposes development of 25 residential lots and 2 residue lots. Stage 2 proposes development of 7 residential lots following decommissioning of OSD and flood storage basins/ residue lots created in Stage 1;
2. Lot Layout
Subdivision layout revised to provide minimum 15m wide lots and minimum 500m² in area. Lot yield reduced to 32 lots total (Stage 1 - 24 lots, Stage 2 - 7 lots);
3. Engineering & Landscaping
 - a. Amendments to the interface with an adjacent heritage property (Lot 5 DP 229296): Road reserve widened to 20m and road levels adjusted to achieve a maximum retaining wall height of 0.9m adjacent the heritage property. Retaining wall moved outside tree protection zone to now retain trees in heritage property and road realigned further away from heritage property to suit the above. Planting of chinese elm trees and peppercorn trees adjacent heritage property to assist in filtering views and thus mitigating any visual impact of the proposal on the heritage item;
 - b. Proposes a new temporary turning head in Stage 1 to facilitate garbage collection to neighbouring development at 256 Garfield Road East (Lot 7 DP 229296);
 - c. Proposes a batter adjacent Garfield Road East, replacing a temporary retaining wall as it was not supported by Council;

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- d. On site detention basin redesigned using Blacktown City Council Deemed to Comply spreadsheet in lieu of DRAINS;
- e. South-western intersection (Road 01 & Clarke St) reconfigured with a dish crossing in the interim scenario. Speed limit proposed to be reduced from 60km/hr to 50km/hr to satisfy AustRoads sight distance requirements;

4. Trees

- a. All trees to be retained within Lot 5 DP 229296. Tree Protection Zones identified within the Arboricultural Impact Assessment including mitigation measures to protect trees during construction;
- b. Existing trees located on western side of Clarke St and assessed within the Arboricultural Impact Assessment have been identified for removal due to significant impacts as a result of upgrading Clarke St;

5. Heritage

Amended Heritage Impact Statement prepared conforming to Clause 5.10(5) of the Growth Centres DCP and adequately assessing the impact of the DA on the heritage values of the heritage item;

6. Ecology

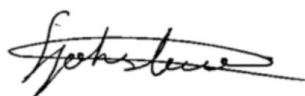
- a. Amended Biodiversity Development Assessment Report prepared to assess the area of the site that is not considered biodiversity certified under the Biodiversity Conservation Act 2016;
- b. Biodiversity Management Plan prepared containing full details of the actions to be taken with respect to management of fauna;
- c. Flora and Fauna Impact Assessment prepared to assess all threatened species, populations and ecological communities;

7. Owner's Consent

Obtained and provided for works in adjoining properties (Lot 11 N DP712 & Lot 7 DP229296) to facilitate reconstruction of Clarke Street and provide access to the development when access is removed via Garfield Road East;

Overall, the amendments proposed above and within the revised documentation present an improved outcome for the community which we trust will satisfy Blacktown City Council.

Yours sincerely,



Orion Consulting Engineers Pty Ltd
Project Manager | Steven Johnstone