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Ms. Susan Stannard
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Wingecarribee Shire Council
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Dear Susan

RE: PLANNING PROPOSAL TO AMEND WINGECARRIBEE LEP – FARNBOROUGH ESTATE

In accordance with our discussion and your instructions subsequent to our meeting of 29 April 2014, I am pleased to submit a revised indicative subdivision layout for a maximum of 85 lots and an accompanying minimum lot size map together with a zoning map, planning these lots less than 4000m² within this appropriate zoning (which is to form the basis of the planning proposal).

We have also sought, in as much as it is possible within the indicative lot layout (prior to the Development Application stage), to comply with the criteria listed in the recommendation to Council of 11 December 2013, namely:

- a. Restrict the lot yield to 85 lots (***Comment: Complies fully.***).
- b. Limit the minimum lot size to 2,000sqm (***Comment: Complies fully.***).
- c. *Limit the number of lots less than 4,000sqm to 20% of the site* (***Comment: In order to comply with as many elements of Council's advice as is practically possible, and reduce***

the subdivision yield to 85 lots, minimum lot size to 2000sqm, and the EEC land reduced to 4 lots maximum, the percentage of the containing lots of less than 4,000sqm is approximately 25% of the site). This percentage cannot be further reduced without also reducing the lot yield to less than 85 lots.

- d. Scatter lots less than 4,000sqm throughout the site in groups of no more than 4 lots (Comment: Due to the necessity of creating a contiguous and contained area of the site which is to be the subject of an amendment to the LEP minimum lot size map to include 2,000sqm lots within the site, it is neither appropriate, reasonable or serve a valid planning purpose to scatter the lots across the subdivision. This would also create significant practical conflicts concerning topography, vegetation, road layout, and unnecessarily create multiple irregular battle axe shaped allotments).***
- e. Include the EEC land within a maximum of 4 larger lots where a building site can be appropriately located (Comment: Complies fully).***

We submit the following additional information explaining the design decisions that have been made to arrive at the attached indicative lot layout S130490-SKC-104 Rev E:

- 1. There are no longer any lots less than 4,000sqm facing the existing residential land to the south or east. Accordingly, these larger lots provide a visual buffer and no resident in these areas would be able to see any of the smaller lots which are located further inside the subdivision.
- 2. Along part of the western boundary of the subdivision, due to the steep topography falling away from the boundary to the north, residents in adjoining properties would have very limited visual indicators of the smaller allotment sizes. Essentially, the topography forms a natural visual buffer.
- 3. Since the smaller lots between Farnborough Drive and Road 1 have been converted to larger lots greater than 4,000sqm, there is no longer any need for the road which previously ran north-south to the east of the EEC land. Accordingly it has been deleted. The EEC land has not been affected. Road 3 has been adjusted in position to allow for six 4,000sqm lots east of the EEC land. The intersection between Road 3 and Farnborough Drive has been kept in its original location to provide the required separation between Tee junctions (relative to Woodside Drive).
- 4. All lots facing the railway are greater than 4,000sqm, thereby providing an acoustic buffer for the smaller lots. If smaller and larger lots were to be intermixed as per condition 'd', there would have been some smaller battle-axe lots close to the railway

reserve and these lots would not have given the residents freedom to locate their house further from the railway.

5. All allotments that are crossed by the overhead power lines are now greater than 4,000sqm. This provides ample space for siting of residences outside the electrical easement.
6. As requested by Council's traffic engineer, the proposed road linking Windsor Crescent to proposed Road 2 has been deleted. This road had previously been approved by Council in the Notice of Determination of DA LUA10/1186. Lot 123 on DP 1056257 will revert to a residential allotment.

I trust this responds to your instructions appropriately and that the Planning Proposal can now be finalised and issued to the Minister for Planning & Infrastructure for making.

Yours sincerely

A handwritten signature in black ink, appearing to read 'G. Cirillo', with a stylized, cursive flourish at the end.

Giovanni Cirillo
PLANNING LAB