

OPTIMA DEVELOPMENTS PTY LTD

ABN 75 070 515 883

TOWN PLANNING AND DEVELOPMENT CONSULTANTS
DEVELOPMENT INVESTIGATIONS & ENVIRONMENTAL STUDIES, DEVELOPMENT & SUBDIVISION APPLICATIONS,
LAND AND ENVIRONMENT COURT APPEALS

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13 September 2016

General Manager
Central Coast Council
P O Box 20
Wyong,
NSW 2259

ATTENTION: PETER KAVANAGH – SENIOR STRATEGIC LAND USE PLANNER

Dear Sir,

PLANNING PROPOSAL RZ/2/2016, No 165 (LOT 2 DP 1154872) LOUISIANA ROAD WADALBA. – Owner /
Threshold Developments Pty Ltd. Our ref: ccl-wscThreshold18

Reference is made to the above PP and discussions and emails following a recent site inspection with Council officers on 1 September 2016. This followed from earlier assessment of the draft VMP and revise plans associated with the proposal. Consensus was reached as to requirements needed to satisfy Council which would enable the PP to be referred to Gateway, consistent with the Council resolution of 22 June 2016.

Electronic copies of the revised plans and the final version of the VMP and bushfire reports have already been provided by email to Council. Hard copies of these documents are now enclosed.

The plans incorporate all matters previously raised relating to the zone boundary alignment, land areas and bushfire considerations as well as agreed notations relating to proposed VMP works.

The final version of the VMP has addressed the five matters raised by Council ecologist in Council's email of 12 August 2016 and includes reference to the amended plans and is now considered suitable for consultation with the Office of Environment and Heritage.

The bushfire protection assessment has been updated to reflect the amended plans and preferred Council bushfire safety solutions. This document is now considered suitable for formal consultation with the RFS as required by Section 117 Direction 4.4.

Optima, considers that all issues relevant to the PP being referred to the Gateway have been satisfied and now look forward to finalising the VPA to enable exhibition to occur without undue delay following determination by Gateway. In the interim please do not hesitate to contact our office should further information be required.

Yours faithfully
OPTIMA DEVELOPMENTS PTY LTD



Chris Oliver
Director / Principal Consultant
MPIA CPP 7762

c.c Threshold Developments Pty Ltd

APPROXIMATE NORTH

REVISIONS		

PROJECT
LOT 51
D.P. 1195704
LOUISIANA ROAD
WADALA BA

SHEET TITLE
PLAN SHOWING
PROPOSED VAN STAPPEN ROAD
EXTENSION AS SHOWN ON PLANS
PREPARED BY CARBON
(REF: 600063-0 REV. A) &
PROPOSED WILDLIFE CORRIDOR
OVER CURRENT LOT

SCALE: 1:500 @ A1, 1:1000 @ A3
DATUM: ASSUMED
REFERENCE: 17464 CAD 17464SUBDIVISION
DATE: 28/07/2016
D.A. No. N/A
DRAWN: MS
CHECKED: MS
SHEET/OF: 1 OF 5

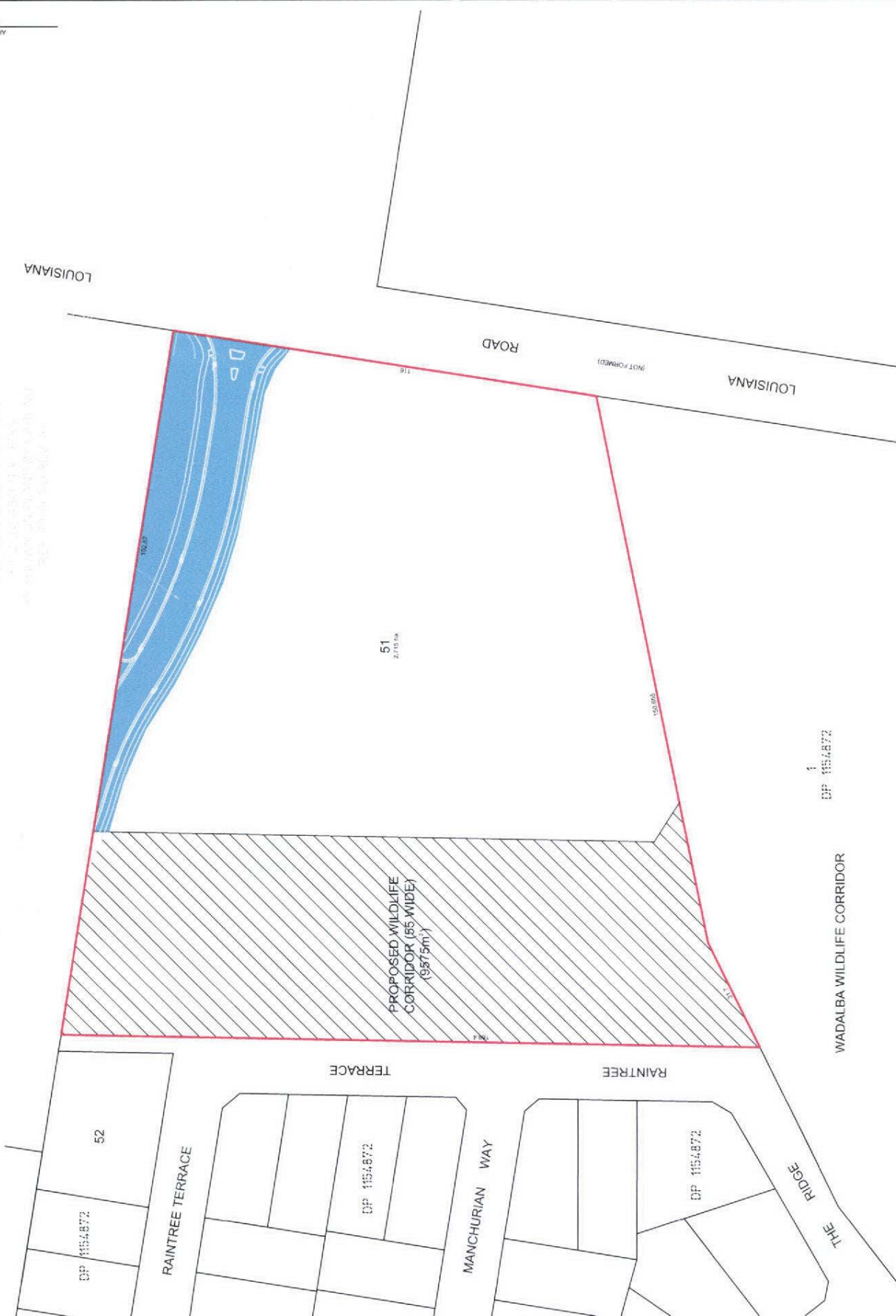
**Everitt & Everitt
Consulting Surveyors**

"The Hutton Rivers Business Centre"
34-36 Pacific Highway Weymouth
PO Box 198 Weymouth NSW 2259
Telephone: (02) 4352 1416
Fax: (02) 4351 2437
E-mail: admin@everittsurveyors.com.au

Surviving
Planning
Design
Protect
Management

PROPOSED CARDNO ROAD
RESERVE AREA 2682m²

SPORTS OVALS



— 2 —

WADALBA WILDLIFE CORRIDOR

NOTES:
 1. THE PROPERTY OF THE LANDLORDS/LESSORS IS SHOWN BY THE BOUNDARY LINES. THE BOUNDARY LINES ARE BASED ON THE SURVEY DATA PROVIDED BY THE LANDLORDS/LESSORS. THE BOUNDARY LINES ARE NOT GUARANTEED BY THE SURVEYOR.
 2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCROACHMENTS OR OTHER VIOLATIONS OF THE ZONING ORDINANCES.
 3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCROACHMENTS OR OTHER VIOLATIONS OF THE ZONING ORDINANCES.
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APPROXIMATE NORTH

SPORTS OVALS

PROPOSED ASSET PROTECTION ZONE (APZ)

ROAD 13.5 WIDE

ROAD 15.5 WIDE

ROAD 10 WIDE

ROAD 13.5 WIDE

ROAD 15.5 WIDE

ROAD 10 WIDE

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VAN STAPPEN RD

DP 1154872

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TO BE REZONED E2 (48m)

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38.515

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152.07

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PROPD EASEMENT FOR SERVICES (6 WIDE)

10.22

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Surveys **Design**
Planning **Project**
Management

