



Land & Housing Corporation

Level 1, 223-239 Liverpool Road
Ashfield NSW 2131
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Our Ref | HOG12/62291
Your Ref | DA/634/2012

The General Manager
Parramatta City Council
PO Box 32
Parramatta NSW 2124

Attention: Katherine Lafferty

Dear Ms Lafferty,

CROWN DEVELOPMENT APPLICATION DA/634/2012 – Demolition of existing structures and the construction of an 8x2 bedroom and 2x1 bedroom seniors living multi-unit housing development Lots 50-52 DP35665 – 8-12 Bungaree Road Toongabbie

Thank you for the draft conditions received via email dated 19 April 2013 advising of the conditions Council wishes to impose on its consent to the above development application. The Land and Housing Corporation has examined the proposed conditions and pursuant to Section 89 of the Environmental Planning and Assessment Act advises as follows:

Draft Condition No.	Response
1-8	Agreed.
9	Agreed subject to deletion of 'NSW' for clarity purposes.
10-12	Agreed.
13-15	Agreed subject to deletion of 'NSW' for clarity purposes.
16	Agreed subject to deletion of 'submitted to the satisfaction of Council's City Infrastructure Unit for approval' and replaced with 'shall be prepared by a suitably qualified Civil Engineer and submitted to Land and Housing Corporation; and a copy provided to Council's Civil Infrastructure Unit.' The Land and Housing Corporation, as a Crown authority, is not required to obtain the further approval of Council.
17	Not agreed. Clause 5 of Schedule 2 of the savings, transitional and other provisions of the Roads Act 1993 provides that a Public Authority, such as the Department, does not require

consent from a Road Authority to exercise its functions in respect of an unclassified road that is not a Crown road as a Road Opening, Occupancy Licence or Work Zone Permit is an approval issued under S.138 of the Roads Act. Deletion of the condition is requested.

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| 18-19 | Agreed. |
| 20 | Agreed subject to deletion of 'NSW' for clarity purposes. |
| 21-41 | Agreed. |
| 42 | Not agreed. It is understood that the removal and pruning of existing trees has been assessed as part of the subject development application and, as such, separate approval to remove or prune these trees is not required. Deletion of the condition is requested. |
| 43-61 | Agreed. |
| 62 | Agreed subject to deletion of 'NSW' for clarity purposes. |
| 63-66 | Agreed. |
| 67 | Agreed subject to deletion of 'to the satisfaction of Council' for the reasons cited at 16, above. |
| 68-69 | Agreed. |
| 70 | Agreed subject to deletion of 'NSW' for clarity purposes. |
| 71 | Agreed subject to deletion of 'NSW' before 'Land & Housing Corporation' for clarity purposes. |
| 72-73 | Agreed. |
| 74 | Agreed subject to deletion of 'NSW' for clarity purposes. |
| 75 | Agreed subject to rewording as follows: 'The site is to be consolidated into one Torrens title allotment prior to occupation'. |
| 76-78 | Agreed. |
| 79 | Not agreed. This is a repeat of condition 69. |
| 80-81 | Agreed. |

Any enquiries or correspondence concerning this development should initially be directed to Howard Taylor, Planner, who can be contacted by telephone on 8753-8036 or by email at howard.taylor@services.nsw.gov.au

Yours sincerely



Anna Tomas

A / Manager Planning, Technical Services
Land and Housing Corporation

