

**Lisa Foley**

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**From:** Renah Givney [mailto:renah.givney@chcc.nsw.gov.au]  
**Sent:** Tuesday, 29 September 2015 2:32 PM  
**To:** Lisa Foley  
**Subject:** RE: Electronic determination for Sandy Beach Sub-division - 2014NTH011  
**Attachments:** Original subdivision plan.pdf

Hi Lisa,

As per our discussion yesterday afternoon, please find a response to the queries raised below:

1) The submission by GHD of 26 May 2015 indicates that owners consent for part of the development is still forthcoming but its requirement may be negated by the time Stages 3 and 4 are constructed. I cannot see any reference to Council's Assessment of this issue. I would have thought that we cannot determine any application where owners consent has not been provided.

In August 2014 Council sent a letter requesting additional information, with one of the matters being owner's consent from the adjoining landowner (Lot 260 DP 1110719). This request was based on the original subdivision layout that relied on the adjoining land for access and servicing to proposed lots 602, 603, 606, 610 and 611 (please see the original layout attached).

The applicant subsequently amended the subdivision layout (see attached current layout). It is Council's opinion that the amended layout does not require owner's consent from the adjoining landowner, despite any suggestion from the applicant in their correspondence dated 26 May 2015 that owner's consent would still be required.

2) I cannot see a condition setting the hours of work. Whilst these are often regarded as part of the EIS I believe for clarity they should be clearly stated in the conditions.

Council raises no objection to the addition of a condition in relation to hours of work. Is this an additional condition that the Panel would impose as part of their determination or would the Panel prefer that the amendment come from Council?

3) I also would like some further information regarding noise mitigation from the newly opened section of the Pacific Highway and particularly as to whether there was any noise barriers installed.

I don't believe that there are noise barriers in this particular section of the Highway. In this regard, the acoustic assessment submitted as part of the application does not assume the presence of noise barriers. The acoustic assessment (prepared in May this year) considers potential noise impacts from the Highway and concludes that subject to acoustic treatment being incorporated into the design of future dwellings required internal noise levels for future residential development could be achieved.

Please give me a call should you wish to discuss the above matters further.

Regards,

Renah Givney  
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PACIFIC HIGHWAY

PROPOSED PUBLIC RESERVE 299

PROPOSED PUBLIC RESERVE 297

296  
D2 H 0719

100 METRE RADIUS

SOLITARY ISLANDS WAY

PRELIMINARY

AV JENNINGS PTY LTD  
SANDY BEACH SUBDIVISION STAGE 3  
PROPOSED STAGING PLAN  
SHEET 2

Client: AV JENNINGS PTY LTD  
Project: SANDY BEACH SUBDIVISION STAGE 3  
Drawing No: 22-17122-SK001-A  
Rev: 01

DO NOT SCALE

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10/10/2022