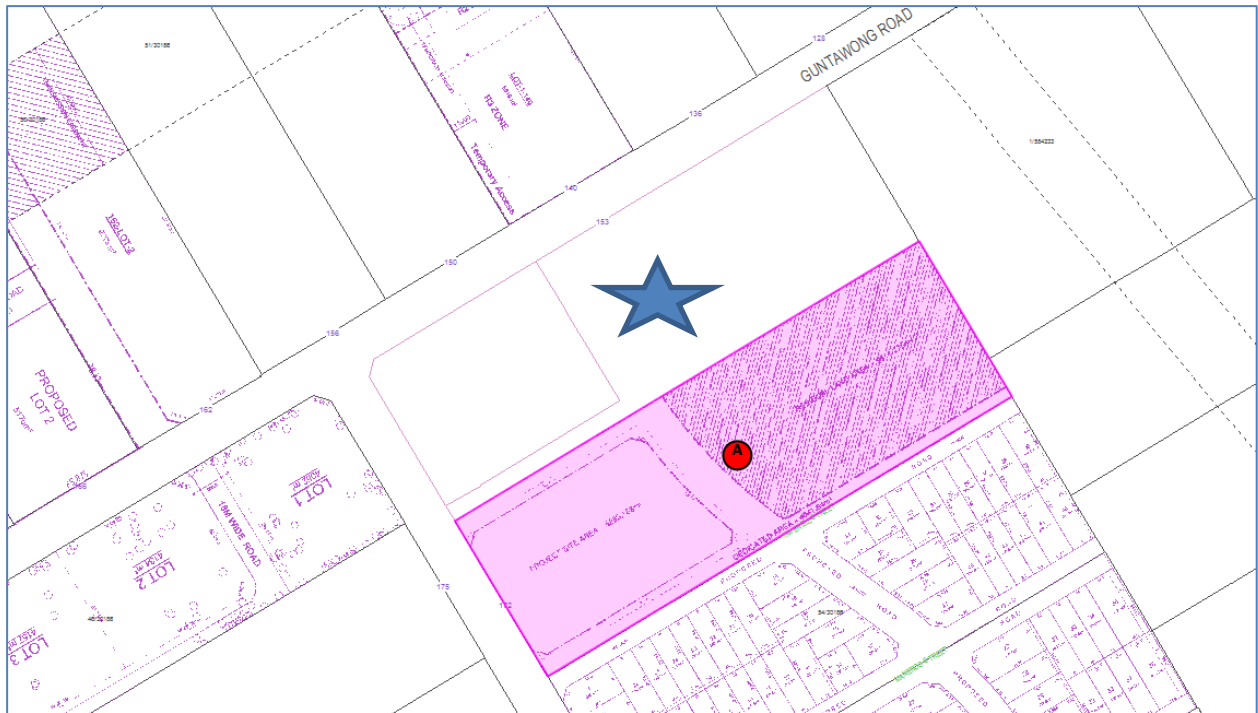


Summary of resident concerns and Council response (only from original 2017 notification)

1 Location of submitter (153 Guntawong Road, Rouse Hill)



= Submitter

2 Consideration of issues raised

Issue	Planning comment/response
Query about the maximum density allowable for the site	There is no maximum density for the site, only the minimum required being 25 dwellings per hectare and the proposal complies with this.
Traffic safety on proposed main egress from Tallawong Road	The proposed traffic egress of the proposed development is not directly from Tallawong Road, but from proposed Road 1 that is accessed from Tallawong Road. Our traffic engineer has assessed the proposal as acceptable and safe for the neighbouring properties.
Privacy issues from the proposed rooftop communal space	The proposed rooftop spaces are separated by a 20 m distance from the objector's property. Privacy issues are unlikely to be detrimental.
Building height issue from the proposed rooftop communal space, and that the proposal should consider purchasing the submitter's RE1 zoned property to avoid the building height breach.	The proposal includes a height breach up to 12.4 m which is the result of a skillion roof and lift overruns that provide access to the rooftop areas. The majority of the rooftop is therefore lower than 12.4 m and separated 20 m from the objector's property, and therefore is considered satisfactory. The submitter's land is required to be acquired by Council for public open space and not for private open space by a developer.

Unclear plans to confirm if the maximum building height standard is adhered to	The proposed building height is 12.4 m compared to the maximum 12 m building height standard for the site. The applicant has submitted a justification statement to the proposed 0.4 m variation, which is acceptable as it is limited to the proposed skillion roof and lift overruns for access services to the rooftop communal space.
No consent is given to Road 1 construction on the neighbour's side	All road construction shall be carried out within the subject property. Relevant conditions will be imposed accordingly. The applicant proposes the construction of a half width Road 1 along the shared common boundary with the submitter's property. The other half of the road on the submitter's property will be built when their land is developed.
The submitter's horses currently obtain water from the dam fronting Tallawong Road. Any alteration to this dam is critical to the horses' welfare	There is no dam on Tallawong Road. There is an existing dam located at the rear within the RU4 zoned land which is proposed to be decommissioned as part of the proposed subdivision. The usage and control of this dam lies with the land owner and this dam is not owned by the submitter.
The horses will be spooked from the development	We propose that the development be conditioned so that the applicant gives the objector 48 hours' notice before undertaking work adjacent to their boundary by note in the mail box or by phone (if they are willing to give them their number) so that the submitter can have the time to relocate the animals to a paddock away from the development site during these work times.
The quality of the horses' current yard will be reduced	The proposed works will be limited only to the subject land.
The training and natural pasturing yard for the horses will be reduced	The proposed works will be limited only to the subject land.
Fence will be displaced	Both the developer and submitter are responsible for maintaining the boundary fence. The developer must ensure that it does not impact on the boundary fence when it is undertaking the development. The developer is therefore responsible for keeping the fence intact to stop the straying of stock on adjoining properties and this will be a requirement in the consent conditions.
The submitter's horses and the neighbouring properties will be at risk of injury	The developer is not permitted to trespass onto the submitter's property and as such there should be no cause for injury. Any potential injury that occurs as a direct result of the development should be reported to the Police.
Until Council acquires the submitter's property, the submitter and horses cannot relocate	Noted. Any property acquisition matters are to be taken up directly with Council's Property Section.