

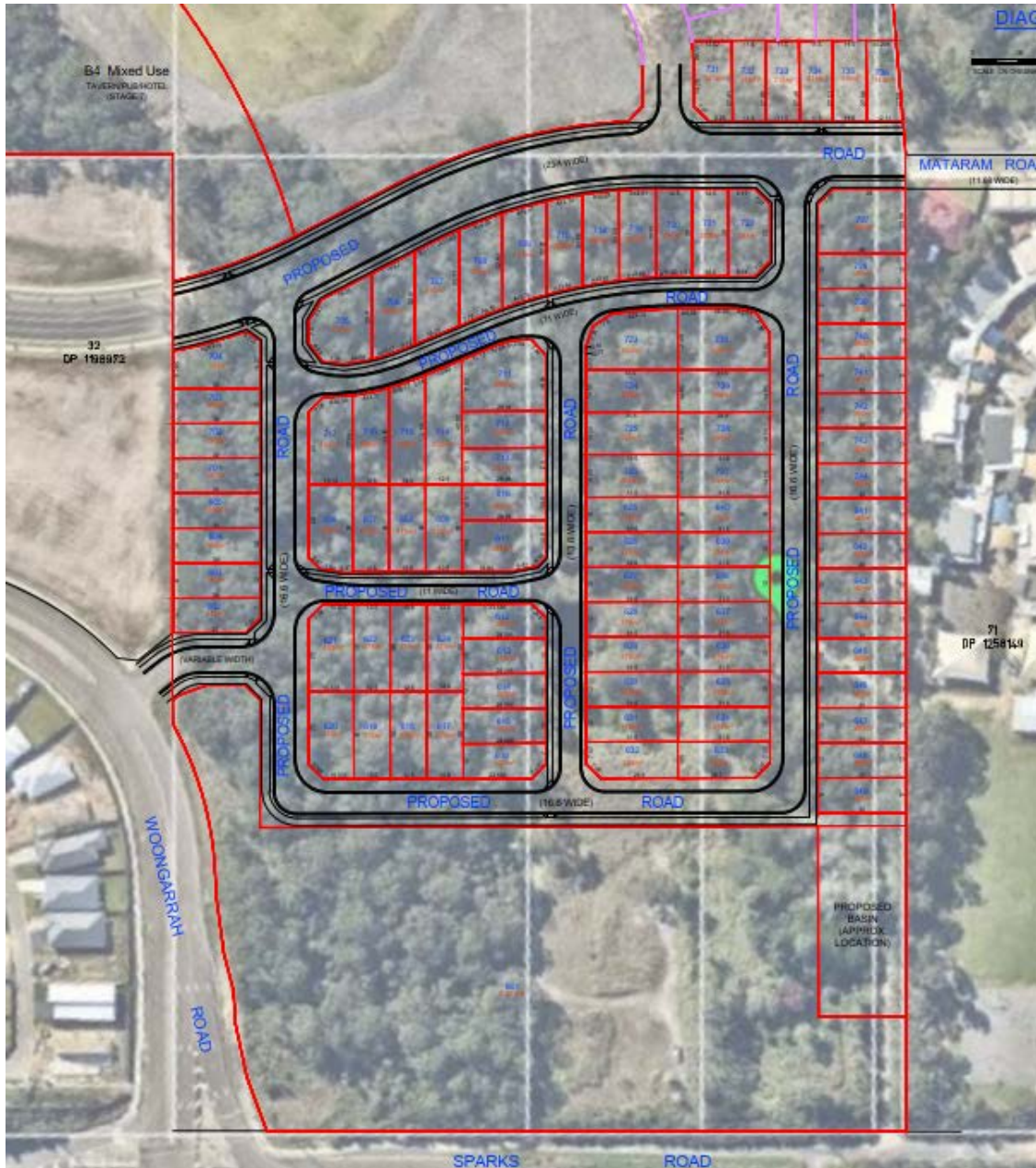
Applicant: A. Price c/o
Beveridge Williams - Julie Garratley

Developer: Landcorp NSW Pty Ltd

Proposal: Residential Subdivision at 236-260
Hakone Road and 99, 103 & 107
Sparks Road Woongarra
Stages 6&7

Subject Site





Proposal

Section 8.2

Review of

DA/919/2018

Stages 6 & 7 comprising
92 residential lots,
2 residue lots & 1
detention basin.

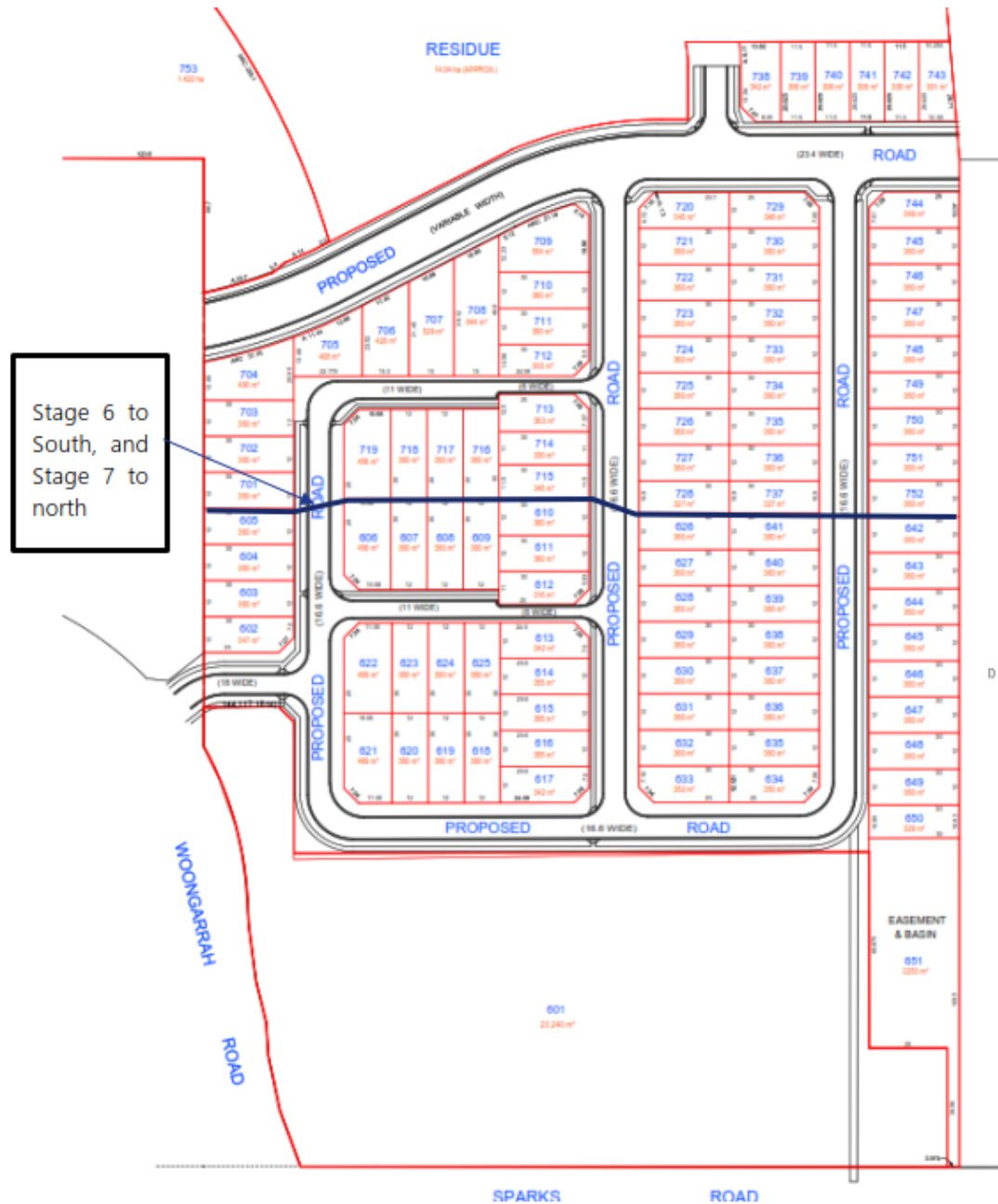
Reasons for Refusal

The issues which led to the refusal of DA/919/2018 were:

- Some road widths and layout – see MC01 and MC11
- Location of specific road intersection, safety and sight line distance – for roads MC01 and MC11
- Implications of any changes to the height and extent of retaining walls on certain lots on Mataram Road
- Interface with adjoining school site and neighbouring site to the north
- The need for a few more north/south lots, to have a greater mix of solar access and amenity outcomes for future dwellings
- Identification of finished levels
- Lack of RFS sign off on the last amended plan, even though the amendments were minor
- Engineering confirmation of height of any proposed retaining walls

The matters above were considered as being, in part inter-related, and to address and satisfy those matters required a careful and informed re-design to the proposed subdivision.

After months of consultation and working closely with relevant senior Council staff , and in conjunction with the extensive input and repeated review of draft amendments and plans on the advice of Council staff, a final revised plan has resulted, which revised plan has fully and comprehensively addressed and remedied those previous issues.



Previous Subdivision Layout
Stages 6 & 7 (refused)

