

**Jane Flanagan - FW: Pitt Town MPA 07\_0140 MOD 3**

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**From:** Philip Pleffer <Philip.PLEFFER@hawkesbury.nsw.gov.au>  
**To:** 'Jane Flanagan' <Jane.Flanagan@planning.nsw.gov.au>  
**Date:** 12/11/2013 3:56 PM  
**Subject:** FW: Pitt Town MPA 07\_0140 MOD 3  
**CC:** Matthew Owens <Matthew.Owens@hawkesbury.nsw.gov.au>, Colleen Haron <Colleen.HARON@hawkesbury.nsw.gov.au>

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Jane,

Following are comments from Council staff.

Minimum Lot Size Requirements

The Blighton Precinct is affected by two differing minimum lot size requirements, with some of the land having a requirement of 4000m<sup>2</sup> and some 10000m<sup>2</sup>. Whilst the proposed subdivision layout for Existing Lot 12 results in allotment sizes meeting these requirements (in particular proposed Lot 11), the application does not consider the necessity (or not) of amendment to the minimum lot size map, nor does it assess the implications of such change.

Impact on Existing Lot 11

The proposal does not consider or demonstrate how the minimum allotment size requirements of Hawkesbury Local Environmental Plan 2012 may affect the future subdivision design for Existing Lot 11.

In particular, in their indicative plan proposed Lots 105 and 106 may not meet the minimum size of 10000m<sup>2</sup>.

It is noted that a Traffic Assessment was submitted in support of the application which concludes that the proposed modified lot layout will have no adverse traffic impacts on Hawkesbury Street and Hall Street. However, the modification application does not address the purpose of the internal road proposed by the Pitt Town Masterplan and thereby the likely impacts of the removal of this road. The application has not considered the impact of a proposed cul-de-sac in the Pitt Town development area that was intended to be based on a grid pattern of road for visual, heritage and accessibility reasons. Similarly the proposed cul-de-sac road has the potential to adversely impact on the visual impacts of any development on Lot 11 which was a particular matter that was addressed by the conditions in the original Concept Plan approval.

The proposal suggests that a 'no through' road can be provided for access to future proposed lots on Existing Lot 11, however the traffic assessment does not provide details as to the likely impacts of this arrangement.

In summary, Council has no "in principle" objection to the modified lot layout, however, the abovementioned matters must be addressed to retain the intended outcome of the original Concept Plan approval. Should that intent be suitably retained and the amended layout not impede the development potential and outcome of development on both these allotments, Council would have no objection.

The application presented opines that certain information is not necessary for assessment of the subdivision application. However, please note that in accordance with the commitments of the Part 3A Approval', Hawkesbury Local Environmental Plan 2012 and Hawkesbury Development Control Plan 2002 – Part E Chapter 4 – Pitt Town, a heritage impact statement (indigenous, European and archaeological

potential) will be required for assessment of any future development application. In addition, a site contamination assessment is also required as well as details demonstrating consistency with the Commitments of the Part 3A Approval.

Regards

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