

## Kate Masters

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**From:** Kate Masters  
**Sent:** Friday, 30 May 2014 9:40 AM  
**To:** 'Andrew Lister'  
**Subject:** Sancrox (MP06\_0212) Modification 1 - Department's Comments

Dear Andrew

Further to your correspondence dated 14 April 2014 (received 9 May 2014) the Department has reviewed the modification application mentioned above and seeks your clarification on a number of matters. Would you please provide the following:

1. Further justification for the changes to the lot boundaries, re-ordering of stages and re-location of the entrance road (that is, the need for the modification);
2. Your cover letter dated 14 April 2014 refers to "A corresponding creation of additional development (residue) lots in the initial stage release". Please identify the location of the residual lots and clarify whether they will be further subdivided. Particularly in terms of your statement that "no additional lots or stages are being created by this modification".
3. Please confirm whether the proposed lot layout complies with the relevant provisions of Council's Local Environment Plan and Development Control Plan and provide justification for any non-compliances;
4. It is noted that lots previously known as lots 76, 77, 97, 87, 115 and 144 require filling as part of the approved project. The Environmental Assessment for the modification states that minor filling is required for lots 110-112 and lots 87-90. Please identify which lots require filling and provide any relevant details.
5. The Department notes that for the lots previously known as Lots 36 to 40 a cluster waste water system was proposed with a common disposal area on Lot 1. The proposed subdivision plan (Plan 6096) shows multiple Lot 1 (the road is also numbered as Lot 1). Please identify the lot proposed to be used as the common disposal area.
6. There appears to be a lot layout error on Plan 6096 in relation to the previous lot layout of lots 130, 81 and 82.
7. Please identify the lots to be dedicated for community amenities.
8. Please identify which condition requires the Neighbourhood Management Plan to be developed.
9. Please provide a site location map (including a north point and scale).

Please confirm the receipt of this email and indicate the likely timing of your response.

Please do not hesitate to contact me on the number below should you have any queries.

Kind Regards  
**Kate Masters**  
**A/Senior Planner**

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