

**Appendix**  
to  
Submission to Department of Planning (DOP)  
Michael Dabson, Raymond & Inkeri Dabson

**Regarding:**  
**MP\_0147 MOD 4 –**  
**Proposed Modification to the**  
**Concept Plan North Cooranbong Residential Precinct**  
**by the Johnson Property Group.**

Appendix - 44 pages  
largely diagrams for illustration and clarification



**Appendix 1 (i) – 6<sup>th</sup> Nov, 2015.** - First of two two submissions to LMCC from the owners of Lot 2 – requesting the future road through 615 Freemans drive be constructed by the developer (JPG) to the boundary of Lot 2- (Available on LMCC Tracking website)

aptracking.lakemac.com.au/modules/DocumentMaster/ViewDocumentTrimEmail.aspx?key=qkXNAAJUTrWigcBVVng%3d%3d&size=4164857

Smaller town...f Australia Planning Ag...ogle Search Voluntary P... Agreements Online Banking Westpac NetBank - L...wealth Bank SIX Maps Google Yellow Page...COAST, NSW White Pages...t or Person

ViewDocumentTrimEmail

Application Tracking

From: "Michael Dabson" <dabson1@bigpond.com>  
 To: "Greg Field" <gfield@lakemac.nsw.gov.au>  
 Cc: "RAYMOND Dabson" <RaymondDabson@adventist.org.au>  
 References: <D755340A-BE1E-46EE-8324-83E63ECEA51C@bigpond.com>  
 Subject: Submission regarding road access to Lot 2 Alton Road, intruded in the DA approval of 2012/2013 for the development of 615 Freemans Drive  
 Date: Fri, 6 Nov 2015 23:53:42 +1100

Content:  
 Dear Greg,

I am not quite sure when Lot 2 (Alton Road) is entitled to make a submission to LMCC regarding Johnson Property Groups development of 615 Freemans Drive. (You mention that we are free to make that submission. So I do it now.

The submission is that when JPC constructs Stage II of their proposed subdivision of 615 Freemans Drive, that they be required by LMCC as part of their development to construct the road shown on their DA approval for Stage II" of 615 Freemans Drive right to the boundary of Lot 2. In accordance with the road plan of the DA submission and approval for 615 Freemans Drive, dating back to 2012/2013. - the DA submission: 1574/2012. which was then granted formal DA Approval by LMCC on 27/2/2013)

This email is a formal request from the owners of Lot 2, Alton Road, that this road be constructed right to the boundary of Lot 2 in accordance with the Council approved road plan of 2012/2013; and that any later modifications sought by JPC would still require of them that the road of this plan be constructed right to the boundary of Lot 2 as part of Stage II, thereby giving Lot 2 road access, as is the seeming intent of the original road design that has been approved by LMCC in JPC's DA approval of 27/2/2013. If a cul-de-sac turning area is temporarily needed Lot 2 would allow this on Lot 2, and even pay of its construction on Lot 2.

Regards,  
 Michael Dabson

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 Some relevant copies of documentation are attached:

From: Greg Field <gfield@lakemac.nsw.gov.au>

**Attachments/Images:**

- α JPG 615 DA plan approval 2722013 .png [View](#)
- α JPG 615 DA original plan approved of 2722013 .png [View](#)
- α JPG modification report for their DA to LMCC of July 2015.png [View](#)
- α Now showing residau land.png [View](#)
- α JPC's preliminary issue plan to LMCC of 22072015 615615C & 617 Freemans Drive.png [View](#)
- α image001.png [View](#)

## **Appendix 1 (i) – 6<sup>th</sup> Nov, 2015.**

***Below is an horizontal copy of the above*** : -- of the first, of two submissions to LMCC from the owners of Lot 2, in Nov 2015 – requesting the future road through 615 Freemans Drive be constructed by the developer (JPG) to the boundary of Lot 2- (Available on LMCC Tracking website)

Note Greg Field's response – regarding the purpose of the submission in Nov. 2015:

**Yes you are free to make that submission, particularly as that would be in accordance with the Concept Approval and would ensure road access to your property.**

**From:** Michael Dabson <[dabson1@bigpond.com](mailto:dabson1@bigpond.com)>

**Subject:** Submission regarding road access to Lot 2 Alton Road, intended in the DA approval of 2012/2013 for the development of 615 Freemans Drive

**Date:** 6 November 2015 11:53:42 pm AEDT

**To:** Greg Field <[gfield@lakemac.nsw.gov.au](mailto:gfield@lakemac.nsw.gov.au)>

**Cc:** RAYMOND Dabson <[RaymondDabson@adventist.org.au](mailto:RaymondDabson@adventist.org.au)>

Dear Greg,

I am not quite sure when Lot 2 (Alton Road) is entitled to make a submission to LMCC regarding Johnson Property Group's development of 615 Freemans Drive. (You mention that we are "free to make that submission". So I do it now.

The submission is that when JPG constructs Stage II of their proposed subdivision of 615 Freemans Drive, that they be required by LMCC as part of their development to construct the road shown on their DA approval for "Stage II" of 615 Freemans Drive right to the boundary of Lot 2, in accordance with the road plan of the DA submission and approval for 615 Freemans Drive, dating back to 2012/2013. - the DA submission: 1574/2012. which was then granted formal DA Approval by LMCC on 27/2/2013)

This email is a formal request from the owners of Lot 2, Alton Road, that this road be constructed right to the boundary of Lot 2 in accordance with the Council approved road plan of 2012/2013; and that any later modifications sought by JPG would still require of them that the road of this plan be constructed right to the boundary of Lot 2 as part of Stage II, thereby giving Lot 2 road access, as is the seeming intent of the original road design that has been approved by LMCC in JPG's DA approval of 27/2/2013. If a cul-de-sac turning area is temporarily needed Lot 2 would allow this on Lot 2, and even pay of its construction on Lot 2.

Regards,

Michael Dabson

-----  
Some relent copies of documentation are attached:

**From:** Greg Field <[gfield@lakemac.nsw.gov.au](mailto:gfield@lakemac.nsw.gov.au)>

**Subject:** RE: - Amendments to DA for 615 Freemans Drive

**Date:** 17 June 2015 9:17:51 am AEST

**To:** Michael Dabson <[dabson1@bigpond.com](mailto:dabson1@bigpond.com)>

Hi Michael,

**Yes you are free to make that submission, particularly as that would be in accordance with the Concept Approval and would ensure road access to your property.**

Regards,

Greg Field

Chief Subdivision Engineer

Lake Macquarie City Council


126-138 Main Road Speers Point NSW 2284 | Box 1906 HRMC 2310

P: 02 4921 0281 | F: 02 4921 0257

[gfield@lakemac.nsw.gov.au](mailto:gfield@lakemac.nsw.gov.au) | [www.lakemac.com.au](http://www.lakemac.com.au)

**Appendix 1 (ii) – 21<sup>st</sup> Oct 2016** - second of the two Dabson submissions to LMCC – requesting that the future road through 615 Freemans Drive be constructed by the developer (JPG) right to the boundary of Lot 2.

Attention is drawn to the fact that this is required of other developments in order to provide future unfettered access to adjacent properties.

★ **Michael Dabson** 

To: [council@lakemac.nsw.gov.au](mailto:council@lakemac.nsw.gov.au), Greg Field  
Submission DA/1574/2012/A

21 October 2016 8:29 am

[Hide Details](#)  
[LMCC](#)

**Attention: Deborah Fowler: Advertising Officer - Development Assessment & Compliance Department**  
**Mr Greg Field: Chief Subdivision Engineer LMCC**

**Submission: Re: DA/1574/2012/A - 32 Lot Subdivision - Proposed Amendment to Subdivision Layout Plan.**

Dear M/s Deborah Dowler and Mr Greg Field,

Thank you for the notification letter from LMCC of 13th October 2016, asking for submissions regarding the proposed amendments to the proposed development at 615, 615C and 617C Freemans Drive, Cooranbong. (Which property lies adjacent to our property at Lot 2, DP 825266, Alton Road Cooranbong.)

We, as owners of Lot 2, Alton Road, Cooranbong, request that LMCC require the developers of this proposed subdivision to construct the planned main road of this subdivision right to the boundary of Lot 2, DP 825266, in order to provide for future connectivity.

This road going north from Freemans Drive, has always been a part of the Concept approval to also provide a road of access to the large 2300-lot North Cooranbong Project of the Seventh-day Adventist Church (ACA) and of the Johnson Property Group (JPG), which lies to the north of Lot 2.

The owners of Lot 2 request that the road at 615 & 615C Freemans Drive, be constructed to the boundary of Lot 2 by the developer when Stage II is constructed - as shown on the proposed plan of the developer. This road if constructed to the boundary of Lot 2, would still provide the necessary 10m APZ as indicated in the plans, and at the same time provide for the future connectivity of the Concept plans to be fulfilled. The is the Concept Plan approved by both the Department of Planning and by LMCC.

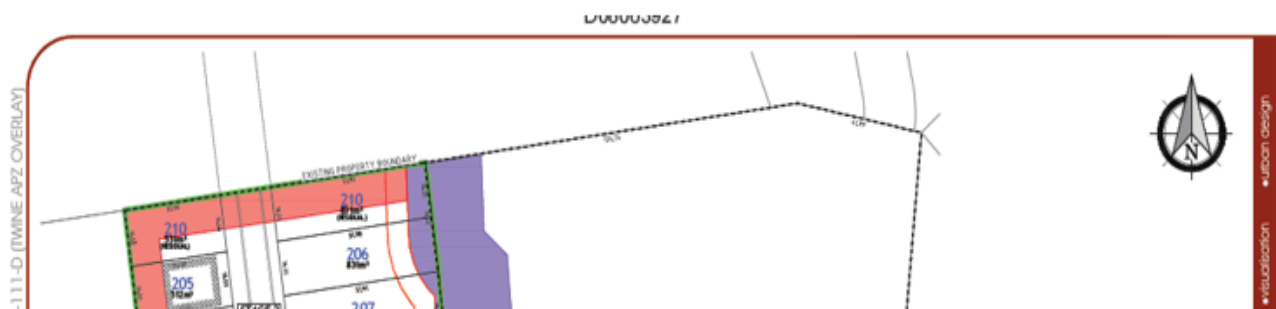
It is noted that LMCC has made such requirements of road construction to boundaries in other subdivisions in the area.

We point to the recent requirement that the future Priscilla Crescent, off Avondale Road, must be constructed by the developers right to the boundary of the adjacent property in Avondale Road in order to provide for future connectivity to any possible future subdivision of that adjacent property.

Regards,

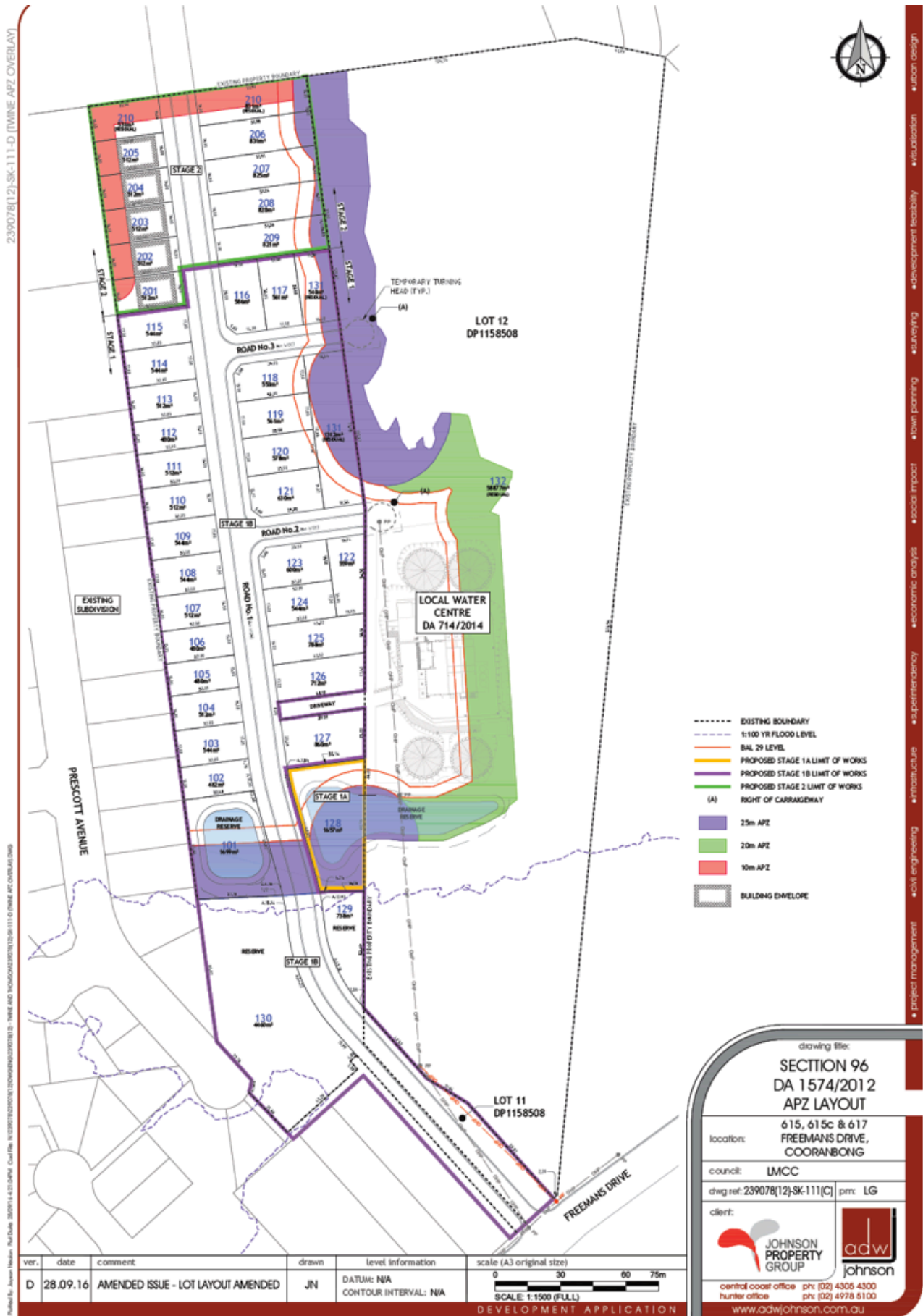
Michael Dabson & Raymond Dabson

Diagrams attached:

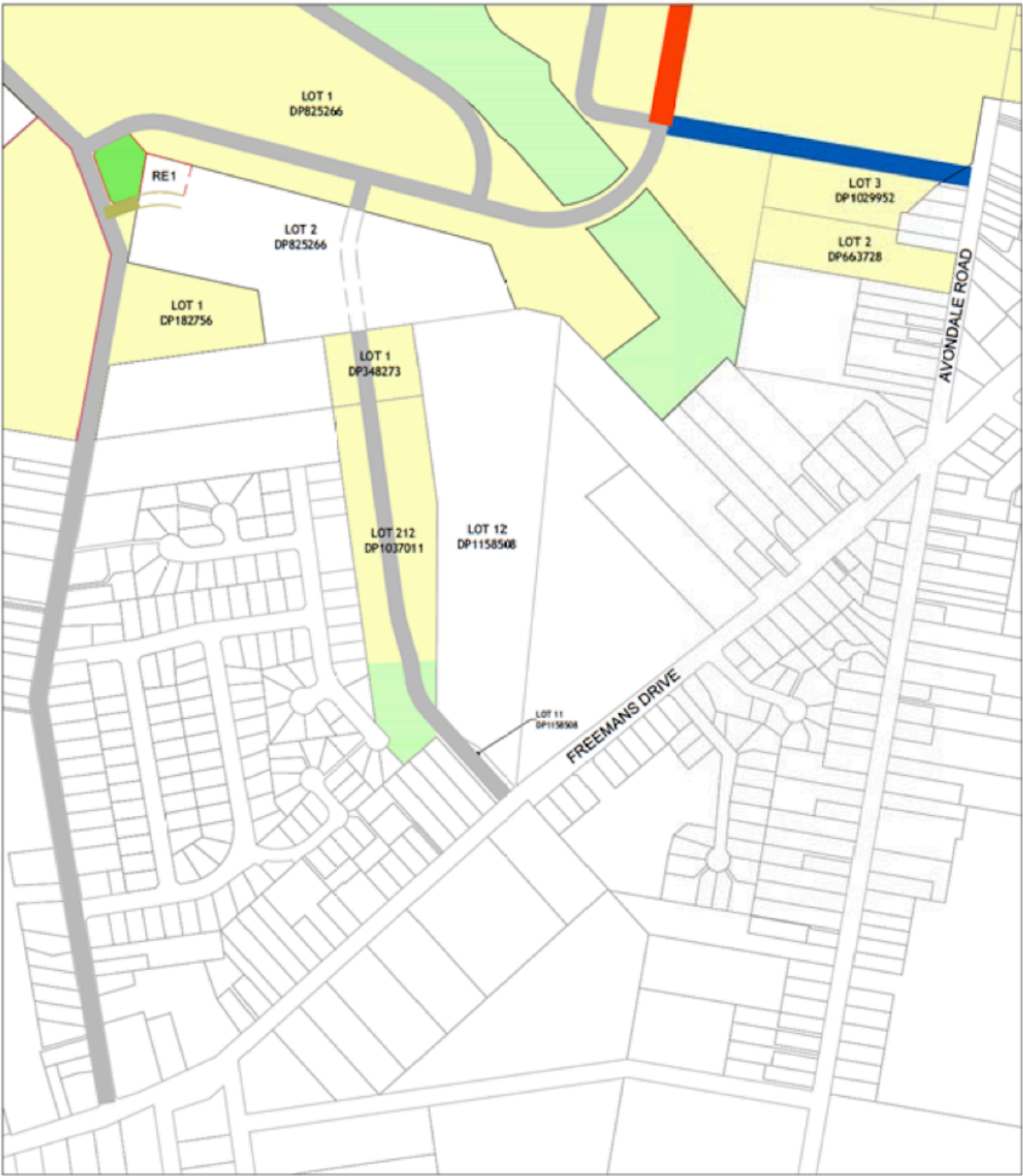




# Appendix 1 (ii) (Cont'd) – diagram attached to Submission to LMCC of 21st Oct. 2016



Appendix 2 – Concept Road Plan of 2008 - currently across Lot 2:

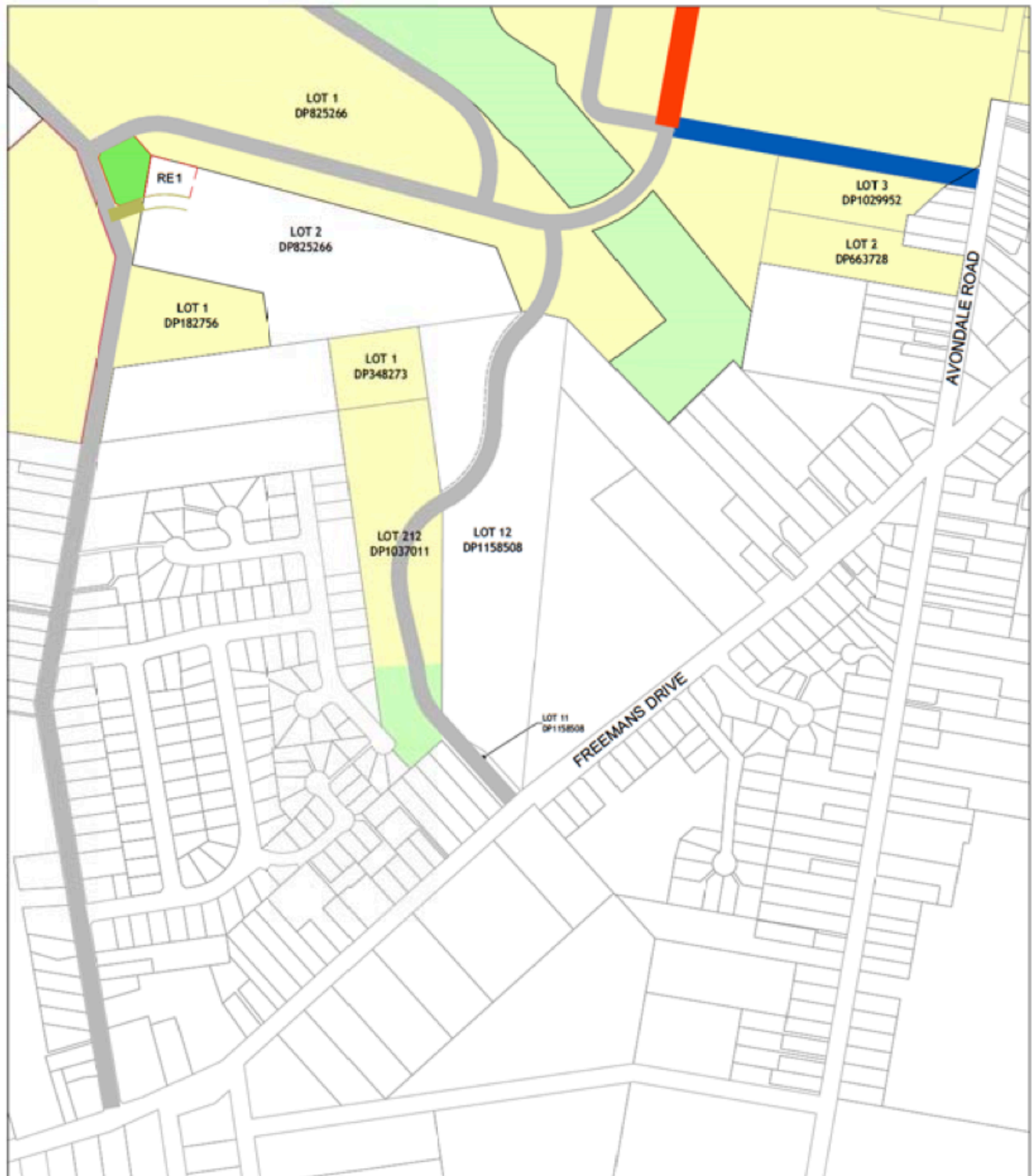


CURRENT APPROVED MASTERPLAN

## **Appendix 2 (Cont'd) - Proposal for a new Concept Road Plan with road bypassing Lot 2**

- as per JPG's presnt Submission:

**MP\_0147 MOD 4 - Modification to Concept Plan North Cooranbong Residential Precinct.**

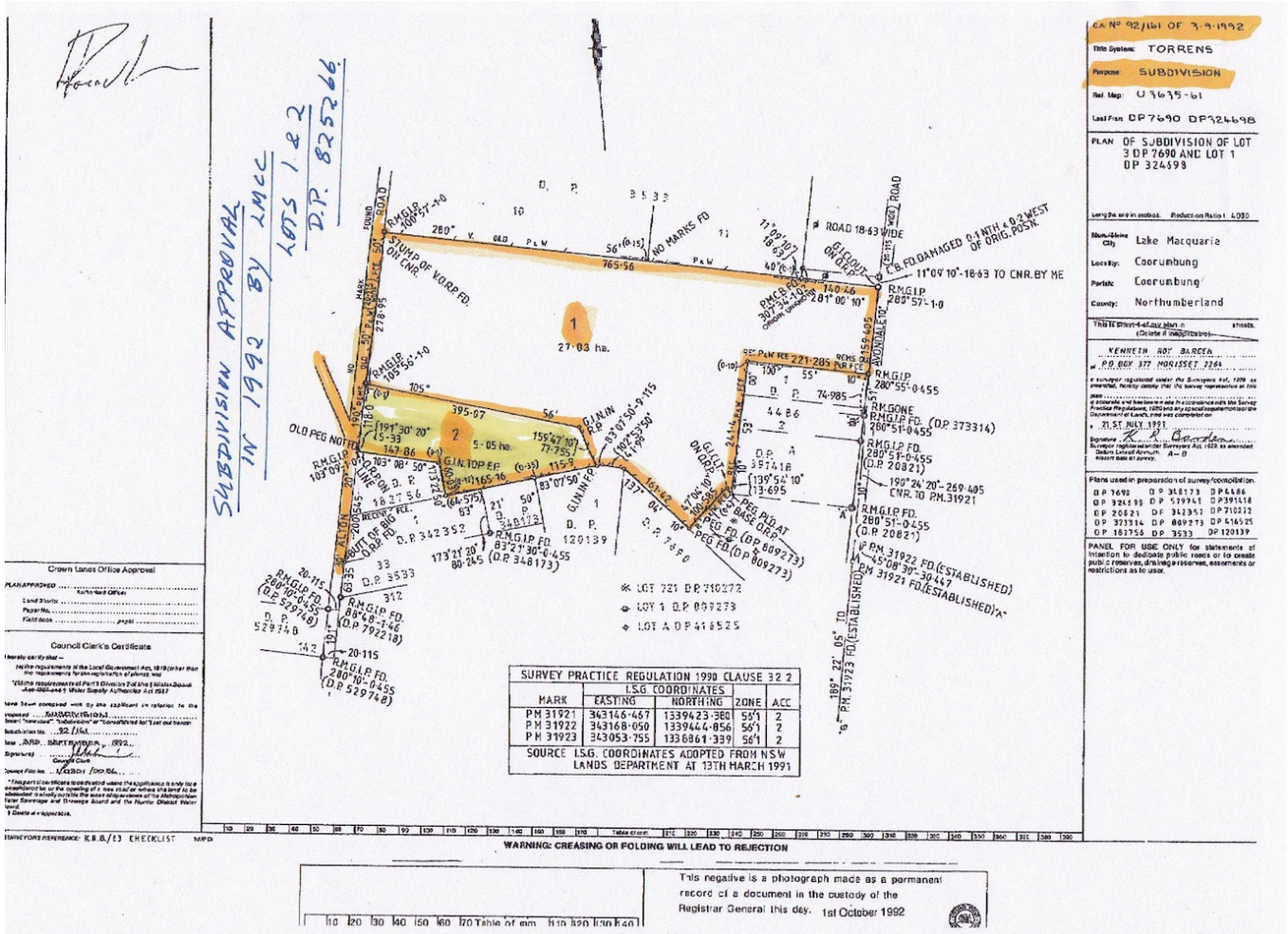


**PROPOSED MASTERPLAN**



**Appendix 3 (i):**

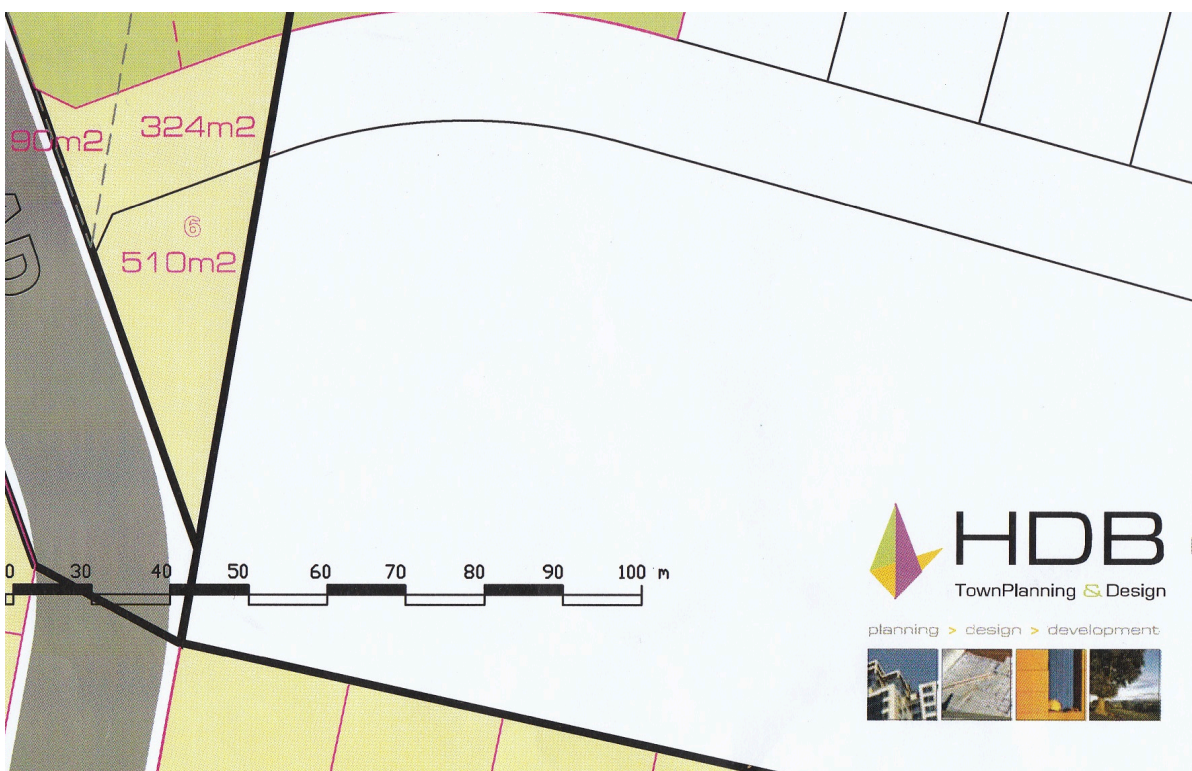
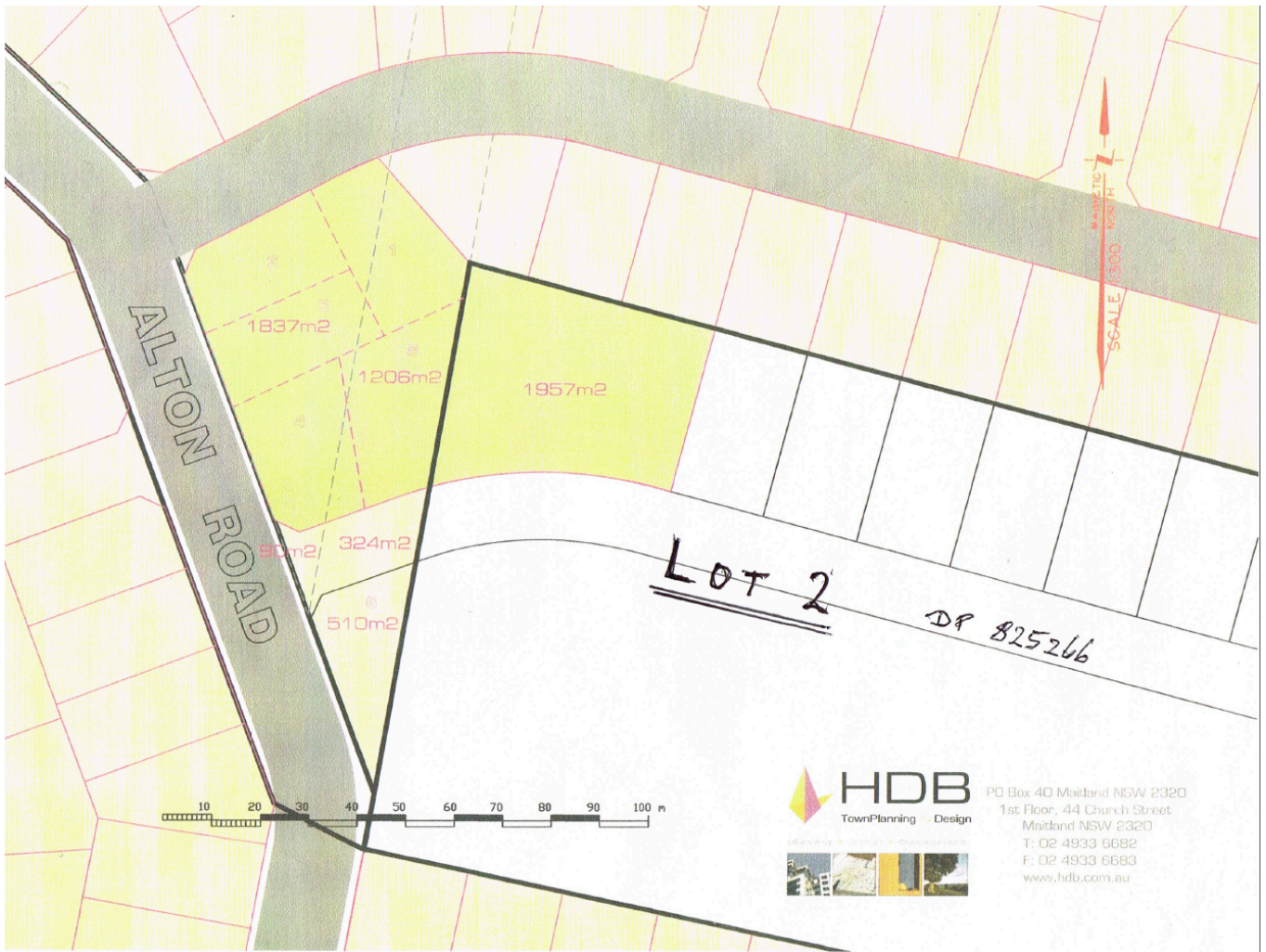
**Subdivision of Lots 1 & 2 DP 825266, in 1992 by the then owner Mr Pocock, and approved by Lake Macquarie Council . Lots 1 & 2 are shown abutting the northern extension of Alton Road” – (Lot 2 is coloured yellow). Dabsons purchased Lot 2, in 2000.**





**Appendix 3 (ii):**

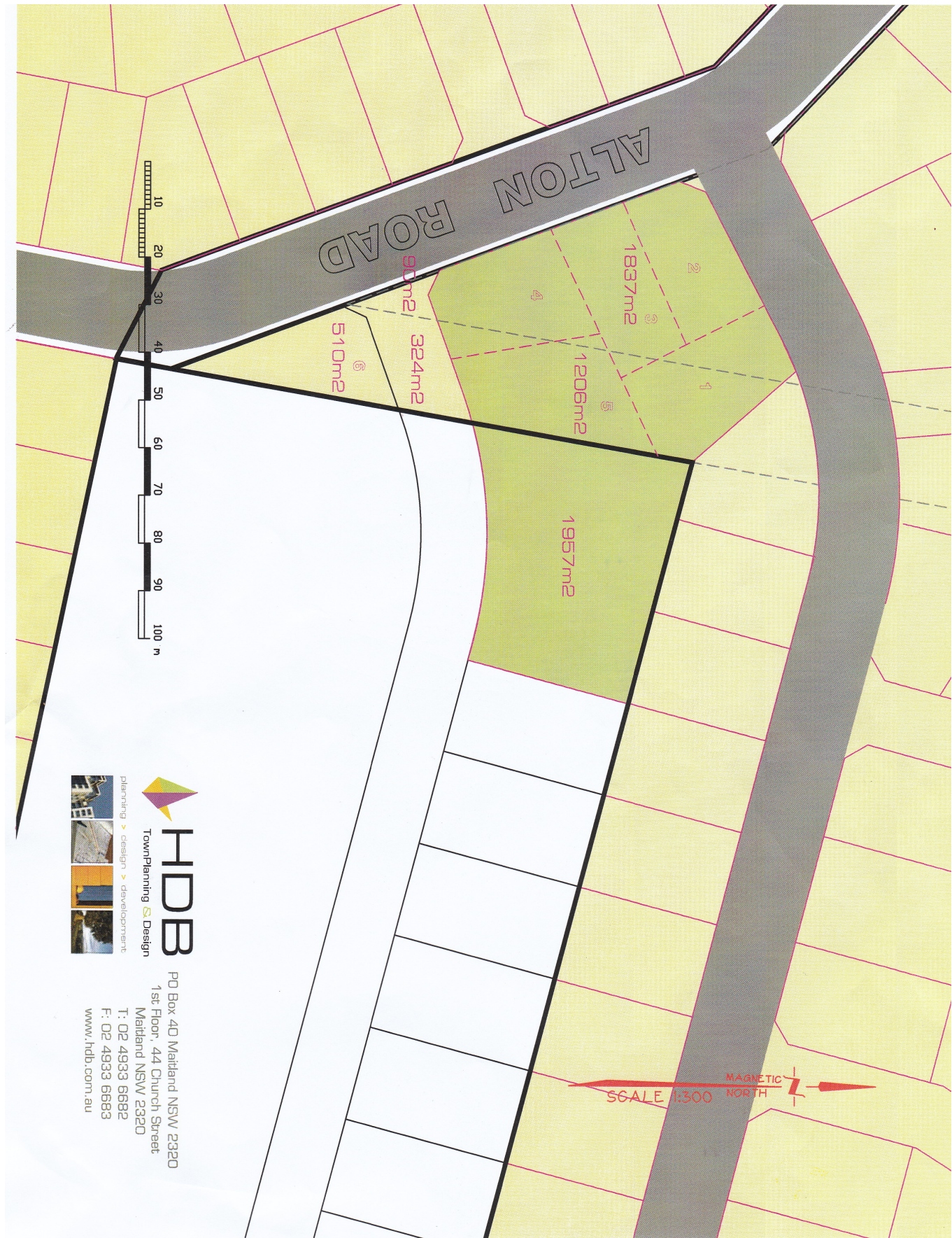
**Access to Lot 2 from Alton Road (about 30m) – as designed by JPG planners in 2008 – and approved in the 3A Concept Plan by DOP and LMCC:**





**Appendix (iii)**

**30m Road access to Lot 2 coming off Alton Road** – designed by JPG planners and approved in the 3A Concept Plan by DOP and LMCC.





**Appendix 4 (i): 11<sup>th</sup> Oct, 2008 – Letter to JPG (and copies sent - Cc'd - to LMCC and DOP)**  
**Anomaly of this access road to Lot 2 being designed to go over 90m<sup>2</sup> of ACA land.**

This design would give control to JPG as to when Lot 2 would be able to construct an access to Alton Road to service their future subdivision. (It is like a gate that can be kept shut.) This “anomaly” was pointed out in email to JPG 11<sup>th</sup> Oct. 2008 Cc'd to DOP and LMCC.

**From:** [dabson@aapt.net.au](mailto:dabson@aapt.net.au)  
**Subject:** Park Position - minor movement needed to correct anomaly  
**Date:** 11 October 2008 10:11:52 PM  
**To:** [Bryan.Garland@jpg.net.au](mailto:Bryan.Garland@jpg.net.au) [hale@hunterlink.net.au](mailto:hale@hunterlink.net.au)  
[Emma.Hitchens@planning.nsw.gov.au](mailto:Emma.Hitchens@planning.nsw.gov.au)  
**Cc:** [mcameron@lakemac.nsw.gov.au](mailto:mcameron@lakemac.nsw.gov.au) [inferguson@lakemac.nsw.gov.au](mailto:inferguson@lakemac.nsw.gov.au)  
[dmscott@lakemac.nsw.gov.au](mailto:dmscott@lakemac.nsw.gov.au) [hale@hunterlink.net.au](mailto:hale@hunterlink.net.au)

**Attention: Bryan Garland - Senior Development Manager - JPG**  
**(Copy: Attention: Emma Hitchens - Department of Planning)**

Dear Mr Garland

The Diagram of a park location that you gave us on Friday looks very good. There is an anomaly however, in that the access for Lot 2 in this diagram goes right across a small section of Avondale College land. Such a complication is not needed for Lot 2.

One of the significant reasons we are aware of, in the LMCC assessments re an adjustment of park location, and for recommending a locating of the 5,000m<sup>2</sup> park to this north-west area, was specifically to avoid blocking off Lot 2's own clear access to Alton Road.

We suggest a minor amendment to your present plan which would correct this anomaly, which is still present.

The first diagram below highlights this anomaly.

The second diagram presents a possible solution, which has been suggested by our advisor, David Hale. It would solve the access anomaly. (David also points to what may be seen as a slightly better park-shape resulting, and a possible slight improvement for the road entrance by its being nearer to the curve in Alton Road.)

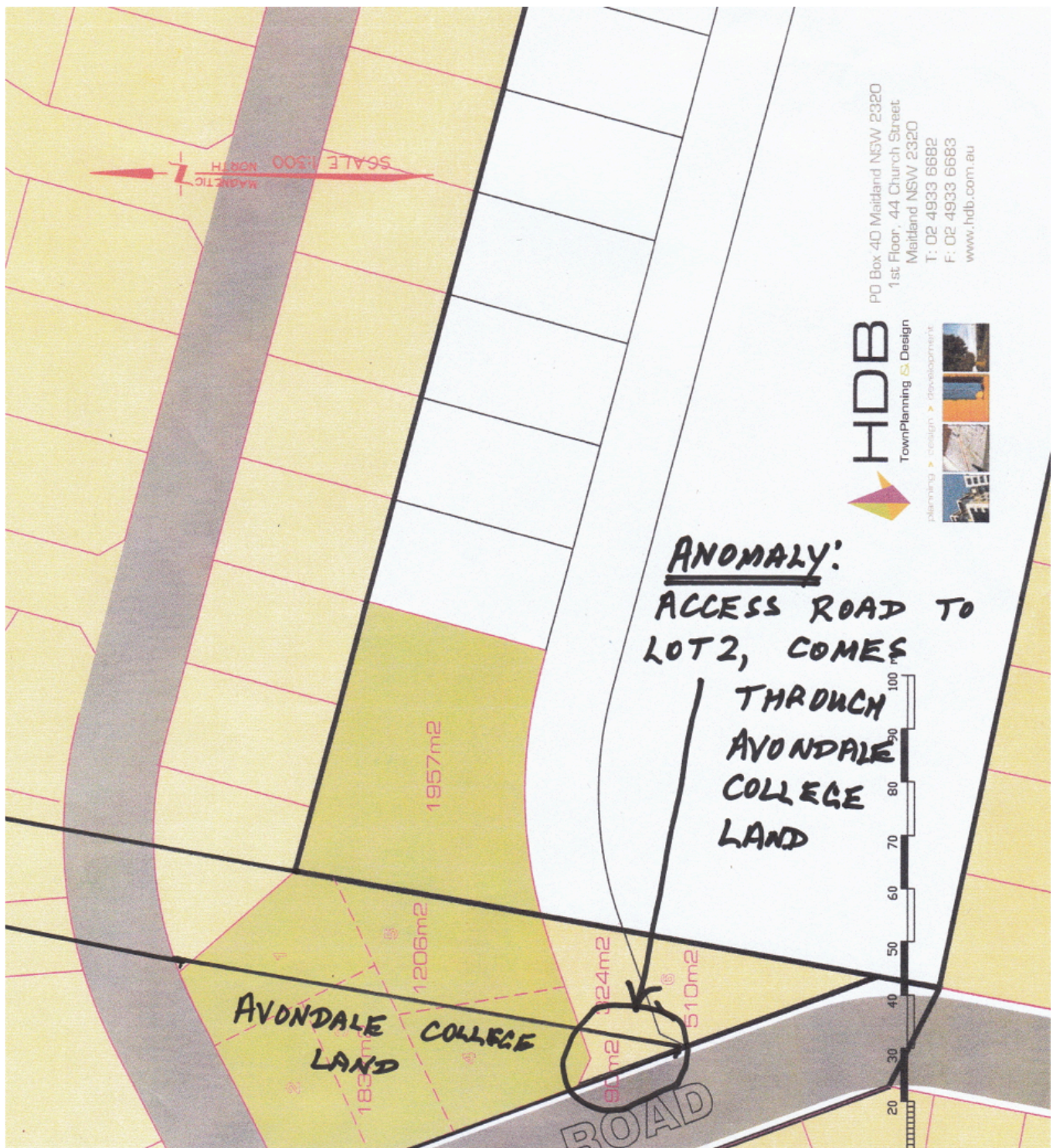
As owners of Lot 2, we desire free and open access of Lot 2 to Alton Road for any future road-access. A road outlet that would not require any negotiations with neighbouring owners for purchase of any portion of their land.

We feel that quite minor changes to your plan can solve this anomaly, which as far as we are aware, would still meet Lake Macquarie City Council's requirements for the park.

Yours faithfully

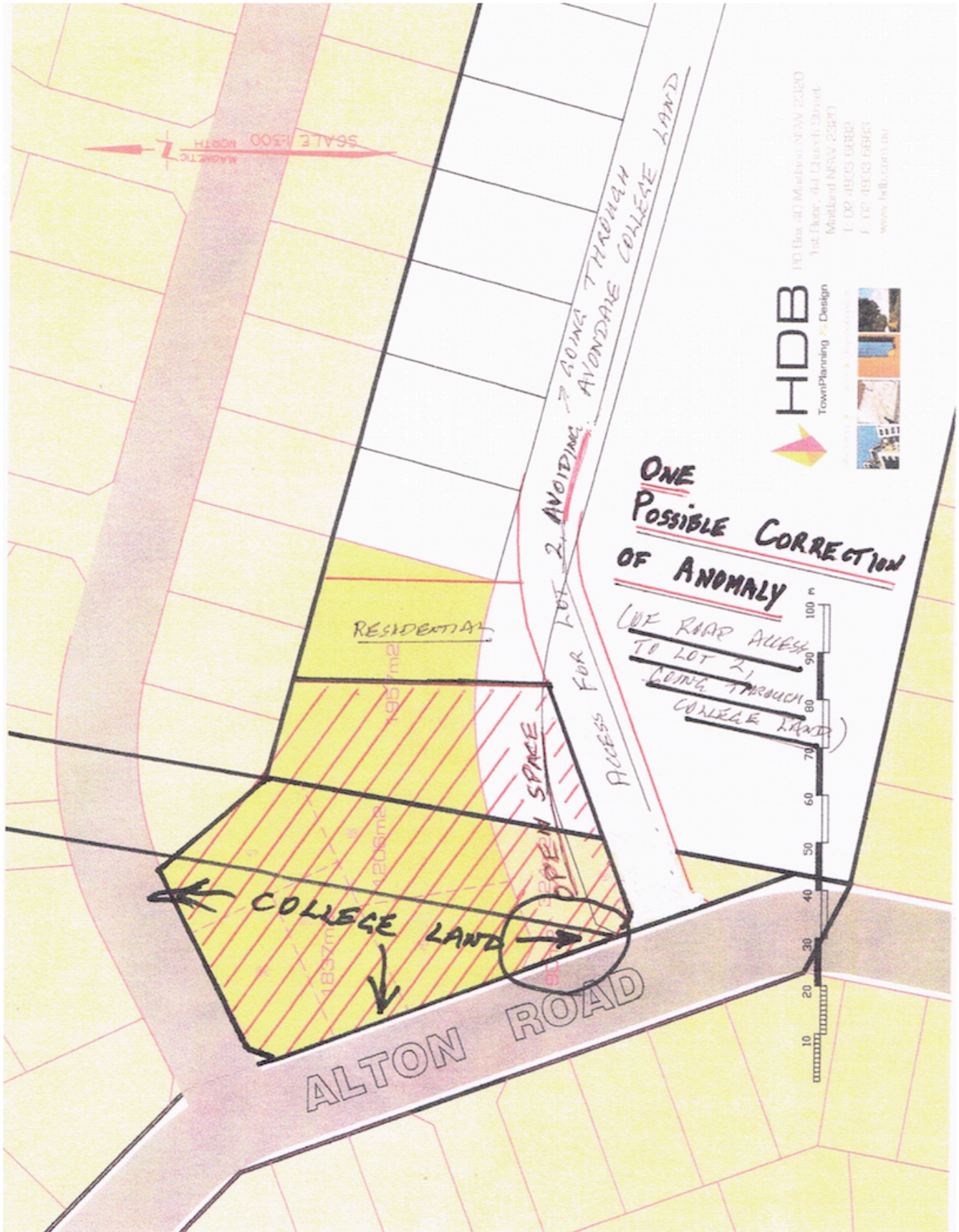
Michael Dabson

**Appendix 4 (ii):** Diagram of anomaly of road being designed to go over 90m<sup>2</sup> of ACA land and thereby giving control to JPG, as to when Lot 2 would be able to construct an access road to Alton Road in order to service any future subdivision. Pointed out in email to JPG 11<sup>th</sup> Oct. 2008 Cc'd to DOP and LMCC.





**Appendix 4: (iii) – A possible solution to this anomaly suggested (but ignored):  
11<sup>th</sup> Oct 2008.**





**Appendix 5: 16<sup>th</sup> June, 2008: - 82 foot wide road and 5,000m<sup>2</sup> park put on Lot 2 by JPG Planners . Note: In this plan the park's placement, shape and design by JPG planners, effectively blocks off any access for Lot 2 to Alton Road.**





**Appendix 6****Copy of letter to DOP, 15<sup>th</sup> Sept. 2008 – Lot 2 withdrawing from 3A Application:**15<sup>th</sup> September 2008**John Raymond Dabson  
Inkeri Dabson****Michael Dabson  
Andra Dabson****Lot 2, DP 825266  
97/99 Alton Road  
Cooranbong  
NSW 2265  
AUSTRALIA****The Director  
Strategic Assessment  
Department of Planning****Via Emma Hitchens:**[Emma.Hitchens@planning.nsw.gov.au](mailto:Emma.Hitchens@planning.nsw.gov.au)

(GPO Box 34 SYDNEY NSW 2001)

**Regarding: North Cooranbong Residential Development (MP 07 0147)**

Dear Director/Sir/Madam

This letter is to give notification that we withdraw our consent for our land to be included in the 3A Application of the North Cooranbong Project. (Land: Lot 2, DP 825266 & Lot 14 DP 129157)

We confirm, however, that we do support the rezoning of our land to wholly residential for the reasons set out in our objection to the Johnson proposal, dated 7<sup>th</sup> July 2008.

Yours faithfully

**John Raymond Dabson, Inkeri Dabson  
Michael Dabson, Andra Dabson**

**Appendix 7 - Copy of letter to Keith Johnson , 15<sup>th</sup> Sept. 2008 – Notifying JPG of Lot 2 withdrawing from 3A Application:**

15<sup>th</sup> September 2008

**COPY**

**John Raymond Dabson  
Inkeri Dabson  
97/99 Alton Road  
Cooranbong  
NSW 2265  
AUSTRALIA**

**Michael Dabson  
Andra Dabson**

**Keith Johnson  
Managing Director  
Johnson Property Group  
PO Box A1308 Sydney South, NSW 1235  
114 Avondale Road, Cooranbong NSW 2265  
[keith.johnson@jpg.net.au](mailto:keith.johnson@jpg.net.au)**

**Regarding: North Cooranbong Residential Development (MP 07 0147)**

Dear Keith

We have reviewed your proposed Part 3A application for the North Cooranbong estate and find that contrary to your assurances that no roads would be proposed for our land and that we would be free to develop it as we determined, there is a major arterial road bridging both our land and the neighbouring College land, off Alton Road. This proposal, if approved, not only burdens our land with a significant arterial road and its inherent costs, but also binds our development to that of the College land. This is totally unsatisfactory and is, as stated, totally contrary to what you had assured us when we gave our consent for our land to be part of the Part 3A application.

As a result, we have notified the Dept of Planning that we have withdrawn our consent to our land being part of the Part 3A application.

In addition to roads, we note that the present rezoning proposal that JPG have proposed incorporates a substantial open space component on our land that is extraordinarily large relative to the residential component. This has never been discussed with us and certainly has never been consented to by us. The draft proposal by JPG of August 2007, that was viewed by us had no open space area on our land, though it clearly disclosed open space on adjoining land.

With regards to the rezoning Agreement signed 18th February of this year with JPG, this agreement provided that you would act in our best interest in deference to your own and other landowners. It is our opinion that you have failed to do this and we request that you amend the rezoning application.

Yours faithfully

.....  
Raymond Dabson

.....  
Inkeri Dabson

.....  
Michael Dabson

.....  
Andra Dabson

*Posted  
signed  
to JPG.  
SYDNEY &  
COORANBONG*

**Appendix 8– Four\* portions - Dabson Submission to the DOP 7<sup>th</sup> July, 2008, (4 pages)**

**\* Appendices 8 (ii), 8(iii), 8(vi), and letters to DOP 14<sup>th</sup> Aug and 3<sup>rd</sup> Sept 2008.**

**7<sup>th</sup> July 2008 – here the owners of Lot 2 are granting to JPG/ACA the right to have a south-north road across Lot 2. This road was essential to the JPG/ACA 2300-lot subdivision.**

**Appendix 8 (i)**

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7<sup>th</sup> July 2008

**John Raymond Dabson  
Inkeri Dabson**

**Michael David Dabson  
Andra Maree Dabson**

**Lot 2, DP 825266  
97/99 Alton Road  
Cooranbong  
NSW 2265  
AUSTRALIA**

Ph: (02) 49772360  
[rinkeray@tpg.com.au](mailto:rinkeray@tpg.com.au)

Ph: 02 4977 1214  
[dabson@aapt.net.au](mailto:dabson@aapt.net.au)

**The Director  
Strategic Assessment  
Department of Planning  
GPO Box 34  
SYDNEY  
NSW 2001**

**SUBMISSION: North Cooranbong Residential  
Development (MP 07 0147)**

Dear Director/Sir/Madam

We, Michael and Raymond Dabson, are twin brothers. With our wives and families we collectively own and live on Lot 2, DP 825266 in two homes on the site, constructed as an attached dual occupancy. We have owned this land for a number of years. Our land is included in the concept plan that is presently on display.

(Refer: [View project documentation](#) **Project: North Cooranbong Residential Development (MP 06\_0232)**)

We are supportive of the proposal to rezone land at North Cooranbong for the purposes of creating additional residential, commercial and open space land and “preserving undisturbed parts of the hinterland” for environmental purposes.

We recognize the need to meet the demand for additional residential land into the future.

We are advised that the plan also provides excellent protection to natural watercourses and appears to be environmentally, socially and economically responsible. We would be pleased to be a part of it.

There are however, some aspects of the plan, which we believe unfairly impact on our land and some aspects of the plan that could be altered to achieve a better planning outcome, both environmentally and practically.

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**Appendix 8(ii)**

Formal Submission to the DOP 7th July 2008:

2nd last paragraph - Page 3 **Item (IV)** commencing: "With this suggestion we are prepared to accept a north/south connection road through our land, when this road is required."

**(IV) With this suggestion we are prepared to:**

- Accept a north/south connection road through our land, when this road is required. Appendix (f) This connection would enable a direct link from the Johnson Property Group land (Avondale Greens) to our south with the major developer's land to our north. This is illustrated in the enclosed plan. This road would intersect with the feeder/collector road described above. It would be the same width as the road feeding from Freemans Drive through Keith Johnson's land (Avondale Greens) to the Avondale College Land "feeder road" suggested here.
- Provide a connection onto a relevant road on our land, to assist access and connectivity to Keith Johnson's block (Avondale Greens) on our south-western boundary. Appendix (g) This link would be to either an internal road on our land or

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to the south/north connecting road referred to above. This would be by mutual consultation.

OTHER ASPECTS

**Appendix 8(iii)**

(Below)

Submission to the DOP 7th July 2008:

2nd last paragraph - Page 6, **Item (X)**

Here, the owners of lot 2 (Dabsons) state:

**"X - Our Position:**

We are prepared to have a south/north road extension from Keith Johnson's land on our southern boundary to pass through from south to north through our land to connect up with any west/east College land feeder road to the larger development to the east, that might be routed on College land parallel to our northern Boundary. We wish to cooperate in this."

**(X) Our position:**

- We are prepared to have a south/north road extension from Keith Johnson's land on our southern boundary to pass through from south to north through our land to connect up with any west/east College land feeder road to the larger development to the east, that might be routed on College land parallel to our northern Boundary. We wish to cooperate in this.
- We are also happy for a road from Keith Johnson's land on our south-western corner to link up in mutually beneficial ways with any internal road system we might

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consider or propose. But consultation will be needed to achieve mutually beneficial results.

- We remain resolutely opposed to a feeder road for Avondale College development land going through our land, and to a park being placed on our land.
- We recognize that we will be required, and are prepared, to make the appropriate contributions to the provision of public open space and facilities at the time that our land is subdivided.

We thank you for the opportunity to make this submission on behalf of our families and we make it early so that amendments to the plan may be considered before the concept plan becomes a development control plan that is difficult to alter. We would be more than happy to discuss the above suggestions with the proponent, Lake Macquarie City Council and/or the Department of Planning to assist in achieving a high quality, practical outcome.

Yours faithfully

\_\_\_\_\_  
John Raymond Dabson

\_\_\_\_\_  
Mrs Inkeri Dabson

\_\_\_\_\_  
Michael David Dabson

\_\_\_\_\_  
Andra Maree Dabson

**Appendix 8 (iv)**

Letter to Emma Hitchens at the DOP (14<sup>th</sup> August 2008) affirming (the 7<sup>th</sup> July 2008 Submission to the DOP) granting a road access across Lot 2 to ACA/JPG, last paragraph here attached.

Below – it reads:

“We have stated in our Submission that we are prepared to give an access road (north/south) across our land to Keith Johnson’s land (Avondale Greens – off Freemans Drive). This provides the one necessary access road for the benefit of Avondale College and the North Cooranbong Project.”

14<sup>th</sup> August 2008

John Raymond Dabson  
Inkeri Dabson

Lot 2, DP 825266  
Cooranbong NSW 2265

Michael David Dabson  
Andra Maree Dabson

97/99 Alton Road  
2265

Department of Planning  
Attention: Emma Hitchens  
Proposal title:

**North Cooranbong Residential Development (MP 07\_0147)**

Re: Withdrawal of Landowner’s Consent

Dear M/s Hitchens

We have stated in our Submission that we are prepared to give an access road (north/south) across our land to Keith Johnson’s land (Avondale Greens - off Freemans Drive). This provides the one necessary access road for the benefit of Avondale College and the North Cooranbong Project.

**Appendix 8 (v)**

Letter to Emma Hitchens at the DOP on 3rd Sept 2008 4th last paragraph:  
4th Last paragraph: (Note: - one of the four roads, Avondale Road, was already in existence, and thus the reference here to "three roads", the three that were being planned for construction. - TWO of those being planned by JPG were through Lot 2.)

**“We are prepared to provide ... the crossover road... even if in advance of our own plans as part of a satisfactory planning outcome with Avondale College and JPG. ...”**

**From:** [dabson@aapt.net.au](mailto:dabson@aapt.net.au)

**Subject:** **Re: Further - JPG's response - Landowners Consent etc., - North Cooranbong**

**Date:** 3 September 2008 2:05:15 AM

**To:** [Emma.Hitchens@planning.nsw.gov.au](mailto:Emma.Hitchens@planning.nsw.gov.au)

Hi Emma

Regarding the response by JPG, just put on display (with other responses) by the Department, to our concerns in our Submission (7th July 2008) to the **Department of Planning**.

**Appendix 8 (v) (cont'd)**

We are prepared to both provide the crossover road (and construct it when needed by Avondale College, even if in advance of our own plans) as part of a satisfactory planning outcome with Avondale College and JPG. Thus the road issue of two of the initial three access roads for the larger development area can be both adequately addressed and solved, amicably.

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**Appendix 8 (vi)**

(- showing the Appendices list of the 2008 Dabson Submission to DOP, indicating concerns of the owners of Lot 2, and issues being addressed.

See next page

## **Appendix 8 (vi)**

(- showing the Appendices list of the 2008 Dabson Submission to DOP, indicating concerns of the owners of Lot 2, and issues being addressed.

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### **APPENDIX REFERENCE LIST:**

**Appendix (a)** - Main Road shown through our land refer: - Proposed North Cooranbong Transport Strategy p.42 ( Draft Concept Plan - **Appendix R - Transport Management and Accessibility Plan**)

**Appendix (b)** - The concept plan shows a 5000 m<sup>2</sup> park on our land. Appendix P - Concept Plan/Land Use Plan)

**Appendix (c)** - A less-than-obvious park in an initial draft, August 2007. See arrowed triangle p. 19/20 Annexure B – draft Concept Plan JPG Aug 2007)

**Appendix (d)** - Park in present Concept Plan on Display.

**Appendix (e)** - Alternative layout plan

**Appendix (f)** - Provide a north/south connection road through our land

**Appendix (g)** - Provide a connection to Keith Johnson's block

**Appendix (h)** - Drainage plan: we note that the lots, in sub-catchment 17, have very poor solar orientation being at almost 45° to north/south.

**Appendix (i)** - The Aug 2007 concept layout with lots, which are split by the northern boundary.

**Appendix (j)** - Better northern aspect for lots orientated to the suggested alternative "feeder" road.

**Appendix (k)** - Better park position? A suggested alternative park position.

**Appendix (l)** - The suggested gently curving Road, extension off Alton Road, which would encourage too much traffic flow along Alton Road

**Appendix (m)** - Alternative Road - satisfactory for the traffic flow with similar sharp right-hand-turn coming off Alton Road.

**Appendix (n)** - Proposed North Cooranbong Transport Strategy p.61 ( Draft Concept Plan in **Appendix R - Transport Management and Accessibility Plan**)

*"Alton Road will provide a local street connection into the south west corner of the subject development. It is considered that the internal road network is orientated to downplay the function of this link and make it less attractive as a route due to the longer travel distance between the development cells and Freeman's Road via alternative routes." (emphasis ours)*

**Appendix (o)** - Our land was not listed in the preliminary Assessment Report of JPG dated August 2007 - p. 3

**Appendix (p)** - Our land was later listed in the later March 2008 Site Study. (Environmental assessment documentation (Publicly exhibited 25 June to 28 July 2008) APPENDIX F: State Significant Site Study for North Cooranbong Listing under SEPP (Major Projects) 2005, p.19



**Appendix 9 - History of four needed access roads in diagrams - of the needed and essential four roads of access, being planned by JPG Planners from 2006 to 2008. These are self-explanatory.**  
 - 16 diagrams follow:

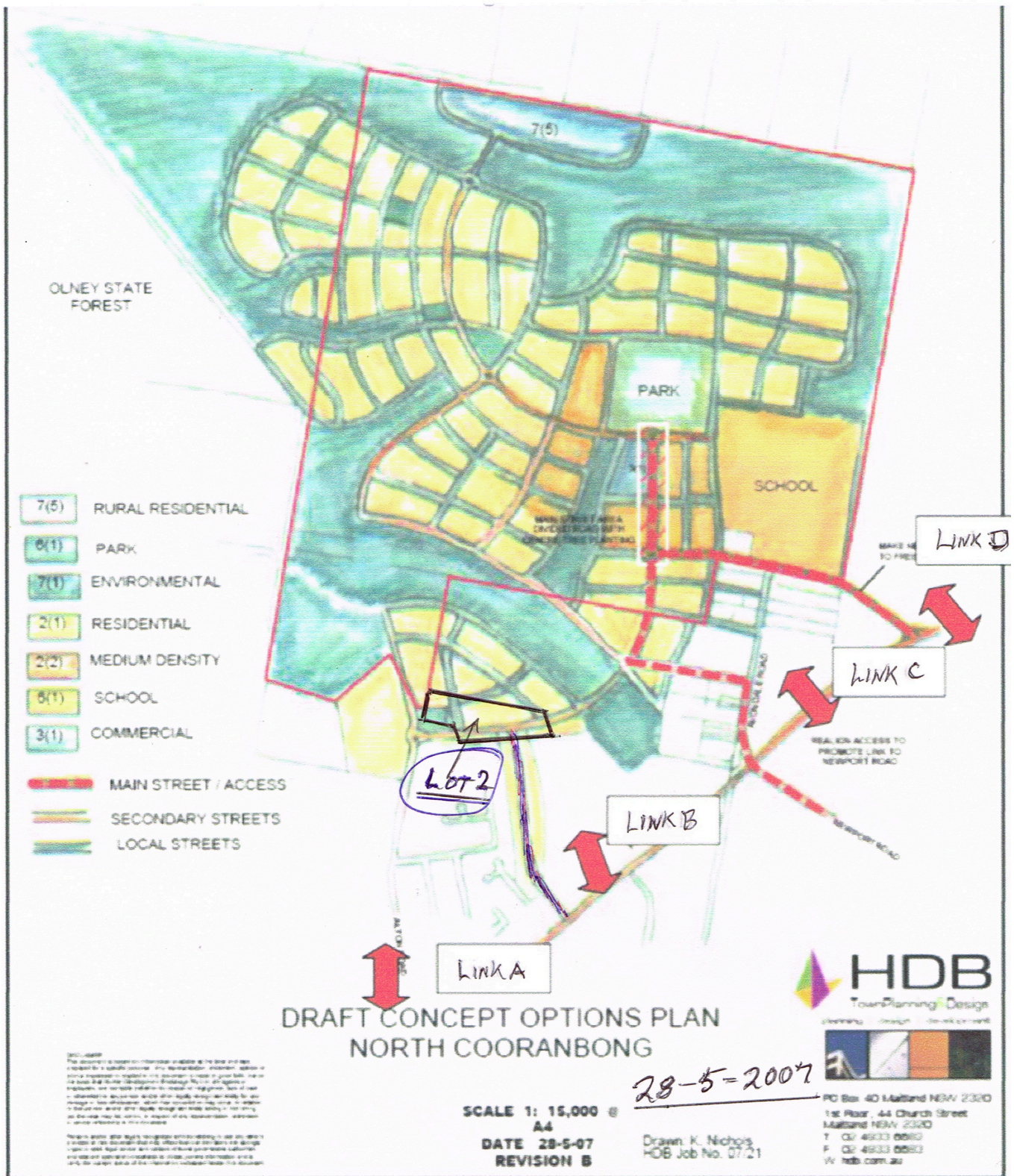
**14<sup>th</sup> June, 2006**





**Appendix 9 - History of four needed access roads in diagrams (Cont'd)**  
**(Note - two going through Lot 2)**

28<sup>th</sup> May, 2007





**Appendix 9 - History of four needed access roads in diagrams (Cont'd)**  
 (- with two going through Lot 2)

7<sup>th</sup> June, 2007

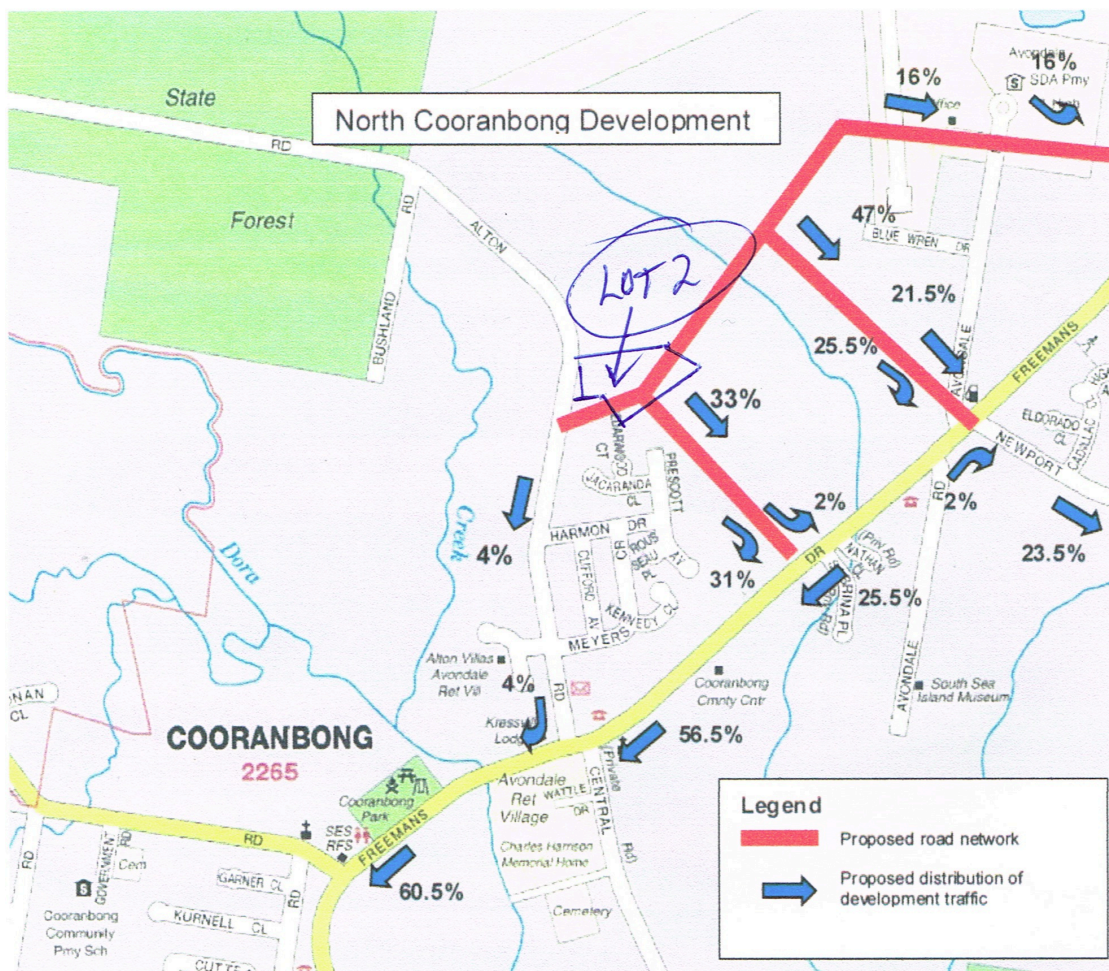


CLIENTS PEOPLE PERFORMANCE



A local traffic distribution to identify the allocation of traffic between the different access points was calculated based upon the most direct route and consideration of the function of the route. The local traffic distribution is shown in Figure 3

**Figure 3 - Assumed Local Traffic Distribution for North Cooranbong**



7<sup>th</sup> JUNE, 2007 P.10

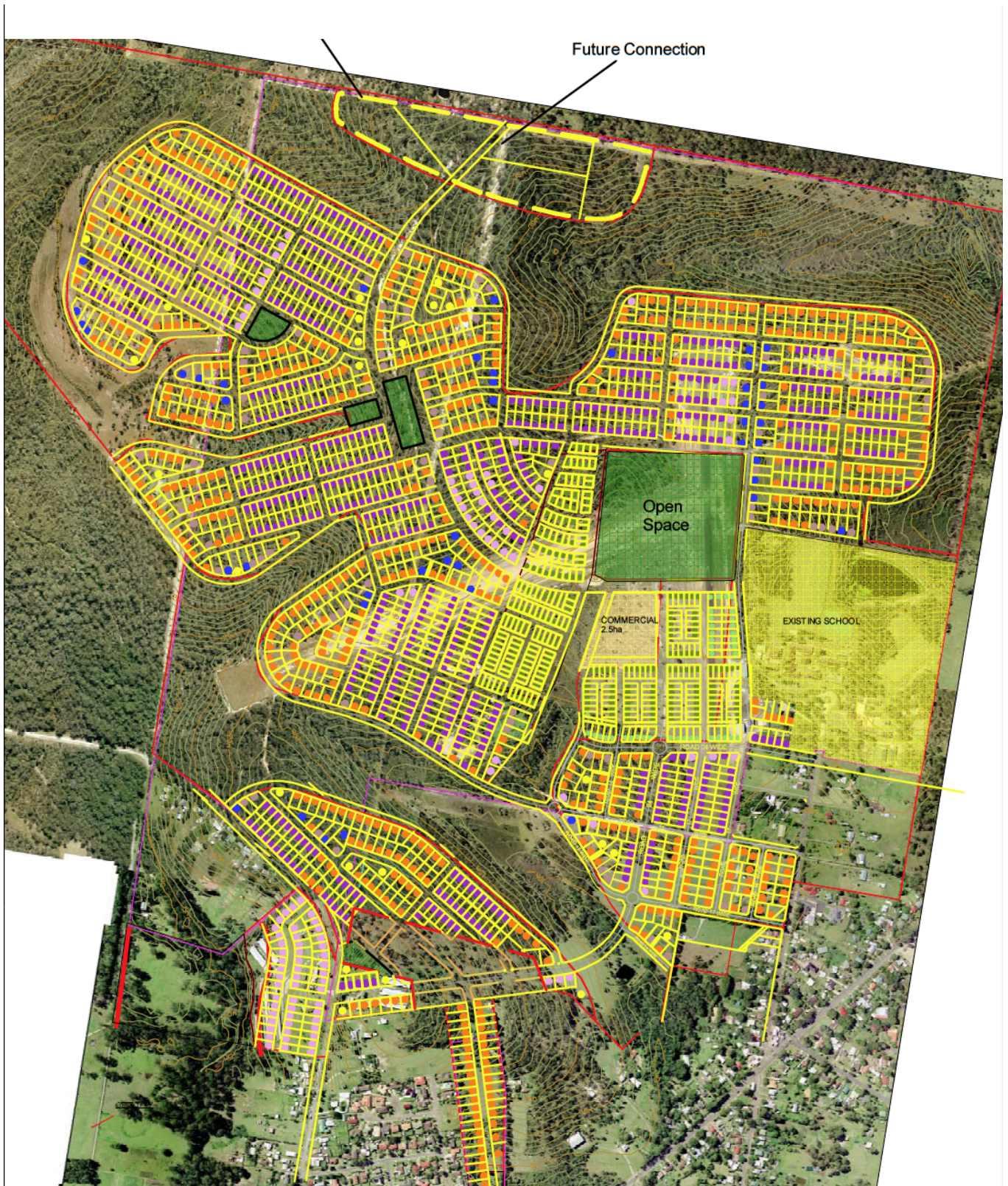






**Appendix 9 - History of four access roads in diagrams (Cont'd)**  
**(with two going through Lot 2) - Larger clearer diagrams - (and next page)**

**JPG – “Draft Concept Plan” of - 14<sup>th</sup> Aug, 2007 - no consultation with landowners of Lot 2**





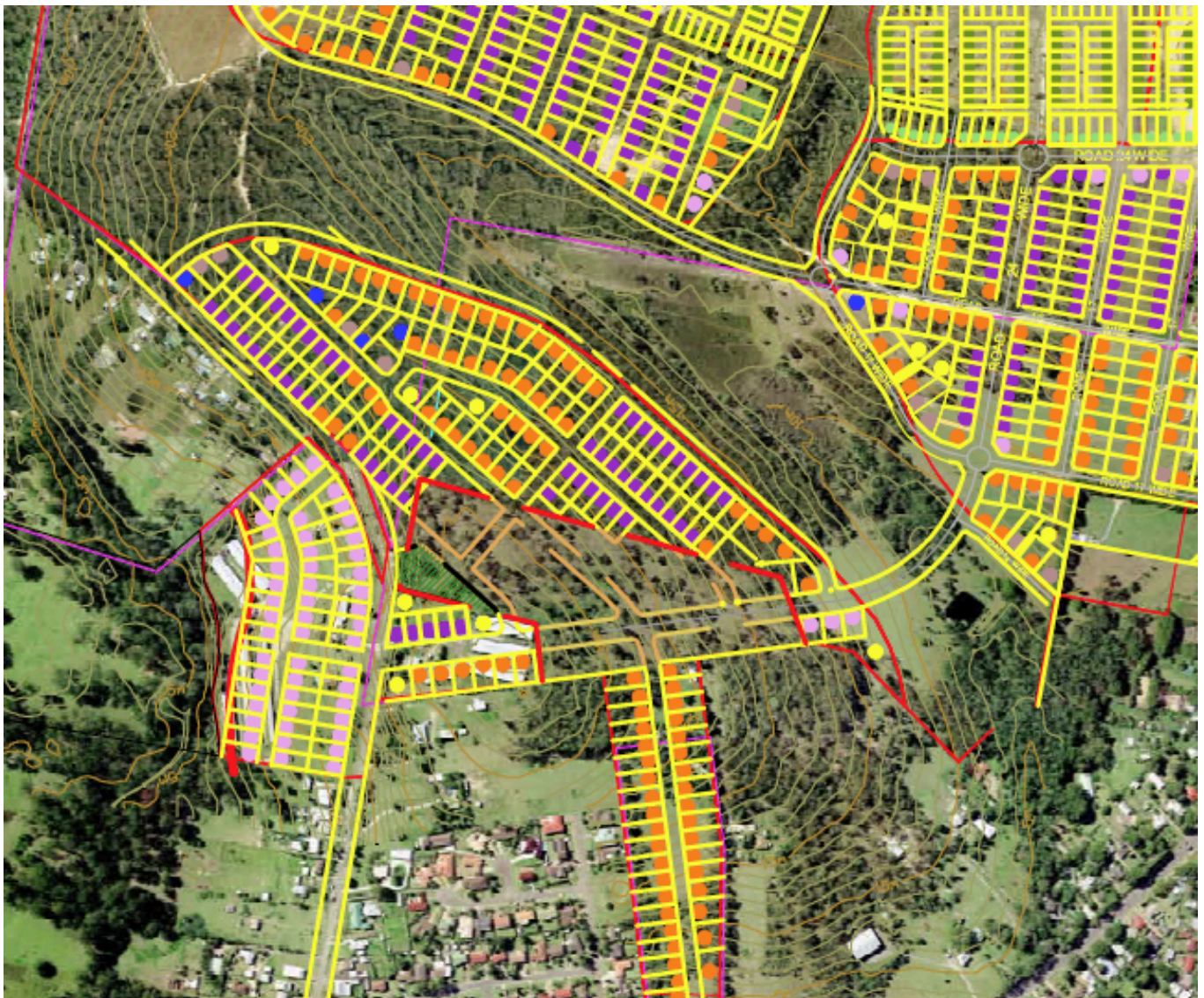
## **Appendix 9 - History of four access roads in diagrams (Cont'd)**

**14<sup>th</sup> Aug, 2007**

- Initially there were two of the four needed access roads to the large 2300-lot JPG/ACA subdivison going through Lot 2.

Close-up diagram showing the two access roads that were being placed through Lot 2 by JGP planners. - (Without any consultation with landowners of Lot 2.)

Close-up of JPG "Draft Concept Plan" of - 14<sup>th</sup> Aug, 2007 in relation to Lot 2



## **Appendix 9 - History of four needed access roads in diagrams (Cont'd)** **(with two going through Lot 2)**

March 2008:



## **Proposed North Cooranbong Transport Strategy**

---

### **The Johnson Property Group**



### **Transport Report**

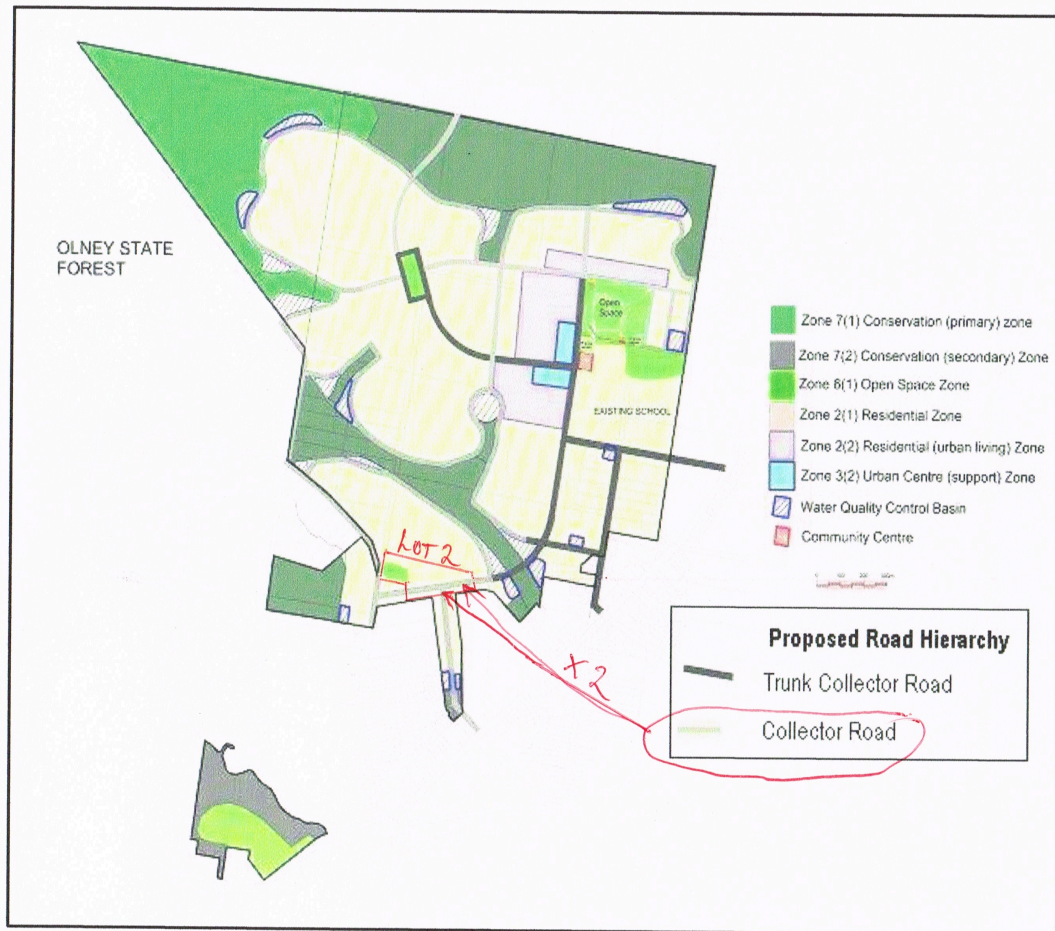
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March 2008



**Appendix 9 - History of four needed access roads in diagrams (Cont'd)**  
**(with two going through Lot 2)**

**March 2008:**



**Figure 5.2 Road Hierarchy Concepts**

**Appendix 9 - History of four access needed roads in diagrams (Cont'd)**  
**- with two going through Lot 2**

March 2008:

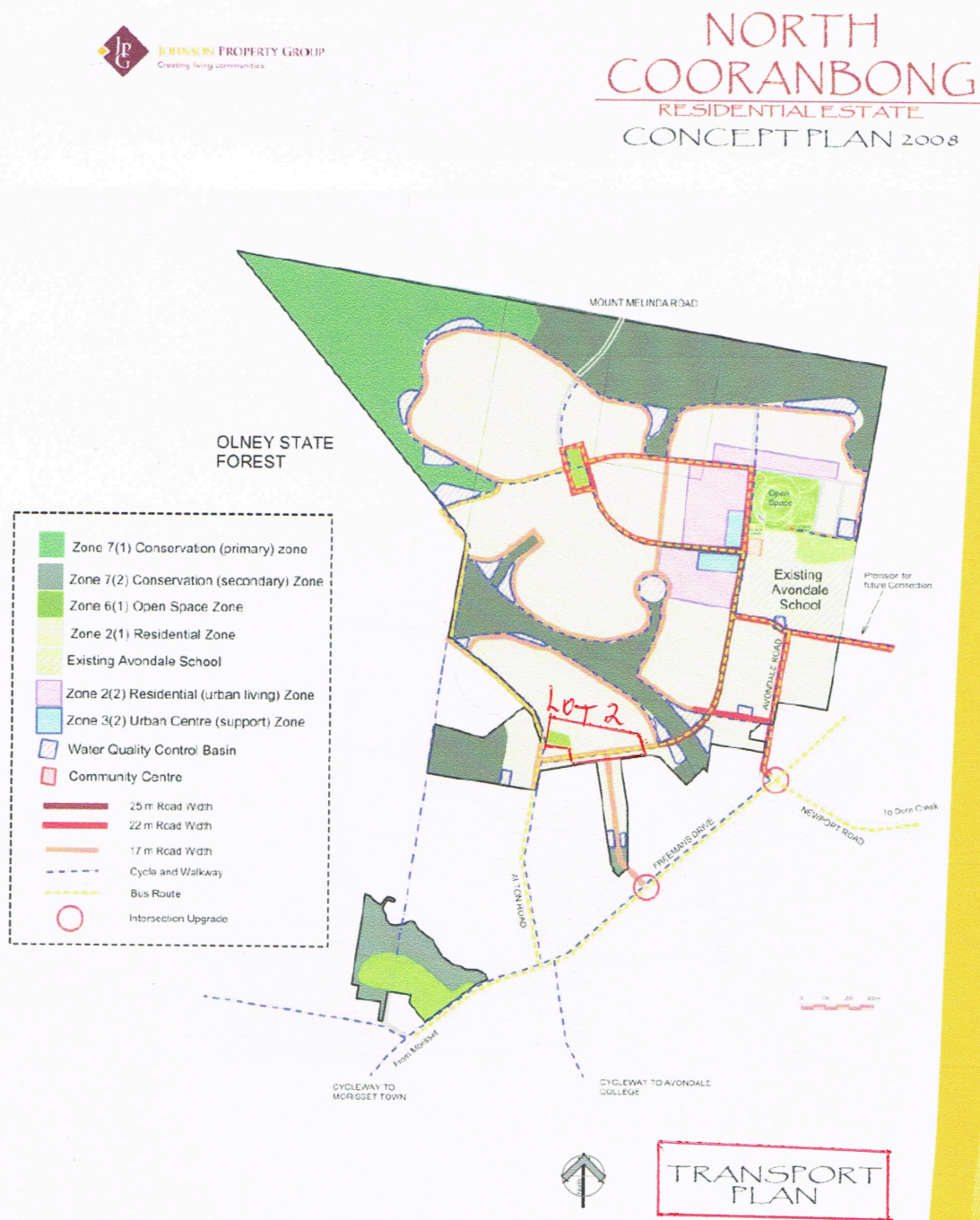


FIGURE 16



## Appendix 9 - History of four needed access roads in diagrams (Cont'd) - with two going through Lot 2

13<sup>th</sup> June, 2008

13<sup>th</sup> June 2008:

### Annexure G – Concept Plans for Road Works

Author: Bruce Caldwell

Checker: Darlan Castro

Approver: John McDermott

Report no: R7001-NS04196

Date: 13 June 2008

This report has been prepared for Johnson Property Group in accordance with the terms and conditions of appointment for North Cooranbong Flooding and Stormwater Master Plan dated . Hyder Consulting Pty Ltd (ABN 76 104 485 289) cannot accept any responsibility for any use of or reliance on the contents of this report by any third party.

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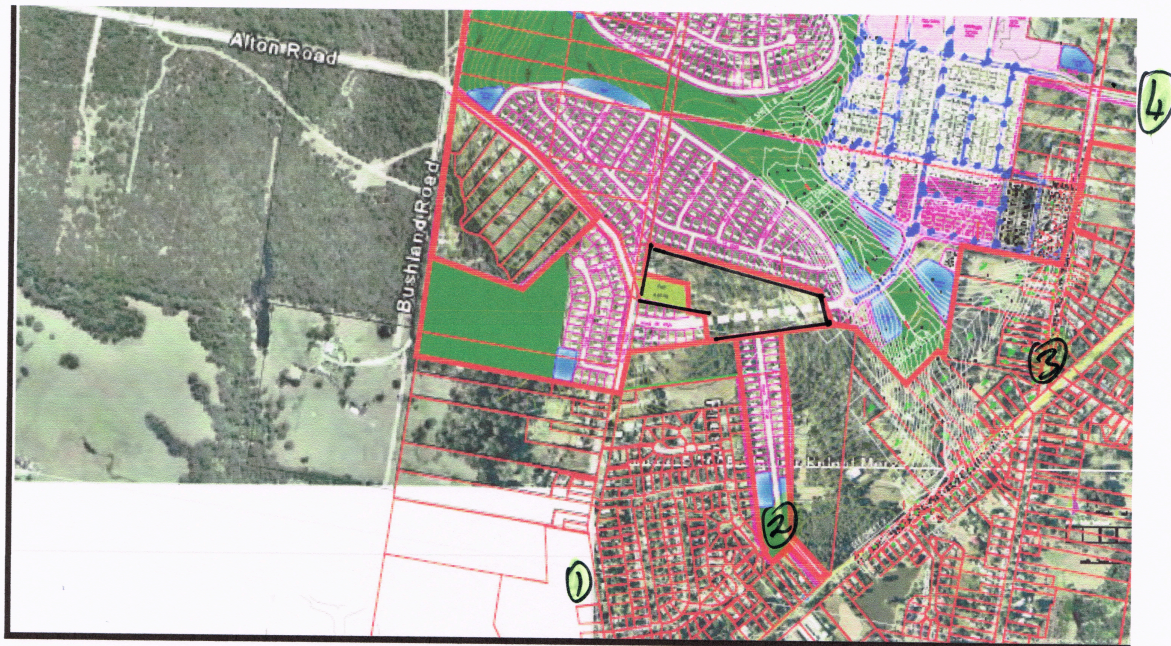
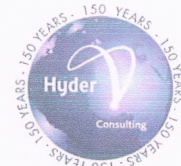


Figure 2: Proposed Development Layout

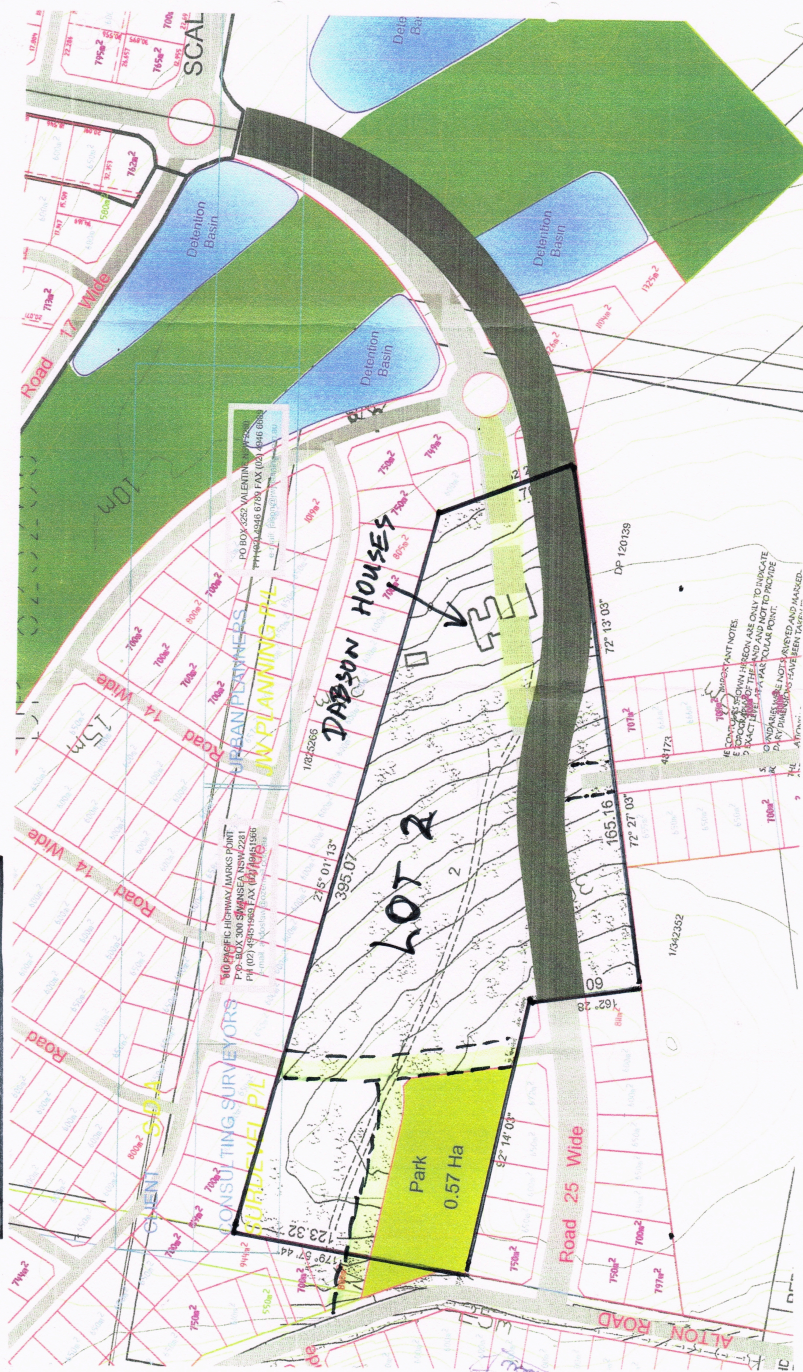
JUNE 2008 CONCEPT PLAN  
FOR ROAD WORKS.  
TWO OF FOUR ACCESS ROADS  
ACROSS LOT 2



Monday      16th JUNE 2008

TWO ACCESS ROADS  
THROUGH LOT 2

- 82ft WIDE ROAD  
THROUGH LOT 2
- ALL OF 5,000m<sup>2</sup>





[illegible]



# Appendix 9 - History of four needed access roads in diagrams (Cont'd)

10<sup>th</sup> Oct, 2008

- Now altered from two needed access roads going through Lot 2 to ONE needed access road going through Lot 2 - the current road under discussion - coming from 615 Freemans Drive)





## Appendix 9 - History of four needed access roads in diagrams (Cont'd)

22<sup>nd</sup> Nov, 2008

**ONE** needed access road now going through Lot 2 - the current road under discussion - coming from 615 Freemans Drive)

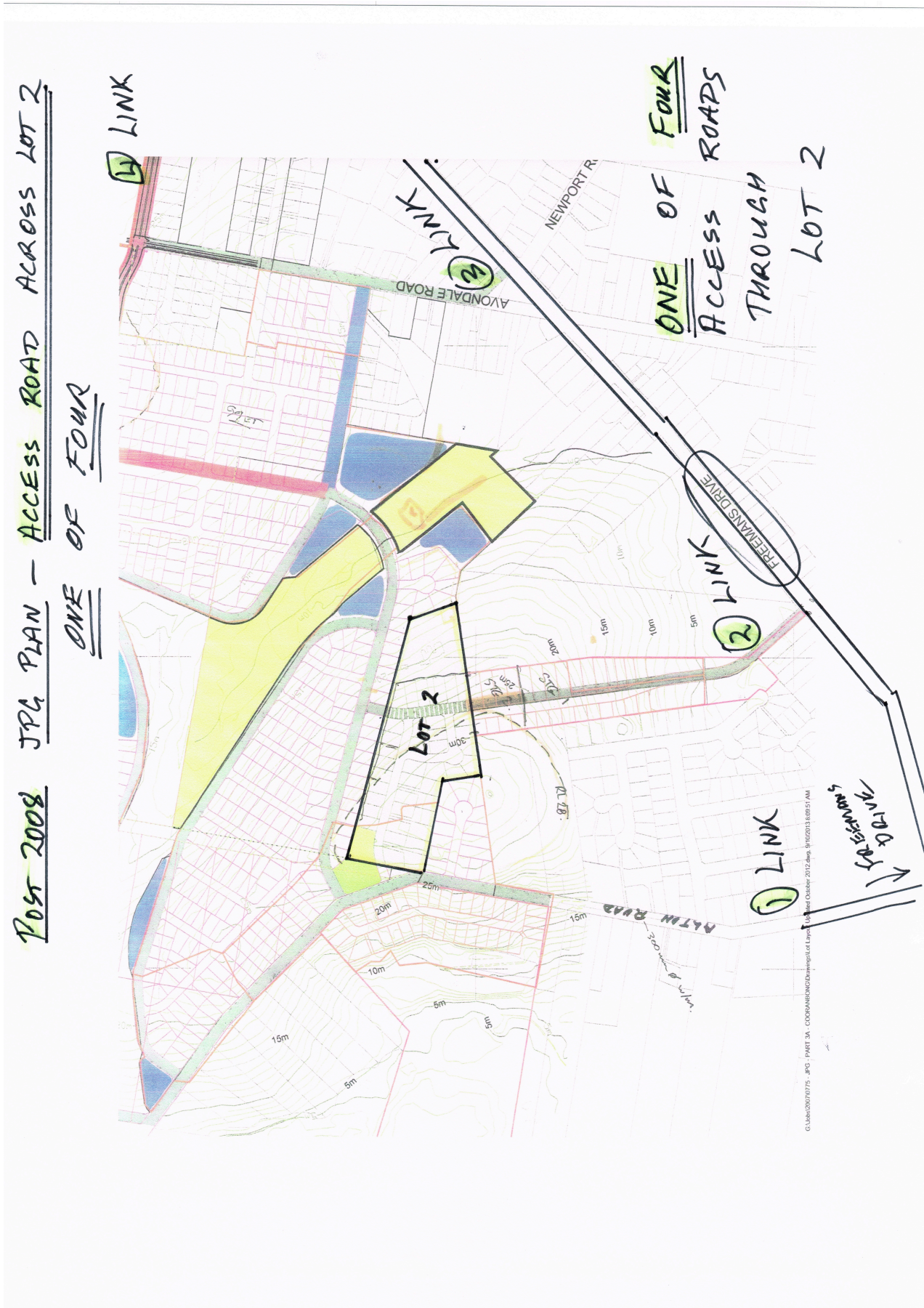




## Appendix 9 - History of four needed access roads in diagrams (Cont'd)

Post - 2008

**ONE needed access road now going through Lot 2 – the current road under discussion – coming from 615 Freemans Drive)**

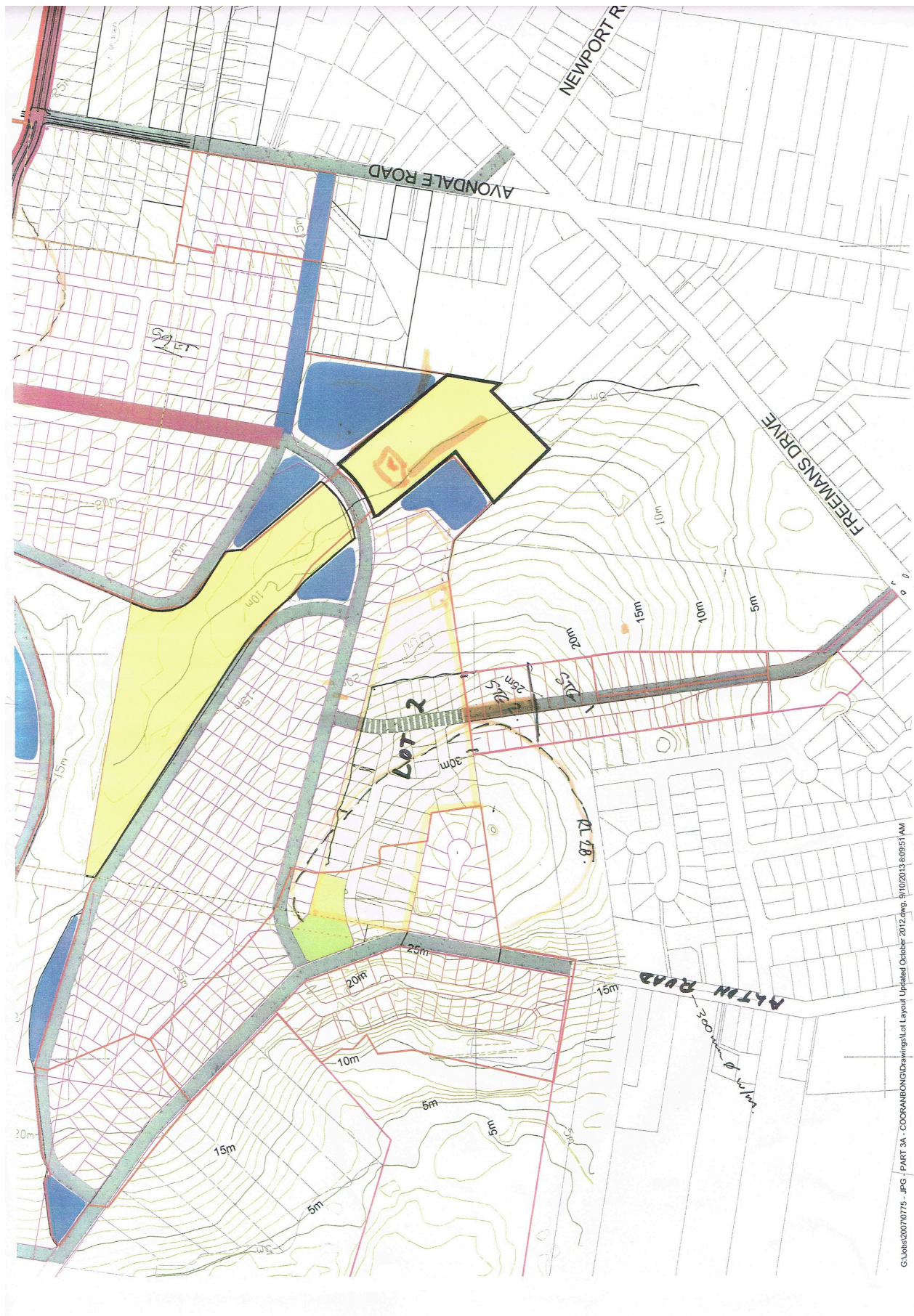




**Appendix 9 - History of four needed access roads in diagrams (Cont'd)**

**Post - 2008**

**ONE needed access road now going through Lot 2 - the current road under discussion - coming from 615 Freemans Drive)**





**Appendix 9 - History of four needed access roads in diagrams (Cont'd)**  
**2015 - one access road from 615 Freemans Drive, going due north through Lot 2**

2015 - "ACCESS ROAD"  
THROUGH LOT 2.





## Appendix 9 - History of four needed access roads in diagrams (Cont'd)

2016 - JPG advertising board, showing one of the four needed access roads from 615 Freemans Drive, going through Lot 2





## **Appendix 10 (i)**

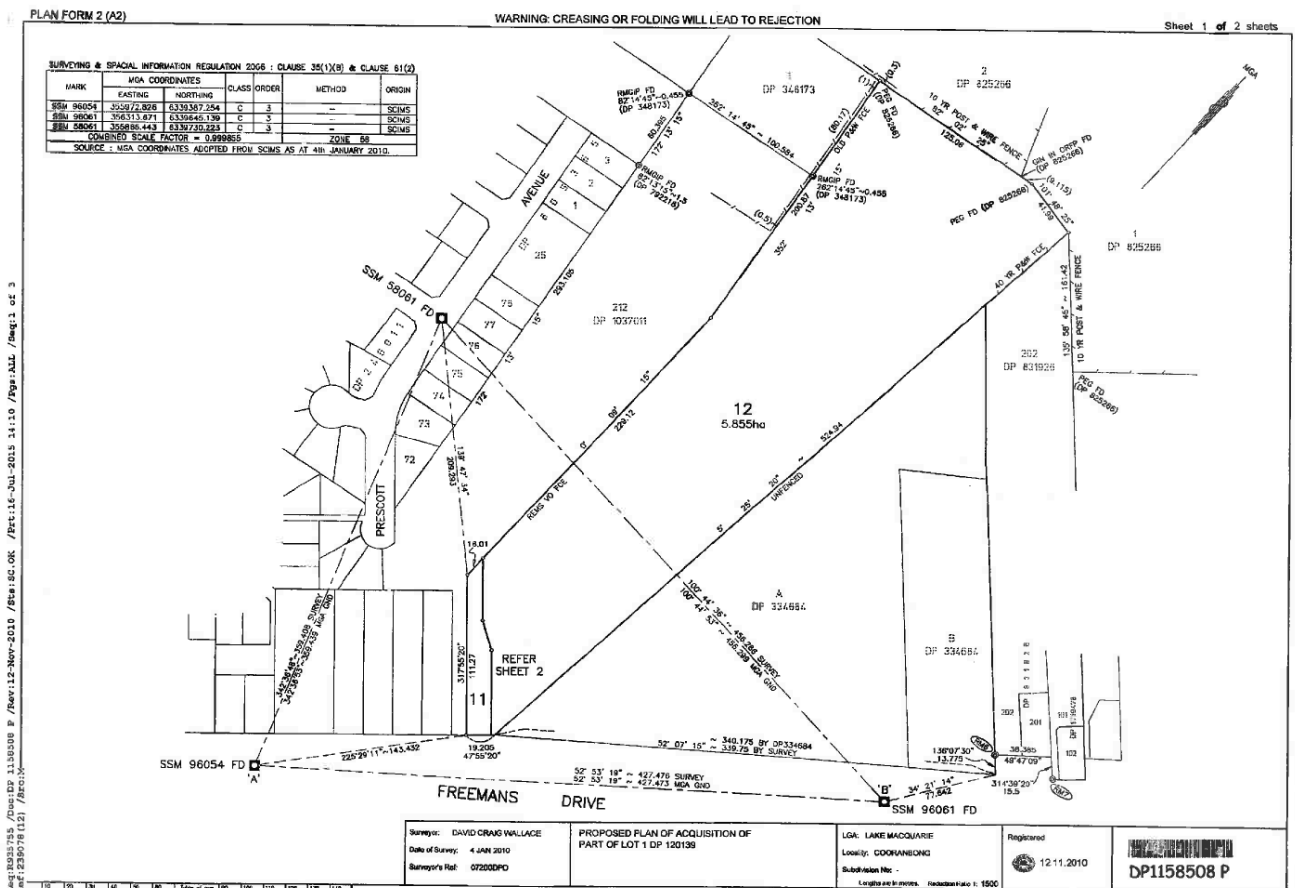
November 2010 - Acquisition by LMCC of part of 617 Freemans Drive to provide an access to JPG land (615 Freemans Drive) for it to be able to be developed.

JPG-owned 615 Freemans Drive, had too narrow a frontage to Freemans Drive to allow it to be developed, until the acquisition of a road access by LMCC on behalf of JPG by purchasing 1694m<sup>2</sup> of the adjacent 617 Freemans Drive land (for \$25,000). - 12/10/2010.

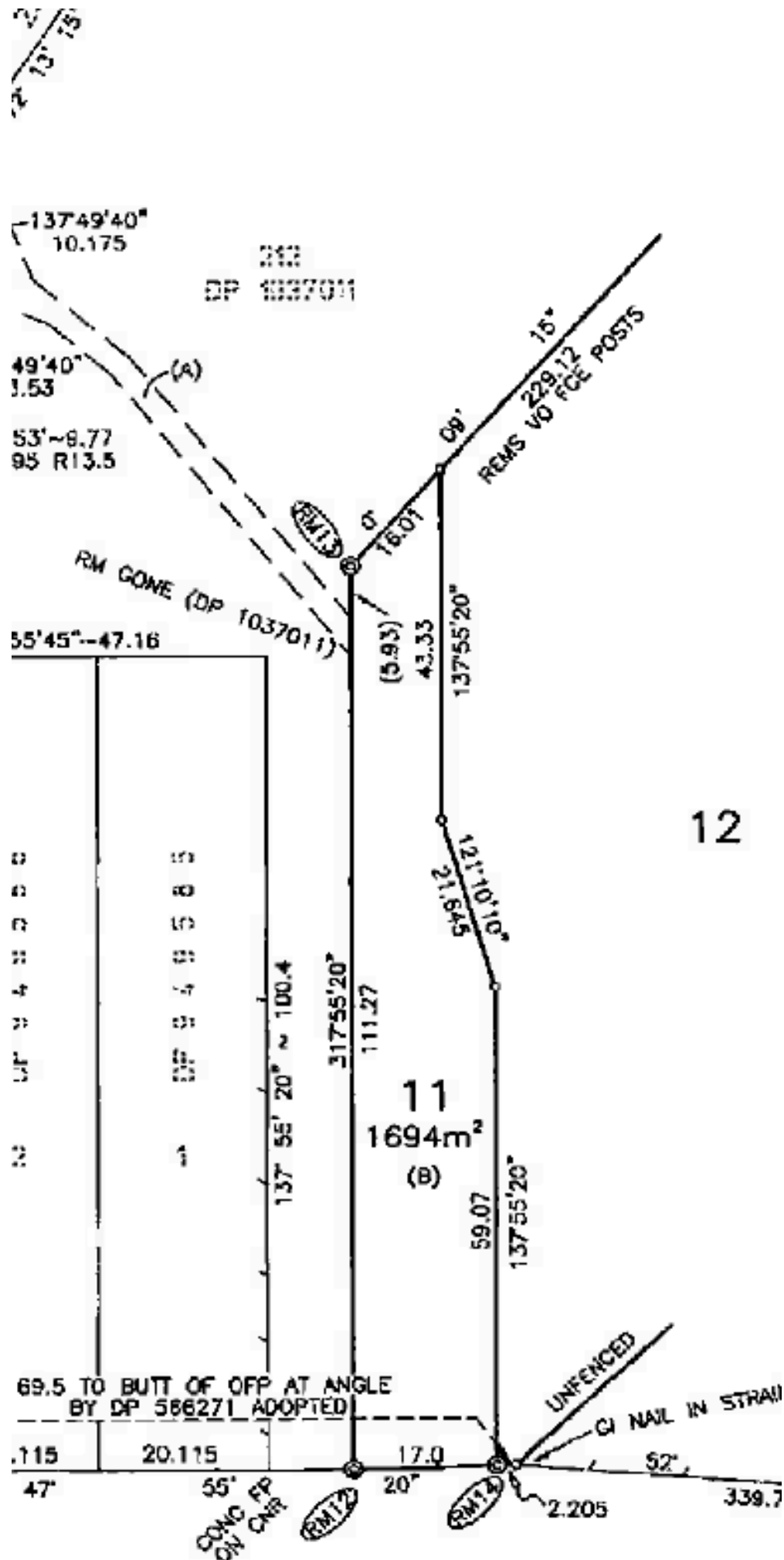
This acquisition of 1,694m<sup>2</sup> (for \$25,000) provided an adequate road access to 615 Freemans Drive enabling JPG to put in a DA to Council to develop 615 Freemans Drive.

Req:R936277 /Doc:DP 1158508 P /Rev:12-Nov-2010 /Sts:SC.OK /Prt:16-Jul-201.  
Ref:28907841ALL/SpecM3 of 3

DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 1 of 1 sheet(s)
SIGNATURES, SEALS and STATEMENTS of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.  It is intended to acquire Lot 11 for road purposes.	 <b>DP1158508 S</b>	*
	Registered:  12.11.2010 Title System: TORRENS Purpose: ACQUISITION	*
	<b>PROPOSED PLAN OF ACQUISITION OF PART OF LOT 1 DP 120139</b>	

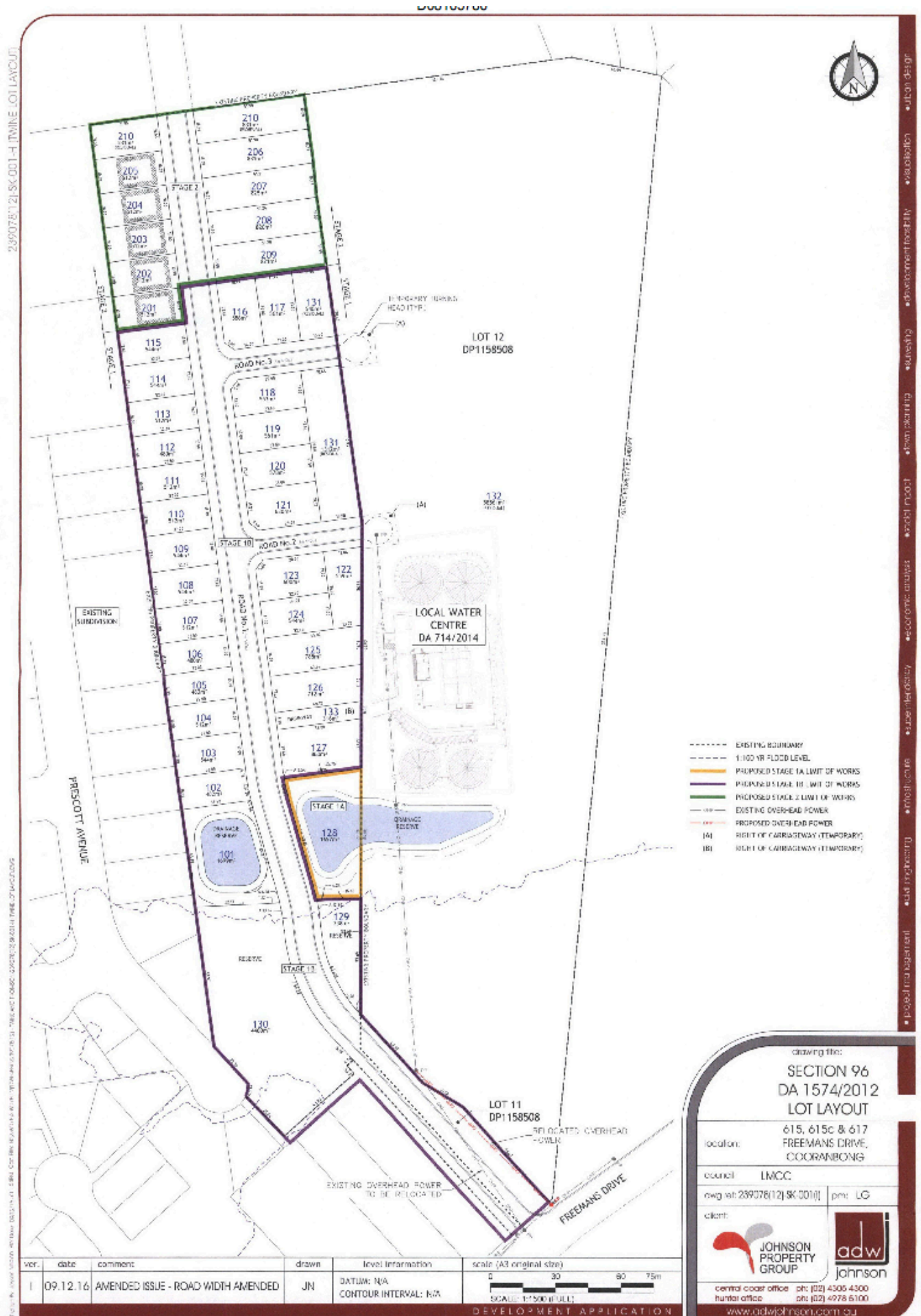






# Appendix 10 (iii)

## Development of 615 Freemans Drive:





## Appendix 10 (iii)

**“I understand that Council purchased this land for the purpose of a new road on behalf of JPG”**

**Link:**

<http://apptracking.lakemac.com.au/modules/DocumentMaster/ViewDocumentTrimEmail.aspx?key=WPmZ1sjoarQ%3d&size=1145>

