

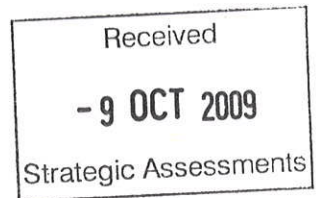


JOHNSON PROPERTY GROUP

Creating living communities

8 October 2009

The Director General
Department of Planning
23-33 Bridge Street
SYDNEY NSW 2000



Attention: Simon Bennett

**Subject: MP 07_0140 – Pitt Town Residential Precinct
Part 3A Modification Request – Cleary Precinct**

Dear Mr Bennett,

On 10 July 2008, the Minister for Planning granted Part 3A Concept Plan approval for development of Johnson Property Group controlled land within the Pitt Town Residential Precinct area.

Following this approval, a development application was submitted to Hawkesbury City Council on 30 July 2009, consistent with the Part 3A approval conditions, seeking subdivision consent for the 112 residential lots within the Cleary precinct. Council notified this development application to the local community and I understand that there were 4 submissions of objection and 1 general letter of support (subject to provision of infrastructure).

Accompanying our subdivision application to Council were preliminary engineering design drawings which have been assessed by Council engineers. Council raised a number of concerns regarding the volume of engineering cut and fill earthworks that were proposed within the preliminary engineering design – in some cases roads needed to be cut in at 3-4m depths below the natural surface. As a result of this design, Council also raised concerns regarding the ability to retain existing trees within the precinct.

We explained to Council that the level of earthworks were attributable on the ability to drain the stormwater from this precinct to the neighbouring detention facility within the Thornton precinct.

However, in consultation with Council, we have been able to provide an alternative lot layout that reduces the amount of earthworks but still allows the site to drain. As shown on the attached drawings, this alternative solution inserted an additional road that runs parallel to Hall Street, generally over existing lots 14 and 15. This resulted in the subsequent removal of two proposed intersections connecting Hall St. This in turn, required the lots to be adjusted to address the new road geometry, whilst still maintaining the minimum lot size. This has the following advantages:

- Provides a better presentation of lots
- Reduces the extent of earthworks
- Reduces construction expenses
- Maintains existing trees
- Reduces the number of intersections along Hall Street
- Maintains the rectangular grid pattern of the subdivision – consistent with the heritage intent
- Maintains the same number of lots as approved under the Concept Plan
- Provides site drainage

We have an indication from Council's engineers that they are satisfied with this modification, subject to us providing stormwater drainage calculations showing depth and velocity of overland flows at two or three critical points. We are in the process of documenting this at the moment as a function of the development application.

However, as this new layout is inconsistent with the master plan approved under the Part 3A Concept Plan in 2008, we submit the attached plans and seek Department of Planning's approval to modify the Part 3A Concept Plan approval to reference these new master plans which encapsulate the modified layout.



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As discussed, I also take the opportunity to point out that the Development Application to Council for this precinct related to a 113 lot subdivision – 112 residential lots as approved under the Part 3A Concept Plan and 1 residue lot specifically relating to the land adjacent to the Hawkesbury River (as contemplated by condition B7 of the Part 3A approval). The Department may like to reference this in the conditions as part of this modification request.

Should you require further information, feel free to contact me on 0438 800 092.

Yours sincerely
Johnson Property Group

Bryan Garland
Senior Development Manager