

Response to Objections

The grounds of objection are acknowledged, however, cannot be substantiated. The proposed subdivision will not have any adverse impacts on adjacent and surrounding properties in relation to traffic, off site amenity, noise. Council's Engineering Department did not raise any issue concerning traffic.

The proposal will not have a negative impact on the nature or lifestyle of the estate as it will create only one additional lot that will be consistent with the overall subdivision pattern of the estate in terms of its layout and size.

The proposal will respect and complement the neighbourhood character of the area. The proposed Lot 2 was increased from 1946 square metres to 2001 square metres. Lot 2 will be capable of accommodating a dwelling similar in size, side and rear setbacks that will be generally similar to those established on adjacent and surrounding properties in the estate.

The land, as part of the Brookfield Acres Estate, was subject to a restrictive covenant, prescribing a single dwelling on a lot, a minimum size for the dwelling, and external materials. This may explain the current appearance of low density development in the estate. However, the Title search statement submitted does not show that a covenant still exists on the subject land. This covenant expired in 1999.

In terms of infrastructure provisions there is a permit condition that requires the owner of the land to enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity, gas and telecommunication services to each proposed lot. This must be to the satisfaction of the authority's requirements and relevant legislation at the time.

The issue of vehicle access to the site will be alleviated through a requirement that all proposed vehicle crossing must be constructed to a heavy duty standard in accordance with Council's Standard Drawings.

The proposed subdivision is not listed as a high impact activity under Division 5 of the *Aboriginal Heritage Regulations 2007*. Hence a cultural heritage management plan is not required. The fact that the property is within a cultural sensitivity area will in no way hinder or prevent the created lot from being developed for residential purpose.

The drainage and vehicle access issue will be addressed by permit conditions requested by Council's Engineering Department for the provision of an on-site stormwater detention system through a 173 Agreement and that the stormwater must not be discharged from the site other than by means of an underground pipe drain discharged to a legal point of discharge.