

From:
To:
Subject: FW: DA/39/2018 - Notification of Submissions
Date: Wednesday, 13 March 2019 11:35:46 AM
Attachments: [1.3.19 - Notification of Submissions Recieved.pdf](#)
[Properly Made Submissions \(DA.39.18\).pdf](#)

Hi,

Please find below a short response to the three (3) submissions received:

Submission 1 – Mrs Sharon Stacey

- Objection 1: Purpose conflicts with adjoining dwellings
 - Response: The proposed development is in keeping with the surrounding land
 - 16 Occhilupo Circuit is part of the “Shores Estate” being sold by Stockwell
 - The Shores Estate includes land and house & land packages ranging from \$155,000 to \$595,000
 - The Shores and the proposed development both offer 3 bedroom homes
 - The proposed development is likely to support the continued growth of health and community services within the Agnes Water District as it develops. The development is targeted at the over 50’s demographic and residents are generally all able bodied and independent.

- Objection 2: Below standard of development
 - Response: All homes are architecturally designed and of high standards
 - The proposed homes are very well finished and have the same life span as a standard home.
 - Refer to the imagery provided within the information request response

- Objection 3: Traffic
 - Response: As Council Officers are aware, referral to the Department of State Development, Manufacturing, Infrastructure and Planning was triggered in relation to transport infrastructure. The State’s response with ‘no requirements’ supports the development and the minimal impact that the proposed development will have on the transport network. This is also reinforced by the Traffic Impact Assessment prepared by Rytenskiid Traffic Engineering for the development.

- Objection 4: Density
 - Response: The proposed setbacks, landscaping throughout the site and general siting of the development all assist to ensure the development integrates with the approved/emerging residential form within the neighbourhood and advances the residential intent conveyed by the Planning Scheme.
 - as per the submitted imagery and plans, all homes appear as detached dwellings
 - refer to the concept landscape plans submitted with the application which demonstrate the landscaping that can be provide around each dwelling and what is intended throughout the common areas of the development

Submission 2 – Craig & Paula Ellis

- Do NOT oppose the development
- Response:
 - The site is surrounded by a proposed 1.8m timber lapped fence
 - Refer traffic response above, also note that the submitters appear to be raising concerns with existing parking arrangements external to the subject site (at/around existing shopping centres) and outside of the applicant’s control. The proposed development includes car parking exceeding the minimum requirement set by Council’s Planning Scheme.
 - Council recently granted approval for a health and wellbeing precinct on Captain Cook Drive which makes allowance for the construction of a hospital on the site.

Submission 3 – M. Morrison

- Response:

The gated community offers a number of landscaped parks and recreational facilities for residents – refer to the submitted plans

- Refer to traffic and health comments above

Please don't hesitate to contact me if you'd like to discuss any of the above.

Warm Regards,

Steven Wright
DEVELOPMENT MANAGER

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