



TULLIPAN HOMES

BUILDING QUALITY AT AN AFFORDABLE PRICE



Wednesday, 5 November 2014

Lake Macquarie Council
PO BOX 1906
HUNTER REGION MAIL CENTRE NSW, 2310

Dear Will Whyte

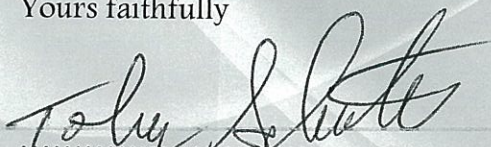
REF: D.A. 1682/2014

Lot 6, DP 1196932 No. 24 Paddock Close, Elmore Vale

In response to your letter dated 03/11/2014.
Amended plans attached indicating corrected driveway, supplemental drawing of driveway gradients, amended upper floor & elevation.
Please note that privacy was considered not an issue due to overlooking of an access handle, greater side off set & greater access to north sunlight.
Our client has agreed to the changes.

We hope that these will expedite the approval.

Yours faithfully



.....
Toby Schertel.

SALES OFFICE

TULLIPAN HOMES PTY LTD, Suite 18, St no. 1 Reliance Drive, Tuggerah Business Park, TUGGERAH NSW 2259
P.O. BOX 5148, CHITTAWAY BAY NSW 2261 P (02) 4353 8644 F (02) 4353 8655

DISPLAY HOMES

SAN SOUCI, now on display at 18 Grasstree Ave, Woongarah NSW 2259 - Sales Consultant 0431 779 172

BROCHURES ONLINE 24 HOURS

www.tullipanhomes.com.au

www.
Split Level Homes
.COM.AU

ABN 56 001 299 672

Tullipan Homes Licence # 131446C
David Licence # 24989
Rodney Licence # 18289C
Mark Licence # 42112C
Daniel Licence # 67448C
HIA Licence # 380927

3 November 2014

Tullipan Homes Pty Ltd
PO Box 5148
CHITTAWAY BAY NSW 2261

Dear Sir/Madam

**Subject: DA/1682/2014 - Dwelling House, Retaining Walls And Earthworks
Lot 6 DP 1196932
24 Paddock Close, ELERMORE VALE NSW 2287**

Thank you for your recent lodgement of the above application. A preliminary assessment of this application has been undertaken and to assess your application further additional information is required. This information request is issued pursuant to Clause 54, 127, 140 and 158 (as applicable) of the Environmental Planning and Assessment Regulation 2000, inclusive of public participation in the planning process and is considered fundamental to the assessment of your application. The additional information required is as follows:

1. Additional Driveway details are required. Full details of proposed driveway is required including; location, materials, width at front boundary and driveway profile ie; a section view showing proposed gradient and including transition zones.
2. The proposed windows on the upper northern elevation and front balcony fails to comply with Councils Development control plan 2014 part 3.12 Visual privacy, this states design of buildings are to provide an acceptable level of internal and external visual privacy for new and existing developments, on subject and surrounding land. ie. A privacy screen or relocation of windows.

Amend plans to reflect the above requirements.

Note: the subject application has been referred to the Rural Fire Service, and placed on notification, additional information may be still required.

Your response is required within 28 days from the date of this letter so that the assessment of the application may continue in a timely manner. Council's Development Control Plan No.1 can be accessed on Council's website www.lakemac.com.au to assist you in the preparation of your additional information.

As a result of this Information Request you have a number of options available to you:-

1. Provide Council with the requested information within the allotted timeframe; or
2. Request that the application be determined based on the information presently submitted, on the understanding it will be recommended for refusal; or
3. Advise that the application is withdrawn, and request a refund of applicable fees; or

126-138 Main Road Speers Point NSW 2284 ● Box 1906 Hunter Region Mail Centre NSW 2310
Phone: 02 4921 0333 ● Fax: 02 4958 7257 ● ABN 81 065 027 868

council@lakemac.nsw.gov.au
www.lakemac.com.au

Our Ref: DA/1682/2014

4. Request an extension of time to provide this information by liaising with the Responsible Officer. Please be aware that an extension will only be granted at the discretion of the Responsible Officer in the event of extenuating circumstance.

Any information received in support of your application will be publicly available on the City's website. Third parties may access any information under the Government Information (Public Access) Act 2009. Council may also reproduce information in Council reports or in Court proceedings.

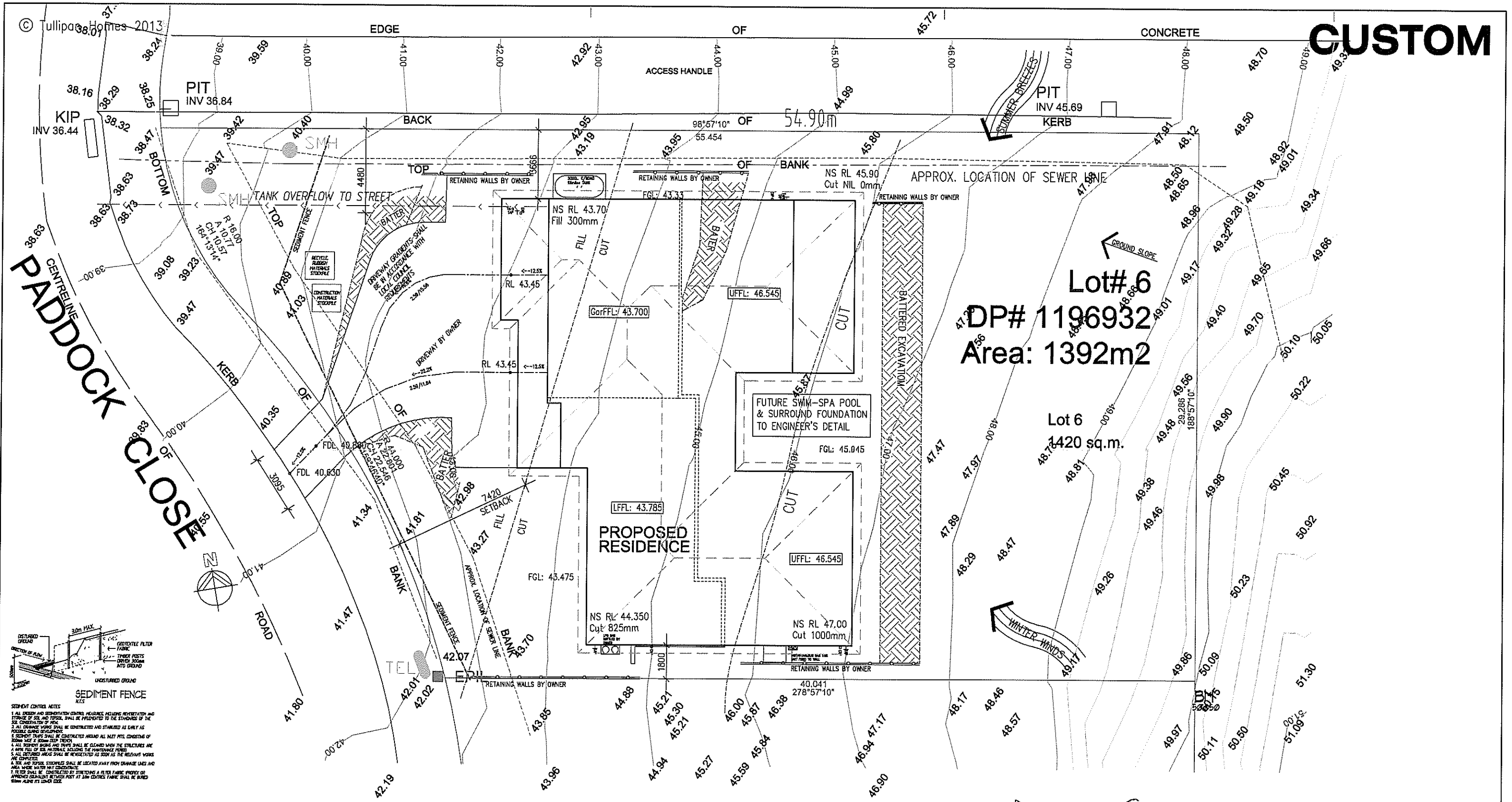
Please ensure all amended documentation is re-notated and re-dated. Please also attach a covering letter itemising the documentation being submitted and a response to the issues raised by Council.

Should you require further information, please contact the undersigned on 4921 0305 or by e-mail on wwhyte@lakemac.nsw.gov.au.

Yours faithfully



Will Whyte – BPB2225
Building Surveyor
Development Assessment and Compliance



SITE AREA: 1420 sq.m
 Floor space ratio: 0.27 :1
 Site cover: 364.85 sq.m
 Drive/paths: 93.23 sq.m
 Open space: 68%

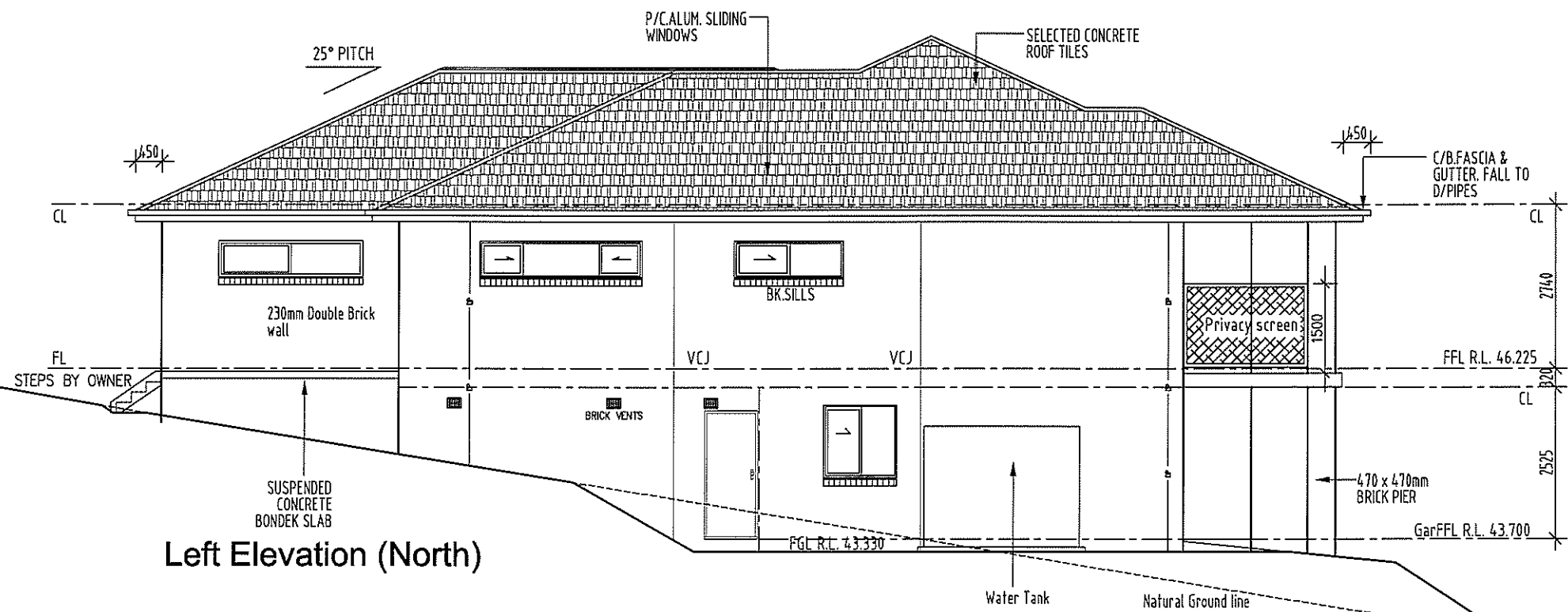
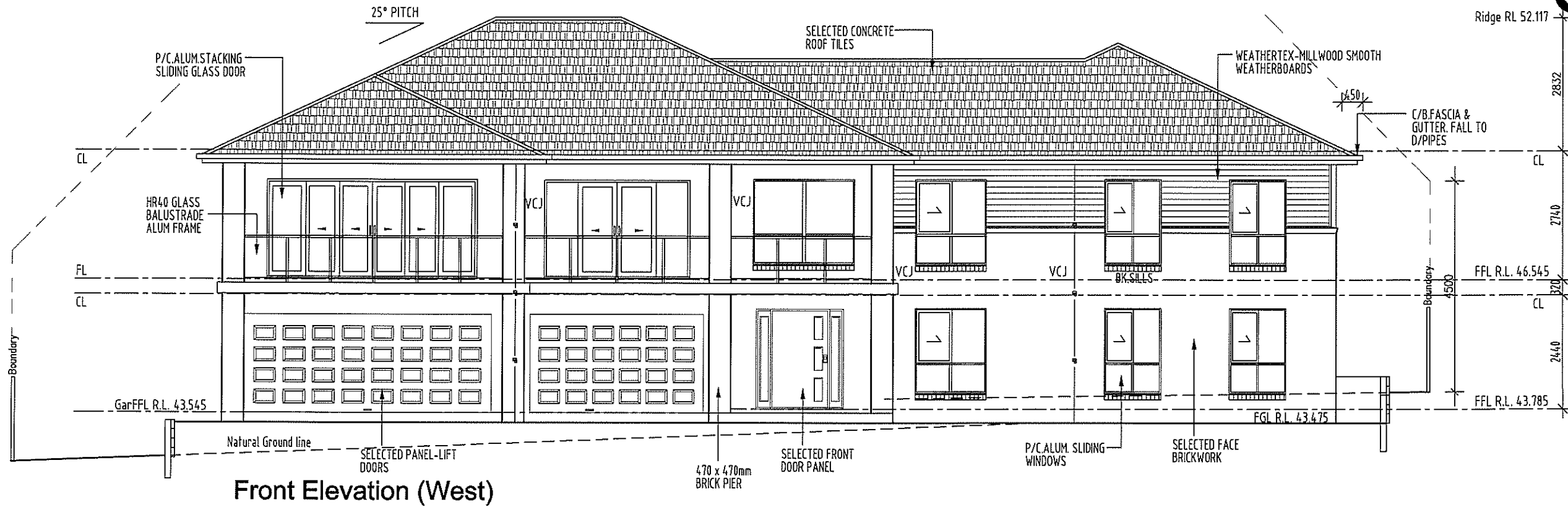
SITE PLAN - SITE ANALYSIS

SCALE 1:200

CLIENT	J. & C. MANTILLA	
JOB	PROPOSED RESIDENCE	
LOCATION	Lot 6 PADDOCK CLOSE ELMORE VALE	
- BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION. - FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE.		
SHEET	DATE	DWG No.
1 of 11	26.08.2014	6269-WD3

plan prepared by
BUILDTECH
 DESIGN & DEVELOPMENT
 ACCREDITED BUILDING DESIGNERS ABN 54 539 725 979
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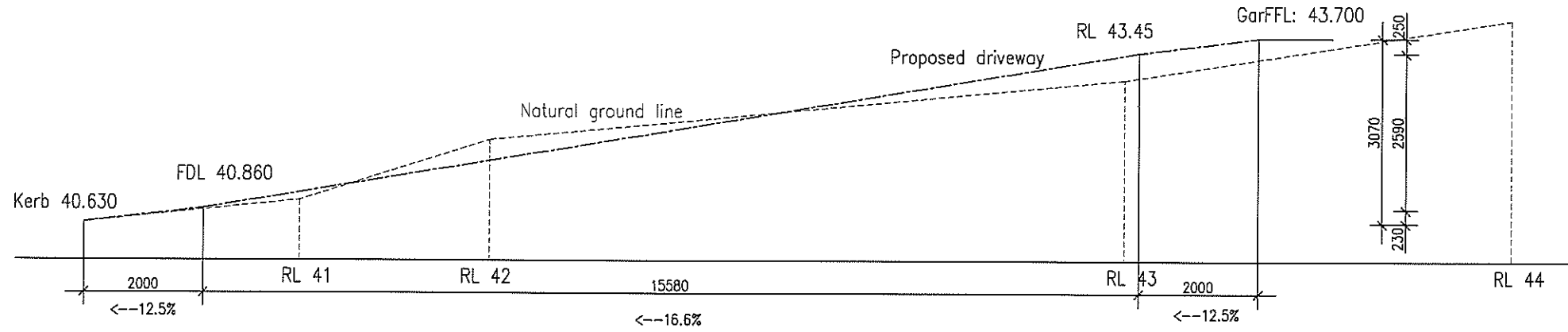
ELEVATIONS
SCALE 1:100

CLIENT	J. & C. MANTILLA	
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LOCATION	Lot 6 PADDOCK CLOSE ELMORE VALE	
- BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION. - FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE.		
SHEET	DATE	DWG No.
4 of 11	26.08.2014	6269-WD3

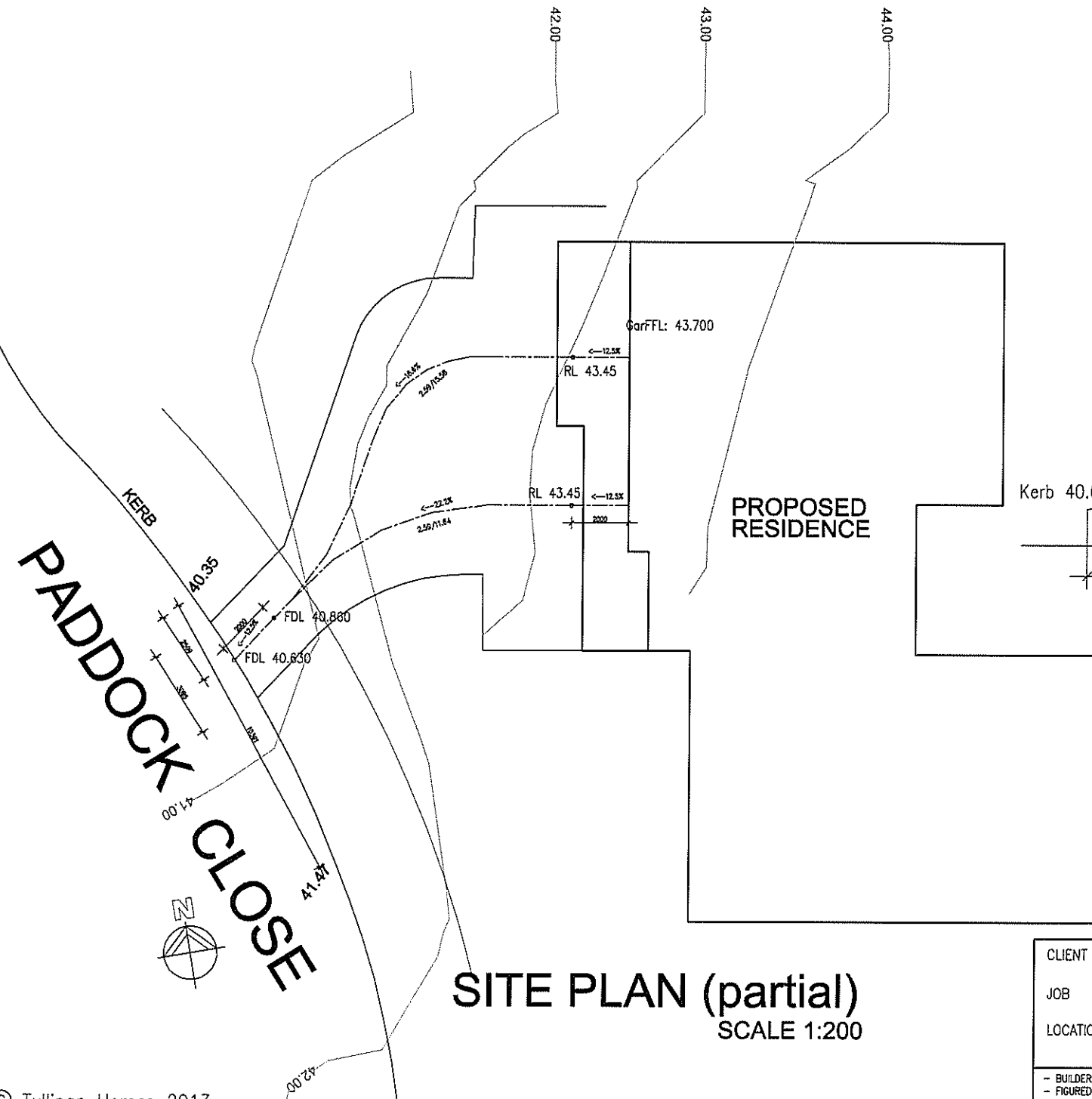
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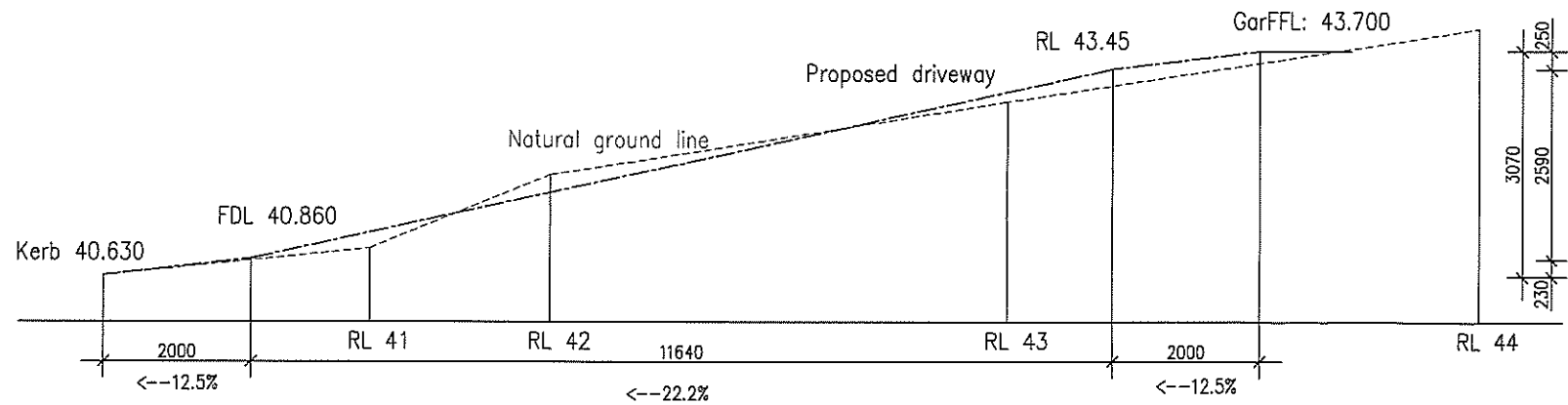
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www.spittlevehomes.com.au CHITTAWAY BAY NSW 2261



North driveway gradient
SCALE 1:100



SITE PLAN (partial)
SCALE 1:200



South driveway gradient
SCALE 1:100

CLIENT	J. & C. MANTILLA	
JOB	PROPOSED RESIDENCE	
LOCATION	Lot 6 PADDOCK CLOSE ELERMORE VALE	
- BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION. - FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE.		
SHEET	DATE	DWG No.
Driveway	04/11/2014	6269-WD3

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