

23rd March, 2023

Ms S Grebe
Director Planning Appeals
Department of Planning Lands and Heritage
140 William Street
Perth WA 6000

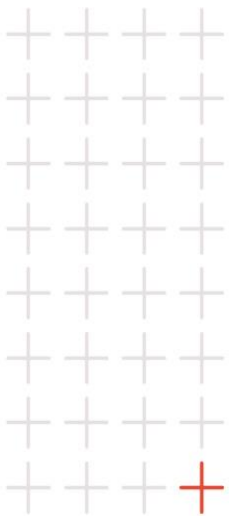
By Email: Sally.Grebe@dplh.wa.gov.au

Dear Sally

NORTH STONEVILLE STRUCTURE PLAN 34 | AMENDMENT 1 | ADDENDUM

As representatives of our client Satterley Property Group, we wish to confirm inadvertent errors have been identified in the North Stoneville Structure Plan Amendment 1 Report, as follows:

1. Page 7, Executive Summary, Table 1: Proposal Summary
 - The 'Estimated population' is shown as 3,948;
 - The 'Estimated population' should be 2,803;
2. Page 7, Executive Summary, Table 1: Proposal Summary
 - The 'Estimated area of public open space to be ceded' is shown as 45.7ha (30.482ha of Urban area);
 - The 'Estimated area of public open space to be ceded' should be 31.48ha;
3. Page 22, Part Two: Explanatory, 1.2.2 Place Vision Blueprint
 - 'The Place Vision:' refers to 3,948 residents;
 - 'The Place Vision:' should refer to 2,803 residents;
4. Page 57, Part Two: Explanatory, 4.2 Residential Lots
 - The following statement, "Typically smaller lots frame village greens while larger lots (1,000sqm+) are located where steeper topography is apparent. Over 70% of the lots are expected to be above 1,000sqm;
 - This statement should be, "All lots exceed 1,012sqm, as referenced in Table 6: R-Code Indicative Density Range".



5. Page 57, Part Two: Explanatory, 4.2 Residential Lots

- Table 6: R-Code Indicative Density Range currently shows a reverse order of ‘Indicative Lot Sizes’;
- Table 6 currently is shown, as follows;

R-Code	Indicative Lot Sizes	Lots	%
Natural Living	10,000m ²	42	4.2%
R5-R7	2,000m ² -1,428m ²	647	64.6%
R7-R10	1,428m ² -1,012m ²	312	31.2%
TOTAL		1,001	100.0%

- Table 6 should be, as follows;

R-Code	Indicative Lot Sizes	Lots	%
Natural Living	10,000m ²	42	4.2%
R5-R7	1,428m ² -2,000m ²	647	64.6%
R7-R10	1,012m ² -1,428m ²	312	31.2%
TOTAL		1,001	100.0%

6. Page 75, Part Two: Explanatory, 4.10.7 Sustainability

Table 9: EnviroDevelopment Category Residential Subdivisions <1,500 lots

- Includes the statement, ‘In excess of 100ha is proposed for Conservation Covenant/Recreation Reserve (ED 1.2.1)’;
- This statement should be, ‘In excess of 190ha is proposed for Conservation Covenant/Recreation Reserve (ED 1.2.1)’;

7. Page 75, Part Two: Explanatory, 4.10.7 Sustainability

- Table 9: EnviroDevelopment Category Residential Subdivisions <1,500 lots
- Includes the statement, “A website has been established to provide direct access to the Satterley Community Team for questions, updates and/or partnership opportunities (ED 6.3.1)”;
- This statement should be, “A website was established for the purposes of the original Amendment 1 proposal to provide direct access to the Satterley Community Team for questions, updates and/or partnership opportunities (ED 6.3.1)”;

We apologise for this inconvenience and ask that this information be added to the advertising portal for the proposed structure plan.

Yours faithfully
HATCH ROBERTSDAY

Duane Cole
PARTNER