

1. Increase the amount of traditional lot sizes (between 450m<sup>2</sup>-600m<sup>2</sup>) proposed in the Low-Density Band 1 in the southwestern extent of Precinct 5 and provide for greater mix of larger lots sizes across the broader proposal area, especially where existing site constraints apply.
2. Provide larger lot sizes (minimum 1,000m<sup>2</sup> and zoned C4 Environmental Living) for proposed lots adjoining the Denbigh Transition Area – Northern Viewscape Precinct, particularly in areas subject to slope instability.
3. Amend the ridgeline park to an RE1 Public Recreation zoning and C2 Environmental Conservation zoning (refer Figure 7b of CLPP report).
4. Amend the draft ILP for the land surrounding the ridgeline park (refer Figure 8 of CLPP report) to a C2 Environmental Conservation zone, rather than the proposed E4 Environmental Living zone.
5. Amend the draft ILP for the proposed residential lots adjoining the open space (refer Figure 9 of CLPP report) to a RE1 Public Recreation zone which will ensure there is a perimeter road surrounding public open space.
6. Reduce the maximum building height for the neighbourhood to be no greater than 18m.
7. Resolve all outstanding issues regarding the proposed school site and ensure in principle support is provided by SINSW and Council officers.
8. Provide an additional 1.43ha of open space within OS3 and AOS1 (refer Figure 12 of CLPP report) to address the open space shortfall.
9. Relocate the drainage basin located in the northern playing field (AOS1) outside of the proposed open space to ensure that the entirety of the 4.57ha is utilised for playing fields rather than the proposed ancillary use (drainage).
10. Exclude the online water body at the entrance to the Precinct (OS3) from the open space network and amend zoning to SP2 Infrastructure Drainage.
11. Increase the size of playing field AOS1 to a minimum 5ha to ensure that all buffer zones, multi-courts, amenities, walking paths, car parking and play areas do not impede on the function and future use of the playing fields.
12. Update the draft Planning Proposal to reflect the potential changes that are proposed within the Employment Reform (SEPP) and consider how the proposed neighbourhood centre fits in to the existing and future centres hierarchy.
13. Subject to TfNSW support, the proponents update the ILP as a result of the findings of the Detailed Traffic Assessment.
14. Undertake further assessment with Council's flooding consultants once the location of the basins have been agreed. This assessment is required to be completed prior to seeking Council endorsement of the draft PP.
15. Undertake further consultation with the service providers throughout the assessment process to ensure that the delivery timeframes remain as identified.