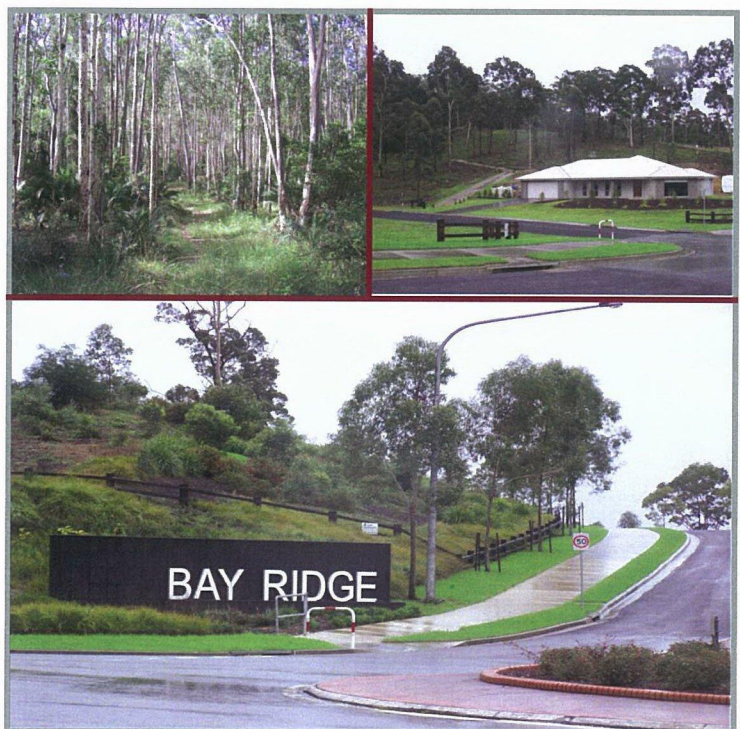


PCU034820

BAYRIDGE ESTATE

RE-LOTTING STAGE 2A1 MODIFICATION TO DA 172 – 7 – 2005 PLANNING REPORT

Department of Planning
Received
15 JUN 2012
Scanning Room




AUSTRALIA
CIC AUSTRALIA LIMITED

urPlan Consulting Services
Land Planning : Development Economics : Environmental



BAYRIDGE ESTATE

RE-LOTING STAGE 2A1 RE-LOTING & REVISED BUILDING ENVELOPES
MODIFICATION TO DEPARTMENT OF PLANNING DA 172-7-2005

PLANNING REPORT

Prepared for

*CIC Australia Limited
PO Box 1000
Civic Square ACT 2608*

www.cicaustralia.com.au

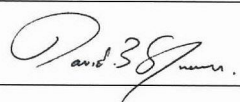
Prepared By:

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MORUYA 2537*

Documentation verification and citation

This Planning Report and has been prepared for CIC Australia Pty Limited to support a Modification to the prior development application 172-7-2005 and to describe the proposal and identify those matters for consideration under Part 4 Environmental Planning & Assessment Act 1979 (EP&A Act). This Modification application is to make certain changes to a small compartment of the existing sub-division development located at the intersection of Kings and Princes Highway, Batemans Bay. Report 10/014 – June 2012

The report has been prepared by urPlan Consulting Services for the purpose of assessment by NSW Department of Planning & Infrastructure.

Document title		Statement of Environmental Effects		
Revision	Date	Prepared	Authorised	Date
Draft		David B Seymour		March 2012
Final	13 June 2012	David B Seymour		June 2012

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REFERRED PLANS

Conway Burrows Hancock.....	10703B – 1A
.....	10703B – 2A
GHD.....	23-11848-C001
.....	23-11848-C200

1.0 INTRODUCTION

The proposal will consist of a Modification DA to the Department of Planning Approval (172-7-2005). The application is being made under Section 96(1A) of the Environmental Planning & Assessment Act 1979 (EP&A Act) on the grounds that the modification is of a nature that will involve minimal environmental impact and that the modification is substantially the same development. The original approval had been granted consent under Part 3A of the EPA&A Act. This modification is now deemed Part 3A under S8J(8) EP&A Regs, but with the repeal of Part 3A of the Act (March 2012), will now be considered as a S96 Modification.

The application is submitted and supported by a State Environmental Planning Policy No 1 (SEPP No 1) objection to the current Eurobodalla Rural Local Environmental Plan 1987 based on the changed development provisions within the pending Eurobodalla LEP 2011, (see later comments).

This modification applies to a small area within the existing approved development footprint in Stage 2A where development has already been undertaken. It is intended, through the modification, to re-subdivide 7 existing allotments to create a further 5 additional smaller lots (total of 12) within Stage 2A1 of the already approved development footprint, as shown on the attached plans.

The modification will also adjust the building envelopes and required building envelope setbacks for allotments within the described area. The modification will bring the development into line with the provisions of the draft Eurobodalla LEP 2011, principal development standards.

The original approved development represented an average allotment area of approximately 3000m² and greater. However, Eurobodalla Council has flagged a smaller allotment sizing (1500m²) within its Council adopted Standard Instrument LEP.

1.1 Modification objective

The purpose of the modification is to bring the subject allotments into accord with the residential – large lot provisions and development standards as forecast in the draft Eurobodalla LEP 2011. The new allotment sizing and allotment development areas are designed to accord with the market demand for land packages with their proximity to Batemans Bay as a regional centre.

1.2 Pre-lodgement appraisal

During the preparation and exploration of options for the modification proposal there have been a number of discussions with both the Department and Council staff. More recently there has been identification of the appropriate process and assessment authority considering the nature and major project status of the initial approval. Since the original development approval there has been a number of amendments to the approval process for these larger and regionally significant projects. Although the nature and extent of the proposal affects a confined compartment of the holistic development, the Department will remain the determining authority in keeping with the history and knowledge of project detail.

Early discussions were held with Eurobodalla Council staff to inform and detail the nature of the objective to modify part of the development and the fundamentals driving a change to allotment parameters. Of course the opportunity for an allotment review was partially driven by Council, in that the new Standard Instrument Eurobodalla LEP was importing a significantly changed development standards regime effective over the project land.

2.0 MODIFICATION DESCRIPTION

2.1 Site planning objectives

The overall development site due to its location, expansive area and natural topography requires a more environmentally sensitive approach to site layout and planning parameters. Although the planning provisions applying through legislation will be acknowledged in the design there are areas within the development that suggest a recognition and availability to be responsive to the market demands. This modification is therefore responding to those site conditions and to better acknowledge the market requirements where the site conditions are favourable.

2.2 Proposal overview

The proposal is to amend the allotment size to more suitably reflect the allotment area and sub-division provisions described within the draft Eurobodalla LEP 2011. It is intended to reduce the area of a small number of allotments to an area not less than 1500m² minimum. The modification will alter an existing seven allotments, thus introducing a further five allotments rendering a total of twelve allotments ranging in area from 1506m² to 4482m². The re-configuration of allotments will ensure a greater area overall than the prescribed minimum. The revised arrangement will introduce an extra 5 allotments, (refer Stage 2A1 layout plan).

The original approval defined a development envelope (generally 400m²) within each allotment. Any proposed dwelling would be required to be sited within the envelope. In comparison to the average allotment areas these envelopes are quite restrictive and in some cases are not ideally located nor provided flexibility with sustainable dwelling design. It is proposed – as consistent with the draft LEP – that the developable area of each allotment will be determined by environmental constraints, vegetation, slope and boundary setbacks, rather than a prescribed envelope. The modification will adjust the buildable area to reflect these setbacks.

2.3 Complement of Works

The proposal will not alter the development intent of the original development context. The modification simply re-configures the allotment arrangement within a small compartment of the original development (Stage 2A1). Due to an overall reduction in allotment area, this has allowed the inclusion of additional lots. The developed area remains the same.

As a consequence of these changes there will be some minor adjustment to the road alignment. However, there will be no encroachment onto the riparian vegetation and the proposal will retain the original identified noise buffer to the Princes Highway.

The area within the existing development directly affects only a small number of allotments and has been constrained to an area heavily modified due to prior sub-division and road works. Construction of roads and erection of dwellings are present on adjoining allotments.

These smaller allotments will have connection to existing reticulated utilities, (sewer, water, power, communication/data, etc). Sewer servicing will be the hybrid system incorporating initial capacity holding within allotment storage facility, before pressure discharge to the local Authority sewer system. All allotments have frontage to and direct access from, development roads. Both the sewer system and the stormwater system have been assessed as able to meet the increased load introduced through the 5 additional allotments without further modifications to these systems. refer to Appendix A & B.

3.0 PLANNING CONTEXT & LEGISLATION

The original Development proposal was granted consent under Part 3A of the EP&A Act, December 2006, (approval No 172-7-2005). This approval followed consent to a Masterplan, adopted by the Department in May 2005, having been prepared under Clause 18 of SEPP 71. The SEPP being the principal legislative instrument governing the environmental issues and assessment requirements, for the proposal.

The application is being made under Section 96(1A) of the EP&A Act on the grounds that the modification is of a nature that will involve minimal environmental impact and that the modification is substantially the same development. The original approval had been granted consent under Part 3A of the EPA&A Act. This modification is now deemed Part 3A under S8J(8) EP&A Regs, but with the repeal of Part 3A of the Act (March 2012), will now be considered as a S96 Modification.

3.1 Statutory Provisions

At present the land comes under the effect of the Eurobodalla Rural LEP and falls within the 1(c) Small Rural Holdings zone, (a predominantly rural zone). The draft Eurobodalla LEP 2011 has indicated that the land will transfer to a residential zoning; R5 - Large Lot Residential, in effect a lift of capacity for the land reflecting its close proximity to the main Regional Centre of Batemans Bay. As noted in the original application, this is consistent with the objectives of the Lower South Coast Regional Strategy.

Under the current rural zoning and permissible development, the applicable development standards as contained within DCP 165 – North Batemans Bay Rural Small Holdings. The DCP stipulates a minimum allotment area of 5000m². However, the Department's 2006 DA approval has permitted allotments averaging 3000m².

The transfer of zoning to the R5 – Large lot residential will also bring into effect a minimum lot size of draft 1500m². Although a replacement DCP effective over the zone has yet to be adopted, Council has confirmed that the zone developable areas will be dictated by prescriptive standards and setbacks rather than defined building envelopes. The recently adopted Residential Zones DCP has described the effective setbacks for allotments less than 5000m², these setbacks therefore effectively describe the developable area for the allotments. Of course other considerations such as, private open space, parking and amenity will also contribute to structural placement.

It is not the intent of the proposed modification to alter the residential use of the land nor will the modification affect the arrangement or servicing of allotments. The intent of the changes simply reflects the direction of local planning and the development standards that will apply under the new LEP.

3.2 Permissibility

Under both the existing Rural LEP and the new LEP, dwellings, dual –occupancy and secondary dwellings are permissible land-use, these being the likely allotment developments to be commissioned upon the land. The overall objective of the zone is to provide for residential housing in a rural setting. The modification will not be inconsistent with this objective.

3.3 Local development Codes & sub-division guidelines

Although no zone specific nor use specific Code has been adopted that would directly apply to this proposal, Council has advised that the Low-Density Residential Development Code (DCP) will be the guide for development upon allotments with areas less than 5000m². Of relevance to this proposal are the setback guidelines for new development upon the lots. These setbacks – where they are not directly impacted by vegetation buffers or riparian corridors – will set the criteria for the developable envelope.

Table 3.3 Applicable allotment development envelope setbacks

BOUNDARY	SETBACK
Street frontage;	5.5m; (7m > 2500m ²)
Side	900mm & 1.5m for upper level (5m > 2500m ²)
Rear	3m ; (5m > 2500m ²)

3.4 State Environmental Planning Policy No 1 – Objection

This modification application is being sought together with an objection under SEPP No 1 in relation to the current Eurobodalla Rural Local Environmental Plan 1987 pertaining to sub-division within Rural Small Holdings – Zone 1(c). The objection is based on the applicability of the proposal under the new Eurobodalla Local Environmental Plan 2011 (yet to be gazetted, but adopted by Council) whereby the proposal is consistent with the provisions of the incoming planning instrument.

It is our contention that the provisions applying to the proposal under the current instrument are unreasonable and unnecessary considering the provisions that will apply to the land, under the incoming Plan. In accordance with clause 6 of the SEPP this application makes request to set aside the current Planning Instrument in favour of the provisions of the incoming Plan.

4.0 PROPOSAL EVALUATION & ENVIRONMENTAL EFFECTS

Full environmental assessment of the original development and the effect from the developable area impacts had been carried out and approved with the original proposal. As this modification is to be retained within the existing footprint and within a heavily modified area, it is not considered necessary to substantially re-visit the environmental assessment.

The extent of pre-determination evaluation and recommendations will be guided by the Departments comments on the necessity for such review. However, it must be noted that the small area affected by the modification has been significantly altered by current works and development already complete.

As the proposed modification application is essentially a re-subdivision of existing approved allotments and not an extension of the development footprint, we would not anticipate the modification requiring further bio-diversity assessment and evaluation as it will sit within the scope of the previous environmental requirements.

The original development and masterplan had been guided by extensive bushfire evaluation. The requirements for zone fire management principles have been retained with the modification area. Apart from the amendments to the Regulation requirements it is not intended to re-visit specific bushfire assessment.

The additional allotments will continue to utilize the LPSS site specific sewer solution. This system arrangement is still considered to be more environmentally suited to this site, (greatly reducing vegetation clearing) and is a more appropriate servicing strategy for the proposed smaller rural residential block sizes. This LPSS system also provided the necessary time lag for Council to schedule in the necessary up-grade to the overall North Batemans Bay sewer infrastructure. The modification documentation will therefore include the alterations and additions to this system to adjust for the additional lots and slight re-alignment of infrastructure. The system has been assessed by Pressure Sewer Systems Pty Limited to ensure it has the capacity to take the additional proposed allotments without the need for further capacity enhancing works. This assessment is included as Attachment A of this document and confirms that the existing sewer system has adequate capacity.

Water supply is available from the existing town potable reticulation system located close to the site at the Kings Highway/Princes Highway intersection. Connection is available from a nominated draw point off this main and the development is serviced with reticulated water. As a consideration of the original proposal Council had requested that lots smaller than two hectares (including the proposed) should be provided with reticulated water connection.

Each dwelling constructed in the subdivision is required to provide a 10,000 litre rainwater tank which is in keeping with the recommendations of Council's Integrated Water Cycle Management Strategy.

The existing stormwater detention measures have been assessed by GHD to determine if there is a need to undertake further works as a result of this modification proposal. This assessment is included as Attachment B and concludes that the existing stormwater system has adequate capacity.

The overall layout of the development will remain intact and much of the allotment arrangement will remain unchanged. Allotments that include non-development areas will not be altered and there is not the intention to alter the vegetation regime or to activate further clearing. The fundamental proposal objectives as provided through the original approval, such as; allotment infrastructure provision, sealed roads, bushfire mitigation measures and access, and allotment size mixing will be still prevail.

This modification does not propose any change to the development vegetation corridors and dwelling site buffers. A combination of topography, use of vegetation buffers, subdivision design and designated dwelling location ensures that there is a minimal impact on views to and from the site. The majority of views from allotments are internal development views and therefore local. These views are dominated by vegetation retained on site and especially within the vegetated gullies. Views to the site from public places such as the Kings and Princes Highways are of predominantly retained extant vegetation.

5.0 CONCLUSION

The intent of this development modification is to re-configure a small number of allotments to more closely reflect the intended planning provisions of the local area and to better equate to market demand. The overall layout of the development will remain intact and much of the allotment arrangement will remain un-changed.

The proposal is in keeping with the aims and objectives of the Eurobodalla Rural Local Environmental Plan 1987; and the now Council adopted Eurobodalla Local Environmental Plan 2011. The proposed allotments will also align with the Residential Development DCP where they apply to Residential Large Lots.

The proposal and its scale, along with the precautionary measures outlined in this submission will not adversely affect the existing environment, vegetation and water quality. The fundamental proposal objectives as provided through the original approval, such as; allotment infrastructure provision, sealed roads, bushfire mitigation measures Highway noise buffer and access will still prevail.

This modification does not propose any change to the development vegetation corridors and dwelling site buffers. A combination of topography, use of vegetation buffers, subdivision design and designated dwelling location ensures that there is a minimal impact on views to and from the site. The majority of views from allotments are internal development views and therefore local.

This modification proposal is seeking authority support on the grounds that the proposal:

- Is consistent with local and State Planning Provisions;
- Has been designed with due regard to environmental constraints;
- Will not adversely impact on the environment, scenic quality, nor adjacent development;
- Will not adversely impact on the amenity of future development or views;
- Has taken into consideration potential risks such as Bushfire, storm and overland storm watershed;
- Will provide a greater diversity of developable land options that will reinforce local Settlement Strategies and support the local economy.

APPENDIX A

Pressure Sewer System analysis

APPENDIX B

Stormwater detention measures analysis

Application to modify a development consent



NSW GOVERNMENT
Department of Planning

Date lodged: ____/____/____

DA modification no. _____
(Office use only)

1. Before you lodge

This form is to be used for applications to modify Part 4 development consents under section 96 or 96AA of the *Environmental Planning and Assessment Act 1979* (EP&A Act). This form is also to be used for Part 4 development consents that are to be modified under section 75W of the Act.

Disclosure statement

Persons lodging modification applications are required to declare reportable political donations (including donations of or more than \$1,000) made in the previous two years. For more details, including a disclosure form, go to www.planning.nsw.gov.au/donations.

Lodgement

Anyone wishing to lodge an application is recommended to call the Department of Planning to discuss their proposal and modification application requirements prior to lodging their application. You can lodge your completed form, together with attachments and fees at the relevant Department of Planning office listed below. Please lodge Part 4 modification applications with the Department of Planning head office or, for modification applications that are within the Kosciuszko ski resorts area, the Department's Alpine Resorts team.

NSW Department of Planning
Head Office
Ground Floor, 23-33 Bridge Street, Sydney NSW 2000
GPO Box 39 Sydney NSW 2001
Phone: 1300 305 695 Fax: (02) 9228 6555
Email: information@planning.nsw.gov.au

NSW Department of Planning
Alpine Resorts Team
Shop 5A, Snowy River Avenue
PO Box 36, Jindabyne NSW 2627
Phone: (02) 6456 1733 Fax: (02) 6456 1736
Email: alpineresorts@planning.nsw.gov.au

To minimise delay in receiving a decision about your application, please ensure you submit all relevant information to the Department. When your application has been assessed, you will receive a notice of determination.

2. Applicant and contact details

Company/organisation/agency

CIC AUSTRALIA LIMITED

ABN

☐ Mr ☒ Ms ☐ Mrs ☐ Dr ☐ Other

First name

CLARE

Family name

GILLIGAN

STREET ADDRESS

Unit/street no.

3 / 64

Street name

ALLARA ST

Suburb or town

CANBERRA CITY

State

ACT

Postcode

2600

POSTAL ADDRESS (or mark 'as above')

PO BOX 1000, ~~ACT~~

Suburb or town

CIVIC SQUARE

State

ACT

Postcode

2608

Daytime telephone

(02) 62 300 800

Fax

(02) 62 300 811

Mobile

0418 279221

Email

clare.gilligan@cicaustralia.com.au

3. Property description

Unit/street no. (or lot no. for Kosciuszko ski resorts)

Street or property name

Suburb, town or locality

Postcode

Local government area

Lot/DP or Lot/Section/DP or Lot/Strata no.

Please ensure that you put a slash (/) between lot, section, DP and strata numbers. If you have more than one piece of land, you will need to separate them with a comma e.g. 123/579, 162/2.

lots 207-213 /DP 1141334.

Note: You can find the lot, section, DP or strata number on a map of the land or on the title documents for the land, if title was provided after 30 October 1983. If you have documents older than this, you will need to contact the NSW Department of Lands for updated details. If the subject land is located within the Kosciuszko ski resorts area, DP and strata numbers do not apply.

4. Details of the original development consent

Briefly describe your approved development in the space below. If the development has been modified previously you must list all previous modifications and the relevant determination date(s).

subdivision of 142 rural residential lots and construction of associated services, internal roads & infrastructure.
MOD (16-3-2007) - Amendment to the staging plan.

What was the original development application no.?

172-7-2005

What was the date consent was granted?

7/12/2006

What was the original application fee?

(?)

5. Type of modification

An application under section 96 of the EP&A Act is an application to modify a development consent. Modifications to a development consent can also be made under section 75W of the EP&A Act, or section 96AA for court granted consents.

There are five types of modification applications. Please tick the type of modification application that is being sought:

- ☐ Section 96(1) involving minor error, misdescription or miscalculation.
- ☐ Section 96(1A) involving minimal environmental impact, where the development as originally approved remains substantially the same.
- ☐ Section 96(2) other modification, where the development as originally approved remains substantially the same.
- ☐ Section 96AA modification of consent granted by the Land and Environment Court, where the development as originally approved remains substantially the same.
- ☒ Section 75W modification, involving use of Part 3A processes to modify the Part 4 consent.

Note: If the proposed modification will lead to the consented development being not 'substantially the same' (except in the case of a proposed modification under section 75W) then you will need to submit a new development application.

6. Extent of modification

Will the modified development be substantially the same as the development that was originally approved?

No ☐ Please submit a new development application.

Yes ☒ Please provide evidence that the development will remain substantially the same. (If you need to attach additional pages, please list below the material attached).

PLEASE REFER ATTACHED DOCUMENT

Note: Question 6 does not apply to proposed modifications under section 75W.

7. Description of modification

- In the case of a section 96(1) application, indicate the nature of the minor error, misdescription or miscalculation in the space below.
- In the case of a section 96(1A), section 96(2) or section 96AA application describe the impact of the modification in the space below. A statement of environmental effects will need to accompany the application, which includes an assessment of the development as proposed to be modified in accordance with section 79C(1) of the EP&A Act. Provisions of the *Heritage Act 1977* may also apply for works to a heritage item or works adjoining a heritage item.
- In the case of a section 75W application under clause 8J(8) of the Environmental Planning and Assessment Regulation 2000, a development consent in force immediately before the commencement of Part 3A of the Act may be modified under section 75W as if the consent were an approval under that Part. However, approval from the Minister is required to lodge a section 75W application. **Applicants should contact the Department first if they are considering applying for a modification under section 75W.**

Regardless of the type of modification, please state below the specific conditions of consent to be modified, deleted or additional conditions request, and details of any other changes being sought.

REFER ATTACHED REPORT

Note: If your proposal is within Kosciuszko ski resorts area, please attach a copy of the Interim Lease Variation Approval received from the Department of Environment and Climate Change to your application.

8. General terms of approval from State agencies

If the original development application was classified as integrated development and required approval from one or more State agencies, list them in the space below and their respective general terms of approval. Depending on the type of modification, it may be necessary to refer the modification application to the approval body.

REFER ATTACHED REPORT

NSW RURAL FIRE SERVICE

9. Number of jobs to be created

Please indicate the number of jobs the proposed development will create. This should be expressed as a proportion of full time jobs over a full year, (e.g. a person employed full time for 6 months would equal 0.5 of a full time equivalent job; six contractors working on and off over 2 weeks equate to 2 people working full time for 2 weeks, which equals approximately 0.08 of an FTE job).

Construction jobs (full time equivalent)

0.16 FTE

Operational jobs (full time equivalent)

-

10. Application fee

Part 15 of the Environmental Planning and Assessment Regulation 2000 sets out how to calculate the fees for an application for modification of a development consent. If your development needs to be advertised to the public you may also need to include an advertising fee.

Note: Advertising fees attract GST, all other fees do not.

Please contact the Department in order to calculate the fee for your modification application.

Estimated cost of the development

Original application fee

Total fees lodged

\$13m original cost

11. Political donation disclosure statement

Persons lodging modification applications are required to declare reportable political donations (including donations of or more than \$1,000) made in the previous two years. Disclosure statements are to be submitted with your application.

Have you attached a disclosure statement to this application?

Yes ☒

No ☒

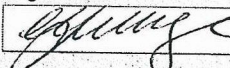
Note: For more details about political donation disclosure requirements, including a disclosure form, go to www.planning.nsw.gov.au/donations.

12. Owner's consent

The owner(s) of the land to be developed must sign the application. If you are not the owner of the land, you must have all the owners sign the application. If the land is Crown land, an authorised officer of the NSW Department of Lands must sign the application. **An original signature must be provided.**

As the owner(s) of the above property, I/we consent to this application:

Signature



Name

CLARE GILMAN

Date

14/6/12

Signature

Name

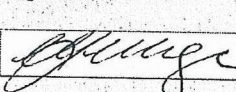
Date

Note: For applications within the Kosciuszko ski resorts area, the approval of the lessee rather than the owner is required.

13. Applicant's signature

The applicant, or the applicant's agent, must sign the application. Only an original signature will be accepted (photocopies or faxed copies will not be accepted).

Signature



Date

14/6/12

In what capacity are you signing if you are not the applicant

Name, if you are not the applicant

14. Privacy policy

The information you provide in this application will enable the Department, and any relevant state agency, to assess your application under the *Environmental Planning and Assessment Act 1979* and other applicable state legislation. If the information is not provided, your application may not be accepted.

If your application is for designated development or advertised development, it will be made available for public inspection and copying during a submission period. Written notification of the application will also be provided to the neighbourhood. You have the right to access and have corrected any information provided in your application. Please ensure that the information is accurate and advise the Department of any changes.



CLIENTS | PEOPLE | PERFORMANCE

06 June 2012

Clare Gilligan
CIC Australia Limited
GPO Box 1000
Civic Square ACT 2608

Our ref: 23/14123/67945
Your ref:

Dear Madam

**Bay Ridge Estate, Batemans Bay
Stormwater drainage for additional lots at Appleberry Place**

I refer to the planned modification of the Bay Ridge Estate to increase the number of lots adjacent to Appleberry Place, to create an additional 5 residential lots.

Stormwater runoff from the lots adjacent to Appleberry Place has been addressed in the stormwater infrastructure constructed previously. The stormwater runoff from the proposed lots will follow the same flow paths as for the lots created previously, with no significant change to runoff characteristics.

I confirm that the additional lots do not require any alterations to the existing drainage system.

Yours faithfully
GHD Pty Ltd

John Wearne MIEAust CPEng
Principal Civil Engineer - Urban Development
61 2 6113 3396



Pressure Sewer Solutions Pty Ltd

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Peakhurst NSW 2210
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F: +61 2 9584 1477

PO Box 630 Jannali NSW 2226
E: admin@pssolutions.net.au

W: www.pssolutions.net.au

28th May 2012

CIC Australia Limited

PO Box 1000,
Civic Square
ACT 2608
Phone: 02 6230 0800
Mobile: 0438 456 131
Adrian.Moy@cicaustralia.com.au

ATT: Adrian Moy – Development Manager

Dear Adrian

RE: Pressure Sewerage System Increased Density in Apple Berry Place

As requested we have reviewed the amended master plan for the Bay Ridge project and updated the pressure sewerage system hydraulic model to reflect the proposed additional 5 lots in Apple Berry Place nominated on briefing drawing issued on 28th May 20012.

The development planning is increasing the density of the development in Apple Berry Place, increasing the number of lots in the location from 7 to 12. Results of the hydraulic review confirm satisfactory system performance with the inclusion of the additional 5 lots.

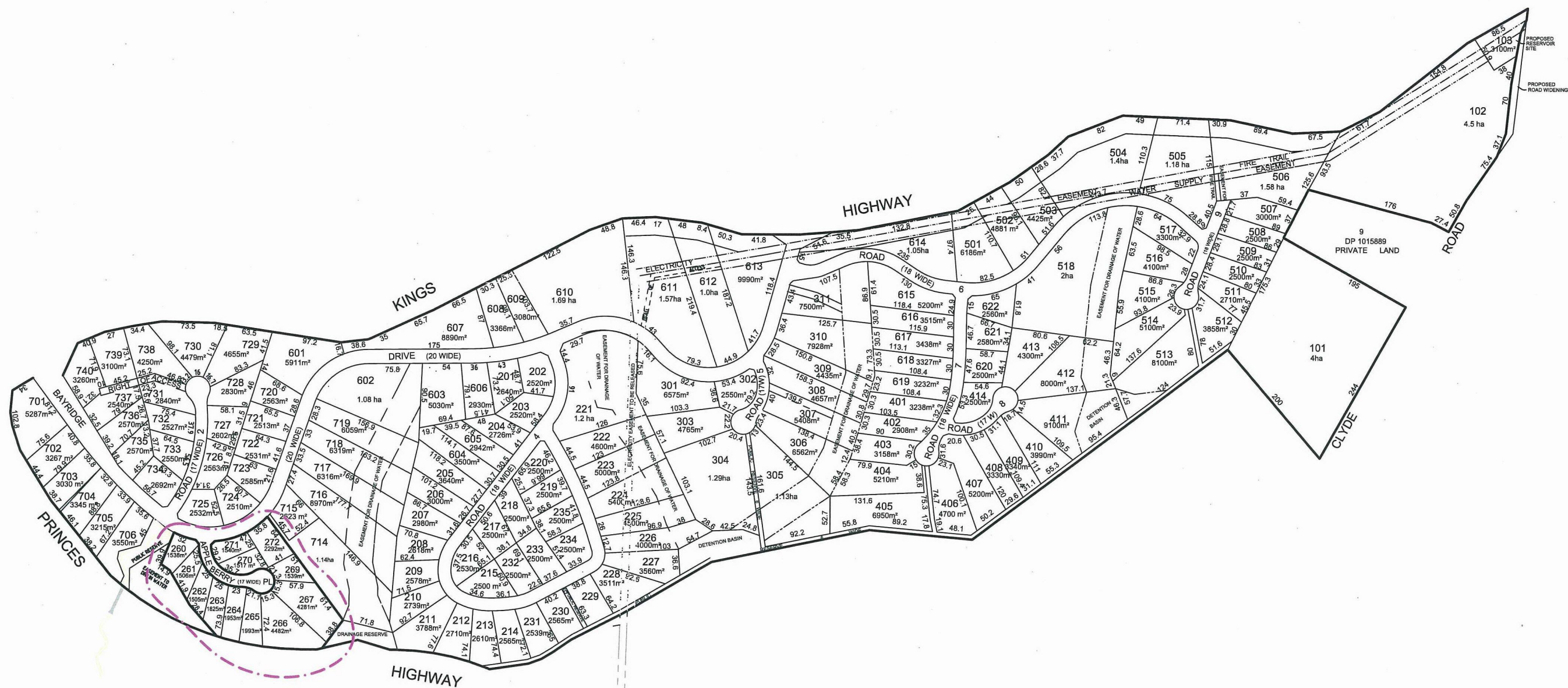
The hydraulic model parameters used are consistent with the revised design.

Please don't hesitate to contact the undersigned should you have any questions or require further information.

Yours faithfully

Christopher Rust – Design manager
Pressure Sewer Solutions P/L

PRESSURE SEWER SOLUTIONS PTY LTD



NOTES:

MINIMUM LOT SIZE: 1500m²

ALL AREAS AND DIMENSIONS ARE APPROXIMATE
AND SUBJECT TO SURVEY

DENOTES AMENDMENT TO
LOT BOUNDARY AND AREA

SCALE 1:3000
0 50m 100m 150m 200m 250m 300m

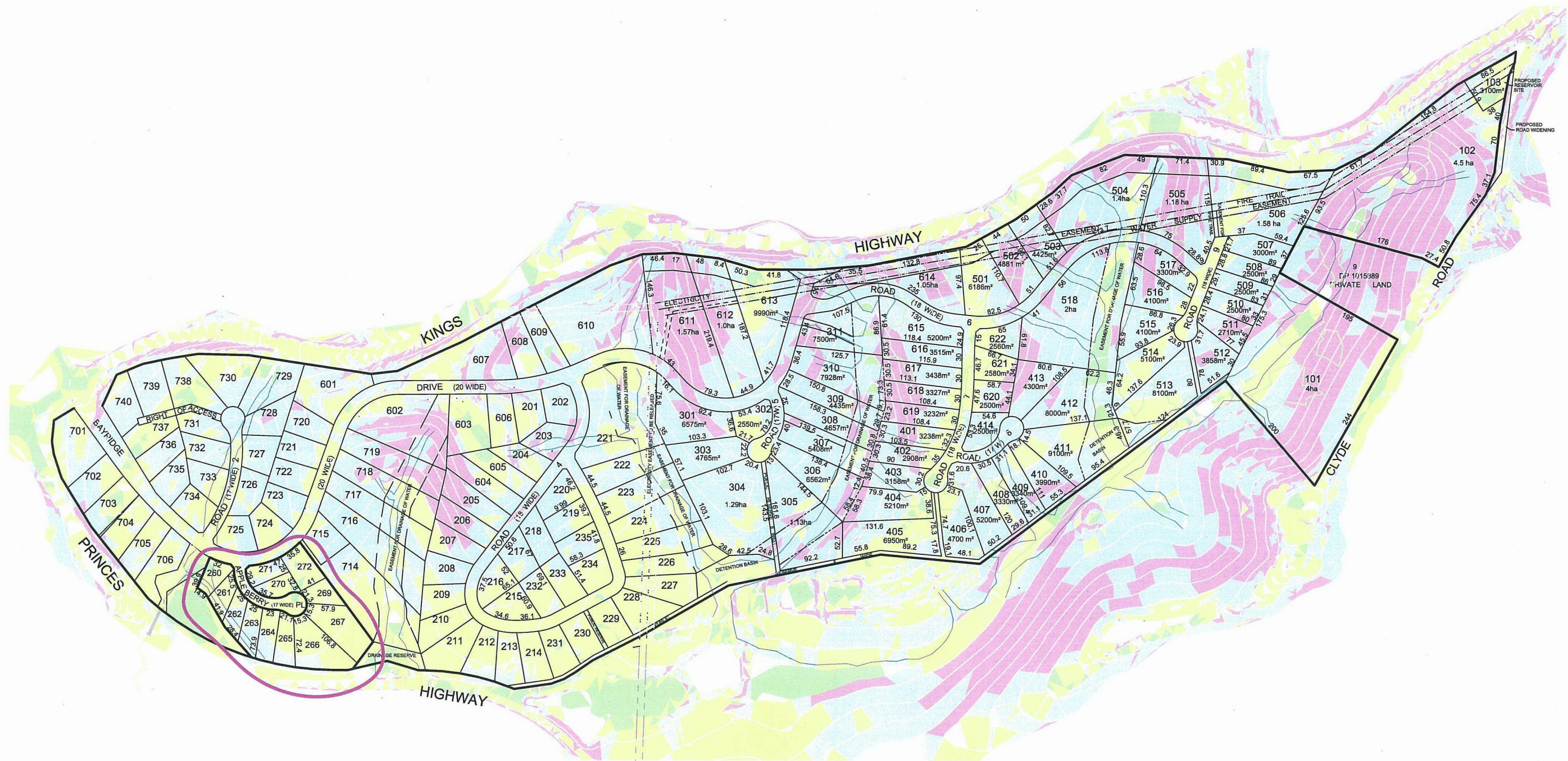
ISSUE	AMENDMENTS	DATE	ISSUE	AMENDMENTS	DATE


Canberra Investment
Corporation Limited


Conway Burrows
+ ancock
Consulting Surveyors

PROJECT
BAY RIDGE ESTATE
BATEMANS BAY
RURAL RESIDENTIAL SUBDIVISION
LOT 2 DP 865527
LOT 10 DP 1015889

DRAWING			
AMENDED SUBDIVISION LAYOUT			
DATE	DRAWN	CHECKED	SCALE
29-05-2012	ADB	ADB	1:3000@A1
PROJECT No	DRAWING No	ISSUE	
10703	10703B-1A	A	



- SLOPE 0% - 5%
- SLOPE 5% - 15%
- SLOPE 15% - 25%
- SLOPE >25%

DENOTES AMENDMENT TO LOT BOUNDARY AND AREA

CONTOUR INTERVAL: 5 metres

SCALE 1:3000

0 50m 100m 150m 200m 250m 300m

ISSUE	AMENDMENTS	DATE	ISSUE	AMENDMENTS	DATE

CLIENT

Canberra Investment Corporation Limited

CONSULTANT

Conway Burrows + ancock Consulting Surveyors

PROJECT

BAY RIDGE ESTATE
BATEMANS BAY
RURAL RESIDENTIAL SUBDIVISION
LOT 2 DP 865527
LOT 10 DP 1015889

DRAWING SUBDIVISION LAYOUT SLOPE ANALYSIS			
DATE 29-05-2012	DRAWN ADB	CHECKED ADB	SCALE 1:3000@A1
PROJECT No 10703	DRAWING No 10703B-2A	ISSUE A	

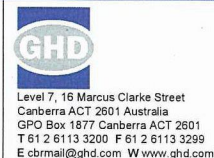


LEGEND

- VEGETATION RESERVES AND VEGETATION BUFFERS - NO CLEARING OF NATIVE VEGETATION. TOTAL AREA 32.3 ha
- MANAGED ASSET PROTECTION ZONE - MINOR CLEARING AS DETAILED IN THE MANAGED APZ PLAN-TOTAL AREA 0.9 ha
- REVEGETATION AREAS AFTER CONSTRUCTION-TOTAL AREA 0.9 ha
- ESTIMATED ASSET PROTECTION ZONE
- EXISTING TREES WITH HOLLOWES

PRELIMINARY

J	LOTS 260 - 271 ENVELOPES DELETED		DP	JW*	JH*	12.06.12
I	REVISED BLOCKS FOR DA APPROVAL		DP	JW*	JH*	17.05.12
H	REVISED DA (AREAS FOR CLEARING REMOVED)		SR	JW	JW	11/02/08
G	REVISED DA REISSUE		SR	JW*	JW*	20/12/07
F	AREAS FOR CLEARING ADDED		DP	PE	PE	19/10/06
No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date



DO NOT SCALE

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Drawn	SR	Designer	SOB
Drafting	JW*	Design	JW*
Check		Check	
Approved	J. WEARNE*		
(Project Director)			
Date	11.02.2008		
Scale	NTS		

Client CANBERRA INVESTMENT CORPORATION
Project BAY RIDGE ESTATE
Title SITE PLAN
APZ, CONTOURS, TREES WITH HOLLOWES

Original Size A1 Drawing No: 23-11848-C001

Rev: J

LEGEND

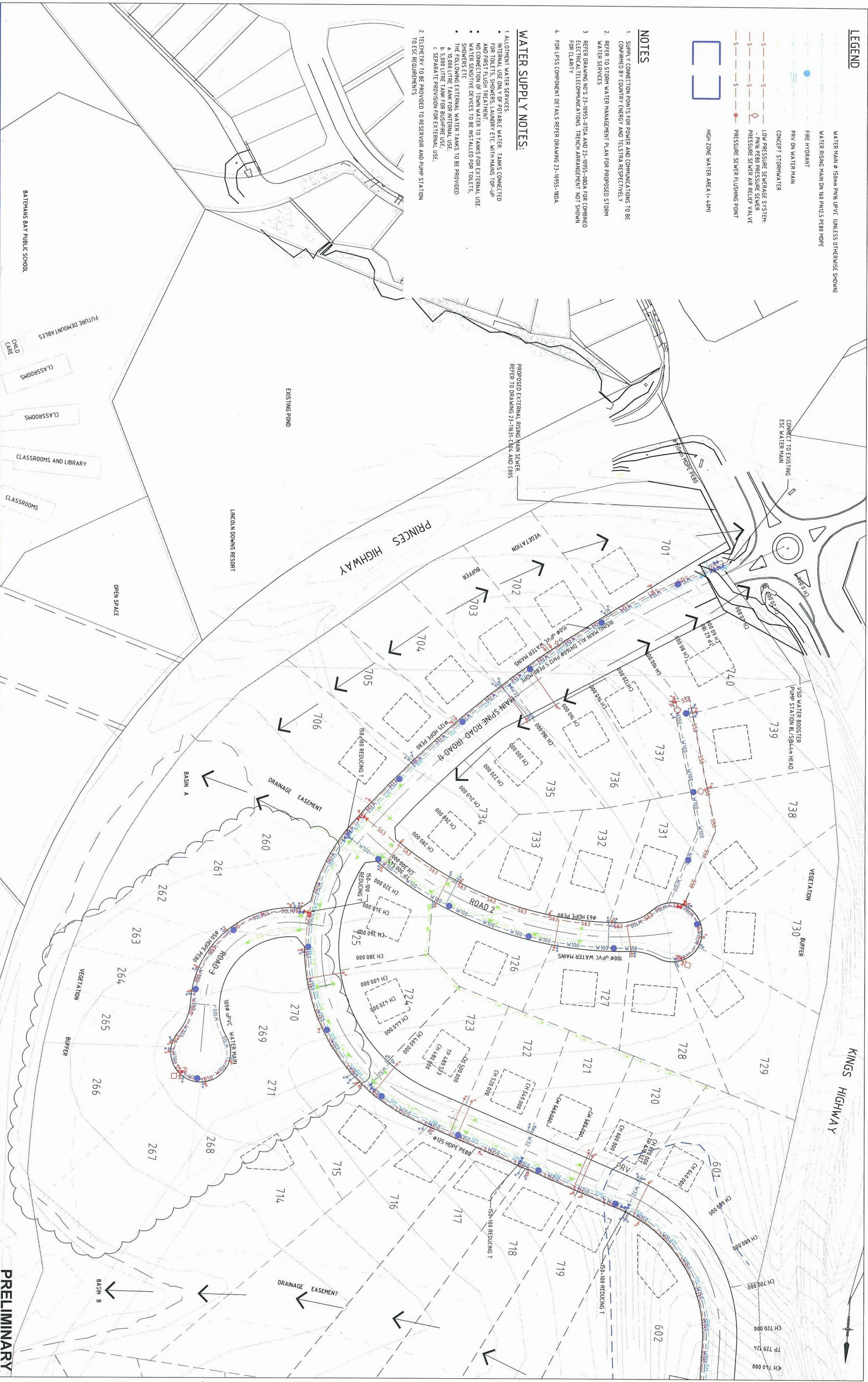
- WATER MAIN Ø 150mm PN6 UPVC (UNLESS OTHERWISE SHOWN)
- WATER RISING MAIN DN 160 PN2.5 PE80 MDPE
- FIRE HYDRANT
- PRV ON WATER MAIN
- CONCEPT STOPWATER
- LOW PRESSURE SEWAGE SYSTEM:
 - PN16 PE80 PRESSURE SEWER
 - PRESSURE SEWER AIR RELIEF VALVE
- PRESSURE SEWER FLUSHING POINT
- HIGH ZONE WATER AREA (1-40M)

NOTES

- SUPPLY CONNECTION POINTS FOR POWER AND COMMUNICATIONS TO BE CONFIRMED BY COUNTRY ENERGY AND TELSTRA RESPECTIVELY
- REFER TO STORM WATER MANAGEMENT PLAN FOR PROPOSED STORM WATER SERVICES
- REFER DRAWINGS NOS 23-10955-07DA AND 23-10955-08DA FOR COMBINED ELECTRICAL/TELECOMMUNICATIONS TRENCH ARRANGEMENT NOT SHOWN FOR CLARITY
- FOR UPS5 COMPONENT DETAILS REFER DRAWING 23-10955-18DA

WATER SUPPLY NOTES:

- ALLOTMENT WATER SERVICES:
 - INTERNAL USE ONLY OF POTABLE WATER - TANKS CONNECTED FOR TOILETS, SHOWERS, LAUNDRY ETC. WITH MAINS TOP-UP AND FIRST FLUSH TREATMENT.
 - NO CONNECTION OF TOWN WATER TO TANKS FOR EXTERNAL USE.
 - WATER SENSITIVE DEVICES TO BE INSTALLED FOR TOILETS, SHOWERS ETC.
- THE FOLLOWING EXTERNAL WATER TANKS TO BE PROVIDED:
 - a. 10 000 LITRE TANK FOR INTERNAL USE;
 - b. 5 000 LITRE TANK FOR DOUSHINE USE;
 - c. SEPARATE PROVISION FOR EXTERNAL USE;
- TELEMETRY TO BE PROVIDED TO RESERVOIR AND PUMP STATION TO ESC REQUIREMENTS



H	LOTS 260 - 271 ENVELOPES DELETED	DP	JW*	JH*	12.06.12
E	REVISED BLOCKS - FOR DA APPROVAL	DP	JW*	JH*	17.05.12
G	REVISED DA REISSUE	SR	JW*	JW*	20/12/07
F	REVISED BLOCK NO.S	DP	PE	PE	11/10/06
E	REVISED DA	GD	PE	PE	29/09/06
No	Revision	Note	Drawn	Job	Project
		Note: * indicates signature on original issue of drawing or intervention of drawing	Manager	Director	Date

0 10 20 30 40 50m
SCALE 1:1000 AT ORIGINAL SIZE

AUSTRALIA

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DO NOT SCALE	Drawn	SR	Designer	SOB
Conditions of Use: This document may only be used by the person or persons for whom it was prepared and must not be used by any other person or for any other purpose.	Drafting	JW*	Design	JW*
Approved	Checked	Wearne		
Date	20.12.2007			

PRELIMINARY

Client: **CANBERA INVESTMENT CORPORATION**
Project: **BAY RIDGE ESTATE**
Title: **SERVICES PLAN**
Drawing No: **23-11848-C200**
Rev: **H**