

SALLY MUMFORD
23/09/09

B. Denne
MM
23/9/09

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Coffs Harbour NSW 2450
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TOWN PLANNING & DEVELOPMENT ADVICE

17 September 2009
Ref: GS06010.15

Department of Planning
GPO Box 39
SYDNEY NSW 2001

Dear Sir

**Part 3A Application (05-0129)
Noubin Projects Pty Ltd – The Lakes Estate
North Boambee Road, Coffs Harbour**

I have been engaged by the owners of an adjoining property being Lot 6 DP 852521 to review the above application and to make a submission on concerns for the proposed subdivision in relation to the development of the adjoining land.

The proposed subdivision included an access road to the boundary of my clients land to facilitate access to an otherwise isolated residentially zoned area on the adjoining property. Council has advised my client that he should await the availability of access through the adjoining property before giving consideration to development of this otherwise isolated section. The application on exhibition aims to provide the necessary access.

Our concern is the location of the access as shown in the subdivision layout in relation to site contours. The location shown will involve creating a road with grades of between 24 and 30% where an alternative location is available with grades of 16%.

Attached is a plan showing the layout as included in the application that is on exhibition and a plan showing an alternative layout that is more responsive to site contours. It is considered to be a better outcome if the subdivision layout currently on exhibition is amended as shown in the enclosed plan. Your inclusion of an appropriate condition to require the suggested amendment be incorporated would be appreciated if consent is to be granted.

It is also noted that the subdivision layout shows a 'Road No 1' as having only a half width carriageway, suggesting that part of the road width may be intended to be provided within my clients land and within a 7A Environmental Protection Zone. The plan should be amended to ensure that the full road width is contained wholly within the land that is the subject of the subdivision application. The subdivision cannot rely on adjoining land not held in the same ownership to facilitate road access.

Your attention to the foregoing matters would be appreciated.

Yours faithfully
GEOFF SMYTH CONSULTING

A handwritten signature in black ink, appearing to read "Geoff Smyth".

GEOFF SMYTH
gs.jm

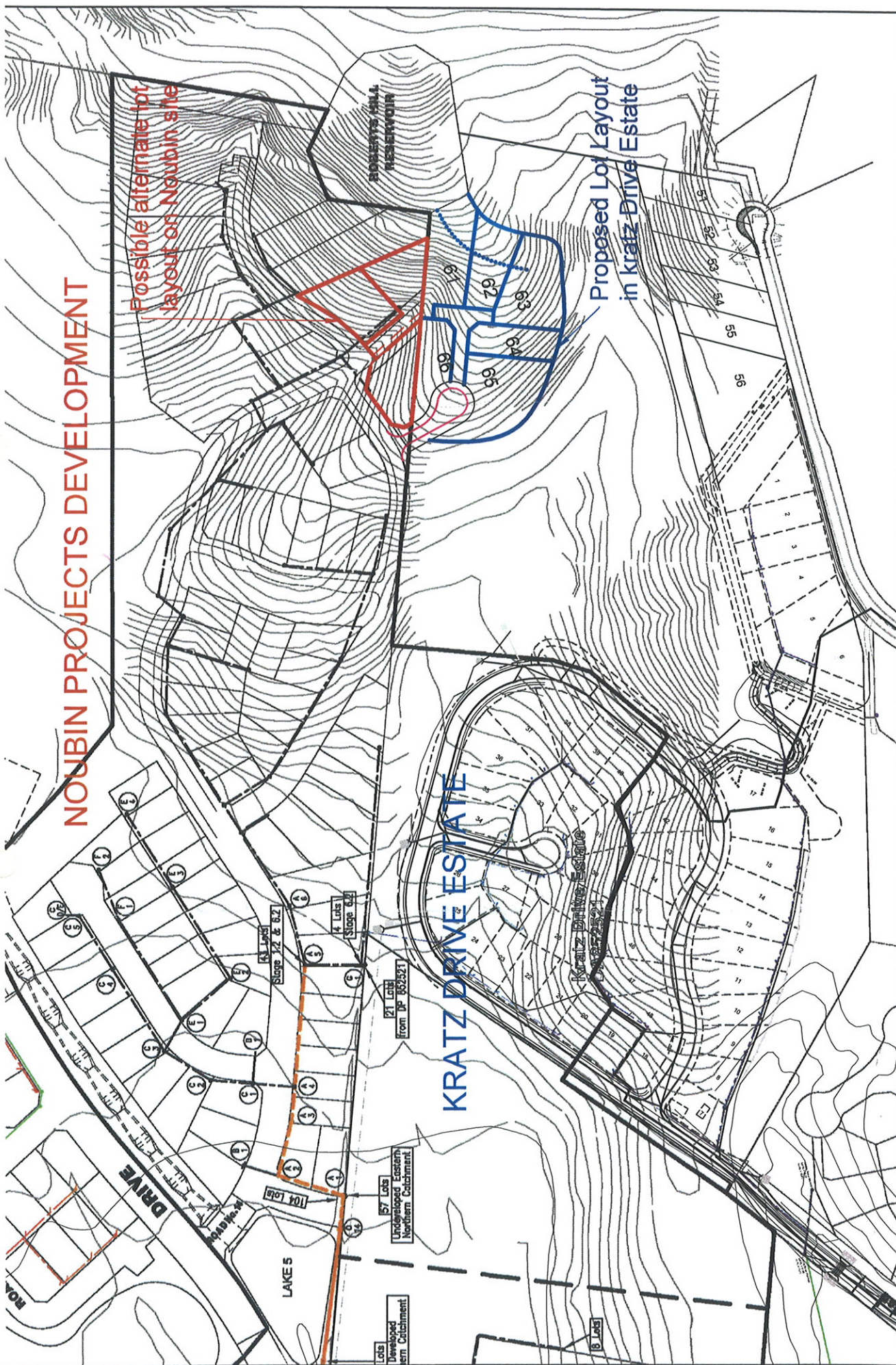
encl. plans

NOUBIN PROJECTS DEVELOPMENT

Possible alternate lot layout of Noubin site

Proposed Lot Layout in Kratz Drive Estate

KRATZ DRIVE ESTATE



Drawing No. 02154-AS1
 Amendment No. A
 Council No.

ASTORIA PROPERTY OVERALL PLAN

PROPOSED SUBDIVISION
 LOT 6 DP 852521 KRATZ DRIVE
 COFFS HARBOUR
 J. SAI IRA & C. CARNIATO

A.C.L. 082 200 071
 1000 Coopers Road
 Coffs Harbour NSW 2450
 Phone (02) 6522 7700
 Fax (02) 6522 7419
 Email ena@acoos.com.au

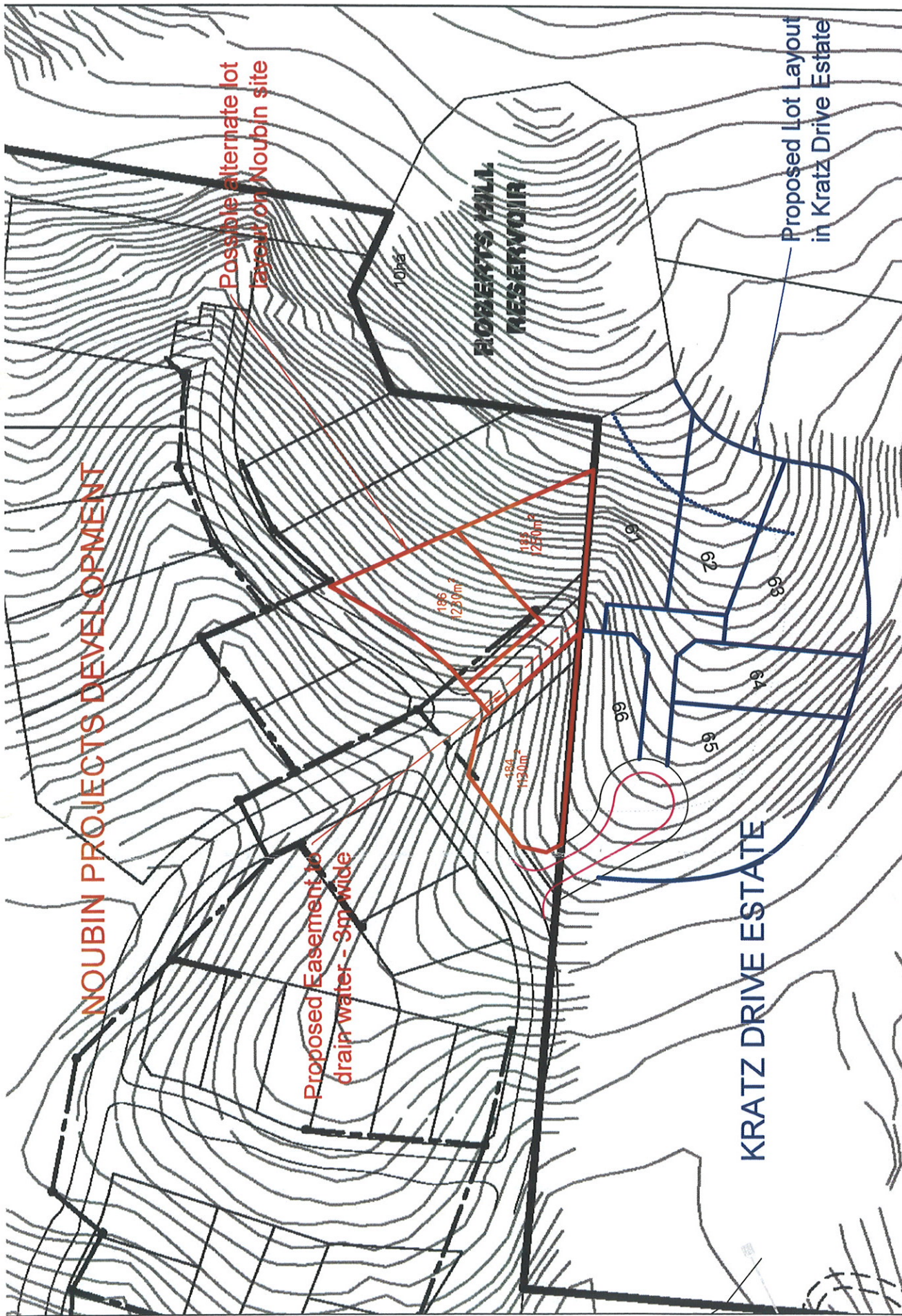


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Scale	AS SHOWN	Card disk No.	15
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Checked	RDG	Date	MAY 2008
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REV	DATE	COUNCIL COMMENTS	SBV	RDG	INP	REV	DATE
A	2 AUG 08						



NOUBIN PROJECTS DEVELOPMENT

KRAZ DRIVE ESTATE

ROBERTS HILL RESERVOIR

Possible alternate lot layout on Noubin site

Proposed Easement to drain water - 3m wide

Proposed Lot Layout in Kratz Drive Estate

Drawing No. 02154-AS2
 Amendment No. A
 Council No.

ASTORIA PROPERTY
 DETAIL PLAN

PROPOSED SUBDIVISION
 LOT 6 DP 852521 KRAZ DRIVE
 COFFS HARBOUR
 J. SALIRA & C. CARMILATO

AC/N 02/300/571
 Coffs Harbour NSW 2650
 Phone 02 8652 7300
 Fax 02 8652 7418
 Email info@dbp.com.au



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Scale	AS SHOWN	Cad desk No.	15
Surveyed	RPWS	Datum	AHD
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		Sheet No.	Approved
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