

COFFS HARBOUR CITY COUNCIL



Your ref: MP05_0129
Our ref: 3284722 (DA 0698/09)

20 December 2012

NSW Department of Planning
Attention: Mr Daniel Grogioski
GPO Box 39
SYDNEY NSW 2001

Dear Mr Grogioski,

RE: Exhibition of Preferred Project Report, Lakes Estate Residential Subdivision, North Boambee Road, North Boambee Valley (MP05_0129)

Reference is made to the Preferred Project Report described above.

Appended to this letter is a list of issues relevant to this project. Please note that at this point in time Council is not in a position to provide recommended conditions of approval.

Please also note that this is a submission to the department. The department should determine whether it is appropriate to provide this submission to the proponent in its current format.

For further information please contact Gilbert Blackburn on 6648 4652.

Yours faithfully



Gilbert Blackburn
Senior Development Planner

Target Density:

- The proposed subdivision layout proposes 140 lots (196 lots originally proposed). This density fails to satisfy the target density of 169 lots as specified in the North Boambee (East) Development Control Plan 2009 and the North Boambee Valley (East) Release Area Developer Contributions Plan 2012. Failure to satisfy the target density will result in the non performance of the Developer Contributions Plan (a deficit at the rate of currently \$11,321.00 per lot).
- The development should be amended to accord with the target density.

North Boambee Valley (East) Release Area Developer Contributions Plan 2012:

- The contributions plan makes provision for the following items only:
 - recoupment of road costs for works already completed;
 - recoupment of costs of stormwater;
 - recoupment of costs of for planning studies;
 - community facilities (building costs only); and
 - neighbourhood park (new works).
- The Statement of Commitments and the Preferred Project Report (see Clause 3.1.2) refers to matters outside those matters above. The development application documentation should be amended to reflect the terms of the adopted Contributions Plan.

Acquisition of habitat lands:

- The North Boambee Valley (East) Release Area Developer Contributions Plan 2012 identifies koala habitat areas for acquisition (see Map 4).
- The Preferred Project Report identifies this acquisition area as proposed Lot 141 (see Statement of Commitment C6). Proposed Lot 141 comprises additional land for acquisition, including areas zoned Residential 2A Low Density. Council will only accept additional lands, not identified in the Contributions Plan, at no cost to Council. This consideration may be pursued between the applicant and the Department as an amendment to the Preferred Project Report, possibly via a Voluntary Planning Agreement.

Open Space:**Vegetation Management Plans**

- A vegetation management plan, indicating a five year maintenance program, should be provided for all bush land areas to be acquired/dedicated as public reserve.
- The vegetation management plan should detail initial works and annual follow-up works for each proposed dedication stage. Council would require all initial works

to be completed prior to the release of the subdivision certificate for the relevant stage proposed for dedication.

- The future road connection indicated on Drawing A008 (Revision G), extending Road No 3 to Kratz Drive, is not supported as it will dissect a future Council public reserve (Natural Area.) to be dedicated in conjunction with the adjacent subdivision.

Proposed future public reserves:

- The application should quantify the primary function of all proposed open space i.e. conservation area, asset protection zones, play, visual amenity, drainage, buffer etc.
- Additional seating and social gathering spots should be provided within the proposed open space.
- The toddler play area as identified in drawing LO3 (D) is not supported. The current Contributions Plan provides funding for two playgrounds. The second playground is planned to be located in the adjacent Highlander Estate.
- The development should provide for vehicle controls at all public reserve interfaces.

Additional Pathways and Connections

- Additional pathways should be provided as follows:
 - Through the proposed open space located between lots 53 and 24 to the existing public reserve.
 - Between lot 116 and the existing lot (to the south) to connect to Halls Road. Ideally this connection should be established in conjunction with Stage 1 works to facilitate pedestrian movement from Halls Road to the existing open space network.
 - Lake Drive to Fidler way/Barrington Close through proposed open space to the existing pathway.
 - Extension of the North South fire trail through to the reservoir entry road to avoid possible entrapment should be considered.
 - An additional fire trail from the rear of Lot 117 to connect to the North West end of the North South fire trail along northern boundary should be considered.

Subdivision Design:

Perimeter Road

- The design should provide for a perimeter road to stage 6.2 to buffer and provide an effective and best practice interface with the conservation area.

East-West Wildlife Corridor and Implications of the Pacific Highway By-pass

- The design of the subdivision should identify the importance and significance of the recognised east-west wildlife corridor and implications of the Pacific Highway by-pass.

Proposed Lot 42

- The purpose of proposed Lot 42, which is located in north-western corner of the proposed subdivision, is unclear. The proposed lot will be severed by the proposed Pacific Highway bypass. It is unclear how this lot will be managed when the bypass is constructed.

The area of land of Lot 42 is currently zoned Residential 2A Low Density and the future development of this 'residual' lot is not addressed by the application information.

Future management of this lot depends largely on the design of the proposed bypass, which to date has not been finalised. The part of Lot 42 that is located west of the proposed bypass, is included in the North Boambee Valley (west) Study Area, which is currently subject to planning studies and which may review the zoning of this part of the lot. These planning studies have not yet been finalised.

Staging to Include Dedication of Public Reserves

- It is unclear, based on the staging plans provided, when public reserves (labelled as residue lots) will be dedicated for stages of the development. In this light it is Council's view the staging of dedication of the public reserves should be as follows;
 - Reserve between lots 53 and 24 should be dedicated as part of Stage 1.
 - Reserves in Stage 2 between Fidler Way and Lakes Drive should be dedicated in conjunction with final subdivision certificates for that section of Stage 2
 - Residue of all reserves north of Lake Drive should be dedicated as part of final subdivision certificates for Stage 2.

Traffic and Engineering Considerations:

- The proposal should be amended to delete the roundabout on the collector road.
- The width of the collector road should be maintained (not constrained by restricted traffic flow devices) at 9.0 metres.
- Bends in the collector road should be designed to full standards, providing for sufficient sight distance and radii etc.
- A cycleway should be provided to connect the existing cycleway (side E).
- A footpath connection from Avon Rise to North Boambee Road should be provided.
- 66kv power lines should be rerouted and/or placed underground in accordance with the requirements of the relevant authorities, including notification to Council.

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- Emergency egress from the North West road (Amadeus Place and Road 3) area should be provided from the South. In this regard, a route to the road at the reservoir may be feasible.
 - The trunk mains from the reservoir should be extended in accordance with the current strategy.
 - The services plan does not confirm the connection of the sewerage infrastructure from North West areas to the existing Highlands Estate Sewer Pump Station. In this regard the application does confirm whether an agreement has been reached.

Potential site Contamination:

- Despite the Coffey Report identifying issues of concern from a site contamination perspective, no Remedial Action Plan has been provided which accords with the NSW EPA guidelines. This matter is required to be addressed, possibly as a condition of consent.