

North Boambee Estate Pty Ltd

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16 August 2014

Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Attn: Jane Flanagan

Dear Madam

MP 05_0129 MOD 1
LAKES ESTATE RESIDENTIAL SUBDIVISION, COFFS HARBOUR

We refer to your letter received by us on 15 July 2014 in regards to modification of the above consent.

1 OBJECTION TO MODIFICATION

We advise that we object to the proposed modification on the basis that our development is adjoining and is directly affected by any changes.

Of particular concern is the proposal to amend condition B6 in regards to road design

2 LIASON WITH ADJOINING DEVELOPMENTS

At this stage we have not been contacted by the developers of the Lakes Estate or their consultants in regards to the various adjoining works which are considered normal in any development area. Whilst it is stated in their submission that liaison has occurred we confirm it has not.

We consider it vital that liaison occur for services of

- Road horizontal alignment
- Road vertical alignment
- Sewer services
- Water reticulation services
- Stormwater connection

Without the necessary liaison on design items the orderly construction of all items cannot occur. From our assessment of the Lakes Estate development the following items cross the common boundary

- Roads in 2 locations
- Sewer from the Lakes Estate drains to our development for approximately 10 lots by our assessment
- Stormwater from the Lakes drains to our development for approximately 10 lots by our assessment
- Water services will connect in at least 2 locations
- Sewer from our development will drain to the Lakes for approximately 5 lots
- Stormwater from our development will drain to the Lakes for approximately 5 lots

3 CONDITION B6

The current condition requires that the Lakes Estate liaise with us on road design issues. This we would take to require horizontal and vertical alignment. Without this requirement it would allow the Lakes Estate to construct roads which do not align correctly with us and put our work at a disadvantage. (e.g. vertical alignment could be such that we are unable to get access to allotments, or horizontal alignment could be such that a minor change may not be catered for on our side and roads misalign). Conversely without liaison we would be able to undertake construction which disadvantages the Lakes Estate.

We would like to see the condition expanded to also include the requirement to liaise on roads as well as utility services of water, sewer, and stormwater.

4 CONSEQUENCE OF NO LIASSON

We would foresee the consequence of no liaison being that the Lakes Estate not being able to connect to our development for not only roads but also the essential utility services of water, sewer and stormwater indicated above.

At this stage we see that the Lakes Estate stage 1 will need to drain to our land for sewer and stormwater. Allowance has been made in our master plan servicing for this connection. However if the Lakes Estate do not wish to accept the reality of the site levels then the connection can be deleted and they can find other means of servicing (e.g. pump station, which would not be acceptable to Council)

5 COUNCIL REQUIREMENTS

It has been Coffs Harbour City Council requirement that all developments must liaise to ensure the continuation of orderly development for all roads and services.

6 **SUMMARY**

To summarise we object to the changing of Condition B6 and request it remain and expanded to cover other cross boundary services.

We also advise that we are open to consultation from the lakes Estate when and how they wish to undertake the liaison. In this regard we suggest that you recommend the Lakes or their consultant contact the undersigned to arrange a meeting.

Yours faithfully
North Boambee Estate Pty Ltd
Per:

A handwritten signature in black ink, appearing to read 'G Slattery', with a long horizontal flourish extending to the right.

Geoff Slattery
Director