

**From:** [Vince Di Bono](#)  
**To:** [Keiley Hunter](#); [Erin Murphy](#)  
**Cc:** [Mark Shanahan](#); [Jake Shanahan](#)  
**Subject:** RE: Lakes Estate MP05\_0129 Site Designation  
**Date:** Monday, 16 September 2024 6:03:47 PM  
**Attachments:** [image003.png](#)

---

Hello Keiley

Thank you for your email.

We are currently processing your request for site designation. If approved, landowner consent would not be required to submit an application to modify Major Project 05\_0129 (i.e. MOD 5).

I note that as the land was not designated for the purposes of the original development application, all future modification applications will require a new request for site designation. Therefore, a new request for site designation would be required prior to MOD 6 being submitted – as site designation is something that needs to be assessed separately for each application.

Kind regards

**Vince Di Bono**

Planning Officer, Regional Assessments  
Development Assessment and Infrastructure  
**Department of Planning, Housing and Infrastructure**

T 02 8217 2089

E [vince.dibono@dpie.nsw.gov.au](mailto:vince.dibono@dpie.nsw.gov.au)

-

Level 31, 4 Parramatta Square, Parramatta NSW 2124



---

**From:** Keiley Hunter <[Keiley@keileyhunter.com.au](mailto:Keiley@keileyhunter.com.au)>  
**Sent:** Friday, September 13, 2024 3:29 PM  
**To:** Vince Di Bono <[vince.dibono@dpie.nsw.gov.au](mailto:vince.dibono@dpie.nsw.gov.au)>; Erin Murphy <[erin.murphy@dpie.nsw.gov.au](mailto:erin.murphy@dpie.nsw.gov.au)>  
**Cc:** Mark Shanahan <[Mark@astoriagroup.com.au](mailto:Mark@astoriagroup.com.au)>; Jake Shanahan <[jake@astoriagroup.com.au](mailto:jake@astoriagroup.com.au)>  
**Subject:** Lakes Estate MP05\_0129 Site Designation

Good afternoon Vince and Erin,

This is a written request for **Site Designation for MP05\_0129** as it has proved

impractical to obtain landowners consent from all landowners within the approval area. Presently there are 15 separate lots within the approval area with another 15 lots under construction.

The Part 3A Approval was determined on 7 June 2013 and since that time four (4) Modification of Consent applications have been submitted comprising:

- MOD 1 – determined 7 August 2015 – 20 additional lots, amended layout, amended staging.
- MOD 2 – withdrawn
- MOD 3 – 5 additional lots, firetrail, amend conditions A1 to E28 to clarify remediation requirements.
- MOD 4 – Remove the “5 additional lots” approved in MOD 3 and create a large residual lot.

We are in the early planning stages of MOD 5 to revise Condition B16 and MOD 6 to amend the approved arrangements within Stage 2A.

With 30 separate landowners within the approval area, we now consider that we have no other option to seek site designation from the Planning Secretary.

Supporting information:

1. *the number of lots subject to the major project approval (and the impracticality of seeking their consent),*

- As noted above and shown in the attachment, there will soon be 30 separate landowners within the approval area, and it is impractical to seek their consent.

2. *that the proposal will not affect the financial or material obligations of other landowners, and*

- MOD 5 will seek consent to modify Consent Condition B16 – Overhead 66 kva Power lines following confirmation from Essential Energy (attached) that they require the electrical infrastructure to remain aboveground.

#### **Overhead power lines**

B16 The existing 66kV overhead power lines must be relocated ~~underground~~, within the proposed roadways and not within the conservation lands.

The proposed alignment of the power line should be determined in consultation with the adjoining property owners and approved by the relevant electricity energy provider prior to issue of the relevant Construction Certificate.

The power lines may be relocated to a new overhead position on a temporary basis to facilitate staging of the development.

- Future Modifications are expected to amend and adjust the approved lot layout to meet the City of Coffs Harbours present and future engineering design guidelines.

3. *that the proposal is not anticipated to materially impact landowners.*

- The proposed Modifications will have no material impact upon other landowners. Most of the 14 residential lots within Stage 3A have already been fully developed with low density residential housing. Upon designation, public notification will be undertaken instead of obtaining all landowners' consent to allow public participation in future modifications.

Could you please advise if you require any further information in support of the request for Site Designation for MO05-0129.

Regards,



URBAN PLANNER BURP CPP | 0458 515963 | [115 Victoria Street Coffs Harbour 2450](#)

 Please consider the environment before printing this email

**This office will be closed every Wednesday.**