

DoP Comment 1:

The traffic assessment in the Engineering Services Report (Attachment 3), should also provide an assessment in accordance with the RMS's Guide to Traffic Generating Development rather than only the rates identified in Councils Contribution Plan.

Response 1:

The same question was raised by the RMS as part of Modification 5. The following response was provided and accepted by the RMS:

Averaging the data for all regional sites (Coffs Harbour, Lismore, Orange, Wagga Wagga and Wollongong) investigated the RMS Technical Direction 2013/04a results in an average daily trip rate of 6.33. The adopted local rate of 6.45 vpd is considered appropriate when applying the aggregate survey data as suggested by the RMS.

Section 6.2 of the Engineering Servicing Report has been updated to reflect the above wording

DoP Comment 2:

Confirmation from a suitably qualified person that there will be no additional flooding impacts than those already assessed.

Response 2:

Phone discussions reveal that this comment relates to the flooding of upstream properties caused by filling above the minimum heights specified in the approval. The minimum height specified must be exceeded to provide stormwater drainage across the site (ie the site needs some grade).

The only adjacent residential lots are associated with Release 3 of the Epiq Estate (currently under construction). This stage is to the north of Snapper Drive. Snapper Drive generally sits above the final SL5 site by at least 1m. As the Release 3 lots are significantly higher than the proposed SL5 site no adverse affects on these lots are expected. An overland flow path through SL5 has been provided for upstream catchments.

Section 4 of the Engineering Services Report has been updated to reflect the above wording

DoP Comment 3:

Address the requirements of the Ballina Section 94 Contributions Plan or any existing planning agreement for any contributions.

Response 3:

Refer to Section 6.4 of the updated Engineering Services Report.

DoP Comment 4:

The Engineering Services Report (Attachment 3) indicates that all lots will be connected to sewer and water connections however doesn't discuss whether the existing infrastructure has the capacity to accommodate the additional connections. Please clarify whether the existing utility services have the required capacity to accommodate the dwellings.

Response 4:

The downstream sewer capacity has been considered and analysed by Willow + Sparrow Engineering. This report was attached to Appendix E of the Engineering Services Report and identified the connection point to the downstream network at a point where there is sufficient capacity.

The capacity of the surrounding Potable and Recycled water networks has been Modelled by H2One. This report has been attached in Appendix F and is referenced in sections 9.1 and 9.2 of the engineering services report.

Looking more broadly at the entire Lennox Head area the site has been identified in the Ballina Shire Wastewater and Water Supply Developer Servicing Plans.

DoP Comment 5:

Identify the final ground levels for the Super Lot 5 subdivision and assess the impact of these levels on future development within the site

Response 5:

The final ground levels of the site have been shown on the BE series engineering plans attached to the Engineering Services Report. The ground levels have been based on the proposed development footprint of the site (for example pads provided for each set of buildings). The ground levels across the site are detailed on the Bulk Earthworks Sections provided.