

Date: 1st May 2018
Our Ref: 14/351

[Organisation]
[Address 1]
[Address 2]

Attention: [Contact]

Dear Sir or Madam,

Re: Response to Secretary's Environmental Assessment Requirements (SEARs) for the proposed modification to the Concept Plan Approval and Project approval MP 07_0026 - MOD 7 relating to Super Lot 5 (Lot 5 DP 1239938)

A. BACKGROUND

Newton Denny Chapelle ("NDC") is engaged by Clarence Property Corporation Limited ("Proponent") has lodged a request to the Minister for Planning & Environment for the Secretary's Environmental Assessment Requirements (SEAR's) to modify the Concept Approval and Project Approval (MP 07_0026) for Epiq Lennox (formerly known as 'Pacific Pines').

The application relates to Lot 5 in DP 1239938, Parish of Ballina, County of Rous. The subject land is located at Lennox Head and comprises the landholding known locally as Epiq Lennox to Ballina Shire Council.

Plate 1 illustrate the subject land and surrounds.

Lot 5 is located in the general area of the following existing or planned residential subdivisions:

- Lennox Meadows (north) - is a conventional residential estate containing a range of lot sizes (generally between 600m² to 850m²) containing one and two storey detached dwellings and occasional dual occupancies;
- Pacific Pines Estate (early stages south) - Much of this Estate is currently undeveloped, however approvals are in place for the staged development of the site for a residential subdivision including a range of allotment types and playing fields.
- Henderson Farm (Operational Consent) - Henderson Farm is located west of Lot 5 approved as part of the Epiq Lennox Concept Plan. Ballina Shire Council has issued deferred commencement consent on 27 November 2014 for a residential subdivision comprising of 159 residential lots. The consent is now operational, although now construction certificate has been approved for the subdivision.

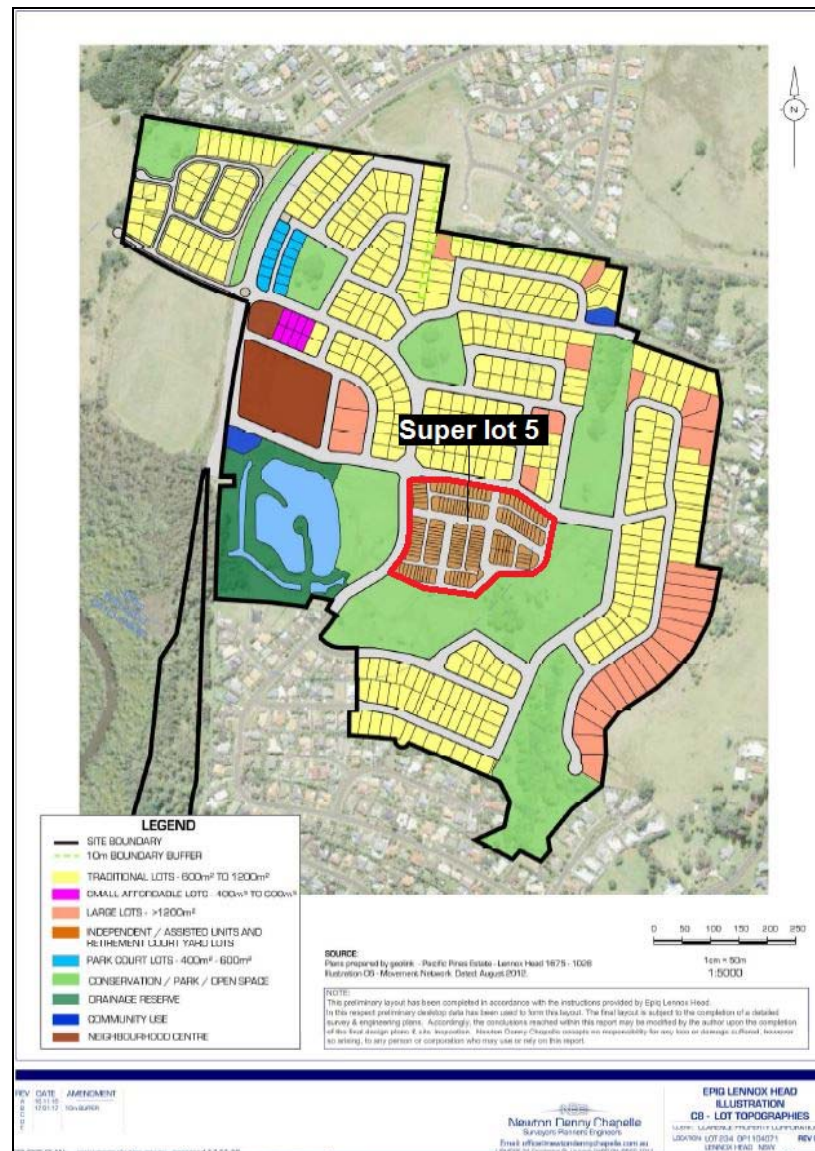


Plate 1: Lot 5 – Subject land area for the proposed Modification within Epiq Lennox

B. EXISTING CONCEPT PLAN APPROVAL

The current Concept Plan provides for the creation of a retirement community upon Super Lot 5, consisting of some 124 lots and associated road network.

C. PROPOSED DEVELOPMENT

The proposed modification will seek to undertake amendments to the Concept Approval (MP 07_0026). The key changes proposed for the approved development:

- Amending the development concept for Lot 5 from 'integrated retirement community' to 'small lot integrated housing';
- Establishing detailed design guidelines for the proposed subdivision and development of Lot 5 to supersede the current integrated retirement community design guidelines; and
- Amending the lot layout and road network to respond to the revised proposal.

The proposal seeks to subdivide and develop Lot 5 to provide small lot integrated housing on torrens title allotments, rather than seniors or retirement living. The rationale for the change relates to the following:

- a) Since the time of the original approval, two large seniors living developments have been approved in the Ballina / Lennox Head area – Palm Lakes Resort at North Creek Road Ballina (partly occupied and under construction) and GemLife Lennox Head at Skennars Head Road (to be constructed). These facilities provide a range of 'resort style' selfcare seniors living units and supplement the current supply of 'standard' selfcare accommodation opportunities provided by St Andrews Village, Crowley Village and the RSL Lifecare. As such, there is limited market demand for further accommodation of this kind at the current time.
- b) Our clients are aware that there is significant demand for affordable entry level housing options in locations which are readily accessible to services and infrastructure. This is evidenced by the high level of demand for the early subdivision releases within Epiq Lennox.
- c) Super Lot 5 is ideally located adjacent to shopping and sporting facilities to cater for relatively higher density integrated small lot housing. As such the proposal will cater for all age groups.

The modified proposal seeks to provide subdivide the subject land into 145 torrens title allotments with sizes ranging between 123m² to 672m², with a 'typical' area ranging between 125m² to 225m². Internal public roads and pedestrian pathways will be provided in generally a modified grid pattern, whilst on-street parking is also afforded within the public road design.

It is intended the allotments will be sold on a 'house and land package' basis, with each property constructed with a 2 storey attached or semi-detached dwelling. Four separate unit types are proposed depending on available lot frontage as illustrated within the design package contained within Attachment 1.

The current modification seeks to adopt design guidelines for these dwellings, which will then form the basis of the assessment of future development application/s to Ballina Shire Council. Given the nature of the subdivision, clear design guidelines are considered critical to guide the integrated development of Super Lot 5, including matters such as:

- Car parking;
- Building design;
- Site and open space design;
- Lot size and subdivision;
- Street design; and
- Connectivity to neighbourhood retail centre.

The design guidelines will ensure the desired architectural and operational features of this form of development are embodied into an integrated housing package.

D. REQUEST FOR COMMENTS

The SEARs require consultation with various government agencies as part of the modification request. We also acknowledge several government agencies have already provided comments to the Department of Planning & Environment, which are currently being taken into consideration by the project team in preparing the modification request.

Accordingly, pursuant to the SEAR's you are invited to provide NDC with comments which may be of relevance to the preparation of the Modification. Issues raised during these consultations will be addressed within the documentation lodged with the Department of Planning & Environment.

Feedback to NDC regarding the proposal is welcome until [3 weeks from date of letter] **22 May 2018**. Responses and enquiries can be sent via:

- **Email:** planning@newtondennychapelle.com.au; or
- **Post:** Newton Denny Chapelle, PO Box 1138, Lismore NSW 2480

E. CONCLUSION

Thank you for your time in considering this matter. Please note, this consultation is occurring prior to the lodgement of the proposed modification. Once the application is lodged with Department of Planning & Environment, a period of formal Agency and community consultations will occur in accordance with the relevant legislation. At that stage, all technical reports and assessments will be available for review and comment.

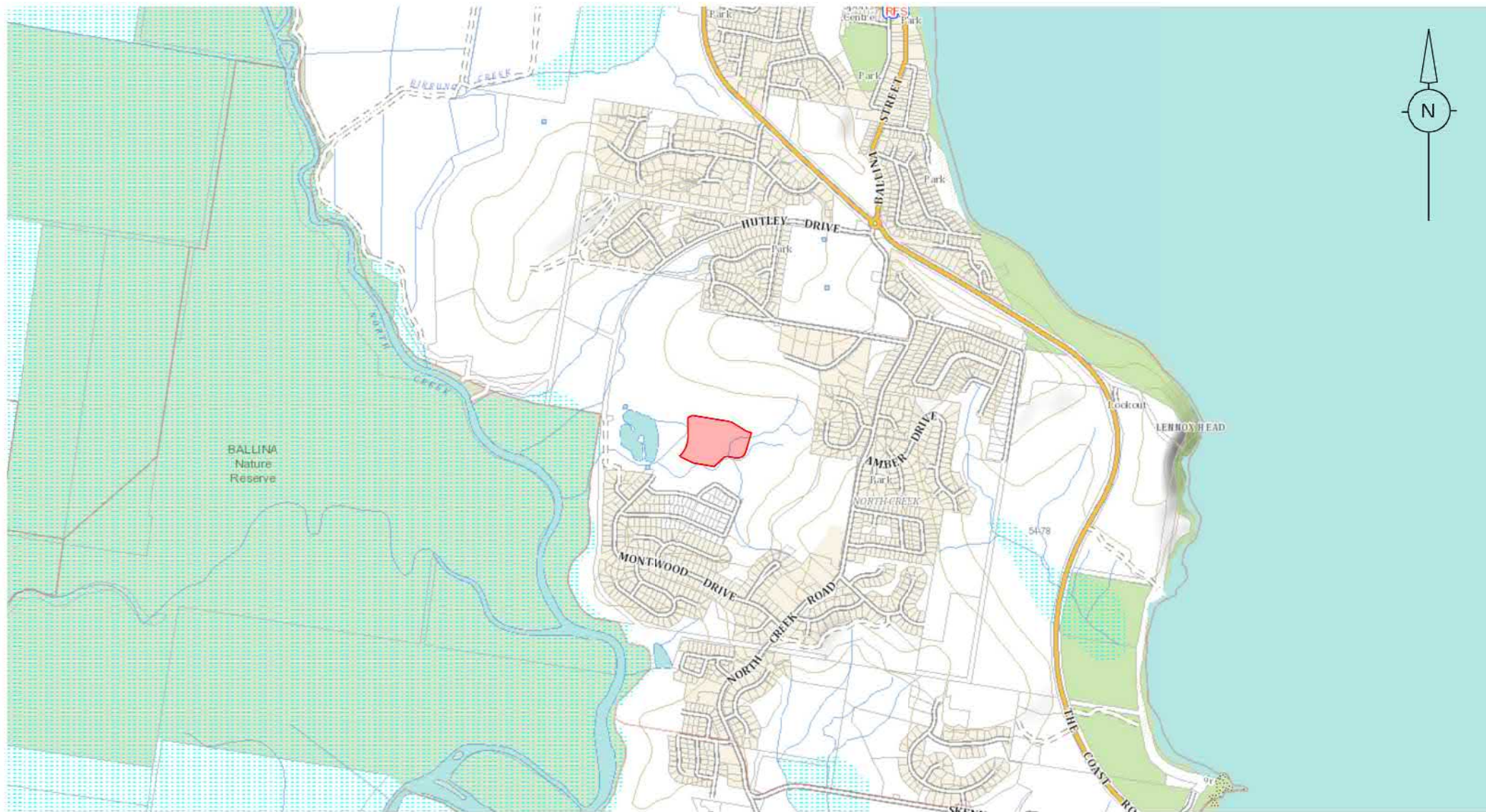
Yours sincerely,

NEWTON DENNY CHAPELLE

A handwritten signature in black ink that reads "Dai Chapelle". The signature is written in a cursive, flowing style.

DAMIAN CHAPELLE

Town Planner. BTP. CPP.



LEGEND:



SITE BOUNDARY

SOURCE PLAN: www.maps.six.nsw.gov.au - accessed 22.11.17

k:\jobs\2014\14351 - clarence property\release 5\panning\planning plans\ndc plans\cad files\14351 - location plan super lot 5.dwg - plan 1 - location

NBS
Newton Denny Chapelle
 Surveyors Planners Engineers

Email: office@newtondennychapelle.com.au
 LISMORE 31 Carrington St. Lismore 2480 PH: 6622 1011
 CASINO 100 Barker St. Casino 2470 PH: 6662 5000
 ABN: 86 220 045 469

PLAN 1 - LOCATION

EPIQ LENNOX HEAD

SUPERLOT 5

CLIENT: CLARENCE PROPERTY CORPORATION

LOCATION: LOT 234 DP1104071
 LENNOX HEAD NSW

DATE: 22.11.17
 SCALE: NTS

REF: 14/351
 DRAWN: bk

TERRACE HOMES AT PACIFIC PINES ESTATE

02	SITE PLAN
03	SITE LAYOUT PLAN - GROUND FLOOR
04	SITE LAYOUT PLAN - LEVEL 1
05	STREET ELEVATIONS
06	INTERNAL STREET ELEVATIONS & SECTIONS
07	INTERNAL STREET ELEVATIONS & SECTIONS
08	SECTIONS
09	MATERIAL PALETTE

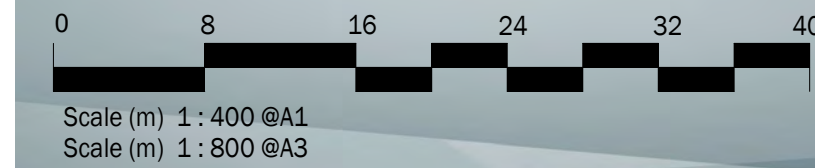


SNAPPER DRIVE



Lot Areas	
Lot no.	Area
Lot 1	219 m ²
Lot 2	142 m ²
Lot 3	142 m ²
Lot 4	142 m ²
Lot 5	142 m ²
Lot 6	171 m ²
Lot 7	171 m ²
Lot 8	142 m ²
Lot 9	142 m ²
Lot 10	142 m ²
Lot 11	142 m ²
Lot 12	252 m ²
Lot 13	252 m ²
Lot 14	145 m ²
Lot 15	145 m ²
Lot 16	145 m ²
Lot 17	145 m ²
Lot 18	174 m ²
Lot 19	174 m ²
Lot 20	145 m ²
Lot 21	145 m ²
Lot 22	145 m ²
Lot 23	203 m ²
Lot 24	672 m ²
Lot 25	303 m ²
Lot 26	222 m ²
Lot 27	222 m ²
Lot 28	222 m ²
Lot 29	222 m ²
Lot 30	303 m ²
Lot 31	515 m ²
Lot 32	441 m ²
Lot 33	335 m ²
Lot 34	211 m ²
Lot 35	211 m ²
Lot 36	212 m ²
Lot 37	241 m ²
Lot 38	364 m ²
Lot 39	328 m ²
Lot 40	215 m ²
Lot 41	222 m ²
Lot 42	303 m ²
Lot 43	398 m ²
Lot 44	496 m ²
Lot 45	302 m ²
Lot 46	220 m ²
Lot 47	220 m ²
Lot 48	221 m ²
Lot 49	221 m ²
Lot 50	221 m ²
Lot 51	252 m ²
Lot 52	267 m ²
Lot 53	217 m ²
Lot 54	217 m ²
Lot 55	217 m ²
Lot 56	197 m ²
Lot 57	138 m ²
Lot 58	136 m ²
Lot 59	136 m ²
Lot 60	137 m ²
Lot 61	139 m ²
Lot 62	243 m ²
Lot 63	309 m ²
Lot 64	145 m ²
Lot 65	145 m ²
Lot 66	145 m ²
Lot 67	174 m ²
Lot 68	174 m ²
Lot 69	145 m ²
Lot 70	145 m ²
Lot 71	198 m ²
Lot 72	477 m ²
Lot 73	166 m ²

Lot Areas	
Lot no.	Area
Lot 74	142 m ²
Lot 75	142 m ²
Lot 76	142 m ²
Lot 77	142 m ²
Lot 78	171 m ²
Lot 79	171 m ²
Lot 80	142 m ²
Lot 81	142 m ²
Lot 82	142 m ²
Lot 83	142 m ²
Lot 84	219 m ²
Lot 85	176 m ²
Lot 86	124 m ²
Lot 87	124 m ²
Lot 88	124 m ²
Lot 89	124 m ²
Lot 90	124 m ²
Lot 91	124 m ²
Lot 92	145 m ²
Lot 93	145 m ²
Lot 94	124 m ²
Lot 95	124 m ²
Lot 96	124 m ²
Lot 97	124 m ²
Lot 98	124 m ²
Lot 99	124 m ²
Lot 100	124 m ²
Lot 101	124 m ²
Lot 102	200 m ²
Lot 103	190 m ²
Lot 104	124 m ²
Lot 105	124 m ²
Lot 106	124 m ²
Lot 107	124 m ²
Lot 108	124 m ²
Lot 109	202 m ²
Lot 110	201 m ²
Lot 111	128 m ²
Lot 112	128 m ²
Lot 113	182 m ²
Lot 114	179 m ²
Lot 115	123 m ²
Lot 116	123 m ²
Lot 117	123 m ²
Lot 118	123 m ²
Lot 119	123 m ²
Lot 120	123 m ²
Lot 121	123 m ²
Lot 122	144 m ²
Lot 123	144 m ²
Lot 124	123 m ²
Lot 125	123 m ²
Lot 126	123 m ²
Lot 127	123 m ²
Lot 128	123 m ²
Lot 129	193 m ²
Lot 130	222 m ²
Lot 131	210 m ²
Lot 132	153 m ²
Lot 133	153 m ²
Lot 134	153 m ²
Lot 135	153 m ²
Lot 136	210 m ²
Lot 137	294 m ²
Lot 139	153 m ²
Lot 140	153 m ²
Lot 141	153 m ²
Lot 142	153 m ²
Lot 143	153 m ²
Lot 144	153 m ²
Lot 145	187 m ²



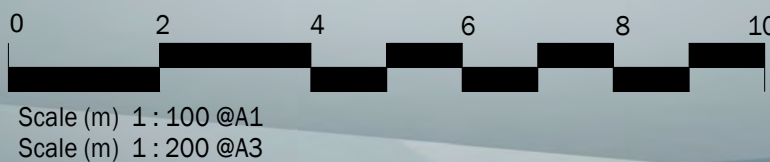
Terrace Homes Development
Pacific Pines Estate – Lennox Heads

Site Plan
5551.15.02.J





Site - Ground Floor Plan
1:400

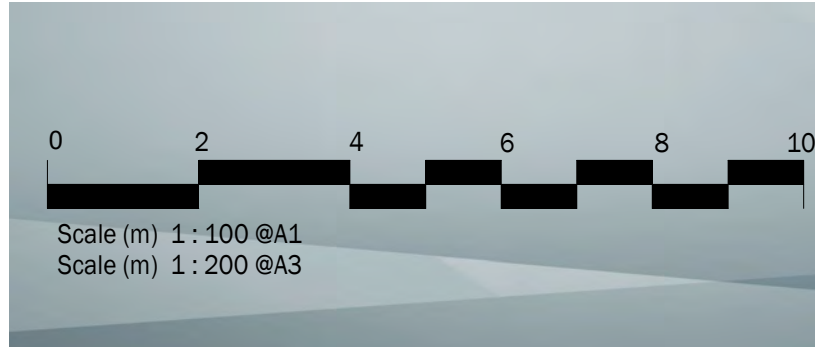


Main Street

Montwood Drive

1 Site - Level I Floor Plan
3.17
1:400

Legend	
	Type A - Living Area
	Type B - Living Area
	Type C - Living Area
	Type D - Living Area
	Garage
	Wet Area
	Bedroom
	Terrace/Balcony



Terrace Homes Development
Pacific Pines Estate – Lennox Heads

Site Layout Plan - Level I
5551.13.04.A





1 Main Street Elevation
1:400



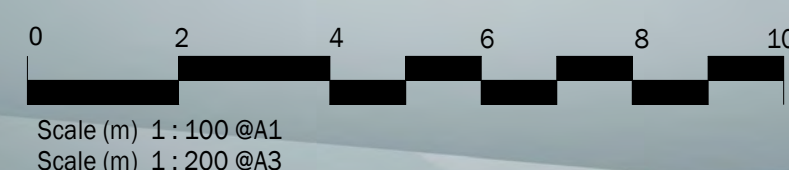
3 Block I Elevation
1:100



4 Montwood Drive Elevation
1:400



6 Montwood Drive Elevation
1:100



Terrace Homes Development
Pacific Pines Estate – Lennox Heads

Street Elevations
5551.13.05.A

TVS architects

21-Nov-17 2:35:54 PM ©TVS architects



1 Internal Site Elevation/Section - A
1 : 400



3 Internal Site Elevation/Section - A (Block Elevation)
1 : 100



4 Internal Site Elevation/Section - B
1 : 400



5 Block 17 Elevation
1 : 100

0 2 4 6 8 10
Scale (m) 1 : 100 @A1
Scale (m) 1 : 200 @A3

Terrace Homes Development
Pacific Pines Estate – Lennox Heads

Internal Street Elevations &
555.1.15.06.A
Sections

TVS architects

21-Nov-17 2:36:01 PM ©TVS architects



1 Internal Site Elevation - C
1:400



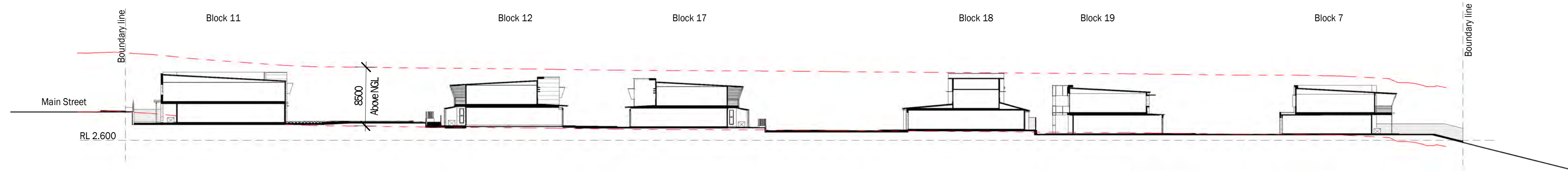
4 Block 5 Elevation
1:100



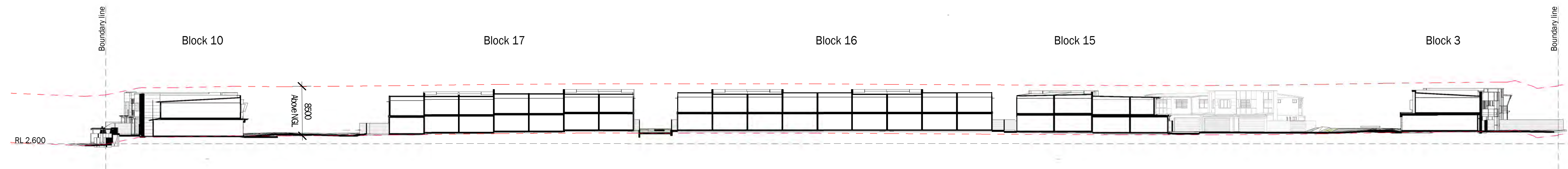
2 Internal Site Elevation - D
1:500



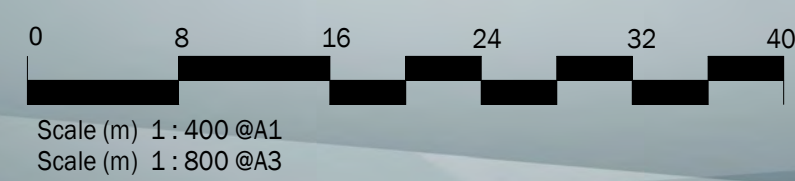
5 Internal Site Elevation - D (Block 12 & 17)
1:100



1 Site Section A
1 : 400



2 Site Section B
1 : 400

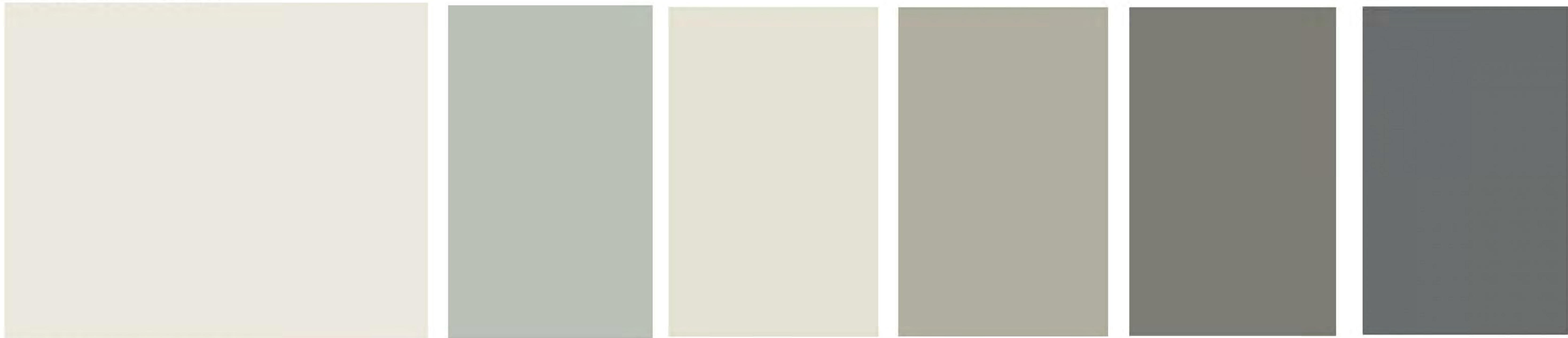


Terrace Homes Development
Pacific Pines Estate – Lennox Heads

Sections
5551.13.08.A

TVS architects

THEME COLOURS



EXTERNAL WALL COLOURS



ROOF, FASCIA & GUTTER COLOUR

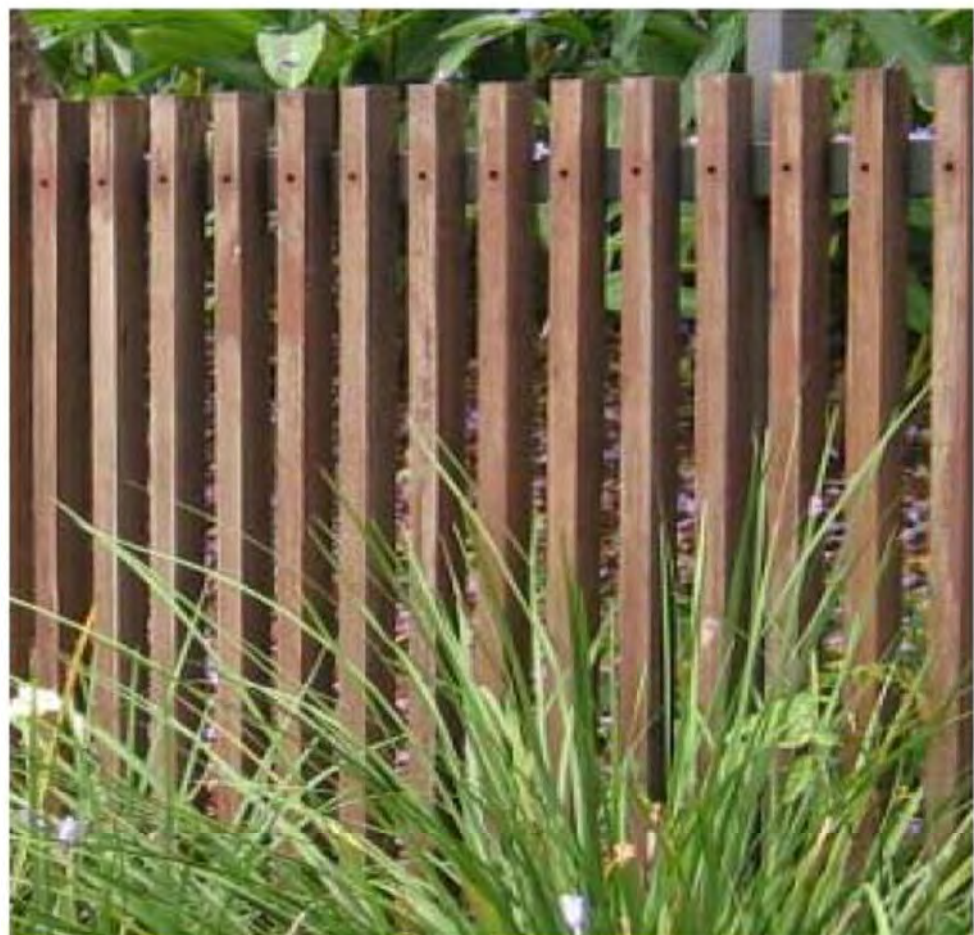
COMPLEMENTARY COLOURS/FINISHES



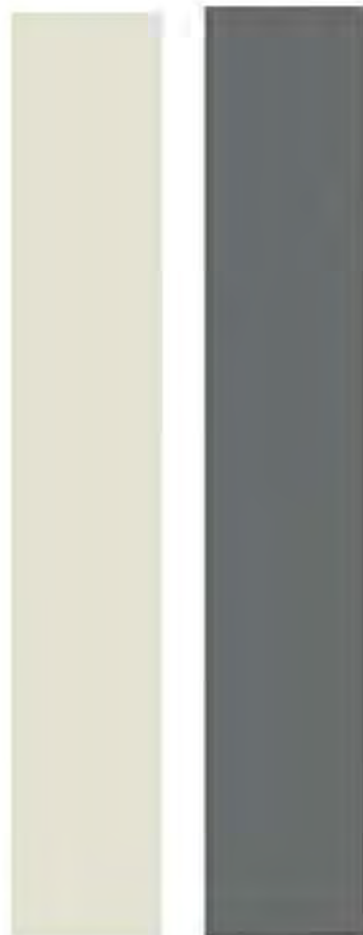
LINEA BOARD,
PAINT FINISH



FC SHEETING, BATTEN
TRIMS, PAINT FINISH



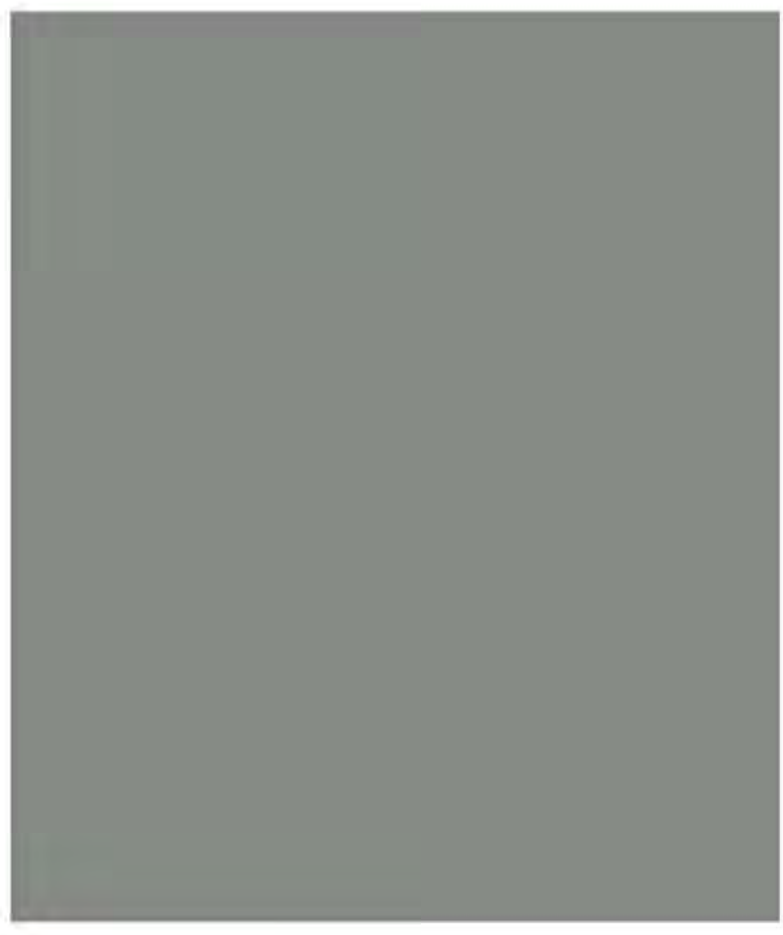
TIMBER BATTEN ENTRY FENCE



SUNHOODS



FEATURE WALL COLOURS



Callie Shovlin

From: Peter Drew <Peter.Drew@ballina.nsw.gov.au>
Sent: Thursday, 17 May 2018 12:52 PM
To: Callie Shovlin
Subject: RE: Response to SEAR's - MP 07_0026 - Mod 7 - Super Lot 5 EPIQ
Attachments: Comments to the Department relating to MP07_0026 MOD 7 Super Lot 5.pdf

Hi Callie

Please find attached Council's comments (previously provided to the DPE) on the proposed modification to the Concept Plan Approval and Project Approval MP 07_0026 (Mod 7) relating to Super Lot 5 at EPIQ.

Regards

Peter Drew
Town Planner



ballina.nsw.gov.au | discoverballina.com
p: (02) 6686 1414



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Opinions, conclusions and other information contained within this message that do not relate to official Council business are those of the individual sender, and shall be understood as being neither given nor endorsed by the Ballina Shire Council.

From: Callie Shovlin [<mailto:cshovlin@newtondennychapelle.com.au>]
Sent: Wednesday, 2 May 2018 3:25 PM
To: Peter Drew
Subject: Response to SEAR's - MP 07_0026 - Mod 7 - Super Lot 5 EPIQ

Hi Peter,

Please find attached correspondence relating to the SEARS for the proposed modification to the Concept Plan Approval and Project Approval MP 07_0026 (Mod 7) relating to Super Lot 5 at EPIQ.

Kind regards,

Callie Shovlin
Town Planner



Suite 1/31 Carrington Street, Lismore
Post: PO Box 1138, Lismore NSW 2480
T: 02 66221 011 F: 02 6622 4088
E: cshovlin@newtondennychapelle.com.au
W: www.newtondennychapelle.com.au



22 December 2017

Department of Planning and Environment
Modification Assessments
GPO Box 39
SYDNEY NSW 2001

Attention: Ms Jane Flanagan

Dear Jane,

Re: Response to Secretary's Environmental Assessment Requirements (SEARs) for the proposed modification to the Concept Plan Approval and Project approval MP07_0026 MOD 7 Super Lot 5. Lot 54 DP 1222919.

Thank you for the opportunity to provide comment on the Secretary Environmental Assessment Requirements (SEARs) for the above proposal relating to MOD 7 of the Concept Plan Approval MP07_0026 of Super Lot 5 as per your email received 1 December 2017. Thank you also for the extension to 22 December 2017 to provide comment.

A review of the proposed modification has been undertaken by Council and it is requested that the following matters to be included as part of the SEARs.

- Super Lot 5 is within Area K under the Lennox Head Structure Plan. The structure plan identifies that future development in this area should comply with the development principles set out in Section 2.3.3 of the structure plan. Given this, it is suggested that the SEARs require an analysis of the proposed development of Super Lot 5 relative to the development principles in section 2.3.3 of the Lennox Head Structure Plan.
- It is recommended that single story buildings or further separation of the buildings are to be introduced to provide relief to the building form to break up the apparent bulk of the proposed building layout
- A perimeter road shall be provided along the eastern and southern boundary of Super Lot 5, as proposed as part of the original Concept Plan Approval. This will provide a bushfire buffer to the conservation area (to be revegetated) and also minimise Council's ongoing vegetation maintenance requirements such as within other open spaces where Council spends significant resources maintaining vegetation, which directly adjoins private property. Further to this, the required maintenance would also be contrary to the intent of the conservation zones.
- Given the density proposed for Super Lot 5, it is recommended that provision be made for a central neighbourhood park or public open space area, accessible to the residents of the area.
- The applicant shall give regard to the principles of Crime Prevention through Environmental Design (CPTED), with particular attention to the central laneway (proposed Road C) of Super Lot 5.
- The applicant is to provide information addressing turning warrants for entry and exit into and from Super Lot 5 in relation to both Montwood Drive and Snapper Drive. This information should demonstrate the suitability of the treatments proposed relative to

expected traffic volumes and movement as well as demonstrate that there is adequate width in the road reserve to accommodate any measures required to manage turning movements.

- The applicant should also provide an analysis of the proposed street system addressing compliance with the requirements of the Northern Rivers Local Government Design Manual, including but not limited to address of carriageway width and road reserve width.

Should you have any further questions or require clarification in relation to the matters raised above, please contact Jessica Hutley of Council's Development Services on 6686 1254.

Yours faithfully



Vince Hunt
Acting Group Manager
Development and Environmental Health

Callie Shovlin

From: rohan.macdonald@dpi.nsw.gov.au on behalf of Landuse Enquiries
<landuse.enquiries@dpi.nsw.gov.au>
Sent: Monday, 7 May 2018 11:17 AM
To: Callie Shovlin
Subject: Response to SEAR's - MP 07_0026 Mod 6 - Super Lot 7 EPIQ; MP 07_0026 Mod 7 - Super Lot 5 EPIQ
Attachments: OUT17 48371 CL&W Response - Mixed Use Development, Lennox Head (MP 07_0026 MOD 6) - SEARs.pdf; OUT17 48374 CL&W Response - Mixed Use Development, Lennox Head (MP 07_0026 MOD 7) - SEARs.pdf

Hi Callie,

Please find attached the Lands & Water and DPI advice relating to Environmental Assessment requirements for the proposed modifications. Lands & Water and DPI have no additional requirements at this stage, however we would be happy to provide further advice should you have any specific enquiries during the preparation of the EA.

Thank you for your consultation.

Regards,
Rohan

Rohan Macdonald | Senior Policy Officer
NSW Department of Industry | Lands and Water | Strategy and Policy
[161 Kite Street | Orange NSW 2800](#)
P: 02 6391 3788
E: rohan.macdonald@dpi.nsw.gov.au
W: www.industry.nsw.gov.au

***We work flexibly.** If you have received an email from me outside of normal business hours, I'm sending it at a time that suits me. Unless it's urgent, I'm not expecting you to read or reply until normal business hours.*

On 2 May 2018 at 15:59, Callie Shovlin <cshovlin@newtondennychapelle.com.au> wrote:

Attention: Graeme White

Please find attached correspondence relating to the SEARS for the proposed modification to the Concept Plan Approval and Project Approval MP 07_0026 (Mod 6) relating to Super Lot 7 at EPIQ.

Kind regards,

Callie Shovlin

Town Planner

OUT17/48374

Jane Flanagan | Senior Planner
Modification Assessments
NSW Department of Planning and Environment

jane.flanagan@planning.nsw.gov.au

Dear Ms Flanagan

**Mixed Use Development, Lennox Head Modification 7 (MP 07_0026 MOD 7)
Comment on the Secretary's Environmental Assessment Requirements (SEARs)**

I refer to your email of 1 Dec 2017 to the Department of Industry in respect to the above matter. Comment has been sought from relevant branches of Crown Lands & Water and Department of Primary Industries.

Any further referrals to Department of Industry can be sent by email to landuse.enquiries@dpi.nsw.gov.au.

The department has reviewed the Preliminary Environmental Assessment and accompanying draft SEARs and provides the following recommendation:

- The EIS should be required to assess impacts of the proposed modification on acid sulphate soils, and stormwater management.

Yours sincerely



Graeme White
Manager, Assessment Advice
15 December 2017

Callie Shovlin

From: Development Northern <development.northern@rms.nsw.gov.au>
Sent: Wednesday, 30 May 2018 1:07 PM
To: Callie Shovlin
Subject: RMS Response - RE: Mod 6 & 7 - Response to SEAR's - MP 07_0026 - Super Lot 7 & 5 EPIQ
Attachments: NTH10_00202 - RMS Response - MP 07_0026 Mod 6-7 Lennox.pdf; NTH10_00202_09 - RMS response - Montwood Drive, Lennox Heads - MOD 7 - Super Lot 5.pdf; NTH10_00202_08 - RMS response - Montwood Drive, Lennox Heads - MOD 6 - Super Lot 7.pdf

Good Afternoon,

Please see attached response.

Kind regards,

Leisa Sedger

Administration Officer | Land Use Assessment
Northern Region | Regional & Freight
T 02 6640 1362 M 0418 486 966
www.rms.nsw.gov.au
Every journey matters

Roads and Maritime Services
Level 1 76 Victoria St Grafton NSW 2460

File No: NTH09/01696

Your Ref:

Newton Denny Chapelle
PO Box 1138
LISMORE NSW 2480

Attention: Callie Shovlin

Dear Sir / Madam,

**Pre-DA Advice - Proposed Modification 6 (Super Lot 7) and Modification 7 (Super Lot 5)
EPIQ Lennox (formerly known as 'Pacific Pines')**

I refer to your emails of 2 May 2018 requesting comment from Roads and Maritime Services in relation to the abovementioned modifications.

It is understood that Department of Planning and Environment (DPE) has issued the Secretary's Environmental Assessment Requirements (SEARs) and this is a further consultation request. Please note Roads and Maritime Services responded to DPE for modification 6 and modification 7 on 15 December 2017. This correspondence is still current and is attached for your information.

Roads and Maritime Services has considered the proposals and offers the following comments, as relevant to both proposed modifications.

- The proposed uses should be in accordance with the requirements of the Ballina Shire Council Local Environmental Plan 2012 and subsidiary Plans and Policies. It is understood that a number of prohibited uses may be proposed as part of the modifications, as are lots sizes that may be under the minimum lot size.
- Any Environmental Assessment should be supported by a Traffic Impact Assessment (TIA) prepared by a suitably qualified person in accordance with the Austroads Guide to Traffic Management Part 12, the complementary Roads and Maritime Supplement and RTA Guide to Traffic Generating Developments. The TIA would be required to address the following, among other matters:
 - The total impact of existing and proposed development on the road network with consideration for a relevant design horizon.
 - The volume and distribution of traffic generated by the proposed development.
 - Intersection sight distances at key intersections.
 - Existing and proposed site access standards.
 - Details of proposed improvements to affected intersections.
 - Details of servicing and parking arrangements.
 - Impact on public transport (public and school bus routes) and consideration for alternative transport modes such as walking and cycling.
 - Impacts of road traffic noise and dust generated during construction.

If you have any further enquiries regarding the above comments please do not hesitate to contact Liz Smith, Manager Land Use Assessment on (02) 6640 1362 or via email at: development.northern@rms.nsw.gov.au

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Liz', with a small flourish at the end.

for Monica Sirol
Network & Safety Manager, Northern Region

Date: 30 May 2018

Callie Shovlin

From: Don Owner <Don.Owner@environment.nsw.gov.au>
Sent: Friday, 11 May 2018 2:48 PM
To: Callie Shovlin
Subject: OEH Response - Epiq Subdivision Approval MOD 7 - signed DY 20180511
Attachments: OEH Response - Epiq Subdivision Approval MOD 7 - signed DY 20180511.pdf

Hi Damian,

Attached is a digital copy of the OEH response letter relating to Epiq MOD 7. A hard copy of the letter has also been posted out to you today. Please contact me if you have any questions about the recommendations provided.

Regards,

Don Owner

This email is intended for the addressee(s) named and may contain confidential and/or privileged information.

If you are not the intended recipient, please notify the sender and then delete it immediately.

Any views expressed in this email are those of the individual sender except where the sender expressly and with authority states them to be the views of the NSW Office of Environment and Heritage.

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL



**Office of
Environment
& Heritage**

Our Ref: DOC18/276029
Your Ref: 14/351

Mr Damian Chappelle
Newton Denny Chappelle
PO Box 1138
Lismore NSW 2480

Dear Mr Chappelle

Re: Response to SEARs for the proposed modification to the Concept Plan Approval and Project Approval MP 07_0026 MOD 7 relating to Lot 5 DP 1239938

Thank you for your letter dated 1 May 2018 about the proposed modification (MOD 7) to the approvals for MP 07_0026 seeking comments from the Office of Environment and Heritage (OEH). I appreciate the opportunity to provide input.

The OEH provided input to the Secretary's Environmental Assessment Requirements for MOD 7 in a letter to the Department of Planning and Environment (DPE) dated 21 December 2017, which detailed OEH's assessment requirements for matters relating to biodiversity, Aboriginal cultural heritage, historic heritage, acid sulphate soils, flooding, stormwater and coastal erosion.

The OEH does not have any additional site-specific matters that require addressing as part of the environmental assessment process for MOD 7.

Nevertheless, we recommend that assessments in support of the proposed modification:

- a. Demonstrate that the proposal will be consistent with the project Environmental Management Plan prepared in accordance with Concept Approval Condition B1;
- b. Demonstrate that the 'development footprint' and overall performance of any proposed changes to the stormwater management system will be consistent with the project Stormwater Management Plan prepared in accordance with Concept Approval condition B6;
- c. Identify any additional direct or indirect impacts of the proposal on the proposed conservation area, ecological corridor or retained areas of littoral rainforest (including buffer areas); and
- d. Describe any additional management or mitigation measures necessary to ensure that the proposal remains consistent with the intent of the Concept Plan and Project Approval requirements.

We look forward to reviewing the environmental assessment documents once they have been lodged with the DPE.

If you have any further questions about this issue, Mr Don Owner, Senior Conservation Planning Officer, Regional Operations, OEH, can be contacted on 6659 8233 or at don.owner@environment.nsw.gov.au.

Yours sincerely

A handwritten signature in blue ink, which appears to read 'Dimitri Young', followed by the date '11 May 2018' also in blue ink.

DIMITRI YOUNG
Senior Team Leader Planning, North East Branch
Regional Operations

Contact officer: DON OWNER
6659 8233

Callie Shovlin

From: Paul Creenaune <Paul.Creenaune@rfs.nsw.gov.au>
Sent: Thursday, 3 May 2018 2:16 PM
To: Callie Shovlin
Subject: RE: Mod 7 - Response to SEAR's - MP 07_0026 - Super Lot 5 EPIQ

Hi Callie,

The NSW RFS provided comments regarding MP 07_0026 (Mod 7) to NSW Planning & Environment in a letter dated 12 December 2017 (our ref: D17/4502). Please advise if you have not been provided with a copy of the RFS submission.

At this stage, the NSW RFS has no further comments to make.

Regards,
Paul.



Paul Creenaune | Development Assessment & Planning Officer
Planning & Environment Services (North)
NSW RURAL FIRE SERVICE
Suite 1 / 129 West High Street, Coffs Harbour 2450
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PREPARE. ACT. SURVIVE.

From: Callie Shovlin <cshovlin@newtondennychapelle.com.au>
Sent: Wednesday, 2 May 2018 3:34 PM
To: Planning & Environment Services <CustomerService.Centre@rfs.nsw.gov.au>
Subject: Mod 7 - Response to SEAR's - MP 07_0026 - Super Lot 5 EPIQ

Attention: Paul Creenaune

Please find attached correspondence relating to the SEARS for the proposed modification to the Concept Plan Approval and Project Approval MP 07_0026 (Mod 7) relating to Super Lot 5 at EPIQ.

Kind regards,

Callie Shovlin
Town Planner



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