

PCU015480

11-10-10

ALAN HAMBLBY
SUNRISE FISH HATCHERY
1359 PACIFIC HWY
KUNDABUNG 2441
PH 0265615133

Department of Planning
Received
13 OCT 2010
Scanning Room

RTA
DUAL CARRIAGE WAY PACIFIC HIGHWAY UPGRADE.

POTENTIAL PROBLEMS FOR
1359 PACIFIC HWY
SUNRISE FISH FARM AND HATCHERY

- 1- Around 80% of business comes from the sign on the Highway.
Newspapers , Radio and Internet don't even come close to boosting
business as does the Sign.
- 2- Access is direct for deliveries and customers. How do customers find
our business without a Sign? We must have a Sign.
- 3- If a low level Bridge is built how do we do business when the creek
rises? We live on the Creek and know it rises regularly
- 4- We have been building up our fish stocks to build a Fishout Facility for
over 4 years . How do we continue with this plan?

Road noise has increased with B Doubles going over the existing bridge.

We would like to ask for low vegetation out the front so people can see
our Fish Farm and the entrance to the property even though the Dams
can't be seen from the road.

Proposed land acquired is the most fertile and reducing the area of fertile
Land will reduce cattle production numbers annually.

I'm sure there will be more issues impacting our Business but if we are not
Allowed an Effective Sign it will force four employees to be unemployed.

Regards

From: "Terry O'leary" <toleary@lahey.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 14/10/2010 11:14 am
Subject: FW: Environmental Assessment-Oxley Highway to Kempsey
Attachments: Director Infra 14-10-10.pdf

From: Terry O'leary
Sent: Thursday, 14 October 2010 10:17 AM
To: 'plan_comment@planning.nsw.au'
Cc: 'Richard O'Leary'; 'beth@chdlaw.com.au'
Subject: Environmental Assessment-Oxley Highway to Kempsey

Director of Infrastructure
Major Project Assessments
Department of Planning
14-10-2010

Dear Sir/Madam

Please receive my comments attached regards
Environmental Assessment - Oxley Highway to Kempsey

Yours Sincerely
Terry O'Leary
Toens Pty Ltd

Director of Infrastructure Projects

Major Project Assessments

Department of Planning

Dear Sir/Madam

I wish to voice my concerns regarding the impact that may occur through the acquisition (Property Description – 22/260716) and my future development plans relating to these parcels of land

I purchased these properties, Lot 2 - DP705651, Lot 6 – DP0630159, Lot 21 – DP26071 and Lot – 22 DP 260716 from the Dept. of Main Roads (DMR, now RTA) in May 1984 with the intention of combining these parcels of land with my parcel (western end – Lot 31) which was also cut off.

The combination of these additional parcels of land with my severed part of lot 31 (Western Side) are entitled to one(1) building entitlement, subject to Development Application Approval through Kempsey Shire Council (Refer Attached Search conducted by Kempsey Shire Council – July 2002)

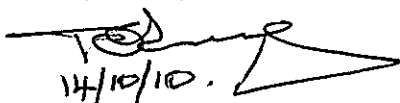
I feel that this intended acquisition may jepodise this entitlement and the overall valuation of my existing combined parcels of land. You will need to address this erosion of expected value by way of your intended acquisition

I also wish to comment on the Service Road – Eastern Side, review of the documentation does not indicate that this road is to be sealed to control the dust impact and overall erosion, surely this is an oversight on the RTA and would be unfair to expect local residents or the Council to carry out resurfacing works

Your comments would be appreciated, re-the above comments

Yours Sincerely

Terry O'Leary

A handwritten signature in black ink, appearing to read 'Terry O'Leary', with a date '14/10/10' written below it.

General Manager

Toens Pty Ltd

PO Box 22

Kundabung. NSW 2441

KEMPSEY SHIRE COUNCIL



bond

of co-operation

Ref LA 8821, 8822, 1615, 16516, 16517, 16518

AD:LK

10 July, 2002

Mr T E O'Leary
1239 Pacific Highway
KUNDABUNG NSW 2441

Dear Sir/Madam

DWELLING ELIGIBILITY

LOT 2 DP 705651, LOT 6 DP 630159, LOT 21 DP 260716, LOT 22 DP 260716, LOT 30 DP 260716
AND LOT 31 DP 260716 PACIFIC HIGHWAY, KUNDABUNG

I refer to the above and advise that a search of Council's records reveals the above lots combined enjoy one (1) dwelling entitlement only under the current provisions of the Kempsey Local Environment Plan 1987.

A dwelling-house may only be erected on the land with the prior approval of Council.

In this regard, a Development Application is required to be submitted to Council for consideration. Please note that contributions may be payable towards roads and open spaces, which may be imposed as conditions on any approval.

No guarantee of an approval to any application can be assumed.

If you have any enquiries in relation to the matter, contact Council's Environmental Services Department.

Yours faithfully

R B Pitt
STRATEGIC PLANNING/DEVELOPMENT CO-ORDINATOR
ENVIRONMENTAL SERVICES

From: Sean McInherny <svblackbilly@hotmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 14/10/2010 3:33 pm
Subject: Oxley Highway to Kempsey - Upgrading the Pacific Highway -RESPONSE TO THE
 'ENVIRONMENTAL ASSESSMENT, SEPTEMBER 2010
Attachments: EIS H'WAY UPGRADE - SUBMISSION.docx

OXLEY HIGHWAY TO KEMPSEY -
 UPGRADING THE PACIFIC HIGHWAY

RESPONSE TO THE
 'ENVIRONMENTAL ASSESSMENT - SEPTEMBER 2010'

BY: SEAN McINHERNY (owner of
 DP 2837 Lots 4,5 & 6)

SUBMITTED

LULU DAVIS

and

DATE:

13
 OCTOBER 2010

svblackbilly@hotmail.com EMAIL:

ADDRESS: PO BOX 2, OLD BAR NSW POSTAL
2430

***OXLWY HIGHWAY TO KEMPSEY -
UPGRADING THE PACIFIC HIGHWAY***

**RESPONSE TO THE
'ENVIRONMENTAL ASSESSMENT - SEPTEMBER 2010'**

SUBMITTED BY:	SEAN McINHERNY (owner of DP 2837 Lots 4,5 & 6) and LULU DAVIS
DATE:	13 OCTOBER 2010
EMAIL:	svblackbilly@hotmail.com
POSTAL ADDRESS:	PO BOX 2, OLD BAR NSW 2430

PAGE	FIGURE/ TABLE	TOPIC	COMMENTS
89		Description of service & access road at Wharf Road	To try and prevent illegal dumping of rubbish in Cairncross State Forest, deterioration of Wharf Road (a privately owned road) and trespassing on private property a 'No Through Road' sign should be erected at the proposed Wharf Road Underpass
172, 173	T 10-4	Property impacts & acquisitions	My understanding is that a #19 is " <i>non-travelling reserve</i> " and that as a result of erosion the "non-travelling reserve" either no longer exists or is seriously reduced in width. My research concludes that #21 and #23 are not "council road reserve" but are privately-owned roads held on DP 2837 Lots 4,5,6. (Reference is also made to #23 in Table 11-2 on page 210)
210	T 11-2		Reference is made to #23 – this is not "council road reserve" but is a privately-owned road held on DP 2837 Lots 4,5,6.
335	T 15-4	Threatened fauna	Brush-tail phascogales (which the report states is "likely to occur" and "vulnerable") has been sighted on 3 separate occasions adjacent to the Cairncross State Forest on Wharf Road.
342, 352		Mangroves stands on Hastings River bank	Various agencies (including Landcare, local Council & water catchment Authority) and landholders have invested significant time and money over the last 6 years to address the erosion of the north bank of the Hastings River where the proposed Highway upgrade is intended. Strategies during the construction and operational stages (ongoing and long-term) need to address scouring by the proposed Hastings Bridge pylons, and any other negative impacts on the mangroves in this area.
383	F 16-1	Noise catchment areas & monitoring locations	NCA 19 should include DP2837 Lot 6 where there is an established farmhouse.
399		Receivers increases & decreases in noise/ from new direction & existing direction	Report describes "overall improvement" to the noise environment, however there will be a decline for the farmhouse on DP 2837 Lot 6. The farmhouse will experience "increase" in noise from "existing" direction, similar to receiver # 855 (as the two are nearby and similar in elevation)
400	F 16-2	Noise impacts & affected receiver locations	Farmhouse on DP 2837 Lot 6 has been omitted from this figure.
403	T 16-11	Summary of predicted noise impacts on properties	Farmhouse on DP 2837 Lot 6 has been omitted from this table.
477	T 18-13	Predicted traffic on the service road network	#7 = Wharf Road service road (west side) Report predicts 5 vehicles per day, but as Wharf road currently provides legal access to 6 farms this appears to be an under-estimate.

From: "Greg Miers" <gmiers@busways.com.au>
To: <plan_comment@planning.nsw.gov.au>
CC: "Dave Davies" <ddavies@busways.com.au>
Date: 14/10/2010 10:21 pm
Subject: Pacific Highway Upgrade, Oxley Highway to Kempsey. Application Number 07_0090

TheDirector, Infrastructure Projects
 Departmentof Planning.

Wehave carefully checked the details as exhibited of the proposed Pacific Highway upgrade, Oxley Highway to Kempsey.

Buswaysoperates a regular bus service and a number of school buses between PortMacquarie and Kempsey along the Pacific Highway. The proposed concept of a service road for the fulldistance is very helpful to the continued provision of route and school busservices and it would be our intention to maintain services to the localcommunities via the service road.

Toprovide this service however, it will be necessary to have safe locations forthe bus to stop, children to wait and parents to park. Most of the areas where weneed to stop are at intersections where parents from surrounding areas meet thebus with their children. It appears on the exhibited material that at somelocations there is no provision for the bus to safely stop and children tosafely wait for the bus.

Werequest NSW Planning to ensure that there is careful consideration given andconsultation made with Busways for the provision of suitable facilities alongthe service road at locations, particularly at intersections of rural roads,where students and parents are most likely to catch the bus.

Pleasedo not hesitate to contact the undersigned for any assistance we can render indetermining appropriate locations for safe bus stop facilities.

Yourssincerely,

GregMiers
 Planning& Infrastructure Officer
 BuswaysGroup Pty Ltd
 P(02) 43926666
 F(02) 43925831
 M0438537902
 www.busways.com.au

From: "karen will" <karen.will@bigpond.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 15/10/2010 2:10 pm
Subject: Submission to Pacific Highway Upgrade (oxley Highway to kempsey)
Attachments: Rodney Will and Diane Will.doc

Attention: Roger Fenner

RE: Wyndell Close Telegraph Point

Application No: 07_0090

From Rodney and Diane Willl

Rodney Will and Diane Will
14 Wyndell Close
Telegraph Point
NSW 2441

Application Reference No: 07_0090

15th October 2010

Attention: Roger Fenner

Following is a list of concerns in which I have for the proposed Pacific Highway upgrade from the Oxley Highway to Kempsey.

We have no problems with the road (Wyndell Close) being a through road.
But with the following submissions.

Our property has gateway access to the Pacific Highway that allows access for the Water Tanker to fill up our water tank during the drier periods and the Septic Truck to pump out the septic tank, as we do not have town water or sewerage.

Therefore I feel there should be another gateway considered in the new fence line, as we have no other way of getting these service vehicles to the Eastern side of the house.

Another concern I have is the amount of water run off from Mr Blyth's property when the new road goes through from Cooperabung Drive to Haydons Warf Road.
So consideration should be given to the drainage between the two properties to eliminate the run off to our property being on the lower side.

Should you require more information in regards to this, I have video footage of the property in heavy rains.

I appreciate you help in relation to these concerns, and look forward to hearing from you.
We can be contacted by my mail or email rod.di@hotmail.com

Yours sincerely

Rodney and Diane Will

From: Bob Locke <BLocke@hfhand.com.au>
To: "plan_comment@planning.nsw.gov.au" <plan_comment@planning.nsw.gov.au>
CC: Ian Bird <IBird@hfhand.com.au>
Date: 15/10/2010 2:14 pm
Subject: Attn: Michael Young - Project: Pacific Highway - Oxley Highway to Kempsey.
 Application No. 07_0090 Sancrox Traffic Management
Attachments: SANCROX 151010.pdf

Hi Michael,

We attach our submission in relation to the above Project.

Could you please acknowledge receipt as I understand submissions must reach your department by close of business today.

Thanks,

Bob.

Bob Locke
 Manager Hire / Accounts
 HF Hand Constructors Pty Ltd
 Phone 1300 HF HAND | Fax 02 6585 1330
 Web www.hfhand.com.au <<http://www.hfhand.com.au/>>
 [cid:image001.png@01CB6C72.853A4090]

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H.F. HAND
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STEEL FABRICATION & ERECTION • STEEL STORAGE TANKS • MINING & CONSTRUCTION SERVICES

Head Office
Reference: RJL101002RTA

14th October 2010

Director, Infrastructure Projects
Department of Planning
GPO Box 39
Sydney NSW 2001

Att: Michael Young

Project: Pacific Highway – Oxley Highway to Kempsey. Application No. 07_0090 Sancrox Traffic Management

We act on behalf of Savian Joint Venture, the proprietors of Lots 4 & 5 Sancrox Road.

We support in principle the proposed traffic arrangement for the Sancrox area.

We do not agree with the proposed access to Lots 4 & 5 Sancrox Road as outlined in Figure 6-5 of the Environmental Assessment Main Volume 2010 Part B – The Proposal, and comment as follows:

- Existing access to Lots 4 & 5 plus the adjoining Lot to the south is from Sancrox Road via an existing right of carriageway through Lot 5. This access will become unavailable following the highway upgrade resulting in all 3 lots becoming "landlocked"
- Proposed access to all 3 properties is from the new service road at a point on the north western corner of lot 4.
- This results in both Lot 5 and the adjoining property remaining "landlocked" with no direct access to the new service rd.
- Access to both these lots would require a new easement creating a right of carriageway through a busy work area adjacent to our new workshop in lot 4 which would be dangerous and impractical.

We would support an entry from the service road on the southern side of Lot 4 & 5 as indicated on the amended Figure 6-2b, see Schedule "A" attached. We perceive an obvious benefit to all landowners affected as this will provide safe access to all three lots from the service road to the south. We understand the owners of the adjoining lot support this proposal.

KEMPSEY
26-32 Akubra Place
South Kempsey NSW 2440
Fax 02 6562 7995

HEAD OFFICE
3 Sancrox Road
Sancrox NSW 2446
Fax 02 6585 1330

SINGLETON
Lot 90 Hedley Road
Mt Thorley Industrial Estate NSW 2330
Fax 02 6574 6229



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We therefore request consideration to:

- Entry to lots 4 and 5 to be from the service road on the southern side as indicated on Schedule "A"
- Cancellation of the existing right of carriageway through Lot 5 from Sancrox Road as this access will be unavailable following the highway upgrade.

We would appreciate favourable consideration to our request and would be happy to discuss the merits of this proposal at any time.

Yours Faithfully,
HF Hand Constructors Pty Ltd

Ian Bird
General Manager

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26-32 Akubra Place
South Kempsey NSW 2440
Fax 02 6562 7995

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Figure 6-5 Sancrox Road and Fernbank Creek Road traffic arrangement

