

April 1, 2010

Coffs harbour City Council
PO Box 1925
Coffs Harbour NSW 2450

Attention: Mr Martin Bouma

Dear Martin,

RE: INFORMATION REQUEST – COMMUNITY TITLE SUBDIVISION LOT 211 DP1044292 & LOT 1 DP262300, PACIFIC HIGHWAY MOONEE BEACH

The following correspondence provides further detail and clarification of matters raised in the Information Request summary prepared by Coffs Harbour City Council (CHCC) dated November 24, 2009.

Issues raised in CHCC's correspondence (including those raised by other Government Agencies) are repeated below in italic text. Our response, following a review of the project material is given below in roman text.

- *The EA does not include a Stormwater Management Plan.*

A Stormwater Management Plan (SWMP) was included in the EA. The SWMP was included as Attachment 1 of the report titled '*Stormwater Assessment and management plan, proposed Seniors Living, Lot 211 on DP1044292, Moonee Beach, NSW*' prepared by Gilbert & Sutherland June 2007.

- *There needs to be a discussion on the types of erosion and sediment control measures proposed, and how they will be implemented.*

The Stormwater Management Plan includes a discussion of requirements for installation of erosion and sediment control measures onsite. This discussion includes a specific table (Table 2.3) dedicated to construction phase erosion and sediment control management.

Additionally, the SWMP contains the commitment that prior to commencement of construction in any stage of the development, that detailed erosion and sediment control plans would be prepared and submitted to CHCC for approval.

- *The Stormwater Report indicated that soil permeability testing was only conducted on bores 1 and 3. Justification should be given to the selective choice of only these two bores rather than conducting the assessment on all four bores.*

A total of four boreholes were constructed across the site with soil profile descriptions undertaken in accordance with the *Australian Soil and Land Survey Field Handbook* (Macdonald *et al*, 1990). Soil borelogs were provided in the Stormwater Report as Appendix 1.

As detailed in the borelogs, the soil characteristics and profile showed a strong correlation in Bores 1, 2 and 4. In all three boreholes, silty light to medium clay was encountered to a

depth of 0.2m and was underlain by silty medium to heavy clay up to 0.65m (the maximum depth of investigation).

Given the similarities in soil characteristics and stratigraphy evident in boreholes 1, 2 and 3, permeability results would be highly comparable. The permeability result reported for borehole 1 is representative of the likely permeabilities that would be encountered in all 3 boreholes.

The soil characteristics and stratigraphy recorded for borehole 3 showed some variations in comparison to the other boreholes and thus a second permeability test was undertaken at this location.

- *The stormwater management plan proposes a bio-retention swale within the local east west road reserve. This is unacceptable and should be contained within the Community property. If it can't be then an alternative treatment measure should be provided.*

It is understood from discussions with CHCC that future upgrades are planned for the proposed road running east-west on the southern boundary of the development footprint. CHCC has concerns that the bio-retention trench may need to be removed to accommodate the proposed future upgrade.

Gilbert & Sutherland have discussed this issue with Geoff Smyth Consulting (the consultant responsible for managing this DA) and have been advised to defer any changes to the current stormwater treatment design and layout until this issue has been resolved. We understand others will be discussing the suitability of the road upgrade with Council. If necessary we can provide further detail regarding stormwater management on settlement of this issue.

Please do not hesitate to contact this office should you require any further details or elaboration.

Yours faithfully,

Gilbert & Sutherland Pty Ltd



Chris Anderson

Senior Environmental Engineer/Scientist
Brisbane Office Manager



Erin Holton

Senior Environmental Scientist/Engineer