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TOWN PLANNING & DEVELOPMENT ADVICE

22 June 2011
Ref: IM05010.39

Mr Marten Bouma
Land Use Planning Officer
Coffs Harbour City Council
Locked Bag 155
COFFS HARBOUR NSW 2450

Dear Sir

***MP08-0003 Staged Development
32 Dwellings & Community Title Subdivision
1206D Pacific Highway, Moonee
Lot 211 DP 1044292 & Lot 1 DP 262300***

In November 2010 I lodged a preferred project report for the above development as a result of issues raised from the exhibition of the Environmental Assessment report. In letter dated 23 December you conveyed concerns raised in relation to biodiversity issues. In a further email of 14 January 2011 you conveyed additional issues to be resolved.

The issues now raised are summarised as follows:-

Council letter of 23 December:-

1. The potential impact, on the long-term survival of the Moonee Quassia.
2. The potential impacts on federally listed endangered species under the Environment Protection and Biodiversity Conservation Act 1999 including referral to the Commonwealth Department of Sustainability, Environment, Water, Population and Communities.
3. The potential impacts on the local population of rusty plum.
4. Encroachment of urban development and associated bushfire asset protection zones into areas zoned 7A or where Moonee Quassia or Rusty Plum occur.

Email of 14 January

5. Future access to existing 3 lots fronting the Pacific Highway.
6. Stormwater discharge onto neighbouring property to the north.
7. BASIX Certificates for all proposed dwellings.
8. Waste collection arrangements.

As a result of these concerns considerable additional site investigations have been undertaken including accurate site survey to locate endangered plant species. The result is a further amendment to the extent of development proposed that includes the following:-

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1. Redefinition of stages of development to accommodate any delays in the construction of the proposed collector road. The collector road through from Moonee Beach Road is to be constructed by the RTA as compensation for land acquisition for the Pacific Highway upgrade.
 2. Deletion of Lot 25 to accommodate revised Asset Protection Zones for bushfire hazard reduction. All other lot numbers have been retained to avoid the need to amend all specialist subconsultant reports to reflect a change in lot numbering.
 3. Further reduce the length of collector road to avoid impacts on endangered plants.
 4. Retain all endangered plants on site and the translocation of a Rusty Plum in proposed Lot 6.
 5. Provision of a 10m buffer of revegetation adjoining endangered plant species together with an additional buffer upto the access for bushfire vehicles to provide improved protection. The Asset Protection Zone has been adjusted to accommodate the buffer planting and Lot 25 deleted as a result.
 6. Relocation of proposed access for bushfire vehicles to avoid endangered plants and the proposed buffer thereto.
 7. Relocation of bio-retention basin to a position wholly within the Residential 2A zone.
 8. Enlargement of the bio-retention basin to accommodate stormwater from the north west and overcome any need to discharge stormwater onto an adjoining property.
 9. Amend Asset Protection Zone to accommodate a buffer to endangered plants and avoid encroachment into Zone 7A land.
 10. Revise waste collection arrangements to address Councils concerns.

It is considered that the foregoing amendments will overcome Councils concerns. Enclosed are revised plans of the proposed development and reports by de Groot & Benson together with reports on flora issues by James Warren & Associates and bushfire hazard reduction by Bushfire Safe (Aust) Pty Ltd. A response from the Department of Sustainability, Environment, Water, Population and Communities is included in the report from James Warren & Associates. Also enclosed are the BASIX assessments as requested.

The access to the existing lots to the west of this site and fronting the Pacific Highway is to be provided by the RTA by way of a service road parallel to the Pacific Highway and connecting to the collector road at the northern end of the property. The RTA is to acquire the land on the northern side of the property necessary to complete the service road connection to the collector road. As compensation for the acquisition the collector road is to be constructed by the RTA from Moonee Beach Road for the full frontage of the proposed residential lots.

It is not accepted that the endangered plants cannot be translocated successfully, however, in the interests of finalising this project in recognition of all interests, a further amendment has been accepted to leave the plants on site together with the provision of a vegetated buffer to the plants and the loss of a lot that would otherwise be retained.

Yours faithfully
GEOFF SMYTH CONSULTING



GEOFF SMYTH
gs.jm