

Email : davidh@bradleys.com.au



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Civil Consulting

Bradford Lees Pty Ltd ABN 29 064 159 191

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Postal PO Box 2293, Southport QLD 4215

Gold Coast Office Level 1, 34 Thomas Drive, Chevron Island QLD 4217

From: Peter Pennycuick [<mailto:PeterP@TWEED.nsw.gov.au>]

Sent: Wednesday, 18 July 2012 10:09 AM

To: David Holstein

Subject: RE: Altitude Aspire - Sewerage

David,

I'm just looking at you calcs and would like advice as to the values the following factors that you used:

ARI/Containment Factor = 1.3 (5 years)

Soil Aspect = 0.4

Network Deficiency = 0.3

Rainfall Intensity (I(1,2)) = 52

I assume you used the default effective area for residential development (correct) and it seems you used a portion wet of 0.2 (correct) which seems fair enough on this site.

Thanks

Peter Pennycuick | Acting Manager
Community and Natural Resources - Water Unit



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From: David Holstein [<mailto:DavidH@bradleys.com.au>]

Sent: Wednesday, 27 June 2012 4:10

To: Peter Pennycuick

Subject: Altitude Aspire - Sewerage

Peter

Thanks again for your time today.

As discussed, I have used the WSA method to determine PWWF for the RSPS catchment (including SPS3033 and Parkes Lane development). The table below includes these calculations.

As per our conversation, I have calculated the peaking factor and rainfall intensity factor assuming the whole of the RSPS gravity catchment (Altitude, Parkes Lane and Fraser Drive Precinct) and used this to calculate the PWWF for each of these three sub-catchments.

| Stage (sub-catchment) | Transitional Lots/Large Lots | Suburban Lots | Small Lot and Medium Density Lots | Neighbourhood Planning Housing | Shop-top & Village Centre Residential | Equivalent Tenament (ET) | Equivalent Population (EP) | ADWF (L/s) |
|-----------------------|------------------------------|---------------|-----------------------------------|--------------------------------|---------------------------------------|--------------------------|----------------------------|--------------|
| Altitude Aspire | | | | | | 321 | 1027 | 2.16 |
| Parkes Lane | | | | | | 110 | 352 | 0.74 |
| SPS3033 | | | | | | 491 | 1571 | 3.30 |
| Fraser Drive Precinct | 0 | 12 | 0 | 32 | 0 | 44 | 141 | 0.30 |
| Mahers Lane Precinct | 8 | 428 | 174 | 0 | 0 | 602 | 1926 | 4.05 |
| Central Precinct | 60 | 265 | 58 | 114 | 120 | 437 | 1398 | 2.94 |
| TOTALS | 68 | 705 | 232 | 146 | 120 | 2005 | 6416 | 13.47 |

The PWWF:ADWF ratio's are a little on the high side (10 – 17) but as you pointed out last time we spoke, using 240L/EP/day for the ADWF, these become closer to the expected 6 - 8.

Can you please advise if you have any issues with these numbers?

You advised today that 82l/s modelled in SWMM did not surcharge the 300dia gravity line, but may result in surcharging of (connecting) downstream pipes (near to SPS3018) – augmentation of a small section of line may be required to prevent this occurring. Note that discharge through this 300dia main is a temporary connection, and a VFD can be used on the pumps at the RSPS to reduce the flow rate during most periods (except PWWF events).

Our strategy is to delay the construction of the RM from the RSPS as long as possible due to the constraints with the alignment we discussed (private property, EEC's, existing pipework alignment).

As discussed, can you also please advise if there are any other factors or constraints within the system that you have identified that may impact on this strategy?

Please feel free to call me at any time to discuss.

Regards,
David Holstein
 BE (Civil Hons) BBus MIE Aust

Email : davidh@bradleys.com.au



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David Holstein

From: Peter Pennycuick <PeterP@TWEED.nsw.gov.au>
Sent: Friday, 20 July 2012 2:27 PM
To: David Holstein
Cc: Anthony Burnham; John Muzyczka; Cheryl Jackson
Subject: RE: Altitude Aspire - Sewerage

Follow Up Flag: Follow up
Flag Status: Flagged

David,

I have had some time now to look at the receiving pump station SPS3018.

As it is at the moment, it appears that we are stretching the friendship on well volume as it is with the inlet routinely being submerged.

Theoretically, we should have a pump station volume between pump stop and inlet invert levels (which should be above pump start level) of 10881L for my proposed stage 1 flow of 120.9L/s or 13329L for a flow that would include 82L/s in the Fraser Drive Gravity system from Area E. The actual volume available is 4297L, well short of the 7200L that should have been available for the original pump duty of 80L/s.

We don't want to exacerbate the well inadequacy indefinitely – hence we picked what we hoped would have been a reasonable first stage for Altitude Aspire to contribute prior to the full new rising main being constructed.

The other criterion we are trying to meet is to do with the power requirement for the pump station. It is currently equipped with 55kW pumps from Forrers.

Forrers are now KSB and their manufacturing facility that made Forrers Pumps was closed down quite some time ago. Forrers were never the most efficient pumps in the world.

Our standard now requires that pump stations over 22.5kW pumps should have a control building so that there is room for CT metering and VSD, etc. With this one, we believe that if we maintain the same size as exists, we can get away without having to replace the switch board or require a building (for which there is no room on the existing site).

We also want to select a pump that can be down sized again by an impeller change when the new rising main from the Area E Regional SPS is completed.

Accordingly, we do not want to increase the amount to be connected in the first stage of Altitude Aspire

Peter Pennycuick | Acting Manager
Community and Natural Resources - Water Unit



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From: David Holstein [<mailto:DavidH@bradlees.com.au>]
Sent: Wednesday, 18 July 2012 10:24
To: Peter Pennycuick
Subject: RE: Altitude Aspire - Sewerage

Peter

Please refer below.

Regards,
David Holstein
BE (Civil Hons) BBus MIE Aust

Email : davidh@bradlees.com.au



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Our strategy is to delay the construction of the RM from the RSPS as long as possible due to the constraints with the alignment we discussed (private property, EEC's, existing pipework alignment).

As discussed, can you also please advise if there are any other factors or constraints within the system that you have identified that may impact on this strategy?

Please feel free to call me at any time to discuss.

Regards,
David Holstein
BE (Civil Hons) BBus MIE Aust

David Holstein

From: David Holstein
Sent: Friday, 11 January 2013 2:42 PM
To: 'anthonyb@tweed.nsw.gov.au'
Cc: Brian Lees
Subject: FW: Altitude Aspire VPA

Anthony

Thanks for your time today to discuss Altitude Aspire reservoir storage.

Please find following points I made from our phone discussion:

- The updated DSP will not be available until 1/7/2014
- You will re-consider the inclusion of the Chambers reservoir augmentation within the DSP due to changes within the expected timing and staging of development of Area E.
- Newlands do not want a reservoir to be located on Altitude Aspire site (for reasons given previously)
- TSC expect augmentation of Chambers reservoir site within next 5-10 years.
- A major issue with the VPA for Newland is the funding of storage for additional parts of Area E (external to Altitude Aspire)
- There are still site constraints (e.g. environmental and physical) that need to be addressed for the Chambers reservoir site. For example, there may only be room on the site for a 1.5ML reservoir (with same TWL and BWL) and REF v EIS.
- A VPA was agreed to be the best way forward for construction of a reservoir to enable development of Altitude Aspire - you will have further internal discussions regarding content of VPA.

Regards,

David Holstein
BE (Civil Hons) BBus MIE Aust

Email : davidh@bradlees.com.au



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From: David Holstein
Sent: Monday, 7 January 2013 3:09 PM
To: 'anthonyb@tweed.nsw.gov.au'
Cc: Brian Lees
Subject: FW: Altitude Aspire VPA

Anthony

Further to emails below.

The option to locate a reservoir within the Altitude Aspire site has been rejected by Newlands for the reasons given below and the Chambers Reservoir site is the obvious location for this additional water storage.

Can you advise if there any immediate plans to update the DSP?

Regards,
David Holstein
BE (Civil Hons) BBus MIE Aust

Email : davidh@bradleys.com.au



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From: Brian Lees
Sent: Monday, 17 December 2012 4:04 PM
To: David Holstein
Subject: Fwd: Altitude Aspire VPA

From: Shaun Nicholson <shaunnicholson@newland.com.au>
Date: 17 December 2012 1:47:29 PM AEST
To: Brian Lees <brian@bradleys.com.au>
Subject: FW: Altitude Aspire VPA

Hi Brian,

Further to our meeting today attached is the email from Danny below for your information.

Can you please follow up with Anthony Burnham.

Regards,

Shaun Nicholson
Regional Manager - North Qld



Newland Developers Pty Ltd
Po Box 4176 Robina TC Qld 4230
Suite 205 Level 2 Eastside
232 Robina Town Centre Drive Robina Qld 4226
Tel: 07 5501 7222 Mob: 0422 814 936
Fax: 07 5562 5634 Email: shaunnicholson@newland.com.au

From: Danny Rose [<mailto:DRose@tweed.nsw.gov.au>]
Sent: Monday, 10 December 2012 2:09 PM
To: Jenny (on behalf of Darryl)
Cc: Shaun Nicholson; Stuart Campbell; Patrick Knight; Peter Pennycuick; Denise Galle
Subject: RE: Altitude Aspire VPA

Darryl,

As I understand it, Council's position with regard to water is that the use of the Chambers Reservoir is subject to the terms set out in the draft VPA, or Newland must nominate an alternate site for a reservoir within Altitude Aspire (or other suitable location).

Peter Pennycuick has forwarded your message to Anthony Burnham for consideration, however I understood we were awaiting a counter position from Newland given the objection to the draft VPA proposal. I recommend you speak to Anthony directly as I am not involved in DSPs.

Regards
Danny

Danny Rose BE (Civil Hons) | Planning and Infrastructure Engineer
Engineering and Operations



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From: Jenny (on behalf of Darryl) [<mailto:jenny@daconsulting.com.au>]
Sent: Monday, 10 December 2012 9:38 AM
To: Danny Rose
Cc: shaunnicholson@newland.com.au; Stuart Campbell; Patrick Knight; Peter Pennycuick; Denise Galle
Subject: RE: Altitude Aspire VPA

Hi Danny

Thanks for the update, we will proceed to update the VPA when Council agrees to how water supply is to be dealt with. In this regard, we think it would be appropriate to have a DSP for the whole of Area E and in addition we understand that current DSPs are due for review. Please phone and discuss should you have any queries.

Regards

DARRYL ANDERSON
Director/Principal Town Planner

**Wishing You All A Happy, Safe &
Relaxing Xmas.**



Our office will close from 5:00 pm
Friday 21st December & re-open
on Monday 7th January.

CHECK OUT OUR NEW WEBSITE: www.daconsulting.com.au



DARRYL ANDERSON CONSULTING PTY LTD
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From: Danny Rose [<mailto:DRose@tweed.nsw.gov.au>]
Sent: Friday, 7 December 2012 10:26 AM
To: Jenny (on behalf of Darryl)
Cc: shaunnicholson@newland.com.au; Stuart Campbell; Patrick Knight; Peter Pennycuick; Denise Galle
Subject: RE: Altitude Aspire VPA

Darryl,

Should Newland wish to proceed on this matter, it would be appreciated if you could provide an amended version of the draft VPA, with marked changes so that this can be properly assessed by all concerned.

Those amendments agreed in principle in our discussions to date need to be fleshed out in the document. At our last meeting there were a number of issues particularly relating to water and sewerage that Newlands still appeared undecided on.

Regards
Danny Rose

From: Jenny (on behalf of Darryl) [<mailto:jenny@daconsulting.com.au>]
Sent: Tuesday, 4 December 2012 9:14 AM
To: Patrick Knight; Danny Rose; Denise Galle; Peter Pennycuik
Cc: shaunnicholson@newland.com.au; Stuart Campbell
Subject: RE: Altitude Aspire VPA

Hi Patrick, Denise, Peter and Danny

Further to our email below and our meeting on 15 November 2012, could you please confirm the agreed amendments to the VPA as follows:

Broadwater Parkway

Construction not required, contributions in lieu will be applicable plus dedication of the road reserve for which credits will apply.

External Sewer

Council to construct Stage 1 works under the DSP. Stage 2 works to be constructed by TSC when required, based on lot releases.

Water Supply

Discussions so far in relation to the water reservoir on the Altitude Aspire site would not be acceptable as it would be located on the highest land adjacent to Fraser Drive and would have significant amenity impacts on existing and future residential properties.

The option of constructing a reservoir on the Chambers Reservoir site is preferred by Newland and would service Altitude Aspire and provide capacity for Council's additional requirements.

Please phone and discuss should you have any queries.

Regards

DARRYL ANDERSON
Director/Principal Town Planner

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From: Jenny (on behalf of Darryl)
Sent: Wednesday, 31 October 2012 1:15 PM
To: Patrick Knight (patrickknight@tweed.nsw.gov.au); 'Danny Rose' (DRose@tweed.nsw.gov.au)
Cc: dgalle@tweed.nsw.gov.au; Shaun Nicholson (shaunnicholson@newland.com.au); Stuart Campbell
Subject: Altitude Aspire VPA - Request for Meeting

Hi Patrick and Danny

Thank you for your email and the latest version of the draft VPA (copy **attached**).

Newland has reviewed the draft VPA and note that it contains a number of onerous provisions which would have significant implications for the financial feasibility of Altitude Aspire.

Those provisions particularly relate to the need to pay securities, fund upfront infrastructure which will benefit others and carry the cost of constructing some of that infrastructure in addition to the bonding.

We have undertaken a detailed cost analysis of the works proposed to be completed by Newland in the recently provided copy of the VPA and they total in excess of \$15 Million dollars. These works are unable to be funded by Newland and will prevent the project from proceeding as the proposed development costs (including Council contributions currently estimated at \$73,723 per lot) in our opinion would result in allotment costs exceeding achievable selling prices.

To enable Newland to be able to enter into a VPA for Altitude Aspire the following would need to occur:

1. The external sewer works from the treatment plant to the proposed regional pump station for Area E has been included in Council's DSP and funds have been allocated in the works program. These works need to be undertaken by Council and not Newland as currently proposed.
2. Altitude Aspire has a detailed traffic study that shows that the temporary access to Fraser Drive has adequate capacity to service the whole of Altitude Aspire and Broadwater Parkway should not be constructed until such time as sufficient contributions are available to firstly acquire the land and secondly to construct the works.
3. Newland will dedicate the road reserve for Broadwater Parkway with Stage 1 of Altitude Aspire for the full length within Altitude Aspire.
4. Newland will construct Broadwater Parkway from its eastern boundary to the entry round-a-bout in Stage 7 when sufficient contributions have been paid.
5. The section of Broadwater Parkway that is within the TRCP contribution plan should not be undertaken until such time as Council has sufficient contributions to firstly acquire the land and secondly to construct the works. Further we consider that the total length on Broadwater Parkway should be included in the TRCP.
6. Newland are unable to fund the proposed water reservoir and associated works for both Council's component and the capacity for future development within Area E that is external to Altitude Aspire.
7. The proposed concept of Newland providing security for any works that are to be undertaken is also not acceptable.

In the circumstances Council is requested to instruct Lindsay Taylors Lawyers to undertake **no** further work on the VPA. We would also like to meet with yourself and Patrick to further discuss the VPA and possible amendments or other options to assist in a more equitable distribution of the costs of funding the key lead in infrastructure. It would be appreciated if you could advise of a convenient time to meet as soon as possible.

Regards

DARRYL ANDERSON
Director/Principal Town Planner

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David Holstein

From: Anthony Burnham <anthonyb@tweed.nsw.gov.au>
Sent: Wednesday, 16 January 2013 7:50 AM
To: David Holstein
Cc: shaunnicholson@newland.com.au; james@jwaec.com.au; Brian Lees; Neil Sutherland; Patrick Knight; Denise Galle; Peter Pennycuick; jenny@daconsulting.com.au
Subject: RE: Altitude Aspire VPA

David,

I would just emphasis the following:

1. Chambers Reservoir site was never intended to be the point of connection for any part of Area E.
2. The existing Chambers Reservoir serves reticulation to the east of Area E and is fully utilised.
3. Area E's point of connection was planned to come off the 600 mm trunk main running along its northern boundary, and as such a reservoir was required to be provided by the development to enable Peak Instantaneous Demands to be supplied.
4. The use of Chambers Reservoir site is a opportunistic suggestion which could be investigated, but to date no formal planning has occurred and expectations need to be moderated accordingly.
5. The augmentation of the Chambers Reservoir site for Council's needs is not contained in any planning, budget forecasts or capital works program.

Regards

Anthony Burnham BE Civil (Hons), Grad Dip LGE | Manager Water
Community and Natural Resources | Water



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Subject: FW: Altitude Aspire VPA

Anthony

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Postal PO Box 2293, Southport QLD 4215 Fax 07 5528 6422



From: David Holstein

Sent: Monday, 7 January 2013 3:09 PM

To: 'anthonyb@tweed.nsw.gov.au'

Cc: Brian Lees

Subject: FW: Altitude Aspire VPA

Anthony

Further to emails below.

The option to locate a reservoir within the Altitude Aspire site has been rejected by Newlands for the reasons given below and the Chambers Reservoir site is the obvious location for this additional water storage.

Can you advise if there any immediate plans to update the DSP?

Regards,

David Holstein

BE (Civil Hons) BBus MIE Aust

Email : davidh@bradlees.com.au



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Postal PO Box 2293, Southport QLD 4215 Fax 07 5528 6422

From: Brian Lees
Sent: Monday, 17 December 2012 4:04 PM
To: David Holstein
Subject: Fwd: Altitude Aspire VPA

From: Shaun Nicholson <shaunnicholson@newland.com.au>
Date: 17 December 2012 1:47:29 PM AEST
To: Brian Lees <brian@bradlees.com.au>
Subject: FW: Altitude Aspire VPA

Hi Brian,

Further to our meeting today attached is the email from Danny below for your information.

Can you please follow up with Anthony Burnham.

Regards,

Shaun Nicholson
Regional Manager - North Qld



Newland Developers Pty Ltd
Po Box 4176 Robina TC Qld 4230
Suite 205 Level 2 Eastside
232 Robina Town Centre Drive Robina Qld 4226
Tel: 07 5501 7222 Mob: 0422 814 936
Fax: 07 5562 5634 Email: shaunnicholson@newland.com.au

From: Danny Rose [<mailto:DRose@tweed.nsw.gov.au>]
Sent: Monday, 10 December 2012 2:09 PM
To: Jenny (on behalf of Darryl)

Cc: Shaun Nicholson; Stuart Campbell; Patrick Knight; Peter Pennycuick; Denise Galle
Subject: RE: Altitude Aspire VPA

Darryl,

As I understand it, Council's position with regard to water is that the use of the Chambers Reservoir is subject to the terms set out in the draft VPA, or Newland must nominate an alternate site for a reservoir within Altitude Aspire (or other suitable location).

Peter Pennycuick has forwarded your message to Anthony Burnham for consideration, however I understood we were awaiting a counter position from Newland given the objection to the draft VPA proposal. I recommend you speak to Anthony directly as I am not involved in DSPs.

Regards
Danny

Danny Rose BE (Civil Hons) | Planning and Infrastructure Engineer
Engineering and Operations



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From: Jenny (on behalf of Darryl) [<mailto:jenny@daconsulting.com.au>]

Sent: Monday, 10 December 2012 9:38 AM

To: Danny Rose

Cc: shaunnicholson@newland.com.au; Stuart Campbell; Patrick Knight; Peter Pennycuick; Denise Galle

Subject: RE: Altitude Aspire VPA

Hi Danny

Thanks for the update, we will proceed to update the VPA when Council agrees to how water supply is to be dealt with. In this regard, we think it would be appropriate to have a DSP for the whole of Area E and in addition we understand that current DSPs are due for review. Please phone and discuss should you have any queries.

Regards

DARRYL ANDERSON
Director/Principal Town Planner

Wishing You All A Happy, Safe & Relaxing Xmas.



Our office will close from 5:00 pm
Friday 21st December & re-open
on Monday 7th January.

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From: Danny Rose [<mailto:DRose@tweed.nsw.gov.au>]
Sent: Friday, 7 December 2012 10:26 AM
To: Jenny (on behalf of Darryl)
Cc: shaunnicholson@newland.com.au; Stuart Campbell; Patrick Knight; Peter Pennycuick; Denise Galle
Subject: RE: Altitude Aspire VPA

Darryl,

Should Newland wish to proceed on this matter, it would be appreciated if you could provide an amended version of the draft VPA, with marked changes so that this can be properly assessed by all concerned.

Those amendments agreed in principle in our discussions to date need to be fleshed out in the document. At our last meeting there were a number of issues particularly relating to water and sewerage that Newlands still appeared undecided on.

Regards
Danny Rose

Danny Rose BE (Civil Hons) | Planning and Infrastructure Engineer
Engineering and Operations



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From: Jenny (on behalf of Darryl) [<mailto:jenny@daconsulting.com.au>]
Sent: Tuesday, 4 December 2012 9:14 AM
To: Patrick Knight; Danny Rose; Denise Galle; Peter Pennycuik
Cc: shaunnicholson@newland.com.au; Stuart Campbell
Subject: RE: Altitude Aspire VPA

Hi Patrick, Denise, Peter and Danny

Further to our email below and our meeting on 15 November 2012, could you please confirm the agreed amendments to the VPA as follows:

Broadwater Parkway

Construction not required, contributions in lieu will be applicable plus dedication of the road reserve for which credits will apply.

External Sewer

Council to construct Stage 1 works under the DSP. Stage 2 works to be constructed by TSC when required, based on lot releases.

Water Supply

Discussions so far in relation to the water reservoir on the Altitude Aspire site would not be acceptable as it would be located on the highest land adjacent to Fraser Drive and would have significant amenity impacts on existing and future residential properties.

The option of constructing a reservoir on the Chambers Reservoir site is preferred by Newland and would service Altitude Aspire and provide capacity for Council's additional requirements.

Please phone and discuss should you have any queries.

Regards

DARRYL ANDERSON
Director/Principal Town Planner

**Wishing You All A Happy, Safe &
Relaxing Xmas.**



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Friday 21st December & re-open
on Monday 7th January.

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From: Jenny (on behalf of Darryl)
Sent: Wednesday, 31 October 2012 1:15 PM
To: Patrick Knight (patrickknight@tweed.nsw.gov.au); 'Danny Rose' (DRose@tweed.nsw.gov.au)
Cc: dgalle@tweed.nsw.gov.au; Shaun Nicholson (shaunnicholson@newland.com.au); Stuart Campbell
Subject: Altitude Aspire VPA - Request for Meeting

Hi Patrick and Danny

Thank you for your email and the latest version of the draft VPA (copy **attached**).

Newland has reviewed the draft VPA and note that it contains a number of onerous provisions which would have significant implications for the financial feasibility of Altitude Aspire.

Those provisions particularly relate to the need to pay securities, fund upfront infrastructure which will benefit others and carry the cost of constructing some of that infrastructure in addition to the bonding.

We have undertaken a detailed cost analysis of the works proposed to be completed by Newland in the recently provided copy of the VPA and they total in excess of \$15 Million dollars. These works are unable to be funded by Newland and will prevent the project from proceeding as the proposed development costs (including Council contributions currently estimated at \$73,723 per lot) in our opinion would result in allotment costs exceeding achievable selling prices.

To enable Newland to be able to enter into a VPA for Altitude Aspire the following would need to occur:

1. The external sewer works from the treatment plant to the proposed regional pump station for Area E has been included in Council's DSP and funds have been allocated in the works program. These works need to be undertaken by Council and not Newland as currently proposed.
2. Altitude Aspire has a detailed traffic study that shows that the temporary access to Fraser Drive has adequate capacity to service the whole of Altitude Aspire and Broadwater Parkway should not be constructed until such time as sufficient contributions are available to firstly acquire the land and secondly to construct the works.
3. Newland will dedicate the road reserve for Broadwater Parkway with Stage 1 of Altitude Aspire for the full length within Altitude Aspire.
4. Newland will construct Broadwater Parkway from its eastern boundary to the entry round-a-bout in Stage 7 when sufficient contributions have been paid.
5. The section of Broadwater Parkway that is within the TRCP contribution plan should not be undertaken until such time as Council has sufficient contributions to firstly acquire the land and secondly to construct the works. Further we consider that the total length on Broadwater Parkway should be included in the TRCP.

6. Newland are unable to fund the proposed water reservoir and associated works for both Council's component and the capacity for future development within Area E that is external to Altitude Aspire.
7. The proposed concept of Newland providing security for any works that are to be undertaken is also not acceptable.

In the circumstances Council is requested to instruct Lindsay Taylors Lawyers to undertake **no** further work on the VPA. We would also like to meet with yourself and Patrick to further discuss the VPA and possible amendments or other options to assist in a more equitable distribution of the costs of funding the key lead in infrastructure. It would be appreciated if you could advise of a convenient time to meet as soon as possible.

Regards

DARRYL ANDERSON
Director/Principal Town Planner

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David Holstein

From: David Holstein
Sent: Friday, 8 March 2013 1:56 PM
To: Peter Pennyquick - TSC
Cc: Brian Lees; Shaun Nicholson; Jenny (on behalf of Darryl) (jenny@daconsulting.com.au)
Subject: 09-374 Altitude Aspire - Chambers reservoir
Attachments: 09-374 SK4004A - CONCEPT - RESERVOIR 3ML.pdf; 09-374 SK4005A - CONCEPT - RESERVOIR 2.3ML.pdf

Peter

Further the meeting held on 7 February 2013 at TSC offices, please find attached concept layouts for the Chambers reservoir site with 3ML and 2.3ML reservoirs shown with detailed survey.

The 2.3ML reservoir diameter is based on equivalent BWL and TWL to existing.

These have been provide for discussion purposes only.

Regards,
David Holstein
BE (Civil Hons) BBus MIE Aust

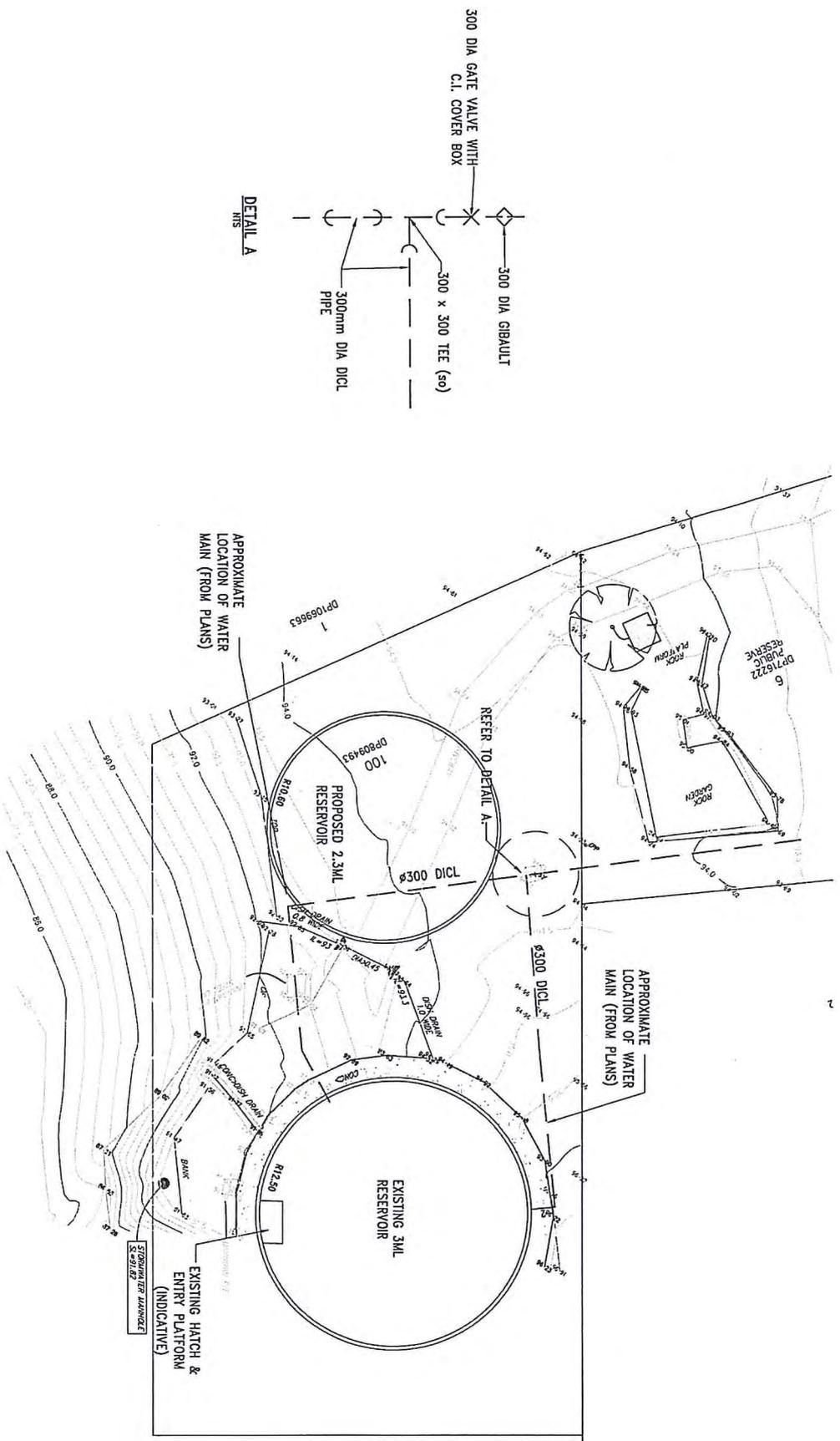
Email : davidh@bradleys.com.au



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Bradlees
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 CAD Data Drive Level 1, 24 Frank Drive, Channon Vale QLD 4217



Brian Lees

From: Shaun Nicholson [ShaunNicholson@newland.com.au]
Sent: Thursday, 10 November 2011 10:44 AM
To: Brian Lees
Subject: FW: Altitude Aspire

Hi Brian,

We forward for your information Danny Rose's response to east/west roads for your information.

Regards,

Shaun Nicholson
Regional Manager - North Qld



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232 Robina Town Centre Drive Robina Qld 4226
Tel: 07 5501 7222 Mob: 0422 814 936
Fax: 07 5562 5634 Email: shaunnicholson@newland.com.au

From: Shaun Nicholson
Sent: Thursday, 10 November 2011 10:28 AM
To: 'Danny Rose'
Cc: Jenny (on behalf of Darryl); Joshua Townsend; Stuart Campbell
Subject: RE: Altitude Aspire

Hi Danny,

Thanks for your advice I will arrange for Darryl to contact Josh in regards to the DCP process.

We also confirm that the information provided was only prepared on a preliminary basis to demonstrate the advantages of east/west roads in being able to comply with Tweed Shire Council specifications A5 and D1. The information in no way was intended to have sufficient engineering detail to support our Part 3A Application for Altitude Aspire.

Regards,

Shaun Nicholson
Regional Manager - North Qld



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From: Danny Rose [mailto:DRose@tweed.nsw.gov.au]
Sent: Thursday, 10 November 2011 9:50 AM
To: Shaun Nicholson
Cc: Jenny (on behalf of Darryl); Joshua Townsend
Subject: RE: Altitude Aspire

Shaun,

Apologies in my delayed reply to your previous emails.

I wish to advise that I have provided engineering advice to the Planning Reform Unit on the engineering information previously submitted for consideration. In summary, my comments concluded that in terms of concept, it is agreed that the proposal to limit the road layout in the north eastern precinct of Altitude Aspire to two north-south roads (being Roads 5A and 5B) results in reduced earthworks in order to provide acceptable road gradients, compared to the illustrative proposal within the draft DCP. It also provides advantages in the management of overland stormwater flow.

However my assessment also notes concerns about the engineering detail provided in support of this proposal, and the lack of context for this issue given the breadth of other issues that need to be addressed in preparing a subdivision layout for the revised PPR. In this regard, the value of this advice is limited.

Should you have any further questions on the DCP process, please do not hesitate to contact Josh Townsend during normal business hours.

Regards,
Danny

Danny Rose BE (Civil Hons) | Planning and Infrastructure Engineer
Engineering and Operations



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From: Shaun Nicholson [mailto:ShaunNicholson@newland.com.au]

Sent: Wednesday, 2 November 2011 4:09 PM

To: Danny Rose

Cc: Jenny (on behalf of Darryl); Stuart Campbell; Brian Lees; Joshua Townsend; Patrick Knight

Subject: RE: Altitude Aspire

Hi Danny,

Further to our telephone conversation this afternoon we have attached some additional sections and plans as we understand that your busy schedule will more than likely not enable you to meet with us to discuss the information we have provided.

The additional plan we have provided shows the impacts of the four way intersections on lifting the lower road adjacent to the drainage reserve which in turn increases the amount of fill and the extent of the batter. By lifting the lower road in excess of 3m the batter of the fill will encroach into the water quality treatment areas and we would not have sufficient area for water quality treatment based on our MUSIC modelling. The impact of the additional 3m of fill will mean that the site earthworks will also exceed the A5 requirement of less than 5% of the site having cut or fill greater than 5m.

Road 2 with no four way intersections has a longitudinal grade of 12% which is the maximum permissible grade for a Low Volume Neighbourhood Connector Road. The shorter road to the north has a longitudinal grade of 16% which is

the maximum permissible grade for an Access Street. To incorporate four way intersection you need to flatten the grade at the intersection which in turn will lift (By in excess of 3m) the lower road adjacent to the drainage reserve.

We confirm that the impacts of running roads in a north south direction (Which is not along the existing contours) will necessitate the following:

1. Four way intersections as there is insufficient area between the upper and lower roads to enable you to stagger the intersections which is the preferred outcome of D1 .
2. Greater earthworks as the lower road will need to be raised (In excess of 3m) and will not comply with the fill requirements of A5.
3. The additional fill batters will reduce the allowable area for stormwater quality treatment in the central drainage reserve.
4. The solar orientation will not comply with Figure 4.8 on page 118 of the Draft DCP.

We firmly believe that by running two roads in an east west direction instead of a north south direction will provide the best outcome for the site and will better achieve the Design Principles of the Draft DCP which is to provide a orthogonal street pattern, take advantage of long views towards the drainage corridor (This section of the site has no views to the Broadwater), reduce the amount of cut and fill during civil works and enables allotments to have good solar access to part of the rear yard.

Should you require any further clarification of the information we have provided please do not hesitate to give me a call and in the event that you have any cancellations in your schedule we are more than happy to meet and run you through the information we have provided.

Regards,

Shaun Nicholson
Regional Manager - North Qld



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Fax: 07 5562 5634 Email: shaunnicholson@newland.com.au

From: Shaun Nicholson
Sent: Tuesday, 25 October 2011 1:03 PM
To: 'Joshua Townsend'; 'Danny Rose'
Cc: 'Jenny (on behalf of Darryl)'; Stuart Campbell; Brian Lees
Subject: RE: Altitude Aspire

Hi Josh/Danny,

Further to my email below we have attached some of the engineering information that highlights the following:

1. The direction of the existing site contours and how the orthogonal road layout does not follow the site contours.
2. The impact that 4 way intersections have on the levels of Roads 2 and 5A.
3. Demonstrate that Roads 5A and 5B are the controls for what happens with any road pattern for the site.
4. That Road 2 will be a Low Volume Neighbourhood Connector Road with up to 3,000VPD. In accordance with TSC-D1 Clause D1.17 – 11 (d) NC/Access Street 4-way intersections should be minimised by altering street block layout.
5. The additional earthworks required as a result of 4 way roundabout intersections and the reduction in area of the central drainage corridor which will not allow for sufficient stormwater quality treatment.

This preliminary information has been provided so you will be able to understand the impacts of having 4 way intersections prior to us meeting to explain in greater detail the best outcomes for the site and to address any queries you might have with the information that we have provided.

We look forward to you confirming a suitable time to meet.

Regards,

Shaun Nicholson
Regional Manager - North Qld



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Tel: 07 5501 7222 Mob: 0422 814 936
Fax: 07 5562 5634 Email: shaunnicholson@newland.com.au

From: Shaun Nicholson
Sent: Friday, 21 October 2011 1:53 PM
To: 'Joshua Townsend'; Danny Rose
Cc: Jenny (on behalf of Darryl); Stuart Campbell
Subject: Altitude Aspire

Hi Josh,

Further to our telephone conversation this morning Brad Lees Consulting should have the information on the road layouts completed by Monday afternoon or Tuesday morning at the latest and we will email the information to both you and Danny.

The information we previously provided was for the impact of one round-a-bout and we believe it is better to show a direct comparison to the proposed structure plan which has two four way intersections which will both require a round-a-bout.

We will also be providing clearer information that highlights both the existing level constraints and how the north/south road abutting the drainage reserve and the other north/south road adjacent to Fraser Drive are fixed and control what happens with the balance of the area between them.

When I was talking to Danny last week I also explained that I thought it would be beneficial if we met after you both have had a chance to look at the information so we can explain the constraints better and also answer any concerns you might have with the information provided.

Regards,

Shaun Nicholson
Regional Manager - North Qld



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Tel: 07 5501 7222 Mob: 0422 814 936
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- Extract from Report by Parsons Brinkerhoff