

Council Reference: DA11/0565.08 LN8987
Your Reference: MP08_0194 MOD 8



6 August 2019

Customer Service | 1300 292 872 | (02) 6670 2400

The Director Urban Assessments
Department of Planning
GPO Box 39
SYDNEY NSW 2001

tsc@tweed.nsw.gov.au
www.tweed.nsw.gov.au

Fax (02) 6670 2429
PO Box 816
Murwillumbah NSW 2484

Please address all communications
to the General Manager

ABN: 90 178 732 496

Attention: Casey Joshua

Dear Sir/Madam

Development Application MP08_0194 MOD 8 (Council Reference DA11/0565.08) - amendment to Kings Forest Project Application)

I refer to your e-mail of 16 May 2019 seeking comment on MP 08/0194 Mod 8 and sincerely apologise for the delay in getting this response to you.

Request 1 – Delete Condition 8 Relating to Heavy Haulage

Response 1 – No objection heavy haulage was deleted from Tweed Shire Council Tweed Road Contribution Plan Version 3.6.5

Contribution Plan No. 4

Tweed Road Contribution Plan



3.6 Contribution Rates continued

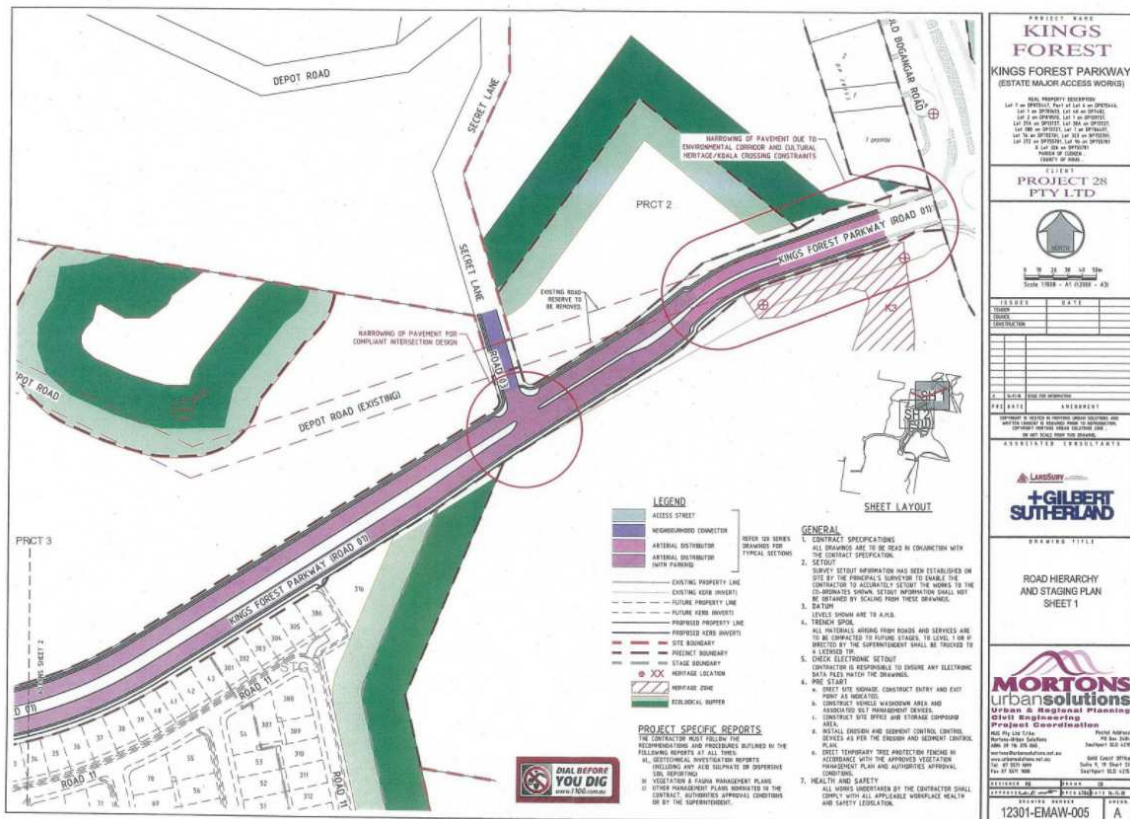
3.6.2 Heavy Haulage Contributions

Deleted Version 3.6.5.

Request 2 – Amend Condition 14 Relating to incorrect reference to a rural supplies building instead of a service station as it relates to cut and fill levels as per Condition A12(3) and should read A12(5) instead.

Response 2 – No objection to this change.

Request 3 – Amend Condition 23(6) relating to Kings Forest Parkway Road Pavement Width to less than 9m (7m) in certain locations as shown below:



Response 3: The revised condition wording as duplicated below is consistent with previous correspondence with Darryl Anderson and Mortons Urban Solutions.

"Road Design"

- 23 (6) Kings Forest Parkway road carriageway is to be constructed to a minimum pavement width of 9m from the entry with Tweed Coast Road through to proposed Road 9, with the exception of those sections of Kings Forest Parkway, including intersections that conform with Austroads Standards, shown on Drawing No. 12301-SK-122, Amendment A, Morton Urban Solutions, 29 June 2018, and Road Hierarchy and Staging Plan, Drawing No. 12301-EMAW-005 and 006, Rev A – Mortons Urban Solutions which shall have a minimum pavement width of 7m. These details are to be provided on an application for a Construction Certificate."**

However, Council would like the applicant and the Department to have additional consideration to imposing additional conditions of consent to ensure water and sewer infrastructure will be adequately catered for in these reduced areas as follows. Some suggested additional conditions are as follows under the following headings:

Prior to Issue of a Construction Certificate for Each Stage

(to be duplicated in each stage of the consent)

- # Prior to Construction Certificate for each stage, the developer shall demonstrate clearances between proposed sewerage infrastructure shall meet the minimum clearances between sewers and other underground services as outlined in WSA02-2014 Table 5.4.
- # Prior to Construction Certificate for each stage, the developer shall demonstrate clearances between proposed water supply infrastructure shall meet the minimum clearances between water mains and other underground services as outlined in WSA03-2011 Table 5.5.
- # Prior to Construction Certificate for each stage, the developer shall demonstrate minimum cover over proposed water supply and sewerage infrastructure shall meet the minimum cover over pipelines as outlined in TSC Development Specification D15 Table 1.

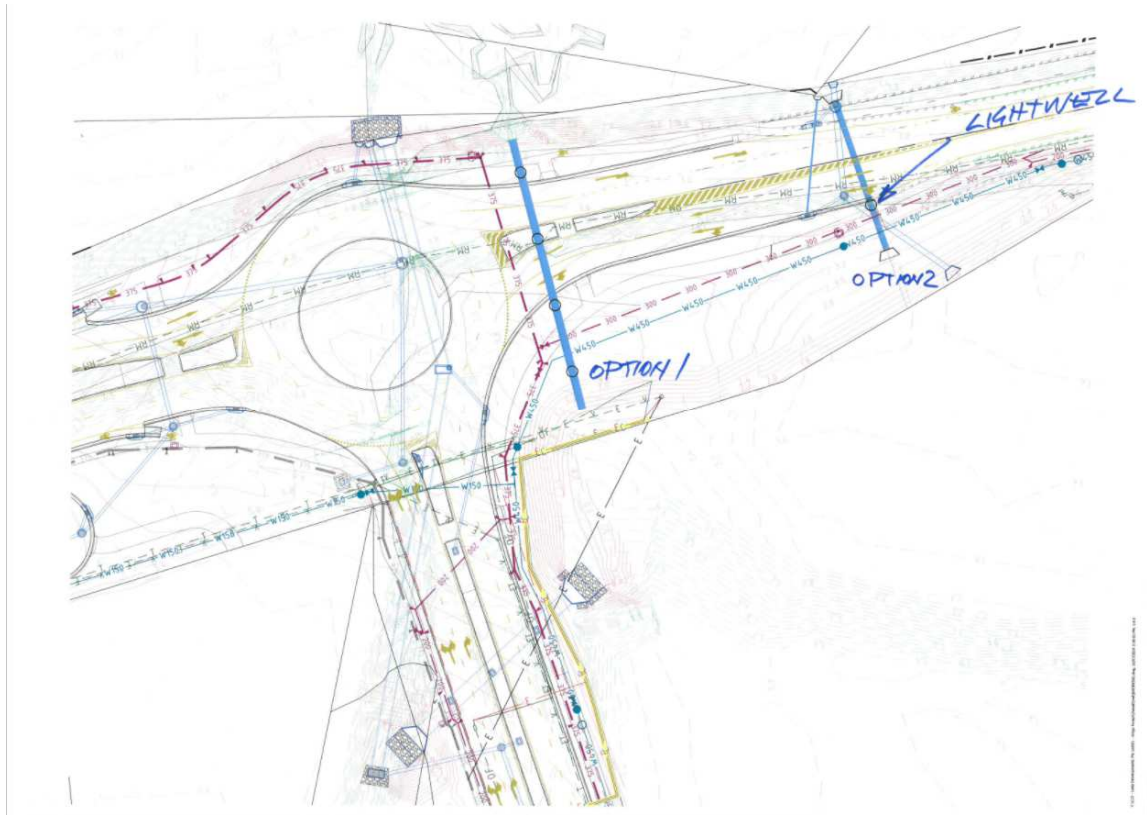
During Works For Each Stage

(to be duplicated in each stage of the consent)

- # Works in the vicinity of public infrastructure must comply with the following requirements;
 - a) No portion of any structure may be erected within any easement or within one metre where no easement exists for public infrastructure over the subject site. All structures shall be designed and sited such that all structure loads will be transferred to the foundation material outside of the zone of influence of any public infrastructure.
 - b) Any fencing erected across or adjacent to the water or sewer main shall be designed and constructed with footings located at least 1.0 metres horizontally clear of the pipeline.

Council would also like the Department to be aware that Council is working closely with the applicant on the amended Koala Plan of Management and in these discussions the applicant is proposing to address the koala underpass across Tweed Coast Road further to the south of the proposed intersection (shown as Option B in the diagram below). Option 2 is considered to represent a good outcome and will replace earlier versions of the underpass through the round-a-bout. In relation to the

proposed underpass under the Kings Forest Parkway Council don't foresee any problems providing it is in the same general location and not longer than originally proposed.



These discussions will require Diagram 30(b) in the Koala Plan of Management (October 2018) to be updated to reflect these changes with the revised road widths and revised Koala underpasses.

For further information regarding this matter please contact Denise Galle on (02) 6670 2459.

Yours faithfully

Lindsay McGavin
Manager Development Assessment and Compliance