

Ref: 15/12

Your Ref: MP05_0129 PMA-380

7 May 2020

The Secretary
NSW Department of Planning & Environment
4 Parramatta Square,
12 Darcy Street
Parramatta NSW 2150.

Attention: Brendon Roberts

Re: MP05_0129 Lakes Estate Residential Subdivision, North Boambee Valley, Coffs Harbour Local Government Area

Reference is made to the above Major Project and your letter of 30 April 2020. Thank you for the opportunity to review draft consent conditions. Suggested edits to draft consent conditions are listed below:

A5A	Amended Stage 3A Plans
	<i>Amended plans shall be submitted to and approved by Coffs Harbour City Council prior to the issue of any Construction Certificate for works in Stage 3A approved under MP 05_0129 MOD 3, showing:</i> <i>a) the public road around the perimeter of Stage 3A (extension of Eyre Road) designed to include a verge width and maximum grade and speed to radius relationship in accordance with AUS-SPEC – Standards Australia.</i> <i>b) the extension of Amadeus Place (connecting with Eyre Road) designed to include:</i> <i>• an 8m wide carriageway in accordance with Planning for Bushfire Protection</i> <i>• the verge slope in accordance with Council's standards (maximum slope 1:4 fill and 1 cut) and Austroads- Guide to Road Design Part 6.</i> <i>Any amendments to road or lot layout to meet the above road design requirements must not require the removal of any additional trees or koala habitat and must not impact on the protection of Tree 34 (as shown on Proposed Subdivision Lot 10 DP 1240161, dated 27.03.20) as outlined in the Arborist Report.</i>

Reason:	Re: Item (a): The residential neighbourhood is already a very low speed environment. It is not necessary to design for 50 kph as this speed is (a) undesirable in this location and (b) impossible to achieve due to road geometry in the lead up to the proposed extension of Eyre Road. The Eyre Road extension adjoins Public Reserves (163//1170833; 142//1230427 and 42//1180793), consequently, low speeds are preferred for increased wildlife safety and to maintain a quieter 'play street' environment. The Eyre Road extension meets Aus-spec criteria for an access street being ...<i>the lowest order road (access street) having as its primary function, residential space - amenity features which facilitate pedestrian and cycle movements, and where vehicular traffic is subservient in terms of speed and volume, to those elements of space, amenity, pedestrians and cyclists.</i> Eyre Road is identified in the North Boambee Valley East Developer Contributions Plan as a minor road (see extract attached). Re: Item (b): Austrroads- Guide to Road Design Part 6 references batter slopes of no greater than 1:4.
E3A	<i>Bushfire</i>
Delete	Prior to the issue of a Subdivision Certificate for works within Stage 3A approved under MP 05_0129 MOD 3, a restriction the land use pursuant to section 88B of the Conveyancing Act, 1919 shall be placed on Lots 1 to 9 in Stage 3A stating that future dwellings are not to be erected within the required APZ.
Reason	E3A has no work to do. Dwellings are already constructed within Lots 1 to 9 in Stage 3A.
E14A	<i>Sewer Coverage - Restriction on Title</i>
	Where any lot cannot obtain sewer coverage, as required by Water Services Association Australia (WSAA) codes and standards relating to reticulated water and sewer, a restriction on title shall be created for the relevant lot/s specifying the minimum floor height for future development to ensure gravity discharge to the reticulated sewer system. Details of the Restrictions are to accompany the application for Subdivision Certificate. Any section 88B instrument creating restrictions as to user rights of carriageway or easements which benefit Council shall list Council in the Schedule as a prescribed authority. contain a provision enabling such restrictions, easements or rights of carriageway to be revoked, varied or modified only with the consent from Council.
Reason	Clearer. Reference to ROCs not relevant at E14A.

If you require any further information, please contact Keiley Hunter on 0458 515963 or email keiley@keileyhunter.com.au .

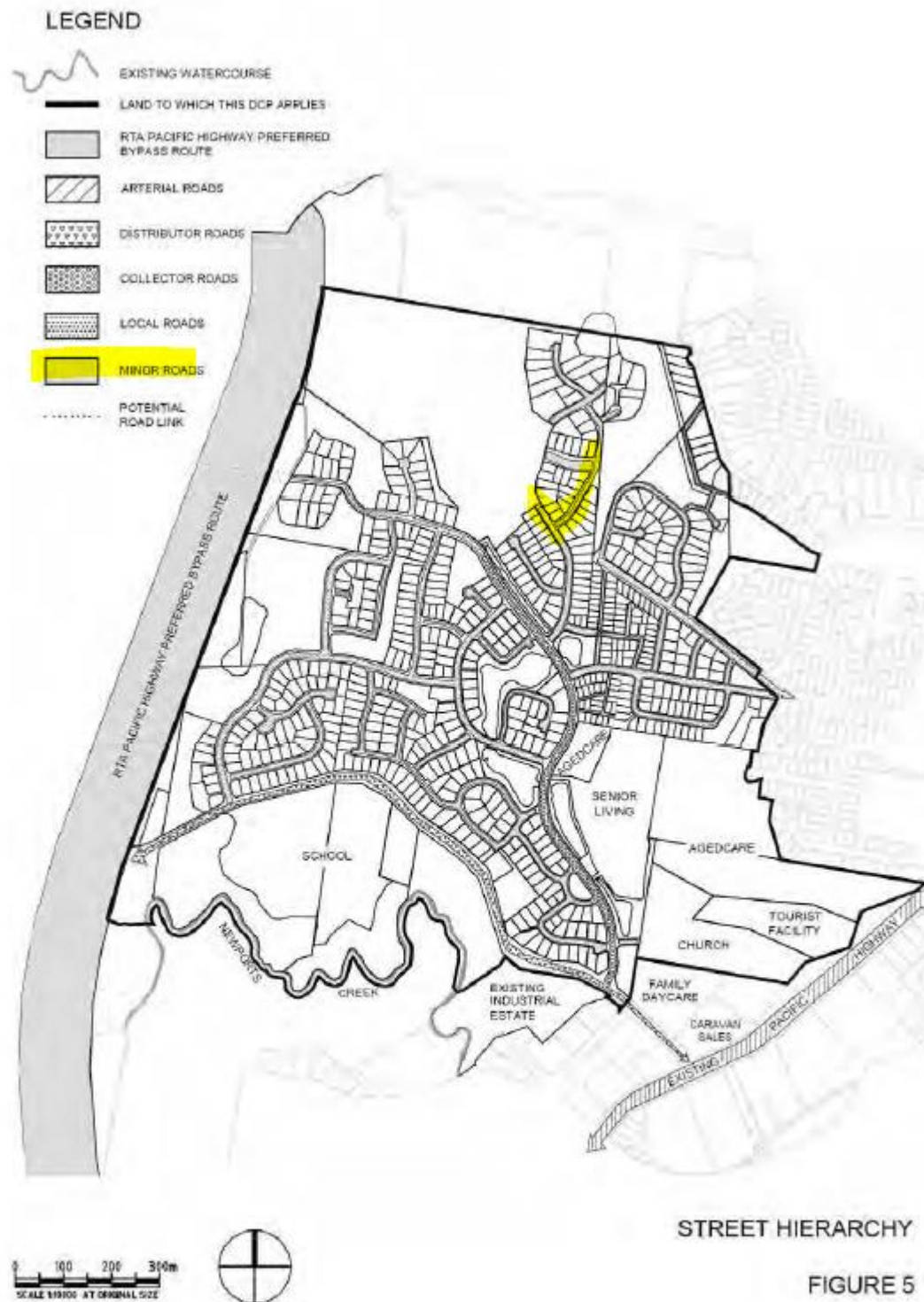
Yours faithfully

A handwritten signature in black ink, appearing to read 'Keiley Hunter', with a stylized flourish at the end.

Keiley Hunter

Keiley Hunter Urban Planner

EXTRACT FROM NORTH BOAMBEE VALLEY EAST DEVELOPER CONTRIBUTIONS PLAN 2013



MAP 3
TRAFFIC AND TRANSPORT

NORTH BOAMBEE VALLEY (EAST) RELEASE AREA
DEVELOPER CONTRIBUTIONS PLAN 2013

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