

24 April 2019



Director - Regional Assessments
Planning Services, Department of Planning & Environment
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Dear Sir,

**RE: SUBMISSION REGARDING STATE SIGNIFICANT DEVELOPMENT APPLICATION
MOONEE PARKLANDS RESIDENTIAL SUBDIVISION – APPLICATION NO. SSD 7198
LOT 1 DP 1097743, PACIFIC HIGHWAY, MOONEE BEACH**

We refer to the abovementioned application which is currently on public exhibition until the 8th of May 2019. In response to the Department's invitation for submissions, we provide the following response.

Background

The subject land is adjacent to 'The Glades Estate' which is owned by the Rothwell Boys Pty Ltd (Rothwell Boys) and is otherwise described as Lots 1 & 2 is Deposited Plan 725785. The Glades Estate received Project Approval (Application No. 06_0143) from the Department of Planning on the 9th of March 2009. The Project Approval provides for 524 residential allotments and 45 hectares of public open space and habitat conservation area.

As a condition of the Project Approval vehicle access to "The Glades Estate" is contingent upon the construction of the Northern Collector Road which connects our land, and other residential zoned land to 'Moonee Creek Drive' in Moonee Beach. On the 18th of June 2012, the NSW Land and Environment Court granted conditional approval for the Collector Road.

On the 21st of December 2018, Rothwell Boys lodged a staged construction certificate application with Coffs Harbour City Council for the Northern Collector Road. This application is currently under assessment. Subject to receiving Coffs Harbour City Council's approval, it is Rothwell Boys intention to progress the staged construction of the collector road.

Submission to SSD 7198

The applicant's Environmental Assessment includes a concept subdivision plan identified as Drawing No 1277-DR1 Issue F. This figure includes some detail regarding its relationship with the approved subdivision layout for 'The Glades Estate'. It shows road and pedestrian connections which coincide with those shown for the Glades Estate. Support for the proposed concept is given on the basis that the proposed connections will be maintained. That is, the proposed road alignments under the application MUST be aligned with the already approved road alignments within the Glades Estate and the Northern Collector Road.

We acknowledge the applicant's submission concerning the level of consultation outlined in Section 6.2.6 of their Environmental Assessment report. Further consultation will however be required at the detailed design stage to ensure that appropriate consideration is taken with respect to the design of interconnecting roads, infrastructure services, drainage requirements and fill levels. Support for the proposed concept is given provided that a condition of approval requires the applicant to consider the subdivision design which has been approved for 'The Glades Estate' and the design of the Northern Collector Road.

The proposed development will require road access from Moonee Beach. The applicant proposes to utilise the Court approved Collector Road alignment shown in Figure 9 of their Environmental Assessment report. Vehicle access to the proposed development (and for the Glades Estate) is therefore contingent upon the construction of the Northern Collector Road from Moonee Creek Drive.

Given that the Collector Road is also the only public access route for the Glades Estate (and other land holdings), it is imperative that a condition of the approval requires the applicant to enter into a Deed of Agreement (or similar formalised arrangement) with the adjoining landowners and Council to facilitate the design, construction and dedication of the Northern Collector Road as a public road.

The proposed development will significantly increase employment opportunities during the subdivision construction and housing construction stages. Those opportunities will be directly and indirectly associated with each construction stage in addition to demand for construction materials, transport and other support services. The direct contribution and flow on impacts to the economy generated by the proposed development will therefore be considerable.

It would be appreciated if the Department could review this submission considering our concerns outlined in this letter.

Please do not hesitate to contact me if you have any queries

Yours sincerely,



William Sarkis
Development Director