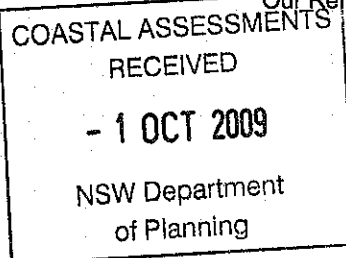


Alan Bright
A/Director Coastal Assessments
NSW Department of Planning
23 - 33 Bridge Street Sydney NSW 2000
GPO Box 39 Sydney NSW 2001

Your reference : 05_0129
Our Reference : OUT09/213



Dear Alan,

Subject: 'Lakes Estate' 198 lot residential Subdivision at Lakes Drive and North Boambee Road, North Boambee Valley, Coffs Harbour LGA 905_0129)

The Northern Rivers Catchment Management Authority (NRCMA) has reviewed the comprehensive documents and detailed maps provided and conducted a site inspection. I therefore offer the following advice.

The NRCMA is responsible for administering the Native Vegetation Act (NVA) 2003 within the Northern Rivers region. The proposed clearing of vegetation is in areas zoned 2A which are exempt from the Native Vegetation Act 2003.

The project application adequately addresses the fauna and flora, Aboriginal Cultural Heritage, water cycle and management of watercourses. The retention of native vegetation on land Zoned 7A is supported as the vegetation on DP 1111430 is an important corridor linking to vegetation to the north east and west. To ensure the integrity of this habitat and its native fauna and flora, it is recommended implementation of Best Practice domestic animals policy in the residential allotments will assist in the survival of the native fauna in a largely urban precinct.

Additionally, we would recommend implementation of an invasive plant buffer / vegetation management zone between all retained vegetation and the proposed residential allotments, to minimise potential weed incursions from domestic gardens.

The report identifies acid sulfate soils (ASS) as a potential issue as it is mapped low probability (DLWC Acid Sulfate Soil Risk Map) on 4.5 ha of the site, at depths of 1-3 m. We concur with the report recommending concrete piling on these sites comply with Australian Standard 2159-1995. We recommend a similar criteria should apply for construction of swimming pools for allotments within this ASS risk map area.

If you wish to discuss these issues further, please contact Simon Proust, Catchment Coordinator on 02-6653 0111.

Yours sincerely



Michael Pitt
General Manager
28 September 2009