



PCU014690



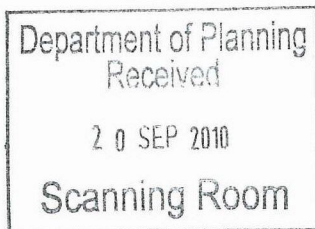
DARRYL ANDERSON CONSULTING PTY LTD

TOWN PLANNING & DEVELOPMENT CONSULTANTS

13 September 2010

Director General
Department of Planning
GPO Box 39
Sydney NSW 2001

Attention: Enguang Lee



Dear Sir

Modification of Major Project Approval No. 06-0243 Fraser Drive, Tweed Heads South

Thank you for your emails of 1 July 2010. Our responses to the various issues raised are as follows:

Location of Local Shop

We attach a copy of our email to Rowena Michel of Tweed Shire Council dated 27 July 2010 and accompanying sketch Concept Plan, Drawing No. S536-10-SP4A, dated 7 October 2010, Issue A.

We also attach a copy of the email reply from Rowena dated 24 August 2010.

Council's comments relating to servicing by a HRV can be accommodated in the detailed design of the local shops as part of any future Development Application.

In summary, we consider that this information justifies the location, configuration and access arrangements to the proposed shop lot (Lot 2).

4.1 Amended Subdivision Layout Plan

We attach three (3) copies of the amended Proposed Subdivision Plan (B & P Surveys, Drawing No. 17900B-D, 19 May 2010) showing the proposed pathway between Lots 80 and 81 and the proposed overland flow path/drainage reserve between Lots 151 and 152.

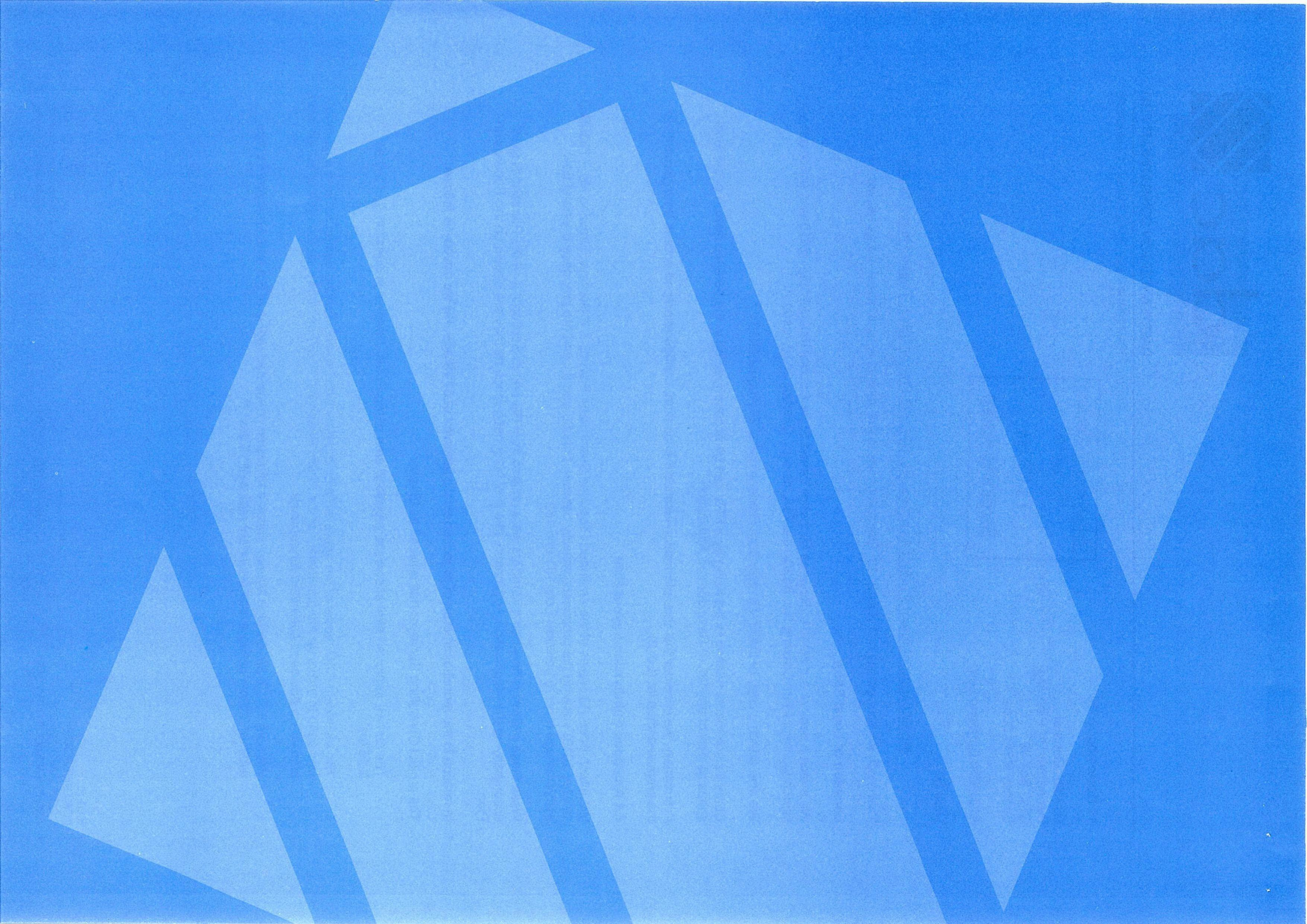
While these pathways/flow paths/corridors were omitted from the text in Section 4.1 of the Planning Report accompanying the Modification Application, this is of no consequence as they are shown on the Subdivision Plan.

In relation to the reduction in area of proposed public reserve Lot 57 (Stage 3A) we advise as follows:

The project Consulting Surveyor has advised as follows:

"

- *The current approved plan shows the proposed area of the Public Reserve in question (Lot 57) as 2,267m².*
- *The electronic CAD model of the approved plan together with the engineering design for kerb alignments was used to calculate the boundaries of the Public Reserve (Lot 57) as shown on the revised subdivision plan which has been submitted for approval.*
- *We note TSC's Subdivision Manual states a minimum cul-de-sac radius of 9m and a minimum verge width of 3.5m – giving a total boundary radius of 12.5m.*



- *On close inspection of this electronic CAD model it became apparent that the approved plan had a total boundary radius of 11.75m which does not comply with TSC's minimum standards. A similar design error was detected on the northeast of lot 57.*
- *Hence the new boundary alignment on the revised proposed subdivision plan has adopted the correct boundary alignment widths as required by the Tweed Shire Council Subdivision Manual thus resulting in a reduced area of approximately 50 m²."*

In addition, there is an excess of usable casual open space proposed within the development as indicated in Section 4.12 (Page 15) of the Planning Report accompanying the application. For completeness, that Section is reproduced as follows:

"Casual Open Space

*The approved proposed Subdivision Layout Plan provides for casual open space to be dedicated and embellished on site (see **Annexure B**). The proposed amended Plan of Proposed Subdivision at **Annexure C** essentially retains these areas of open space.*

In summary based on the requirements of Tweed Development Control Plan 2008, Section A5 – Subdivision Manual, based on 158 dwellings @ 2.4ppd and 11.3m²pp, a total of approximately 4300m² of usable open space is required.

Proposed Lots 57, 165 and 166 having a total area of 11,214m² are intended to be dedicated and embellished as casual open space to satisfy the demand generated by the subdivision.

*The plans at **Annexure J** indicate that within Lots 165 and 166 there is 3294m² of usable casual open space and the whole of proposed Lot 57 is usable thus providing a total usable area of 5511m². This is well in excess of the 4300m² required and therefore the current requirement to pay a contribution in addition to onsite dedication and embellishment is unreasonable and inconsistent with Section A5 – Subdivision Manual. Deletion of the casual open space contribution from Condition E33 is therefore required."*

In conclusion, we therefore submit that the minor reduction in the area of Lot 57 is unavoidable and of no planning consequence as there is more than adequate usable casual open space proposed within the development site.

4.4 Condition A2 Staging

Condition A2 is reproduced below with appropriate amendments addressing the Staging typographical error and the duplication of the 13m road width in Stage 3A.

Amend Condition A2 as follows:

The project is to be constructed in seven (7) stages, generally as follows:

(1) Stage 1 comprises:

- (a) Boundary adjustment of Lot 2 in DP1000385 and Lot 9 in DP 1039569, Fraser Drive, South Tweed and road widening;
- (b) Subdivision of Lot 9 in DP 1039569 into two master lots (Master Lot 1 and Master Lot 2); and
- (c) Separation of battleaxe handle for future consolidation with Lot 17 Section 11 DP 28392.

Master Lot 1 is to be subdivided in three (3) stages:

(2) Stage 1A has an area of 4.78 hectares comprising (Lots 2 to 16):

- (a) A 1.54ha integrated housing superlot (Lot 15);
- (b) 6 low density residential allotments;
- (c) 3 duplex allotments;
- (d) 1.712ha of water quality open space (Lot 16);
- (e) 1767m² drainage reserve from lot 16 to Fraser Drive
- (f) 291m of 18m wide road (Road No.1 & Road No.2);
- (g) 44m of 15m wide road (Road No.1 & Road No.2);
- (h) Trunk drainage works between Fraser Drive and James Road;

- (i) A four-way signalised control intersection at the northern development access to the Fraser Drive, including a 20m left turn lane and right turn lane on Fraser Drive; and
 - (j) A local shop (Lot 2).
- (3) **Stage 2A** has an area of 2.48 hectares comprising (Lots 58-90):
- (a) 32 low density residential allotments (Lots 60-90);
 - (b) 1 duplex allotment (2 dwellings);
 - (c) 333m of 13m wide road (Road No.1).
- (4) **Stage 3A** has an area of 2.79 hectares comprising (Lots 17-57):
- (a) 22 low density residential allotments;
 - (b) 9 duplex allotments (18 dwellings);
 - (c) 2217m² of park and recreation (functional) open space (Lot 57);
 - (d) 81.6m of 13m wide road; and,
 - (e) 349m of 15m wide road (Road No.2).
- Master Lot 2 is to be subdivided in three (3 stages):
- (5) **Stage 1B** has an area of 5.71 hectares comprising (Lots 91-103 and 157-163):
- (a) 20 low density residential allotments;
 - (b) 334m of 13m wide road (Road No.3); and,
 - (c) Right of carriageway access to Lots 159-160.
- (6) **Stage 2B** has an area of 9.75 hectares comprising (Lots 104-112 and 147-156 and 164):
- (a) 19 low density residential allotments;
 - (b) 6.48 hectares of SEPP14 wetland open space conservation area (Lot 164);
 - (c) 392m of 13m wide road (Road No.3); and,
 - (d) Right of carriageway access to Lots 154-156.
- (7) **Stage 3B** has an area of 6.48 hectares comprising (Lots 112-146 and 165-166):
- (a) 34 low density residential allotments;
 - (b) 5165m² of park and recreation (functional) open space (Lot 166);
 - (c) 3832m² of water quality/open space (Lot 165);
 - (d) 616m of 13m wide road (extension of Merlot Court); and,
 - (e) 69m of 18m wide road (Road No.4).

It is noted that staging of allotment construction may vary in timing according to market forces. Essential infrastructure shall be constructed as specified in the staging listed above.

4.5 Condition A3 Project In Accordance With Plans

Please see amended Landscape Concept Plan in respect of Lot 166 (Boyd's Bay Environmental Services, 10 September 2010).

Amend Condition A3 as follows:

The project will be undertaken in accordance with the Environmental Assessment, the Preferred Project Report and the following drawings:

ENGINEERING DRAWINGS PREPARED BY CARDNO (QLD) PTY LTD			
Drawing No.	Revision	Name of Plan	Date
7214/29/01-DA01	-	Site Plan	18 August 2008
7214/29/01-DA02	-	Existing Features and Constraints Plan	18 August 2008
7214/29/01-DA04	-	Proposed Finished Surface Contours Plan	18 August 2008
7214/29/01-DA05	-	Site Sections – Sheet 1	18 August 2008
7214/29/01-DA06	-	Site Sections – Sheet 2	18 August 2008

Drawing No.	Revision	Name of Plan	Date
7214/29/01-DA07	-	Site Sections – Sheet 3	18 August 2008
7214/29/01-DA08	-	Slope Analysis Layout Plan	18 August 2008
7214/29/01-DA09	-	Cut and Fill Depth Contours Layout Plan	18 August 2008
7214/29/01-DA10	-	Erosion and Sediment Control Plan	18 August 2008
7214/29/01-DA11	-	Road Layout Plan	18 August 2008
7214/29/01-DA12	-	Longitudinal Section Road No. 1	18 August 2008
7214/29/01-DA13	-	Longitudinal Section Road No. 2 and Laneway No. 1	18 August 2008
7214/29/01-DA14	-	Longitudinal Section Road No. 2 and Merlot Court	18 August 2008
7214/29/01-DA15	-	Longsection Section Road No. 3	18 August 2008
7214/29/01-DA16	-	Longsection Section Road No. 3	18 August 2008
7214/29/01-DA17	-	Longsection Section Road No. 4 and Road No. 5	18 August 2008
7214/29/01-DA18	-	Typical Road Cross Sections	18 August 2008
7214/29/01-DA19	-	Pre Development Stormwater Network	18 August 2008
7214/29/01-DA22	-	Proposed Sewer Reticulation Network	18 August 2008
7214/29/01-DA23	-	Proposed Water Reticulation Network	18 August 2008
7214/29/01-DA24	-	Combined Services Plan	18 August 2008
7214/29/01-DA26	-	Service Vehicle Turn Paths	18 August 2008
7214/29/01-DA27	-	Proposed Pedestrian Linkage Footpath and Bus Stop Locations	18 August 2008
7214/29/01-DA28	-	Proposed Traffic Calming for Road 3	18 August 2008
7214/29/01-DA30	-	Site Sections Along Western Boundary	18 August 2008
7214/29/01-DA31	-	Road No. 3 Elbow Detail	18 August 2008
LANDSCAPE DRAWINGS PREPARED BY CONICS			
Drawing No.	Revision	Name of Plan	Date
71887_SD_2.01	-	Landscape Concept Plan	August 2008
71887_SD_2.02	-	Entry Statement Concept Plan and Elevations	August 2008
71887_SD_2.03	-	Park A Concept Plan and Character Images	August 2008
71887_SD_2.04	-	Park B Concept Plan and Character Images	August 2008
71887_SD_2.05	-	Seaview Park Concept Plan Section and Character Images	August 2008
71887_SD_2.06	-	Streetscape Types – Typical Sections	August 2008
71887_SD_2.07	-	Fraser Drive Streetscape and Boundary Fence Details and Character Images	August 2008
71887_SD_2.08	-	Proposed Plant Palette	August 2008
LANDSCAPE DRAWINGS PREPARED BY BOYDS BAY ENVIRONMENTAL SERVICES			
Drawing No.	Revision	Name of Plan	Date
248	-	Landscape Concept Plan	10 September 2010

SURVEY DRAWINGS PREPARED BY B & P SURVEYS			
Drawing No.	Revision	Name of Plan	Date
17975 D	Rev A	Location Survey of Midden Site at the Intersection of Fraser Drive and Champagne Drive, Tweed Heads South	30 January 2008
16104 B	-	Proposed Subdivision of Proposed Lot 11, Fraser Drive, Tweed Heads South	26 February 2010
12512 B	Rev B	Proposed Boundary Adjustment of Lot 2 in DP 1000385 and Lot 9 in DP 1039569 Fraser Drive, Tweed Heads South	23 February 2010
17900 B	Rev C	Proposed Subdivision Fraser Drive, Tweed Heads South	19 May 2010
DRAWINGS PREPARED BY VKL CONSULTING			
Drawing No.	Revision	Name of Plan	Date
5536-10-SW1	-	Post Development Stormwater Network	Undated
5536-10-SW2	-	Post Development Stormwater Catchment	Undated
DRAWINGS PREPARED BY GILBERT AND SUTHERLAND			
Drawing No.	Revision	Name of Plan	Date
GJ0878.3.6	-	Wetland Layout	12 March 2010
GJ0878.3.7	-	Cross Sections of Wetland Area	11 March 2010
GJ0878.3.8	-	Typical Constructed Wetland Details	15 December 2009

4.9 Condition B16 Signalised Intersection

Following negotiations between the project Consulting Engineer and Tweed Shire Council Officers the attached letter dated 1 September 2010 has been received. Based on the contents of that letter, the Department is requested to amend the Draft Amended Condition B16 submitted by Tweed Shire Council on 28 June 2010 as follows:

*"A signalised intersection must be installed and shall be clearly visible at the intersection of Fraser Drive and Road No.1. Details of the type, location and operation of the device must be in accordance with Australian Standards, Austroads and Council's Development Design Specifications. The horizontal and vertical design of the intersection must be compatible with Council's plans for future upgrading of Fraser Drive to four lanes. The stormwater drainage design of the signalised intersection shall comply with the Engineering Report prepared by VKL Consulting dated May 2010, except as varied by this consent. Piped drainage, including inlet design, must provide Q100 capacity for a future urbanised catchment east of Fraser Drive, with a factor of safety of 1.5 applied to **pipe inlet capacities** to account for blockages and obstructions to flow. Engineering details of the road design and stormwater drainage, including drainage capacity calculations prepared by a qualified professional, are to be submitted to the satisfaction of Council prior to the issue of the Construction Certificate for Stage 1A of the project."*

4.10 Condition B30 Park Adjacent to Seaview Street

See comments above in relation to Condition A3.

4.11 Condition B34(2)

We note that on 29 June 2010 the Rural Fire Service advised the Department of Planning that it recommends the following amended condition:

"Condition B34(2)

Fraser Drive can comprise part of the asset protection zone, where required, for lots fronting that road. Additional asset protection zones may be provided on private land where desired."

On 19 July 2010 we forwarded an email to Mr Enguang Lee in relation to this matter as follows:

"Thank you for your advice. It is not clear why the Rural Fire Service are only recognising Fraser Drive as comprising part of the ASSET PROTECTION ZONE. Section 6.9 on Page 47 of the Director General's Environmental Assessment Report, at paragraph 3 appears to indicate that an acceptable option was to get agreement from Tweed Shire Council to maintain Fraser Drive as an APZ.

Tweed Shire Council's written agreement is attached to our Modification application. In addition, Council's current plans are to construct Fraser Drive to four lanes including footpath/cycleway, which will necessitate the dedication of a 10m road widening as required by the current Consent. Ultimately this will result in a 30m wide road reserve. Table A2.5 of Planning for Bushfire Protection 2006 for forests on a downslope of up to 10degrees requires an APZ of 30m. The ultimate Fraser Drive corridor will provide the required APZ and therefore modified Condition B34(2) should be amended to indicate that Fraser Drive will provide the required APZ for all lots.

I note your advice that condition E13(5)g will need to be amended. It seems to me that the 10m road dedication as proposed and required by the consent will provide the 10m apz and therefore this conditions appears to be superfluous and should be deleted.

Please phone and discuss should you have any queries."

In the circumstances, we do not accept the Rural Fire Service's recommended Condition 34(2) and request that the Department insert the following Condition 34(2) in the modified consent.

"Fraser Drive can comprise the asset protection zone, where required, for lots fronting that road."

The Department is also requested to delete Condition E13(5)(g) as it is now superfluous given that Fraser Drive provides the required asset protection zone.

4.14 Schedule 3 Statement of Commitments

It is acknowledged that the reference to Drawing Revision B is a typographical error and should read Reference No. 17900B - Revision D, 19 May 2010.

Acoustic Management

In relation to acoustic management for Lots 90, 104, 105 and 113, the project Acoustical Consulting Engineer Mr Jay Carter of CRG Group has advised that these lots will be below the road traffic noise level which triggers higher construction standards. A copy of the advice from CRG dated 26 August 2010 is attached.

Proposed Subdivision Layout Drawing

The amended Subdivision Layout Plan No. 17900B-D attached shows the corridor between Lots 151 and 152 as an overland flow/drainage reserve as that is its key function rather than a pathway.

Other Matters

We attach an electronic copy of the approved Layout Plan No. 20934-5o and the amended Modified Layout Drawing No. 17900B-D dated 19 May 2010.

We trust that the above information resolved all outstanding matters and look forward to obtaining the modified consent at your earliest convenience however should you have any queries please do not hesitate to contact Darryl Anderson.

Yours faithfully
Darryl Anderson Consulting Pty Ltd



Darryl Anderson
Director

Encl.
cc. Greenview Developments Pty Ltd
Keith Vinnicombe
Phil Wyper

STAGE 1A (LOTS 2 - 16)

STAGE 1B (LOTS 91-103 & 157-163)

STAGE 2A (LOTS 58 - 90)

STAGE 2B (LOTS 104-112 & 147-156 & 164)

STAGE 3A (LOTS 17 - 57)

STAGE 3B (LOTS 112 - 146 & 165 - 166)

10m ROAD WIDENING 8746m

NOTES: RESIDENTIAL LOT SUMMARY

	Stage Boundaries
	Building Location Envelope
	Park and Recreation / Water Quality
	SEPP 14 Wetland Conservation
	SEPP 14 Wetland 50m Buffer
	SEPP 14 Wetland 20m APZ Buffer
	10m Wide Road Widening
	Right of Way Access
	Proposed Bin Pad Locations
	Proposed Bus Stop
	Proposed Footpath
	Entry Road Flow Relieved Overland Flow Path
	Overland Flow / Drainage Reserve
	Duplex Lots
	Proposed Midden Site

Dimensions have been rounded to the nearest 0.1 metres.

Contours and SEPP 14 Wetland information sourced from B&P Surveys, Plan T14246-12045 E



DEVELOPMENT STATISTICS

STAGE 1A (LOTS 2 - 16)

Total Stage Area.....	4.78 ha
Area of Open Space.....	1.712 ha
Water Quality (Lot 16).....	1.712 ha
Flood Relieved Overland Flow Path.....	1.767 ha
Total No. of Residential Allotments.....	9
450 - 479 m ²	5
540 m ² +.....	1
duplex 600 m ² +.....	3 (6 Dwellings)
Future Integrated Housing Site.....	1
Local Shops Site.....	1
Area of New Road.....	5064 m ²
Length of New Road.....	291 m
18.0m Wide Road.....	291 m
15.0m Wide Road.....	44 m

STAGE 1B (LOTS 91-103 & 157-163)

Total Stage Area.....	5.71 ha
Total No. of Residential Allotments.....	20
510 - 539 m ²	19
540 m ² +.....	1
Area of New Road.....	4836.4 m ²
Length of New Road.....	394 m
18.0m Wide Road.....	394 m

STAGE 2A (LOTS 55 - 90)

Total Stage Area.....	2.48 ha
Total No. of Residential Allotments.....	32
450 - 479 m ²	2
480 - 509 m ²	6
510 - 539 m ²	6
540 m ² +.....	18
duplex 600 m ² +.....	1 (2 Dwellings)
Area of New Road.....	4844 m ²
Length of New Road.....	333 m
15.0m Wide Road.....	333 m

STAGE 2B (LOTS 104-112 & 147-156 & 164)

Total Stage Area.....	9.75 ha
SEPP 14 Wetland Conservation (Lot 164).....	6.48 ha
Total No. of Residential Allotments.....	19
540 m ² +.....	19
Area of New Road.....	6568.4 m ²
Length of New Road.....	392 m
13.0m Wide Road.....	392 m

STAGE 3A (LOTS 17 - 57)

Total Stage Area.....	2.79 ha
Area of Open Space.....	2.217 ha
Park and Recreation (Lot 57).....	2.217 ha
Total No. of Residential Allotments.....	31
450 - 479 m ²	17
480 - 509 m ²	1
510 - 539 m ²	0
540 m ² +.....	4
duplex 600 m ² +.....	9 (18 Dwellings)
Area of New Road.....	6443 m ²
Length of New Road.....	81.6 m
13.0m Wide Road.....	81.6 m
15.0m Wide Road.....	349 m

STAGE 3B (LOTS 112 - 146 & 165 - 166)

Total Stage Area.....	6.48 ha
Area of Open Space.....	5.165 ha
Park and Recreation (Lot 166).....	5.165 ha
Water Quality (Lot 165).....	8892 m ²
Total No. of Residential Allotments.....	34
540 m ² +.....	34
Area of New Road.....	9750 m ²
Length of New Road.....	616 m
13.0m Wide Road.....	616 m
18.0m Wide Road.....	69 m

10m ROAD WIDENING.....	8746 m ²
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LEGEND

- Stage Boundaries
- Building Location Envelope
- Park and Recreation / Water Quality
- SEPP 14 Wetland Conservation
- SEPP 14 Wetland 50m Buffer
- SEPP 14 Wetland 20m APZ Buffer
- 10m Wide Road Widening
- Right of Way Access
- Proposed Bin Pad Locations
- Proposed Bus Stop
- Proposed Footpath
- Entry Road Flood Relieved Overland Flow Path
- Overland Flow / Drainage Reserve
- Duplex Lots
- Proposed Midden Site

NOTES: RESIDENTIAL LOT SUMMARY

Type	No Lots	No of Dwellings
Detached	132	132
Duplex	19	26
TOTAL	145	158



Scale in Metres

DEVELOPMENT STATISTICS

STAGE 1A (LOTS 2 - 16)

Total Stage Area.....	4.78 ha
Area of Open Space.....	
Water Quality (Lot 16).....	1.712 ha
Flood Relieved Overland Flow Path.....	1.767 ha
Total No. of Residential Allotments.....	9
450 - 479 m ²	5
640 m ² +.....	1
duplex 600 m ² +.....	3 (6 Dwellings)
Future Integrated Housing Site.....	1
Local Shops Site.....	1
Area of New Road.....	5064 m ²
Length of New Road.....	
13.0m Wide Road.....	291 m
15.0m Wide Road.....	44 m

STAGE 1B (LOTS 91-103 & 157-163)

Total Stage Area.....	6.71 ha
Total No. of Residential Allotments.....	20
610 - 639 m ²	1
640 m ² +.....	19
Area of New Road.....	4836.4 m ²
Length of New Road.....	
13.0m Wide Road.....	334 m

STAGE 2A (LOTS 58 - 90)

Total Stage Area.....	2.48 ha
Total No. of Residential Allotments.....	32
450 - 479 m ²	5
480 - 509 m ²	2
510 - 539 m ²	6
540 m ² +.....	18
duplex 600 m ² +.....	1 (2 Dwellings)
Area of New Road.....	4844 m ²
Length of New Road.....	
15.0m Wide Road.....	333 m

STAGE 2B (LOTS 104-112 & 147-156 & 164)

Total Stage Area.....	9.75 ha
SEPP 14 Wetland Conservation (Lot 164).....	6.48 ha
Total No. of Residential Allotments.....	19
640 m ² +.....	19
Area of New Road.....	6568.4 m ²
Length of New Road.....	
13.0m Wide Road.....	392 m

STAGE 3A (LOTS 17 - 57)

Total Stage Area.....	2.79 ha
Area of Open Space.....	
Park and Recreation (Lot 57).....	2217 m ²
Total No. of Residential Allotments.....	31
450 - 479 m ²	17
480 - 509 m ²	1
510 - 539 m ²	0
540 m ² +.....	4
duplex 600 m ² +.....	9 (18 Dwellings)
Area of New Road.....	6443 m ²
Length of New Road.....	
13.0m Wide Road.....	81.6 m
15.0m Wide Road.....	349 m

STAGE 3B (LOTS 112 - 146 & 165 - 166)

Total Stage Area.....	6.48 ha
Area of Open Space.....	
Park and Recreation (Lot 166).....	5165 m ²
Water Quality (Lot 165).....	3832 m ²
Total No. of Residential Allotments.....	34
640 m ² +.....	34
Area of New Road.....	9750 m ²
Length of New Road.....	
13.0m Wide Road.....	616 m
15.0m Wide Road.....	69 m

10m ROAD WIDENING.....	8746 m ²
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LEGEND

- Stage Boundaries
- Building Location Envelope
- Park and Recreation / Water Quality
- SEPP 14 Wetland Conservation
- SEPP 14 Wetland 50m Buffer
- SEPP 14 Wetland 20m APZ Buffer
- 10m Wide Road Widening
- Right of Way Access
- Proposed Bin Pad Locations
- Proposed Bus Stop
- Proposed Footpath
- Entry Road Flood Relieved Overland Flow Path
- Overland Flow / Drainage Reserve
- Duplex Lots
- Proposed Midden Site

NOTES: RESIDENTIAL LOT SUMMARY

Type	No Lots	No of Dwellings
Detached	132	132
Duplex	13	26
TOTAL	145	158

Note
All dimensions and areas are approximate only,
and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1
metres.

The boundaries shown on this plan should not be
used for final detailed engineers design.

Contours and SEPP 14 Wetland information sourced
from B&P Surveys, Plan T14246-12045 E



Jenny

From: Rowena Michel [RMichel@tweed.nsw.gov.au]
Sent: Tuesday, 24 August 2010 9:00 AM
To: Jenny
Subject: [SPAM] RE: Modification of Major Project Approval No. 06_0243 Fraser Drive Tweed Heads South - Council Reference No. DA07/0589 Tweed Heads South - Council Reference No. DA07/0589

Hi Darryl,

Thank you for your email of 27 July 2010 and attached proposed local shop layout prepared by vkl consulting (drawing number 5536-10-SP4A dated 7/10 issue A). My apologies in the delayed response but we have had key staff involved in major project assessment and appeals.

I have discussed your correspondence with John Zawadzki and Danny Rose. From a traffic point of view, John has no objection to the shop driveway proposal indicated on the abovementioned plan. The proposed position of the driveway away from the intersection with left in / left out only on Fraser Drive is acceptable. Please note that the site needs to be serviced by an HRV vehicle under DCP - A2 (a HRV u under DCP - A2 is similar to an MRV under AS2890) and needs to enter and exit the site in a forward direction. This should be indicated on any future development proposal.

Please also note that the proposed shop will be subject to detailed assessment as part of a future development application, particularly in terms of layout, urban design and retail analysis.

Please let me know if you require any further details.

many thanks,
 Rowena

From: Jenny [mailto:jenny@daconsulting.com.au]
Sent: Monday, 23 August 2010 12:19 PM
To: Rowena Michel
Cc: Keith Vinnicombe; martin@greenviewdevelopments.com.au; B&P SURVEYS - Phil; Enguang Lee; Lindsay McGavin
Subject: FW: Modification of Major Project Approval No. 06_0243 Fraser Drive Tweed Heads South - Council Reference No. DA07/0589

Hi Rowena

Further to my email below and our telephone discussions on 4 August 2010 when you indicated that you hoped to have a response to us by 13 August 2010, could you please respond ASAP to enable us to finalise our submission to the Department of Planning? Please phone and discuss if there are any problems.

Regards

Darryl Anderson
 Director

Darryl Anderson Consulting Pty Ltd
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 8 Corporation Circuit
 Tweed Heads South NSW 2486

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 F: 07 5523 3612
 E: admin@daconsulting.com.au
 W: www.daconsulting.com.au

24/08/2010

Jenny

From: Jenny
Sent: Tuesday, 27 July 2010 2:51 PM
To: Rowena Michel
Cc: 'Keith Vinnicombe'; 'martin@greenviewdevelopments.com.au'; 'B&P SURVEYS - Phil'; 'Enguang Lee'; 'Lindsay McGavin'
Subject: Modification of Major Project Approval No. 06_0243 Fraser Drive Tweed Heads South - Council Reference No. DA07/0589
Attachments: 5536-10-SP4A.PDF

Hi Rowena

The Department of Planning has forwarded a copy of Council's letter dated 28 June 2010 in response to our Modification Application. In relation to Council's concerns regarding the local shop I attach an indicative and conceptual layout plan showing potential floor area, parking, access, servicing, etc.

Having regard to the Retail Analysis prepared by Urbis (Annexure E of the Modification Application) and the need for exposure to passing traffic to achieve commercial viability, it is essential that the shop be located on the corner of Fraser Drive and the proposed new road.

In addition, direct vehicular access (left in/left out) from Fraser Drive is also important for commercial viability and is consistent with the Council approved access arrangements to the shopping centre on the corner of Fraser Drive and Leisure Drive.

The attached plan demonstrates that the size and shape of the site are suitable for a future retail shop and therefore before formally responding to the Department's information request Council's agreement in principle to the location and configuration of the proposed shop lot shown on the attached plan would be greatly appreciated.

Please phone and discuss should you have any queries.

Regards

Darryl Anderson
 Director



DARRYL ANDERSON CONSULTING PTY LTD
 TOWN PLANNING & DEVELOPMENT CONSULTANTS

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27/07/2010

Council Reference: DA07/0589 LN45515
Your Reference: 5536-073-L.KV/fw



1 September 2010

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ASHMORE CITY QLD 4214

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PO Box 816
Murrumbidgee NSW 2484

Please address all communications
to the General Manager

ABN 80 172 732 436

Dear Sir,

**Greenview Developments, Section 75W Request to Modify Major
Project No.06/0243, Lot 2 DP 1000385, Lot 9 DP 1039569 Fraser
Drive Tweed Heads South**

I refer to your letter dated 27 July 2010, and our previous meeting on 12 July 2010, regarding the subject development and the issues relating to transverse stormwater drainage in Fraser Drive. In your letter, you raise two issues, which are addressed as follows:

1) Factor of Safety Q100 Drainage Under Fraser Drive

Council's previous advice to the Department of Planning regarding the design requirements for this drainage crossing of Fraser Drive specified a factor of safety of 1.5 to be applied to rainfall intensities.

Based on your submission, it is accepted that a minimum factor of safety of 1.5 may be applied to inlet capacity only, and not the overall pipe capacity.

Council will advise the Department of the appropriate amendments to the draft consent condition that was previously provided.

2) Extent of Construction for Q100 Drainage Under Fraser Drive

It was not Council's intention to instruct the developer that drainage infrastructure provided by the subject development be located on adjoining private land ("Sullivan's Land"). Rather it was an observation based on the limited scale drawing that was submitted as part of the Section 75W application that the inlet structure may not fit wholly within the road reserve given the extent of the future signalised intersection. The more detailed drawings provided with your letter demonstrate that the inlet structure can be located in the road reserve, so the consent of the adjoining landholder is not necessary at this time.

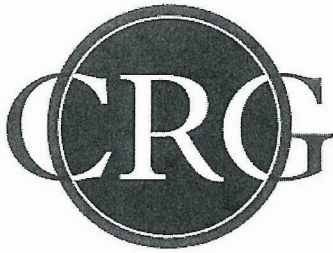
Note that no changes to the draft conditions of consent provided to the Department are necessary in this regard, it was an issue raised for consideration only.

Please feel free to forward this letter to the Department to assist in resolving outstanding matters relating to the subject Section 75W application. Our Development Assessment Unit will also pass this information on to the relevant officer in due course.

Yours faithfully

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

Danny Rose
PLANNING AND INFRASTRUCTURE ENGINEER



CARTER RYTENSKILD GROUP

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26 August 2010

CRGref: 09097a Letter 26_08_10

Mr. Darryl Anderson,
Darryl Anderson Consulting Pty Ltd,
Suite 7, Corporate House,
8 Corporation Circuit,
TWEED HEADS QLD 2486

Copy emailed to jenny@daconsulting.com.au

Dear Darryl,

**RE: Modification to Application, Fraser Drive Tweed Heads
Query From Department of Planning Regarding Road Noise Impacts**

Thank you for your request for CRG to provide comment in regards to the NSW Department of Planning's queries regarding road traffic noise impacts at a number of specific Lots within the development area.

The Department's query is as follows (from an email from Enguang Lee, dated 1st July 2010):

Acoustic Management

The submitted noise assessment recommended that the future construction of dwellings on Lots 22-30, 71 and 125-134 to have regard to appropriate acoustic treatment and relevant building standards. Clarification is required in relation to predicted noise impacts on Lots 90, 104-105 and 113 - which are also adjacent Fraser Drive - to determine whether reference to these latter lots should be included within the Statement of Commitments.

The Lots 90, 104 – 105 and 113 will be exposed to road traffic noise levels below the threshold that triggers building shell construction above what is deemed standard construction (refer to the attached Traffic Noise Reduction calculation). Based upon AS 3671 – 1989 “Acoustics – Road traffic noise intrusion – Building Siting and Construction”, a Traffic Noise Reduction at or below 25 is deemed standard construction, and is discussed in more detail in Section 6.1.2 of our report. The noise level thresholds that trigger non standard construction are as follows:

- Daytime noise level of 71 dB(A) $L_{eq}(1hr)$ assessed in living spaces;
- Night period noise level of 66 dB(A) $L_{eq}(1hr)$ assessed in bedrooms.

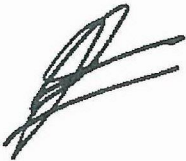
It is noted that the worst impacted dwellings (being Lots 22 – 30, 71 and 125 – 134), will be exposed to noise levels of 71 – 72 dB(A) $L_{eq}(1hr)$ which are one decibel above the threshold level for standard construction.



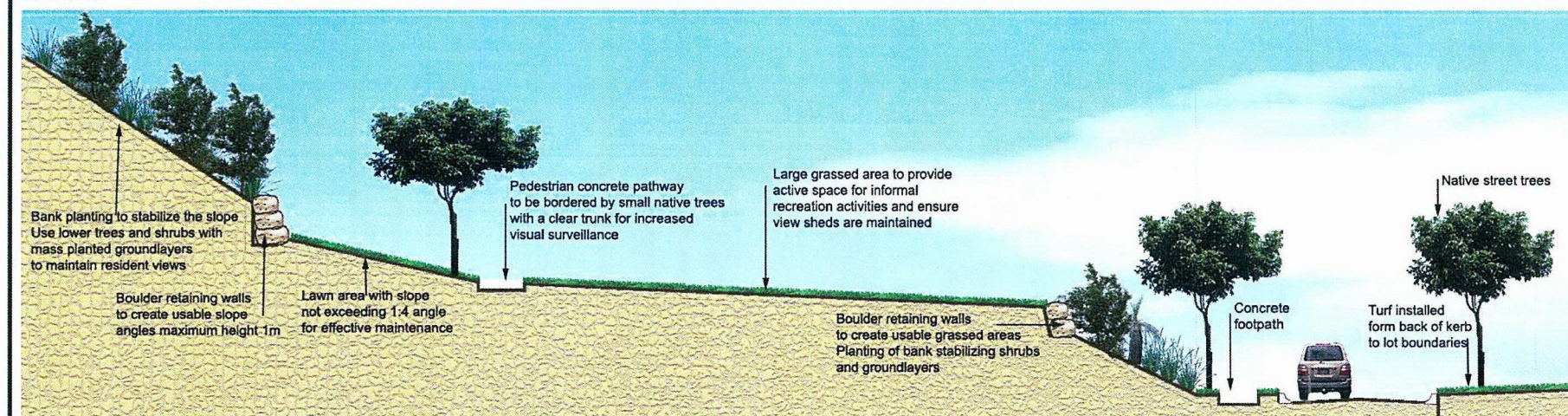
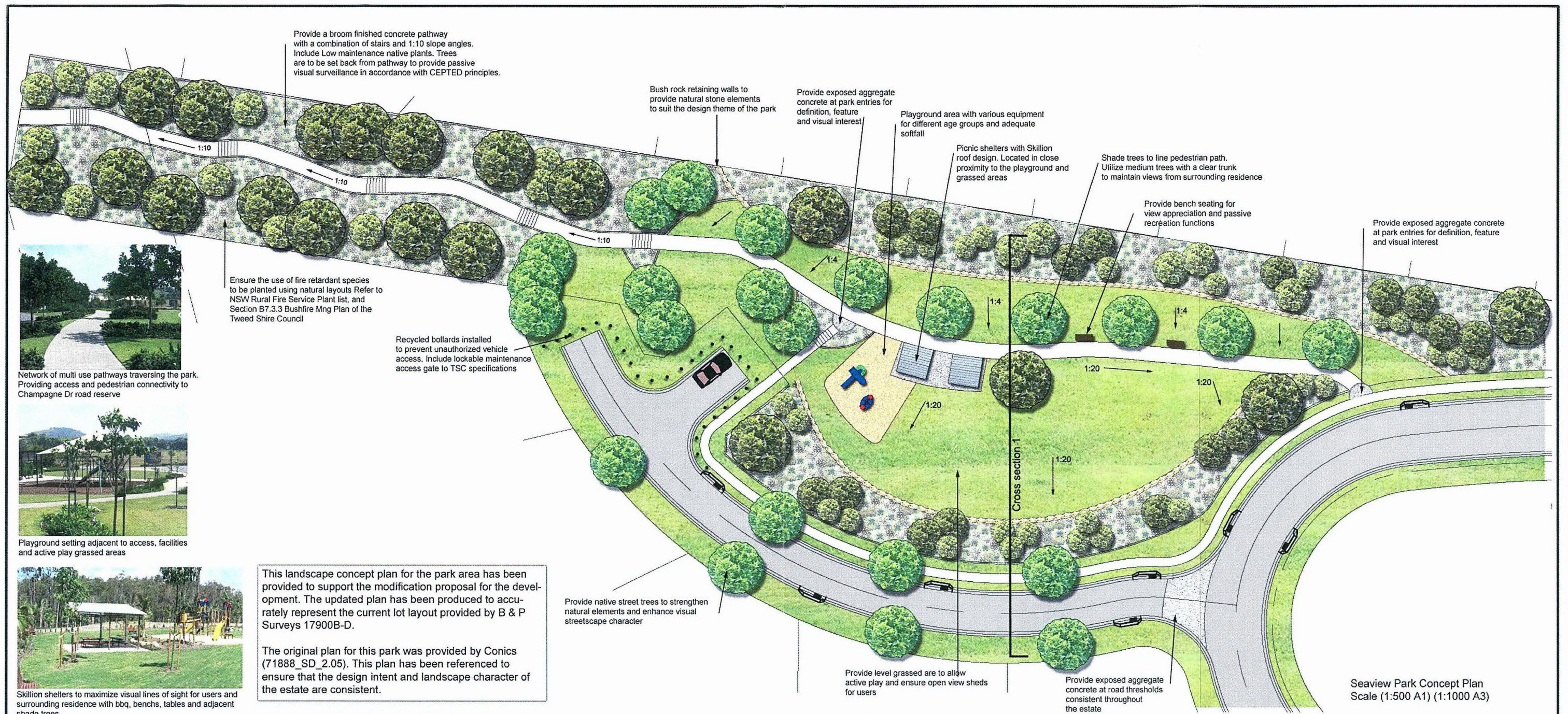
We trust the above is of assistance; please do not hesitate to contact the undersigned regarding any queries in relation to the above information.

Yours faithfully

CRG TRAFFIC & ACOUSTICS PTY LTD





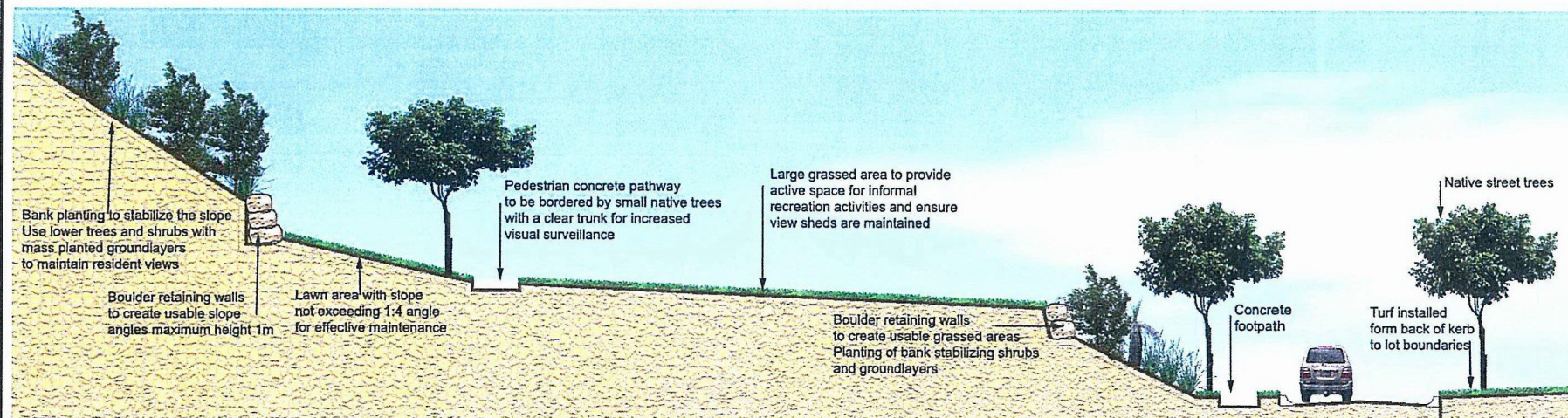
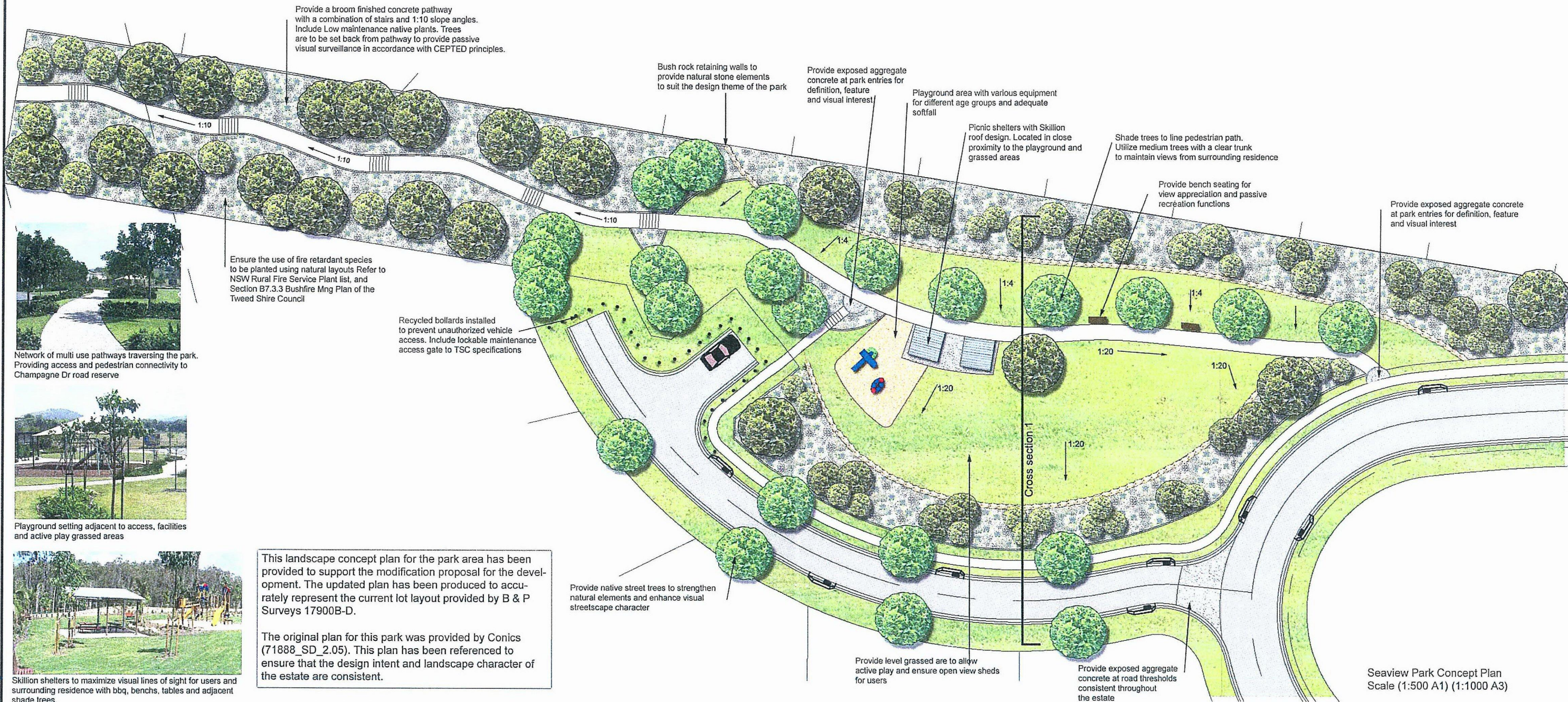
JAY CARTER BSc
DIRECTOR



CROSS SECTION 1 (Scale 1:250 @A1 - 1:500 @A3)






<div><div><div>Regional Office 1 Wollemi Place Tweed Heads West NSW 2485</div><div><div>Boyd's Bay Environmental Services LANDSCAPE MANAGEMENT</div></div></div><div><div>PO BOX 494 Coolangubella, QLD 4225</div><div>Telephone (07) 5538 5969 Facsimile (07) 5538 6711 www.bble.com.au admin@bbes.com.au</div></div></div> <div><div>CLIENT</div><div>GREENVIEW DEVELOPMENTS</div><div>SHEET DETAILS</div><div>Do not scale from this drawing. Verify location of services and all dimensions on the site prior to construction All dimensions in millimetres unless otherwise noted.</div><div>All construction works are to comply with local regulatory authorities and building codes.</div></div> <div><div>PROJECT</div><div>FRASER DRIVE TWEED HEADS NSW</div></div> <div><div>TITLE</div><div>LANDSCAPE CONCEPT PLAN</div><div>DRAWING INFORMATION</div><div><div>DESIGN JB</div><div>DRAWN AO</div><div>DATE 10/09/2010</div><div>SCALE Varies</div></div><div><div>PROJECT NO. 248</div><div>DRAWING NO.</div><div>ISSUE D</div></div></div> <div><div>REGISTER</div><table><thead><tr><th>Issue</th><th>Amendment</th><th>Date</th><th>Checked</th></tr></thead><tbody><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></tbody></table></div> <div><div>ASSOCIATED CONSULTANTS</div><div><div><div>B & P SURVEYS CONSULTING SURVEYORS www.bpsurveys.com.au</div><div>CONICS</div></div><div><div>NOTES</div><div>COPYRIGHT ©</div></div></div><div><div>The information contained herein is for the sole use of the client as listed and must not be disclosed, altered or reproduced without the express permission of Boyd's Bay Environmental Services.</div><div>Reproduction of this document in any part or whole constitutes an infringement of the copyright act.</div></div><div><div></div></div></div>	Issue	Amendment	Date	Checked																												
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CROSS SECTION 1 (Scale 1:250 @A1 - 1:500 @A3)



<div><div><div>Regional Office 1 Wolcott Place Tweed Heads West NSW 2465</div><div></div><div>Boyd's Bay Environmental Services 35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100</div></div><div><div>PO BOX 494 Coolangubra, QLD 4225</div><div>Telephone (07) 5536 5809 Facsimile (07) 5536 6711 www.bbs.com.au admin@bbs.com.au</div></div></div>	<div>CLIENT</div> <div>GREENVIEW DEVELOPMENTS</div> <div>SHEET DETAILS</div> <div>Do not scale from this drawing. Verify location of services and all dimensions on the site prior to construction All dimensions in millimetres unless otherwise noted.</div> <div>All construction works are to comply with local regulatory authorities and building codes.</div>	<div>PROJECT</div> <div>FRASER DRIVE TWEED HEADS NSW</div>	<div>TITLE</div> <div>LANDSCAPE CONCEPT PLAN</div> <div>DRAWING INFORMATION</div> <div><div>DESIGN JB</div><div>DRAWN AO</div><div>DATE 10/09/2010</div><div>SCALE Varies</div></div> <div><div>PROJECT NO. 248</div><div>DRAWING NO.</div><div>ISSUE D</div></div>	<div>REGISTER</div> <table><thead><tr><th>Issue</th><th>Amendment</th><th>Date</th><th>Checked</th></tr></thead><tbody><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></tbody></table>	Issue	Amendment	Date	Checked																																					<div>ASSOCIATED CONSULTANTS</div> <div><div><div>B & P SURVEYS</div><div>CONSULTING SURVEYORS</div><div>www.bpsurveys.com.au</div></div><div><div>CONICS</div><div></div></div></div> <div>NOTES</div> <div>COPYRIGHT ©</div> <div>The information contained herein is for the sole use of the client as listed and must not be disclosed, altered or reproduced without the express permission of Boyd's Bay Environmental Services.</div> <div>Reproduction of this document in any part or whole constitutes an infringement of the copyright act.</div>	<div></div>
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