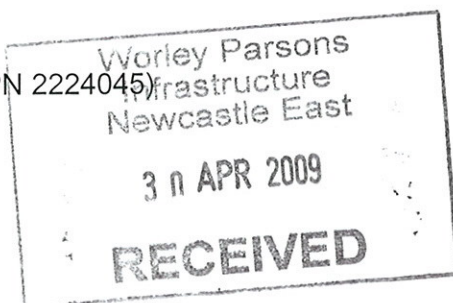


COFFS HARBOUR CITY COUNCIL



Our Ref: 2194056 (PN 2224045)

24 April 2009



Mr G Fielding
Worley Parsons
PO Box 668
NEWCASTLE NSW 2300

Dear Mr Fielding

Status and future for certain lands adjoining the Bongil Bongil National Park

Council refers to our meeting of 22 April 2009 concerning the above matter.

Please find enclosed for your information a summary of matters discussed at the meeting.

Thank you for your attendance.

For further information on this matter please contact Mark Hannon on 6648.4631.

Yours faithfully

Mark Hannon
Project Manager Development

MSH:sms

Meeting Date: 22 April 2009

Location: Coffs Harbour City Council's Administration Centre

Attendees:

NPWS: Glenn Storrie, Martin Smith and Kelly Roche

CHCC: Mark Hannon, Don Owner, Tim Cotsell and Melanie Gordon

OTHER: Sas Borsato, Adrian Borsato, Garry Fielding, Geoff Slattery and Tony Ferris

Topic: Status and future for certain lands adjoining Bongil Bongil National Park

Land Parcels Concerned:

- A. Former Lot 2, DP1062056 (Ferris)
- B. Former Lot 1, DP390752 (Slattery)
- C. Lot 112, DP1073791
- D. Bongil Bongil National Park

Meeting Outcomes:

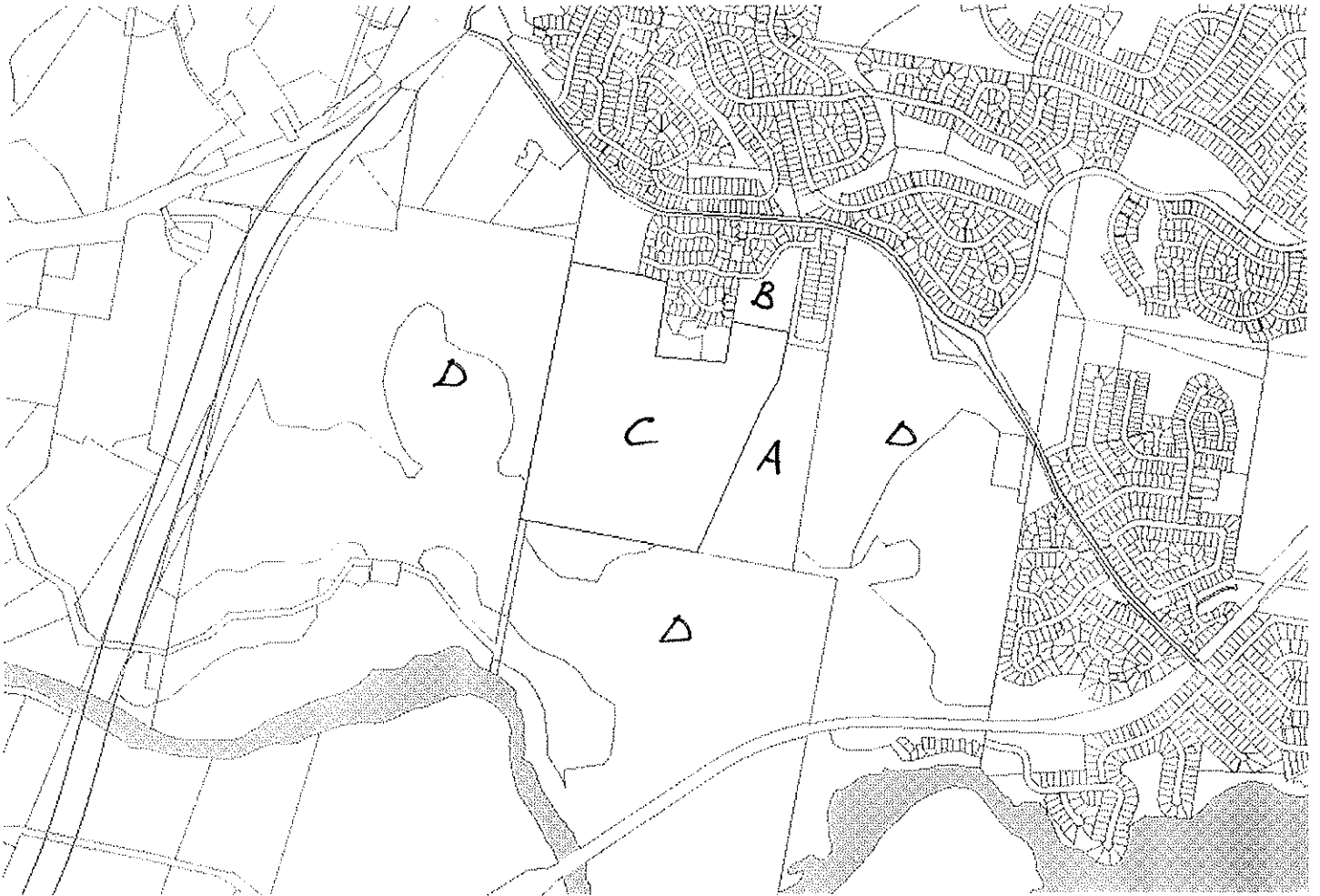
- In principle agreement by Borsato to dedicate at no cost to NPWS the 7A zoned portion of the site, for inclusion in the Bongil Bongil National Park.
- Agreement by Ferris to progress the transfer of the residue lot (Proposed Lot 36) to NPWS for inclusion in the Bongil Bongil National Park, in accordance with the terms of Condition No. 28 of Development Consent 82-4-2004 determined by the Minister for Infrastructure and Planning. Condition No. 28 requires:

"28. This development does not create a dwelling entitlement for proposed Lot 36, currently zoned 7A Environmental Protection Habitat and Catchment under Coffs Harbour LEP 2000.

*Subject to formal approval from the Minister for the Environment, this lot is to be **donated** to the Foundation for National Parks and Wildlife (then transferred to the Department of Environment and Conservation to be managed for conservation) in accordance with the undertaking given in a letter from Anthony Ferris to DIPNR dated 13 July 2004."*

- Request by Slattery that the southern portion of Lot 19, DP1126372 (South of Rutland Street) (shown as "B" on the attached map) be inspected by Council's Biodiversity Section and NPWS/DECC staff to review the potential of this site for residential development and/or inclusion in Bongil Bongil National Park. Slattery is to provide Council with 2 copies of flora and fauna reports (a history report prepared by James Warren & Associates that accompanied Development Application 464/04 and a more recent report covering this part of Lot 19 by the same consultant) for referral and review purposes. Council and NPWS/DECC are to arrange for feedback to Slattery. Any consideration for the dedication of any part of Lot 19, DP1126372 to Bongil Bongil National Park to await the outcome of this review.
- Borsato, Ferris and Slattery granted permission for NPWS/DECC and Council staff to enter upon the sites for inspection purposes.
- Ferris to communicate (in writing) with NPWS to initiate land transfer arrangements.
- Borsato (via Fielding) to liaise with NPWS re national park interface, recreational uses and operational considerations to obtain best for National Park and best for subdivision in the design response.
- In respect of the Borsato dedication area, final boundaries and the timing of the dedication to be determined during the preparation and determination of the Part 3A application for subdivision.

22/04/2009 4:46 PM



Scale = 1:18,255

Metre 250 500 750 1,000 1,250 1,500 1,750

FACSIMILE TRANSMISSION**Coffs Harbour City Council**

Locked Bag 155, Coffs Harbour, NSW 2450

DX 7559 Coffs Harbour, ABN 79 126 214 487

Tel: (02) 6648 4000, Fax: (02) 6648 4655

Date: 22/4/09Number of pages: 4
(including cover sheet)To: GEOFF SLATTERYSender: JANETFax No: 66515766Direct Telephone No: 66484621Message: COPY OF LIAISON NOTES AS
REQUESTED.**Note:**

- ☐ This facsimile transmission is to be regarded as an original document and no further copy will be forwarded.
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WEDNESDAY T. COTSELL, D. OWNER, M. HANNON

22/4/09

2:00am

Attendees: Glenn + Martin - NPWS, Tony Ferns, Geoff Slattery, Adrian Borsato, Gary Fielding, Kelly Roche (DOP)
STATUS + FUTURE PROPOSALS FOR LANDS ADJOINING BONGAIL
BONGAIL N. PARK. Fr lot 2 DP ^{106295C} ~~106295C~~, Fr lot 1 DP 390752
Fr lot 112 DP 107379).

MSH

Ferris furthest to East, Chilbey + Millers middle, Borsato to West. North Bonville Urban Release Area - many subdivisions approved both DOP + Council. Regarding relevant lots - Ferris land - approval from DOP - designate land for NP requirement of proposal. Chilbey's land - reflects that on Map 5 regarding subdivision, 20 lots constructed. Borsato - subject to DOP approvals - some areas already approved / underway, remaining land area subject to Part 3A. Martin Smith approached Council re: status + interface of adjoining developments with National Park area. Historical expansion - conservation management of private lands presents complexity.

G.S
(NPWS)

Seeking an integrative, strategic stakeholder review of precinct for conservation value to be best managed + maintained.

G.F

In process of preparing response to DOP's.

MSH

Negotiations need to occur in accordance with DOP - Council has highlighted this to DOP in advice.

G.F

I.G.S

Preference to transfer land - burden for maintenance, negotiation for buffer. Fire trail - incorporation into buffer area. DOP keen for resolution between proponents + NPWS. Given zoning - wetland conditions - intended usage for stormwater discharge - treatment to occur in wetland area. Responsibility for NPWS to maintain fire trail hazard - 20-30m on park. Proposed ring road on boundary. Management as outer protection area.

S (NPWS)

Prepared for negotiation on fire trail management

G.F

Numbers yet to be decided under a final bushfire report.

S (NPWS)

Would be concerned over vegetation removal, cleared area acceptable. Fire management strategy - gazetted fire trail area - may be subject to changed width - southern boundary difficult to maintain - drainage issues.

- G.S / M.S (NPWS) NPWS would consider designation of 7A lands, use of land regarding conservation values, receiver of stormwater. Fencing is a significant encumbrance. Values in regard at the moment indicate it may be worthy of National Parks estate. Likely better managed by NPWS. Prefer to deal with 7A area in terms of precinct approach - 3 tenures - not willing to make blind commitment.
- G.F Further discussions will have to take place, resolution must be achieved prior to receipt of project application. Parcel 1 - requires land dedication - DOLGA, block two project undecided.
- MSH Chilly Miller land - 25 lot subdivision proposal - 18 & 2 yrs approval period, bushfire issues, community input - resulted in ~~the~~ 20 lot subdivision being approved. Existing zoning - 2A, serious constraints, veg strategy to determine conservation value - will input into future zoning under SLEP.
- G.S Land purchased as low density + producing lot yield. Flora + Fauna assessment completed. If acquired ~~compensation~~ to be sought or seeking subdivision to recoup costs.
- G.S (NPWS) NPWS - no funds for purchase.
- MSH ~~State~~ Dilemma for the developer - if there is no capacity for development - may become a burden.
- G.S Would not develop whole of allotment - balance offered to NPWS. Services running through lot, eastern boundary partially deemed suitable for conservation.
- G.S / M.S (NPWS) Look at lands in context with connectivity or vegetation - what NPWS is interested in - value wise. Increased departmental capacity for preferred boundaries.
- MSH Provide Council + NP with Flora + Fauna Assessment Report - Provide feedback in relation to veg. Strategy.
- G.S Believe community opinion on vegetation clearance of allotment has changed from objections.
- K.R Environmental categorization methodology must be discarded. Concerned over timing delays associated with 3A application at Eorsatol land. No great holdup anticipated. Management of stormwater becomes issue for additions of land to N.P.

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burdening of land by infrastructure is an issue for purchase.
Bowlany reflect retention area - to include in Council
road reserve as opposed to within National Park.

DECC referrals take 3 months - identify any issues with
gazettal. Next referral period in June.

MSH May be incorporated in development conditions, need to
resolve timing of dedication.

T. F. Want to be able to commence stage 3 - conflict over dedication
to NPWS.

G.S. (NPWS) Require finality over strategic dedication - seeking
commitment.

MSH M. Hannon to write to parties - outlining future actions, seeking
coordination. Post provision of studies, Council can provide
an indication of biodiversity value of Chilbury land. Borsark
statement of commitment can be made for purpose of Part
3A app. Resolution of details / negotiations can be ongoing
and refined. Application will have to be detailed.

S, G.S. (NPWS) Recreational use - important aspect of NPWS, seeking
consultation on recreational interaction - access to N.P.
mutual benefits. Better outcome - from early discussion.
Seeking single quality access point. Opportunity therefore, review
plan of management being reassessed. Interested in
reviewing Ave + flora/fauna reports when available.
To get advice on Ferris land re: timing of designation.
Seeking letter from Tony outlining circumstance - formal
response provided.

CLOSE 11:34 am



Office
of Water

Mr Chris Moon
Senior Engineer
Infrastructure & Environment
Worley Parsons
E Chris.Moon@WorleyParsons.com

2 October 2009

Contact: Rod Browne
Phone: 02 6740 2347
Fax: 02 6742 3129
Email: rod.browne@dnr.nsw.gov.au

Our ref: ER 20078
File: 9048002
Your ref: 6959-20

Dear Chris,

**MP 08_0080, Lyons Road, North Bonville
Riparian and Water Management Issues**

I am responding to your letter on dated 18th September 2009 on the above topic, and on the subsequent discussions via teleconference with yourself and Chris Thomas.

Riparian Zone Assessment

I concur with your assessment of stream orders and associated riparian buffer zone widths for the watercourses dissecting the development site. The dimensions of buffer zones and proposed management of the watercourses are consistent with the NSW Office of Water's (NOW's) Controlled Activities Guidelines. Your report identifies the extent of erosion and gully problems along the watercourse, which will need to be addressed by an Erosion and Sediment Control Plan in the final Environmental Assessment. Sediment basins capturing runoff from urban development should not be located in the watercourse or core riparian buffer zones. The intention to rehabilitate and enhance the watercourse with increased native vegetation plantings is supported.

Stormwater Management

While an improvement in the environmental condition of the watercourse is important, an equally important issue is how the water quality of runoff from the site may affect the surrounding National Park. The concepts for stormwater management are sound and the intention to incorporate some water management structures on the watercourses and drainage lines is acceptable, provided they are designed and sized appropriately for the water volumes and nutrient levels expected, that is, according to relevant guidelines. A key concern for NOW is that such structures are not oversized so that they do not become an ongoing management problem for local authorities, and that they minimise interception of

Department of
Environment, Climate Change and Water NSW



groundwater flow. Such structures on first and second order watercourses with non-permanent flow do not require licensing if their cumulative capacities are within the Maximum Harvestable Right Dam Capacity (MHRDC) for the locality and property size. The appropriate MHRDC factor for your site is 0.15 ML/ha, that is, a MHRDC of 5.8 ML over 38.5 ha. If your plans for water management are grander than this concept allows it would be advisable to discuss matters with Licensing Branch during the planning phase.

Creek Crossing

The general proposal for the creek crossing appears satisfactory as long as it can accommodate the expected flows. If flooding out of the structure is likely in major runoff events, the stability of approaches and surrounding land needs to be considered.

Groundwater

The discussions we had on piezometer installation and groundwater monitoring were satisfactory. The key outcome is to ensure the general water table across the site doesn't decline beyond normal seasonal fluctuations, to ensure that any groundwater dependent vegetation in the surrounding national park is not affected, particularly during dry seasons. IWCM and Water Sensitive Urban Design practices employed for the development should factor in the possible consequences on the groundwater regime.

Contact me if you have any queries with the above. For your information, I have moved out of the planning and development assessment role for a while but can put you in touch with the relevant staff if required.

Good luck with the preparation of the EA.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Rod Browne', with a stylized, cursive script.

Rod Browne

Senior Planner

Meeting held @ NPWS office, Coffs Harbour Jetty, on 13/1/2010.
Notes taken by Steve Ellis, Holiday Coast Bushfire Solutions (bushfire matters only).

Present

Glenn Storrie (NPWS)
Martin Smith (NPWS)
Adrian Borsato
Geoff Slattery
Steve Ellis

Fire Trails on Bongil Bongil N.P.

Existing trails are 3m wide on N.P. land. DCP states trails should be 6m wide. This matter is to be clarified with Council (did NPWS agree to 6m wide fire trails?).

Comment

NPWS Fire Management Strategy provides 3m fire trails as land adjoining at the moment is paddock. NPWS agreed that if their advice to the CHCC to provide 6m trails as per DCP is confirmed, they will provide a 6m trail along the western boundary, within the N.P.

Fencing along N.P. boundary

NPWS would like to see fencing along N.P. boundary that excludes domestic animals but is also Koala-friendly. Pedestrian and cycle access to N.P. to be provided through the fence by way of gates with spring-return. The number and location of the gates to be agreed to by developer and NPWS, but should be located opposite intersections where off-street parking is available. Gates should prohibit motor cycles etc.

Access through fencing along western boundary for firefighting appliances is requested by NPWS. Access to be one-way providing access from and to the perimeter road.

Comment

Firefighting appliance access should be through lockable gates that have a design consistent with the requested fencing. One gate should be located near the north-west corner, the other near the south-west corner. Keys should be provided to the NSW Fire Brigades and NSW Rural Fire Service, and response arrangements should be familiarised with agencies concerned.

Eastern boundary

Sediment retention ponds proposed along interface of swamp forest and estate, to be used as a static water supply for firefighting.

Comment

Although the benefit of additional water supplies for bushfire fighting is obvious, the sediment retention ponds will not negate the need to provide a reticulated supply that complies with AS2419. Again, response arrangements should be familiarised with agencies concerned.

From: Fielding, Jane (Sydney)

Sent: Tuesday, 16 March 2010 1:53 PM

To: 'mark.hannon@chcc.nsw.gov.au'

Cc: 'Adrian Borsato'; 'Geoff Slattery'; Fielding, Garry (East Newcastle); Pedder, Scott (Sydney); Moon, Chris (Sydney)

Subject: Part 3A Project Application for Residential Subdivision, Lyons Rd North Bonville

Importance: High

Attachments: Draft Subdivision SP 160310.pdf; Locations for footpaths bus stops and pedestrian crossing.pdf; Typical Street Sections 170210.pdf; Sections Location.pdf; North Bonville, Lyons Road, Sawtell - Proposed stormwater management strategy

Hi Mark,

As discussed recently on the phone, my client, Utila Pty Ltd, engaged WorleyParsons (incorporating Planning Workshop Australia) to prepare a Part 3A Project Application for a residential subdivision at Lyons Rd, North Bonville. A preliminary environmental assessment (EA) report was prepared on which you provided comments, and Council has subsequently provided comments which formed part of the Director General's Requirements (DGRs). Council has also organised a meeting with National Parks representatives to discuss the handover of the land in the site zoned 7(a) Environmental Protection. In addition, draft plans of proposed Water Sensitive Urban Design treatments for the subdivision have been circulated to Council via John Rowe and Greg Powder on 05/03/2010 (see attached email and figures).

We would like to lodge the full project application with the Department of Planning (DoP) by the end of April at the very latest. We therefore would appreciate Coffs Harbour City Council's comments by COB Tuesday 23rd March. Key details of the proposed development are provided below.

Proposal

- The proposal comprises 151 x low density residential lots (south of the east-west drainage line) and 42 x medium density residential lots (north of the drainage line). As shown on the attached subdivision concept, building envelopes have already been developed for most of the lots. Please note the indicative subdivision layout associated with the preliminary EA showed 196 x low density lots and 55 x medium density lots.
- The medium density lots could equally function as Seniors Housing in accordance with State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 or as General Housing. The EA report will provide assessment of this housing in accordance with the SEPP. The eastern portion has also been shown with an open space area capable of housing bocce/bowls activities or a playground. A community use building to be used for functions/meetings etc has also been shown in this area.
- The proposed subdivision concept responds to topography (minimises cut and fill) and maximises views to riparian areas/other landscaped areas and maximises northerly aspect. Buffers are provided to the National Park, riparian and other ecological community areas.
- The land zoned 7(a) Environmental Protection is proposed to be handed over to National Parks. It is proposed that the remaining land not proposed for residential lots (including land zoned 6(a) Open space and public recreation), riparian corridors and buffers to surrounding National Park and to land zoned 7(a) Environmental Protection, will be handed over to Council for its care, control and management.
- To address the issue of pedestrians crossing from the western side of the medium density housing area (12 dwellings) to the eastern side of the collector road to the medium density housing (30 dwellings), we are proposing a pedestrian crossing and pedestrian refuge sited near bus stops. There may also be traffic calming measures either side of the refuge.
- A 4m wide fire trail (within a 6m fire trail reserve) is proposed to the south and east of the site in National Park land - as shown in the North Bonville DCP - to be maintained by National Parks. 6m wide trails are shown in the subject site connecting the subdivision to the fire trail in National Park land. These will be gated and locked at the boundary and are proposed to be maintained by Council where contained in the subject site. Landscaping in buffer areas to National Park and 7(a) Environmental Protection land will be maintained vegetation in accordance with its Asset Protection Zone (APZ) category.
- Consultation has occurred with the Department of Water and Energy regarding mapping of riparian corridors to establish Core Riparian Zones. A combination of swales, bio-retention basins, gross pollutant traps, and water tanks comprise the proposed WSUD measures for the subdivision. The central landscaped area of the collector road (5m wide) is proposed to be planted only with low-maintenance grasses, Lomandra, etc, and no trees or shrubs.
- Parking along the collector road will be via indented parking in the verge area (except to land zoned 6(a) Open space and public recreation).

Subdivision Concept Plan and Details

The following plans/sections are attached:

- Preliminary subdivision concept layout with constraints mapping.
- Indicative plan showing proposed location for footpaths, bus stops and pedestrian crossing/refuge.
- Draft plans of Water Sensitive Urban Design (WSUD) measures.
- Indicative typical street sections.

Background Reports

For your information, the background reports/plans informing the EA report and subdivision concept plan, and arising from the subdivision concept plan (that are a response to the DGRs) comprise:

- Bushfire Assessment - General Housing
- Bushfire Assessment - Seniors Housing
- Cultural Heritage Assessment
- Contamination
- Flora and fauna
- Geotechnical and acid sulfate soils
- Groundwater assessment
- Landscape plan
- View Analysis / Visual Assessment
- Traffic impact assessment
- Riparian corridor assessment and WSUD
- Vegetation Management Plan (for riparian areas)
- Stormwater Concept Plan
- Flood Investigations Statement
- Construction Management Plan
- Infrastructure Plan
- Erosion and Sediment Control Plan
- Staging Plan

Status

The landscape architect for the project is commencing his scope of work (landscape plan/view analysis) at the end of this week. Final reports and plans for other disciplines are yet to be completed and issued.

Please contact me should you require further details about the proposed development.

Kind regards,
Jane

Jane Fielding
Senior Environmental Planner

WorleyParsons

Incorporating **planning workshop australia**

Level 12, 141 Walker St,
North Sydney, NSW, 2060
Ph: +61 2 8456 7371
Fax: +61 2 8923 6877

WorleyParsons www.worleyparsons.com

Fielding, Jane (Sydney)

From: Moon, Chris (Sydney)
Sent: Friday, 5 March 2010 11:52 AM
To: john.rowe@chcc.nsw.gov.au; greg.powter@chcc.nsw.gov.au
Cc: Fielding, Jane (Sydney); Pedder, Scott (Sydney)
Subject: North Bonville, Lyons Road, Sawtell - Proposed stormwater management strategy
Attachments: Proposed stormwater management plan.pdf; sections.pdf

Dear John / Greg,

Further to our discussion earlier this week we have prepared a stormwater management concept plan for a proposed development at Lyons Road Sawtell, refer attached figures.

The strategy includes:

- Rainwater tanks;
- Bioretention swales;
- Gross Pollutant Traps; and
- Bio-retention Basins.

This combination of at source and end of line measures optimises a treatment train approach for the most efficient strategy to achieve Councils requirements. This strategy includes swales within the road network that will become Councils asset.

I understand that Council has had some negative experiences with swales in roads including pavement failures. As discussed with both yourself and Greg, Council is not opposed to the use swales in roads however you wish to have some assurance as to the operational impacts on the road network, the long term effectiveness and the maintenance requirements. We are proposing two types of swales, a perimeter swale and a centre swale though the entry road. Please find some details below, also refer to the attached figures:

- The swales will cater for low flows equivalent to the 3 month flows which will be controlled by raised inlet pits;
- Once the raised inlet pits are overtopped a traditional piped network is included below the swale to convey the 10 year ARI event;
- Swales will comprise of 5mm graded gravel as filter material to provide treatment. The relative high permeability of the gravel will also encourage flows to preferentially drain through the media (away from the pavement);
- Sub-soil drainage is provided within the filter material that is connected into the main drainage network;
- The surface of the swales will be vegetated with native grasses and sedges that will require minimum maintenance;
- The perimeter swale is located such that no vehicle or pedestrian crossings of the swale are required;
- The central swale terminates well clear of all intersections to ensure that vehicles will not undertake u-turns or crossings through the swale;
- Road cross-falls are directed away from footpaths and lots to minimise nuisance flows; and
- Dolphin kerb would be installed along the edge of the swales to prevent vehicle access

Swales similar to those proposed have been installed effectively throughout NSW and Southeast Queensland for the last 10 years and are an integral component of stormwater management in a water sensitive urban design approach. If you could please consider the above and provide comment.

If you have any questions please don't hesitate to give me call.

Kind Regards,

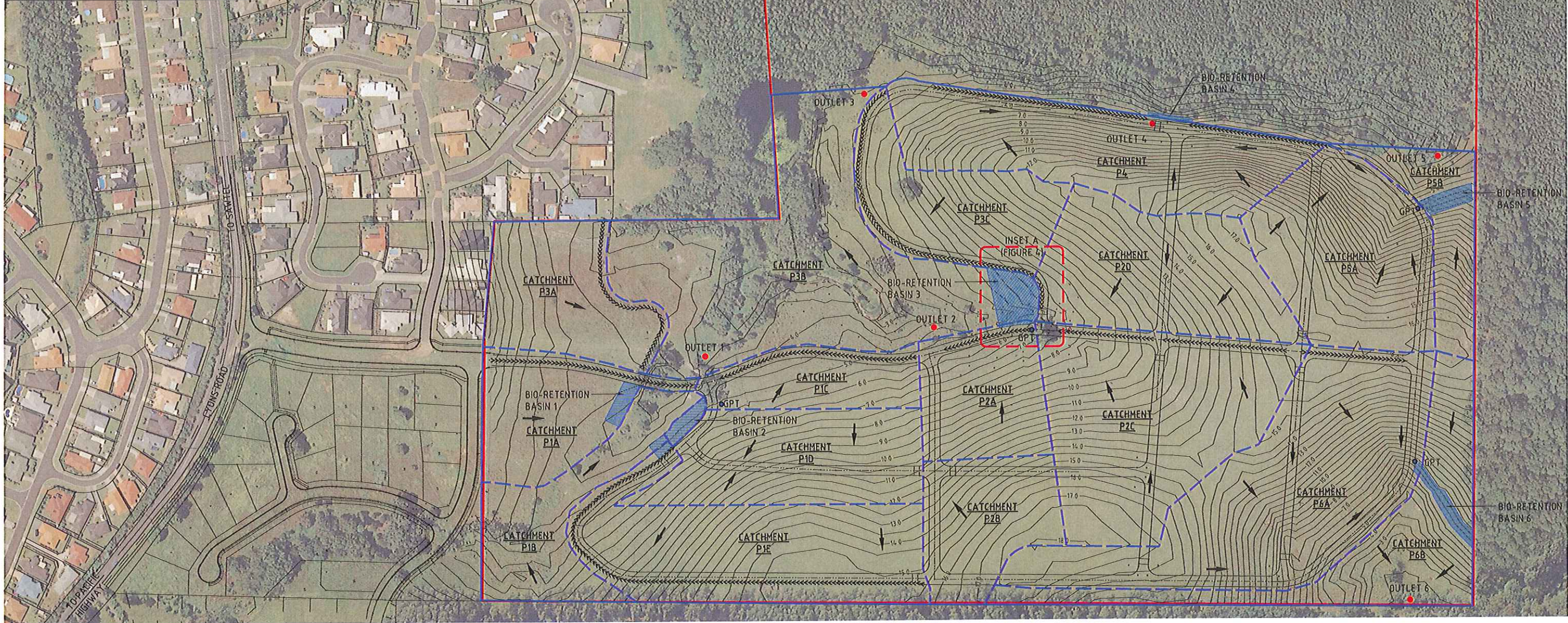
Chris Moon
Senior Engineer
Infrastructure & Environment
WorleyParsons

Tel: +61 2 8456 7200
Fax: +61 2 8923 6877
Level 12, 141 Walker St.
Nth Sydney NSW 2060

FIGURE 3



CATCHMENT AREAS			BIO-RETENTION BASINS					
CATCHMENT NAME	AREA (ha)	IMPERVIOUS %	DEVICE	EXTENDED DIVERSION DEPTH	SURFACE AREA (m ²)	SEEPAGE (mm/hr)	FILTER AREA (m ²)	FILTER DEPTH (m)
P1A	0.97	0	BIO-RETENTION BASIN 1	0.30	400	0	200	1
P1B	0.99	0	BIO-RETENTION BASIN 2	0.30	600	0	300	1
P1C	0.68	0	BIO-RETENTION BASIN 3	0.30	1300	0	650	1
P1D	1.34	0	BIO-RETENTION BASIN 4	0.30	100	0	50	1
P1P	1.99	0	BIO-RETENTION BASIN 5	0.30	500	0	250	1
P2A	0.88	0	BIO-RETENTION BASIN 6	0.30	600	0	300	1
P2B	0.91	0						
P2C	2.26	0						
P2D	1.57	0						
P3A	1.08	0						
P3B	3.15	0						
P3C	1.15	0						
P4	1.86	0						
P5A	1.61	0						
P5B	0.64	0						
P6A	2.76	0						
P6B	1.39	0						
TOTAL	25.23	0						



NOTES:

1. THE LOCATION AND EXTENT OF TREATMENT MEASURES ARE INDICATIVE ONLY.
2. ALL LOTS TO HAVE A 5KL RAINWATER TANK PLUMBED TO TOILETS, WASHING MACHINES AND OUTDOOR IRRIGATION.

LEGEND

- 10.0— EXISTING CONTOUR (0.5m INTERVAL)
- SITE BOUNDARY
- +17.5 SPOT HEIGHT
- SUB-CATCHMENT BOUNDARY
- GPT(GROSS POLLUTANT TRAP) CDS OR APPROVED EQUIVALENT
- BIORETENTION SWALE WIDTH 5m PSL 1m ABOVE GROUND WATER LEVEL. REFER FIGURE 4 FOR DETAIL
- BIORETENTION BASIN PSL 1m ABOVE GROUND WATER LEVEL. REFER FIGURE 4 AND TABLE FOR DETAIL
- OUTLET POINTS
- DIRECTION OF OVERLAND FLOW

DRAFT

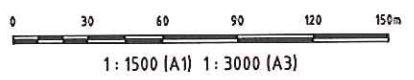
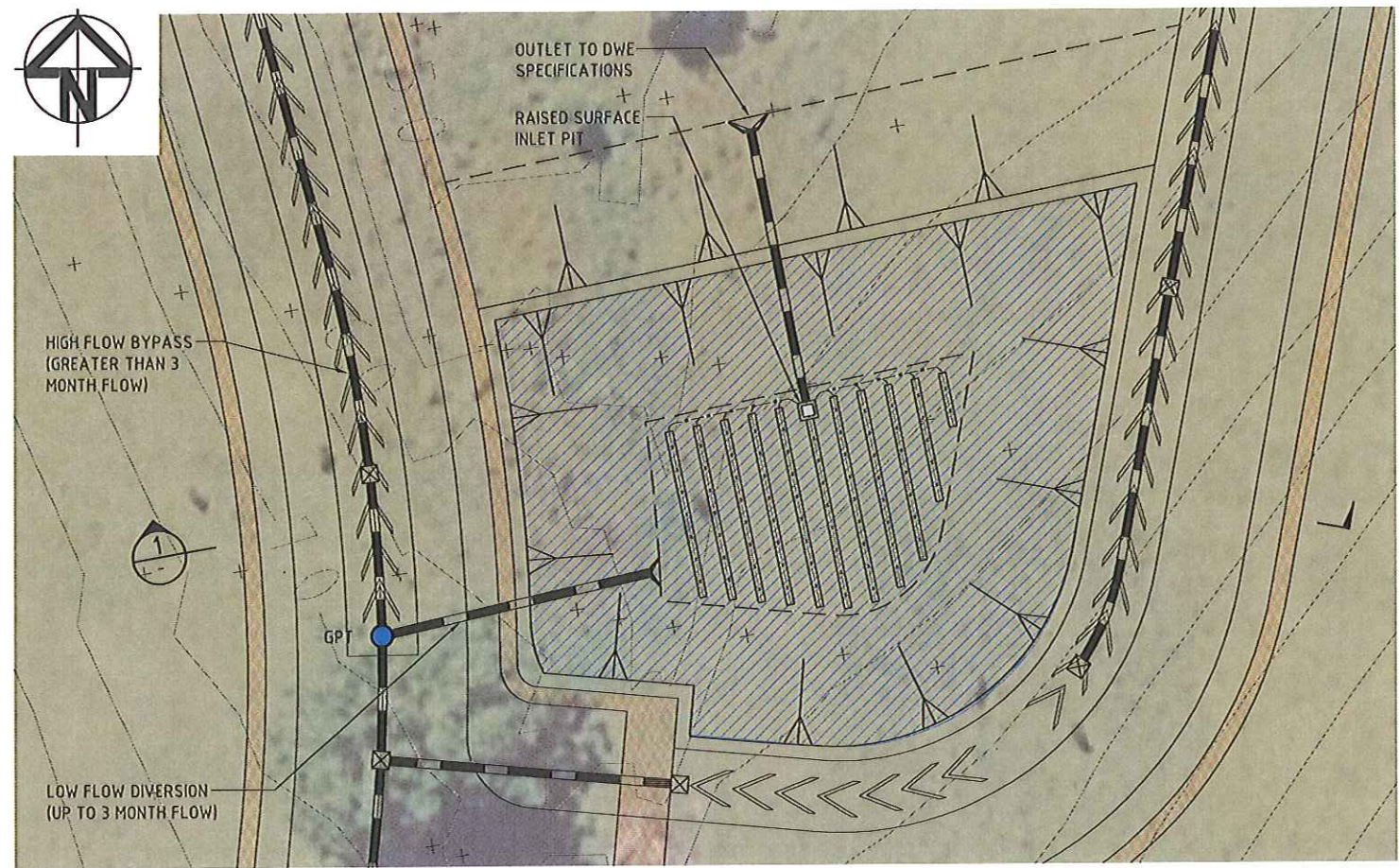
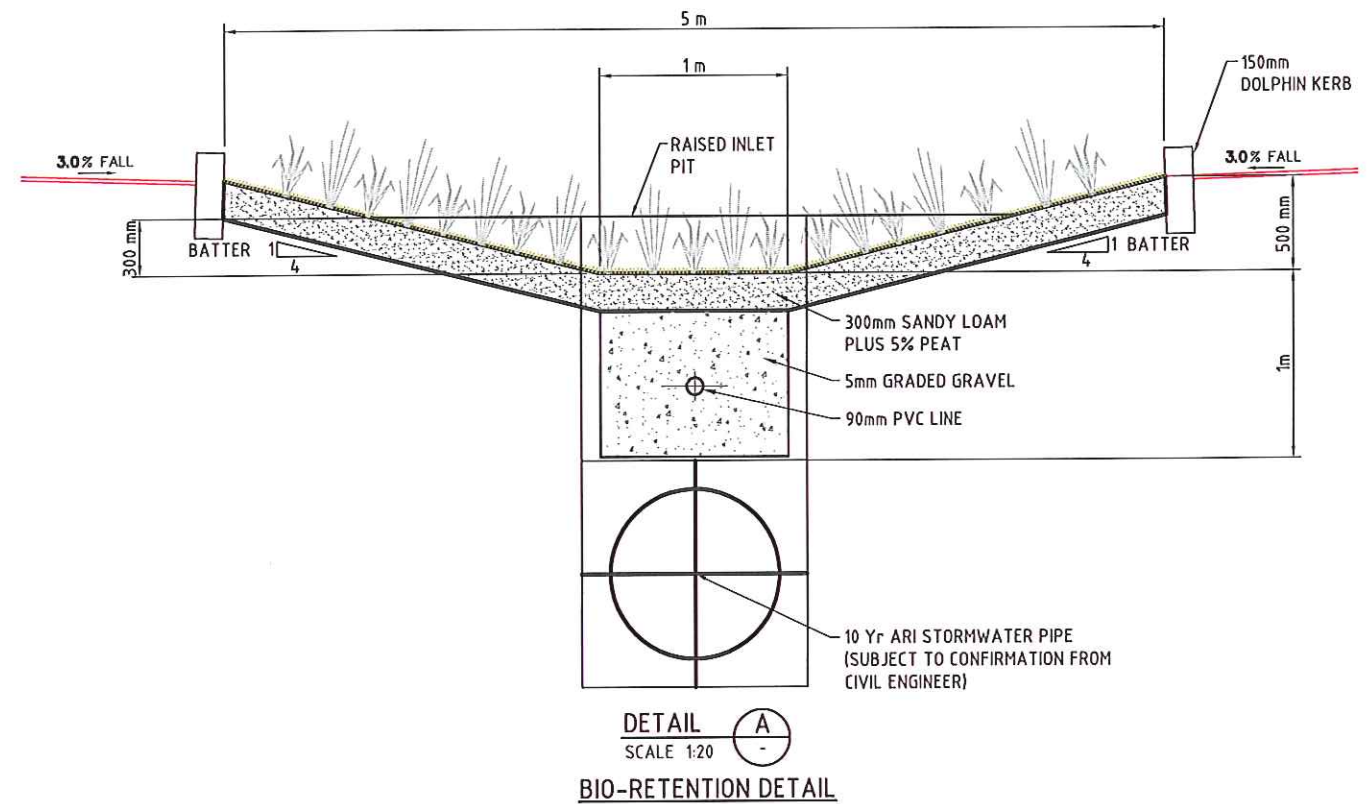


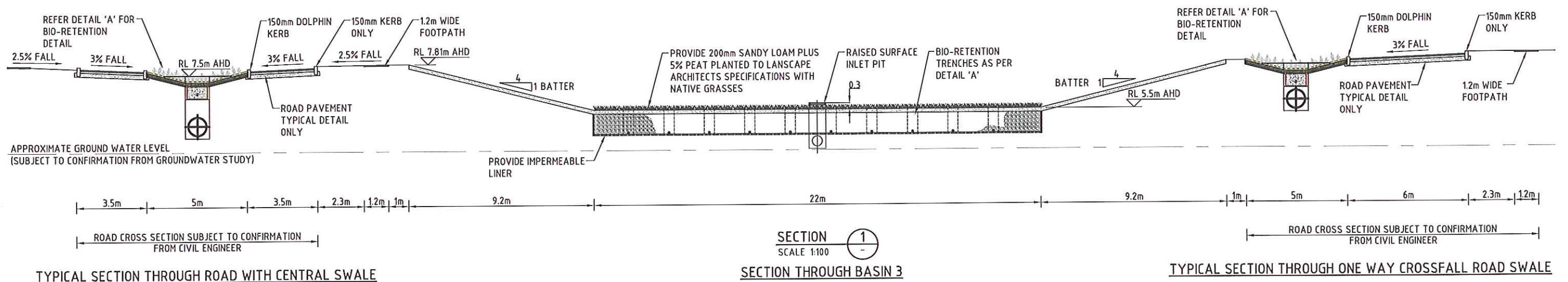
FIGURE 4



INSET A
SCALE 1:250
GENERAL ARRANGEMENT BIO-RETENTION BASIN 3



DETAIL A
SCALE 1:20
BIO-RETENTION DETAIL

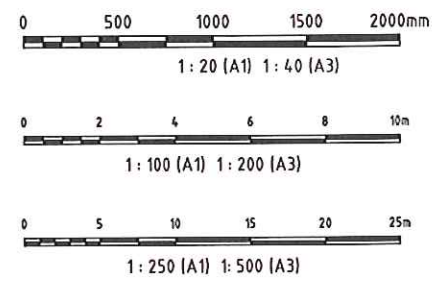


TYPICAL SECTION THROUGH ROAD WITH CENTRAL SWALE

SECTION 1
SCALE 1:100
SECTION THROUGH BASIN 3

TYPICAL SECTION THROUGH ONE WAY CROSSFALL ROAD SWALE

- LEGEND**
- 10.0— EXISTING CONTOUR (0.5m INTERVAL)
 - SITE BOUNDARY
 - +17.5 EXISTING SPOT HEIGHT
 - GPT (GROSS POLLUTANT TRAP)
 - BIO-RETENTION SWALE WIDTH 5m PSL 1m ABOVE GROUND WATER LEVEL.
 - BIO-RETENTION BASIN PSL 1m ABOVE GROUND WATER LEVEL.
 - DIRECTION OF OVERLAND FLOW
 - PROPOSED FOOT PATH



DRAFT

Our Ref: 2464759 (PN 2224045)

23 March 2010

Ms J Fielding
Worley Parsons
jane.fielding@worleyparsons.com

Dear Ms Fielding

MP 08-0080
Lot 112, DP1073791, Lyons Road, North Bonville

Council refers to your email of 16 March 2010 concerning the above Major Project.

The following comments are made in response to the amended proposal:

- The revised subdivision density is noted.
- The project application needs to clearly describe whether the medium density precinct is to be developed as Housing for Seniors or People with a Disability; it needs to describe if the Seniors Housing covers the whole precinct or part thereof; it needs to describe if the precinct is to be a Torrens Title, Community Title Subdivision or alternatively be retained as one lot; it needs to clearly describe building controls (design, density, height, setbacks, parking, etc) for this precinct; it needs to describe pedestrian arrangements in the precinct; it needs to describe and detail any private common community areas.
- If the medium density precinct is not to be developed for Seniors Housing the project application needs to clarify the subdivision type, building design, density height, etc controls, use of open space areas, including private communal open space areas.
- The project application should not be an either/or application for medium density housing or seniors housing in the medium density precinct, it should nominate one or the other type of housing development.
- The project application needs to clearly define the areas to be dedicated to DECCW (NPWS) and Council; it needs to nominate the timing of the dedication (eg at what particular stage of the subdivision); it needs to detail that the dedications are at no cost or alternative dedication arrangements for consideration by the Department, DECCW and Council.

- Traffic and pedestrian controls including proposed works on the collector road in the medium density precinct will be considered by Council as part of its more formal consideration of the project application when it is received from the Department. Council reiterates its consistent previous advice that the proposed seniors housing development should not be dissected by the collector road.
- It is noted that you are liaising separately with Council's City Services Section in relation to the proposed stormwater management strategy.

Please refer to Council's previous correspondence addressed to Mr S Tauni, Department of Planning, dated 23 May 2008. Your further attention is directed to the controls of the North Bonville Development Control Plan and the provisions of the North Bonville Developer Contributions Plan.

For further information on this matter please contact Mark Hannon on 6648.4631.

Yours faithfully

Mark Hannon
Project Manager Development

MSH:sms

Fielding, Jane (Sydney)

From: Geoff Slattery [g_slattery@bigpond.com]
Sent: Wednesday, 7 April 2010 2:20 PM
To: Fielding, Jane (Sydney); Moon, Chris (Sydney)
Cc: dra
Subject: Lyons Road
Attachments: road xs 070410.pdf
Chris /Jane

This is essentially the cross sections council wants to see

Basically

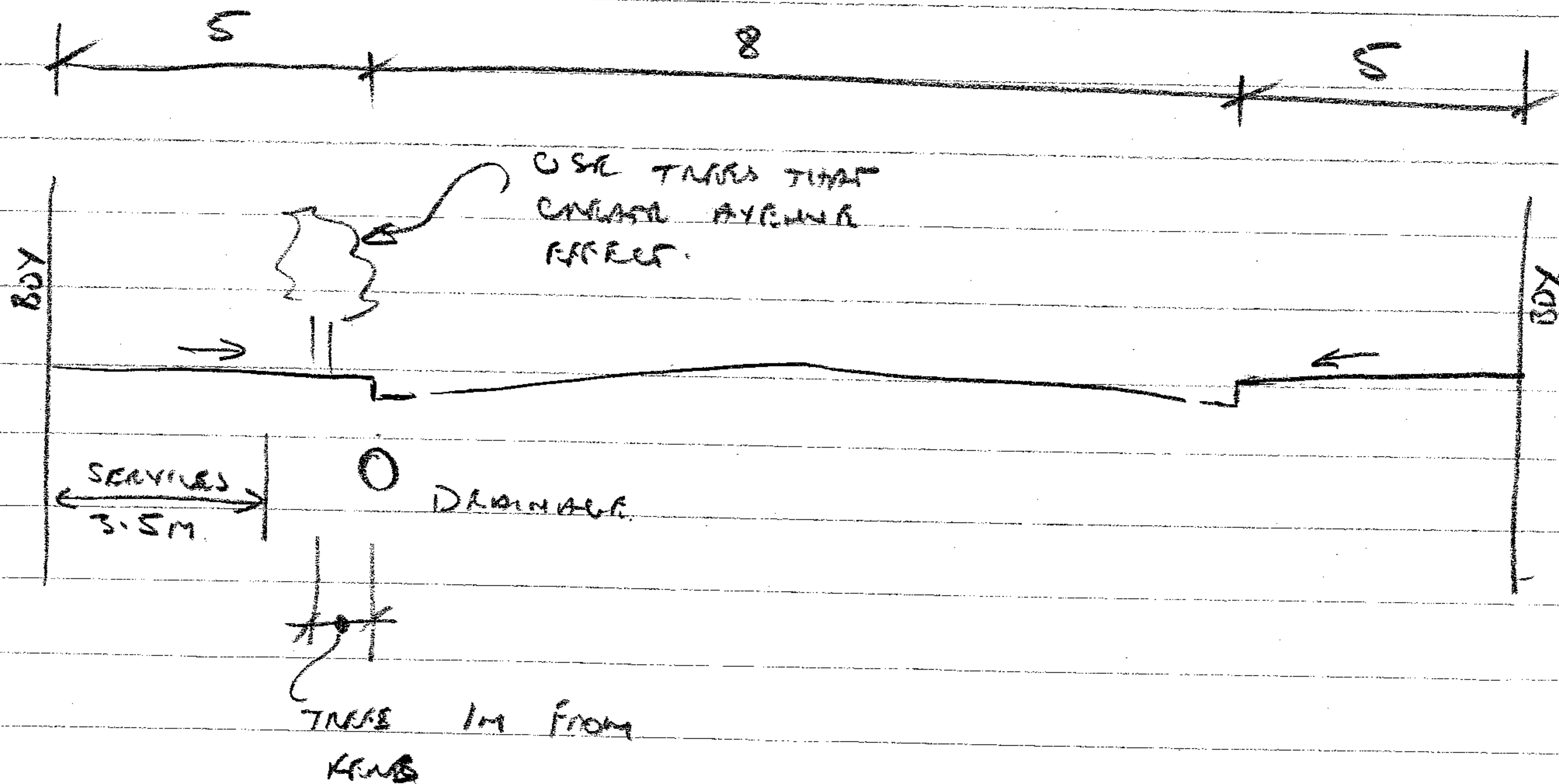
- No central swale
- no edge swales
- treatment at end of line
- use wider footpaths with trees on footpath to create avenue
- on reserve side is it possible to simply have grass slope without swale
- can a boundary be set on reserve which is utilised for wsud features

will give you a ring

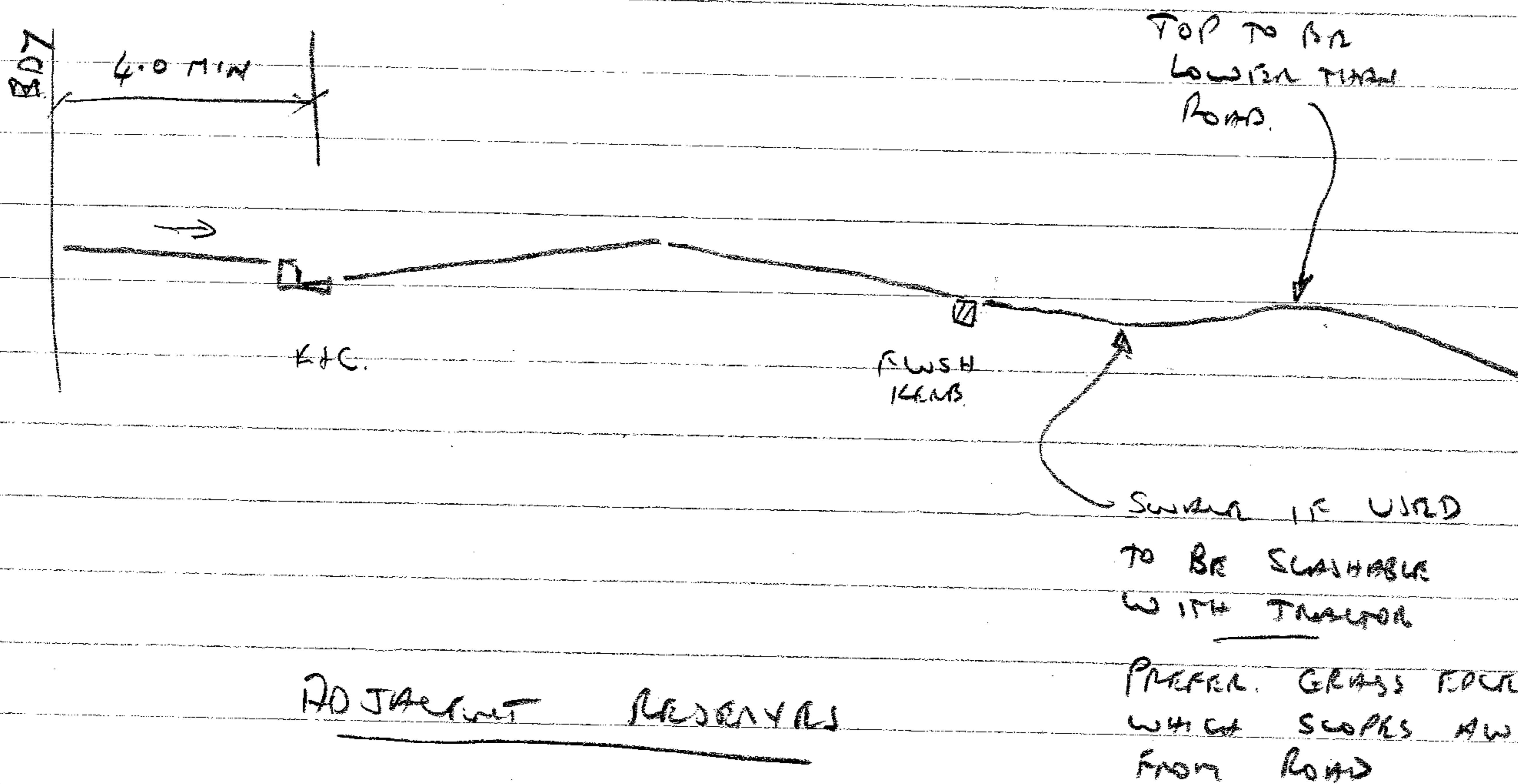
Geoff

Geoff Slattery and Partners
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NSW 2450

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MAIN ROAD



ADJACENT RESERVES