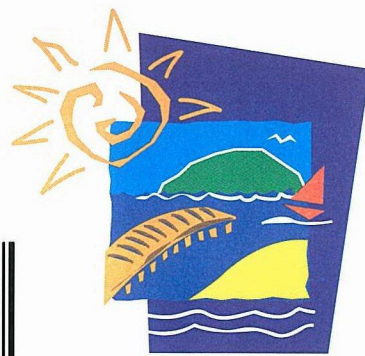
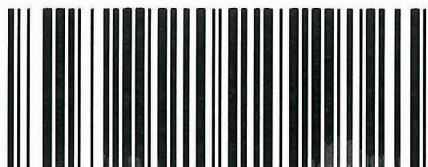


# COFFS HARBOUR CITY COUNCIL



Our ref: 2737356 (DA 700/11)

9 March 2011



PCU020578

The Secretary  
Department of Planning  
Attention Mr Enguang Lee  
GPO Box 39  
SYDNEY NSW 2001

Department of Planning  
Received  
14 MAR 2011  
Scanning Room

Dear Sir/Madam

**MP 08-0080, Residential Subdivision  
Lot 112, DP 1073791, Lyons Road, North Bonville**

Council refers to the above Major Project Application and to the Departments request for comment on the Environmental Assessment.

Council is not in a position to issue draft conditions on the application until a number of matters are resolved including:

- Subdivision footprint.
- Road system.
- Neighbourhood park location.
- Acquisition area by Council under the Contributions plan.
- Sewerage servicing arrangement.
- Asset protection zone and infrastructure impacts.
- Vegetation Management Plan works schedule.
- Controls for the medium density area and the implementation of such controls.
- The management of domestic animals.
- Flood impact.
- Road design.
- Acid sulfate soils management and potential soil contamination.

Please find attached Council's detailed comments on the Environmental Assessment.

It is recommended that the proponent arrange to meet with Council staff to discuss the matters raised in this correspondence.

For further information please contact Mark Hannon on (02) 6648 4631.

Yours faithfully

Mark Hannon  
Project Manager Development

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• Fax: (02) 6648 4199 • DX: 7559 • ABN 79 126 214 487  
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• Website: [www.coffsharbour.nsw.gov.au](http://www.coffsharbour.nsw.gov.au)



CELEBRATING THE SESQUICENTENNIAL YEAR



**Subdivision Footprint:**

The development footprint, inclusive of fill areas, services (including stormwater management systems, fire trails and asset protection zones) should not encroach onto existing bushland areas. In this regard there is an obvious tree line along the eastern side of the subject site that encompasses all land zoned 7A Environment Protection Habitat and Catchment, Swamp Schlerophyll forest (Endangered Ecological Community) and Primary Koala Habitat (mapped under Council's City-Wide Koala Plan of Management). There is no justifiable planning reason why the development should encroach into this environmentally significant and sensitive area. The subdivision footprint requires amendment.

**Road Layout:**

The subdivision should comprise perimeter roads to interface with bushland and open space areas. On this aspect the north eastern section of the subdivision (Stage 5 in the concept staging plan) should be amended to delete the cul-de-sac and replace the proposed perimeter fire trail with a perimeter public road. This arrangement will likely increase the residential footprint, provide better surveillance of natural bushland areas and support an improved urban design outcome for the development.

**Neighbourhood Park:**

The location of the proposed neighbourhood park is unacceptable to Council. The proposed park (shown on the landscape plan) is too small, lacks visibility and natural surveillance and has no kick-around space.

Council supports an alternative possible location for the neighbourhood park as detailed in Appendix A to this letter. The suggested location is positioned adjacent to the main collector road and in proximity to the riparian area. The majority of the suggested location is to be situated at or above the 1:100 AEP event. Some encroachment into the medium density community title lots is required for this location.

That area currently detailed as neighbourhood park in the Project Application may be investigated for additional residential subdivision (as medium density community title) as an offset to that allocated to the revised park's location and configuration.

The proponent should review the neighbourhood park's position and configuration in consultation with Council's Recreation Services Section (contact Sue Stewart on telephone 6648 4875). Council staff are prepared to consider any viable alternative park locations in consultation with the proponent.

**Acquisition Area:**

The Project Application should clearly identify by plans and areas (m<sup>2</sup>);

- That part of the site proposed for acquisition by Council for neighbourhood park and for stormwater management as provided for in the North Bonville Developer Contributions Plan. Note, please refer to this Plan and to the area mapped 6A Open Space Public Recreation Zone under the Coffs Harbour City Local Environmental Plan 2000. The Contributions Plan includes provision for the purchase of the 6A zoned land only. All other areas need to be dedicated at no cost to Council.
- That part of the site proposed for dedication to Council at no cost.

/2...

The Project Application should identify the timing and the arrangements for the above described acquisitions by Council and dedications at no cost to Council as well as the dedication of part of the site to NPWS/DECCW as an addition to the Bongil Bongil National Park.

**Sewerage:**

The Project Application seeks approval for the installation of *"a low pressure system which utilises a small household pump at (17) lots and a common rising main to a discharge manhole"*. These systems are not permissible under Coffs Water's Sewerage Strategy. An additional sewer pumping station is required for servicing the 17 lots.

**Asset Protection Zones & Infrastructure:**

Bushfire setback requirements and infrastructure need to ensure that there is no simplification or modification of the tall open swamp sclerophyll forest (Community 1) – refer to *"subdivision footprint"* comments.

**Vegetation Management Plan (VMP):**

Council requires a 5 year costed schedule of works as part of the VMP, which will be the proponent's responsibility to fund (not 52 weeks as proposed).

The VMP should also address the status of and intentions with respect to dangerous trees along the site's boundaries and within the site.

**Medium Density Development Lots:**

The Project Application proposes 3 lots for medium density housing under Community Title, with future development for up to 42 medium density dwellings on these 3 lots.

Additional information is required to evaluate this aspect of the application, in particular:

- Identify the community lot.
- Detail if roads servicing this community title subdivision are private or public.
- Detail if services servicing this community title subdivision are private or Council (water, sewer).
- Provide a draft Community Management Statement.
- The built form controls detail 9 buildings and a common carpark. Typical medium density housing projects integrate parking with the multi unit housing complexes and minimise vehicle entry points to these complexes. This is not the case with the current proposal. This issue requires review by the proponent.
- Typical medium density housing projects are strata subdivided, not community title subdivided, however Council notes that there is the potential for the development to comprise 3 x community title development lots, the community lot and subsequent strata subdivision of the individual multi unit housing projects. The proponent needs to clarify the staging and titling arrangements of this part of the overall project, ie. how will it work?



- As the Project Application is proposing a "*community title multi unit housing*" component more certainty via planning controls for such development should be detailed in the application. This may be via adopted multi unit housing design controls for this precinct (covering design, density, setbacks, parking, finish materials, height, fencing, landscaping, etc) to be regulated via the Community Association prior to obtaining the requisite statutory approvals. The Community Management Statement could cover this arrangement.
- Please refer to previous comments on the neighbourhood park location and the likely requirement to modify the layout of the medium density housing community title lots.

**Domestic Animals:**

Clearer commitments in the Project Application as to how domestic dogs and cats will be managed for the development need to be made.

**Flood Impact:**

No objection to the project is raised in relation to flooding subject to:

- All development lots to be filled to a minimum of 5.5m AHD.
- The access road to have a minimum finished level of 4.7m AHD.

**Road Design:**

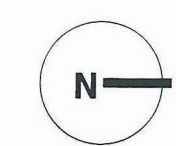
- Some concerns are raised in relation to the additional maintenance works and safety risks involved in maintaining the proposed central road swale. The proponent is requested to address these concerns (note Council recognises and supports in principle the urban design merits of a central (landscaped) swale road in the subdivision).
- Some of the roads have 3m wide road verges. This is considered insufficient to provide all of the required services as well as a footpath. The minimum acceptable width is 3.5m. This consideration may be conditioned.

**Acid Sulfate Soil Management and Potential Site Contamination:**

Council endorses the relevant Coffey reports on these considerations.



# sawtell park estate stg. 2 - north bonville

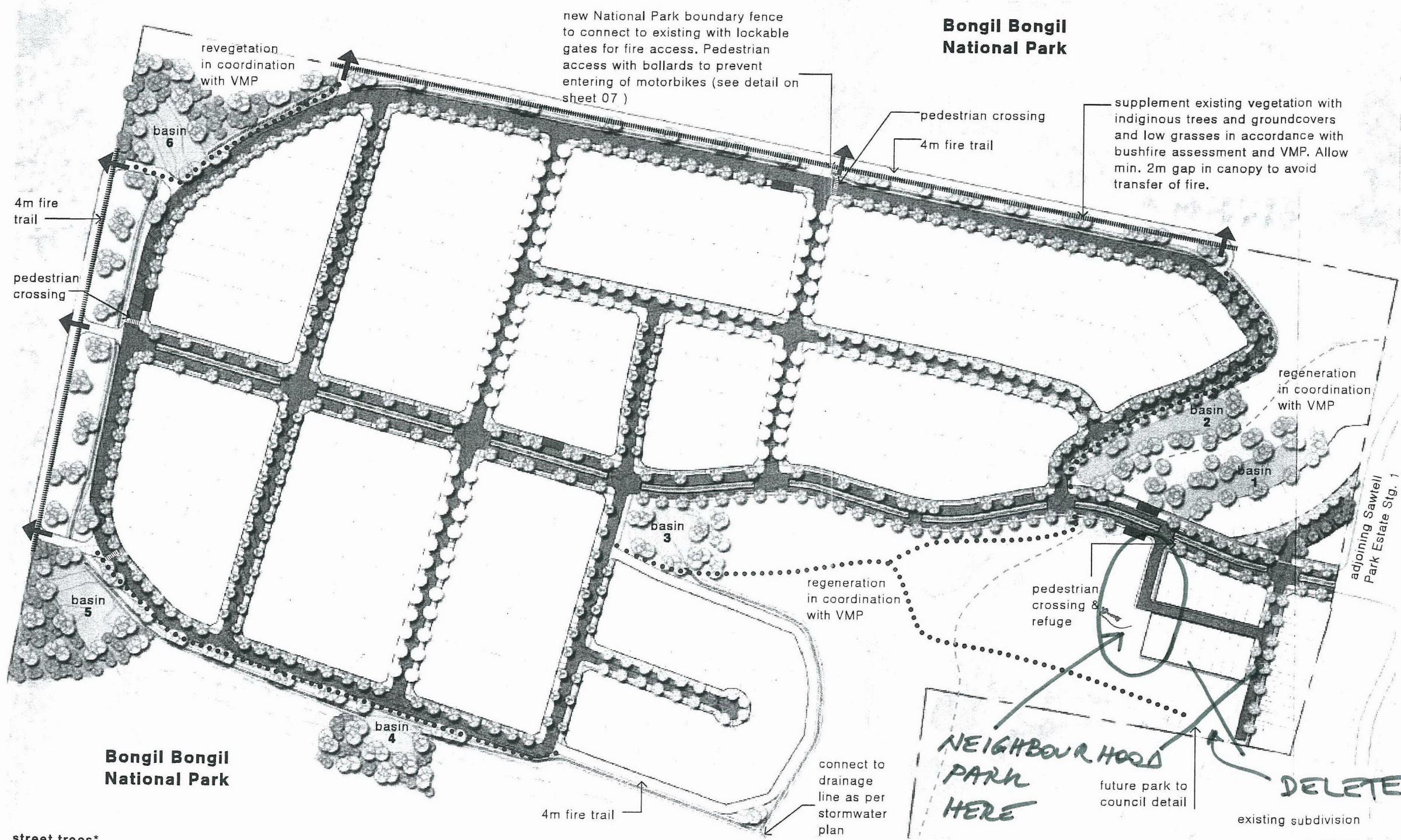


## legend

- residential lots
- bio-retention swales
- 1200mm footpaths
- 4000mm fire trails
- walking trail/boardwalk
- access to bushfire trail with lockable gate & pedestrian access to Bongil Bongil National Park
- National Park boundary fence (ref. 07)
- stormwater detention basins, indicative only
- extensive revegetation in accordance with VMP and bushfire assessment
- APZ, supplementary planting according to bushfire assessment
- approx. location of existing watercourse
- proposed location for busstops

**site details:**  
 Lyons rd, north bonville, nsw  
**client:**  
 utila pty. ltd.  
**date:**  
 09/07/10  
**job number:**  
 7924.5  
**scale:**  
 as shown  
**revision:**  
 F - FINAL

NEIGHBOURHOOD PARK HERE  
 DELETE - INVESTIGATE FOR MEDIUM DENSITY COMMUNITY TITLE



- street trees\***
- Lophostemon confertus
  - Backhousia citrodora
  - Buckinghamia celsissima
  - Syzygium luehmannii
  - Melaleuca quinquenervia

- indigenous trees (*Allocasuarina torulosa*, *Eucalyptus saligna* (APZ))
  - supplementary planting for revegetation
- \* trees adopted from Coffs Harbour Street Tree Masterplan, 1999 refer to plant schedule on sheet 04

**STORMWATER MANAGEMENT:**  
 refer to engineer's drawings and to details on sheet 03 - 06. Shape of basins is depending on site conditions and potential retention of trees.

**REVEGETATION:**  
 Extent of revegetation and required fencing with educational signage to be determined in consultation with bush regenerator and in accordance with VMP.