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Civil and Structural Engineer

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SUBDIVISION PART LOT 112 DP 1073791
LYONS ROAD, NORTH BONVILLE
DEPARTMENT OF PLANNING MAJOR PROJECT M808-0080

UPDATED DETAILS

GS&P Drawing Set has been amended to incorporate requests of the various agencies.

The Drawing Set now contains Drawing 101 to 122. Refer to Appendix 4.

COFFS HARBOUR CITY COUNCIL TECHNICAL SERVICES

Technical Services has requests for the resolution of WSUD details and sewer reticulation.

WSUD Details

The project details contain proposals for the use of central swale drains in the main road as part of the WSUD treatment of stormwater.

Council has recently amended their WSUD policy such that central swale drains are excluded from the policy.

Due to the time constraints involved in a redesign of this issue Council has agreed that the Development Consent can be conditioned such that the WSUD design is modified by removal of the swale drains prior to submission of a Construction Certificate (C.C.) application.

Sewer

The original project details showed a small section of the development at the Southwest corner that required a small pump station to enable sewer.

Council has recently changed its sewer design policy to enable the use of a "low pressure" system.

The project drawings have been amended to show a low pressure system.

Details and Correspondance

To confirm the negotiation process the following details are relevant (refer Appendix 15).

- Letter to Council 30 April 2013,
- Council email response 1 May 2013, and
- Council letter response 1 May 2013.

COFFS HARBOUR CITY COUNCIL NEIGHBOURHOOD PARK

CHCC had requested that provision be made for a neighbourhood park to incorporate a “kick around” area.

During discussions with Council there was also concern raised about the location of topsoil containing potential artefacts being placed in the area of the park, as it would restrict Council’s ability at a later date to undertake works if required.

It has been possible to incorporate a neighbourhood park area in the proposed public reserve located in the Northwest of the site and West of the entry road.

A new project plan numbered 120 has been prepared to detail a potential park.

A new project plan numbered 121 has been prepared to detail the archaeological topsoil placement.

Details and Correspondance

To confirm the negotiation process the following details are relevant (refer Appendix 15).

- Meeting at Council 16 April 2013,
- Letter to Council 30 April 2013,
- Email to Council 1 May 2013,
- Council email response 13 May 2013, and
- Email to Council 13 May 2013.

COFFS HARBOUR CITY COUNCIL PUBLIC RESERVE

CHCC had requested clarification of proposed public reserve to differentiate between areas to be acquired and areas to be dedicated (free of cost).

Council Development Control Plan (DCP) and Developer Contribution Plan indicate an area to be acquired for neighbourhood park use. The area indicated for park was inappropriate considering the constraints, however in keeping with the DCP the area for acquisition has been detailed in the same area.

A new project plan number 119 has been prepared to show the areas of public reserve.

Details and Correspondance

To confirm the negotiation process the following details are relevant (refer Appendix 15).

- Meeting at Council 16 April 2013,
- Email to Council 16 April 2013,
- Council email response 16 April 2013,
- Email and letter to Council 30 April 2013, and
- Council email response 1 May 2013.

NATIONAL PARKS AND WILDLIFE SERVICE (NPWS)

NPWS was requested to clarify their position on items raised by them in the past.

- Fire trails on the West and South of the site,
- Access to fire trails,
- Pedestrian access,
- Fencing, and
- East land.

NPWS has confirmed its position, and in particular the issue of fire trails and the access to the trails. Details of this position were then incorporated by the Rural Fire Service (RFS) to finalise their requirements.

Details and Correspondance

To confirm the negotiation process the following details are relevant (refer Appendix 15).

- Letter to NPWS 13 March 2013, and
- Response from NPWS 14 March 2013.

RURAL FIRE SERVICE (RFS)

RFS had requested various items in order to clarify the final Asset Protection Zone (APZ) requirements.

Various requests were finalised at a meeting with the local regional office of the RFS.

Following confirmation from the NPWS on their requirements a final concept APZ was agreed with the RFS.

Details and Correspondance

To confirm the negotiation process the following details are relevant (refer Appendix 15).

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| - Meeting at RFS | 22 February 2013, |
| - Confirmation letter of meeting | 27 February 2013, |
| - Letter to RFS with NPWS requirements | 21 March 2013, |
| - Email to RFS on preliminary APZ | 21 March 2013, and |
| - Response email from RFS | 26 March 2013. |

BUSHFIRE HAZARD ASSESSMENT REPORT

Holiday Coast Bushfire Solutions have updated their report to incorporate the RFS requirements and report dated 7 May 2013 is attached in Appendix 6.

ECOLOGICAL ASSESSMENT

JWA Ecological Consultants have revised the Ecological Assessment and report dated May 2013 is attached in Appendix 7.

VEGETATION MANAGEMENT PLAN

JWA Ecological Consultants have revised the VMP and report dated May 2013 is attached in Appendix 8).