

## Geoff Slattery

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**From:** Geoff Slattery [g\_slattery@bigpond.com]  
**Sent:** Tuesday, 30 April 2013 3:03 PM  
**To:** 'sue.stewart@chcc.nsw.gov.au'  
**Subject:** Lyons Road  
**Attachments:** chcc 300413 sue stewart.pdf

Sue

Letter and details on Lyons Road if you could look at please and let me know

Geoff

**Geoff Slattery and Partners**

Consulting Engineers

192 Pacific Highway

Coffs Harbour

Phone 02 6651 1944

# Geoff Slattery

## Civil and Structural Engineer

Geoff Slattery & Partners Pty Ltd T/F Slattery Family Trust No. 2 ABN 65 097 037 221

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**Geoff Slattery B.E. (Hons), M.I.E. (Aust)**

30 April 2013

The General Manager  
Coffs Harbour City Council  
Locked Bag 155  
COFFS HARBOUR NSW 2450

Attn: Sue Stewart

**SUBDIVISION LOT 112 DP 1073781  
LYONS ROAD, NORTH BONVILLE  
DEPARTMENT OF PLANNING MAJOR PROJECT M808-0080**

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We refer to meeting with Council of 16 April 2013 and subsequent discussions in regards to proposed park areas in the above development.

To satisfy Council requirements on the project the following items are now relevant.

### **1. PROPOSED PARK**

The proposed park area can be achieved in the area of proposed Public Reserve located on the West side of the entry road. Refer Drawing 120.

The area is split by the riparian area, however this is utilised to separate what is seen as "kick around" and "play" areas.

Useable area for the "kick around" is in the order of 6800 square metres.

Useable area for "play" is 5100 square metres.

The riparian area planting proposed is to suit your requests of suitable "view lines" through the planting

### **2. ASSET PROTECTION ZONE**

Asset Protection Zones ( APZ) are located on areas of Public Reserve. Refer Drawing 113.

The Drawing 113 with APZ areas indicated is in accordance with the requirements of the Rural Fire Service (RFS) and has their acknowledgement of meeting their requirements.

Council will be required to maintain the APZ areas to the requirements of the RFS to suit inner and outer protection areas.

Of particular note is the requirement of the RFS for a 20 metre wide inner protection APZ on the entry road. It is proposed this area will be planted under the VMP with vegetation suitable for APZ requirements.

**3. MATERIALS CONTAINING ARCHAEOLOGICAL ITEMS**

As part of the Archaeological assessment of the site and the agreement of the Office of Environment and Heritage (OEH) topsoil with potential archaeological items is to be placed into areas of Public Reserve. Placement is to be such that future disturbance should be avoided or minimised.

Topsoil can be placed in proposed Public Reserve located on the East side of the entry road. Refer Drawing 121.

The proposed topsoil areas are located such that there will be no foreseeable disturbance, and the area will be subject to replanting as part of the VMP.

**4. COUNCIL ADVICE**

Council is requested to confirm that the proposals for the park areas, APZ, and Archaeological areas are suitable to requirements to enable us to submit final details to the Department of Planning.

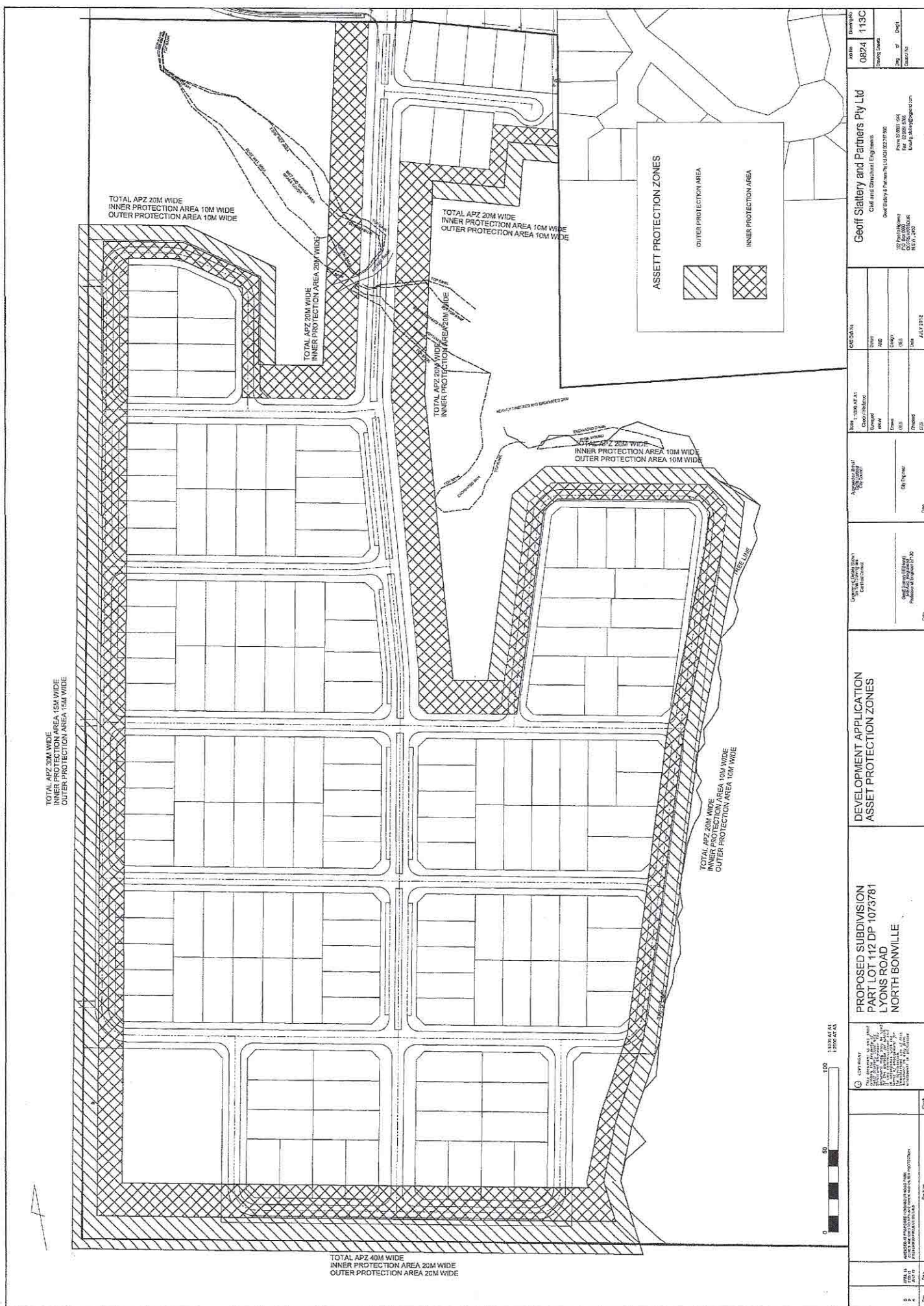
It is anticipated that when the final documents are submitted to the Department of Planning that a formal response will be requested by the Department of Planning to finalise the project. In this regard please note the Department of Planning intends to issue a Development Consent before the end of June 2013.

Yours faithfully

A handwritten signature in black ink, appearing to read 'G E Slattery', with a long horizontal flourish extending to the right.

G E Slattery

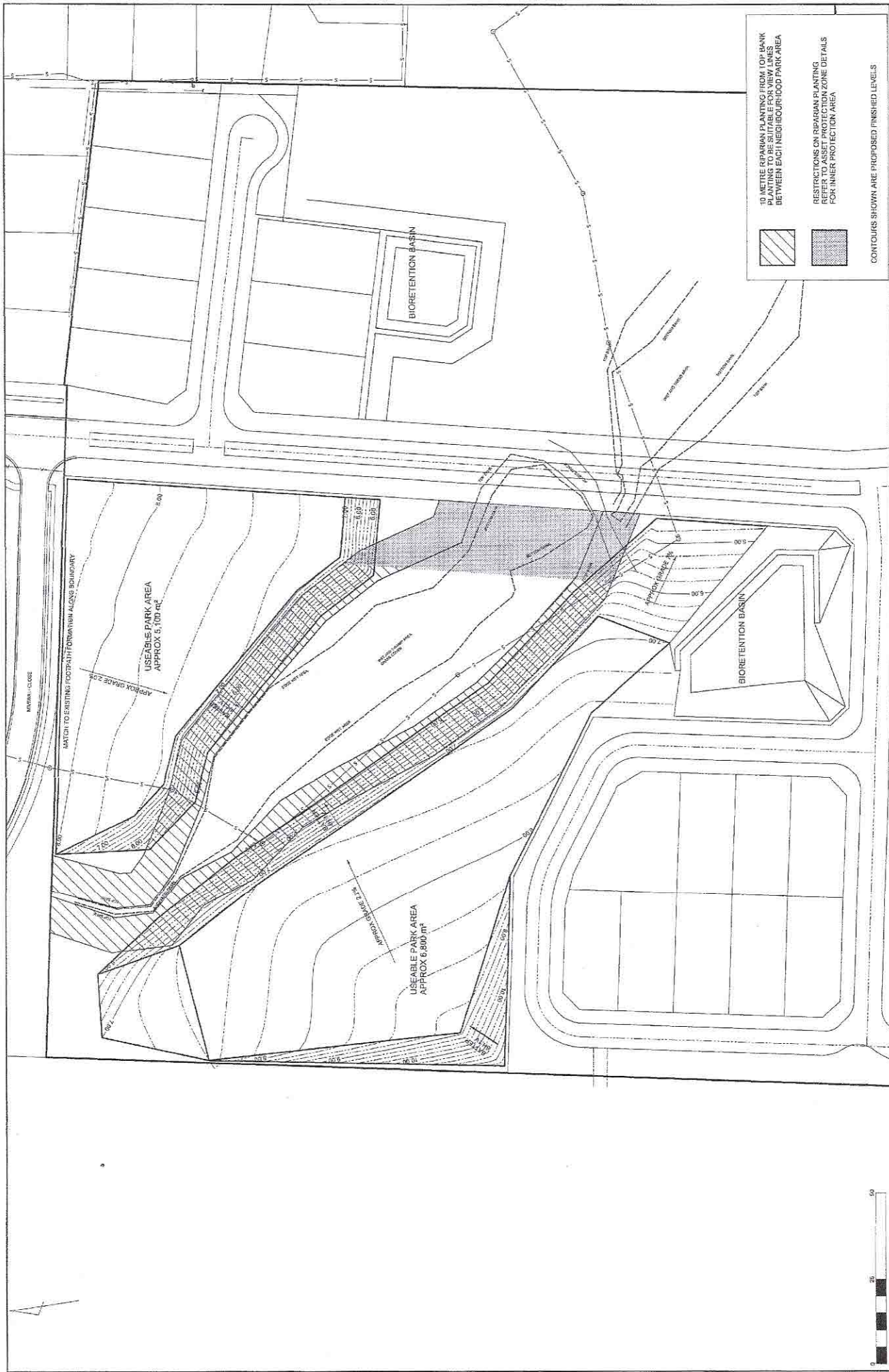












10 METRE RIPARIAN PLANTING FROM TOP BANK PLANTING TO BE SUITABLE FOR VIEW LINES BETWEEN EXISTING NEIGHBOURHOOD PARK AREA

RESTRICTIONS ON RIPARIAN PLANTING REFER TO ASSET PROTECTION ZONE DETAILS FOR INNER PROTECTION AREA

CONTOURS SHOWN ARE PROPOSED FINISHED LEVELS

<p><b>PROPOSED SUBDIVISION</b> PART LOT 112 DP 1073781 LYONS ROAD NORTH BONVILLE</p>	<p><b>DEVELOPMENT APPLICATION</b> PROPOSED NEIGHBOURHOOD PARK</p>	<p><b>Geoff Slatery and Partners Pty Ltd</b> Civil and Structural Engineers Level 10, 100 Macquarie Street, Sydney NSW 2000 Phone: (02) 9231 1234 Fax: (02) 9231 1235 Email: info@geoffslatery.com.au</p>	<p>Sheet 120 of 120</p>
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**LEGEND ARCHEOLOGY TOPSOIL**

AREA OF PROPOSED TOPSOIL FILL

AREA OF PROPOSED TOPSOIL CUT

IN ACCORDANCE WITH ARCHEOLOGY REPORT BY MONOLITHIC CHAIR & ASSOCIATES

<p><b>PROPOSED SUBDIVISION</b> PART LOT 112 DP 1073781 LYONS ROAD NORTH BONVILLE</p>		<p><b>DEVELOPMENT APPLICATION</b> CONCEPT ARCHEOLOGICAL TOPSOIL PLACEMENT</p>		<p><b>Geoff Statten and Partners Pty Ltd</b> Civil and Structural Engineers Geoff Statten &amp; Partners Pty Ltd (ACN 100 797 900) 187 Macleay Street PO Box 1000 Sydney NSW 2000</p>		<p><b>0824 121</b> Drawing No. Date Scale</p>	
<p>Project No.</p>	<p>Client</p>	<p>Project Name</p>	<p>Project Location</p>	<p>Project Status</p>	<p>Project Date</p>	<p>Project Scale</p>	<p>Project Notes</p>
<p>Project No.</p>	<p>Client</p>	<p>Project Name</p>	<p>Project Location</p>	<p>Project Status</p>	<p>Project Date</p>	<p>Project Scale</p>	<p>Project Notes</p>

## Geoff Slattery

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**From:** Geoff Slattery [g\_slattery@bigpond.com]  
**Sent:** Wednesday, 1 May 2013 5:16 PM  
**To:** 'sue.stewart@chcc.nsw.gov.au'  
**Subject:** Lyons Road  
**Attachments:** dwg 121 archeology topsoil.pdf

Sue

Estimated volume of topsoil is expected to be a maximum of 6600 cubic metres based on the area indicated on attached drawing which is from the Archeology report

In the relocation areas the average depth is say 450mm, but will vary as anticipated fill depth could be as high as say 800 to 1000 depth when the bulk earthworks are designed for the CC

The intention would be to locate the topsoil into as small an area as possible, so in the final CC I would expect we would not use the total area nominated

Geoff

### Geoff Slattery and Partners

Consulting Engineers

192 Pacific Highway

Coffs Harbour

Phone 02 6651 1944



## Geoff Slattery

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**From:** Sue Stewart [sue.stewart@chcc.nsw.gov.au]  
**Sent:** Monday, 13 May 2013 9:51 AM  
**To:** 'Geoff Slattery'  
**Cc:** Mark Hannon; Tim Cotsell  
**Subject:** Proposed subdivision lot 112 1073781

Hi Geoff

Council is satisfied with the public preserve proposed on the western side of the collector road subject to the following:

- The topsoil material containing artefacts that is proposed to be relocated is placed in the future public reserve on the eastern side of the collector road (as indicated in plan xxx). Details of location to be confirmed at CC;
- The VMP is modified such that all planting within the relocated topsoil are established as part of the initial works;
- The VMP is modified to reflect that planting of the riparian area ( between the northern and southern areas of the proposed public reserve on the western side of the collector road) will be no greater than 10m's from top of bank and planted in a manner that enables surveillance and view lines to occur between the northern and southern sections of the proposed park (ie groundcovers and canopy trees only) batters of the creek in the reserve west of the collector road will be no greater than 1 in 4 to allow mowing if required.
- Proposed Park West of Collector road to be regraded such that approx 1 hectare of useable area is obtained
- Overland flow paths are to maintained and local drainage issues addressed in conjunction with fill placement

If you have any queries re the above pl contact me.

Thanks

Sue Stewart  
Senior Technical Officer  
Coffs Harbour City council  
Ph: 0266 484875  
email: [sue.stewart@chcc.nsw.gov.au](mailto:sue.stewart@chcc.nsw.gov.au)

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## Geoff Slattery

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**From:** Geoff Slattery [g\_slattery@bigpond.com]  
**Sent:** Monday, 13 May 2013 11:36 AM  
**To:** 'Sue Stewart'  
**Subject:** RE: Proposed subdivision lot 112 1073781

Sue

Further to your phone call this morning we would confirm that earthworks for the development would incorporate the items of

- Topsoil from the archaeological area would be dumped, spread and compacted by the development
- Cut and fill to form the neighbourhood park area would be undertaken by the development
- Revegetation as required by the VMP would be undertaken by the development

Works in the neighbourhood park would be restricted to the earthworks, topsoil placement and grassing to suit the sediment and erosion requirements. Further speciality grassing and plantings if required and any play equipment would need to be covered by Council as part of the Developer Contributions Plan for North Bonville

Geoff

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Senior Technical Officer  
Coffs Harbour City council  
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email: [sue.stewart@chcc.nsw.gov.au](mailto:sue.stewart@chcc.nsw.gov.au)



