

## Geoff Slattery

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**From:** Geoff Slattery [g\_slattery@bigpond.com]  
**Sent:** Tuesday, 30 April 2013 3:05 PM  
**To:** 'Greg Powter'  
**Subject:** Lyons Road  
**Attachments:** chcc 300413 greg powter.pdf

Greg

Letter and plan on Lyons Road

Can you let me know please if OK

Thanks  
Geoff

**Geoff Slattery and Partners**  
Consulting Engineers  
192 Pacific Highway  
Coffs Harbour  
Phone 02 6651 1944

# Geoff Slattery

## Civil and Structural Engineer

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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: Greg Powter

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

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We refer to Council's comments on the above development and now submit to you the following.

**1. SEWER**

There is an area in the Southwest of the site in which it is not possible to provide gravity sewer to the existing pump station located in Trond Close.

Original details showed this area being served by a small pump station.

In accordance with Council's request (to Department of Planning) and Council's amended sewer policy, this area has now been amended to show a low pressure sewer system in lieu of a pump station.

**2. WATER SENSITIVE URBAN DESIGN**

The project WSUD has been designed in accordance with Council's WSUD Policy of June 2009.

Council has advised (to Department of Planning) that the use of swale drains in the road centres is not acceptable, and Council amended its policy subsequent to the submission of this project.

Council current policy now excludes the use of central road swales.

The time delay required to redesign this project at this late stage is considered outside of the time frames set by the Department of Planning for approval.

As discussed with Council's Mr Greg Powter on 12 April 2013 our client is prepared to accept a Development Condition that requires removal of the central swales in the major road and replacement by enlargement or otherwise of the end of line bio-retention. This redesign is to occur at the time of Construction Certificate details.

3. **COUNCIL ADVICE**

Council is requested to confirm that the proposals for sewer and WSUD are suitable to requirements to enable us to submit final details to the Department of Planning.

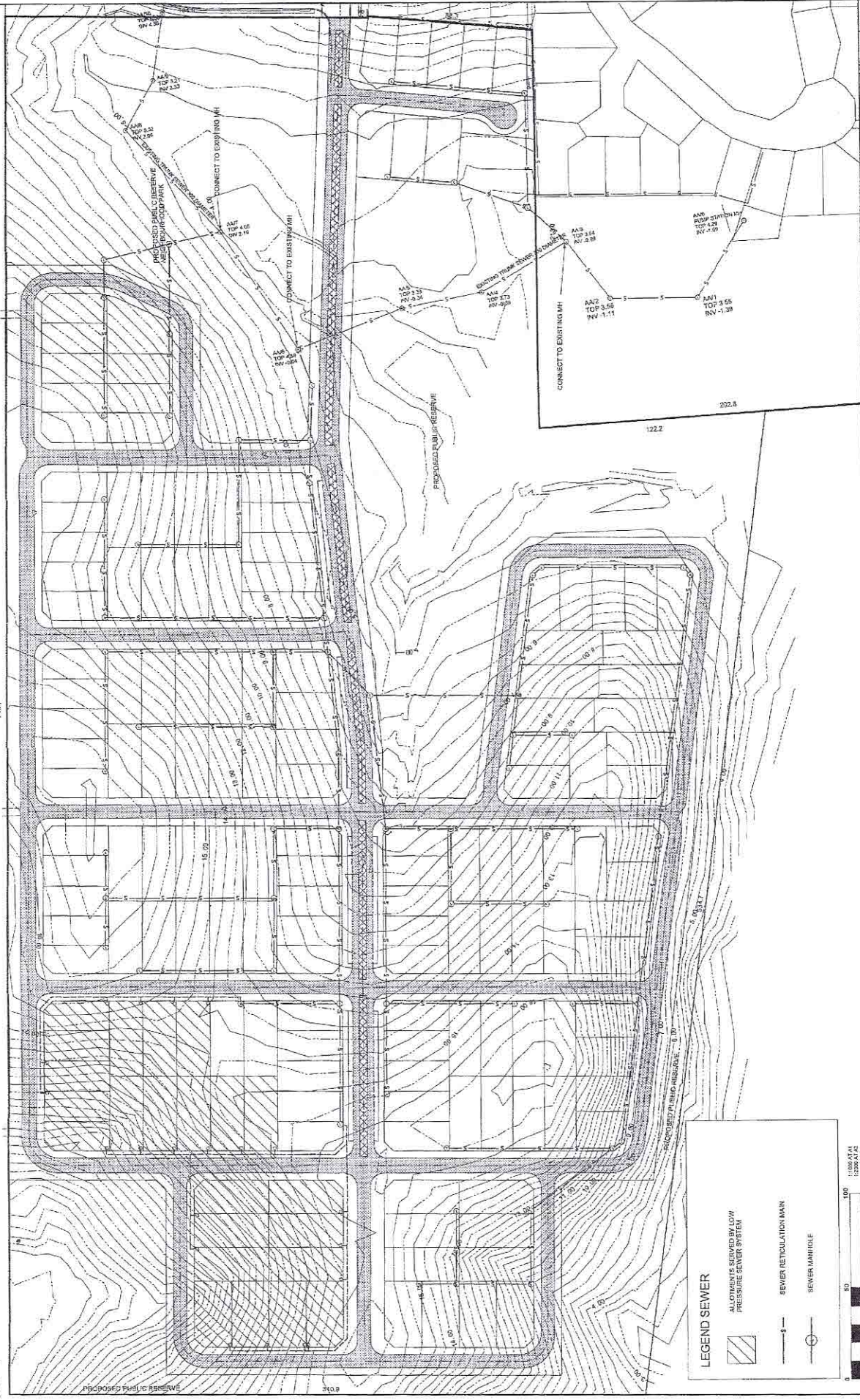
It is anticipated that when the final documents are submitted to the Department of Planning that a formal response will be requested by the Department of Planning to finalise the project. In this regard please note that the Department of Planning intends to issue a Development Consent before the end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





0824 111B Drawing Date Drawn by Checked by	<b>Geoff Slattery and Partners Pty Ltd</b> Civil and Structural Engineers 1/100 North Street North Sydney NSW 1585 Phone (02) 9439 1000 Fax (02) 9439 1001 Email: info@slattery.com.au	Date: 11/12/14 Drawn: JSS Checked: JSS Scale: 1:500 Project: 0824 111B	Approved by: Date: Signature:	<b>DEVELOPMENT APPLICATION CONCEPT SEWER RETICULATION</b>	<b>PROPOSED SUBDIVISION PART LOT 112 DP 1073781 LYONS ROAD NORTH BONVILLE</b>	1:500 AT ALL 1:1000 AT 1/4"
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## Geoff Slattery

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**From:** Greg Powter [greg.powter@chcc.nsw.gov.au]  
**Sent:** Wednesday, 1 May 2013 3:03 PM  
**To:** 'Geoff Slattery'  
**Subject:** RE: Lyons Road  
**Attachments:** DOC010513.pdf

hi geoff,  
your letter is fine.  
this reply ok ?  
thanks greg

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**From:** Geoff Slattery [[mailto:g\\_slattery@bigpond.com](mailto:g_slattery@bigpond.com)]  
**Sent:** Tuesday, 30 April 2013 3:05 PM  
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Geoff

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# COFFS HARBOUR CITY COUNCIL



Our Ref: 3396818

01 May 2013



Mr G Slattery  
Geoff Slattery and Partner Pty Ltd  
PO Box 8090  
COFFS HARBOUR NSW 2450

Dear Geoff

**Re: Subdivision Lot 112 DP 1073781 Lyons Road, North Bonville, Department of Planning Major Project M808-0080**

I confirm Council supports your letter of 30 April 2013.

1. Council requests the southwest area of the subdivision be serviced by a low pressure sewer system. This system is considered to have superior environmental and economic benefits at this location.
2. Council will not accept a central road swale drain. Council has experienced ongoing problems with these WSUD measures including pavement failures, drainage and maintenance issues due to our climate and frequent intense rainfall events. Council supports end of line bio retention treatment for this development.

Council requests that the design details of these two issues be provided with the construction certificate applications.

For further information, please contact Greg Powter on 6648 4420.

Yours faithfully

Greg Powter  
Manager - Strategic Infrastructure

GBP:zrs