

18 February 2013

Our Ref: LED 12/87

The Director General
Department of Planning and Infrastructure
GPO Box 39
Sydney NSW 2001

Attention: Peter McManus/Sally Munk

Dear Sir

Amendment to Modification of Project Approval No. 08-0200 Mod 1 – Central Open Space, Cobaki

We refer to the Department's letter dated 8 January 2013 requesting additional information in relation to the abovementioned application to modify Project Application No. MP08_0200.

On behalf of our client, Leda Manorstead Pty Ltd, we provide the following additional information. For ease of reference our response adopts the numbering of the Department's correspondence.

1. Survey drawings of existing surface levels across Precincts 1 and 2 (minimum A1 size)

A set of survey drawings of the existing surface levels across Precincts 1 and 2 at A1 size have been prepared by Michel Group Services - Surveyors.

The survey drawings, Sheets 1-5 of Plan Number 6400-241 dated 22 January 2013, prepared by Michel Group Services are **attached** (2 copies at A1 size and 1 copy at A3 size).

2. Contour plans showing proposed surface levels across Precincts 1 and 2 (minimum A1 size)

A set of Contour Plans showing the proposed surface levels across Precincts 1 and 2 (along with the area forming the borrow material for the purpose of the Central Open Space Area) at A1 size have been prepared by Yeats – Consulting Engineers.

The Contour Plans (Sheets 1-4 of Drawing Numbers YC0229-1E1-EW09 to EW12, Revision B) dated 18 October 2012, prepared by Yeats Consulting are **attached** (2 copies at A1 size and 1 copy at A3 size).

3. Cut and fill plans including cross-sections of landformed areas showing predevelopment and finished ground levels at intervals of approximately 200m around Precincts 1 and 2. Sections shall extend at least 50m beyond stage or site boundaries to demonstrate continuity

A Cut and Fill Plan along with Sections, as requested, at A1 size have been prepared by Yeats – Consulting Engineers.

The Cut and Fill Plan and Sections Drawing Number YCO229-1E1-EC02, Revision D dated 18 January 2013 and Sheet 1 of 4 Drawing Number YCO229-1E1-ES04, Revision D dated 18 January 2013 and Sheets 2 – 4 Drawing Number YCO229-1E1-ES05 to ES07 Revision A, dated 18 January 2013, prepared by Yeats Consulting are **attached** (2 copies at A1 size and 1 copy at A3 size).

4. An erosion and sediment control plan

An Erosion and Sedimentation Control Plan showing measures to be implemented in relation to the borrow area within Precincts 1 and 2 (along with the Central Open Space Area) has been prepared by Yeats – Consulting Engineers.

The Erosion and Sedimentation Control Plan Drawing Number YCO229-1E1-E01, Revision C dated 18 October 2012 and YCO229-1E1-E02 Revision D, dated 18 January 2013, prepared by Yeats Consulting are **attached** (2 copies at A1 size and 1 copy at A3 size).

5. Methods of excavation, transportation and spreading of fill

The details of the excavation methodology are provided in the letter prepared by Yeats Consulting dated 21 January 2013 (copy **attached**).

6. Commentary and plans (in plan and cross-section) to clearly describe the relationship of existing and proposed levels to those levels and landforming approved by the Northern Joint Regional Planning Panel under DA 10/0800 for Precincts 1 and 2

A commentary and plans of the existing and proposed levels and the land forming approved by the JRPP under DA10/0800 is provided in the letter prepared by Yeats Consulting dated 21 January 2013 (copy **attached**).

Plans which clearly show the relationship of the existing and proposed levels to those approved by the JRPP are provided as Drawing Number YCO229-1E1-EC02, Revision D dated 18 January 2013 and Sheet 1 of 4 Drawing Number YCO229-1E1-ES04, Revision D dated 18 January 2013 and Sheets 2 – 4 Drawing Number YCO229-1E1-ES05 to ES07, Revision A dated 18 January 2013, prepared by Yeats Consulting (2 copies at A1 size and 1 copy at A3 size) are **attached**.

7. Commentary on the relationship of proposed works to alleged unauthorised works in Precincts 1 and 2

The commentary on the relationship of the proposed works to the alleged unauthorised works in Precincts 1 and 2 is provided by Gadens Lawyers in their letter dated 8 February 2013 (copy **attached**).

8. Confirmation that earthworks in Precincts 1 and 2, which are subject to investigation for unauthorised works by Tweed Shire Council, do not affect the existing or proposed levels for the proposed modification

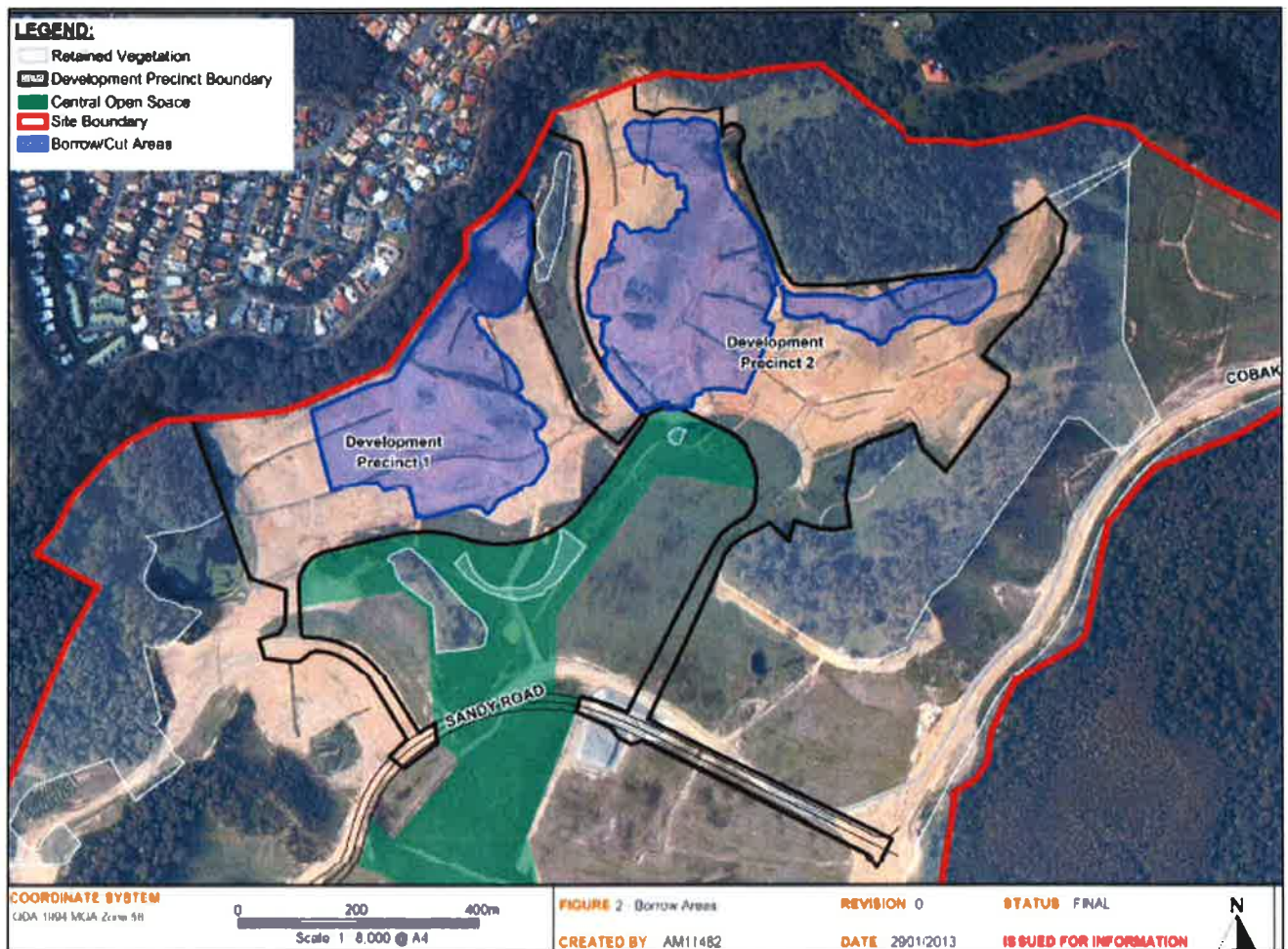
The commentary on the relationship of the proposed works to the alleged unauthorised works in Precincts 1 and 2 is provided by Gadens Lawyers in their letter dated 8 February 2013 (copy **attached**).

9. Site analysis, including a description of the existing environment

The site of the proposed Borrow Area, which is to provide fill material for the construction of the Central Open Space in accordance with Project Approval MP08_0200, is located within the part of the Cobaki Estate known as Precincts 1 and 2 (as defined by Concept Plan Approval MP06/0316).

The proposed Borrow Area is located immediately to the south of the NSW - QLD State Border Reserve, approximately 1.5km west of the Gold Coast Airport.

The location of the proposed Borrow Area and the general site characteristics are shown on the Aerial Photograph overlay provided by SMEC (See **Figure 1**).



The land comprises a moderate slope falling from the high ground at the north and east, down towards the relatively flat grades located centrally within the Cobaki site. Due to the topography of the site and the vegetation in the State Border Reserve, there is no visual connection between the site and the residential uses further to the north of the site (in Queensland).

The site of the borrow area has been subject to prior earthworks and is presently devoid of all vegetation. Various sediment and erosion control bunds are in place to manage runoff.

The Borrow Area is accessed via various haul roads and access tracks that exist within the Cobaki Estate.

Complete details of the borrow area including the surface levels are depicted on the Survey Plans and Engineering Plans attached to this letter. In summary, the area comprising the borrow area is sited clear of the surrounding vegetated areas and does not contain any ecological features.

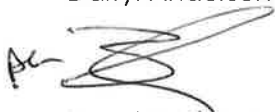
10. An assessment of the potential environmental impacts of the proposal and a description of the proposed environmental management, mitigation and monitoring measures to minimise potential impacts of the proposal.

An assessment of the potential environmental impacts associated with the Borrow Area has been undertaken by SMEC (see **attached**).

The SMEC Assessment includes proposed management measures to appropriately mitigate potential impacts including fauna, vegetation, groundwater, acid sulfate soils, contamination, noise, vibration, dust, waste, sediment and erosion control and cultural heritage.

We trust that this additional information adequately addresses the issues raised. Please do not hesitate to contact Darryl Anderson or Brad Lane should you require any further information in relation to this matter.

Yours faithfully
Darryl Anderson Consulting Pty Ltd

A handwritten signature in black ink, appearing to be 'Darryl Anderson', written over a horizontal line.

Darryl Anderson
Director

Encl.