

Re: Submission against the current design of the Coffs Harbour Pacific Highway Bypass traversing the North Boambee Valley

To Whom it may concern,

The following is a submission against the current RMS design proposal for the Coffs Harbour Pacific Highway bypass, specifically, in the North Boambee Valley (West) area. I request that you consider the matter carefully and treat the current and future residents of North Boambee Valley (West) fairly and plan a logical, long term solution.

Principle Concern

Our principle concern is that the RMS has not included a suitable noise barrier on the Western side of the Coffs Harbour Pacific Highway bypass route as it traverses the North Boambee Valley (West) area from South of the planned North Boambee Road overpass to the Roberts Hill tunnel (Appendix A - Image 1).

The majority of the area West of this part of the route has been rezoned as Residential 2A with a future population of more than 2400 people (Appendix A - Image 2), including an adjacent playground (Appendix A - Image 3), as detailed in the North Boambee Valley (West) Developer Contributions Plan 2019 approved by NSW Government and the Coffs Harbour Local Council.

I request that a suitable noise barrier be installed on the Western side of the Coffs Harbour Bypass as details in Appendix A Image 1.

Not including a suitable noise barrier will affect existing residents and make the area a less attractive proposition to live as the Coffs Harbour population increases, requiring housing expansion. The flow on effects will directly negatively impact the local economy and employment.

Benefits to Local, Regional and State Economy

The NSW Government states in numerous publications that it is committed to healthy environments for the state residents and is also committed to economic growth in Regional areas. Installing a noise barrier solution for the North Boambee Valley area will assist in attaining these goals.

When the area mentioned begins development it will be more attractive to housing developers, builders and buyers if an existing noise reduction solution in place.

The Coffs Harbour Region exhibits extremely high unemployment rates and stunting growth of the area by failing to ensure comfortable living areas will only worsen the situation. Ensuring an Environmentally attractive and healthy environment for future residential developments will enhance local employment prospects with flow on effects for the Region and the state as a whole.

Examples of NSW Government Statements and Documents

- **North Coast Regional Plan Consultation Report** (*Page 16 Housing - Response to Submissions*) - NSW Planning and Environment

"Included directions and actions in the final Plan to develop healthy, safe and socially engaged communities including encouraging the preparation of local precinct plans and the development of best practice guidelines for planning, **designing and developing healthy built environments.**"

- **NSW Premier Priorities**

"well connected communities with quality local environments"

To include the requested noise barrier at the beginning of the Coffs Harbour Bypass will result in a cheaper option rather than 'adding it on' at a later stage. Taking into consideration inflation, material and labour costs, it makes sense to include the construction up front which results in better financial outcome for the tax payers of NSW.

The return to the local economy over the coming decades with the construction of over 900 new dwellings in an environmentally attractive regional NSW location will more than pay for the initial inclusion and construction of an effective noise barrier.

Conclusion

Including a suitable noise barrier solution for the Western side of the Coffs Harbour Pacific Highway Bypass in the North Boambee Valley area will:

- Ensure an enhanced living and recreational space for future Valley residents
- Increase the prospects for development and expansion of a regional NSW city
- Benefit the local economy for years to come
- Help the NSW Government achieve its economic and environmental promises to existing and future NSW residents

I request that the RMS, NSW Government and Executive take the long term view of the benefits listed and include the requested noise barrier in the Coffs Harbour Bypass plans and eventual construction.

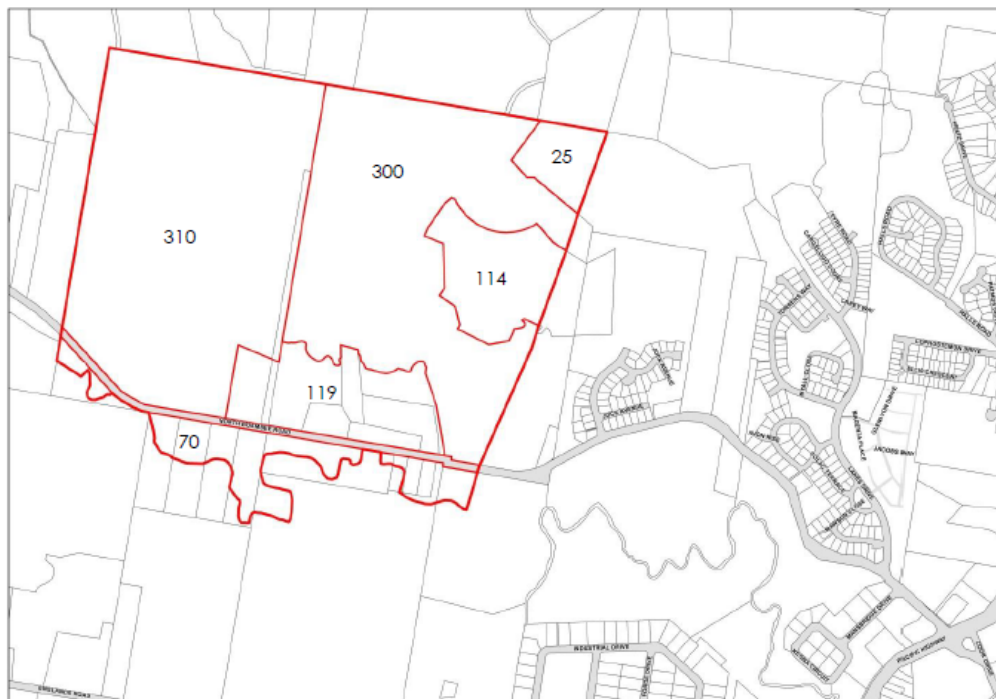
Appendix A - EIS Volume 4A Appendix G (Page 93) Noise and vibration with Requested Noise Barrier Location - Image 1



Appendix A - Future Residential Development - Image 2

Table 5 - Population Projection

Housing Type	Occupancy Rate	No. of Dwellings	Pop'n
Conventional, Dual Occ, Integrated Housing	2.6	938	2,439
Total		938	2,439



*Note: The stated target density of 70 lots applies to all land parcels south of North Boambee Road.

MAP 2 TARGET DENSITIES

Appendix A - Future Parks and Play Grounds - Image 3

