

# BENNEL & ASSOCIATES

Urban planning and environmental architecture

Our Ref: 332/14

25 October 2019

Director Transport Assessments  
Department of Planning  
GPO Box 39  
Sydney 2001

**Rick Bennell**

BTP, Grd.Dip.Env.Std., M.PIA,

**Fiona Bennell**

B.Sc.(Arch), B.Arch.,  
M.Des.Sc., (en.cons.)

53 Melaleuca Avenue,  
Woolgoolga NSW 2456

M 0431 617 436

T 02 6654 0737

F 02 6654 0737

E rick@bennells.com.au

E fiona@bennells.com.au

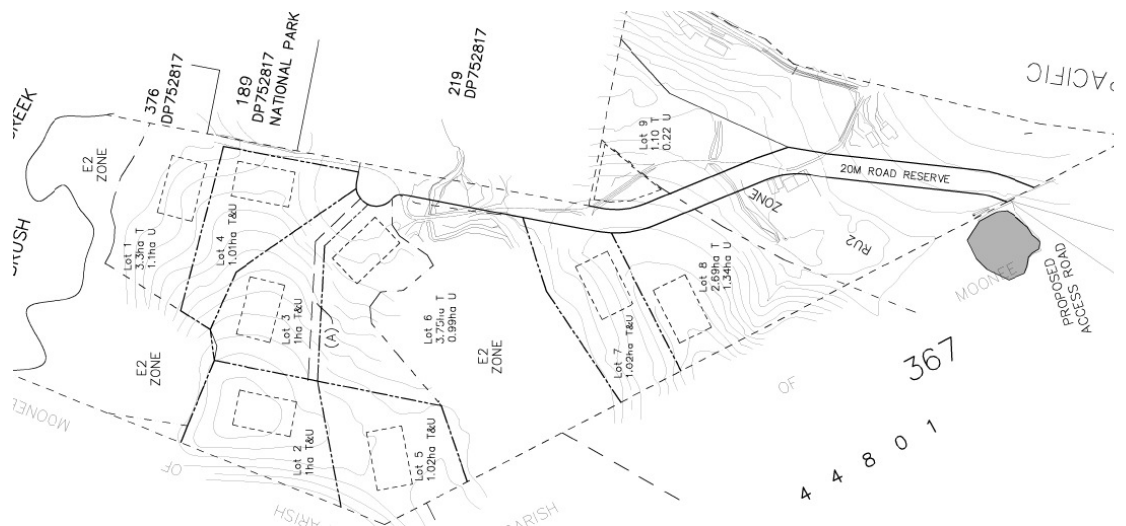
ABN 76412429885

Dear Sir

## **Submission to Coffs Harbour Bypass Environmental Impact Statement (EIS) (SSI\_7666) with respect to proposed development of No.599-599A Pacific Highway, Korora (Lot 10 DP 1158363)**

I am writing on behalf of the owners of the above land to object to the proposed access being provided to the subject land as described in the EIS. The owners are in the process of preparing a development application for a nine (9) lot subdivision. This subdivision proposal has been developed on the basis of previous advice that an access road suitable for fire fighting vehicles would be provided to the land as shown in the plan below.

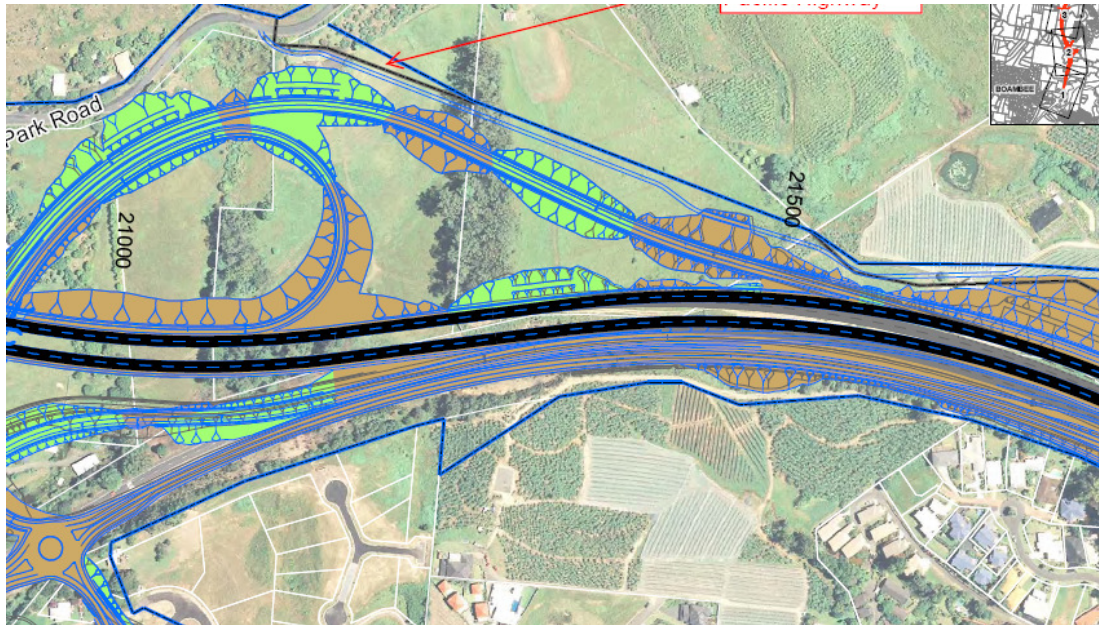
The proposed general arrangement for the subdivision proposal is shown in the graphic below and in detail on the attached plan. This arrangement has been relying on access from the south as shown in the concept plan and outlined in liaisons with the owners and the RMS.



## **Concept Subdivision nine (9) Lots**

1/2





### **Access relied upon**

The proposed access via Old Coast Road shown in the EIS is completely inadequate and will severely limit the development potential of the land. While there is scant detail in the EIS in relation to the proposed access road, it appears that the road is too narrow for the safe ingress and egress of firefighting vehicles and provides insufficient space for these vehicles to turn around in the case of an emergency.

As you would be aware the RMS are seeking to acquire part of the subject land and it is expected that the RMS will provide an access that is commensurate with the future needs and potential of the land for rural residential subdivision.

We request that the proposal be amended to provide an access way with a 20m wide road reserve to allow for the logical and coordinated development of the subject lands and adjoining lands.

Please do not hesitate to contact me if you wish to discuss any of the above or to seek clarification of the above.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rick Bennell', followed by a horizontal line.

Rick Bennell  
Town Planner

Declaration: I have made no political donations.