

Geoff Slattery and Partners

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26 October 2019

RMS
PO Box 576
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Attn: Major Projects

COFFS HARBOUR BYPASS

We refer to the Environmental Impact Statement dated September 2019 currently on exhibition.

1. LOCATION OF COMPONENT OF BYPASS

This submission is for the area of the England's Road Interchange at the South end of the project.

Our submission is on behalf of Fapura Pty Ltd which owns lands to the East of the new works being Lot 21 DP 564457.

2. OBJECTION

We wish to lodge our objection to the England's Road Interchange which incorporates various access to the existing Pacific Highway, Stadium Drive and England's Road, as well as on and off ramps.

3. EXISTING ROAD DETAIL

The existing Pacific Highway at this subject land is located near the property at an alignment and elevation that does not affect the development potential of the land.

The existing road alignment also has a cutting and dense vegetation that provides some protection from noise and visibility.

There is currently no access direct to the existing highway and for future development of the land all access is available from other city streets and roads.

4. POTENTIAL SITE DEVELOPMENT

The land subject of this submission is zoned R2 Low Density Residential in the Coffs Harbour City Council LEP.

The area is also part of Coffs Harbour City Council's South Coffs Harbour Development Area. Past development and Council infrastructure has developed various trunk roads and utility services to enable the orderly development of the residential land.

The site is currently capable of development into residential allotments with all road connections and utility services from adjoining land complete and available for connection.

5. EIS HIGHWAY DETAIL – SOUTH INTERCHANGE

The EIS has indicated that the proposed works will include interchange works of on and off ramps, off motorway intersections and access to local roads of old Pacific Highway, Stadium Drive, England's Road and Isles Drive.

In particular to this submission the South bound on ramp has an extensive encroachment into the property.

Our assessment of the proposal is that the works will adverse impact on the subject property which will potentially include but not limited to;

- Extent of proposed encroachment of road and boundary,
- Substantial reduction in development potential
- Potential impact of noise and visibility
- Some road cutting is indicated for the South bound on ramp however no other noise mitigation is indicated as being proposed
- When a Development Application for the subject land is lodged it would be anticipated that conditions will be imposed on the development to install features or restrictions which will cater for the impact of the proposed highway works at the developers expense

6. SUGGESTED FURTHER DESIGN UPGRADE

We put to the RMS that the current South Interchange design has not adequately catered for the effects on planned residential development (zoned as part of Councils development strategy) in the area and that impacts will substantially reduce or prevent potential development.

Experience in the past is that Development conditions imposed by Council on a development adjacent to the highway will be prohibitively expensive and potentially prevent development.

We request the RMS to undertake further design of the South Interchange to produce a more suitable solution. This design must also include the effect on adjoining potential development land.

8. COOPERATION OF PACIFIC BAY RESORT

We confirm with you that the land owner is willing to have constructive input into the Interchange design so that a workable solution is achieved.

We also request further meetings with the RMS and its designers so that acceptable solutions are achieved for both parties.

Yours faithfully

A handwritten signature in black ink, appearing to be 'G E Slattery', written in a cursive style.

G E Slattery