

09330

1 February 2011

The General Manager  
Coffs Harbour City Council  
Locked Bag 155  
COFFS HARBOUR 2450

Attention: Gilbert Blackburn

Dear Gilbert

**DEVELOPMENT APPLICATION 1209/10  
RESIDENTIAL SUBDIVISION PACIFIC BAY, COFFS HARBOUR**

We refer to the above Development Application (DA), Council's letter to Pacific Bay Developments Pty Ltd dated 25 August 2010, site visits with Council on 11 and 19 November 2010 and subsequent discussions.

We are responding on behalf of our client, Pacific Bay Developments Pty Ltd (PBD).

The following information is formally submitted in accordance with clause 55(2) of *the Environmental Planning and Assessment Regulation*:

- amended subdivision plan;
- information on proposed easements for access roads;
- conference centre car parking plan incorporating addition parking spaces; and
- information on the maintenance shed.

**1.0 AMENDED SUBDIVISION PLAN**

As a result of the initial discussions with Council additional survey field work was undertaken that identified areas of the site that encroached into water bodies, the adjoining golf holes and associated golf course infrastructure.

In accordance with the further site inspections with Council an amended subdivision plan is provided at **Attachment A**.

The amended subdivision plan specifically incorporates:

- adjusted lot boundaries for Lots 15, 16 and 21 to provide for adequate separation and buffers to the adjoining water bodies;
- adjustment to the south eastern boundary so as the future community land does not encroach onto the conference facility loading/unloading manoeuvring area.
- adjusted lot boundaries to ensure there is negligible impact on the adjoining golf course
- revised lot sizes due to the above changes.

The Pacific Bay site is a unique precinct with a land tenure arrangement in place to meet the current and future needs of the precinct which will accommodate a range of tourist and residential uses. In preparing the application PBD sought expert advice from surveyors regarding the appropriate method of subdivision and boundaries for the new subdivision.

### ***Easements***

As previously advised, a Neighbourhood Association will be formed for the Golf Course residential development. The Neighbourhood Association will become a member of Pacific Bay Beach and Golf Course Resort Association (the Pacific Bay Association). This is the same arrangement that applies for the Pacific Bay Novotel Resort, Wyndham Resort Apartments and the Strata Plan 53080, who are all members of the Pacific Bay Association. This arrangement is also proposed for the other development precincts established in the Master Plan

The majority of Pacific Bay precinct lands are vested in the Pacific Bay Association. The Association manages and maintains the precinct lands. These include the roads, pathways, golf course, landscaped gardens and bushland areas as well as the site infrastructure and services such as stormwater drainage. The Pacific Bay Association rules provide for the establishment of easements and where required easements have been established on title to ensure the maintenance of association lands and infrastructure. Similarly easements have been established to ensure access to other (landlocked) development precincts on the Pacific Bay site.

PBD therefore consider that the proposed subdivision arrangements are consistent and appropriate for the site. Where required, easements for the new road connecting to Resort Drive, the turning circle at the north western end and for the bio-retention swales can be established over Pacific Bay Association land. This is the preferred arrangement and minimises changes to and the transfer of land from the Pacific Bay Association.

All lands outside the identified development precincts are retained by the Pacific Bay Association. The proposed subdivision boundary reflects the development precinct boundaries identified in the Master Plan. Therefore any roads or other infrastructure servicing the development precincts (outside of the development precinct (or subdivision boundary) are owned by the Pacific Bay Association, and where required easements implemented to ensure appropriate access and maintenance arrangements are in place.

Lands within the broader precinct are managed to certain standards required by the Pacific Bay Association to maintain a high quality and consistent standard throughout the Pacific Bay site. All members of the Pacific Bay Association pay fees to contribute to the upkeep of these lands. In future some of the common property of the Golf Course Precinct Neighbourhood Association may be transferred to the Pacific Bay Association.

## **2.0 CONFERENCE CENTRE CAR PARK**

As discussed with Council the subdivision will necessitate a number of the conference centre overflow car parking spaces to be relocated. PDB had previously proposed the construction of 33 car parking spaces to the north of the Resort Reception and Conference Centre Building, off Resort Drive.

Following a review of the proposed location of the car parking spaces and discussions with Council it is proposed to reconfigure the existing Reception and Conference Centre Car Park to provide an additional 33 car parking spaces. To facilitate the redesign some trees and vegetation within the existing car park will be required to be removed as illustrated on the car parking layout planning included at **Attachment B**. The trees and landscape surrounding the existing Reception and Conference Centre car park will remain largely untouched.

The previous car parking plans prepared by RoadNet and submitted to Council on 12 October 2010 are now superseded and to be replaced with the revised car parking plan at **Attachment B**.

The proposed car park works include:

- removal of trees and vegetation where required;
- bitumen pavement to new parking spaces;
- kerb and guttering where required; and
- new landscaping treatments.

### 3.0 MAINTENANCE SHEDS

At the site visit Council raised the issue of future access to the maintenance sheds. Access to the Pacific Bay maintenance/service building is currently via the existing bitumen driveway passing through the golf course precinct. Under the proposed subdivision access to the existing maintenance building will via the new subdivision road where required. However, PBD are currently evaluating alternative options for the relocation of the maintenance building to negate the need for maintenance staff to use the new road.

Whilst maintenance staff may use the new subdivision road, these activities will generally occur during normal business hours and are not expected to adversely impact of future residents.

#### **Conclusion**

PBD pursuant to Clause 55(2) of the *Environmental Planning and Assessment Regulation*, are amending DA attached to this letter is the following amending plans:

- Revised subdivision drawing prepared by Newnham Karl Weir:
  - Proposed Lot Layout issue v4 dated 1/02/2011 Sheet 1 of 3;
  - Proposed Lot Layout issue v4 dated 1/02/2011 Sheet 2 of 3;
  - Proposed Lot Layout issue v4 dated 1/02/2011 Sheet 3 of 3;
  - Existing Detail and Services Plan issue v4 dated 1/02/2011
  - All Services and Trees Plan issue v4 dated 1/02/2011
  - Proposed Electricity and Telstra Reticulation issue v4 dated 1/02/2011
  - Proposed Sewer and Water Reticulation issue v4 dated 1/02/2011
- Conference Centre Car Park plan prepared by Hyder (Siteworks) Plan Sheet 2 Drawing No. DA 002 – AA002817 Issue P3

Should you have any queries about this matter, please do not hesitate to contact me on 9409 4918 or kosborne@jbaplanning.com.au.

Yours faithfully



Kirk Osborne  
Principal Planner