

ADDENDUM

STATEMENT OF ENVIRONMENTAL EFFECTS

NAMBUCCA GARDENS ESTATE
STAGED RESIDENTIAL SUBDIVISION
LOT 2 DP 1119830
ALEXANDRA DRIVE
BELLWOOD

JULY 2012



TOWN PLANNERS & DEVELOPMENT ADVISERS

12a Bellingen Road (PO Box 1925)
COFFS HARBOUR NSW 2450
Email: geoff.smyth@bigpond.com
Phone: 02 66524490
Facsimile: 02 66527242

Reference No: GS06026.SEE ADDENDUM
11 JULY 2012

Contents

ANNEXURE A	- Correspondence by Geoff Smyth Consulting
ANNEXURE B	- Plans by de Groot & Benson Pty Ltd
ANNEXURE C	- Mosquito Risk Assessment by Mosquito Consulting Services.....
ANNEXURE D	- Supplementary Engineering Information by de Groot & Benson Pty Ltd
ANNEXURE E	- Addendum to Landscape Report by Jackie Amos Landscape Architect
ANNEXURE F	- Addendum to Ecological Assessment by James Warren & Associates
ANNEXURE G	- Addendum to Archeological Assessment by Archaeological Surveys & Reports Pty Ltd
ANNEXURE H	- Socio-Economic Assessment by Keiley Hunter.....

ANNEXURE A

Correspondence by Geoff Smyth Consulting



TOWN PLANNING & DEVELOPMENT ADVICE

ABN 96 521 727 617
12A Bellingden Road, PO Box 1925,
Coffs Harbour NSW 2450
E-mail: geoff.smyth@bigpond.com
Phone: 02 6652 4490
Facsimile: 02 66 52 7242

09 July 2012
Ref: GS06026.draft

Mr Peter Chapman
All About Planning
PO Box 2196
PORT MACQUARIE NSW 2444

Dear Sir

***DA 2012/011, Staged Residential Subdivision
Lot 2 DP 1119830, Alexandra Drive, Nambucca Heads***

I refer to your letter dated 29 February requesting additional information in respect to the above subdivision. We have engaged additional specialist consultants to address the information required and instructed the previous consultants to expand their previous investigations as necessary.

In addition, Councils engineer requested consideration of a roundabout being added on Alexandra Drive on the northern side of the vegetation corridor. An amended plan is enclosed to incorporate the roundabout. The Stage E lot layout has also been amended to incorporate current bushfire buffers.

Your letter raised 9 matters and in respect to those matters I provide the following information to be considered as an addendum to the previous Statement of Environmental Effects submitted on 3 February.

1. Proposed Subdivision

While it is agreed that the extension of Marshall Way would provide a convenient connection to Nambucca Plaza etc, much of the road that would need to be constructed is on Council owned land and not within our control. Council has adopted a Section 94 contributions plan to construct the road at some future time.

The residential subdivision for consideration does not rely on a Marshall Way connection. The engineering and traffic assessments are based on using Alexandra Drive to direct traffic to the north. The engineers report has included some consideration of the change in traffic volumes that would result from a Marshall Way connection, however, this connection is not and cannot be part of our application as part of the land for the connection is separately owned.

The Flora & Fauna Assessment by James Warren & Associates Pty Ltd has considered the impacts of the whole subdivision including the road corridor that will provide access to the proposed lots in Stage E on the slopes adjoining the Aboriginal 'Diamond Tree' site. Beyond this corridor to the south is Council owned land.

Further consultation has been undertaken with representatives of the Nambucca Local Aboriginal Land Council and an addendum to the previous archaeological assessment is enclosed. The Aboriginal representatives that attended a site meeting on 20 June have expressed opposition to the extension of Marshall Way in proximity of a 'Diamond Tree' site. The subdivision application identifies an access road extending from Alexandra Drive to service lots in Stage E only. While the Aboriginal representatives preferred option is for the slopes around the Diamond Tree site to be acquired as a reserve an option to allow some residential lots fronting an access road extension to Alexandra Drive could be acceptable with certain screening works incorporated. The result of the consultation is that there are three options available for the extension of Marshall Way as follows:

Option 1

Approval of the subdivision as submitted with the extension of Alexandra Drive to provide access to lots in Stage E on the slopes adjoining the 'Diamond Tree' site and the Marshall Way connection being constructed by Council at some future time from Section 94 contributions.

Option 2

Extension of Alexandra Drive with no through connection to Marshall Way to provide access to a row of residential lots on the western side of the access road with suitable screening provided on the rear lot boundary to prevent any view of the 'Diamond Tree' site from occupants of the lots or traffic using the Alexandra Drive extension. (This is a secondary option accepted by the Aboriginal representatives at the site meeting on 20 June)

Option 3

Acquisition of all of the land in Stage E for a buffer reserve and including any access road corridor with no extension to Marshall Way being permitted. (This is the preferred option presented by the Aboriginal representatives at the site meeting on 20 June and the Local Aboriginal Land Council may be prepared to contribute to the acquisition costs)

It should be noted that the concept for upgrading of the Faringdon Playing Fields is included in the subdivision plans for discussion purposes only and is not part of the subdivision for which consent is sought.

2. Aboriginal Archaeology

Additional consultation in accordance with the Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 has been undertaken. A copy of the findings is enclosed.

It will be noted that the Aboriginal representatives have no objection to the proposed subdivision in general and in particular to the northern extent of lots subject to adequate preservation of the scarred tree site in the north west. The Aboriginal concerns centre on the Marshall Way extension and proposed lots in Stage E on the slopes surrounding the 'Diamond Tree' site. The preference for the Aboriginal representatives is for this area to be acquired and dedicated as a reserve with no extension to Marshall Way permitted. If acquisition cannot be achieved, the Aboriginal representatives were prepared to consider another option for some lots in Stage E subject to certain requirements being met as discussed in point 1 above.

3. Ecology, Landscaping and Vegetation Management Plan

a) Newly listed EEC (Lowland Forest)

James Warren & Associates have been requested to address the new EEC and a copy of the Addendum Report is attached.

b) Conflicts between various ecological reports

Jackie Amos Landscape Architect was engaged to address the potential conflicts and a copy of her Addendum Report is attached. In summary an area of 1ha for revegetation can be provided in addition to the community park in the southern area of the site and the proposed species has been amended to include more suitable plants.

4. Traffic

De Groot & Benson have considered the traffic matters raised and a copy of their response is attached.

5. Social Impact Assessment

A Social Impact Assessment has been commissioned from Keiley Hunter Urban Planner and a copy of her assessment is enclosed.

6. Crime Prevention

It was agreed that Sergeant Wayne Salisbury (Intelligence Supervisor) from Port Macquarie Police would prepare the necessary assessment and that the application would be referred by All About Planning.

7. Mosquito Risk

An assessment has been commissioned from Mosquito Consulting Services Pty Ltd and a copy of the findings is enclosed.

The investigation found that no additional measures were required to minimise impact from mosquitos.

8. Landscaping

Additional landscaping detail was requested from Jackie Amos Landscape architect and a copy of this detail is enclosed.

9. Voluntary Planning Agreement

All public open space and landscaping is proposed to be undertaken as part of the construction of the subdivision including all identified facilities and features and for bushland areas to have noxious weeds removed and other rehabilitation completed in accordance with the Vegetation Management Plan. The areas will be transferred to Council once rehabilitation is completed and can be maintained by Council from that point on from rates collected from future residents. There is no need or justification for any Voluntary Planning Agreement in this case and none is proposed.

The open space is to be provided by the developer above and beyond the open space needs of the future population as identified in the Social Impact Assessment.

The extension of Alexandra Drive to provide access to Stage E will be constructed as part of the subdivision. Widening of the access road and the extension of Marshall Way to a collector road standard is to be constructed by the Council from Section 94 contributions. Again there is no need or justification for any Voluntary Planning Agreement for road works and none is proposed.

There is no upgrading of the Farrington Playing Fields proposed as part of this subdivision application. A landscape concept is included for discussion only.

It is considered that all of the relevant additional information has now been provided and development consent can be granted.

At this stage only one copy of the additional information is enclosed. Once you are satisfied that the information adequately addresses your concerns additional copies can be provided.

Yours faithfully

GEOFF SMYTH CONSULTING



GEOFF SMYTH

gs.jm

ANNEXURE B

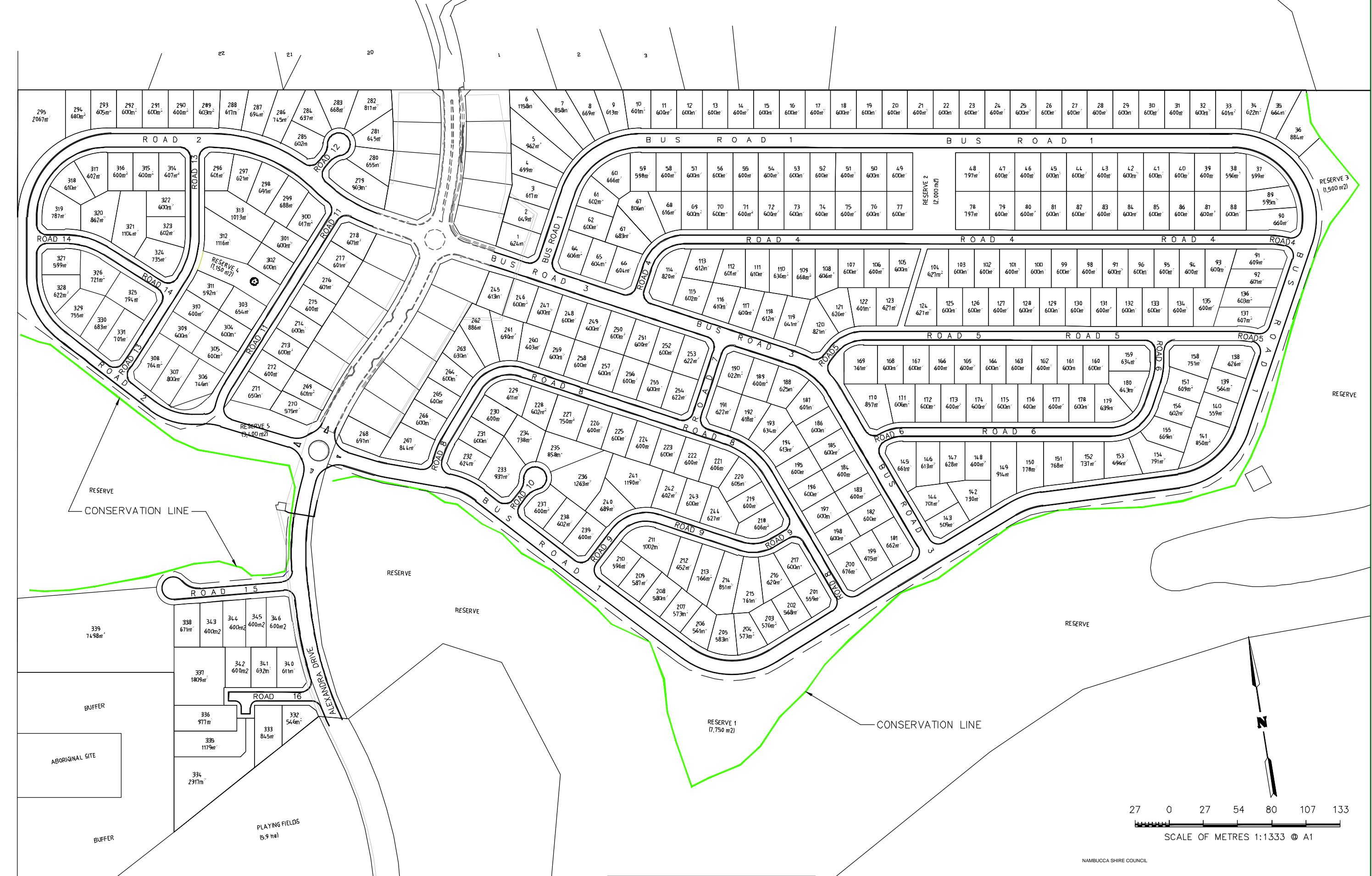
Plans prepared by
de Groot Benson Pty Ltd



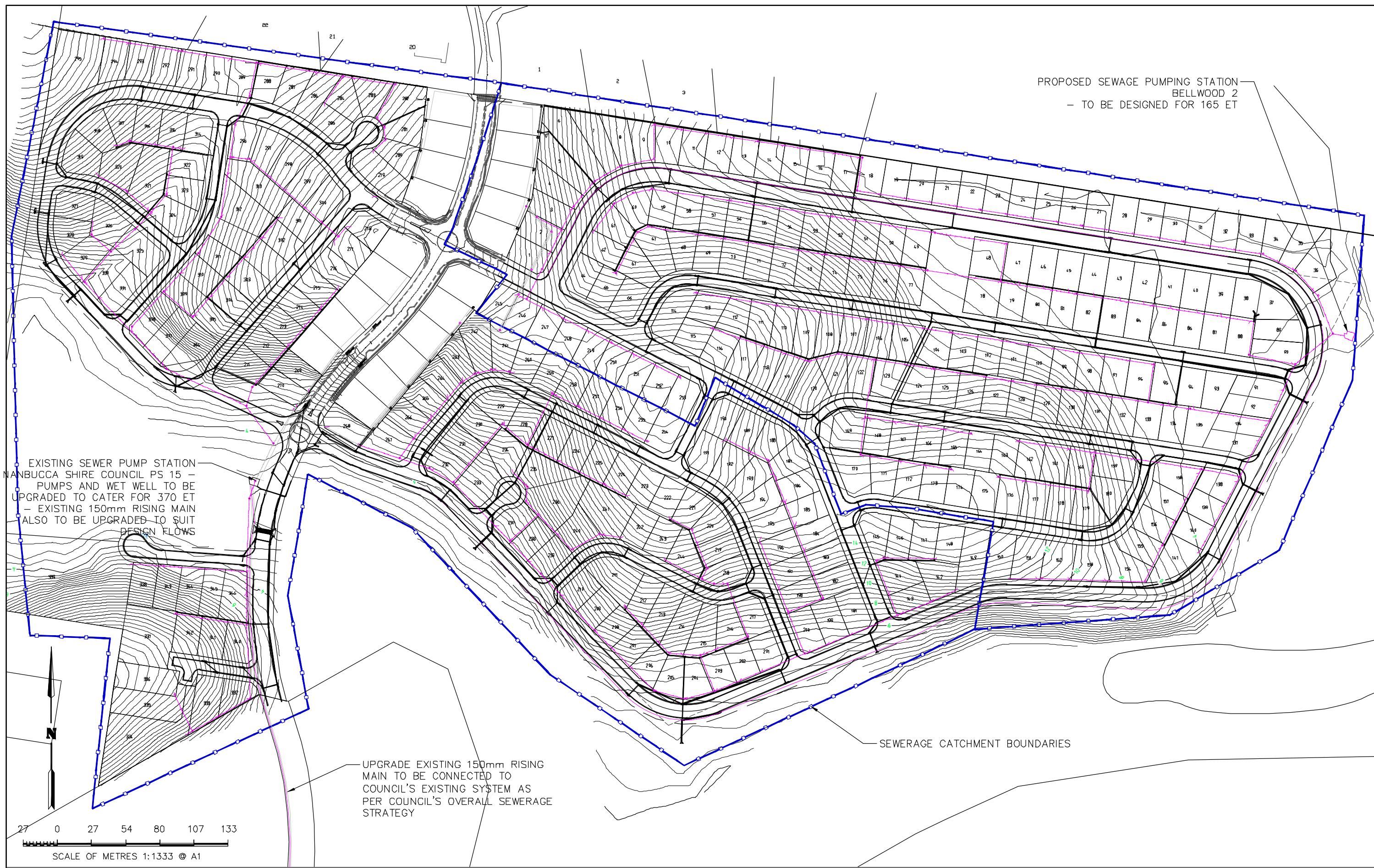
				COPYRIGHT 2012 The design and details shown on these drawings are applicable to this project only and may not be reproduced in whole or in part or be used for any other project or purpose without the written consent of DE GROOT & BENSON Pty Ltd with whom copyright resides		APPROVED ON BEHALF OF NAMBUCCA SHIRE COUNCIL CITY ENGINEER DATE		Scale 1:2000 at a!	DVD No. 5	de Groot & Benson Pty Ltd  A.C.N. 052 300 571 236 Harbour Drive Coffs Harbour NSW 2450 Phone (02) 6652 1700 Fax (02) 6652 7418 Email email@dgb.com.au	PROPOSED SUBDIVISION OF LOT 2 DP1119830 BELLWOOD, NAMBUCCA HEADS EXISTING SITE TOPOGRAPHY		Drawing No. 91111-101
REV	DATE	REVISION		DR.BY	AP.BY			Surveyed	Datum				Amendment No.
								Drawn	Design	Approved			Council No.
								Checked	Date	RDG			



A	JUN 2012	STAGE E CHANGED, R'DABOUT ADDED	RDG	RDG	COPYRIGHT 2012 The design and details shown on these drawings are applicable to this project only and may not be reproduced in whole or in part or be used for any other project or purpose without the written consent of DE GROOT & BENSON Pty Ltd with whom copyright resides	APPROVED ON BEHALF OF NAMBUCCA SHIRE COUNCIL CITY ENGINEER DATE	Scale 1:2000 at a!		DVD No. 5		de Groot & Benson Pty Ltd Consulting Engineers & Planners  A.C.N. 052 300 571 236 Harbour Drive Coffs Harbour NSW 2450 Phone (02) 6652 1700 Fax (02) 6652 7418 Email email@dgb.com.au	PROPOSED SUBDIVISION OF LOT 2 DP1119830 BELLWOOD, NAMBUCCA HEADS PROPOSED DEVELOPMENT OVERLAIN ON AERIAL PHOTO	Drawing No. 91111-102	
REV	DATE	REVISION		DR.BY			AP.BY	Surveyed		Datum			Amendment No. A	
								Drawn	Design	RDG			Approved	RDG
							Checked	RDG	Date	JAN 2012	Sheet No.			



A	JUN 2012	STAGE E CHANGED, R'DABOUT ADDED	RDG	RDG	© COPYRIGHT 2012 The design and details shown on these drawings are applicable to this project only and may not be reproduced in whole or in part or be used for any other project or purpose without the written consent of DE GROOT & BENSON Pty Ltd with whom copyright resides	APPROVED ON BEHALF OF NAMBUCCA SHIRE COUNCIL CITY ENGINEER	DATE	Scale AS SHOWN		DVD No. 5		de Groot & Benson Pty Ltd		A.C.N. 052 300 571 236 Harbour Drive Coffs Harbour NSW 2450	PROPOSED SUBDIVISION OF LOT 2 DP1119830 BELLWOOD, NAMBUCCA HEADS DETAILED LOT LAYOUT										Drawing No. 91111-103				
REV	DATE	REVISION		DR.BY				AP.BY	Surveyed		Datum AHD														Consulting Engineers & Planners		Phone (02) 6652 1700 Fax (02) 6652 7418 Email email@dgb.com.au	Amendment No. A	
									Drawn JAT	Design RDG															Approved RDG				
									Checked RDG	Date JAN 2012															Sheet No.				



REV	DATE	REVISION	DR.BY	AP.BY	<p>© COPYRIGHT 2012 The design and details shown on these drawings are applicable to this project only and may not be reproduced in whole or in part or be used for any other project or purpose without the written consent of DE GROOT & BENSON Pty Ltd with whom copyright resides</p>	<p>APPROVED ON BEHALF OF NAMBUCCA SHIRE COUNCIL</p> <p>CITY ENGINEER</p> <p>DATE</p>	<p>Scale AS SHOWN</p> <p>Surveyed</p> <p>Drawn JAT</p> <p>Checked RDG</p>	<p>DVD No. 5</p> <p>Datum AHD</p> <p>Design RDG</p> <p>Date JAN 2012</p> <p>Approved RDG</p> <p>Sheet No.</p>	<p>de Groot & Benson Pty Ltd</p> <p>Consulting Engineers & Planners</p> <p>A.C.N. 052 300 571 236 Harbour Drive Coffs Harbour NSW 2450</p> <p>Phone (02) 6652 1700 Fax (02) 6652 7418 Email email@dgb.com.au</p>	<p>PROPOSED SUBDIVISION OF LOT 2 DP1119830 BELLWOOD, NAMBUCCA HEADS SEWER PLAN</p>	<p>Drawing No. 91111-106</p> <p>Amendment No. A</p> <p>Council No.</p>
-----	------	----------	-------	-------	---	--	---	---	--	--	--

