

KM 4898

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23 November, 2012

The General Manager  
Port Macquarie Hastings Council  
PO Box 84  
PORT MACQUARIE NSW 2444

ATTENTION: Mr Ben Roberts and Mr Dan Croft

18655/18671 KING + CAMPBELL

PORT MACQUARIE HASTINGS	
TRIM No	CRM No
27 NOV 2012	
Keyword	
Activity	
Subject	DA2012-0381
Folder	D12/19

urban design  
civil engineering  
architecture  
town planning  
landscape architecture  
surveying

Dear Ben and Dan

**RE: DA 2012/381 - PROPOSED RESIDENTIAL SUBDIVISION  
LOT 1 DP 374315, LOT 4 DP 615261, (AND PART LOT 1232 DP 1142133  
AND PART LOT 5 DP 25886), OCEAN DRIVE, LAKE CATHIE  
(CONCEPT PLAN APPROVAL MP07\_0010)**

We refer to Council's assessment of the subject Development Application and provide the following information in response to recent feedback received from Council and the Joint Regional Planning Panel:

## 1. Vegetation Management Plan (VMP)

Please find attached an additional plan (x4) for inclusion in the exhibit set which accompanies the VMP. *Exhibit VMP03A – Tree Removal* illustrates all trees to be removed as part of the proposed residential development. As the aerial photo shows, all trees proposed to be removed are scattered generally across the existing grass pasture areas. All other vegetation shown on the aerial photo and the VMP is proposed to be retained and managed in conjunction with revegetation works as part of the approved 'Stage 1' and draft 'Stage 2' and 'Stage Duchess Gully' VMP's.

## 2. Groundwater Monitoring

Appendix S of the DA included a report by Martens & Associates Pty Ltd, titled *Hydrological Investigation and Stormwater Management Assessment* (July 2012). This report confirmed that groundwater monitoring was to be completed mid-August, noting that on the basis of the consistency of the data already collected, further monitoring data was not expected to alter the outcomes and recommendations of the report.

The final groundwater monitoring has now been completed. Please find attached correspondence from Martens & Associates Pty Ltd, dated 8 November, 2012, which summarises the results of the recent groundwater monitoring and compares the updated results with those included in their July 2012 report. This latest correspondence confirms that the recommendations contained in the Martens July 2012 report remain unchanged.

### directors

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B Surv (Hons), MISAust

Anthony Thorne  
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Grad Dip Planning (UTS)

David Tooby  
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### 3. Intersection Works

Please find attached copy of email correspondence from Mr Cliff Toms (20 November, 2012) confirming his acceptance that suitable conditions can be attached to a Consent for the subject DA, which will ensure that the requirements of the RMS are satisfied.

### 4. State Infrastructure Contributions (SIC)

We confirm verbal advice received from the Department of Planning and Infrastructure that SIC are not applicable to the subject DA. We will forward written confirmation when received from the Department.

### 5. Meeting Dates - Joint Regional Planning Panel (JRPP) and Council

We have reviewed Council's adopted meeting schedule for 2013 and note that scheduled Council meetings are to take place on the third Wednesday of each month, commencing with the 20 February, 2013. Unless Council decide to hold a January 2013 meeting or an extraordinary meeting prior to 20 February 2013, the earliest date for adoption of the Area 14 DCP Provisions is 20 February 2013. The JRPP have also adopted a similar monthly meeting schedule for 2013, with the first meeting date identified as 16 January, followed by 20 February and 20 March, 2013. The JRPP have confirmed that a minimum of two weeks is required from receipt of the Council report to consideration at their meeting.

Based on the above meeting schedules, 20 March is the earliest date the JRPP could consider the subject DA. We seek Council's consideration of an extraordinary Council meeting to deal with the Area 14 DCP provisions prior to 6 February 2013 such that the DA can then be reported to the JRPP meeting on 20 February 2013. The context for this request is the long planning process for the production of the DCP provisions and the fact that a Part 3A Concept Plan Approval is in place for the proposed development. We note that Ben Roberts is now on leave for a month and would appreciate your advice as to the person responsible for finalising the assessment and issuing draft conditions of consent for review.

Given the timing associated with Council's monthly meeting schedule for 2013 we wish to advise that we will be making representations to Council for the consideration of the Area 14 DCP as early as possible in the New Year. Upon adoption of the DCP, Council should be in a position to forward the report and recommendation regarding the subject DA to the JRPP for determination.

Should you require additional information in relation to this matter please contact Kylie Moore or the writer on 6586 2555.

Yours faithfully

**King & Campbell Pty Ltd**



**Anthony J Thorne**

cc clients  
encl Exhibit VMP03A – Tree Removal x 4  
email correspondence, 20 November, 2012  
correspondence, Martens & Associates, 8 November, 2012

08.11.2012

King & Campbell Pty Ltd  
Tony Thorne  
1<sup>st</sup> Floor, 25-27 Hay Street  
Port Macquarie, NSW 2444

Dear Tony,

**RE: GROUNDWATER MONITORING – LOT 4 DP615261 AND LOT 1 DP374315, OCEAN DR, LAKE CATHIE, NSW**

## 1. INTRODUCTION

This letter summarises the results of continuous groundwater level monitoring at the above site between 10.02.2012 and 23.08.2012 and compares these results to those obtained between 10.02.2012 and 30.04.2012, the former of which were used for assessment purposes in Martens and Associates (P1103234JR04V01) Hydrogeological Investigation for the site.

## 2. RESULTS

Mean continuous groundwater levels for both periods are provided in Table 1 along with variance.

**Table 1:** Mean continuous groundwater levels (GW) and variance.

Groundwater Monitoring Bore (GMB)	5b	6	7	8	9	10	11	12
Surface Elevation (mAHD)	15.06	13.80	10.90	7.80	11.92	7.53	7.57	8.42
Mean GW Level (mAHD) 10.02.2012 to 23.08.2012 (A)	14.39	11.92	9.62	5.76	12.23	7.04	4.53	5.46
Mean GW Level (mAHD) 10.02.2012 to 30.04.2012 (B)	14.34	11.83	9.57	5.48	12.11	6.99	4.56	5.26
Variance Between (A) and (B)	0.05	0.09	0.05	0.28	0.12	0.05	-0.03	0.20

## 2. IMPLICATIONS

Mean continuous groundwater levels between the two monitoring periods are very similar. The additional data does not require the groundwater model documented in Martens and Associates (P1103234JR04V01) Hydrogeological Investigation to be re calibrated. Recommendations in the former report remain unchanged.

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For and on behalf of  
MARTENS & ASSOCIATES PTY LTD



**BEN ROSE**

BEnvMgt  
Environmental Scientist

**Kylie Moore**

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**Subject:** FW: 4898 DA 2012/381Seawide & Milland Subdivision - RMS Response

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**From:** Cliff Toms [<mailto:Cliff.Toms@pmhc.nsw.gov.au>]  
**Sent:** Tuesday, 20 November 2012 10:47 PM  
**To:** Tony Thorne; David Troemel; Chris Edwards  
**Cc:** [Brian.Tierney@midcoast.com.au](mailto:Brian.Tierney@midcoast.com.au); [jamesdunn@minedor.com.au](mailto:jamesdunn@minedor.com.au); Carmen Watts  
**Subject:** RE: 4898 DA 2012/381Seawide & Milland Subdivision - RMS Response

David/Chris

I concur with Tony Thorne's comments below. Please proceed to condition the DA ensuring the RMS requirements detailed in the letter are adequately covered.

Thanks

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**From:** Tony Thorne [<mailto:tonyt@kingcampbell.com.au>]  
**Sent:** Tuesday, 20 November 2012 6:05 PM  
**To:** Cliff Toms; David Troemel; Chris Edwards  
**Cc:** [Brian.Tierney@midcoast.com.au](mailto:Brian.Tierney@midcoast.com.au); [jamesdunn@minedor.com.au](mailto:jamesdunn@minedor.com.au); Carmen Watts  
**Subject:** 4898 DA 2012/381Seawide & Milland Subdivision - RMS Response

Gents

Further to our discussions this afternoon I have attached the response from RMS to the current DA on the Seawide & Milland properties. The advice from RMS confirms they have referenced the previous Major Project Approvals and that are comfortable with the approach we discussed this afternoon. ie detailed design of the intersection with the first stage of the subdivision and examination of warrants for signalisation with each CC Application for stages of the subdivision .

RMS have also provided advice on their conditions to be attached to the development consent and the Advice to the Developer to be attached to the Notice of Determination.

On the basis of the attached correspondence there does not appear to be any reason to liaise further with RMS until the detailed design of the intersection is commenced in conjunction with the first stage of the subdivision.

Regards

Tony Thorne  
Director

**KING + CAMPBELL**

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TREE REMOVAL

BL	BLACKWOOD (ACACIA melanoxylon)
CB	COASTAL BANKSIA ( BANKSIA Integrifolia)
SO	SWAMP OAK (CASUARINA glauca)
BP	BROAD-LEAVED PAPERBARK (MELALEUCA quinquenervia)
BR	BRUSHBOX (LOPHOSTEMON confertus)
F	FIG (FRANS rubiginosa)
LG	LOFOS (LOPHOSPERMUM confetti)
Clu	Clump of weeds - predominantly Bitou Bush and Lantana

LEGEND

	EXTENT OF VMP'S
	SEPP 26 BOUNDARY (AS GAZETTED)
	EXISTING CADASTRAL BOUNDARIES

CAUTION

This plan has been prepared for the purpose of a project application. The information shown herein is only reliable for the above purpose. It should not therefore be used for any other purpose without verification.



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REV.	DATE	DESCRIPTION
A	11.07.2012	ISSUED FOR INFORMATION
B	23.07.2012	ISSUED FOR DA

DATUM: AHD      SCALE: 1:4000 @ A3

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PROJECT NO:	4898	DRAWING TITLE:	EXHIBIT VMP03A - TREE REMOVAL		
DA NO:		PROJECT:	LOT 1 DP 374315 & LOT 4 DP615261 AND PART CROWN RESERVES OCEAN DRIVE, PORT MACQUARIE		
DESIGNED BY:	KM	CLIENT:	MILLAND PTY LTD & SEAWIDE PTY LTD	DRAWING NO:	4898P_CP_PA_Exhibits
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CHECKED BY:	KM			REVISION:	B
DATE CREATED:	FEB 2010				