

Planning Resolutions

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The General Manager,
Midcoast Council
PO Box 482
Taree NSW 2430

Attn Lisa Proctor

Dear Sir,

**Re: Response to Request for Further Information
Subdivision and Multi Residential Housing – Staged
DA2022/0847
86-90 Old Bar Road OLD BAR NSW 2430
Lot 3 DP 22392, Lot 4 DP 22392**

I refer to the additional information requested by the Hunter and Central Coast Regional Planning Panel as outlined in their Record of Deferral dated 22 November 2023. The applicant Oatrain Pty Ltd has asked me to respond on their behalf.

In response to the matters raised I advise as follows:

(i) A plan showing the proposed staging of the development.

A staging plan (Drawing A113-A) has been added to the architectural set. This staging plan shows the planned staging as is outlined in Section 3.2 of the Statement of Environmental Effects.

(ii) Cross section showing the relationship and height of the two (2) retaining walls on the eastern end of the detention basin and TH 18.

The additional cross section detail has been added to Drawing A208-C.

(iii) Amended architectural plans that show the correct setback of TH 18 to the detention basin.

Drawing Nos A105-E and A106-E have been updated to show the correct setback.

(iv) Amended clause 4.6 written request that addresses the provision of 4.6 (3) (b) by identifying environmental planning grounds specific to the height breach and the justification.

I have prepared an amended Clause 4.6 written request. The additional detail is contained on pages 11 and 12 of the request.

(v) Amended engineering plans that show the location of the GPT off public land or otherwise as agreed by Council.

Discussions with Council indicate that Council is agreeable to having the GPT remain within the proposed road reserve. Engineering consultants Enspire Solutions have prepared the attached letter arguing that the GPT is best located within the future road reserve.

Pursuant to Section 37 of the *Environmental Planning and Assessment Regulation 2021* it is requested that Council agree to the amendment of the development application by substituting the following documents:

- A. Revised architectural plans with revised drawings as outline in items (i), (ii) and (iii) above.
- B. Amended Clause 4.6 written request by Planning Resolutions dated 24 November 2023.

The revised documents do not alter the proposed development but provide additional detail to assist in the determination of the development application.

The above documents have been uploaded to the NSW Planning Portal.

Should you require any clarification of the above information please contact me on 0437859959.



Yours faithfully
Chris Pratt
Planning Resolutions
24 November 2023



Appendix A

Letter from Enspire Solutions dated 23 November 2023.

23 November 2023

ENSPIRE SOLUTIONS
ABN 71 624 801 690

Rae McEwen
C/- Milton Lloyd
Mijollo International
1203/275 Alfred St North
North Sydney NSW 2060

ENGINEERING
LAND DEVELOPMENT
PROJECT MANAGEMENT

Level 4, 153 Walker Street
North Sydney
NSW 2060
Australia

By email: milton@mijollo.com

Dear Milton,

RE: 2040 Noroy Place Old Bar – Gross Pollutant Trap Location (DA2022/0847)

Enspire Solutions Pty Ltd (Enspire), as the civil engineering consultant for the abovementioned project, provide the following statement in support of the proposed location of the Gross Pollutant Trap (GPT). This letter has been prepared to address commentary provided by Hunter & Central Coast Regional Planning Panel, specifically item (v) of the Deferral, dated 22/11/2023. For context, the Panel's comment is provided below.

(v) Amended engineering plans that show the location of the GPT off public land or otherwise as agreed by Council.

Enspire recommend the Gross Pollutant Trap (GPT) remain in its current location, within the public road reserve, as shown on Civil Drwg C05.01, Revision 6 [dated 29/09/2023]. The GPT remains within close proximity to the proposed carriageway, ensuring ease of access for maintenance. The current arrangement also promotes the use of batters within the proposed basin and simplifies the outlet structure to the basin.

In the alternative scenario where the GPT is shifted into the private allocation, additional retaining walls and a barrier system would be required to accommodate levels and access to the GPT. Additional hardstand area would also be required to facilitate access to the GPT.

Enspire confirm the percentage breakdown between public, excluding any right of ways, private and bypass catchments to be circa 14% public, 79% private, 7% bypass.

Based on the above, Enspire recommend retaining the GPT in its current form, with the final product specifications and catchment breakdown to be confirmed during the Subdivision Works Certificate phase of the development.

Sincerely,



Matthew Condos
Senior Civil Engineer
For Enspire
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