

SURVEYORS PLANNERS ENGINEERS

Date: 16 August 2013 Our Ref: 12/111



Department of Planning & Infrastructure GPO Box 39 SYDNEY NSW 2001

Attention: Ms Sara Roach

Department of Planning
Recaived
1 9 AUG 2013
Scanning Room

Dear Madam,

Re: Concept & Project Approval MP06-0258 – Mod-5 Casuarina Town Centre, Tweed Coast Road, Casuarina.

In response to the Department of Planning & Infrastructure letter dated 14 August 2013, please find additional information addressing the primary points raised within the public submissions received in relation to Modification 5 – Retaining Wall of MP06_0258.

The project team has reviewed the public submissions provided by the Department and following this review, the following primary points are addressed.

Public Submission Matters	Project Response
Property Damage	Hutchinson Builders as the principal contractor has undertaken a pre- construction dilapidation report as prescribed by Condition B40 of the Project Approval issued for MP06_0258.
	I refer the Department to the attached letter from Hutchinson Builders which addresses this specific point and the processes which they will undertake in respect to post works dilapidation and making good all items identified within a post development dilapidation inspection.
Retaining Wall Location	In preparing the Section 75W application several options have been investigated into the retaining wall with regard made to the approved Project Approval plans, Tweed Shire Council design standards and matters raised by the southern landowner.
	 Option 1 – The design follows the approved drawings, constructing Road 6 in its approved location at the grades shown on the approved long section drawing. In completing the civil design retaining/battering is required to the southern side of the Road 6 reserve. As the design level and natural level are approximately 2.5m in height difference, a 4:1 batter would have extended some 10m southward from the edge of the road verge which does not align with the approved plans.

	 Option 2 – Consideration was to raise Road 6 to a level matching the cul-de-sac in Eclipse Lane. This option would significantly affect the approved bulk earthworks levels, volumes and drainage. Given the specific nature of the approved centreline levels, this option was not pursued as the design would not accord with the approved plans and conditions of the Project Approval. Option 3 – Consideration was made to move the retaining wall away (north) from the boundary of Lot 69 DP 1030322. Tweed Shire Council have a minimum verge width of 3.5m.(table D.1.7 Function and Characteristics or Roads-Urban Cross Section Elements) In this case, as we already have approval to reduce this distance to 2.5m(see approved consent drawing DA 115(08/08/10)), hence a 900mm off-set was discussed with
	Council as an alternative option to address the adjoining residents' concerns.
	 Option 4 (adopted plan) – This option Latest plan C56 Rev 3 now shows the retaining wall at 1.5m off set to the boundary, leaving the road verge width at 2m. Within this verge width of 2m runs a water main, electricity mains, Telstra mains and a 1.2m wide concrete footpath. Discussions with Tweed Shire Council indicate that as long as pedestrian access is provided and service requirements met, the reduction to a 2m wide verge would be supported. The project engineer advises against reducing the verge width any further, as it will jeopardise public safety, as well as constructability of the essential services running within the verge.
Retaining Wall Design	The finish of the retaining wall has been designed to satisfy design standards associated with safety and function for the retaining wall structure. Accordingly, the erection of the pool style fencing and concrete capping has been incorporated to the satisfaction of Tweed Shire Council.
Pedestrian Access	The pedestrian access pathways have been illustrated within the Project Approval. The proposed design plans as such adhere to the approved plans to ensure compliance with the Project Approval.
	A new pedestrian crossing bridge highlighted within the submissions does not form part of the Project Approval issued by the Department of Planning & Infrastructure.
Contaminated Lands	Condition B1 of the Project Approval contains specific requirements associated with contaminated lands and specifically radiation. The condition specifies prior to any earthworks, surface and full depth radiation investigations (to a minimum of ground water level) be conducted across the whole development site.
	Further, Condition B1 requires a remediation action plan [RAP] be prepared and that this RAP be accompanied by a statement from a site auditor accredited by the Environmental Protection Agency. The RAP is to address remediation to a level of 2m below ground or to the depth below the lowest point for infrastructure services.
	Condition B1 has been satisfied with the approval of the RAP prepared for the project by Tweed Shire Council and the EPA accredited site auditor.
Works Completed to Date	Works associated with the retaining wall accord with the Project Application approved plans issued by the Department of Planning & Infrastructure together with the approved Construction Certificate issued by Tweed Shire Council.

In reference to the public submission from Mr S Phillips, I understand the 24 listed concerns contained within the submission have been addressed under separate cover through communication issued by Tweed Shire Council directly to Mr Phillips.

We trust this is the necessary information required to permit the Department to finalise the assessment of the Section 75W application. However, should you have any questions regarding this matter, please do not hesitate contacting Damian Chapelle of this office.

Yours sincerely,
NEWTON DENNY CHAPELLE

- Clapelle.

DAMIAN CHAPELLE

Town Planner, BTP, CPP,



J.HUTCHINSON BUILDERS PTY LTD
A.B.N 52 009 778 330
36 Machinery Drive
South Tweed Heads NSW 2486
P.O. Box 7056
South Tweed Heads NSW 2486
Phone 07 5506 1500
Fax 07 5523 9533
NSW Builders Ltd 1216170C

15th August 2013

Newton Denny Chapelle PO Box 1138 Lismore NSW 2480

Attention:

Damien Chapelle

PROJECT:

Casuarina Town Centre

SUBJECT:

Dilapidation

Damien

Hutchinson Builders have complied with Section B40 of the project approval. We appointed ADG Engineers (AUST) PTY LTD to undertake the pre works dilapidation survey.

B40 Pre-Construction Dilapidation Reports

The Proponent is to engage a qualified structural engineer to prepare a Pre-Construction Dilapidation Report detailing the current structural condition of all existing and adjoining buildings, infrastructure and roads. The report shall be submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate. A copy of the report is to be forwarded to Council.

We have also made arrangements for ADG Engineers (AUST) PTY LTD undertake a further inspection of the adjoining properties once the civil works on this site are completed.

This post works dilapidation inspection will identify if there are any structural or cosmetic changes & if they a consequence of the works we have undertaken on the neighbouring site.

Hutchinson Builders will make good all items identified on this post development dilapidation inspection where they are directly attributable to the works we have undertaken

Please advise if you require any further information on this process

Regards,

J HUTCHINSON PTY LTD

Grant LeBoutillier Project Manager