



NSW Government

DEPARTMENT OF NATURAL RESOURCES

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Ms Heather Warton
Director Urban and Coastal Assessments
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Our ref: Inq 150 101502
Your ref: MP 06_0148
File: Inq 150 additional letter.doc

Attention: Ms Paula Tomkins

c.c Bill Jenner

13 December 2006

Dear Sir/Madam

Subject: MAJOR PROJECT 06_0148 Residential and Tourist Development (Sapphire Beach Resort) 740-742 Pacific Highway, Coffs Harbour

Further to the Department of Natural Resources' (DNR) letter of 3 November 2006 regarding the above major project, a meeting was held between Mohammed Hanif, Coastal Management and Mr Bill Jenner, GHD consultant on 28 November 2006 regarding the coastal management issues raised. The following outcomes were agreed for further assessment by DNR:

Oceanic Inundation

The southern section of the site may have the potential for oceanic inundation during storm events as the dune crest is below 6 m AHD. It is understood that the proposed minimum floor height is shown as 7.5 m AHD. However, it may be more prudent that the proposed development design should include consideration and design of suitable foundations for structures to make them capable of withstanding forces possible under conditions of wave overtopping of the front dune.

Coastal Hazard Planning Lines

All buildings would be constructed landward of the 1 in 100 years planning hazard line.

Stormwater Drainage/Detention Basin

The concept of the proposed detention basin will be abandoned and the stormwater will be drained to the existing drainage system (shown in Figure 03 of volume 2 of the report).

However, the size of the existing stormwater pipe is inadequate. Therefore, the consultant GHD will provide detailed designs to the Coffs Harbour City Council for approval. Gross pollutant traps must be provided at the inlet of the drainage system.

Erosion and Sediment Control Plan

DNR needs detailed certified Erosion and Sediment Control Plans for the site for further approval which was raised by the Solitary Islands Marine Park Authority.

Public Access

Public access is shown along the northern boundary by creating an easement and it will be further widened by one (1) metre. DNR approval of the public access is subject to the provision of a separate detailed plan for public access. The public access must be unrestricted and without any physical barriers to be consistent with the NSW Government's *Coastal Policy 1997*.

In addition to these points of consultation between the proponent's consultant and DNR, if dewatering for construction is undertaken, it will require a licence under Part 5 of *The Water Act 1912*. The proponent will need to address disposal and receiving water quality; and associated impacts from the lowering of the water table during the dewatering process in a groundwater management plan. The groundwater management plan will also need to address Acid Sulfate Soils management if applicable. For further information please contact Mr Chris Rumpf, Hydrogeologist on 6641 6584.

Yours sincerely

Linden Bird
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Natural Resource Planning