

All communications to be addressed to:

Headquarters
NSW Rural Fire Service
Locked Mail Bag 17
GRANVILLE NSW 2142

Telephone: (02) 8741 5555

e-mail: development.control@rfs.nsw.gov.au

Headquarters
NSW Rural Fire Service
15 Carter Street
HOMEBUSH BAY NSW 2127

Facsimile: (02) 8741 5550



Luke & Company
98 William Street
PORT MACQUARIE NSW 2444

Attention: Michelle Hollis

Your Ref: MP 07_0001

Our Ref: S08/0049
G08/3464 MM



7 November 2008

Dear Ms Hollis,

Re: Rainbow Beach, Bonny Hills; Concept Plan MP 06_0085, Project Application MP 07_0001

I refer to your letter dated 28 October 2008 seeking the NSW Rural Fire Service comments with respect to bush fire matters within the Director General's Requirements (DGRs) for the above mentioned Concept Plan and Project Application.

The Service notes that the DGRs do address bush fire under Key Issues, section 6.1. However the current Rural Fire Service document has been revised to *Planning for Bush Fire Protection (PBP) 2006*.

In addition to meeting the requirements of PBP 2006 the following key issues and assessment requirements shall be included in the Director-Generals environmental assessment requirements.

1. Minimising the impact of radiant heat and direct flame contact by separating the development from the bush fire hazard by identifying the extent to which future development can provide for asset protection zones in accordance with *Planning for Bush Fire Protection 2006*. Setbacks will depend on proximity to vegetation, vegetation type and slope.
2. The ability to site and provide for adequate future water supplies for bush fire suppression operations.
3. The ability to provide for adequate egress/access to the proposed development as outlined within section 4.1.3 and 4.2.7 of *Planning for Bush Fire Protection 2006*.

4. Minimising the vulnerability of buildings to ignition from radiation and ember attack by addressing the construction of assets in accordance with Australian Standard AS 3959 -1999 '*Construction of buildings in bush fire-prone areas*'.
5. The future management regimes for any areas of hazard remaining within the subject area. This should focus on the level of hazard posed to future development by the land or adjacent land and how the hazard may change as a result of development.
6. A plan of management will need to include fuel management within the development and maintenance of asset protection zones in accordance with *Planning for Bush Fire Protection 2006* and the Service's document '*Standards for asset protection zones*'.

For any enquiries regarding this correspondence please contact Michael Murrell.

Yours faithfully,

A handwritten signature in blue ink, appearing to read "per Patrick Sobell".

Nika Fomin

Development Control Co-ordinator

The RFS has made getting additional information easier. For general information on *Planning for Bush Fire Protection 2006*, visit the RFS web page at www.rfs.nsw.gov.au and search under *Planning for Bush Fire Protection 2006*.

PORT MACQUARIE
HASTINGS COUNCIL

PO Box 84
Port Macquarie
NSW Australia 2444
DX 7415

council@pmhc.nsw.gov.au
www.pmhc.nsw.gov.au

ABN 11 236 901 601



PORT MACQUARIE
HASTINGS

17 December 2008

Refers to: Part 3A 2008/0001 &
2008/0002

Mr Brian Tierney
Tierney Property Services
PO Box 493
PORT MACQUARIE NSW 2444

Dear Mr Tierney

**Part 3A Concept Plan MP 06_0085 & Project Application MP 07_001 - St Vincent's
Foundation Land at Area 14**

Thank you for providing copies of technical documents associated with the above Part 3A applications, for preliminary review by Council. Council appreciates the opportunity to comment prior to formal exhibition of the applications.

At this stage, Council has only seen technical reports for the project, including the Cardno Water, Engineering and Environment Report. Nevertheless, Council is pleased to offer in-principle support for the project, subject to full assessment of the applications by Council, State agencies and the community.

Council is particularly interested in resolving ownership and management issues associated with the proposed environmental corridor and other public land, including existing and proposed wetlands and Water Sensitive Urban Design facilities. Council would like to have input into the brief for the proposed study of management requirements for these areas, which should include an analysis of full life cycle costs, and may require a peer review of the report on completion.

Council would also like to commence discussions as soon as practicable to establish appropriate legal mechanisms to implement any proposed public ownership and management arrangements. Council's experience is that the establishment of Voluntary Planning Agreements can take some time, where these are proposed in conjunction with detailed planning applications.

...2

PORT MACQUARIE OFFICE

Corner Lord & Burrawan Streets
Port Macquarie
Telephone (02) 6581 8111
Facsimile (02) 6581 8123

WAUCHOPE OFFICE
High Street

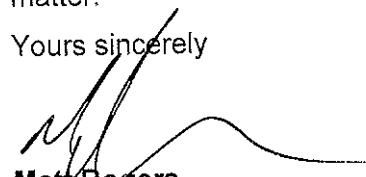
Telephone (02) 6589 6500

LAURIETON OFFICE

Corner St Vincent & B Tierney Ltr Dec 08.doc
Telephone (02) 6559 9958

Please contact Mr Peter Cameron, Manager Strategic Planning, on (02) 65818110 or by e-mail peter.cameron@pmhc.nsw.gov.au should you have any further inquiries regarding this matter.

Yours sincerely

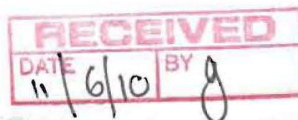
A handwritten signature in black ink, appearing to read 'Matt Rogers', with a long horizontal flourish extending to the right.

Matt Rogers
Director Development & Environment

Copy to: Mrs Michelle Hollis
 Luke & Company

 Mr James Dunn
 Minedor P/L

 Ms Paula Tomkins
 Major Assessments Branch
 NSW Department of Planning



Your Ref:
Refers to:

8 June 2010

Tierney Property Services
ATTENTION: Mr Brian Tierney
P O Box 493
PORT MACQUARIE NSW 2444

Dear Brian

AREA 14 SVF – Traffic Issues MP 06_0085 & MP 7_0001

Council provides the following comments regarding roadwork and traffic issues in Area 14 for inclusion in the environmental assessment supporting the above Part 3A applications.

Reference is made to Concept Plan E4 – Revision M dated 28-01-10 attached.

1. All intersections have been identified and modelled in the Roadnet Report. In the absence of any additional supporting information Council maintains that all intersections are required. Council is progressing preliminary design of these intersections in order to provide accurate costing for inclusion in the contributions plan.
2. The intersection between Bonny View Close and Ocean Drive is expected to remain a "T" intersection until such time as the Southern School site proceeds. Costs associated with upgrading this particular intersection will be borne by the development on the Southern School site.
3. Council has undertaken a review of the merit of the proposed road link across the open space corridor and advises that it is no longer required. Council will require a pedestrian and cycleway link across the corridor in this location. The ultimate design of this link will be determined as part of the Voluntary Planning Agreement but as a minimum will need to accommodate cyclists, pedestrians and scooters, be above the 1:20 flood level and lit in accordance with the AS 1158.

...../Over 2

4. Council acknowledges that the neighbouring parties have been coordinating infrastructure and access across property boundaries for some time. Council has been advised that there is a memorandum of understanding between the parties and that there are no significant issues that require Council's involvement at this stage.
5. Council has reviewed the proposed road hierarchy illustrated in the attached plan. This road hierarchy is generally consistent with the Area 14 Master Plan and has been modelled in the Roadnet report. The road network has Council's in principle support.
6. Council is in the process of engaging a Consultant to prepare a Corridor Plan for Ocean Drive through Area 14. The Corridor Plan will review the traffic impact assessment and the noise report and provide a plan for Ocean Drive that addresses the noise, amenity and function characteristics of the corridor.

Please contact the undersigned if you wish to discuss this matter further on 65818111 or cliff.toms@pmhc.nsw.gov.au.

Yours sincerely



Cliff Toms
Technical Services Manager
Infrastructure Services

Attached:

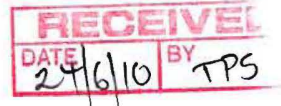
Luke & Co – Concept Plan E4 (Revision M: 28-01-10)

PO Box 84
Port Macquarie
NSW Australia 2444
DX 7415

council@pmhc.nsw.gov.au
www.pmhc.nsw.gov.au

ABN 11 236 901 601

22 June 2010



PORT MACQUARIE
HASTINGS

Mr Brian Tierney
Tierney Property Services
PO Box 493
PORT MACQUARIE NSW 2444

Dear Brian,

**RE: AREA 14 INFRASTRUCTURE ISSUES - ST VINCENTS FOUNDATION
PART 3A APPLICATIONS MP 06_0085 & MP 07_0001**

Further to our recent meeting, and as requested, I write to confirm the status of infrastructure for Urban Release Area 14, between Bonny Hills and Lake Cathie.

Port Macquarie-Hastings Council is the authority responsible for the provision of potable water supply, reclaimed effluent and sewerage services in the Lake Cathie-Bonny Hills Urban Growth area, known as Area 14 and of which the St Vincent's property forms part.

Sewage Treatment Plant – Sewer Services

At the Ordinary Council Meeting held 26 May 2010, Council resolved to remove the moratorium on new residential development that has been in place since September 2003.

The major upgrade of the Bonny Hills STP has provided Council with an additional 6,000 ET treatment capacity within the sewerage system for Lake Cathie-Bonny Hills. This additional capacity will cater for all of the proposed future development within Area 14.

I can confirm that the Minister for Local Government, The Hon. Barbara Perry MP, opened the new \$17.4 million augmentation of the Lake Cathie-Bonny Hills Sewage Treatment Plant during her recent visit to the Hastings, on 27 May 2010.

Potable Water Supply

In January this year Port Macquarie-Hastings Council received funding for \$7,959,000 to be spent on potable water supply infrastructure for Area 14. This State Government injection into the area is in the form of an interest-free loan and is part of the Government's Local Infrastructure Fund which aims to assist high growth council areas.

The existing system has approximately 400 ET capacity and any development undertaken prior to the completion of the long term supply works can take up this capacity.

The attached Infrastructure Loan schematic shows the long term supply works that will be completed by the end of June 2011. These works along with future additional developer funded and Council funded water supply infrastructure will cater for all of the future development within Area 14 in terms of potable water supply.

Reclaimed Effluent Supply

As you are aware Council in the final stages of connecting the Bonny Hills STP to the reclaimed effluent mains system. This will allow Council to move towards the long term reclaimed system for the Hastings and provide Area 14 with the mains infrastructure for reclaimed water which forms a key component of the IWCM policy for the area.

All of the infrastructure works noted above are either included in existing Development Servicing Plans (DSPs) or will be included in any review of DSPs for Area 14.

The DSPs provide for major works such as trunk mains and distribution mains (*generally over 150mm diameter mains and mains wholly within and/or benefiting individual developments*) will be provided by each developer at their cost.

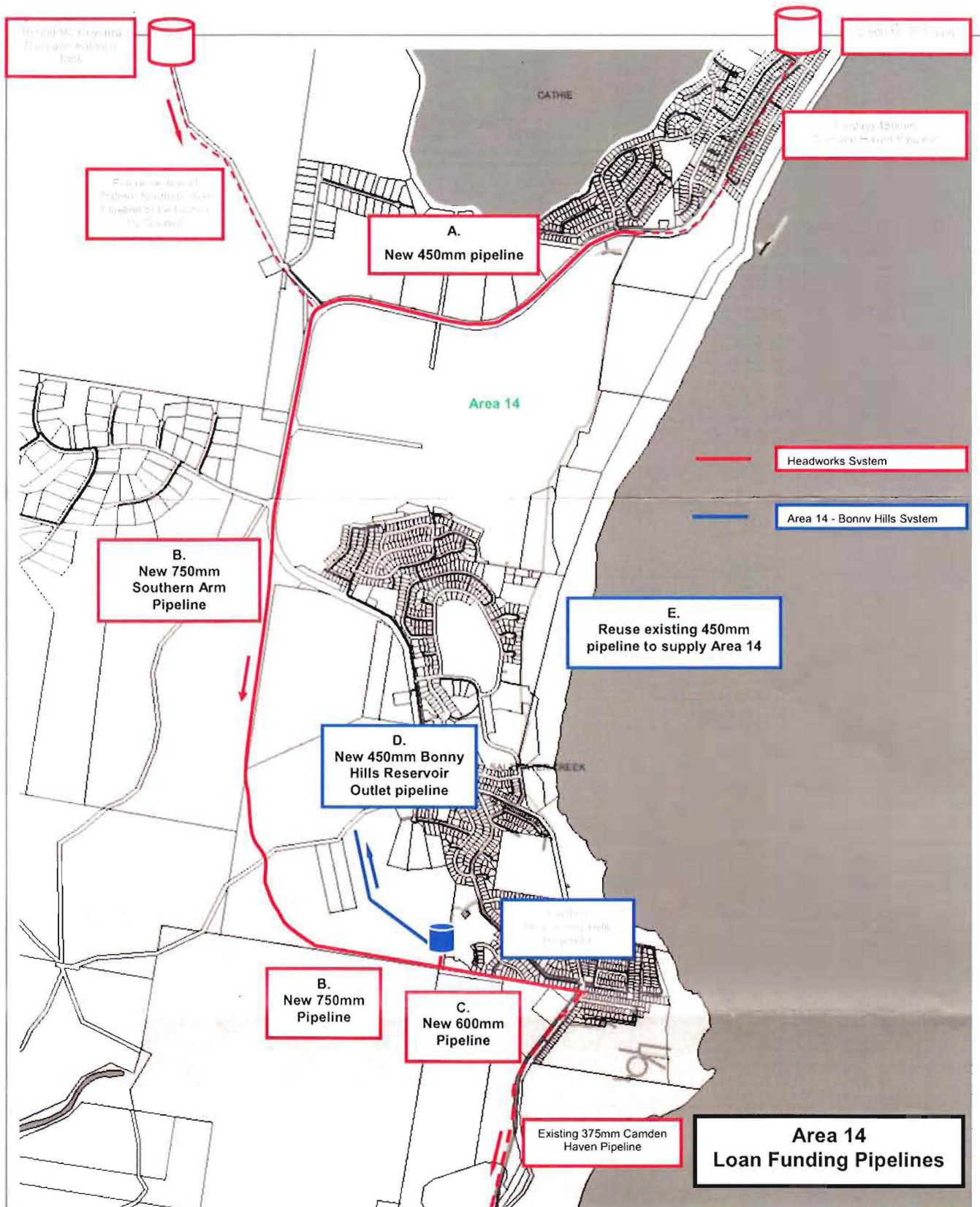
In conclusion I can confirm that there are currently no infrastructure services impediments to the Part 3A Concept Plan or Project Applications proposed by St Vincent's Foundation.

Yours sincerely,



J R Sharp
Director
Infrastructure Services

Attached: SATM Loan pipelines



DISCLAIMER

This map was produced by the Geographic Information Services section of the Port Macquarie-Hastings Council using information available to Port Macquarie-Hastings Council and the Department of Lands, Bathurst. The data was captured at a scale of 1:25000 for rural areas and 1:4000 for urban areas. The positional accuracy of plots becomes less reliable when viewed at scales greater than the capture scale. Port Macquarie-Hastings Council accepts no responsibility either in contract or tort (and particularly in negligence) for any errors, omissions or inaccuracies whatsoever contained within or arising from this map.

NOTE: Cadastral information outside the Port Macquarie-Hastings LGA not updated