



COFFS HARBOUR CITY COUNCIL

SPECIAL MEETING

19 DECEMBER 2005 AT 5.00PM

Mayor and Councillors

SPECIAL REPORT

DEVELOPMENT APPLICATION 1708/04 - SHOPPING CENTRE - LOTS 1 AND 2 DP1063045, LOT 30 DP800261, LOT 3 DP536819 - MOONEE BEACH ROAD, MOONEE BEACH. APPLICATION TO MODIFY TERMS OF CONDITION 20 - PACIFIC HIGHWAY AND MOONEE BEACH ROAD AND HOYS ROAD INTERSECTION

Purpose:

This report considers an application under the provisions of Section 96 (1A) of the Environmental Planning and Assessment (EP&A) Act 1979 to modify the terms of Condition 20 of Development Application 1708/04 "Pacific Highway and Moonee Beach Road and Hoys Road intersections".

Description of Item:

Condition 20 of Development Consent 1708/04 provides:

20. Prior to occupation of the development the Pacific Highway and Moonee Beach Road and Hoys Road intersections are to be upgraded generally in accordance with Drawing No. 30402-12A prepared by TTM Consulting Pty Ltd, subject to the following conditions:

- a. All road works to be at the developer's cost.*
- b. Existing junction of the Pacific Highway and Moonee Beach Road is to be upgraded to a seagull treatment with raised medians. It is to provide adequate northbound right-turn storage into Moonee Beach Road.*
- c. The Pacific Highway and its junctions with Hoys Road are designed to 90km/h AUSTRROADS standards.*
- d. The southbound left-turn deceleration lane on the highway and acceleration lane out of Moonee Beach Road are both to be designed and construction to a 100km/h standard.*

- e. *The seagull and the Moonee Beach Road junction are to have street lighting installed in accordance with Country Energy standards.*
- f. *The new middle junction of Hoys Road is to provide at least 250m of Safe Intersection Sight Distances for both approaches of the highway. It is to provide the equivalent right-turn storage capacity for southbound highway traffic that currently exists at the southern junction. Northbound traffic is to be prevented from turning left with an appropriate raised median treatment.*
- g. *Provision needs to be made for the private access on the eastern side of the highway.*
- h. *Existing southern junction of Hoys Road is to be modified to only allow northbound traffic to turn left in.*
- i. *Due to the increase in traffic that will use the existing northern Hoys Road junction the existing northbound left-turn deceleration taper is to be upgraded to AUSTRROADS standards and the right-turn out of Hoys Road banned.*
- j. *A guide and regulating signposting scheme for the Pacific Highway, Hoys Road and Moonee Beach Road's is to be designed and erected in accordance with current RTA standards. It is to be submitted to Coffs Harbour City Council's Traffic Committee for approval prior to installation.*
- k. *Improvements to the existing and new section of Hoys Road are to be designed and constructed to Coffs Harbour City Council's satisfaction and standards.*

No works are to commence on these roads until design plans and specifications have been submitted to the Roads & Traffic Authority and to Coffs Harbour City Council for approval.

Prior to the commencement of the works a Major Works Authority Deed is to be executed between the developer and the Roads & Traffic Authority.

An application to modify the terms of this condition was received by Council on 30 November 2005.

The modification seeks to change the timing of the works only as prescribed by the condition, with the first paragraph of Condition 20 proposed to be modified as follows:

"The Pacific Highway and Moonee Beach Road intersection, prior to occupation of the development and Hoys Road intersection prior to 25 December 2005, are to be upgraded generally in accordance with Drawing No. 30402-12A prepared by TTM Consulting Pty Ltd, subject to the following conditions:"

Development Application 1708/04 - Shopping Centre - Lots 1 And 2 Dp1063045, Lot 30 Dp800261, Lot 3 Dp536819 - Moonee Beach Road, Moonee Beach. Application To Modify Terms Of Condition 20 - Pacific Highway And Moonee Beach Road And Hoys Road Intersection ... (Cont'd)

Process:

The application was referred to Council's City Services Section for consideration on 1 December 2005. Further, the application was referred to the Roads and Traffic Authority (RTA) for review and comment on 1 December 2005.

The application was advertised for community consideration and response on 3 December 2005. Adjoining property owners and previous objectors to the development application were notified of the application on 2 December 2005.

The advertising/notification period expires on 19 December 2005.

The RTA on 7 December 2005 sought additional information in respect of the modification proposal and the developer responded accordingly that same day. The developer's response was forwarded to the RTA on 7 December 2005. The RTA issues and the developer's response is provided hereunder:

RTA Email 7 December 2005	Developer's Response
<p>The RTA will not permit any road works on the Pacific Highway from:</p> <ul style="list-style-type: none"> • 6.00am on 16/12/05 to 6.00am on 3/1/06 • 6.00am on 20/1/06 to 6.00am on 23/1/06 • 6.00am on 25/1/06 to 6.00am on 30/1/06 	<p>This requirement is included in the Road Occupancy Licence 3863 dated 5 December 2005 which allows works to continue in an 80km/h zone behind Temporary Safety Barriers so long as traffic on the highway is not stopped during these times.</p>
<p>The northern Hoys Road junction needs to be upgraded prior to the opening of the shopping centre due to increased local demand that will result or another safer option found for local access until the road works are completed. This will require Council's approval for the continuing use for the local road network.</p>	<p>It is programmed for Hoys Road (north) to be upgraded prior to opening of the Shopping Centre. Further, there is another safer option for local access to Hoys Road via Bucca Road until the works are completed.</p> <p>It is understood that Council's approval for the continuing use of the local road network to not be unreasonably withheld.</p>
<p>What arrangements will be provided for safe access to Hoy's Road?</p>	<p>Safe access to Hoys Road is currently available via Bucca Road. Access to Hoys Road (north) is also currently available, and will continue to be available during upgrading of the intersection. Hoys Road (south) will remain closed until the new Hoys Road (south) intersection has been completed.</p>

RTA Email 7 December 2005	Developer's Response
<p>What provisions will be provided to manage the increased right and left turn demands on the highway into Moonee Beach Road until the street lighting and the raised medians are installed and operational?</p>	<p>Street lighting has already been completed, and the lighting is fully functional.</p> <p>Raised medians at the Pacific Highway and Moonee Beach Road intersection will be completed prior to opening of the Shopping Centre.</p>
<p>RTA would have no objection to road works continuing off the highway on the local roads as long as Council gives its approval to the traffic management arrangements and the community is appropriately advised.</p>	<p>It is programmed for the following to occur:</p> <ul style="list-style-type: none"> • Moonee Beach Road intersection to be completed prior to 21 December 2005. • Hoys Road (north) intersection to be completed prior to 21 December 2005. • Hoys Road (south) intersection to be completed prior to 25 December 2005. <p>Existing traffic management arrangements as accepted by Council will continue until the above works have been undertaken. A letterbox drop will appropriately advise the community.</p>
<p>What contingencies will be made to address any delay/incident that might occur as a result of the opening of the shopping centre on the Pacific Highway, Moonee Beach Road and Hoys Road junctions until all the road works are completed?</p>	<p>Prior to opening the shopping centre, the intersections on the Pacific Highway with Moonee Beach Road will be completed.</p> <p>Any delays/incidents that might occur will be addressed by the Contractor in consultation with RTA in accordance with current arrangements.</p>
<p>A revised Project Plan will need to be provided to address these concerns and the undertaking of the outstanding road works.</p>	<p>An updated Project Management Plan (PMP) will be provided by the Contractor to RTA to address the above concerns. The updated PMP will include an updated Construction Program and Traffic Control Plans.</p>
<p>Any interim arrangements will need to be supported by the appropriate standard of physical, guidance and regulatory control measures.</p>	<p>The existing and updated PMP will address any physical, guidance and regulatory control measures required.</p>

Response Following Notification:

At the time of this report preparation five individual submissions and a submission from the Moonee Action Group had been received at Council. The submissions reinforce that road safety considerations should not be compromised and that safety should be the number one priority in Council's consideration of the modification application. RTA sign-off to the road works is requested in a number of the submissions.

Copies of the submissions are appended to this report in Appendix B.

Development Application 1708/04 - Shopping Centre - Lots 1 And 2 Dp1063045, Lot 30 Dp800261, Lot 3 Dp536819 - Moonee Beach Road, Moonee Beach. Application To Modify Terms Of Condition 20 - Pacific Highway And Moonee Beach Road And Hoys Road Intersection ...(Cont'd)

Statutory Requirements:

The application to modify the terms of Condition 20 of the Consent is made under the provisions of Section 96 (1A) of the EP&A Act 1979. This is a modification involving minimal environmental impact.

The modification application does not seek to amend the development by any physical change to the building, its curtilage or its access arrangements. The modification application seeks to amend the timing of the works specified in Condition 20 only.

Council must compare the likely impacts of the proposed modified development, including the environmental, social and economic impacts with the impacts of the original development, it must consider the matters listed in Section 79C of the Act that are relevant to the modified development, and any public submissions that have been made to make a decision on the Section 96 (1A) application (see Appendix A)

Issues:

- **Condition 20**

The condition covers works to four T-intersections, being:

- Highway/Moonee Beach Road
- Highway/Hoys Road North
- Highway/New Hoys Road
- Highway/Hoys Road South

This condition references Drawing No 30402 - 12A prepared by TTM Consulting Pty Ltd. Subsequent detailed working drawings for the intersection works were approved by the RTA in consultation with Council prior to Highway works commencing. The detailed working drawings allow for north-bound Highway traffic to turn left into the new Hoys Road junction. The drawings detail the permanent closure of existing Hoys Road South, to be cul-de-sac'd.

- **Status of Works as at 16 December 2005**

The following is a status report on each T-intersection as of 16 December 2005:

- **Highway/Moonee Beach Road:**

- * Junction Highway and Moonee Beach Road upgraded to seagull treatment with raised medians, adequate right-turn storage into Moonee Beach Road - **COMPLETE**.
- * South-bound left turn deceleration lane on the Highway and acceleration lane out of Moonee Beach Road - **COMPLETE**.
- * Seagull and Moonee Beach Road junction to have street lighting - **COMPLETE**.

- **Highway/Hoys Road North:**

- * Northbound left-turn deceleration taper to be upgraded to AUSTRROADS standards and the right-turn out banned - **WORKS OUTSTANDING INCLUDING PRIME SEAL TO DECELERATION TAPER, SIGNAGE AND LINEMARKING.**

- **Highway/New Hoys Road Junction:**

- * Adequate safe intersection sight distances for both approaches of the Highway provided - **WORKS OUTSTANDING INCLUDING MINOR REMOVAL OF VEGETATION/CLEANUP.**
- * New intersection with equivalent right turn storage capacity for southbound Highway traffic that currently exists at the southern junction - **WORKS OUTSTANDING INCLUDING TWO COAT SEAL, SIGNAGE AND LINEMARKING.**

- **Highway/Hoys Road South**

- * Hoys Road south closed, cul-de-sac turning area constructed - **WORKS OUTSTANDING INCLUDING CONSTRUCTION OF CUL-DE-SAC AND PERMANENT ROAD CLOSURE.**

• **Works Schedule**

At an on-site meeting of 16 December 2005 between Council staff and the contractor it was advised by the contractor that all of the above "outstanding works", with the exception of the Hoys Road South cul-de-sac, would be completed prior to 21 December 2005, the proposed shopping centre opening date.

• **Works Sign-off Arrangement**

A practical completion inspection of the works will be undertaken by the RTA, Council and the contractor on 19 December 2005. The RTA and Council will be in a position at this inspection to sign-off the works, subject to the works being to the RTA's and Council's satisfaction.

• **Advice from RTA and Council's City Services Section**

The RTA has provided the following response to the proposed modification application:

Reference is made to your letter 1257530 (DA 1708/04) concerning an application to modify development consent condition 20 for road works.

A practical completion inspection will be undertaken on 19 December 2005 and all the junctions are expected to be open to traffic by 21 December 2005. The road works at the northern Hoys Road junction should be completed by 19 December 2005 with some minor pavement work is to be rectified in early January 2006.

If all the critical road works, including the new Hoys Road intersection, are completed as proposed to a standard that is safe, then the Roads and Traffic Authority (RTA) would have no objection to the occupancy of the shopping centre being allowed. This would be subject to satisfactory arrangements being made with the RTA for the sign-off of any other outstanding works.

A copy of this letter is in Appendix B.

Council's City Services section has advised:

Agreement to the RTA comments and the proposed works sign-off arrangement.

- **How should the modification application be determined?**

The first paragraph of Condition 20 currently reads as follows:

20. Prior to occupation of the development the Pacific Highway and Moonee Beach Road and Hoys Road intersections are to be upgraded generally in accordance with Drawing No. 30402-12A prepared by TTM Consulting Pty Ltd, subject to the following conditions:

It is considered appropriate that this paragraph be modified to read as follows:

“Prior to occupation of the development the Pacific Highway and Moonee Beach Road and Hoys Road intersections are to be upgraded generally in accordance with Drawing No. 30402-12A prepared by TTM Consulting Pty Ltd unless other arrangements satisfactory to the Roads and Traffic Authority and Council for their completion at some other time are made. Detailed design plans are to be prepared for the intersection works with the following issues being taken into consideration in developing the detailed design plans.”

The above wording enables some degree of flexibility in determining the extent of works to be completed prior to supporting occupation of the development.

The RTA and Council must have regard to paramount road safety considerations in their acceptance of “other arrangements” for the works. However, for instance, the need to complete the cul-de-sac at the closed South Hoys Road may be left for completion post occupation of the shopping centre. This outstanding work is not considered a critical “road safety” factor in the overall scope of works and should not unreasonably prevent the occupation of the shopping centre.

Recommendation:

1. That the application to modify Condition 20 of Development Consent 1708/04 under the provisions of Section 96(1A) of the Environmental Planning and Assessment Act 1979 be approved by substituting Condition 20 with the following:

Prior to occupation of the development the Pacific Highway and Moonee Beach Road and Hoys Road intersections are to be upgraded generally in accordance with Drawing No. 30402-12A prepared by TTM Consulting Pty Ltd unless other arrangements satisfactory to the Roads and Traffic Authority and Council for their completion at some other time are made. Detailed design plans are to be prepared for the intersection works with the following issues being taken into consideration in developing the detailed design plans.

- a. All road works to be at the developer's cost.
- b. Existing junction of the Pacific Highway and Moonee Beach Road is to be upgraded to a seagull treatment with raised medians. It is to provide adequate northbound right-turn storage into Moonee Beach Road.
- c. The Pacific Highway and its junctions with Hoys Road are designed to 90km/h AUSTRROADS standards.
- d. The southbound left-turn deceleration lane on the highway and acceleration lane out of Moonee Beach Road are both to be designed and construction to a 100km/h standard.
- e. The seagull and the Moonee Beach Road junction are to have street lighting installed in accordance with Country Energy standards.
- f. The new middle junction of Hoys Road is to provide at least 250m of Safe Intersection Sight Distances for both approaches of the highway. It is to provide the equivalent right-turn storage capacity for southbound highway traffic that currently exists at the southern junction.
- g. Provision needs to be made for the private access on the eastern side of the highway.
- h. Due to the increase in traffic that will use the existing northern Hoys Road junction the existing northbound left-turn deceleration taper is to be upgraded to AUSTRROADS standards and the right-turn out of Hoys Road banned.
- i. A guide and regulating signposting scheme for the Pacific Highway, Hoys Road and Moonee Beach Road's is to be designed and erected in accordance with current RTA standards. It is to be submitted to Coffs Harbour City Council's Traffic Committee for approval prior to installation.

Development Application 1708/04 - Shopping Centre - Lots 1 And 2 Dp1063045, Lot 30 Dp800261, Lot 3 Dp536819 - Moonee Beach Road, Moonee Beach. Application To Modify Terms Of Condition 20 - Pacific Highway And Moonee Beach Road And Hoys Road Intersection ...(Cont'd)

- j. Improvements to the existing and new section of Hoys Road are to be designed and constructed to Coffs Harbour City Council's satisfaction and standards.**

No works are to commence on these roads until design plans and specifications have been submitted to the Roads & Traffic Authority and to Coffs Harbour City Council for approval.

Prior to the commencement of the works a Major Works Authority Deed is to be executed between the developer and the Roads & Traffic Authority.

- 2. That persons who have made submissions in relation to the modification application be informed of Council's decision.**

Stephen Sawtell
General Manager (Acting)

Attachments:

Appendix A

DEVELOPMENT APPLICATION 1708/04 - SHOPPING CENTRE - LOTS 1 AND 2 DP1063045, LOT 30 DP800261, LOT 3 DP536819, MOONEE BEACH ROAD, MOONEE BEACH. APPLICATION TO MODIFY TERMS OF CONDITION 20 - PACIFIC HIGHWAY AND MOONEE BEACH ROAD AND HOYS ROAD INTERSECTIONS.

SECTION 79C EVALUATION

1 Matters for Consideration

a. the provisions of:

i. any environmental planning instrument, and

The modification will not result in the development contravening any provisions within LEP 2000, nor will it substantially change the consent given.

The application is consistent with the requirements of the North Coast REP 1988 and is not contrary to the provisions of SEPP 71.

ii. any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority, and

The modification is not affected by any draft planning instruments.

iii. any development control plan, and

The modification is not in breach of any development control plan.

iv. the regulations (to the extent that they prescribe matters for the purposes of this paragraph), that apply to the land to which the development application relates.

The modification does not result in the contravention of any provision within the regulations.

b. The likely impacts of that development, including environmental impacts, on both the natural and built environments, and social and economic impacts in the locality.

The proposed modification will result in a change to the timing of the intersection works at the Highway/Hoys Road and Moonee Beach Road. The modification will enable earlier occupation of the shopping centre, with consequent economic benefits to the Centre/City. The earlier opening of the centre is likely to result in more local shopping trips, with some reduction in longer Highway shopping trips. Local residents are concerned that road safety is not compromised, as a result of a change to the timing of the works, and potential social impacts resulting from a traffic incident at this location. There are no resultant environmental impacts from the proposed modification.

c. The suitability of the site for the development

The modification does not change the suitability of the site for the development. It provides for suitable access to the development.

d. Any submissions made in accordance with this Act or the Regulations

At the time of report preparation, five individual submissions and a submission from the Moonee Action Group had been received. The submissions reinforce that road safety should not be compromised in Council's consideration of the application.

Advice has also been received from the RTA and Council's City Services Section concerning the modification, as described in the report to Council.

The modification provides for suitable and safe access to the development.

e. The public interest

Approval of the application will not adversely impact upon the public interest. The public has been notified of the modification application under Council's Notification DCP.

IS THE DEVELOPMENT SUBSTANTIALLY THE SAME DEVELOPMENT FOR WHICH THE CONSENT WAS ORIGINALLY GRANTED AND BEFORE THAT CONSENT AS ORIGINALLY GRANTED WAS MODIFIED?

Yes.

Submissions

C.H.C.C.	
File No.	1708/04
INT REF No.	
15 DEC 2005	
OFFICER I.D.	MSH
DTWKS No.	

Moonee Action Group
 C/O Moonee Beach Post Office
 Moonee Beach
 NSW 2450
 December 14, 2005

Mr Steve Sawtell
 Acting General Manager
 Coffs Harbour City Council

Dear Mr Sawtell,

Re: Section 96 amendment to DA by Warburton, Moonee Beach Properties, for Pacific Highway upgrade at Moonee Beach.

The Moonee Action Group (MAG) is, and has always expressed concern, about the safety of all motorists, and in particular local people who access the highway at the Moonee Beach Road intersection daily.

Once the Moonee Beach Shopping Centre commences trading, the intersection of Moonee Beach Road and the Pacific Highway will be a critical point in traffic movements. Added to this will be the increased traffic movements for haulage and Christmas holiday travellers at this hot and hectic time of year.

MAG appreciates the difficult position that Council is in and the pressure it is under from different sectors of the community, businesses and Government.

When discussing this amendment, Council should consider safety as the number one priority. MAG supports Mayor Rhoades when he stated in the Council meeting of 1 December 2005: "Safety first for our community is most paramount".

MAG considers it is imperative that the requirement of RTA approval be retained in Condition 20 and not deleted as is proposed. It gives assurance to both the consent authority and the community that road safety will not be compromised. Please consider this when making your recommendations.

Sincerely



Dr Graham Cooper
 On behalf of Moonee Action Group.

SCANNED

C.H.C.C.	
File No.	1708/04
INT REF No.	
15 DEC 2005	
OFFICER I.D.	MSH
DTWKS No.	

Kerry and Graham Cooper
9 Parish Close, Moonee Beach
NSW 2450
December 14, 2005

Mr Steve Sawtell
Acting General Manager
Coffs Harbour City Council

Dear Mr Sawtell,

Re: Section 96 amendment to DA for Pacific Highway upgrade at Moonee Beach.

We fully appreciate the difficult dilemma that Council faces with the Section 96 amendment to the Moonee Beach Properties DA conditions. Many people in the community are worried about the safety of the unfinished highway upgrade but are loathe to comment through correspondence because it potentially affects people in the community financially both directly and indirectly.

Like many others in the Moonee Beach community we have wondered over the past 12 months why the intersection upgrade was started so late in the year. Why wasn't it started sooner? We believe that even after the tendering process was complete there was opportunity to begin at least a month prior to when road works actually commenced. This is especially curious when the developer brought the opening date for the shopping centre forward. Originally we understood that the shopping centre was not to open until next year, 2006.

In the past two weeks, if works had been fast tracked on the Hoys Road intersection, instead of appearing to wind down while this amendment was lodged, then maybe it could have been finished? or certainly closer to completion. We have been perplexed as to why this is the case.


It is unfair of the developer to hold the community and council to ransom like this, and putting Council in this difficult no-win situation.

Although the community are hungry for employment, safety should be the number one priority. The shopping centre is a convenience. Moonee residents have survived a long time without it. The safety of the highway is a priority and Moonee residents have voiced concerns for a long time. We only have one life and we do not want to lose it because a developer did not adequately plan all aspects of his job.

SCANNED

We believe that the requirement for RTA approval should be retained in Condition 20 and not deleted as is proposed. We consider the RTA as the experts in road safety (and it is hoped that in their wisdom they will see the need for speed limit to be permanently reduced to 80 km/h around the intersection). Road safety must not be compromised.

Please consider our concerns when making your recommendations.



Kerry and Graham Cooper
Moonee residents.



18 Moonee Beach Road
Moonee Beach NSW 2450

The General Manager
Locked Bag 155,
Coffs Harbour NSW 2450.

Ref: 1258078 (DA 1708/05)

Thursday 8th December 2005

C.H.C.C.	
File No.	1708/05
INT REF No.	
13 DEC 2005	
OFFICER I.D.	LMG
GTWPS No.	

Dear Sir,

We wish to voice our objection to the application made by Moonee Beach Properties Pty Ltd for a modification of the terms and provisions of Condition No. 20 of their development consent.

We find it completely unacceptable that they should even ask for such changes and as far as we are concerned there is no good reason for Council granting their request. Our objections to this application are as follows:

1. For Council to allow the Shopping Centre to open whilst major road works are in progress would be to sanction an extremely dangerous work practice and we are concerned that Council may find itself liable should a serious accident or death occur. It would appear unwise for Council to place itself in this position.
2. Moonee Beach Properties Pty Ltd (MBP) has known from the start what the conditions were for the development and have signed off on them. To their credit Council has been fair and consistent and has made it quite clear that the terms and conditions must be met before opening date.
3. There has been little to no inclement weather up until the time they started on the road works removing the excuse of lost work days. In fact MBP started the road works very late in the development and should have started earlier.
4. It would seem that MBP have misjudged the time it would take to complete the road works and set unrealistic opening dates for the complex. Locals should not have to bear the brunt of their poor judgement. 'Locals' have been the ones that have been inconvenienced and if MBP are allowed to extend their time, the inconvenience will be prolonged.
5. Ever since signing the development agreement MBP have been trying to escape their responsibilities in this regard. If Council were to buckle under the pressure and allow modification of Condition 20 it would send the wrong message to developers and undermine the authority of Council and its employees.

We have been very impressed with the way Council has conducted itself in this matter up to now and we hope that Council will continue with its consistent and even-handed approach.

Yours sincerely,



Mr. Kerry Smith and Ms. Susan Adams

SCANNED

dwa2C.txt
From: Audrey [steggles.com.au@bigpond.com]
Sent: Thursday, 15 December 2005 10:46 AM
To: Coffs Council Email Account
Subject: To the City Manager

I commend the council for it's stand on the development of the shopping centre at Moonee. If the developer had managed the project in the correct manner maybe the delay in opening and approval for the completion from council would have proceeded smoothly.

Thanks for looking after our safety and development procedures.

Regards

Stephen Trewin
45 Gale Street
Coramba

dna4.txt
From: lisa taffe [taffe@hotmail.net.au]
Sent: Wednesday, 14 December 2005 11:36 PM
To: Coffs Council Email Account
Subject: moonee shopping complex

Dear General Manager,

I wish to applaud Coffs City Council for the recent decision with regard to the opening of the new Moonee shopping complex.

It is without a doubt the best decision all year. Finally our council is listening to the local community and considering issues such as safety on our roads for young and old.

CONGRATULATIONS coffs city council for a more than welcome decision on not allowing the shopping complex to open until the thorough completion of the highwayroad works occurs.

thanking you Lisa Orme Mana Glen resident

BR and RB LEE
61 Williams Rd
Bonville
NSW 2441

File No. C.H.C.C. 1708/04
INT REF No. _____
15 DEC 2005
OFFICER I.D. MSH
DTWKS No. _____

The Acting General Manager
Coffs Harbour City Council
Locked Bag 155
Coffs Harbour
NSW 2450

Dear Sir,

Moonee Shopping Centre Opening

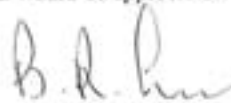
With regard to the opening of the above Shopping Centre, I would request that Council does not give approval to commence trading until the Highway has been completed and the RTA have stated the Highway will be safe for public use as per the original D/A Approval by Council.

Safety of the Public is of paramount importance and must not be compromised.

Not with-standing the above, I would strongly suggest that Council should seriously investigate the reasons as to why the construction has taken so long to complete.

A considered reply to the above points would be appreciated

Yours faithfully



Barry Lee

14 12 05

SCANNED



RSTM&D 05/2214 N00008
Mr Greg Sciffer (02) 6640 1344
Email: land_use_northern@rtansw.gov.au

General Manager
Coffs Harbour City Council
DX 7559
COFFS HARBOUR NSW 2450

16 DEC 2005

16 DEC 2005

State Highway No.10-Pacific Highway. Coffs Harbour City Council. DA 1708/04. Moonee Beach Shopping Centre.

Dear Sir

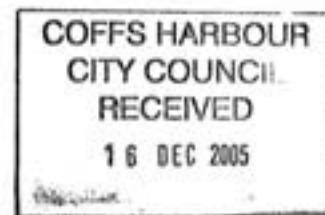
Reference is made to your letter 1257530 (DA 1708/04) concerning an application to modify development Consent Condition 20 for road works.

A practical completion inspection will be undertaken on the 19 December 2005 and all the junctions are expected to be open to traffic by the 21 December 2005. The road works at the northern Hoy's Road junction should be completed by the 19 December 2005 with some minor pavement work to be rectified in early January 2006.

If all the critical road works, including the new Hoy's Road junction, are completed as proposed to a standard that is safe then the Roads and Traffic Authority (RTA) would have no objection to the occupancy of the shopping centre being allowed. This would be subject to satisfactory arrangements being made with the RTA for the sign off of any other outstanding works.

Yours faithfully


Peter Collins
Regional Manager, Northern Region



Roads and Traffic Authority
ABN 64 480 155 235



11 Victoria Street
Grafton NSW 2460

PO Box 576
Grafton NSW 2460

T 02 6640 1300 | www.rta.nsw.gov.au

