

PRELIMINARY ASSESSMENT

PROPOSED TOURIST FACILITY

**LOT 73 IN DP 752853
49 MULLAWAY DRIVE
MULLAWAY**

March 2007



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Table of Contents

1	INTRODUCTION.....	1
2	PROJECT DESCRIPTION	2
3	SITE LOCATION	3
4	PLANNING PROVISIONS.....	4
	4.1 Environmental Planning and Assessment Act 1979.....	4
	4.2 State Environmental Planning Policies (SEPP).....	4
	4.2.1 SEPP (Major Protects) 2005	4
	4.2.2 SEPP 71 – Coastal Protection	4
	4.3 North Coast Regional Environmental Plan.....	8
	4.4 NSW Coast Government Policy.....	10
	4.5 Coastline Management Manual	10
	4.6 North Coast Design Guidelines.....	10
	4.7 Coffs Harbour City Local Environmental Plan 2000 (LEP).....	11
	4.8 Marine Parks Act 1997	11
	4.9 Ecologically Sustainable Development.....	13
5	ENVIRONMENTAL ISSUES	15
	5.1 Bushfire Risk.....	15
	5.2 On Site Parking	15
	5.3 Energy Efficiency.....	15
	5.4 Stormwater, Erosion & Sediment Control.....	16
	5.5 Landscaping.....	16
6	JUSTIFICATION	17
	ANNEXURE A – PLANS OF PROPOSED DEVELOPMENT.....	
	ANNEXURE B – BUSHFIRE HAZARD ASSESSMENT.....	
	ANNEXURE C – STORM WATER MANAGEMENT PLAN.....	

1 INTRODUCTION

In letter dated 5 April 2006 an application was made to the Department of Planning for the requirements to obtain approval to change the use of an existing dwelling house on Lot 73 DP 752853 to provide tourist accommodation for up to 20 people. In a response dated 20 April 2006, the Department of Planning advised that the proposal is classified as a 'Major Project' to which Part 3A of the Environmental Planning and Assessment Act 1979 (The Act) applies if any part of the development is within a 'sensitive coastal location' being within 100m above mean high-water mark of the sea or land declared as a marine park.

In letter dated 3 May 2006 the Department was advised that the existing dwelling house is within a 'sensitive coastal location', however, as the proposal is limited to a change of use of the existing house from accommodating related people, friends and visitors to accommodating a manager and primarily unrelated people, the proposal should not be classified as a Major Project. In letter dated 18 May 2006 the Department confirmed that the proposal satisfies the definition of a Major Project and therefore an application for a Project under Part 3A of the Act is required to be submitted to the Director/General.

As a result of the Department's advice, the owners were concerned for the time delays in obtaining consent for the change of use and decided to reconsider the development proposal. It was decided to renovate and expand the existing dwelling house as a residence. An application was lodged with Coffs Harbour City Council on 21 September 2006 for dwelling additions and consent was granted on 7 November 2006. The renovation and expansion are nearing completion.

It is now proposed to retain the dwelling house as a manager's residence and provide additional accommodation for visitors as a tourist facility. This report constitutes a Preliminary Assessment for a Project Approval under Part 3A of the Act for a proposed tourist facility.

2 PROJECT DESCRIPTION

It is proposed to construct 5 accommodation cabins for guests arriving in a mini-bus to undertake lessons in surfing, nature appreciation, yoga and personal development as well as gaining appreciation of the local area. The guests are expected to be predominantly of international origin that will be transported from Sydney, Brisbane or other airports as a group of visitors with similar interests.

The proposal is to be developed in two stages with stage 1 being the cabins and stage 2 being a surf art gallery and yoga pavilion/dining area. It is envisaged that all meals will be provided on site for the guests. Initially meals will be provided in the managers residents and later in the yoga centre/dining hall when stage 2 is completed.

Each of the 5 cabins has a floor area of approximately 31m² with an additional deck area of approximately 9 m². Each cabin will accommodate 2 adults in a motel style floor layout with on-suite bathroom facilities. The design of each cabin is intended to reflect a simple beachside retreat that minimises the intrusion into the coastal setting while incorporating modern energy efficient and environmentally responsive elements.

Stage 1 will also include the conversion of an existing underground water tank into a dip pool; provision of landscaping to further reduce the visual appearance of the cabins in the coastal setting and a car parking area. Although additional car parking will not be required other than for a mini-bus, it is a requirement of the Council for parking to be provided for a separate vehicle for each cabin. The provision of car parking offers flexibility in the operation of the tourist facility so that guests have the option of arriving in their own separate vehicle.

Stage 2 incorporates a yoga pavilion/dining area of 118m² with an external deck area and observation tower to view wave action. The open hall area has an area of 72m² for yoga and dining for guests. The observation tower has a maximum height of 9m and a diameter of 4.4m. Again, additional parking at 1 space per 10m² of floor area available for yoga or dining is proposed to provide flexibility for use by guests other than those residing on the premises to attend yoga classes or dine in the pavilion. The pavilion will include bathroom facilities and a kitchen area.

Stage 2 also includes construction of a surf art gallery of 56m² with an additional external deck area of approximately 34m². The gallery building will include a bathroom area and a small kitchenette for guest amenities. The gallery will be used to display art works completed by guests that are accommodated on site as part of their coastal experience in Australia or art works completed by local people in Coffs Harbour. Again car parking is to be provided on the basis of 1 space per 10m² of floor area available for art display to provide flexibility for visitors other than those residing on the site to visit the gallery.

The building design aims to reflect simple lines in a low key design using materials that will not detract from the prominent coastal setting. Landscaping is proposed to further reduce any impact. The proposed observation tower is an open design set back on the site with a back drop of existing bushland to the west to minimise any intrusion into the coastal location. Plans of the proposed buildings and site layout are included in this report as Annexure A.

The proposal is to operate the site entirely for guests residing in the cabins. Provision for additional visitors to the yoga centre, dining facility and art gallery are provided to offer some flexibility for the operation to ensure the economic stability of the capital investment into the site. The existing renovated dwelling house will remain as a manager's residence for permanent occupancy to manage the site and for the security of infrastructure. The residence has two parking spaces attached in a carport.

3 SITE LOCATION

The site has an area of 3668m² and is located at the eastern end of Mullaway Drive surrounded by land owned by the Department of Environment & Conservation. The site has a north east aspect overlooking Mullaway Beach and adjacent to the headland at the southern end of the beach. A plan is enclosed showing the locational context.

The site slopes gently to the north east and contains an existing two storey dwelling house in the south eastern section and setback some 6m from Mullaway Drive. A public car park and beach access is located to the north east of the site on Mullaway Drive. The 'Site Proposal' plan included in Annexure A superimposes the proposed development over an aerial photograph of the site.

4 PLANNING PROVISIONS

The statutory considerations relevant to this proposal are discussed as follows:-

4.1 Environmental Planning and Assessment Act 1979

Section 78A of the Act requires the consent authority to consider the need for a Species Impact Statement (SIS). The matters listed under section 5A of the Act must be considered to determine this need. As discussed in Section 5 of this report, there is no flora and fauna that will be affected by the tourist facility and as such an SIS is not required.

Section 79C of the Act details the matters requiring consideration by the consent authority in determining this application. The relevant matters are addressed throughout this report.

In section 91 of the Act, developments classified as integrated developments are identified. The proposed tourist facility is not integrated development and does not require additional approvals.

4.2 State Environmental Planning Policies (SEPP)

4.2.1 SEPP (Major Protects) 2005

The proposal is classified as State significant development to which this Policy applies. The proposal constitutes a 'tourist facility' identified in Schedule 2 to the Policy as development to which Part 3A of the Environmental Planning & Assessment Act applies. The site is partly within a 'sensitive coastal location' outside the metropolitan coastal zone. This report is a preliminary assessment for a project approval under Part 3A.

4.2.2 SEPP 71 – Coastal Protection

The subject land is within the area identified as a 'coastal zone' under the Coastal Protection Act 1979. The subject land is 'significant coastal development' in accordance with Clause 9 of the policy as the Minister is the consent authority under SEPP (Major Projects) 2005.

Clause 8 specifies matters to be taken into account by the consent authority (The Minister).

In respect to the matters for consideration under Clause 8 of the Policy the following comments are offered.

a) The aims of the Policy have been considered as follows:-

- To protect and manage the natural, cultural, recreational and economic attributes of the New South Wales coast,

Comment

The proposed buildings have been designed having regard to the visually prominent location and designed to have regard to solar access, bushfire hazard, visual amenity and stormwater control to protect and enhance the attributes of the coast.

- To protect and improve existing public access to and along coastal foreshores to the extent that this is compatible with the natural attributes of the coastal foreshore,

Comment

The tourist facility will have no impact on public access to the coastal foreshore and will not offer an opportunity to improve access.

- To ensure that new opportunities for public access to and along coastal foreshores are identified and realised to the extent that this is compatible with the natural attributes of the coastal foreshore,

Comment

The proposal offers no new opportunities for public access.

- To protect and preserve Aboriginal cultural heritage, and Aboriginal places, values, customs, beliefs and traditional knowledge,

Comment

The site has been used for residential accommodation for many years. The additional building and tourist will have no impact on any aspect of Aboriginal cultural heritage.

- To ensure that the visual amenity of the coast is protected,

Comment

The visual amenity and its protection and enhancement are discussed in Section 2.

- To protect and preserve beach environments and beach amenity,

Comment

The buildings have been designed to offer a low key appearance to complement the coastal setting and minimise any intrusion.

- To protect and preserve native coastal vegetation,

Comment

There is no native coastal vegetation on the site to be protected.

- To protect and preserve the marine environment of New South Wales,

Comment

Erosion and sediment controls will be implemented prior to any disturbance of the site during construction. Roofwater will be directed to on site water storage tanks. There will be no impact on the marine environment.

- To protect and preserve rock platforms,

Comment

There are no rock platforms affected by this development.

- To manage the coastal zone in accordance with the principles of ecologically sustainable development (within the meaning of section 6 (2) of the Protection of the Environment Administration Act 1991),

Comment

These principles are discussed separately later in this report.

- To ensure that the type, bulk, scale and size of development is appropriate for the location and protects and improves the natural scenic quality of the surrounding area,

Comment

The proposed buildings have been designed to provide low key structures that reflect simple lines using materials that will not detract from the coastal setting to ensure it is appropriate for the location and adds to the scenic quality of the area.

- To encourage a strategic approach to coastal management.

Comment

The aim is to provide a landuse that is encourage by the Coffs Harbour Local Environmental Plan and offers short stay accommodation for people to gain an appreciation for the coast and its management.

- b) Existing public access to and along the coastal foreshore for pedestrians or persons with a disability should be retained and, where possible, public access to and along the coastal foreshore for pedestrians or persons with a disability should be improved,

Comment

Existing public access to and along the foreshore will not be affected by this proposal.

- c) Opportunities to provide new public access to and along the coastal foreshore for pedestrians or persons with a disability,

Comment

There is no opportunity provided by this proposed development.

- d) The suitability of development given its type, location and design and its relationship with the surrounding area,

Comment

The suitability of the development is discussed in Section 2 of this report.

- e) Any detrimental impact that development may have on the amenity of the coastal foreshore, including any significant overshadowing of the coastal foreshore and any significant loss of views from a public place to the coastal foreshore,

Comment

There will be no detrimental impact on any coastal foreshore. There will be no overshadowing of a coastal foreshore or loss of views.

- f) The scenic qualities of the New South Wales coast, and means to protect and improve these qualities,

Comment

The scenic qualities of the coast will be protected by the sympathetic architectural design to reflect simple lines that do not detract from the coastal setting while offering the opportunity for visitors to stay and appreciate the coast.

- g) Measures to conserve animals (within the meaning of the Threatened Species Conservation Act 1995) and plants (within the meaning of that Act), and their habitats,

Comment

There are no flora and fauna habitats on this site likely to be affected.

- h) Measures to conserve fish (within the meaning of Part 7A of the Fisheries Management Act 1994) and marine vegetation (within the meaning of that Part), and their habitats

Comment

It is considered there will be no fish or marine vegetation impacted.

- i) Existing wildlife corridors and the impact of development on these corridors

Comment

There are no wildlife corridors within the subject land.

- j) The likely impact of coastal processes and coastal hazards on development and any likely impacts of development on coastal processes and coastal hazards,

Comment

The site is located on an elevated headland and not in a location likely to be impacted on by coastal processes and hazards.

- k) Measures to reduce the potential for conflict between land-based and water-based coastal activities,

Comment

There will be no conflict with water-based coastal activities

- l) Measures to protect the cultural places, values, customs, beliefs and traditional knowledge of Aboriginals,

Comments

This issue has been previously discussed under the aims of the State Policy.

- m) Likely impacts of development on the water quality of coastal waterbodies.

Comment

This aspect is discussed in Section 5 of this report and in the aims of this State Policy.

- n) The conservation and preservation of items of heritage, archaeological or historic significance,

Comment

This matter is discussed under the aims of the State Policy, and in point l) above.

- o) Only in cases in which a council prepares a draft local environmental plan that applies to land to which this Policy applies, the means to encourage compact towns and cities.

Comment

There is no draft Local Environmental Plan (LEP) that applies to the subject land that we are aware of.

- p) Only in cases in which a development application in relation to proposed development is determined:

- i) The cumulative impacts of the proposed development on the environment, and
- ii) Measures to ensure that water and energy usage by the proposed development is efficient.

Comment

The site is an isolated parcel of land surrounded by land zoned for public open space and not in private ownership. There can be no cumulative impact from further development and the impacts of this proposal are minimal. Water and energy usage will comply with the BASIX requirements.

In respect to the Development Control requirements under Part 4 of the Policy there is no public access to or along the coastal foreshore affected, reticulated sewerage service is available and all stormwater from the buildings will be collected in a rainwater storage tank for treatment to settle heavy particles and recycle the water.

4.3 North Coast Regional Environmental Plan.

This plan contains clauses of relevance to this proposal as follows:-

- Clause 32B – Coastal Lands

This clause applies because the land is identified as within the coastal zone. The consent authority is required to take into account:

- a) The New South Wales Coast Government Policy;
- b) The Coastline Management Manual; and
- c) The North Coast: Design Guidelines.

These policies and guidelines are addressed under separate headings.

In addition the clause specifies that the consent authority must not consent to development which would impede public access to the foreshore or result in beaches or waterfront open space being overshadowed. The development will not affect these requirements.

- Clause 45 – Bush Fire Hazard

This clause provides that in the event of a bush fire hazard being identified for land on which dwellings are proposed to be permitted, the Council shall not permit development unless it is satisfied that arrangements where appropriate have been made to:

- a) Require the creation of a perimeter road or reserve which circumscribes the hazard side of the land intended for that development;
- b) Require the creation of a fire radiation zone located on the bushland side of the perimeter road;
- c) Specify minimum building setbacks for buildings that will be erected on allotments adjoining the perimeter road;
- d) Set standards for the use of fire retardant materials for buildings and building construction; and
- e) Provide fire trails which link with individual access roads or a through road.

A bushfire hazard assessment has been undertaken by Bushfire Safe Services Pty Ltd and the appropriate arrangements for bushfire hazard control are included in this report in Annexure B.

- Clause 75 – Tourism Development

This clause requires Council to not consent to tourism development unless it is satisfied that:-

- a) Adequate access by road, railway or water transport (or any combination of them) exists or will be provided to service the development, taking into account the scale of the development proposed, and
- b) If the proposal involves permanent residential accommodation, all social and community services reasonably required by those residents exist in close proximity to the development, and
- c) The development will not be detrimental to the scenery or other significant features of the natural environment, and
- d) Reticulated water and sewerage are available, or arrangements satisfactory to the Council have been made for the provision of those facilities.

Mullaway Drive is constructed to a bitumen sealed standard and provides direct access to the Pacific Highway. The access is suitable for the proposed development.

The proposed buildings have been designed by an architect to provide simple lines to low key structures that reflect and respect the coastal setting. Reticulated water and sewerage services are available to the site.

This clause also requires consideration of the principles contained in the Tourism Development along the New South Wales Coast publication. The principles in this publication are satisfied as follows:-

- Development is not proposed in frontal dunes, beaches and undeveloped headlands
- Buildings are designed to be set below the vegetation background to ensure the skyline appears to be continuously vegetated when viewed from the street, beach and public reserve.
- Coastal hazard areas are avoided.
- Adequate car access is available via bitumen sealed roads.
- Buildings are divided into smaller elements with landscaping to unify the development.
- Building elements are broken by verandahs.
- Buildings are stepped down the slopes available.
- Steep land is avoided.
- Landscaping is to be used to reduce visual impact.
- No overshadowing of beaches or waterfront open space and public reserves will occur.

4.4 NSW Coast Government Policy

The NSW Coastal Policy aims to protect and conserve the coast for future generations. In accordance with the Policy:-

- The development is not located on the beach or frontal dunes;
- The proposal does not involve works on the frontal dunes;
- Undeveloped headlands are not affected;
- There is no development proposed on the headland;
- No overshadowing of beaches or waterfront open space will occur;
- There are no tall buildings proposed;

4.5 Coastline Management Manual

The manual identifies different types of coastal hazard and options for their management. The subject site is not affected by any coastal hazard.

4.6 North Coast Design Guidelines

These are a set of guidelines which describe building elements and siting principles which are considered appropriate to the North Coast of NSW. The general design guidelines have been adhered to in the following way:

- Development is located within sight lines along the beach, however, the design of proposed buildings aims to provide simple lines in low key structures that reflect and respect the coastal setting.
- The building does not interrupt the skyline when viewed from main roads, beaches, public reserves and waterways.
- Foredunes, wetlands and littoral rainforests will not be affected by the development.
- Steep slope and drainage lines are avoided.
- The proposed building designs aim to improve climatic design.
- A low roof line and verandahs reduce the bulk of the building.
- Landscaping will further soften the visual appearance.

4.7 Coffs Harbour City Local Environmental Plan 2000 (LEP)

The subject site is wholly within the Open Space 6C Private Recreation Zone under the LEP. Within this zone tourist facilities are permissible with consent.

Relevant clauses to this site are satisfied as follows:-

- Clause 14 – Services

Clause 14 requires the consent authority to be satisfied that adequate water and sewage services are available. The site is connected to Council's reticulated sewerage and water supply system. Water supply will also be available via rainwater tanks to capture water from roof areas.

- Clause 22 – Solitary Island Marine Park

This clause requires the consent authority to take into account objectives of the Marine Parks Act 1997 and the effect of the carrying out of work on plants and animals in the Marine Park.

The provisions of the Act are discussed under a separate heading.

4.8 Marine Parks Act 1997

The site is adjacent to Mullaway Beach, which is a part of the Solitary Islands Marine Park.

Section 19(1) of the Marine Parks Act 1997 requires the consent authority to take into consideration the following:

- the objects of this Act specified in section 3, and*
- if a zoning plan for the marine park is contained in the regulations as referred to in section 16, the objects of the zone within which the area of concern is situated as specified in the zoning plan, and*
- the permissible uses of the area concerned under the regulations.*

These considerations are addressed as follows:

- The objects of the Act:
 - to conserve marine biological diversity and marine habitats by declaring and providing for the management of a comprehensive system of marine parks,*
 - to maintain ecological processes in marine parks,*
 - where consistent with the preceding objects:*
 - to provide for ecologically sustainable use of fish (including commercial and recreational fishing) and marine vegetation in marine parks, and*
 - to provide opportunities for public appreciation, understanding and enjoyment of marine parks.*

Declaring the Solitary Islands Marine Park and adopting zones with specific objectives and controls to manage the different areas throughout the Park have conserved the marine biological diversity and marine habitats. The zone applying to Mullaway Beach is addressed under a separate heading. The zoning and controls on activities within the zone aim to maintain the ecological processes within the Park and provide for ecologically sustainable use of fish and marine vegetation.

Erosion and sediment control measures will be implemented during any land disturbance and stormwater from the proposed buildings will be collected in water tanks to control the volume of stormwater runoff and minimise any impacts on marine ecological processes.

Existing controlled access to the coast provides opportunities for public appreciation, understanding and enjoyment of the Solitary Islands Marine Park.

- Zoning plan for Marine Park

Mullaway Beach is within the Habitat Protection Zone as shown on Map 9 'Southern Section'. The objects of this zone are as follows:

- (a) to provide a high level of protection for biological diversity, habitat, ecological processes, natural features and cultural features (both Aboriginal and non-Aboriginal) in the zone, and*
- (b) where consistent with paragraph (a), to provide opportunities for recreational and commercial activities (including fishing), scientific research, educational activities and other activities, so long as they are ecologically sustainable, do not have a significant impact on fish populations within the zone and have negligible impact on other animals, plants and habitat.*

The development aims to maintain the quality and quantity of water leaving the site.

The development will not involve any activities listed in object (b).

- Permissible uses under the Marine Parks Regulation 1999.

Within the Habitat Protection Zone there are three clauses controlling uses. The proposed development will not involve fishing activities (Clause 12) or aquaculture (Clause 13) and as such only Clause 11 relating to the protection of animals, plant and habitat is of relevance. The restrictions under this clause area as follows:

(1) A person must not, while in the habitat protection of a marine park:

- (a) harm, or attempt to harm, any animal (other than fish), or*
- (b) harm, or attempt to harm, any plant, or*
- (c) damage, take or interfere with, any part of the habitat (including soil, shells or other material occurring naturally within the zone),*

except with the consent of the relevant Ministers.

The proposed development will not involve any harm to animals or plants of value to the marine environment.

Part 3 of the Regulation details a range of activities that are prohibited in the Park. The proposed development does not involve any of these nominated activities.

4.9 Ecologically Sustainable Development

The principles of ecologically sustainable development are defined as follows:

- a) The *precautionary principle* – namely, that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation. In the application of the precautionary principle, public and private decisions should be guided by:
 - i) Careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment, and
 - ii) An assessment of the risk-weighted consequences of various options;
- b) *Inter-generational equity* – namely, that the present generation should ensure that the health, diversity and productivity of the environment is maintained or enhanced for the benefit of future generations;
- c) *Conservation of biological diversity and ecological integrity* – namely, that conservation of biological diversity and ecological integrity should be a fundamental conservation consideration;
- d) Improved valuation, pricing and incentive mechanisms – namely, that environmental factors should be included in the valuation of assets and services, such as:
 - i) Polluter pays – that is, those who generate pollution and waste should bear the cost of containment, avoidance or abatement;
 - ii) The users of goods and services should pay prices based on the full life cycle of costs of providing goods and services, including the use of natural resources and assets and the ultimate disposal of any waste;
 - iii) Environmental goals, having been established, should be pursued in the most cost effective way, by establishing incentive structures including market mechanisms that enable those best placed to maximise benefits or minimise costs to develop their own solutions and responses to environmental problems.

In respect of these principles, the following actions have been taken:

- The Precautionary Principle

The development proposal poses no threat of serious or irreversible environmental damage.

No potential management actions for the site have been deferred based on the precautionary principle. All management measures recommended are known to be effective and are consistent with the guidelines recommended by the relevant government authorities. All potential threats have been investigated.

- Inter-generational Equity

The proposal is also sound in inter-generational equity terms. The proposal will not lead to any degradation of natural resources or loss of ecological integrity or biological diversity. As such, the proposal will not leave problems for future generations to rectify. The collection of stormwater and energy efficient building design will in fact contribute to the sustainability of the development.

- Biological Diversity and Ecological Integrity

The ecological integrity of surrounding land and waterways will not be compromised. No significant biological diversity will be affected as a result of the proposed development.

- Valuation, pricing and incentive mechanisms

The principle of improving the valuation and pricing of environmental factors requires that the users should pay prices based on the full life cycle costs.

It is considered that no environmental resource has been underpriced in evaluating this proposal. Any possible pollution has been contained.

5 ENVIRONMENTAL ISSUES

The environmental issues in respect to the proposed tourist facility have been addressed as follows.

5.1 Bushfire Risk

Council's bushfire prone mapping indicates that Vegetation Category 1 is present along the western side of the property. The proposed tourist facility is located within the vegetation buffer indicated on the mapping.

A bushfire impact assessment has been undertaken by Bushfire Safe Services Pty Ltd and their assessment is attached as Annexure B including recommended measures to mitigate any risk.

5.2 On Site Parking

It is proposed that the tourist facility will operate by providing guests short term accommodation in a retreat environment to appreciate the coast, ocean waves and other places of interest in the area. In addition, the guests will have the opportunity to engage a personal development and discovery through art expression and yoga as well as eating healthy food. It is envisaged that guests will predominantly be of international origin and will be transported in a group in a mini bus. On this basis, parking is only required for a mini bus and the manager.

Council's parking requirements assess the landuses as separate functions within a tourist complex and require off-street car parking to be provided on the basis of the floor area available. In accordance with these requirements off-street parking is proposed for 18 spaces with 2 additional spaces for the manager in a car port attached to the residence. The number of spaces is based on the following:-

- Yoga centre
8 Parking spaces based on 72m² of floor area available for yoga classes or dining.
- Art Gallery
5 Parking spaces based on 42m² of floor area available for art display or classes.
- Accommodation
5 parking spaces based on 1 space per cabin.
- Managers Residence
2 parking spaces based on large residence.

5.3 Energy Efficiency

The design of the proposed buildings will include water and energy reduction measures to achieve up to 40% reduction including the inclusion of rain water tanks, solar water heating, orientation to north east summer breezes as well as water saving showerheads, taps and dual flush toilets.

Thermal comfort details and the compliance details of the BASIX principles will be included as part of the Construction Certificate application. The use of mechanical air conditioning is to be avoided through a north east orientation of buildings with service areas located to the south of buildings.

5.4 Stormwater, Erosion & Sediment Control

Roofwater runoff will be collected in rainwater tanks for use in toilets and showers. Erosion and sediment control measures will be implemented during the construction stage where any land is disturbed. An assessment of stormwater impacts has been completed by de Groot & Benson Pty Ltd and measures recommended to ensure the quality and quantity of water leaving the site after development is no worse than prior to development.

5.5 Landscaping

A landscaping concept is included in the plans included in Annexure A to this report. The landscaping aims to use local endemic plant species to assist in reducing the visual appearance of the proposed building when viewed from the beach or other public areas. The plant species to be used aims to attract birdlife and other fauna for the appreciation of guests and to enhance and complement the flora and fauna values in the locality.

5.6 Flora and Fauna

The site does not contain any flora of significance and comprises predominantly exotic introduced species. The flora and fauna values of the immediate area are located on the adjoining lands under the ownership of the Department of Environment and Conservation. It is proposed to add landscaping to the site that will attract local fauna and provide a positive contribution to and complement the flora and fauna values in the area.

6 JUSTIFICATION

The site is ideally located to provide accommodation for visitors to the area wanting to appreciate the coast and its facilities.

The extent of development and accommodation available has been carefully evaluated to ensure it is within the environmental capacity of the land. In particular, the proposed development aims to contribute in a positive way to the environmental values of the area and provide an example of responsible coastal development.

The development will provide an opportunity for international visitors to appreciate a part of Australia's coastline as well as to focus on self improvement, discovery and relaxation.

There is nothing in this proposal that would prevent consent being granted.

ANNEXURE A

Plans Of Proposed Development

ANNEXURE B

Bushfire Hazard Assessment

ANNEXURE C

Stormwater Management Plan