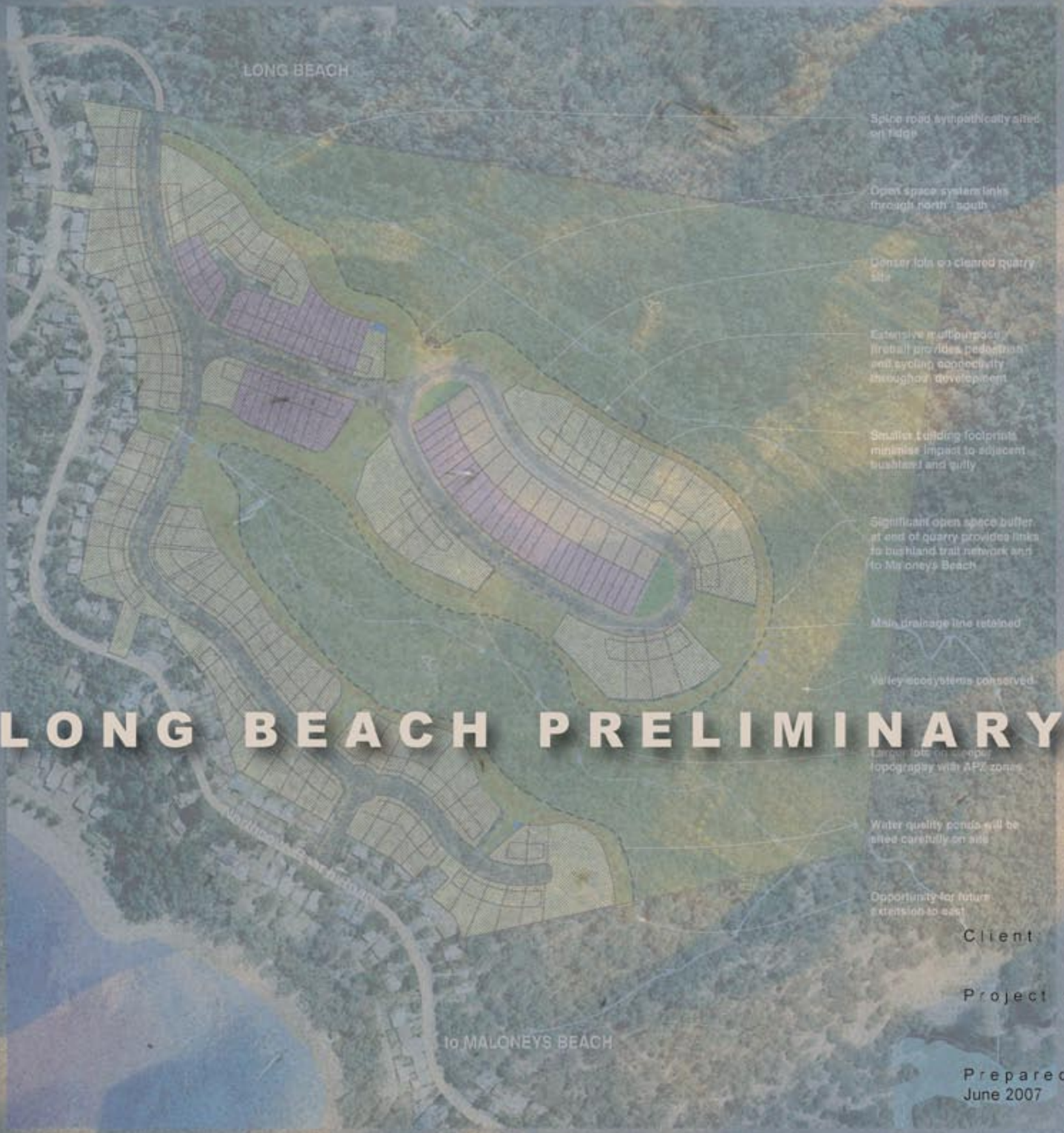

LONG BEACH PRELIMINARY ASSESSMENT

Client: **Batemans Bay Property Services**

Project coordination: **Planning Innitiatives**

Prepared by:
June 2007

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CONTENTS

FIGURES

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1 INTRODUCTION

Kiah Infranet have been commissioned by Planning Initiatives to prepare asubdivision concept plan for the site. Key to the plan was to prepare an environmentally sensitive scheme that would fit into the local context, maximise opportunities of the site, respond practically to the real constraints of the site and comply with the NSW Planning document: ”South Coast Guidelines for NSW.”

Background planning work for the Long Beach site commenced in the middle of 2002. The following studies have informed the development of the concept plan:

- Bushfire protection assessment
- Flora and fauna assessment
- Aboriginal cultural heritage assessment
- Water management strategy
- Traffic and transport assessment

1.01 The Site

The land constitutes Lots 1 and 2 DP 535536 and Lot 2 DP 872711 Northcove Road Long Beach. It has an area of approximately 39 hectares. The site is about 8.5 kilometres by road to the north east of the Batemans Bay town centre. Travel time by car to the Batemans Bay commercial area is approximately ten minutes.

1.02 Regional Context

See figure 1

The site is located a few hundred metres away from the sea east of Batemans Bay in the township of Long Beach. Long Beach is a growing residential area with limited services and part of the greater Batemans urban expansion area. The site is located between Long Beach and Maloneys Beach urban areas.

The site embraces the back of the residential properties facing Northcove Beach Road, a local access road to Maloneys Beach.

The vegetated primary ridgeline of the site forms a forested backdrop to adjacent development along Northcove Beach Road.

Figure 1 illustrates the general context surrounding the site.

Figure 1: Local area map

Open quarry site

Typical wetland grasses to lower part of site

Casuarina Glauca / Melaleuca ericifolia vegetation adjacent to wetland area

2 SITE ANALYSIS

2.01 Landscape Appraisal

Landscape and Aesthetic Appraisal

The site is heavily vegetated, incised topography with two main drainage tributaries running easterly. A cleared quarry is located on the main ridge, central to the site. The overall setting is one of dense bushland. Internal panoramic views of surrounding bushland are available from the cleared quarry site. Hence, there is the opportunity to build on the 'high' grounds and provide views towards the gullies.

There are no views to the sea from the site and the main feature is its bushland setting.

The key landscape elements that need to be considered are:

- Retention of the bushland setting within the gullies
- Minimisation of drainage line disturbances
- Flood level impacts
- Minimising impacts to the topography

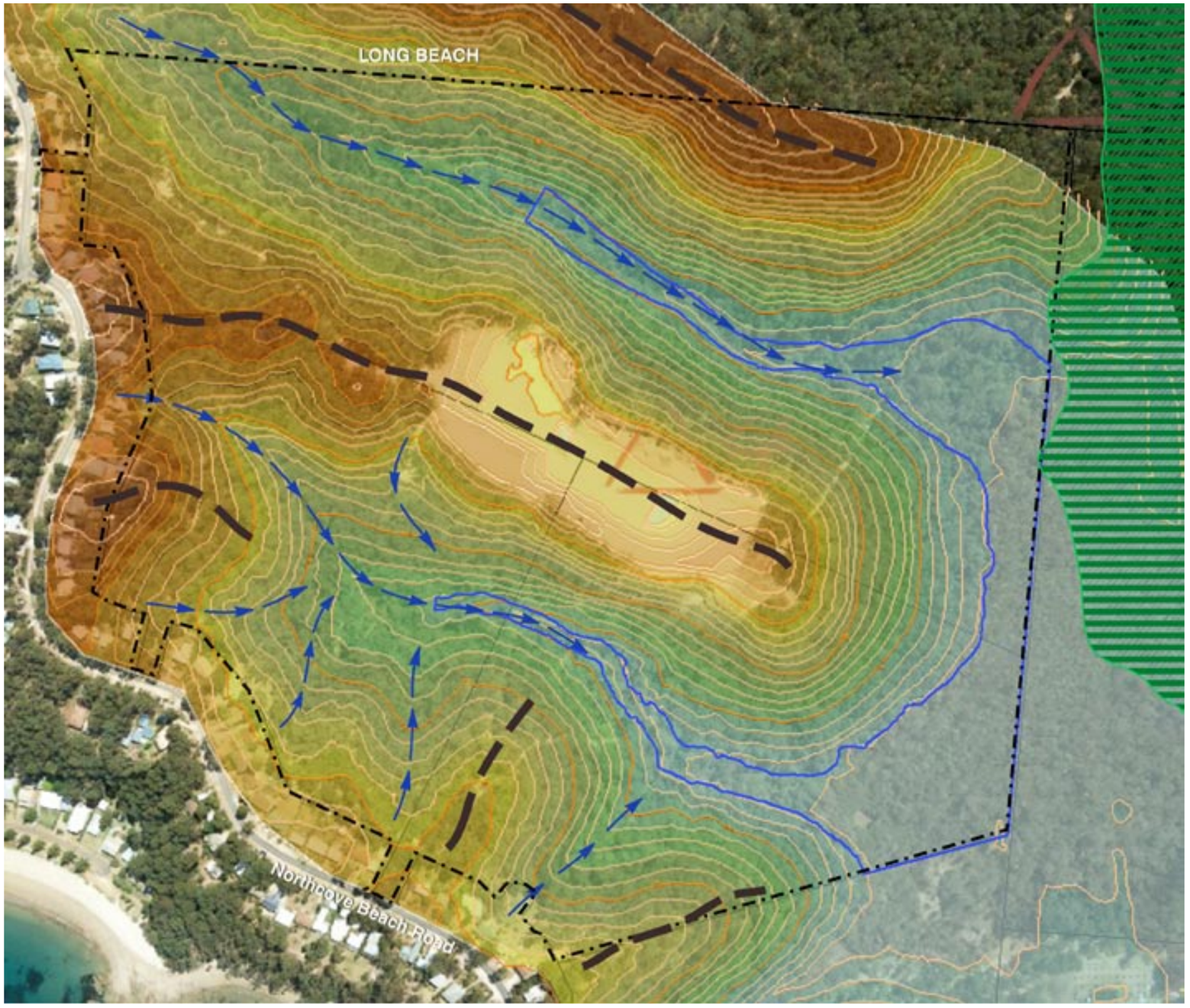
2.02 Topography and Drainage

See figure 2

The land consists of steeply undulating topography with one primary ridgeline running and a series of smaller knolls/ridges running north/south. Two major gullies dominate its topographical character and drain into the adjacent SEPP14 Wetlands to the east, beyond the site. The two gullies have a significant ecological value and together with the steep topography are a constraint for buildability on the site.

Figure 2 demonstrates the landform and its key elements:

- Major ridgelines running east/west and smaller ones running north to meet the gully.
- Two drainage tributaries that feed into a low lying area surrounding the SEPP 14 wetlands to the east.
- Northcove Beach Road that forms a ridgeline which also defines the site's introverted character



LEGEND

- Drainage lines
- 1:100 Year flood level
- SEPP 14 Wetland
- Main ridge lines

ELEVATION

- Higher than 0 metres
- Between 10 and 20 metres
- Between 20 and 30 metres
- Between 30 and 40 metres
- Higher than 40 metres

- Property boundary

SCALE 1:4000
0 50 100 150 200m

Figure 2: Topography and drainage lines of the site

Existing track on steep topography

Livistona Palms in moist gully areas

Low lying areas within 1:100 year flood level

2.03 Visual Analysis

Visual Absorption Capacity

The visual absorption capacity is the site's ability to accept change in relation to the site's visual sensitivity level. The visual sensitivity is a judgmental value that takes into account the site's visual dominance over its surrounds, its distinctive character, its natural state and contrast with the surrounding land.

The site has a limited visual exposure due to limited access from the surrounding area. Topography and dense vegetation as well as the screening provided by existing residential properties along Northcove Beach Road also limit visual exposure. Hence the site has a medium to high visual absorption capacity.

Spatial Analysis

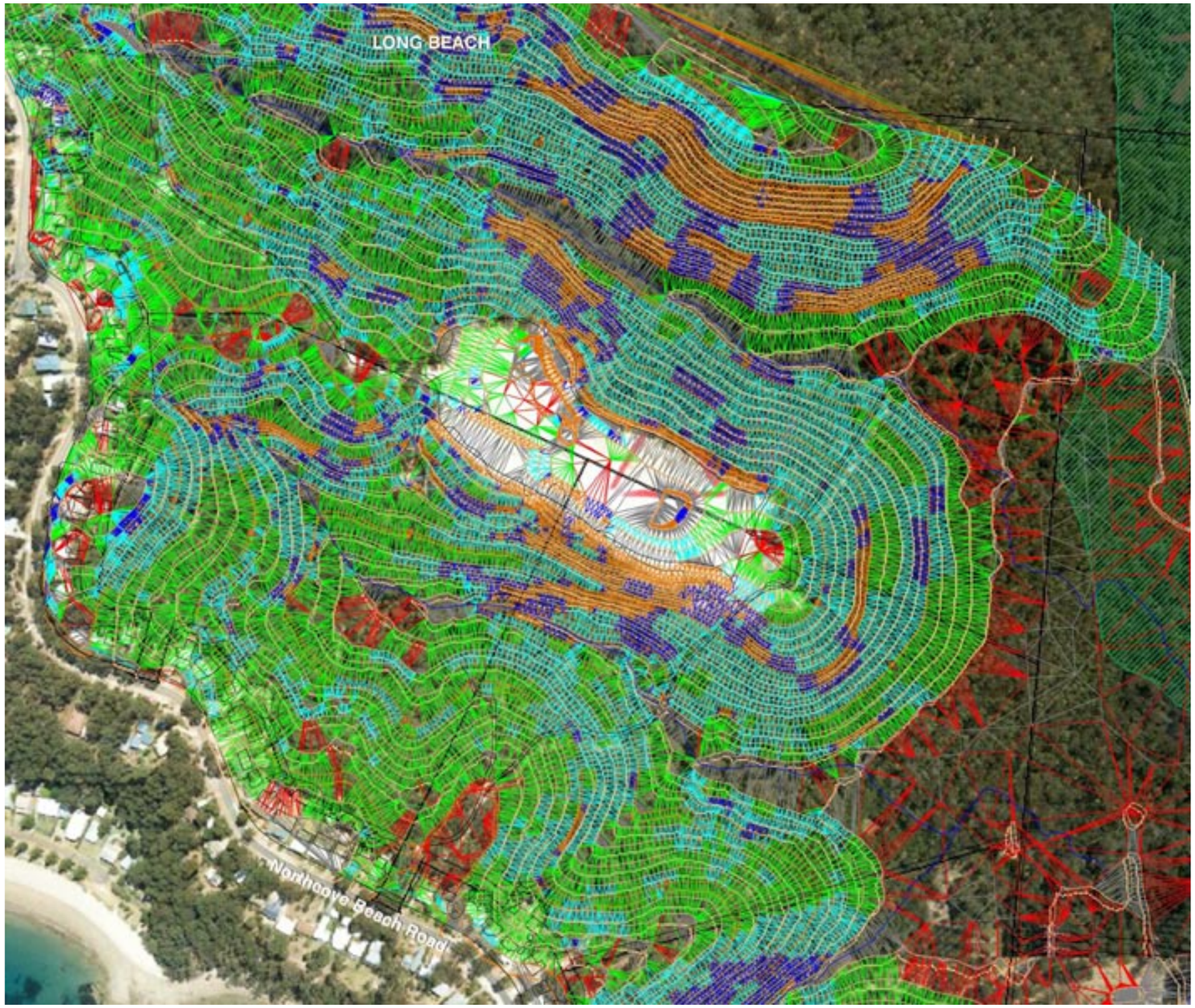
The site can be divided into four zones:

- Low lying areas which are flood prone
- Enclosed valleys formed by the two gullies
- Steep slopes which form the transition between the two gullies and the quarry site
- Plateau areas which include the quarry site and most of the perimeter area towards North Cove Road.

2.04 Slope Analysis

See figures 3 and 4

- Steep slopes separate the two gullies. The majority of the site has slopes in excess of 5 degrees. Severely restricting slopes between 15 and 18 degrees occur on the north and south fringes of the quarried site.
- A central located platform (present quarry site) provides good opportunities for development.
- In other areas the slopes are more gentle providing the opportunity for sensitive development by minimising clearance of vegetation and creating a 'buffer' zone between the existing built form along Northcove Beach Road and the bushland setting.
- Figure 3 represents the slopes as degrees, to comply with the NSW Planning for Bushfire Guidelines.
- Figure 4 represents the main categories of slope as they relate to the building potential of the land, according to state planning regulations; for example buildings are not permitted where slope exceeds 25%.



LEGEND

SLOPE ANALYSIS

- 18° - >
- 15° - 18°
- 10° - 15°
- 5° - 10°
- 0° - 5°

Property boundary

SCALE 1:4000

0 50 100 150 200m

Figure 3: Slope Analysis Map (in degrees) relating to bushfire gradients of the Site

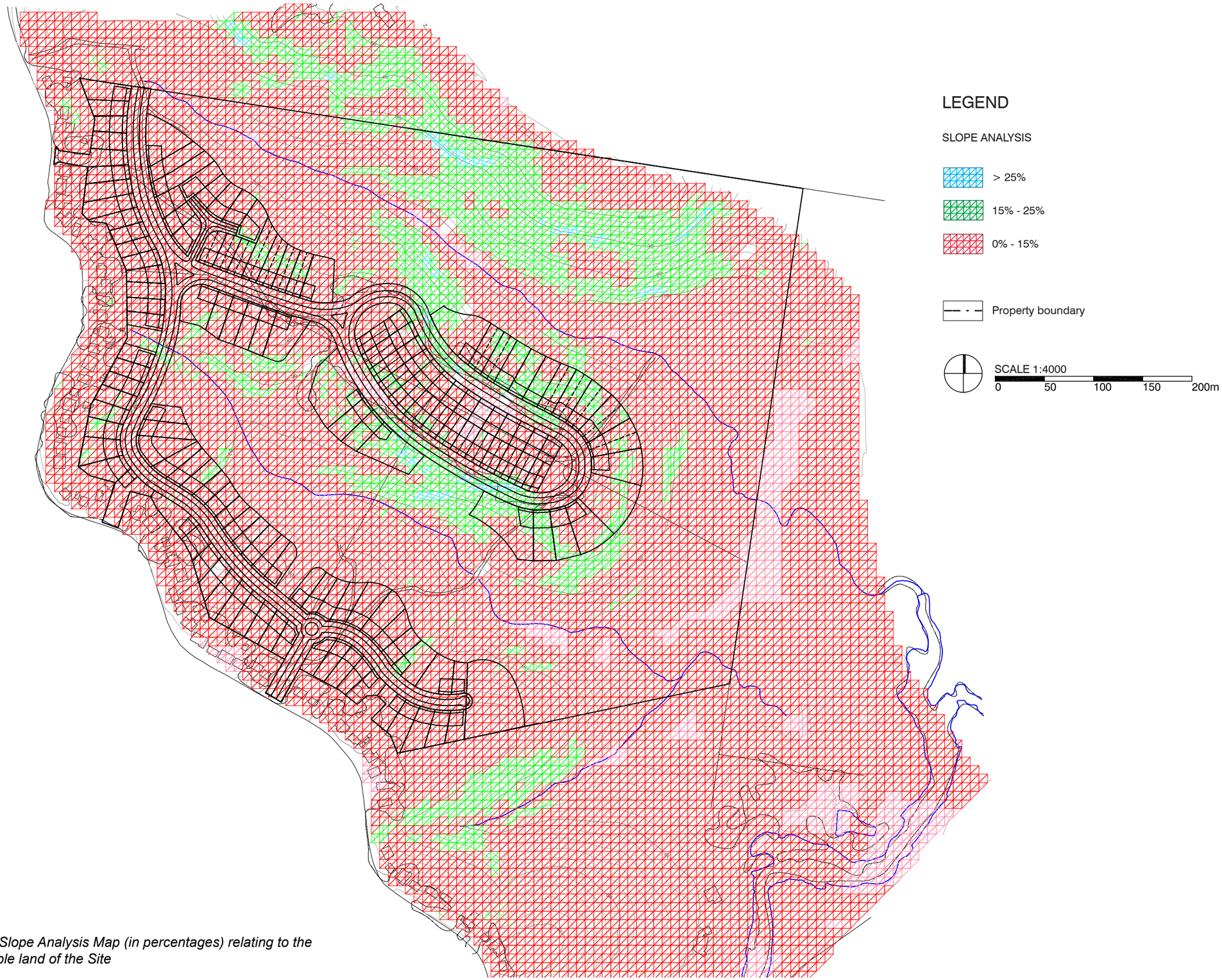


Figure 4: Slope Analysis Map (in percentages) relating to the developable land of the Site