

# **Draft Statement of Commitments**

## **Appendix 8**



**SANDY  
BEACH  
NORTH**



**PREPARED ON BEHALF OF  
SANDY SHORES DEVELOPMENT PTY LTD**

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# Sandy Beach North Draft Statement of Commitments

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## ***Statement of Commitments***

### ***URBAN DESIGN PRINCIPLES.***

A best practice development that capitalises on its coastal setting incorporating quality design and environmental measures, requiring excellence in architectural design to promote state of the art built form and high quality public domain integrating landscape treatments and built form, including

- Diverse housing opportunities through the provision of a range of lot sizes.
- Providing an open space network in the form of wide verges, an eco-median and nominated on-site landscaping that connects to the Parklands.
- Requiring foot and cycle paths as an integrated part of the open space network,
- High quality public domain with generous landscaping and well designed buildings addressing the street and open space
- An built footprint that allows for view lines into and out of the open spaces via landscaped fingers;
- Controlled access to the beachfront.
- Creating safe and open spaces that are overlooked by active building frontages;
- All perimeter roads will separate all residential areas from proposed open space and environmental protection areas. These perimeter roads will also assist in the creation of asset protection zones (APZ) to provide protection from the threat of bushfire.

### ***WATER SENSITIVE URBAN DESIGN INITIATIVES.***

- Landscaped public domain that links to the Open Space network.
- The planting of indigenous species to promote the biodiversity values within the development and minimises water usage and maintenance by selecting hardy drought tolerant native species,
- Ensuring landscape treatments conform to Water Sensitive Urban Design principles;
- Preserving mature trees and landscaping features where practicable;
- Providing shade along pedestrian pathways and streets through the planting of street and park trees;
- Selecting plants that are non-invasive
- Treating stormwater through landscape techniques such as eco-median, bio-retention systems and landscaped swales;
- Design of WSUD elements (i.e. eco-medians) to comply with Council's requirements.

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## **UTILITIES INFRASTRUCTURE**

- The provision of the site for a new electrical substation that meets the needs of the local community and supply authority
- Providing and funding all on site infrastructure and services, and
- Ensuring sufficient land is provided within road reserves for utilities.

## **TRAFFIC AND TRANSPORT**

- Perimeter roads will separate all residential areas from proposed open space and environmental protection areas.
- The construction of a new road into the site from the existing Sandy Beach suburb
- The construction of an internal road network in accordance with the current Coffs Harbour City Council standards.

## **STORMWATER MANAGEMENT**

- Constructing stormwater management controls to ensure that development does not result in any net impact on the water quality or quantity of Hearn's Lake
- Ensuring stormwater management is facilitated by best practice Water Sensitive Urban Design measures;
- Requiring landscaped swales and/or bio-retention systems to manage stormwater in secondary roads.

## **A PUBLIC CONSULTATION PROCESS**

- Provides information updates on a publicly accessible website to keep the community informed of progress.
- The Community Consultation Programme will be prepared by and implemented prior to commencement of construction of the proposed project.
- Consultation will continue throughout the project process with Coffs Harbour City Council and relevant Government departments as necessary.

## **DESIGN REVIEW PANEL**

- The establishment of a Design Review Panel to assess future development proposal to ensure consistency with the proposed Development Design Controls.

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## **ENVIRONMENTAL MANAGEMENT PLAN**

- The preparation of an Environmental Management Plan to address environmental mitigation measures including: salinity, soil erosion and sediment control, archaeological investigation, land filling protocols, air and water quality, noise attenuation and safety.

## **ECOLOGY**

The approach adopted seeks to avoid all ecologically sensitive areas and where possible enhance and protect natural features. Double Creek Crossing and Hearn's lake are both important estuarine systems which flow into and form part of the Solitary Islands Marine Park. Enhanced vegetation buffers will be provided to protect these sensitive environments.

As previously stated the site is largely cleared of vegetation so there is an opportunity to develop a residential estate with little clearing of native vegetation. The principles to be observed in the creation of open space areas are as follows:

- generous vegetated buffers to Hearn's Lake and Double Creek Crossing;
- natural areas to be protected through enhanced planting, buffers and controlled public access; and

## **SITE SECURITY**

To prevent the unauthorised entry of people into the construction site and prevent damage to the environment, security for the construction site(s) will include

- Lockable security gate;
- A security fence around the perimeter;
- security lighting within the site; and
- controlled access to the site through the site control office, visitor reception area and site management personnel.

## **GENERAL PROJECT DESIGN**

- The design philosophy of the project shall be within the parameters set out by JHLA/Mark Hurcum Architectural input will be continued in the project of the proposals for the site to ensure that high standards of design excellence are achieved. It will be an objective of the design process to provide a safe and secure environment within the project.

## **BUSHFIRE PROTECTION**

- A Bushfire Plan of Management will be prepared for the proposal to address the ongoing maintenance of the open space and landscaped areas on the site.
- A Bushfire Incident and Evacuation Plan will be prepared for the proposal and submitted to the New South Wales Rural Fire Service for approval.

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## **VEGETATION MANAGEMENT**

- The Draft Management Plan prepared by Conacher Travers will be completed and adopted in relation to the future of the site prior to commencement of construction.
- Prior to finalisation of the Management Plan, Coffs Harbour City Council, relevant Government Authorities and the community will be consulted.
- The Management Plan will provide for the rehabilitation of the hind – dune area and any areas which are zoned Environment Protection.
- The Management Plan will provide for public access through the site and to the beach area.

## **LANDSCAPE**

- Landscaping of the site will be carried out in accordance with the Landscape Plan prepared by JHLA A Landscape Architect will be retained to oversee the project and planting of the landscaped areas on the site. The Landscape Architect will ensure that all landscaping is carried out in accordance with the Landscape Plan.

## **COASTAL ISSUES**

- The stormwater system for the site will be designed to ensure that there is no increase in run-off to the Solitary Islands Marine Park once the project of the site is completed.

## **TRAFFIC AND ACCESS**

- All parking proposals and the design of parking areas on the site will comply with the Coffs Harbour City Council
- These hard and soft engineering approaches will be augmented by restoration of riparian zones. They will also be augmented by incorporation of water efficiency into the landscaping and irrigation strategies. • Rehabilitation and improvement to degraded sections of the existing drainage lines;
- The proponent will continue to liaise with the RTA in relation to any proposed upgrade of the Pacific Highway by the RTA.
- The proponent will continue discussions with the RTA in relation to the operation of the future Pacific Highway Woolgoolga interchange
- Prior to the commencement of any construction, the proponent will develop a Traffic Management Plan for the site which provides for the ongoing operation of the proposed project in accordance with the requirements of the RTA.

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## ***INTEGRATED WATER CYCLE MANAGEMENT***

A Water Management Plan which adopts the principles of Water Saving Urban Design will be prepared for the site prior to the commencement of any construction which will address the following issues:

- Detailed design of the stormwater management system
- Detailed design and landscaping of the detention basins
- Detailed Implementation of water saving measures for the site
- Plans for the maintenance of water quality on the site

## ***PLANNING CONTROLS.***

- Proponent to enter into a Voluntary Planning Agreement

## ***HERITAGE***

- A watching brief will be maintained during excavation of the site for any Aboriginal signs of items of cultural heritage.

## ***ACOUSTICS***

- Prior to commencement of construction an Acoustic Model will be prepared for the site to determine the measures to be implemented in the design of the buildings to achieve satisfactory acoustic levels.

## ***ENERGY***

- Comply with BASIX criteria and all other relevant legislation and guidelines for savings in Energy consumption and Water consumption.

## ***ENVIRONMENTAL MANAGEMENT***

- A Waste Management Plan will be submitted to Coffs Harbour City Council for approval prior to commencement of building works. Project to specify the arrangements for the servicing of the site in liaison with the service and supply authorities.
- Introduce a waste recycling program to divert a minimum of 50% of construction waste from landfill; and a waste recycling program for residents to achieve 35% diversion rate overall;
- Implement a sustainable maintenance/management plan to ensure the long term sustainability, health of the development and natural environs.

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## **CONSTRUCTION**

Prior to the commencement of construction works a Construction Management Plan is to be prepared covering the following:

- Traffic access to the site during construction.
- Demolition of the existing buildings on the site and a programme for the recycling of materials from them.
- Plan for the disposal of waste from the site.
- Acoustic and vibration management plan.
- Plans for the protection of vegetation on the site during construction.
- To minimise waste in design, construction and use, with a high content of recycled materials, or can be recycled at the end of their life, or materials sourced locally, and to reduce potable water demand,

## **SOCIAL AND COMMUNITY**

- To create a connective development that encourages walking and cycling activities/movements throughout the site and into adjoining communities and facilities and where public realm where private and public spaces merge.
- To have all streets open to vehicle traffic, yet also configured to serve and encourage those who wish to walk or cycle.
- Establishment of an Environmental Trust as part of the Community Title to oversee the management of the open space and conservation areas.