

**Pacific Pines Estate**  
**Part 3A Concept Plan**  
Project Description Report



# Pacific Pines Estate Part 3A Concept Plan Project Description Report

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Ref: 955842  
Date: February 2007  
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### **A** Instrument of Adoption 27-12-2003



# Executive Summary

## Pacific Pines Estate Part 3A Concept Plan

<b>Location</b>	Pacific Pines Estate, Lennox Head, located approximately 2 kms south of the Lennox Head Village. The real property description is Lot 234 DP 1104071.
<b>Site Area</b>	The site has a total area of 80.48 ha.
<b>Site Features</b>	<p>The site is the residue of the Pacific Pines Estate. Four stages of residential subdivision have previously been approved and constructed within this estate. A recent subdivision has separated out the eastern ridge area of the undeveloped land, and that area has been retained by the original developer.</p> <p>The developable land is predominantly cleared and used for low scale cattle grazing. The land falls from its' eastern end to the west and is quite steep in parts. A Water Quality Control Pond has been constructed in the western lower part of the land. A road reserve, being the extension of Hutley Drive, exists in the western part of the site, dedicated by the previous owners of the land.</p>
<b>Master Plan</b>	A SEPP 71 Master Plan (27-12-2003) was adopted by the Minister for Planning on 23 March 2006. This Master Plan applied to Lot 231 DP 1076122, which has subsequently been subdivided to create the subject land.
<b>Zoning</b>	<p>The majority of the site is zoned 2(v) Village Area under the <i>Ballina Local Environmental Plan 1987</i>. A very small part of the site is zoned 7(a) Environmental Protection – Wetlands.</p> <p>No development will occur within the land zoned environmental protection.</p>
<b>Planning Controls &amp; Policies</b>	<p>Apart from the Ballina Local Environmental Plan, the following planning controls are also relevant to the site:</p> <ul style="list-style-type: none"> <li>▪ Far North Coast Regional Strategy</li> <li>▪ Lennox Head Community Aspirations Strategy Plan</li> <li>▪ Lennox Head Structure Plan</li> <li>▪ State Environmental Planning Policy No. 14 – Coastal Wetlands</li> <li>▪ State Environmental Planning Policy No. 27 – Littoral Rainforest</li> <li>▪ State Environmental Planning Policy No. 71 – Coastal Protection</li> <li>▪ State Environmental Planning Policy (Major Projects) 2005</li> <li>▪ North Coast Regional Environmental Plan</li> </ul>
<b>Minister's Opinion under Major Projects SEPP</b>	The Minister is requested to provide his opinion, pursuant to Clause 6 of <i>State Environmental Planning Policy (Major Projects) 2005</i> , that the proposed development is a project to which Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> applies.
<b>Concept Plan Application</b>	This preliminary application is seeking the Director General's requirements for a Concept Approval that will include subdivision approval for Stage 1 of the project.

<b>Proposed Site Development</b>	The concept plan proposes the subdivision and development of predominantly residential lots, with a retirement site, retail precinct and neighbourhood centre / community facilities.
<b>Design Process</b>	Petrac's approach to its developments is to commence detailed planning through a major public engagement process. An Enquiry by Design (EBD) workshop has therefore been scheduled, to involve the Lennox Head Community in the concept design preparation.
<b>Key Issues</b>	<p>Based on the assessment and consultation undertaken during the SEPP 71 Master Plan process, the following key issues are relevant to the proposed concept plan:</p> <ul style="list-style-type: none"> <li>▪ Ecology – The site is generally cleared apart from boundary vegetation, isolated paddock trees, and two stands of remnant vegetation toward the eastern part of the site. These stands of remnant vegetation will be protected, as will the boundary vegetation and significant paddock trees. As part of the adoption of the SEPP 71 Master Plan, conditions were applied for the protection and enhancement of vegetation in the site's north-west corner, in the vicinity of the SEPP 26 buffer area. These conditions will be implemented in the current concept plan.</li> <li>▪ Stormwater – the existing Stormwater Quality Control Pond forms the basis of management / treatment on-site. The overriding principle will be to protect the nearby SEPP 14 wetland area. Overall, the stormwater management proposals will adopt the principles of Water Sensitive Urban Design and incorporate at-source infiltration, rainwater harvesting, bioretention structures and the like. However some modifications are likely to be made to the Master Plan's drainage strategy.</li> <li>▪ Traffic and Access – the primary access to the development will be from the extension of Hutley Drive, a planned collector road. A number of secondary connections will also be provided to ensure the development is locally connected and permeable. This will include connections to nominated future urban sites to the west and to existing residential areas in the north-east.</li> <li>▪ Design – the urban design of the proposal will respect the coastal setting of the site and its topography. It will be based on the Coastal Design Guidelines for NSW. Detailed design controls will also be implemented to control the built form that will follow the proposed subdivision.</li> </ul>

# Introduction

## 1.1 Background

GeoLINK has been engaged by Petrac Pty Ltd to act as planning consultants in relation to the preparation of a Part 3A Concept Plan Application for land known as the Pacific Pines Estate. The site is located off Montwood Drive, Lennox Head, and is described in real property terms as Lot 234 DP 1104071.

**Illustration 1.1** shows a site locality plan identifying the subject land.

The Pacific Pines site was subject to a Master Plan, adopted by the Minister for Planning on 23 March 2006, pursuant to clause 22 of *State Environmental Planning Policy No. 71 – Coastal Protection* (Master Plan No. 27-12-2003). **Illustration 1.2** shows an ‘animated master plan’, taken from the adopted Master Plan, indicating the development proposal generally approved under the Master Plan

Since the adoption of the Master Plan, the ownership of the site has changed and a subdivision of the land has reduced the extent of the subject site (see details in **Section 2**).

The new land owners, Petrac Pty Ltd, wish to pursue a development of the site that differs somewhat from the approved Master Plan. Petrac met with officers of the Department on 31 January 2007 to discuss their proposals for the site. Based on advice from those officers, this Part 3A Application is provided to seek approval for this revised development proposal (see more detail in **Section 3**).

## 1.2 Structure of Report and Its Scope

This Project Description Report relates to an application for *Concept Approval* for the development of the Pacific Pines Estate, together with a concurrent *Project Approval* for Stage 1 of that development. The report describes the site, provides an assessment of relevant planning provisions and outlines preliminary issues associated with the proposed development. It is submitted in accordance with the provisions of Part 3A of the *Environmental Planning and Assessment Act 1979* to seek the Minister’s confirmation of the proposal as a Major Project, and to seek the Director-General’s requirements for environmental assessment for the proposed development.

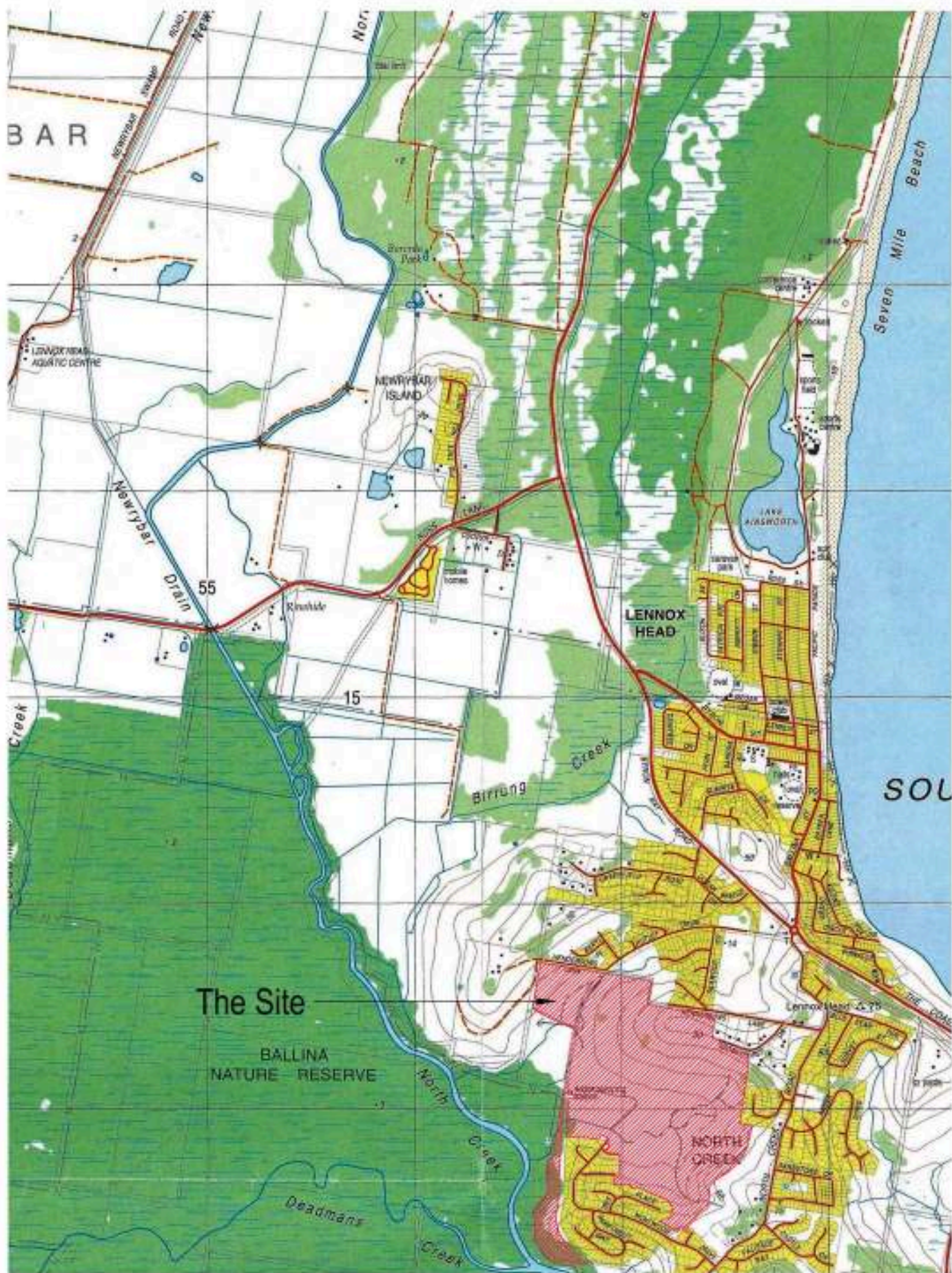
**Section 2** of this report describes the context of the site and the physical characteristics of the subject land and sets out a preliminary planning assessment of the land. **Section 3** provides an introduction to Petrac Pty Ltd, the new owners of the Pacific Pines site, and describes their objectives and values in relation to its development.

**Section 4** provides a summary of the proposed concept plan, highlighting key changes from the adopted Master Plan. **Section 4** also describes the detailed design process to be used by Petrac Pty Ltd, including ‘Enquiry by Design’ as a key element of public consultation. A preliminary review of key environmental interactions is described at **Section 5** of the report.

## 1.3 Further Information

Should additional information be required in relation to this application, please contact **Rob van Iersel** of GeoLINK.










### LEGEND

 Current lot boundary (land in Petrac ownership)





## The Site and its Context

### 2.1 Cadastral Description

The subject site is known in real property terms as Lot 234 DP 1104071. It is located at Hutley Drive, Lennox Head, approximately 2 kms south of the Lennox Head Village.

**Illustration 2.1** illustrates the site. As shown, the land has an area of 80.48 ha and is irregular in shape. It has frontages to Montwood Drive, Stoneyhurst Drive, Fox Valley Way, Hutley Drive and Henderson Lane. A public road reserve, dedicated by the previous land owners at the request of Ballina Shire Council, is located in the western part of the site (as an extension to Hutley Drive).

### 2.2 Site Context

The Pacific Pines Estate is a residential subdivision located to the south of the village of Lennox Head. The staged construction of this estate commenced in 1990 and, to date, four stages have been constructed and are occupied. These stages form the southern edge to the subject land.

The Lennox Meadows Estate, a residential subdivision approved and constructed in the mid-1990s, adjoins the site to the north. There is another urban development site, 'Elevation', located further south again (first stage of subdivision recently approved), and another proposed future development site north / north-east of the site.

Residential development, fronting North Creek Road, adjoins the north-eastern part of the site. Vacant land fronting North Creek Road, adjoins the eastern part of the land. This vacant ridgetop land was included within the adopted Master Plan, but has since been subdivided from the parent parcel. It is retained by the previous land owners.

On its western boundary, the site adjoins land known locally as Henderson Farm. Council has resolved to prepare a draft Local Environmental Plan Amendment for the Henderson Farm land, to rezone the land for the purpose of urban development.

Land within the Ballina Nature Reserve adjoins the south-western part of the site, with much of that land mapped as wetland within *State Environmental Planning Policy No. 14 – Coastal Wetlands*. The north-western part of the site adjoins council-owned land within which sporting fields have been substantially completed (by the previous land owner under an agreement with Ballina Shire Council relating to previous stages of Pacific Pines).

An area of littoral rainforest, mapped under *State Environmental Planning Policy No. 26 – Littoral Rainforests*, is located within 100m of the north-west corner of the site.

## 2.3 Site Analysis

**Illustration 2.2** shows the site analysis undertaken as part of the adopted Master Plan. As shown, two development approvals are relevant to the future development of the site. These are:

- Development Consent 1999/248, which provided consent for bulk earthworks on the site to cut material from the north-eastern hill for use to fill the central portion of the development areas; and
- Development Consent 2002/333, which provided approval for the excavation of a Water Quality Control Pond (WQCP) in the middle western part of the site, with the excavated material used to provide fill for residential development on the subject site and for playing fields on the adjoining site (Lot 216 DP 1017615).

Both of these consents have been commenced and therefore remain valid. The Water Quality Control Pond has been substantially completed.

The eastern part of the site contains moderately to steeply sloping lands, falling to a flatter area in the western part. A number of gullies drain the sloping land, discharging to the adjoining SEPP 14 wetland area. As filling of the low-lying parts of the site has been approved (DA 2002/333), the land will not be subject to tidal or flood inundation. Given its location to the west of the Lennox Head high lands, the site is not at any risk in terms of long term coastal erosion.

The site contains three soil types. In the lower parts of the site, the soil consists of soft wet clays overlying loose to medium dense sands. The lower slopes of the surrounding ridges contain stiff to very stiff red clay soils overlying alluvial clays and clayey gravel. The higher slopes contain stiff to very stiff silty sandy clay overlying clayey gravel.

In association with the adopted Master Plan, the land was the subject of a preliminary environmental site assessment (Ardill Payne and Partners, August 2003). That site assessment included a review of regional geography, hydrology, testing for acid sulfate soils, examination of historical air photos, and a review of potential soil contamination. The review of site history revealed that the land has been used for agricultural (pastoral) activities. No visual or olfactory sites of potential contamination were observed and soil from test pits was analysed with results showing less than the criteria prescribed for residential use by the NSW EPA. Based on the site history investigations and the soil sampling conducted, Ardill Payne and Partners report that the potential for significant environmental risk associated with soil contamination of the site is low.

As shown in **Illustration 2.2**, the site is generally cleared of vegetation, other than isolated paddock trees, fence line vegetation along boundaries and two stands of remnant vegetation located towards the eastern part of the land, close to the northern and southern boundaries.

The significance of this vegetation was assessed in detail as part of the adopted Master Plan.

## 2.4 Preliminary Planning Assessment

There are a range of statutes and policies that are relevant to the detailed design of development on the Pacific Pines site. Some of these are:

- Coastal Design Guidelines for NSW (UDAS, 2003);
- Lennox Head Community Aspirations Strategic Plan (BSC, 2002);
- Lennox Head Structure Plan (BSC, 2004);
- Sustainable Urban Settlement Guidelines (NRRS, 2000);
- NSW Coastal Policy 1997;
- Ballina Local Environmental Plan 1987;

- Applicable State Environmental Planning Policies;
- North Coast Regional Environmental Plan;
- Ballina Development Control Plan No. 1 (Urban Land);
- Contribution Plans; and
- Ballina Urban Land Release Strategy.

These matters will be assessed in detail in the detailed design of the Pacific Pines Concept Plan.

#### **2.4.1 Zoning**

The land is predominantly zoned 2(b) – Village Zone, with a very small area of land zoned 7(a) Environment Protection – Wetland Zone. Residential lots, commercial / retail development and aged care facilities, and the associated infrastructure proposed, are permissible within the 2(b) – Village Zone with Council's consent. There will not be any development proposed within the 7(a) zoned land.

The objectives of these zones, as specified within the Ballina Local Environmental Plan, are applicable to consideration of the Master Plan. They are set out below:

##### **2(b) Village Zone:**

- A. *The primary objectives are:*
- a) *to regulate the subdivision and use of land to permit a wide range of urban purposes; and*
  - b) *to allow detailed provisions to be made, by means of a development control plan, to set aside specific areas within the zone for various housing densities, commercial and special uses and other urban and tourist facility purposes.*
- B. *The secondary objectives are to allow a variety of housing types and designs and to encourage greater visual amenity by encouraging site landscaping.*
- C. *The exception to these objectives is to permit development of land within the zone for public works and services, outside the parameters specified in the primary objectives.*

##### **7(a) Environmental Protection (Wetlands) zone:**

- A. *The primary objectives are:*
- a) *to protect and conserve significant wetlands; and*
  - b) *to prohibit development that could destroy or damage a wetland ecosystem.*
- B. *The exception to these objectives is to permit development of land within the zone for public works and services, outside the parameters specified in the primary objectives, only in cases of demonstrated and overriding public need and subject to the impact on the wetland ecosystem being minimised as much as is reasonably practical.*

#### **2.4.2 State Environmental Planning Policies**

As indicated above, the land is adjacent to areas mapped under SEPP 14 – Coastal Wetlands and SEPP 26 – Littoral Rainforests.

The SEPP 14 area adjoins the south-western part of the site, with a very small part of the mapped area extending into the land. There will be no development proposed in the vicinity of this part of the SEPP 14 area. The development area is well buffered from the SEPP 14 area by the existing Water Quality Control Pond and the adjacent sporting fields. There will not be any development within the Concept Plan area that directly adjoins the SEPP 14 area.

The subject land does not directly adjoin the mapped SEPP 26 area. However, the 100m buffer from this mapped area extends into the north-western corner of the site. Variations to the adopted Master Plan provided for appropriate buffers from this SEPP 26 area and from vegetation in its vicinity. These buffers will be incorporated into the Concept Plan proposals.

#### **2.4.3 Far North Coast Regional Strategy**

This Strategy has recently been adopted by the Minister for Planning. It provides a framework for future development in the far north coast area. In recognition of the existing zoning of the Pacific Pines site as 2(b) Village, the whole of the site is mapped within the 'existing urban footprint'. As such, there are no provisions of the Strategy that directly impact on the development of the site. The principles and guidelines contained in the Strategy will, however, be considered and implemented in the detailed design of the proposed Concept Plan.

#### **2.4.4 Coastal Design Guidelines**

The Coastal Design Guidelines for NSW were published in 2003 with the intention of providing a clear set of design principles relevant to new development in the coastal zone. The detailed design of the Pacific Pines Estate Concept Plan will be undertaken in accordance with a close consideration of the policy suggestions outlined in the guidelines. Some of the relevant suggestions include:

- respect the ecological limits of the site and its context;
- have a public domain;
- avoid areas of ecological value and respect setbacks between natural areas;
- provide a street pattern similar to coastal villages, responding to landform and permitting a high level of permeability; and
- provide a development that supports a range of housing types that integrates into the street pattern and the location of functions throughout the settlement.

#### **2.4.5 Ballina Urban Land Release Strategy**

The Ballina Urban Land Release Strategy 2000 was developed to provide a foundation for the strategic planning process within the Shire. It identifies land that has the potential for future urban development and provides indicative timeframes for the commencement of the rezoning process for these lands.

The Concept Plan area is located within the 'Coastal Corridor' precinct as described within the Strategy. This precinct comprises the existing urban area of East Ballina and Lennox Head. Within the precinct, the coastline to the east and North Creek and the associated Ballina Nature Reserve to the west are noted as 'key natural attractions in the Shire'.

Within the analysis contained in the Strategy relevant to Lennox Head, the Concept Plan area is considered as '*residentially zoned undeveloped land*'.

The Strategy indicates that Council will need to provide in the order of 3,100 to 6,000 dwelling units within the Coastal Corridor precinct by the Year 2016. It also indicates that the lands identified within this release area will only yield a potential of 5,400 dwellings units.

The Urban Land Release Strategy, therefore, provides further justification for the Concept Plan development, and the staging proposed within the Concept Plan area will allow for land release to occur within the appropriate timeframes.



#### **2.4.6 Lennox Head Community Aspirations Strategic Plan**

This Strategic Plan was adopted by Ballina Shire Council in November 2002 following a detailed community consultation process. It was developed to reflect the ambitions of the local community for future development in their area. As part of its Mission Statement, the Plan seeks to promote and enhance a sense of community in the area by:

- *balancing environmental, social and economic needs;*
- *reducing conflict by providing clear guidelines for future development; and*
- *enabling continued community involvement in its application.*

The detailed design of the Pacific Pines Estate Concept Plan will be developed in accordance with the provisions and policy direction of this Strategic Plan.

#### **2.4.7 Lennox Head Structure Plan**

The Lennox Head Structure Plan provides the framework for the development of new urban release sites in the Lennox Head area. It outlines council's broad strategy for the growth and development of Lennox Head.

The Pacific Pines Estate is mapped within the Structure Plan as an existing urban area. The Plan notes that the layout of the Estate is to be determined in the 'master planning process', and that neighbourhood centre community facilities will be provided within the site.

#### **2.4.8 Sustainable Urban Settlement Guidelines**

The Sustainable Urban Settlement Guidelines were developed for the North Coast of NSW as part of the work undertaken to prepare a Northern Rivers Regional Strategy. They provide a number of strategic planning tools associated with:

- resource management;
- environmental management;
- site design;
- road design; and
- community wellbeing.

The guidelines will be used to inform the detailed design of the Concept Plan.

#### **2.4.9 NSW Coastal Policy 1997**

The current NSW Coastal Policy sets out a number of strategic actions that are relevant to the preparation of the Pacific Pines Estate Concept Plan. These include actions associated with:

- the natural environment;
- natural processes and climate change;
- aesthetic qualities;
- cultural heritage;
- ecologically sustainable use of resources;
- ecologically sustainable human settlement; and
- public access and use.

These matters will all be considered closely during the detailed design of the concept plan.



### LEGEND

- Current lot boundary (land in Petrac ownership)
- Additional land subject to SEPP 71 Masterplan



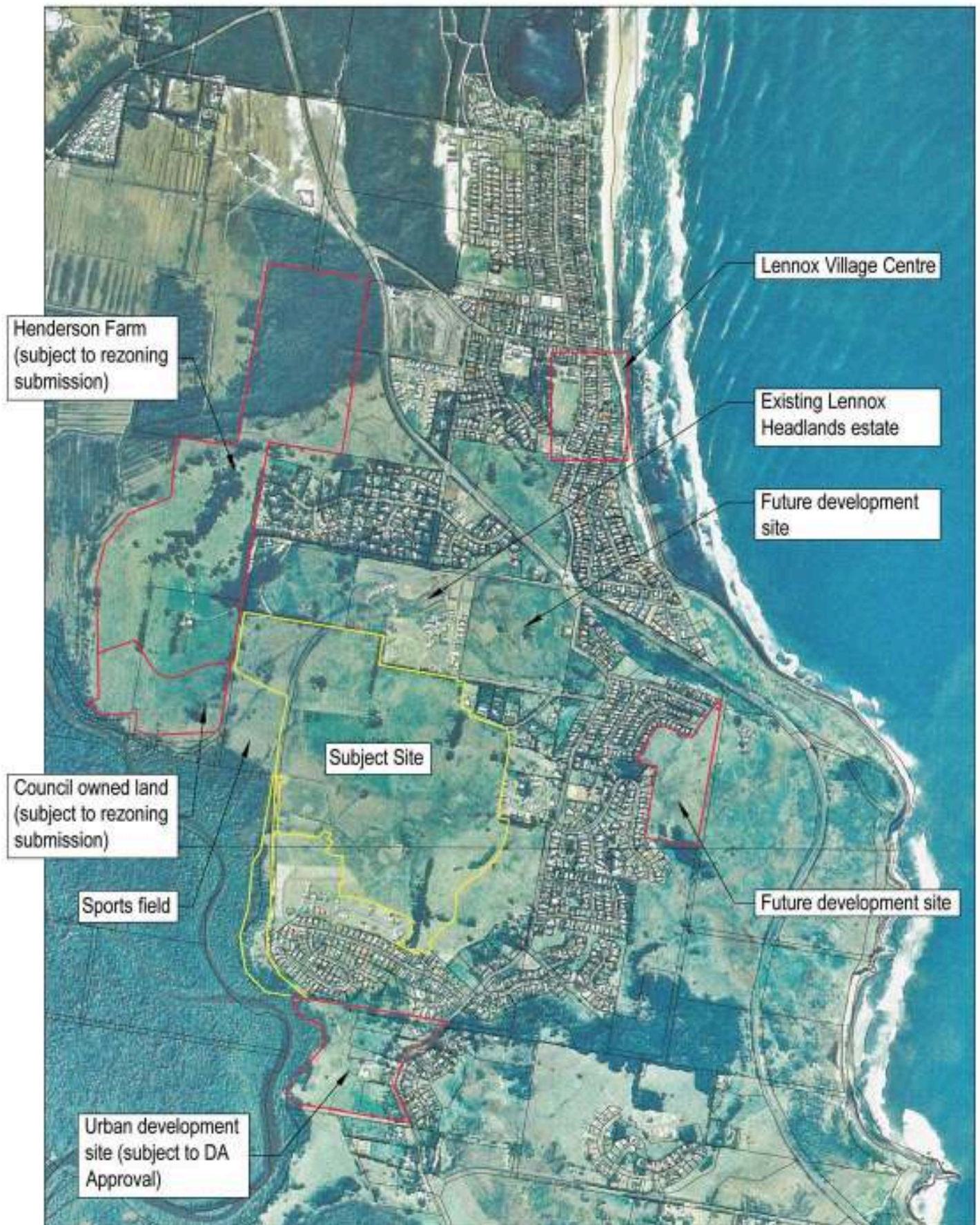
**GeoLINK**  
Spatial and Environmental Data

Pacific Pines Part 3A Concept Plan  
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**The Site**

Illustration 2.1





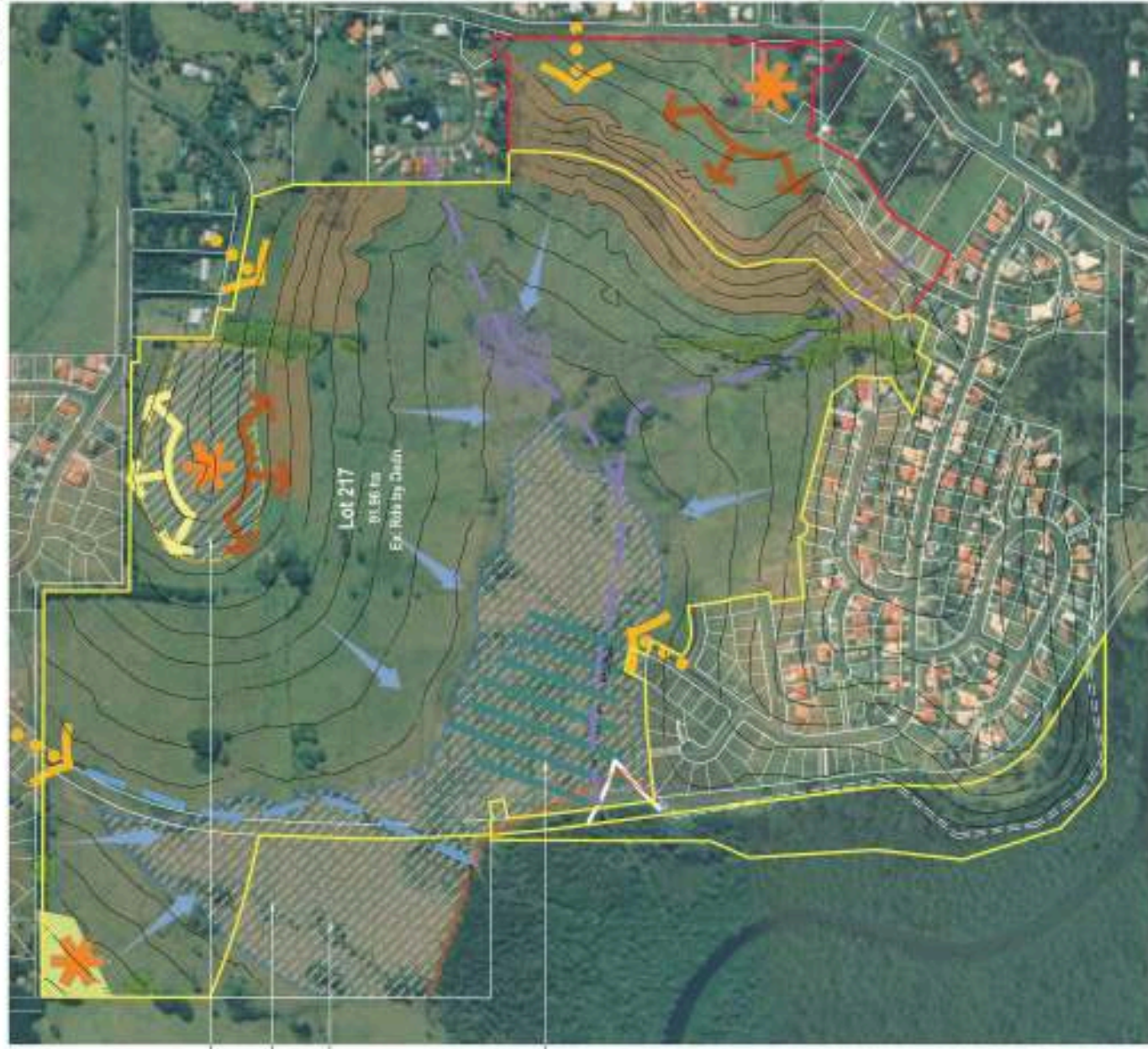
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Ballina Shire Council GIS

Pacific Pines Part 3A Concept Plan  
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**Site Context**

Illustration 2.2





# LEGEND

- Current lot boundary (Land in Petrac ownership)
- Additional land subject to SEPP 71 Masterplan
- Existing contours (5 m interval)
- High point
- Views to hillside
- Views to beach
- Overland flow paths
- Major drainage paths
- External access points
- Existing vegetation
- Slope steeper than 1:5
- SEPP 26 Buffer area
- Water Quality Control Pond
- Water supply easement
- Existing spring

Approved out area

Approved fill area

Approved Sporting facilities

Approved Water Quality Control Pond

Approved subdivision (Recently constructed - Stage 4)



## Petrac Pty Ltd

### 3.1 Introduction

Since 1992, Petrac has grown from a Queensland company which specialised in the innovative marketing of residential property, to becoming a successful and respected developer in its own right. Today, Petrac is continuing to evolve while confidently moving into the next phase of growth. This involves moving forward as an integrated company, with expanded interests ranging from mainstream residential development, to the retirement and tourism sectors. Already Petrac has made its mark with projects like the Redland Bay Leisure Life community and the exciting Noosa North Shore Eco Tourism Portal development, including the highly successful launch of the exclusive Beach Road Holiday Homes.

A growing staff of approximately 30 people necessitated the Company's recent move to larger premises in South Brisbane and signifies Petrac's continuing expansion and ongoing success.

Petrac's long-term relationship with two of Queensland's most respected automotive companies, the Motorama and Oldmac Groups, has provided the strong financial base on which Petrac's growth has been built.

Petrac has also fostered strong relationships with a number of other dynamic companies including the listed Valad Property Group and Holiday Retirement Corporation.

### 3.2 Company Values

Proactive and entrepreneurial, Petrac has concentrated on developing distinctive residential and retirement communities that highlight both environmental and natural features to create a healthy, vibrant ambience.

The company's success has been built on up-holding the values of quality and integrity, while placing strong emphasis on sustainability from a commercial, community and environmental point of view. By delivering best practice in urban design, Petrac continues to return strong capital growth and profits for both the company and its strategic business partners. Petrac has maintained its position in the market by remaining focused on its core business, while also demonstrating its ability to respond and adapt to new market trends and opportunities. Petrac is equally committed to investing in developing the skills of its people, as well as attracting new staff of outstanding calibre who also share their commitment to making a difference.

### 3.3 Relevant Past Projects

#### ***Noosa North Shore Resort***

Noosa North Shore is in an eco-sensitive location right in the heart of Australia's most popular tourism destination. The project will comprise a multi-million dollar eco centre, equestrian centre and extensive land rehabilitation. Petrac Leisure has already taken over management of the existing camping grounds, hotel and resort within the complex and has commenced upgrading the resort facilities.

### ***Beach Road Holiday Homes - Noosa North Shore***

These 90 architecturally designed Holiday Homes are set in 70 unspoilt hectares on Noosa's North Shore, on Queensland's Sunshine Coast. This eco-friendly, community-minded development offers owners and holidaymakers a respite from the hectic world and a place to slow down and reconnect with family, friends and nature. Stage One was released in November 2005 and quickly sold out, with the remainder of the project being sold over three stages.

### ***Redland Bay Leisure Life***

This exciting community development provides a unique opportunity for the growing number of mature Australians seeking lifestyle options in a magnificent bayside setting. It also provides a variety of living options, including courtyard, freestanding houses and apartments, and significant community infrastructure.

Set in beautiful landscaped gardens with extensive walkable parklands and just metres from the bay, this community represents the vanguard of seniors living and will change the way Australians view their lifestyle options.

### ***Ocean View - Banora Point Assisted Living Community***

Perched on Banora Point overlooking the Tweed Coast, Ocean View is a development that achieves a unique balance between quality retirement-lifestyle housing and assisted-living care services for mature residents. The first assisted living project for Petrac, Stage One at Ocean View consists of just 40 individual one and two bedroom apartments. Stage Two provides additional retirement accommodation and leisure facilities.

### ***Wynnum***

Developed in consultation with community and government bodies, this new generation project adheres to Transit Oriented Development (TOD) principles to enhance the lifestyle of all residents in the area. This project has the potential to deliver a vital and active pedestrian-friendly environment, centred around a well serviced public transport corridor.

### ***Glen Eden – Gympie***

This prestige \$13 million estate is currently being developed to offer desirable town and country living. The 131 generously sized and elevated home sites are located just 2km from the Gympie CBD - within a safe, friendly neighbourhood with a quiet natural setting, and parks, schools and a hospital are all nearby. Glen Eden has also become the first Telstra Smart Community in the Cooloola region.

### ***Bay Breeze - Wellington Point***

Petrac has created a landscaped retreat of just 38 eco-friendly, environmentally sensitive allotments that includes Wellington Terraces on Main - an exclusive enclave within Bay Breeze. Covenants on this project have been developed to encourage eco-sustainable home designs. Petrac also built a display home incorporating the best practices in 'Smart Home' design.

## Proposed Concept Plan

### 4.1 Project Description

The Proposed Concept Plan will provide for a high quality development at the Pacific Pines Estate in Lennox Head.

Concept Approval is sought for the subdivision and development of the land pursuant to the relevant sections of the *Environment Planning and Assessment Act 1979* (EP&A Act).

Project Approval is concurrently sought for a Stage 1 subdivision, including around 30 residential lots and a 'super lot plan' creating sites for a seniors housing community and a neighbourhood commercial centre, and related streets.

The present preliminary draft Concept Plan, prepared by Deike Richards, is shown over the page. Whilst not finalised, this plan indicates the general direction of the current design approach. The design is proposed to be refined at the forthcoming Enquiry by Design event at the end of March 2007. See **Section 4.4** below for details.

A separate plan illustrates the proposed Stage 1 area.

### 4.2 General Description

The indicative proposed development shown in the draft Concept Plan consists of approximately 635 dwellings; including around 435 residential sites, a 200 unit seniors housing community and one mixed use neighbourhood commercial centre and ancillary community facilities.

The subdivision design is strongly influenced by the natural amphitheatre landscape, whereby the neighbourhood commercial centre and pond are the focal point of the community. The neighbourhood centre is located at the junction with Hutley Drive, where we consider it will best serve both the Pacific Pines sites and surrounding developments.

The seniors housing community has easy access to the centre and is located on a flat parcel of land. Duplexes and smaller lot sizes are designed closer to the centre. Steeper areas of the site (up to 30% slope) to the east will contain larger (up to 1500sqm) blocks.

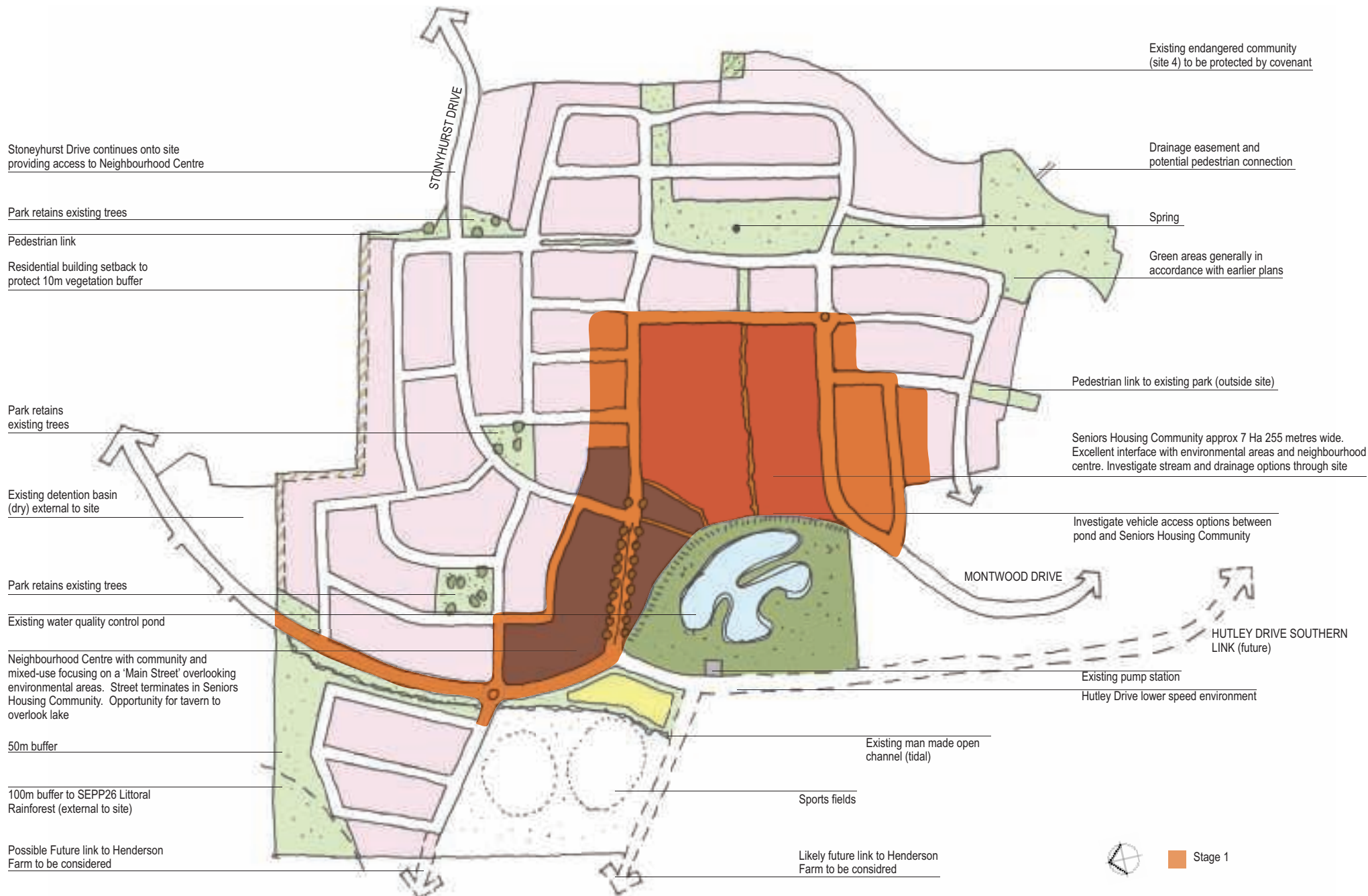
The sloping sides of the site are also a major parameter limiting connectivity from the site to the east. However, Stoneyhurst Drive (north eastern corner) is proposed as an additional access for the site and will relieve Montwood Drive to the south and also reduce the site's dependency on Hutley Drive and its southern link. This will link in the surrounding development areas to the north-east to the neighbourhood centre. Links to Henderson Farm using the street option to the north of the sports fields is proposed, as it provides for better connectivity between the two communities of Pacific Pines and Henderson Farm.

The draft Concept Plan has used the approved SEPP71 Master Plan as a departure point for an improved urban design solution. It retains many of the Master Plan features, including the approved vegetation and buffers, a generally similar open space network including the water quality control pond, linked parks, and natural spring area. The draft Concept Plan is also consistent with the 3.8ha neighbourhood commercial centre in the Master Plan.



## PACIFIC PINES ESTATE LENNOX HEAD





# PACIFIC PINES ESTATE LENNOX HEAD

The preliminary Concept Plan increases the number of dwellings by around 10%. However, the total population will be slightly lower than in the Master Plan, because of the lower household occupancy rate of the seniors housing.

The key changes proposed to the Master Plan at this stage include:

- relocation of the neighbourhood centre to the Hutley Drive intersection and improved urban design of the centre by providing a relationship with both the main road (Hutley Drive) and the pond;
- replacement of the main medium density site and some of the smaller lots with an integrated seniors housing community;
- improved vehicular access by adding the Stoneyhurst Drive access (north eastern corner);
- consideration of a future link to the west to connect Henderson Farm to Hutley Drive and the Neighbourhood centre, with the northern link currently favoured (currently also being investigated by council);
- modified green links and parkland distribution to improve access to parks throughout the development;
- investigate stream and drainage options through the seniors housing site. Investigate potential for a natural stream rather than underground drains;
- modification of the residential street network to better fit with the contours and improve permeability and connectivity;
- modification of the form and frontage to Hutley Drive to ensure that it operates as a safe, slow speed street enhanced with an attractive development frontage; and
- incorporation of the Adopted Master Plan variations for vegetation protection, including a 100m buffer to the SEPP 26 forest, enhanced protection of the fig trees, a 50m setback from the Henderson Lane west vegetation, and covenant protection of a 10m buffer along Henderson Lane reserve east, and the vegetation (Site 4) on the eastern boundary.

The draft preliminary Concept Plan generally illustrates these modifications.

When finalising the Master Plan it is Petrac's intention to collaborate with developers of surrounding land parcels, to ensure that a well-integrated community results from the separate developments in this western growth area of Lennox Head. As part of this integration, facilitating access by the new community to a range of facilities and services, including schools and employment opportunities, will be investigated.

## 4.3 Staging

The draft Concept Plan is proposed to be completed in ten stages. The staging methodology aims to provide easy access over the site and a range of dwelling choices for the community.

Stage 1 will provide an efficient north-south link through the site by connecting Hutley Drive to Montwood Drive and provides access to the sports fields and the existing residential areas. It will also allow access to the 'super lots' of the seniors housing community and neighbourhood commercial centre. The residential lots in Stage 1 will be linked to the existing residences created in the previous stage of Pacific Pines Estate.

It is presently envisioned that construction of the first elements of the neighbourhood centre would occur at the completion of Stage 1.

## 4.4 Detailed Design Process

To prepare a final Concept Plan that best addresses the design opportunities highlighted in the draft Concept Plan and its description above, Petrac sees the need to collaborate with Shire regulatory staff, Councillors, relevant Government agencies and the local community of Lennox Head. We need to do this in order to learn more from and with these stakeholders about the constraints and opportunities of the Pacific Pines site, and how its development should optimise both short and longer-term benefits for Lennox Head, for our immediate neighbours, for the end users of the project, and for Petrac.

Petrac, its consultant team, and the relevant stakeholders for three previous highly successful comparable projects, have learned that an excellent means of addressing a need such as this is using the 'Enquiry by Design' (EBD) process. Ecologically Sustainable Design Pty Ltd (ESD) of Melbourne has led Petrac's previous three EBDs and will lead this one. ESD introduced Enquiry by Design to Australia in 1992 and to New Zealand in 1996, and has lead dozens of projects such as this.

***"A decade of successes for my projects has clearly demonstrated to me the power and cost-effectiveness of ESD's Enquiry by Design processes, which have been instrumental in assisting agencies to set agendas, break log jams, reveal practical solutions to extremely complex urban challenges, and invite broad stakeholder support."***

**Evan Jones – National Planning Director, Multiplex, and former Director, Planning Implementation, Ministry for Planning, Western Australia and former Director of Sydney Strategy for NSW Department of Infrastructure, Planning and Natural Resources**

### An overview of the EBD Process

Enquiry by Design is a transparent, objective, stakeholder-collaborative, and integrative design-based process, which, over several days, will often inspire a 'culture shift' among participating stakeholders toward a broadly-supported outcome that works for almost everyone. This is why, in the past decade or so, Enquiry by Design has becoming a preferred approach for designing complex urban projects across much of the Western World.

Because the factors influencing urban success are so highly inter-dependent, Enquiry by Design integratively responds to all project issues and impacts, including environmental, economic and social matters, and at all scales ranging from architecture to the sub-region. The EBD is conducted at or near the project site and in collaboration with key stakeholders, in order to learn from the site and stakeholders, as well as to determine with them the real place-specific choices available. The EBD team tests and evolves proposals, by indicatively designing them for their particular sites, in response to all known project objectives and parameters, and refines the designs in collaboration with stakeholders towards a preferred outcome.

### The proposed Pacific Pines EBD workshop

Petrac proposes to conduct an Enquiry by Design workshop for Pacific Pines from Friday, 30 March to Tuesday, 3 April, at a centrally-located venue in Lennox Head. The EBD team will include ESD, Deicke Richards, and GeoLINK, as well as a range of technical specialists.

The EBD will aim to produce a revised Concept Plan together with indicative detailed designs for the whole site. In addition to addressing street and lot layout, neighbourhood centre design, street types, park designs, the EBD will address building design and character for the commercial, residential and retirement components of the development. Owners of adjoining development sites will be invited to participate, together with Council's traffic consultants, so that an integrated design solution for the whole growth precinct can be prepared.

The first day of the EBD (Friday) will include a detailed project briefing, with Shire regulators, government agency representatives and other invited stakeholders, to review all existing technical reports on the project, such as traffic projections, slope analysis and environmental constraints. This project briefing is to ensure that all participants have a shared and integrated understanding of the project constraints and opportunities, and to ensure that key information has not been overlooked. A scoping workshop involving the EBD project team has already taken place in late January of 2007, and it informed some further studies and related preparation needed for this EBD.

On Friday evening, an Introductory Public Meeting will be held. The EBD leader will first explain how and why the process will work and how stakeholders may participate, Petrac's current understanding of the project's constraints and opportunities, the current draft Concept Plan and the project objectives. Then the consultant team will engage with attending stakeholders in small groups, in order to discuss their initial input to the project.

On the Saturday and Sunday, relevant topical stakeholder meetings will take place. There will also be two 'Open Studio' design sessions, when the community is invited in to the design studio, to review and contribute to the evolving designs with the EBD team designers.

On Monday and Tuesday the EBD team will refine the design outcomes in response to the stakeholder input and site investigations, and complete the design rationale and regulatory framework.

On Wednesday, the Concluding Public Meeting will be held, when the proposed design outcomes for the Pacific Pines precinct will be presented, and the plans put on display, with another opportunity provided afterwards for attending stakeholders to comment.

After the EBD, the design will be further refined and completed as a Concept Plan and related Stage 1 Project Plan.



# Preliminary Environmental Assessment

## 5.1 Biophysical Issues

The issues relevant to the development of the Pacific Pines site have been considered within the adoption of the Master Plan for the site. In relation to biophysical matters, these issues are summarised below.

### 5.1.1 Ecology

Primarily, ecological issues relate to protection of the nearby SEPP 14 wetlands, the nearby SEPP26 littoral rainforest, vegetation within existing road reserves bordering the northern part of the site, and protection of significant on-site vegetation.

These matters were considered in detail by the Department of Planning in approving the Master Plan, and variations (conditions) were imposed on that approval 'fine-tuning' the response of development to these issues.

Petrac have committed to adopting all of these variations as part of the current concept plan. They have also committed to adopting the range of vegetation protection / management measures proposed in the adopted Master Plan.

Ecological assessment undertaken for the Master Plan revealed nine vegetation associations within five communities located within and adjacent to the site. These communities are:

- tall open swamp sclerophyll forest (Swamp oak);
- tall open swamp sclerophyll forest (Swamp oak) with dense understorey of mangrove fern;
- tall open swamp sclerophyll forest (Broad-leaved paperbark);
- mid-high closed forest (Rainforest regrowth);
- sedgeland/rushland (mixed species);
- closed rushland;
- tall closed grassland;
- low closed grassland; and
- mangrove forest.

Two threatened plant species were located on the site. The species are Rough-shelled Queensland nut (*Macadamia tetraphylla*) and Red lilly-pilly (*Syzygium hodgkinsoniae*). These threatened species can be located in open space areas or on property boundaries, where they will be retained.

A number of threatened fauna species are known to occur in the locality. However, most would be associated with the adjoining wetland area and the Ballina Nature Reserve. Whilst the subject site might currently offer foraging habitat for some of these species, it is not considered to provide prime habitat for any threatened fauna species.

### **Guiding Principles**

The guiding principles relating to environmental conservation at Pacific Pines Estate are:

- provide for the retention and protection of existing areas of rainforest vegetation within areas of open space;
- recognise and protect the environmental and ecological value of the adjoining Ballina Nature Reserve and SEPP 14 area;
- identify and protect specimens of threatened flora; and
- ensure that all construction activities are controlled, particularly in the vicinity of the adjoining Ballina Nature Reserve.

Development in accordance with the guiding principles suggested above will result in a well connected open space network, including remnant vegetation and landscaping works. This will complement the rural and natural characteristics of the locality and provide habitat for native animal species. Park areas can provide facilities for family activities, quiet contemplation and be suitable for a variety of age groups and physical abilities. Remnant vegetation running along the northern boundary north-south through the site will be retained, with attention given to its role as a wildlife corridor.

#### **5.1.2 Stormwater**

The adopted Master Plan included a range of stormwater management proposals aimed at ensuring that the quantity and quality of flows leaving the site in a developed state are at least no greater than those flows from the site's pre-developed state.

The approved and constructed Water Quality Control Pond is central to the stormwater measures, but additional proposals include bioretention storage, infiltration swales and roofwater harvesting and reuse.

Ballina Shire Council has adopted a Stormwater Management Plan that requires '*no net increase in pollutant load*'.

The location of the adjacent Ballina Nature Reserve and associated SEPP 14 wetlands make these objectives all the more important for the Pacific Pines Estate. Accordingly, the Concept Plan will adopt the principles of Water Sensitive Urban Design (WSUD) to ensure that all stormwater will be appropriately managed and treated and that the adjoining wetland areas are adequately protected.

### **Guiding Principles**

The guiding principles relating to water cycle management for the Pacific Pines Estate are:

- ensure that the strategy for management, treatment and discharge of stormwater from the Pacific Pines Estate complies with the following:
  - State Environmental Planning Policy No. 71 – Coastal Protection;
  - State Environmental Planning Policy No. 14 – Coastal Wetlands; and
  - Ballina Shire Council's Development Control Plan No. 13 – Stormwater Management.
- incorporate Water Sensitive Urban Design practices wherever possible;
- provide for the detention, retention and controlled re-use of runoff through the use of rainwater tanks and infiltration trenches, reducing the reliance on reticulated water supply; and
- incorporate the previously approved Water Quality Control Pond to ensure that stormwater run-off does not impact upon the ecological or hydrological values of the adjoining SEPP 14 wetland.

The proposed development will comprehensively adopt the concept of Water Sensitive Urban Design (WSUD). WSUD involves the implementation of systems which conserve the water cycle by:

- reducing demand for the reticulated water supply;
- recycling water;
- returning water to the water table rather than as surface runoff;
- reducing pollutant transport from a developed site; and
- maintaining the quality of runoff at pre-development conditions.

This site has some unique characteristics which are relevant to the implementation of WSUD in the subject circumstances. These are:

- enclosed catchment;
- relatively impermeable soils;
- reasonably large size parcel;
- existing vegetation; and
- proximity to state significant wetlands.

In summary terms, the WSUD principles proposed to be incorporated into this development include:

- utilisation of the approved Water Quality Control Pond;
- proprietary and passive treatment systems to be adopted in the stormwater treatment train (e.g. porous pavers, leaky pipes, silt pits and the like) to capture pollutants to assist in achieving no net increase criteria;
- installation of retention infiltration areas. This approach will see stormwater discharge flows reduced prior to exiting the site;
- use of rainwater tanks for individual lots whereby roof water can be collected and reused for external irrigation and potentially for other uses such as hot water and toilet flushing;
- use of biofiltration areas within central swales in the major roads, providing areas for stormwater to infiltrate as it is conveyed toward the Water Quality Control Pond; and
- provision of reticulated sewerage in the estate.

In addition, the option of retaining the drainage line running east from the pond in the form of an open park feature stream will be investigated.

## **5.2 Socio-Economic Issues**

### **5.2.1 Community and Commercial Facilities**

Ballina Shire Council's strategic planning for the Pacific Pines area has highlighted the need to provide both community and sporting facilities. Two sportsfields have been approved, and are substantially complete, on land adjoining the western corner of the land. These facilities have been funded and constructed by the previous land owner and, subject to council's consideration of an existing application to modify their consent, the fields will be available for public use in the near future.

Petrac are committed to assisting in expediting the completion of these sportsfields and the access to them.

The planning for Pacific Pines has also provided for the inclusion of local community facilities as well as neighbourhood commercial / retail facilities, although the definition of the nature and / or scale of such facilities has not been clearly identified. An area of 3.8ha is provided in the approved master plan, together with an indication of 1200sqm retail. Resolution of these dramatically different specifications will be investigated in the Concept Plan refinement.

The provision of retail, commercial and business facilities needs to be considered within the context of the Far North Coast Regional Strategy, which promotes Ballina as the commercial / retail 'capital' of the area. At a more local scale, the provision of facilities will be considered in the context of interaction with and potential impacts on, the Lennox Head Village Centre.

Petrac will explore these issues in some detail in the Enquiry by Design process to develop a proposal that has the support of both Ballina Shire Council and the Lennox Head community.

The adopted Master Plan contained a central area proposed as a 'Commercial / Community' facility, with an intention that this area includes a community hall. Petrac are committed to the provision of appropriate community facilities. As part of the Enquiry by Design process, Petrac will work with the Lennox Head Community to plan for these facilities in greater detail, determining the most pressing needs and then determining the best way to implement proposals that address these needs.

### **Guiding Principles**

The guiding principles for the neighbourhood commercial / community centre at the Pacific Pines Estate are:

- reflect the layout, form and scale of a typical Northern Rivers village centre;
- provide a 'main street' focal point for the development, and a meeting place for residents;
- allow for a range of local-scale services and facilities, such as post office, neighbourhood scale supermarket, pharmacy, newsagent, tavern, child care, café, bakery etc.; and
- provide the opportunity for a range of community facilities, which could be in the form of a community purpose hall, or a multi-use community meeting facility, etc.

The commercial/community facilities will be designed to reflect the layout, form and scale of a typical Northern Rivers village centre. It will include a 'main street' which will provide convenience style facilities.

### **5.2.2 Amenity**

The Pacific Pines Estate, given its nature and setting, has the potential to provide a high level of residential amenity. There will be a number of important considerations in ensuring that the future development achieves such high amenity. These relate to landscaped areas and private open space, visual impacts (internally and externally), mosquito management and acoustic privacy.

### **Guiding Principles**

The guiding principles relating to amenity at the Pacific Pines Estate are:

- control development such that existing views both out of and into the site are not overly compromised;
- configure the design of outdoor areas to balance the competing requirements for privacy and solar access between dwellings;
- carefully consider the relationship between dwellings and the public domain to provide an appropriate level of privacy to occupants whilst maintaining a controlled outlook to the street to encourage public spaces that are safe and deter anti-social behaviour;
- provide for the adoption of mosquito management and control measures that are in accordance with Ballina Shire Council's *Development Control Plan No. 11*; and
- provide for the adoption of acoustic management measures that accord with the Department of Environment and Conservation's *Environmental Criteria for Road Noise*.

### 5.2.3 Infrastructure

A fundamental requirement for the development of the Pacific Pines Estate will be the provision of appropriate infrastructure. This will include water, sewerage, drainage, electricity and telecommunications.

In the Pacific Pines Estate case, reticulated infrastructure is available in the locality, and can be extended to provide service to the site.

#### **Guiding Principles**

The guiding principles for infrastructure provision at the Pacific Pines Estate are:

- examine opportunities to find innovative ways to provide the required public utilities in a more sustainable way than has been achieved in the past.

Bulk water is supplied by Rous Water to Ballina Shire Council who in turn distributes it to the community. We understand that Rous Water has sufficient capacity to supply the subdivision.

Ballina Shire Council's strategy for water supply distribution to the Pacific Pines Estate development is to augment the existing sub-main supply down Montwood Drive, with a reservoir adjacent between Fieldcrest Drive and North Creek Road. A water main from North Creek Road will supply this new reservoir.

Rainwater tanks are proposed as part of the stormwater management strategy as a means of reducing stormwater flows. Opportunities exist to extend this facility to provide non-potable water supply replacement capacity through the use of stored rainwater to supply garden irrigation, toilet flushing and other non-potable demands.

Ballina Shire Council collects and treats sewage via its sewerage reticule, pump stations and treatment plants. Council's current sewerage augmentation strategy requires the upgrading of the Lennox Head Treatment Plant to an approximate 58,000 EP capacity. Following a lengthy community consultation and Urban Water Investigation Program, Council has exhibited a revised strategy that reduces the upgrade to 28,000 EP with the balance of required upgrade capacity transferred to the Ballina Sewage Treatment Plant. Council has advised that even with the reduced ultimate capacity at the Lennox Head Treatment Plant it will be able to receive and treat the sewage from Pacific Pines Estate.

As part of the above-referred Urban Water investigation, Council has adopted a policy for developments such as the Pacific Pines Estate to investigate the use of treated effluent in a dual water reticule as a condition of development consent.

Reuse of treated wastewater will be investigated during the detailed design of the Concept Plan.

### 5.2.4 Traffic and Access

Ballina Shire Council's Strategic Plan for traffic management around and through Lennox Head is set out in their Road Hierarchy Plan. This Plan introduces the concept of a sub-arterial bypass road through the western part of the Pacific Pines development, as an extension of the existing Hutley Drive. This concept has not been articulated by Council into any strategic plan or policy as yet, but we understand that council are currently progressing planning in this regard.

The intention of Council's concept is to duplicate the existing Coast Road access between Lennox Head and Ballina in order to avoid the need to widen the existing Coast Road to four lanes. The western alternative will link the existing roundabout at Coast Road/Ballina Street, generally around the western fringe of the zoned land to the intersection of Skennars Head and North Creek Roads. From there, North Creek Road would be expanded southward to eventually join with the Coast Road north of Prospect Bridge. At the northern end, the concept may also involve a western connection to Ross Lane.



Council's conceptual planning for this future arterial road network involves an east / west connection between the Hutley Drive extension and the adjoining Henderson Farm land. In developing the detailed design of the Concept Plan, Petrac will liaise with both council and the Henderson Farm land owners to determine the most appropriate way to implement this east / west connection.

The main access points into the Pacific Pines site will be via Hutley Drive in the north, and eventually to the south, and Montwood Drive in the south-east. Access is also now proposed to Stoneyhurst Drive.

### ***Guiding Principles***

The guiding principles for streets within the Pacific Pines Estate Master Plan are:

- create a new street layout that is integrated with the existing street pattern, and that ensures a high degree of connectivity for pedestrians, vehicles and other modes of transport;
- provide connectivity between the existing stages of the Pacific Pines Estate to the south and the Lennox Meadows Estate to the north, and connect to new growth areas to the north east and to the west which will use the neighbourhood centre;
- provide a street layout and subdivision pattern that will be compatible with council's future road network, particularly in respect to the planned extension of Hutley Drive;
- provide lot arrangements that generate development frontage to streets and parks;
- provide a hierarchy of streets with identifiable character and speed management in relation to their location and function; and
- provide street reservations that will accommodate:
  - dedicated footpaths;
  - private cars, emergency vehicles, buses, garbage trucks and service vehicles;
  - on-street parking where appropriate;
  - street tree planting;
  - street lighting;
  - underground services reticulation; and
  - integrated urban stormwater treatment.

## **Instrument of Adoption 27-12-2003**

**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**

**ADOPTION OF MASTER PLAN NO. 27-12-2003**

**(FILE NO. S04/00111 PART 2)**

**SEPP 71 MASTER PLAN FOR SUBDIVISION OF LAND AT LOT 231 DP 1076122,  
MONTWOOD DRIVE, LENNOX HEAD**

I, Frank Sartor, Minister for Planning, pursuant to clause 22 of *State Environmental Planning Policy No.71—Coastal Protection*, determine the draft Master Plan referred to in the attached Schedule 1, by adopting the Master Plan subject to the Variations in the attached Schedule 2.

Frank Sartor  
**Minister for Planning**

Sydney, 2006

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## SCHEDULE 1

### PART A—TABLE

<b>Application for a draft master plan made by:</b>	GeoLINK Level 1/24 Ballina Street LENNOX HEAD NSW 2478
<b>Application made to:</b>	Minister for Planning
<b>Draft Master Plan:</b>	MP 27-12-2003
<b>On land comprising:</b>	Lot 231 DP 1076122, Montwood Drive LENNOX HEAD NSW
<b>For the carrying out of:</b>	Development described in Condition A1, Part A, Schedule 2
<b>S.119 Public inquiry held:</b>	No
<b>Application made on:</b>	19 December 2003

### PART B—NOTES RELATING TO THE ADOPTION OF MP NO. 27-12-2003

#### ***Responsibility for other approvals / agreements***

The applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.

#### ***Legal notices***

Any advice or notice to the consent authority shall be served on the Director-General.

### PART C—DEFINITIONS

In this consent,

***Applicant*** means GeoLINK or any party acting upon this draft masterplan.

***Council*** means Ballina Shire Council.

***MP No. 27-12-2003*** means the draft Master Plan submitted by the applicant in September 2004 titled *Pacific Pines Estate – Master Plan*.

***Department*** means the Department of Infrastructure, Planning and Natural Resources or its successors.

***Minister*** means the Minister for Planning.

***Subject Site*** has the same meaning as the land identified in Part A of this schedule.

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## **SCHEDULE 2**

### **ADOPTION OF PACIFIC PINES ESTATE SEPTEMBER 2004 MASTER PLAN AND GENERAL REQUIREMENTS**

**MASTER PLAN NO. MP 27-12-2003**

#### **PART A – MASTER PLAN DOCUMENT**

##### ***A1 Master Plan Document and Drawings***

The Master Plan adopted shall be generally consistent with the draft Master Plan entitled *Pacific Pines Master Plan September 2004* prepared by GeoLink, dated September 2004.

##### ***A2 Editing of Master Plan Document***

The Master Plan adopted shall be edited to reflect the Variations contained in this Instrument of Adoption.

#### **PART B – GENERAL REQUIREMENTS**

This adoption relates only to the *Pacific Pines Estate – Master Plan* document only. Future land subdivision, infrastructure provision and residential development are subject to separate approval pursuant to the provision of the *Environmental Planning and Assessment Act 1979*.



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## **SCHEDULE 3**

### **VARIATIONS OF ADOPTION**

#### **MASTER PLAN No. 27-12-2003**

#### **PART A – VARIATIONS TO THE DRAFT MASTER PLAN**

1. The management of the endangered ecological communities located on the site are to be undertaken in accordance with the points listed below and in accordance with the attached Map "Impact on Development on Vegetation" as amended by the Department of Planning:-
  - (a) Site 1 - To ensure the remnant is adequately protected from indirect impacts as a result of the residential development, it is recommended that appropriate buffers be established. Residential development is to be setback 50 metres from the boundary of the Henderson Lane Road reserve and for the SEPP 26 remnant a setback of 100m from the boundary of SEPP 26. It is also recommended a road way be located between the residential development this buffer area to address any future bush fire issues. If a road is not provided then an additional 5 m setback would be required.
  - (b) Site 2 & 3 – Residential development is to be setback 10 metres from the vegetation located within the road reserve. Protection of the three Morton Bay Figs is to be made via the provision of private covenants.
  - (c) Residential development is to be setback 10 m from the remaining cleared areas along the road reserve to ensure revegetation can occur.
  - (d) The protection of the Ecologically Endangered Community at Site 4 is to be protected by covenants over the land.
2. Residential development is to be setback a minimum of 10m from the vegetation located within the road reserve.
3. All EEC located on private land is to be protected by covenants to ensure their preservation.

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## SCHEDULE 4

### MATTERS TO BE ADDRESSED IN ANY DEVELOPMENT APPLICATION UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

#### MASTER PLAN No. 27-12-2003

#### PART A – INFORMATION TO BE SUBMITTED

##### A1 Vegetation Management Plan

A Vegetation Management Plan (VMP) must be prepared and submitted with any development application. The VMP shall address the following:

- (a) where the VMP identifies any fig trees for retention, the subdivision pattern shall be designed so that residential land boundaries adjacent to fig trees are located clear of the nominal drip line of such trees by a minimum of 20 metres;
- (b) The VMP is to detail the provision of revegetation of Site 1 prior to the dedication of this area of Council;
- (c) The VMP is to take into consideration the three (3) nationally endangered species located on the site, *Macadamia tetraphylla*, *Syzygium hodgkinsoniae*, and *Tinosporides*. The VMP is to detail the provision of satisfactory buffer areas around these species to ensure their preservation.

##### A2 Car Parking Allocation Plan

A Car Parking Allocation Plan (CPAP) must be submitted with any development application for the commercial/community centre. The CPAP must be consistent with Council's car parking requirements and require all proposed spaces to be in accordance with AUSTROADS Part 11 Section 8 – Off Street Parking.

##### A3 Construction Traffic Management Plan

A Construction Traffic Management Plan must be submitted with any development application for every stage of the development. This Plan shall address the measures which will be implemented for the protection of adjoining properties, pedestrian safety and traffic management and shall be in accordance with AS 1742.2 – Traffic Control Devices for Works on Roads. This Plan is required to maintain public safety, minimise disruption to pedestrian and vehicular traffic in the locality and protect services during construction of future development.

##### A4 Bushfire Protection

Future development may be subject to the *Rural Fires Act, 1997* and as such any application for development shall be supported by a bushfire risk assessment prepared by a suitably qualified professional. Nothing in the adopted Master Plan prevents the NSW Rural Fire Service imposing additional requirements as may be required under the *Rural Fires Act, 1997*.

##### A5 Cultural Heritage

To ensure any items of cultural heritage are preserved, a member from the Local Aboriginal Land Council must supervise any initial earthworks for future development on the site.

##### A6 Water Quality Objectives and Principles

1. A Water Management Plan must be submitted with any future application for development of the subject site. This Water Management Plan is required to demonstrate the implementation of Water Sensitive Urban Design. The plan is required to demonstrate:
  - the reduction in the demand for reticulated water supply;

- 
- recycling water;
  - retuning water to the water table rather than surface runoff;
  - reducing pollutant transport from the developed site; and
  - maintaining the quality of run off at pre development conditions.

The Water Management Plan will be required to provide details of the implementation of lot based stormwater management, details of the monitoring of the water quality and stormwater management throughout the life of the development, proposed community education programs and measures to implement in the event of the failure of the system.

The future application is to demonstrate the implementation of Ballina Shire Council's dual reticulation policy requirements.