







Planning controls

4

4.1 Commonwealth Matters

4.1.1 Environmental Protection and Biodiversity Conservation Act 1999

Provides for a national process of environmental assessment and protection for significant matters.

4.2 State Matters

4.2.1 Environmental Planning and Assessment Act

S 5A of the Act provides that in dealing with development, consent authorities have to take into account whether there is likely to be a significant effect on threatened species, populations or ecological communities or their habitats.

Part 3A of the Act sets out the procedures for dealing with applications for major projects.

4.2.2 State Environmental Planning Policy 2005 Major Projects

This policy defines certain developments that are major projects under Part 3A of the Environmental Planning and Assessment Act 1979 and determined by the Minister for Planning. Under the provisions of this policy, the redevelopment of the Pelican Beach Resort is a major project as it is within the coastal zone and involves a subdivision of over 25 lots. As a result any development on the site is determined under the provisions of Part 3A of the EPA Act by the Minister for Planning.

4.2.3 State Environmental Planning Policy 55 – Remediation of Land

The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals.

4.2.4 State Environmental Planning Policy 71 – Coastal Protection

SEPP 71 aims to protect and manage the attributes of the New South Wales Coast. It applies to the coastal zone. The policy defines significant coastal development as including development greater than 13m in height and subdivision of land in a residential zone into more than 25 lots. The minister is the consent authority for significant coastal development. Where it is proposed to provide for the subdivision of land within the coastal zone into more than 25 lots, a master plan (which can now be a concept plan under the provisions of Part 3A of the EPA Act) is required to be prepared and approved before consent can be granted to any application. The Minister has to approve a master plan.

A draft master plan is to illustrate and demonstrate proposals for the following:

- (a) *design principles drawn from an analysis of the site and its context,*
- (b) *desired future locality character,*
- (c) *the location of any development, considering the natural features of the site, including coastal processes and coastal hazards,*
- (d) *the scale of any development and its integration with the existing landscape,*
- (e) *phasing of development,*
- (f) *public access to and along the coastal foreshore,*
- (g) *pedestrian, cycle and road access and circulation networks,*
- (h) *subdivision pattern,*
- (i) *infrastructure provision,*
- (j) *building envelopes and built form controls,*
- (k) *heritage conservation,*
- (l) *remediation of the site,*
- (m) *provision of public facilities and services,*
- (n) *provision of open space, its function and landscaping,*
- (o) *conservation of water quality and use,*

(p) conservation of animals (within the meaning of the *Threatened Species Conservation Act 1995*) and plants (within the meaning of that Act), and their habitats,

(q) conservation of 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.

SEPP 71 also provides that the following matters are to be taken into consideration when considering development proposals in the coastal zone:

- (a) the aims of this Policy set out in clause 2,
- (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,
- (c) opportunities to provide new public access to and along the coastal foreshore for pedestrians or persons with a disability,
- (d) the suitability of development given its type, location and design and its relationship with the surrounding area,
- (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,
- (f) the scenic qualities of the New South Wales coast, and means to protect and improve these qualities,
- (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,
- (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
- (i) the likely impact of coastal processes and coastal hazards on development and any likely impacts of development on coastal processes and coastal hazards,
- (k) measures to reduce the potential for conflict between land-based and water-based coastal activities,
- (l) measures to protect the cultural places, values, customs, beliefs and traditional knowledge of Aboriginals,
- (m) likely impacts of development on the water quality of coastal waterbodies,
- (n) the conservation and preservation of items of heritage, archaeological or historic significance,

(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,

(p) only in cases in which a development application in relation to proposed development is determined:

(q) the cumulative impacts of the proposed development on the environment, and

(r) measures to ensure that water and energy usage by the proposed development is efficient.

4.2.5 State Environmental Planning Policy 65 – Design of Residential Flat Buildings

This policy aims to improve the design quality of residential flat development in New South Wales. It applies to a building of 3 or more storeys comprising 4 or more self contained dwellings. It provides that regard has to be had to certain design quality principles in the assessment of proposals for residential flat development. The principles are:

Context
Scale
Built Form
Density
Resource, energy and water efficiency
Landscape
Amenity
Safety and Security
Social Dimensions
Aesthetics

The policy also provides that consideration must be given to the policies and principles in the Residential Flat Design Code.

4.2.6 State Environmental Planning Policy 11 – Traffic Generating Development

SEPP 11 provides that certain applications need to be referred to the Roads and Traffic Authority for advice.

4.2.7 The North Coast Regional Environmental Plan 1988

Aims

The aims of the plan are as follows:

(a) to develop regional policies that protect the natural environment, encourage an efficient and attractive built environment and guide development into a productive yet environmentally sound future,

- (b) to consolidate and amend various existing policies applying to the region, make them more appropriate to regional needs and place them in an overall context of regional policy,
- (c) to provide a basis for the co-ordination of activities related to growth in the region and encourage optimum economic and social benefit to the local community and visitors to the region, and
- (d) to initiate a regional planning process that will serve as a framework for identifying priorities for further investigation to be carried out by the Department and other agencies.

Relevant Policies

Relevant objectives and policies in the plan are as follows:

The Natural Environment

Objectives

- (a) to protect areas of natural vegetation and wildlife from destruction and to provide corridors between significant areas,
- (b) to protect the scenic quality of the region, including natural areas, attractive rural areas and areas adjacent to waterbodies, headlands, skylines and escarpments, and
- (c) to protect water quality, particularly within water catchment areas

Policies

- (1) The council must not grant consent for the clearing of natural vegetation in environmental protection, scenic protection or escarpment preservation zones unless it is satisfied that:
 - (a) the wildlife habitat will not be significantly disturbed by the proposed development, and
 - (b) the scenery will not be adversely affected by the proposed development, and
 - (c) an erosion and sediment control plan will be implemented which will successfully contain on the site any erosion or sediment caused by the proposed development.
- (2) In this clause, clearing of natural vegetation means:
 - (a) the removal of the majority of the vegetation, ground cover, topsoil or flora (other than noxious weeds, or trees which are dead, dangerous, exotic or propagated for horticultural purposes) within an area in excess of 1 hectare, or
 - (b) the reduction of the canopy or the population of any one tree species in excess of 20 per cent within an area in excess of 1 hectare,

but does not include such removal or reduction:

- (c) within 3 metres of the boundary of land in different ownership or occupation for constructing or maintaining a fence, or
- (d) within 0.5 metre of the common boundary of land in different ownership or occupation to allow a registered surveyor to survey the boundary.

Coastal Development

Objectives

- (a) to enhance the visual quality of the coastal environment,
- (b) to provide for the appropriate recreational use of beaches,
- (c) to protect the water quality of the coastal environment,
- (d) to minimise risks to people and property resulting from coastal processes,
- (e) to minimise changes to coastal processes resulting from development, and
- (f) to encourage retention of natural areas and regeneration of those natural areas which are already degraded.

Policies

- (1) This clause applies to land within the region to which the NSW Coastal Policy 1997 applies.
- (2) In determining an application for consent to carry out development on such land, the council must take into account:
 - (a) the NSW Coastal Policy 1997,
 - (b) the Coastline Management Manual, and
 - (c) the North Coast: Design Guidelines.
- (3) The council must not consent to the carrying out of development which would impede public access to the foreshore.
- (4) The council must not consent to the carrying out of development:
 - (a) on urban land at Tweed Heads, Kingscliff, Byron Bay, Ballina, Coffs Harbour or Port Macquarie, if carrying out the development would result in beaches or adjacent open space being overshadowed before 3pm midwinter (standard time) or 6.30pm midsummer (daylight saving time), or
 - (b) elsewhere in the region, if carrying out the development would result in beaches or waterfront open space being overshadowed before 3pm midwinter (standard time) or 7pm midsummer (daylight saving time).

Heritage

Objectives

- (a) to conserve the environmental heritage (including the historic, scientific, cultural, social, archaeological, architectural and aesthetic heritage) of the North Coast Region,
- (b) to promote the appreciation and understanding of the North Coast Region's distinctive variety of cultural heritage items and conservation areas including significant buildings, structures, works, relics, towns and precincts, and
- (c) to encourage the conservation of the Region's historic townscapes which contain one or more buildings or places of heritage significance or which have a character and appearance that is desirable to conserve.

Urban Development - Residential Development

Objectives

To promote the provision of a range of adequate, affordable and suitable housing to meet the needs of the region's population.

Policies

- (1) The council shall not grant consent to development for residential purposes unless:
 - (a) it is satisfied that the density of the dwellings have been maximised without adversely affecting the environmental features of the land,
 - (b) it is satisfied that the proposed road widths are not excessive for the function of the road,
 - (c) it is satisfied that, where development involves the long term residential use of caravan parks, the normal criteria for the location of dwellings such as access to services and physical suitability of land have been met,
 - (d) it is satisfied that the road network has been designed so as to encourage the use of public transport and minimise the use of private motor vehicles, and
 - (e) it is satisfied that site erosion will be minimised in accordance with sedimentation and erosion management plans.

Tall Buildings

Objectives

To ensure that proposals for buildings over 14 metres are:

- (a) subject to the opportunity for public comment, and
- (b) assessed for their local impact and regional significance.

Policies

- (1) In this clause, a reference to a building does not include an aerial, chimney stack, mast, pole, receiving tower, silo, transmission tower, utility installation or ventilator or any other building, or a building of a class or description of buildings, exempted by the Minister from the provisions of this plan by notice published in the Gazette.
- (2) The council shall not, without the concurrence of the Director, grant consent to a development application for the erection of a building over 14 metres in height.
- (3) In deciding whether to grant concurrence to a development application in respect of development referred to in subclause (2), the Director shall take into consideration the likely regional implications of the development as regards its social, economic and visual effect and the effect which it will or is likely to have on the amenity of the area.
- (4) The provisions of sections 84, 85, 86, 87 (1) and 90 of the Act apply to and in respect of development for the purpose of a building over 14 metres in height in the same way as those provisions apply to and in respect of designated development.

Adequacy of Community and Welfare Services

Objectives

To ensure that full account is taken of the need for community services in the planning process.

Policies

Before granting consent to a development application for the subdivision of land intended for residential or rural residential purposes, the council shall consider the adequacy of community and welfare services available to the land and take into account the results of that consideration.

Tourism Development

Objectives

- (a) to encourage tourism activity that will complement the existing natural and man-made features of the region and be of positive benefit to the region's economy, and
- (b) to encourage a range of tourism facilities in the region without degrading important environmental or agricultural features of the region, and
- (c) to encourage the location of tourism facilities so that they may benefit from existing air, road and rail services, physical service infrastructure, other tourist attractions, natural features and urban facilities, and
- (d) to encourage large scale resort development in places that are easily accessible to tourists by roads, railways or water transport (or any combination of them) of a high standard and that are in proximity to urban services.

Policies

- (1) *The council must not grant 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.*
- (2) *In considering an application for consent to tourism development, the council must have regard to principles contained in the Tourism Development Along the New South Wales Coast: Guidelines.*
- (3) *The council must not approve an application for large scale resort development unless it is within or adjacent to a prime tourism development area or adequate urban services are available.*

2.8 Coffs Harbour Local Environmental Plan 2000

Aims and Objectives

The aims of the plan are:

- (a) *to provide a single local environmental plan for the City of Coffs Harbour, and*
- (b) *to encourage sustainable economic growth and development within the City, and*
- (c) *to recognise the need to provide for, and to provide for, development within the City in an ecologically sustainable manner, and*

to provide a quality lifestyle within the City.

The objectives of the plan are:

- (a) *to provide a policy framework for the preparation of more detailed development control plans, and*
- (b) *to identify areas for compatible development opportunities, and*
- (c) *to protect environmentally sensitive areas and the City's heritage, and*
- (d) *to allow for the equitable provision of social services and facilities for the community.*

Zoning

The land has 2 zones applying to it as follows:

- Residential 2E Tourist Zone
- 7 A Habitat and Catchment

Provisions of the zones are as follows:

Residential 2E Tourist

Aim:

To provide for tourist accommodation and recreational land uses.

Objectives

- *to enable tourist development and other development that is compatible with the surrounding environment.*
- *to provide for development that is within the environmental capacity of a high density residential environment and can be adequately serviced.*

Permissible without development consent:

Development for the purpose of:

bed and breakfast establishments; environmental protection works; home industries; home occupations; special care homes.

Permitted with development consent :

Development for the purpose of:

attached dual occupancies; boarding houses; camp or caravan sites; car parks; child care centres; communications facilities; community facilities; convenience stores; dams; demolition; detached dual occupancies; dwelling-houses; eco-tourism facilities; educational establishments; entertainment facilities; environmental facilities; forestry; group homes; helicopter landing sites; hotels; housing for aged or disabled persons; motels; multi-unit housing; places of worship; recreation areas; recreation facilities; restaurants; roads; service stations; tourist facilities; utility installations. Subdivision of land.

Any other development is prohibited.

Environmental Protection 7A Habitat and Catchment Zone

Aim:

To protect and enhance sensitive natural habitat and waterway catchments.

Objectives:

- *to protect habitat values and water quality and enable development which does not adversely impact upon these.*
- *to enable development that is within the environmental capacity of the land and can be adequately serviced.*

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Permitted without development consent

Development for the purpose of:
agriculture (which does not involve the clearing of bushland or construction of buildings); environmental protection works; home industries; home occupations.

Permitted with development consent:

Development for the purpose of:
agriculture (which involves the clearing of bushland or the construction of buildings); aquaculture; attached dual occupancies; bed and breakfast establishments; dams; demolition; dwelling-houses; eco-tourism facilities; environmental facilities; forestry; recreation areas; roads; utility installations. Subdivision of land.

Prohibited Development:

Development that is not permitted.

Foreshore Building Line

There is a foreshore building line shown on the site and the following provision applies:

Regardless of any other provision of this Plan, buildings shall not be erected, without development consent, between the foreshore building line and a bay, river, creek, lake, lagoon, harbour or ocean in respect of which the line is fixed.

Other Matters

Tree Preservation

Objective of provision:

To enable preservation of trees to maintain the amenity of the City.

Koala habitat

Objective of provision:

To provide for the protection of koalas and their habitat.

Landform Modification

Objective of provision:

To control soil erosion, sedimentation, tree loss and drainage impacts associated with landform modification.

Waterways

Objective of provision

To ensure there are not adverse impacts from development on the Solitary Islands Marine Park

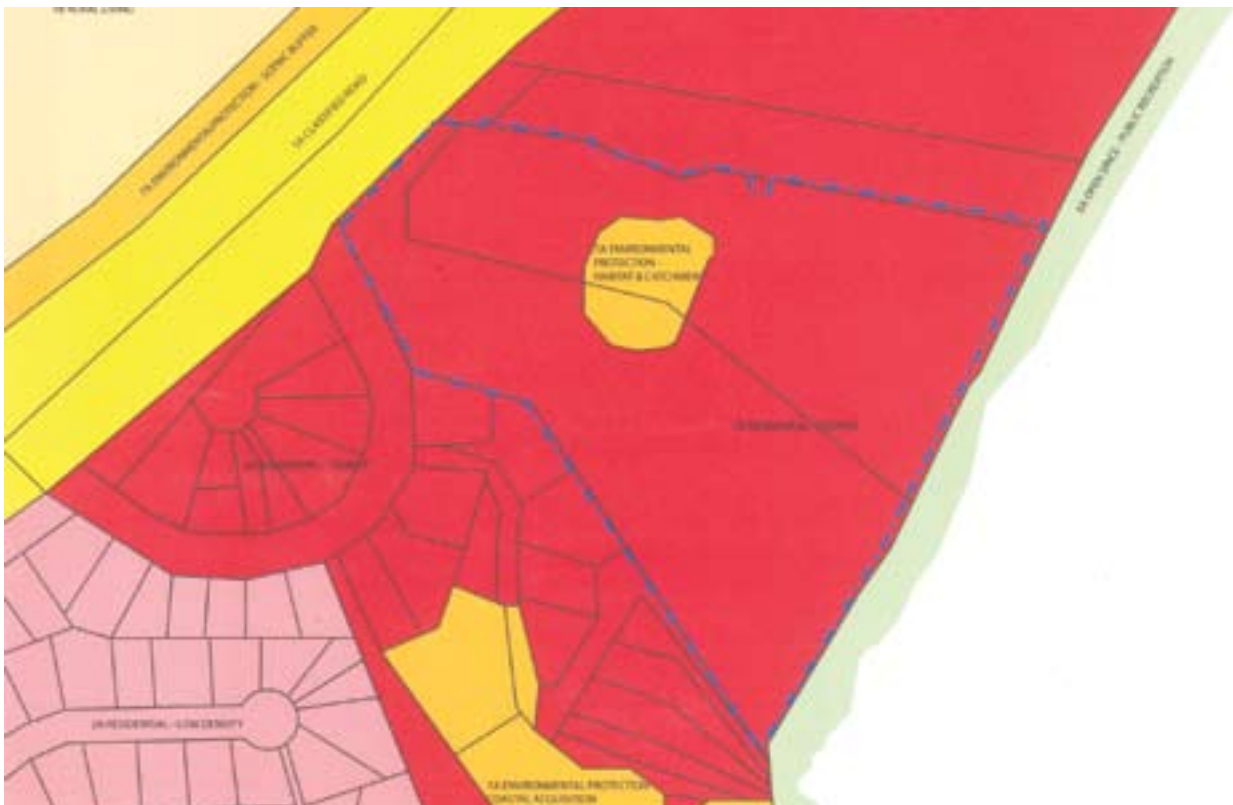
Environmental Hazards

To ensure that environmental hazards are considered relating to development

Services

Objective of provision :

To ensure that all development has adequate water and sewage services.



4.2.9 Coffs Harbour Residential Tourist Lands Development Control Plan

The objectives of this DCP are:

- *To encourage tourist development*
- *To ensure the scale and intensity of residential and tourist development is appropriate to the environmental characteristics of the land and locality*
- *Promote ecologically sustainable development*

This DCP applies only to that part of the site which is zoned 2E and not to the 7A part of the site. Relevant controls are as follows:

- *In hilly or undulating country ridges should not be built on*
- *Developments which include pedestrian access to beaches shall make provision to protect natural sand dunes by addressing dune care and bushland protection issues*
- *Building Design – design of buildings shall reflect the nature of the character statement for the area in terms of views and be in keeping with the natural setting*
- *Character Statement – Development is to provide a medium density style accommodation which will promote coastal views with a design in keeping with the natural environment, being beaches and coastal bushland setting*
- *Density/Subdivision – Tourist 1 unit/150m², Residential 1 Dwelling/200m²*
- *Setback Front 20m to Pacific Highway, 6m to local roads. Side and rear assessed on merits*
- *Height limit 14m*
- *Site constraint – any proposed development between the 50m Foreshore Building Line and the shoreline requires development consent*
- *Solar Access – buildings should be designed to allow at least 2 hours of sunshine upon the living areas of adjacent dwellings and open space areas between 9am and 3pm on 22 June.*
- *Stormwater is to be directed to the street drainage system or inter allotment drainage easement where available*

4.2.10 Coffs Harbour Off-Street Parking Development Control Plan

This DCP contains provisions relating to design and safety of car parking areas and car parking provisions. Parking provisions are:

Dwellings: 1 space per dwelling of 100m² or less and 2 spaces per dwelling of 100m² or more

Motels: 1 space per unit and 1 space per 2 employees

Restaurant 1 space per 13.2m² GFA of restaurant/function room or 1 space per 6 seats

Hotel: Study required

4.2.11 Coffs Harbour Subdivision Development Control Plan

This DCP provides standards for subdivision design and servicing. The minimum lot size in the 7A Zone is 40ha.

4.2.12 Coffs Harbour Access and Mobility Development Control Plan

Provides requirements for access and mobility in the design of developments.





Project description

5

5.1 Introduction

This section describes in detail all aspects of the project which form the basis of the concept plan and the likely impacts the proposal will have on the environment. Where there has been a possibility of an impact from the proposal then measures have been taken to ameliorate the impact. The development is also expected to have positive impacts both on the physical environment in the area and on the social and economic environment in Coffs Harbour. The proposal has been designed on the basis of environmental sustainability principles and these have been recognised in the sensitive design of the buildings and their layout.

The proposal is a concept only at this stage and as a result the final development may vary from what is described here. However, this section provides information on the general scale, layout and appearance of the final development and presents an image for the future development of this important site. For planning purposes it has been estimated that 117 dwellings and 234 car parks will be developed on the site. These dwelling units will be a combination of apartments, townhouses and houses. There will be communal facilities comprising an office, reception area, commercial kitchen and adjacent area, pool and gymnasium. The development will be set in a landscaped setting. Environmentally sensitive areas on the site, including the environment protection area and the beach front and dune area will be protected and revegetated. The car parking spaces will be attached to the dwelling units, either underground or on the dwelling sites.

The development will provide both permanent residential accommodation and tourist accommodation where apartments are let by owners to tourists via a management scheme for the development.

5.2 Development Objectives

The objectives for the development proposal are to:

- redevelop the site to the highest standards of sustainability and urban design
- design a development which generally complies with the relevant planning controls applying to the site

- protect and enhance the areas of the site which have environmental significance
- prevent any adverse environmental impacts on the surrounding environment, including the Marine Park, from the proposals
- establish an Australian coastal architectural character for the buildings within a dominant landscaped setting
- provide a lifestyle resort catering for a mix of both permanent population and tourists at any one time

5.3 Sustainability Development Principles

The proposed development is based on principles of Water Sensitive Urban Design including the provision of water tanks for single dwellings, town houses and apartments, water efficient plumbing and fittings.

All dwellings are oriented to ensure solar access to private open space and living areas in mid winter, protection from the sun in summer through generous eaves and balconies and cross ventilation and will incorporate energy efficient lighting, gas cooking and gas boosted solar hot water systems.

The detailed planning of the development will ensure that the proposals will comply with the requirements of SEPP 65 and the Residential Flat Design Code and BASIX.

The development is located on an existing bus route on the Pacific Highway and has direct pedestrian access to the coastal walk.

Landscape material will be selected to minimise the need for water.

5.4 Development Description

The proposed key built elements of the development are as follows:

Upper Level Tourist Apartment & Facilities

Two groups of four storey 2 and 3 bedroom apartments for both tourist accommodation and permanent residents rang-

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ing in size from 90m² to 150m² each with large external living areas. The management office/reception area, meeting room, kitchen, pool and gym will be located in the upper level of the site at the main entry from the Pacific Highway.

Parking for apartments, of 2 cars per apartment will be provided in an excavated area under the buildings. Vehicular access to the car parks will be provided from a new centrally located access road generally along the alignment of the existing access road. The right of way along the northern boundary will be maintained.

Extensive landscaping will be provided within the 20 metre setback area along the frontage to the highway and within the common areas between the buildings and around the pool.

The building will be strata titled with the apartments being sold to individual investors or owner occupiers who would have the right for their apartment to be included in the tourist rental pool for the periods they are not using it themselves. For the bulk of the year, it is envisaged, the property will be under the control of resort management for primarily short term stays.

Hillside Apartments

Three groups of 2 and 3 bedroom four storey apartments will be located stepping down the hillside along the southern boundary of the site. The apartments have been sited to ensure adequate privacy, solar access and to provide ocean views for the majority of the residents.

The apartments on the upper level of the site are setback 20 metres from the Pacific Highway, with the ground floor level approximately 5-6 metres below the highway and the 20m setback area extensively landscaped to provide visual screening. The middle level hillside apartments are located 4m below the upper level apartments with the same orientation. The lower level hillside apartments step up the hill along the main access road and are orientated to provide views between and over the development on the lower part of the site.

Parking is located under the buildings at a basement level with access from the central access road. Areas around and between the buildings will be terraced and landscaped.

These buildings will be strata titled for sale with most likely, a combination of investors and owner-occupiers purchasing the apartments. As with the main resort accommodation, when the apartments are not being used by their owner they will be included in the 'pool' of accommodation available to resort management as 4 star apartments or family accommodation for short to medium stay periods.

Garden Apartments and Townhouses

A mix of three storey garden apartments and/or townhouses is provided at the base of the main access road and the conservation area across the site.

A typical townhouse will be three storeys and will contain three bedrooms between 150-200m² with parking located at ground level providing direct access to each townhouse.

Apartments could typically contain two or three bedrooms with good sized external living areas and range in size from 90m² to 180m² each. Car parking of 2 spaces or more for each apartment will be provided at basement level.

These buildings will be strata titled for sale with most likely, a combination of investors and owner-occupiers purchasing the apartments. As with the main resort accommodation, when the apartments are not being used by their owner they will be included in the 'pool' of accommodation available to resort management as 4 star apartments or family accommodation for short to medium stay periods.

Beachfront Housing

These are likely to be premium 2 storey, 3 bedroom architecturally distinguished houses built on the lower part of the site and set back the required 50m from the eastern, beachfront property boundary. Subject to final design and application of the planning constraints, there are likely to be up to 16 such houses with each house being 200m² in area with varying frontages, of not less than 10m facing due east over the beach. Facilities would include a double car garage at the rear with a spa pool and barbeque facilities in the courtyard facing the beach. These houses will be torrens titled and be most likely purchased by local owner occupiers who when not in residence might also make the house available to resort management as short-term 5 star tourist accommodation.

Design Outcome and Development Flexibility

The objective is to have a high quality outcome, whichever way the site is developed. To achieve that outcome design guidelines will be produced and registered on title either as part of the Community Titling process or on the individual titles themselves.

While the Concept Plan, as presented, is one response to the site constraints, environmental assessment and the current market, there are other possibilities and / or alternative siting of buildings. It is possible to provide more or less dwellings within the same envelope, without any change to the environmental impact. The flexibility to reconfigure the buildings, within the envelopes as presented in this Concept Plan is an option / condition that should be enshrined in the approval.



5.5 Demolition

All the existing structures on the site will be demolished and where possible the demolition material will be recycled to other construction sites.

5.6 Site Preparation

Following demolition of the existing buildings and associated facilities such as the swimming pool the site will be partly filled and regraded to the levels required for the re-aligned main access road and the first stage of the development at the lower level.

The area zoned 7(a) conservation will be rehabilitated in accordance with the vegetation management plan together with the frontal dune area.

5.7 Urban Form and Architectural Character

Urban Form

The principles which will be adopted for the development are to:

- integrate results of site investigations
- retain significant natural features
- respond to topography
- mitigate visual impact
- create a clear public and private domain
- integrate landscape and built form
- create clear pedestrian and street linkages

Site investigations have shown that the site is steeply contoured in places with significant vegetation located both on the steepest part of the site and dune area adjacent to the beach. The site is also visually prominent when viewed from the water and some adjoining sites as well as from the highway.

The urban design objective is to retain the significant features on the site, linking them with the proposed 'green' corridors. The principle organizing element will be visual corridor extending east/west from the highway to the water creating a green open space spine. This spine will incorporate gardens and access ways to buildings running north/south along the contours. Building zones are organized within development screened by vegetation.

An area on the water will be the principle common open space for the community at Sapphire Beach. The urban design structure will be reinforced by water sensitive urban design principles.

Built form will be integrated into the landscape structure noted above. Buildings will be within the 14 metre height line. The buildings will be predominantly lightweight with generous overhangs, sun shading and lightweight construction. Colours will compliment the tropical vegetation.

Architectural Character

The development establishes its context with the geography and landscape of the site and the surrounding area.

Building forms are in essence kept simple, while "playing" with the balcony zones has delivered level of variation, randomness and stepping which in turn delivers a play of light and shade to the facades. Floating roofs, pergolas and screens help frame the landscape while protecting the interior spaces from harsh sun.

It is intended to draw on local, cultural or vernacular building materials: details in stone and timber to create an aesthetic that, while still undeniably modern, are still very much of their place. Residential blocks are consistently crisp, rendered in modern forms of glass, steel and concrete



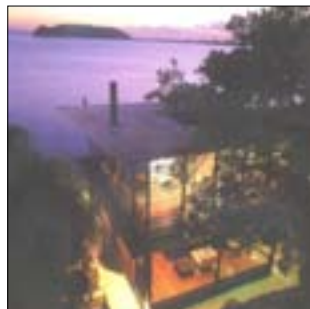
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5.8 Siting and Building Form

Buildings are sited to reflect the topography of the site, stepping down the side of the hill and to address the environmental protection areas on the site.

Living areas and balconies will be located to ensure solar access, maintain privacy and maximize views to the beachfront and ocean. The four storey buildings are located in small groups separated by landscaped terrace areas. The three storey town houses and/or apartment buildings are located across the site on the lower level at the base of the conservation area.

The two storey beach front houses are also located across the site with a wide break provided in the centre of the site providing both visual and pedestrian access to the frontal dune and beach area.



5.9 Height and Floor Space

Height

Building heights range from two storeys for the beachfront houses, three storeys for the town houses and garden apartments and 4 storeys for the hillside apartments and the upper level apartments. No building is over 14m in height to the top of the building.

Floor Space

There are approximately 117 dwellings proposed on the site representing approximately 1 dwelling per 354.7m² of site area.

5.10 Access and Car Parking

The existing access to Pelican Beach resort will be retained for access to the proposed development. Apartments will be serviced by a main internal road 6 metres wide with secondary roads 5 metres wide servicing groups of single dwellings / townhouses. The internal road network has been design to cater for service and emergency vehicles with a maximum grade of 16% (Road 1).

The existing road along the northern boundary (Road EX1) will be retained for a number of reasons, including:

- Secondary access in emergency situations;
- Easement in the favour of Council for access to sewer pumping station;
- Public access to beachfront and future Coffs Harbour Coastal Walk, and;
- Bush fire access.

Requirements for bushfire access state a maximum 15 degree slope should be provided (Bushfire Safe, 2006). Road EX1 has a maximum slope over 23.5 m of 15.6 degrees, slightly over the requirements. Passing bays will be provided at each end. The road is bitumen sealed. The detailed design phase will consider the following:

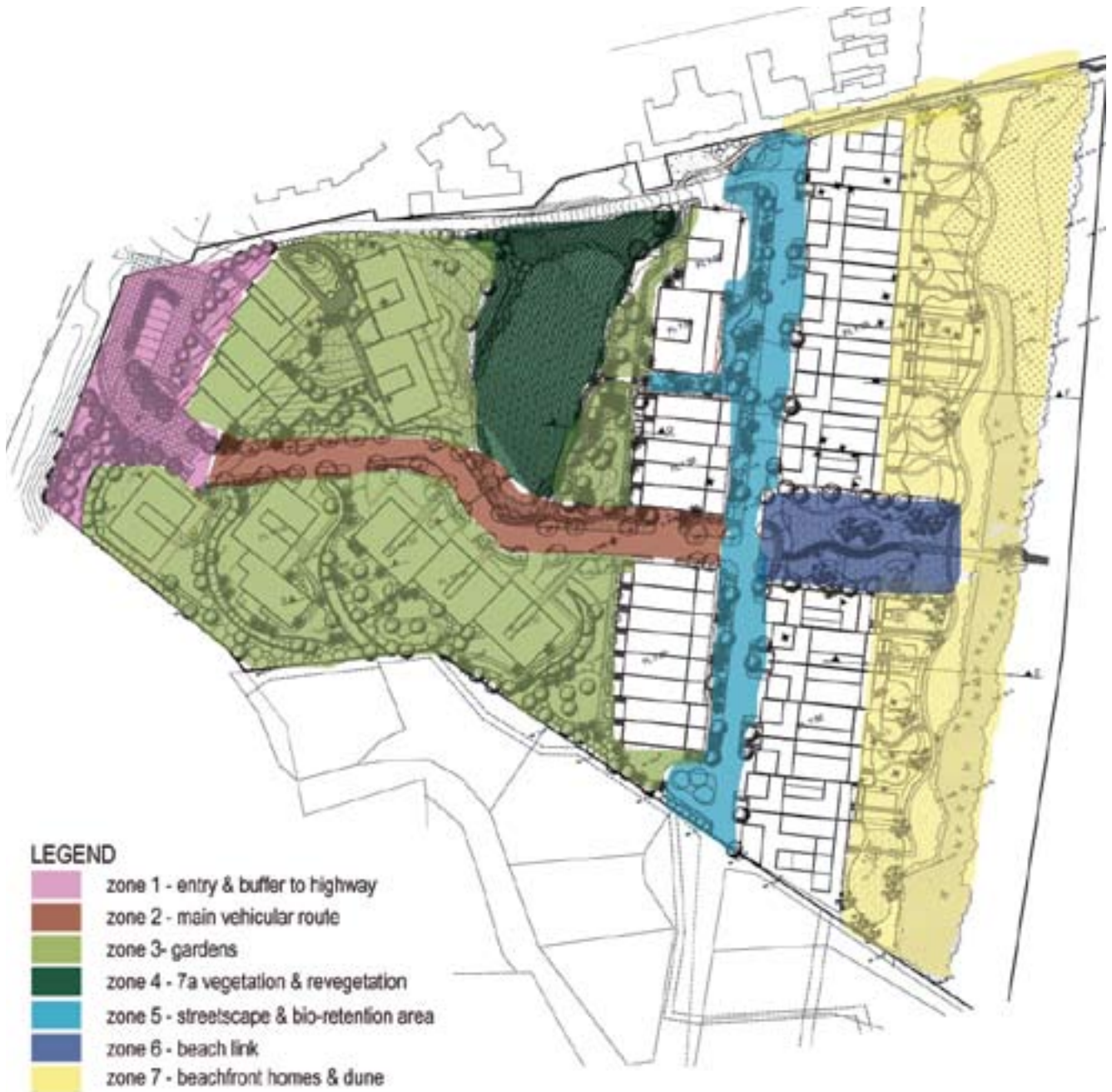
- Provision of a low speed environment on internal roads (<40 km/h and consideration to shared zones of 10 km/h);
- Provision of signage and line marking at internal intersections (most likely give way control), and;
- Internal routes for service and heavy vehicles (provision of adequate geometry, grades etc).

A total of 234 car parking spaces will be provided associated with the residential buildings.

5.11 Pedestrian Access and Bike-ways

Pedestrian access will be available through the site along the main road joining the site entry to the beachfront and joining up with the coastal walk. There will be access ways to each individual building. There will also be a public access route through the site along the northern side of the site to the beach, which will join a new pedestrian connection to Coachmans Close via a pathway along the western boundary.

It will be possible for cyclists to use the access ways on the site.



5.12 Landscape

The landscape proposals for the development have been based on 7 distinctive character zones within the site.

1. Entry and Buffer to the Highway

This zone is located on the western boundary of the site and includes the entry to the development.

The 'entry landscape' is to create a distinct location and landmark on the highway and establish a development of high visual amenity. At the south western extent of the site, tiered retaining walls will provide elevated garden areas to maximise the potential for planting to create a buffer to the development. A line of feature trees within the highest garden area will create a visual landmark. The understorey to this tree planting will feature mass planting of groundcovers. Planting layout will be simple with mass planting, clean lines and a limited palette of plant species. Signage will be sophisticated and simple to minimise the potential to add to the existing highway 'clutter'. Associated infrastructure, such as lighting, pavement and car parking signage will be of a high quality and style to contribute to the overall character of the landscape. The overall intention will be to create a cohesive and legible frontage. Garden areas to the visitor car parking will feature colourful flowering trees and layered understorey planting. Groups of palms to the west of the car park will add a strong vertical element. A formal layout of another tree species will define the extent of the public zone, that is, the access to the underground car parking for the restaurant. An alternative treatment to the road will reinforce the extent of this 'public zone' and the change to road becoming access to the residential units. The entry landscape will also provide a planted buffer between the highway and the development. This buffer will minimise the visual impact of the view to the development from the Pacific Highway. It will also provide a visual buffer to traffic on the highway for the residential units. A pedestrian access path to Coachmans Close will be included. The tiered gardens to the west of the hillside units will incorporate dense foliage plants and layered tree planting to maximise the gardens as a visual buffer.



2. Main Vehicle Route

Zone 2 is the main vehicular route within the site. It is located centrally to the site and provides access to the hillside units, the apartments and the Beachfront lots. This route will also define the main pedestrian link to the beach access for the development. Landscape treatments to this road and pedestrian link will seek to define its significance and to reflect the retained landscape features of the site. These include the pocket of 7(a) vegetation to the north and the south facing batter, also to the north of the route. Street tree planting will incorporate an indigenous species found within the 7(a) vegetation e.g. Three Vein Laurel. Tree planting will be in an informal layout with the tree planting theme reinforced by groups of this tree located on the south facing batter. Revegetation planting to the 7(a) vegetation will extend from the existing pocket of vegetation to the north road edge. Consideration will be given to including a barrier fence to this revegetation along the road edge with this fence custom designed to read as part of the streetscape.

A pedestrian pathway will provide a link from the site entry to the beach access with side accesses providing links to the various unit buildings. This pathway will be of a high quality finish that provides an appropriate surface for the steepness of the site. Street trees will be located either side of the path to create an informal character and to provide shade for pedestrians. The south facing slope to the north of the road will be densely planted with tree groups and shade loving plants. It will contribute to the visual amenity of the route. The surrounds to the street trees will be a combination of turf and garden areas. These garden areas will feature dense, lush foliage planting to contribute to creating a 'green' setting for the buildings and to create a sense of the buildings being revealed along the route. Landscape treatments will seek to define the public and private realm of the route. Groups of a feature tree and palm planting will mark the entry to the visitor parking and multi-function rooms. This 'public' part of the road will be reinforced with an alternative road surface treatment. Beyond this location is the access to the residential units.



5 PROJECT DESCRIPTION

3. Gardens

Zone 3 includes the gardens surrounding the various unit buildings. These gardens will range from a semi-formal arrangement surrounding the main community facility to a less structured arrangement at the hillside units. The garden areas will be extensive and will feature lush sub-tropical planting. Informal groups of trees, palms and layered planting of shrubs and groundcovers will create a 'green' setting for the residential buildings. Gardens will be located to gradually reveal the built forms. At the hillside units, the gardens will include a series of terraces created by retaining walls. These walls may be created from gabion walls featuring a local basalt stone. Dense foliage planting will soften the built form of the walls. Pathway links will provide access to individual buildings and residences, will allow for access to the highway and to Campbell's Beach and will also provide potential internal walking circuits. A pathway along the base of the 7(a) vegetation will focus on this natural site feature and will provide access to a community picnic and BBQ facilities.



4. 7A Zone Vegetation and Revegetation

Zone 4 is the pocket of 7(a) vegetation that is located approximately at the centre of the site. This zone also includes the revegetation planting to the edges of this pocket. The 7(a) vegetation will be retained. The existing weeds will be hand removed as per the Vegetation Management Plan for this location. Revegetation works will be established for exposed areas located within the pocket and for the edges of the 7(a) area. Proposed revegetation areas include the north side of the zone, the southern edge adjacent to the main vehicular route and along the eastern edge. Consideration will be given to using plant species found within the 7(a) vegetation within the landscape works to the development to reinforce the natural characteristics of the location. A barrier fence will be designed that restricts access into the zone, but is also in keeping with the high visual amenity and character of the development.

5. Streetscape and Bio-retention Area

Zone 5 includes the open space and streetscape to the east of the Garden Apartments. The open space is part of the stormwater detention for the site. Landscape design for this location seeks to maintain views for the dwellings, provide for the filtration of stormwater and to provide a landscape of a high visual amenity. The treatment to the detention area will be a combination of grassed and planted areas. Planted areas will include strategically located palm groups with an understorey of native grasses and sedges. A pedestrian link will be provided along the western edge of the detention area, with the opportunity to incorporate elevated deck areas that protrude out over the basin. These locations could incorporate seating for residents. Boardwalks will provide links across detention areas. Tree and palm planting to the bio-retention area will read as part of the streetscape to the front of the Garden Apartments. On the opposite side of the road, trees and gardens to the rear of the Beachfront Homes will add to the visual amenity and 'greenness' of the street. Spreading shade trees will provide a visual focus either end of the street.



6. Beach Link

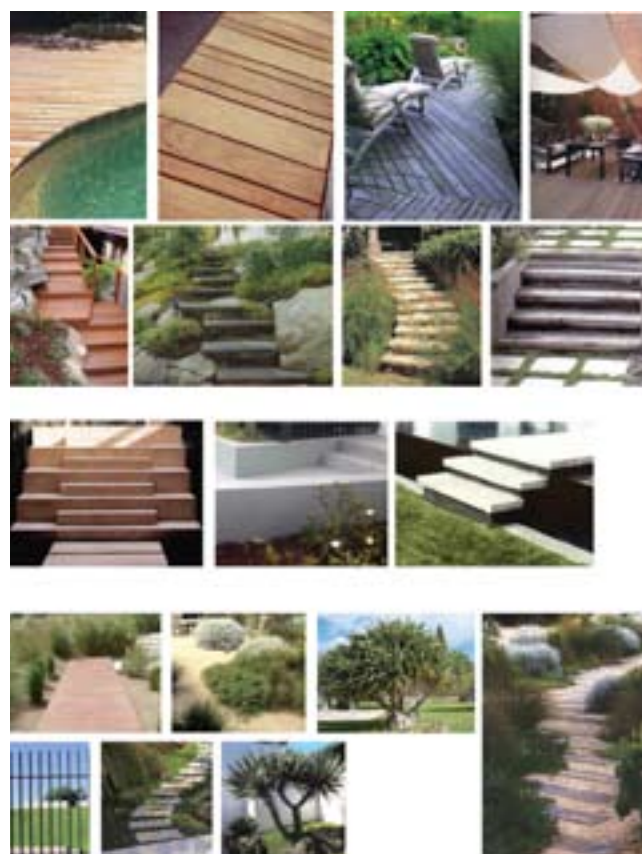
The pathway along the main vehicular link will culminate in the beach link, located between the two bulks of the Beachfront lots. This area will also operate as part of the stormwater detention system. A raised boardwalk will link the pathway across the basin to the beach access. Random mounds will be located within the basin and these will provide locations for the Pandanus that are to be relocated from elsewhere on the site. Mounds will also include mass planting of native grasses and groundcovers. The basin will be a combination of grassed areas and low planting. Dense planting will be located along the northern and southern edges to give privacy to the adjacent Beachfront lots. The Beachfront homes will be at RL7.50 with the base of the detention area at RL5.25. The level changes will be taken up with a planted batter. Tree planting to the batter will provide additional privacy to the adjacent residences and will also create a visual vista to the beach access and ocean beyond.



7. Beachfront Homes and Dune

Zone 7 includes the Beachfront lots and the dune area to the east. The Beachfront Homes have rear access with an east facing garden overlooking Campbell's Beach. The landscape character to these homes will be a reflection of the contemporary home design and the coastal environment. Homes will include an upper courtyard level and a lower garden area that also functions as part of the storm-water detention system. Split retaining walls or a planted batter will provide for the height difference between the two levels. The upper level will be more formal in layout with screen planting at the top of stepped walls or the batter to provide privacy. These courtyards may include seating, BBQ, lounges, paving/timber decking, plunge pool etc. The planting at the higher level will relate to the design of the homes and will be structured in layout and form. Both native and exotic species will be utilised. Access between the upper and lower levels will be stepped. To provide opportunities to individualise the Beachfront gardens, two garden characters will be adopted. Gardens incorporating the split retaining walls will be formal with layered mass planting and sculptural feature plants. Gardens incorporating the planted batter will have a softer, organic layout and planting will be more random. The lower gardens will be the interface with the dune environment and will their design will seek to make a smooth transition to the beach landscape. The layouts will be simple to keep the focus on the view. Planting will be of native species. Feature plants and trees will be located at strategic locations to maintain views. An open pool fence or similar fence will be located along the eastern boundary to provide security for residents whilst maintaining views.

Fencing will be sited within planting to soften its built form. A pedestrian link will be provided from the Beachfront homes to the main spine and beach access. Planting along this walk will include coastal groundcovers. Revegetation planting to the east of this walk will include retained Pandanus and new planting of native dune groundcovers. At the northeast of the site, the existing hind dune vegetation will be retained, weeded and supplemented with new planting of coastal groundcovers. A dune protection fence will be located along the revegetation edge to restrict access into this area. A public access will be provided along the northern edge of the development. This will provide a link to the 'Coastal Walk' along Campbell's Beach. Signage will be included at the entry to this walk indicating the link to the beach Facilities such as a beach shower and seating will be located at the public beach access.



5 PROJECT DESCRIPTION

5.13 Management and Subdivision

A management company will manage all aspects of the completed resort. The property will be subdivided under Community Title legislation and will consist of a number of strata and torrens title lots in individual ownership as well as common property in the ownership of the Community Association.

The apartments, townhouses and beachfront homes will be sold to both owner occupiers and investors.

The management company will manage and maintain the community and strata property for the owners. Typically, items such as cleaning, landscaping, services, car parking, roads and security will be included in the management.

The management company will also be available to lease and maintain the individual owners properties. The intention is to permit flexibility for the owners – they can choose to put their property into the rental pool as the market demands it or occupy their property for themselves. Lifestyle migrants often purchase property prior to making a permanent move and put their property into the rental pool. Another characteristic of this purchaser is that they

are highly mobile and not 'tied down' to their dwelling, as a result lease their property during peak season to off set occupancy costs.

The development has been designed with a multi-function area, which will include a kitchen. This will allow the management company to engage outside catering companies to service a small conference with meals as may be required rather than operate a full restaurant / café that research, and the experience of the present operation has shown, is not viable in this location. The proposal as described will allow flexibility for the management company and owners to capture the small conference demand when required and also use the multi-function area for community meetings or recreational activities as the demand varies.

The research undertaken by SGS Economics and Planning found that this style of management met the demands of the tourism market while offering purchasers flexibility in the use and ownership of their investment. Restricting use to either residential or tourism limits this flexibility and may result in less take up in both forms of use.



5.14 Social and Community Issues

The new development will create 3 – 20 jobs associated with the visitor accommodation. The development will also create 225 direct jobs during a 4-5 year construction period and about the same number of indirect jobs.

The development will provide housing and accommodation for approximately 235 people and this will provide additional holiday unit capacity for Coffs Harbour. This sector of the Coffs Harbour market has been showing growth in recent times.

The new development will be of a high standard and as such will attract additional high net worth individuals to the area including business owners relocating to Coffs Harbour.

No gain in population can be directly attributed to the development.

5.15 Staging Proposals

Once approval has been granted, it is proposed to stage the development over 4-5 years subject to market demand. It is envisaged to be developed in 4 stages as indicated by the Staging Plan.

Insert staging plan here

Stage 1 includes the demolition of the existing buildings, general clearing of the site of all structures, including the swimming pool, taking care to mark all healthy mature trees to be retained and fence the dune area and 7(a) environmental zone to protect them during construction. Stage 1 is noted as the area to the north of the central access road on the lower part of the site including the first set of 9 beachfront homes, the 12 apartments immediately behind and 5 townhouses adjacent. It also includes the dune rehabilitation in front of the beachfront homes, stormwater retention system and basin adequate for this part of the site, all services and roads. The final 25mm of bitumen will not be applied until the completion of Stage 4



The subdivision of the site under the Community Title

5 PROJECT DESCRIPTION

legislation would also occur in Stage 1. The lots for the apartment and townhouse buildings would be further strata subdivided at the time they are developed. There would be 16 individual beachfront titles created. Community property lot(s) will be created for the main access road, the 7(a) environmental zone and the dune area in front of the beachfront homes, which will include the public pedestrian access along the north boundary.

Stage 2 includes the Main Resort Building at the entrance to the site, which contains the manager's office and residence, the recreational facilities, multi-purpose room(s) and gym. It is envisaged these buildings will contain 32, two (2) and three (3) bedroom apartments all which will be strata titled.

This stage will also see the completion of the revegetation of the 7(a) environmental zone.

Stage 3 includes 7 beachfront homes along with 8 more townhouse along the southern boundary directly behind the beachfront homes. It also includes the dune rehabilitation in front of the beachfront homes, stormwater retention system and basin adequate for this part of the site. As noted above the beachfront homes will be built on their own title and the townhouse will be strata titled.

Stage 4 includes 44 apartments in 3 separate buildings terracing up the south side of the central access road. The apartments are all 2 or 3 bedrooms and will be strata tiled in 3 different schemes.

The final 25mm of bitumen to the central access will be applied at the completion of this stage.

The staging may vary if demand for a particular product arises, for example, if the beachfront homes sell more quickly than expected, we may decide to continue the final 7 beachfront homes directly following the 1st set, then work our way up the slope and out of the site.

5.16 Construction

Prior to the commencement of each Stage a Construction Management Plan (CMP) will be prepared as part of the DA. (This includes the demolition of the existing buildings.) The CMP will address all aspects of the construction for that stage including erosion control, stormwater management, noise mitigation, air quality, construction traffic, site safety and any other matter relevant to the construction and its potential impact to residents and neighbours.

The demolition process will use best industry practice to insure that any impact to neighbours is kept to a minimum and that consultation will take place prior to commencement of the work. Dilapidation surveys will be done on all adjoining properties and public property.

The re-use and recycling of materials coming from the building will be encouraged where practical.







Environmental assessment key issues 6

6.1 Design, Visual and Amenity

6.1.1 Design Quality

The development will be constructed to the highest standards of design excellence. The development proposals have adopted the principles of sustainability and this has been an important factor in the positioning of the buildings on the site and in their orientation. The urban design objective has been to retain the significant features of the site and to link them with a series of landscaped green corridors. The waterfront and beach area and the heavily vegetated and steep central areas have provided the landmarks for the site around which the new development has been designed.

The buildings will be predominantly light weight with generous overhangs and sun shading devices. Light weight roofs will be grouped along the tree canopy. Colours used will complement the tropical vegetation.

6.1.2 Massing and Setbacks

Buildings will not exceed a maximum height of 14m above natural ground line and there will be large spaces between the buildings to provide view corridors and to reduce any impacts on the visual qualities of the area and existing view corridors. Minimum setbacks are as follows:

- 20m from the Pacific Highway
- Coffs Harbour Council 1 in 100 year Hazard Line, September 1999
- 3 – 6m from the side boundaries of the site
- 15m to garden apartments generally from northern boundary

6.1.3 Amenity

It is proposed that the development will be of high amenity. The buildings are oriented and planned to optimise solar access both within the development and to adjacent development. Private open space is provided for each dwelling in the form of a courtyard or a balcony and these will be of generous proportions. Communal open space is provided along the beachfront and between the groups of the buildings and there will be communal recreation facilities provided for the development.

The development will provide safety to the residents as the apartment building entries are located directly from the pathway along the main access road or from pathways connected to the access road through the communal open space. Living areas overlook pathways and communal open space.

The buildings and the apartments will be able to comply with the Residential Flat design Code in relation to apartment layout, balconies, ceiling height, internal circulation, storage areas, daylight access and natural ventilation.

6.1.4 Visual Impact

A visual analysis has been carried out of the project from various public view points around the site. These are:

- From the top of Beachfront Close
- From the Pacific Highway south of the site
- From the Pacific Highway north of the site
- From Campbell's Beach
- From the headland at Campbell's Beach
- From the water

When looking at the views in relation to the existing situation on the site it is worth noting that the existing development occupies only part of the site and that the northern section of the site is currently vacant and there is no significant development on the upper levels of the site. The existing resort building is a significant structure on the site, and it is located generally on the central section of the site.

Beachfront Close

From this view point the new buildings will be visible between the trees, but they will not block views of the ocean from this location.

**Pacific Highway South**

The vegetated buffer along the highway will break up the visual impact of the development from this view point. The development will, however, be clearly visible from the highway but will not be obstructing any significant views from this area.



KEY ISSUES

Pacific Highway North

The development will be only partly visible behind the landscaping from this view point.



Campbell's Beach

The development will be visible from the beach but it will appear to be nestled within the landscape because the trees both in front of, and behind the development will frame the built form.



Headland

The development will be seen in the context of its landscaped setting from this view point.



Water

The development on the site will be seen in the context of the vegetated hills behind the development site from this view point. The landscaping proposed on the site will ensure that the built form does not dominate the lower areas of the escarpment.



KEY ISSUES

These views show that the development will have a visual impact in the area but that it will be seen in the context of the hills behind the site and the landscaping on the site. The development will not block any significant views of the water or of the beach from any public vantage points.

6.1.5 Landscape Setting

The landscape proposals for the site will provide for a development in a landscaped setting. The proposed landscaping will soften the built form and will contribute to the overall setting of the development. The landscaping will be carried out in distinct zones providing settings which reflect the nature of the area. The dune area will be revegetated under the provisions of the Management Plan and the vegetation in the 7(a) area will be retained, weeded and protected with buffer planting.

The opportunity has been taken to integrate the 7(a) area and the dunes into a vegetated core which runs through the site with fingers stretching along the access ways to the buildings. Visually this will mean that the buildings will always be seen from the beach and the water in a green setting with the vegetation on the site and the backdrop of the escarpment.

6.1.6 Privacy and Views

A minimum of 12m has generally been maintained between living rooms and bedrooms in the development and buildings have been oriented to prevent overlooking. Shading and privacy devices will be installed where there is any possibility of likely impacts on privacy or overlooking.

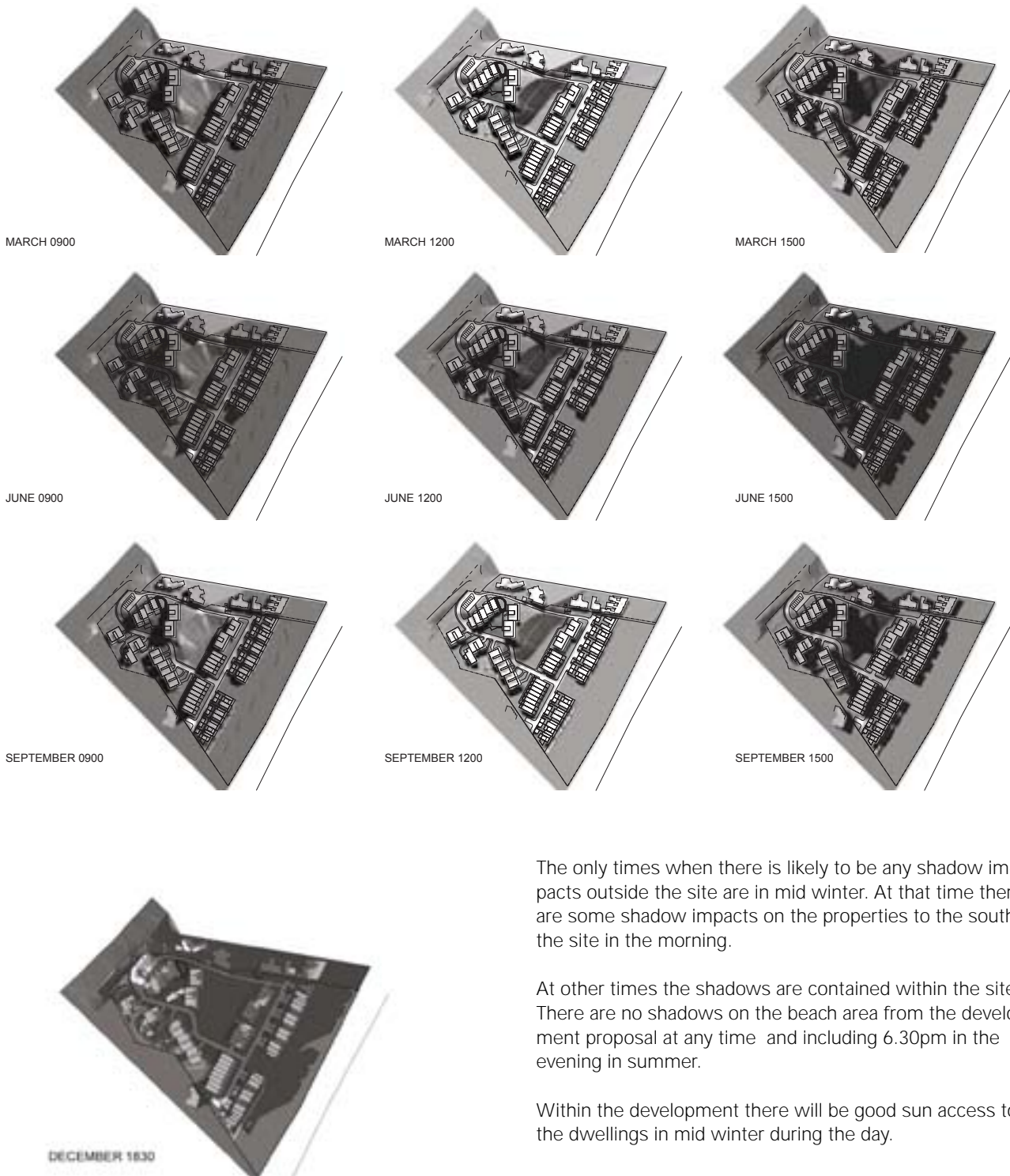
The privacy of adjoining dwellings on the northern boundary will be maintained through a large setback (15m) between the garden apartments adjoining the boundary.

Views from the properties have been provided by the provision of lower buildings at the waterfront of the site with the buildings increasing in height as they are constructed towards the Highway.

Every effort has been to maintain the outlook and views from neighbouring properties by the arrangement of the buildings on the site and the stepping of the height of buildings down towards the edges of the site. The existing built form on the site comprises a substantial building and the removal of this will improve the outlook from some areas. Generally the predominant views of neighbours are directly to the ocean and the development will not block any of these views. There will be some view blockage where there are currently views across parts of the site to the waterfront. However, these are not thought to be the predominant views of any properties.

6.1.7 Shadow Impacts

Shadow diagrams have been prepared for the development.



The only times when there is likely to be any shadow impacts outside the site are in mid winter. At that time there are some shadow impacts on the properties to the south of the site in the morning.

At other times the shadows are contained within the site. There are no shadows on the beach area from the development proposal at any time and including 6.30pm in the evening in summer.

Within the development there will be good sun access to all the dwellings in mid winter during the day.

KEY ISSUES

6.1.8 Site Filling

Filling will be required on some areas of the site to achieve the minimum habitable floor levels determined considering coastal hazards and 100 year flood events as determined by Coffs Harbour Council. This will mean the need for filling behind the dune to reach the minimum floor level of 7.5m AHD (7.0m AHD plus 0.5m).

6.1.9 Waste Management

Detailed waste management plans will be prepared for the construction and operation of the development. At this stage provision has been made in the design for areas for the storage and recycling of garbage by the future residents of the development.

6.2 Flora and Fauna

6.2.1 Impacts

The proposed development will not result in any loss of native vegetation for the construction of units, houses, access roads, driveways, associated infrastructure and Asset Protection Zones for Bushfire protection. An increase in traffic along the Pacific Highway due to the proposed development is likely to result in an increase in heavy traffic to the site.

Other potential environment impacts which might be associated with the proposed development include:

- Potential degradation of potential habitat for small number of other threatened species
- Increase in the level of disturbance for shore birds
- A possible reduction in size of some vegetation communities on the site.
- Increased potential for establishment of weeds in neighbouring areas of vegetation
- Impacts on water quality entering the Solitary Island Marine Park
- Increases in noise, light and disturbance may cause more reclusive species to move away from habitat edges of retained vegetation in the study area, in effect increasing the penetration of edge-effects on habitat

6.2.2 Amelioration Measures

The buildings on the site have been positioned to minimise the need to clear vegetation and a Draft Management Plan has been prepared for the entire Site. The Draft Management Plan addresses:

- Rehabilitation of Headland and hind-dune area
- Rehabilitation of Environmental Protection Zone

- Weed control in developed areas and areas of retained habitat
- Landscape and embellishment plantings of local endemic species
- Buffer plantings to hind-dune and environmental protection zone areas

Additional amelioration measures have also been adopted or will be as the planning of the development progresses, and these include:

- All stormwater from development to be diverted away from coastal area and stored onsite to allow dissipation through dunal area over a period of time.
- Rehabilitation of the low-lying areas of the site and the revegetation of the grassed area adjacent to the beach as a physical boundary to buffer the coastline
- Suitable traffic control measures should be incorporated into the redevelopment
- Retention and enhancement of areas of natural habitat, Banksias, native coastal grasses and other flowering trees and shrubs throughout the development area
- Lighting from the proposed development should be designed to minimise disturbance to the coastal foreshores to reduce impacts on turtles and birds possibly nesting on the beach
- Fencing to be provided to limit entry to vegetation areas and to provide physical separation between residential development and natural areas

6.2.3 Conclusions

Fauna

In view of the fact that a comprehensive Draft Management Plan for both the coastal and environmental protection precincts has been prepared and will be implemented to ensure no threatened species will be harmed by the development; and that an area of native vegetation, such as would be suitable for the recruitment of rainforest and riparian seedlings, is to be retained, the proposed development is unlikely to have a significant effect on any aforesaid species. Consequently, a Species Impact Statement is not necessary.

Flora

The proposed development will not involve removing regenerated vegetation in. The subject site is not connected to native vegetation; and that areas of native vegetation are to be retained and improved where possible at the Subject site, the proposed development is unlikely to have a significant effect on any threatened species. Consequently, a Species Impact Statement is not necessary.

6.2.4 Management Proposals

The Management Plan

A Draft Plan of Management has been prepared for the site and this is included in Appendix 8. The Draft Plan of Management is for the Beach Foreshore Reserve and 7(a) Environmental Protection Zone area located on the northern shores of Coffs Harbour. All land included in the Draft Plan of Management is located along the foreshore of Campbell's Beach on the site.

The Plan of Management is being developed to ensure that the future development of the reserve is consistent with relevant legislation, policies, guidelines and community expectations. The Plan of Management will guide the future use and development of the reserve. It outlines how Council, in consultation with the Department of Lands and the developer, intends to use, develop and manage the land, and determine the scale and intensity of development for today and the future. As a planning tool it provides both Council and the Department of Lands and the developer goals to work towards in achieving agreed outcomes for the management of the land. A Plan of Management can be used to identify projects that could be achieved through working groups as well as providing supporting documentation when applying for grants.

Desired Outcomes

The desired outcomes of the plan are:

- To conserve biodiversity and maintain ecosystem function of the reserve
- To rehabilitate and maintain the land to its natural state and setting;
- To provide for appropriate linkages with vegetation & access corridors;
- To ensure that the use and management of the foreshore and 7(a) areas is in keeping with NSW Coastal Policy 1997, The Guiding Principles of Ecologically Sustainable Development and other relevant legislation and policies
- To provide for community use of and access to the land in such a manner that will facilitate the ecologically sustainable use of the foreshore and to minimise and mitigate any disturbance on the foreshore caused by community use;
- To maintain the foreshore as a transition area between the aquatic and the terrestrial environment, and to protect and enhance all functions associated with the foreshore's role as a transition area;
- To ensure the principal values of the foreshore are protected and enhanced environmental, cultural heritage, recreational, visual, scenic tourism

Values of the Area

The basis for management of the Sapphire Plan of Management is founded on a set of agreed values for the study area. These values are the qualities of the reserves that are significant, special or important, and that the community desires protect or enhance. A value driven approach has been taken in preference to an issues based approach, since values will tend to remain fairly constant over time, whereas issue will inevitably continue to change and evolve. The following values have been identified through the community consultation process and in consideration of the requirements of relevant legislation and policies:

Environmental

- The dune system is the primary protection of community assets against encroachment by the sea.
- Connects to 7(a) Zone

Recreational

- The Campbell's Beach Foreshore is an important resource to the resorts guests and
- local community as it provides access to the beach and water activities.
- A highly valued feature of Campbell's Beach (to which the foreshore provides access) is the opportunity for passive recreation such as flat walking, clean water, and surf.
- The sand dune provides recreational values to resort residents where gardens and lawns have encroached the foreshore.

Visual / Scenic

- The vegetation and landscape of the Campbell's Beach Foreshore contributes the informal and natural character of Coffs Harbour.
- The rocky shoreline at both ends of Campbell's Beach with associated natural vegetation
- The views outward to the Bay from the beach and neighbouring houses
- Vegetated sand dune creating a visual buffer between the beach and to the resort and residential area.

Tourism

- The foreshore area makes only a minor contribution to the tourism assets of the Coffs Harbour area because of its small size and limited parking though obviously provides resort guest a beach facility.

Management Proposals

The Sapphire Plan of Management is the first stage in the development of a plan that will guide the future use, development and management of the foreshore and 7(a) zone. The management strategies and actions in this Draft Plan are presented for public discussion.