

9.0 VALUES OF THE SAPPHIRE DEVELOPMENT

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 local environment that are significant, special or important, and that the community desires to 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.
- The 7(a) Environmental Protection Zone has been identified by council as having local environmental significance and adds to the landscape and character of the Sapphire development site.

Recreational

- The Campbells 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 Campbells 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 Campbells Beach foreshore contributes to the informal and natural character of Coffs Harbour.
- The rocky shoreline at both ends of Campbells 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.

The vegetation within the environmental protection zone provides a visual buffer between the resort and neighbouring residential properties

Tourism

- The foreshore and environmental protection zone 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.

10.0 PROPOSED MANAGEMENT STRATEGIES AND ACTIONS

The Plan of Management identifies the principal land management issues. A set of management strategies and actions accompany each issue providing an ongoing framework for the management of the foreshore and environmental protection area. These management issues relate to the values of the above and are reflected in the Landscape Masterplan. Each action is given a priority for implementation.

Values	Features and characteristics that the developer finds important and special
Management Issue	The issue that requires a detailed approach to future management Strategy
Strategy	The broad management strategies required to address management issues of concern.
Action	Specific actions that address the strategies
Priority	The relative implementation priority of each proposed action. High (H) Medium (M) Low (L)

Figure 11-Drawings typical rehabilitated sections and cross sections

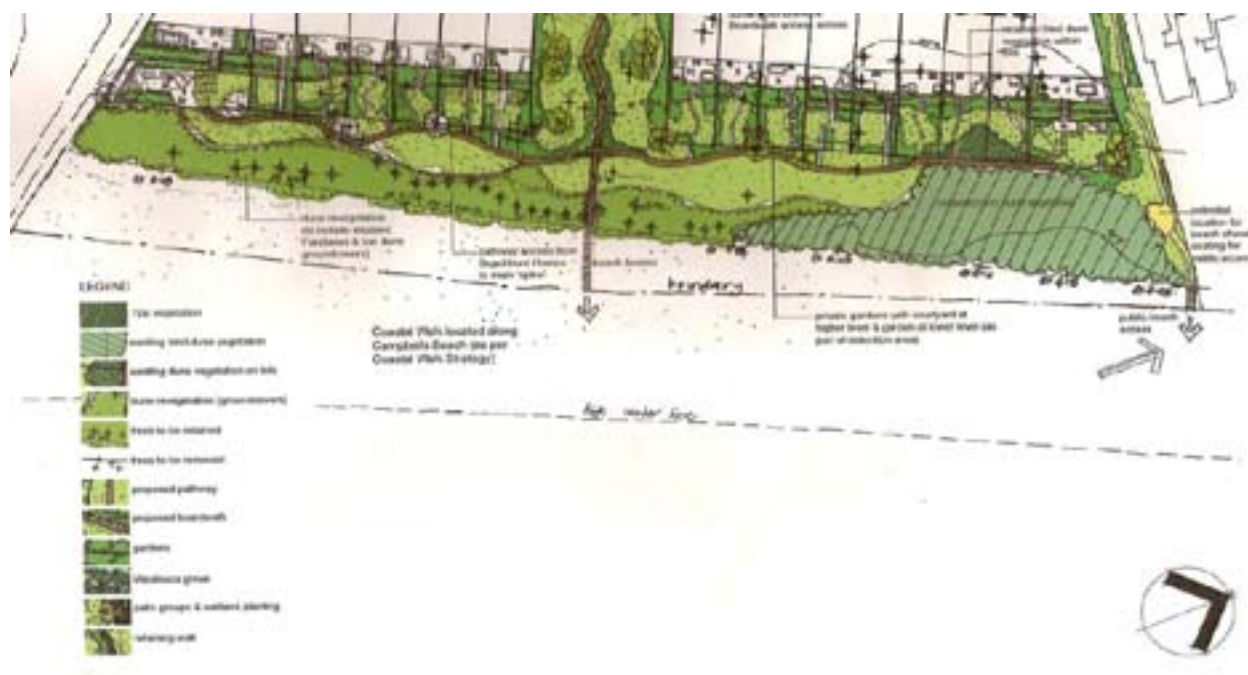


Figure 12-Landscape impression of hind dune area in relation to beach and development



Typical Rehabilitated Section



Typical Rehabilitated Cross Section

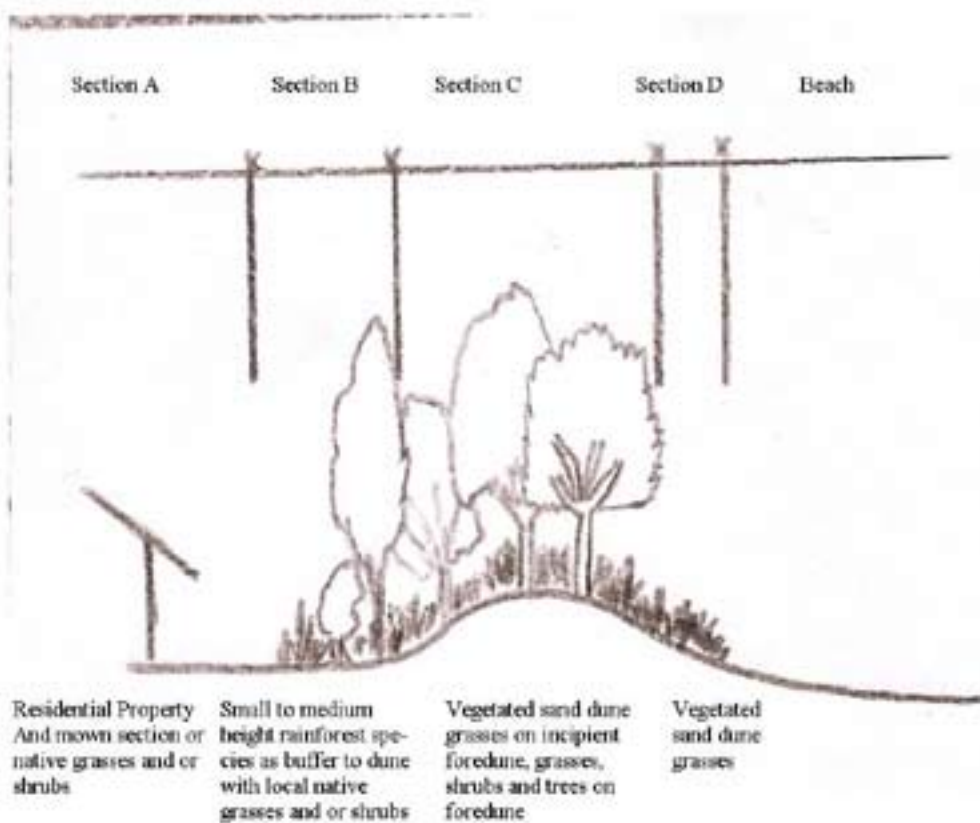
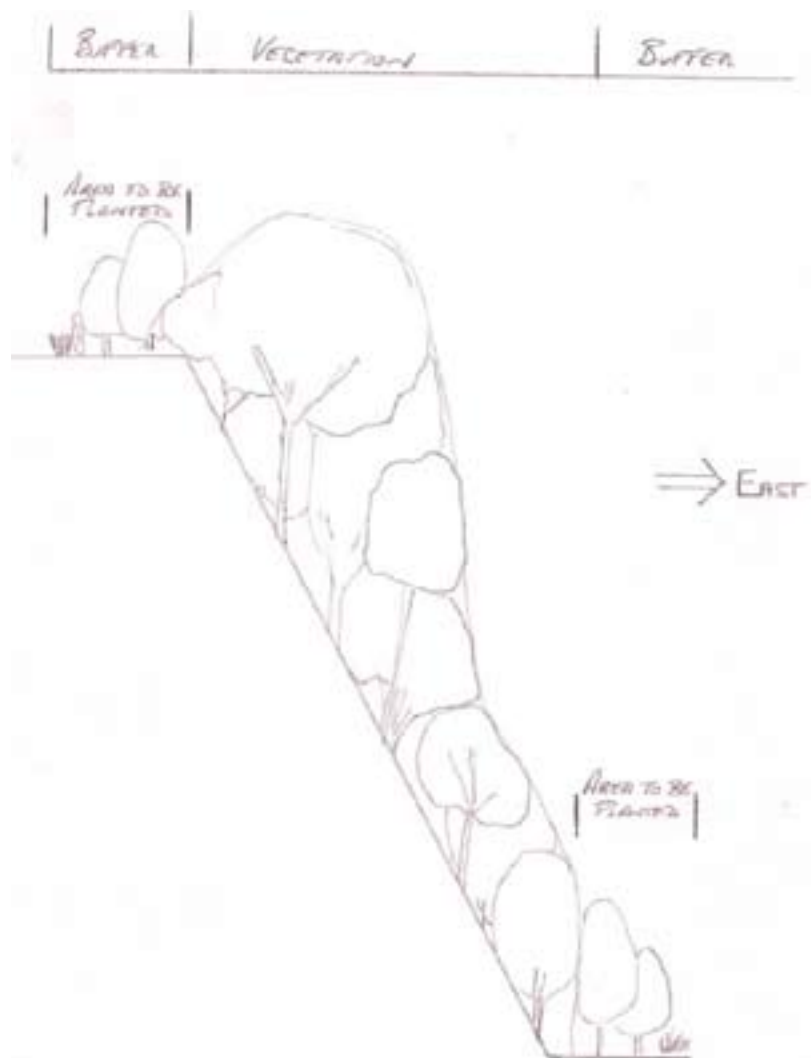


Figure 15- Typical Cross-section of 7(a) Zone and proposed revegetation area



Management Issue	Strategy	Action	Priority
10.1) Access to Campbells Beach	Improve public access to beach	1. Install access post and wire fences where necessary. 2. Rehabilitate vegetation adjacent to access ways as required. 3. Informal access tracks will not be permitted. 4. Beach access ways and beach steps from the development will be monitored for erosion and stability and rehabilitated if required. 5. Beach steps form development adjoining the foreshore must be stable and present no risk to users. They must comply with the standard as per Section 4.7.6 of the Coastal Dune Management Manual (NSW Department of Land and Water Conservation 2001) Non-compliant steps will be removed.	H H H M H
10.2) Access to Campbells Beach Dunal Area	Inform users of private property boundary.	1. Remove all garden beds and structures built into the reserve and reduce the mown area to within 4-6 metres of residential boundaries. (Over a 3 year period from the date of adoption of the Campbells Beach Foreshore Plan) 2. In deciding the timing of the removal of garden plantings and garden edging during demolition of the present resort, consideration will be given to the social impact on adjoining residents. 3. Install markers to identify boundaries between public and private land. The developer will undertake a survey of property boundaries to ensure accurate location of each marker. References to the boundary markers will be included in signage at each beach access point.	H H M

Management Issue	Strategy	Action	Priority
10.3) Visual Amenity	a. Protect and enhance the visual qualities of Campbells Beach Foreshore Area b. The dune revegetation program will give consideration to views from residential buildings. c. The 7(a) revegetation program will give consideration to views from residential buildings and protect landscape character of the site	1. Construct fences and timber walking surfaces. 2. Rehabilitate adjacent vegetation where necessary. 3. Undertake the vegetation management recommendation 4. Tree planting will be implemented so as to retain view corridors from within the development adjoining houses and provide a continuous natural landscape appearance.	H
			H
			M
			M
10.4) Vegetation Management	a. Restore the native coastal vegetation of the foreshore to enhance wildlife habitat, provide a visual buffer between the beach and residences, enhance dune stability and maintain view corridors from residences b. Restore the native vegetation of the 7(A) to enhance wildlife habitat, provide a visual buffer between the development and neighboring residences, and return vegetation to natural state.	1. Encourage the planting and regeneration of native indigenous species 2. Remove all garden beds built into the areas over a 3-year period and reduce the mown area to within 4-6 metres of the residential boundaries. In deciding the timing of the removal of garden plantings and garden edging from the resort, consideration will be given to the social impact on adjoining residents. 3. Permit no further planting of exotic species within the 7(a), beach and dunal area. 4. Where there is a substantial gap in tree cover or where trees are senescing, plant trees to enhance the landscape character of the area while maintaining view corridors from within the development and neighbouring houses	H
			M
			H
			M
10.5) Weed Management	Restore the native vegetation of the 7(A) to enhance wildlife habitat, provide a visual buffer between the development and neighboring residences, and return vegetation to natural state.	1. Encourage the planting and regeneration of native indigenous species 2. Remove exotic and weed species without disturbance (manual removal) 3. Permit no further planting of exotic species within the 7(A) area. 4. Where there is a substantial gap in tree cover or where trees are senescing, plant trees to enhance the landscape character of the area while maintaining view corridors from within the development and neighbouring houses	H
			H
			H
			H

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Management Issue	Strategy	Action	Priority
10.6) Fire Management	Manage the risk of fire within Campbells Beach Foreshore in accordance with the Rural Fires Act 1997.	1. Canopy species used within the revegetation areas shall be spaced to accommodate a 2m canopy separation to avoid a continuous fire path. 2. Local endemic fire-resistant and/or rainforest species should be used wherever possible.	H H
10.7) Signage	Improve on-site information about beach access.	1. Install directional signage to the beach at entry to access ways at development beach entry point. 2. At access points install signage to include map of area showing extent of foreshore and rehabilitation areas, walking track and property boundaries.	L M

11.0 LANDSCAPE MASTERPLAN

The Landscape Masterplan illustrated the proposed development, uses and management actions for the development. It was developed to reflect the developers expectations for the land while complying with Council and State Government policies and guidelines.

The Landscape Masterplan presents spatially how the management actions proposed in the previous section are accommodated.

While the Landscape Masterplan guides the development of the foreshore, further detailed construction documentation is supplied within the main development masterplan.

12.0 Stormwater retention/ infiltration Systems

A number of constraints were placed on the detention/infiltration system including:

- Minimum 10 m setback from the top of the dune to ensure the detention/infiltration basins are situated outside the immediate coastal hazard line and beyond the area affected by storm bite;
- Minimum 5 m setback from all dwellings; and
- Maximum batter slopes of 1 in 4 in general – which is subject to refinement in the landscaping detail.

The description below shows the proposed development layout and the nominated location for the detention area. This area would have a storage capacity of 3,400m³ and therefore storage depth of between 0.6 and 0.7m would be required to contain the 2,000m³ of stormwater runoff. Allowing for 0.5m of freeboard from the top water level to the nominated floor level, the total basin depth would be in the order of 1.2m below floor level. This will require reshaping of the area to the west of the dune system, the final configuration of which would be determined during detail design.

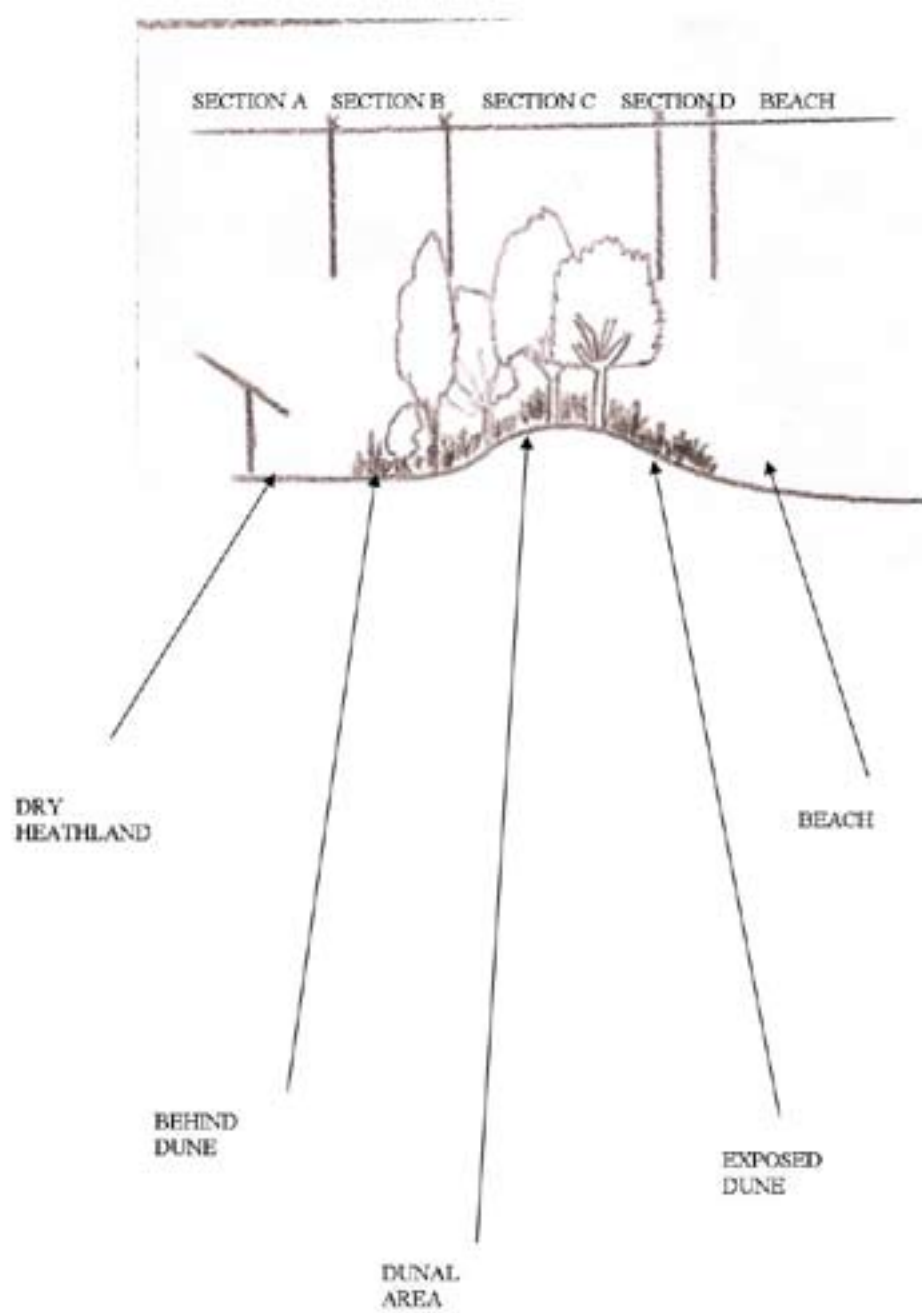
Utilising both design storm events and 45 years of recorded daily rainfall data, the initial hydrologic assessment has shown that the proposed stormwater treatment systems will be able to contain the additional stormwater run-off generated by the development.

Location of infiltration/detention areas.



NATIVE PLANTS RECOMMENDED FOR SAPPHIRE DEVELOPMENT FORESHORE AND 7(A) ZONE

DUNAL AREA DESCRIPTION KEY



Species relevant to Sections of Dunal Area

Section A- Dry Heathland



Coast banksia



Wallum Phebalium



Pink Waxflower



Bororia Pinnata



Narrow leaved Guinea Flower



Purple Paperbark



Woolly Aotus



Golden Everlasting

Themeda (Kangaroo Grass) interplanting

Species relevant to Sections of Dunal Area Cont.

Section B-behind dune and Wet Swamp Plantings



Round leaved Baeckia



Pink Kunzia



Woolly Aotus



Beach lilly

Trees include
Coast Boobyalla
Three leaved Cryptocaria
Tuckeroo
Black She-oak



Coast Boobyalla

Species relevant to Sections of Dunal Area Cont.

Section C- Dunal Area

Tree Species include

Coast Banksia

Coast Golden Wattle

Screw Pine (Pandanus)

Yara (Casuarina subsp. Incana)

Coast Boobyalla

Groundcovers include

Native candytuft

Coral Heath

New Zealand Spinach

Variable Groundsel

Sea Daisy

Kangaroo Grass



Coast Banksia



Coast Boobyalla



New Zealand Spinach



Sea Daisy

Species relevant to Sections of Dunal Area Cont.

Section D– Exposed Dune Area

Predominately Groundcovers -Grasses and herbs

These include

Angular Pigface

Prickly Couch

Beach Spinifex



Angular Pigface



Beach Spinifex

Species Relevant to 7(A) Environmental Protection Zone for Revegetation

- red gum
- brushbox
- bleeding heart
- blackwood wattle
- silver-leaved desmodium
- hairy pittosporum
- sweet pittosporum
- dogwood
- beach acronychia
- hairy psychotria

Shrubs and groundcovers include:

- bungalow palms
- celery wood
- scentless rosewood
- bolwarra
- three veined cryptocaria
- cudgerie
- native ginger
- bracken fern
- gristle fern
- maidenhair
- false bracken

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Volumes 1

9. Bushfire Risk Management Plan

BUSHFIRE RISK MANAGEMENT PLAN

**FOR PROPOSED REDEVELOPMENT OF
RESIDENTIAL & TOURIST RESORT FACILITY**

OF

LOT 100 DP 629555

LOT 101 DP 629555

LOT 2 DP 800836

PACIFIC HWY, COFFS HARBOUR

FOR

SAPPHIRE BEACH

DEVELOPMENT PTY LTD

PREPARED BY:

BUSHFIRESAFE

(AUST) PTY LTD

FRIDAY, 4 AUGUST 2006

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 Bushfire Risk Management Report for Proposed Redevelopment of Residential and
 Tourist Resort DP629555, DP800836 Pacific Highway, Coffs Harbour



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EXECUTIVE SUMMARY

BushfireSafe (Aust) Pty Ltd have been engaged by Sapphire Beach Development Pty Ltd to complete a bushfire risk assessment for a proposed redevelopment of a residential and tourist facility, in DP629555, DP800836 Lots 100, 101 and 2 Pacific Highway, Coffs Harbour, in accordance with section 91A of the Environmental Planning & Assessment Act 1979, and section 100B of the NSW Rural Fires Act 1997 and based on Planning for Bushfire Protection 2001.

The subject property is located approximately 6km north of the city of Coffs Harbour, in the Coffs Harbour Local Government Area in northern New South Wales. The subject property is zoned 2(e) Tourist Residential within the Coffs Harbour LEP (2000) and has an accumulative area of approximately 4.1503ha.

The subject property is located on the eastern perimeter of the Pacific Highway and stretches east to Campbell's beach. The subject property currently occupies a tourist resort with 114 suites in a part 3 storey and part 4 story building with facilities including dining room, bar, meeting room, outdoor pool and outdoor tennis courts. Approximately half of the site area is currently vacant and is maintained grasslands and gardens which are maintained by the resort.

The proposal is to construct 6 main development areas over 3 stages consisting of 2 beachfront housing areas, 2 semi-beachfront housing or apartments, an apartment accommodation and a main resort building.

A small vegetated area occurs approximately in the centre of the development property which is zoned 7(a) Environmental Protection Habitat/Catchment which is not identified as bushfire vegetation through the Coffs Harbour Bushfire Prone Land Mapping and is currently infested with weeds.

The dominant bushfire vegetation was identified as an Open Forest occurring on the southern aspect of the subject property approximately 60m at the closest point from the southern property boundary, the terrain in relation to the Open Forest vegetation on the southern elevation were assessed as having an upslope of greater than 10°.

The access and egress of the internal road system has been designed with two way trafficable bitumen surface with roll top curbs and appropriate drainage.

Reticulated water is available to the proposed residential and tourist development.

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Bushfire Risk Management Report for Proposed Redevelopment of Residential and Tourist Resort DP629555, DP800836 Pacific Highway, Coffs Harbour

CONCLUSION

The Bushfire Risk Assessment was conducted through an onsite inspection and using the methodology set out in Planning for Bushfire Protection 2001, the onsite assessment included traversing the subject property and all lands within 140 metres from the proposed development sites.

The bushfire risk assessment identified an Open Forest on the southern aspect of the proposed development as the dominate bushfire vegetation. The NSW Rural Fire Services document (Guidelines for Bushfire Land Mapping) identifies all lands within 100 metres from any category 1 bushfire vegetation shall be identified as Bushfire Prone Lands; as the identified category 1 bushfire vegetation occurs at a distance of 60 metres to the development property it would be considered as bushfire prone and would be required to comply with the recommendation outlined in Planning for Bushfire Protection 2001 (PBP).

The Coffs Harbour Bushfire Prone Land map identifies the vegetation to the south of the subject property as bushfire prone; after assessing the proposed site, it was found that the vegetation was a Group 1 Open Forest community.

The terrain in relation to the Open Forest vegetation on the southern elevation of the proposed development was assessed as having an upslope of greater than 10° for a distance of approximately 50 metres followed by generally flat.

The proposed residential and tourist development shall have access via the Pacific Highway which has a two-way trafficable bitumen surface, formed verges with ample room for off road parking/passing which complies with Planning for Bushfire Protection Section 4.3.1 (Access).

The designated building envelopes for the proposed development was identified as being within a "**Medium**" bushfire attack category; a "**Level 1**" construction standard in relation to AS3959 will be required for the proposed development; the construction standard complies with Australian Standard AS3959 (Construction of Buildings in Bushfire Prone Areas).

The building envelopes for the proposed developments can achieve a lateral separation (APZ) of greater than 60 metres from the identified Open Forest which meets the minimum recommended APZ outlined in Planning for Bushfire Protection 2001 table A2.3 (Minimum Specifications for Asset Protection Zones (APZ) for Special Protection Developments in Bushfire Prone Areas).

BUSH FIRE RISK MANAGEMENT PLAN

1.0 SCOPE OF THE PLAN

1.1 AREA

This plan covers the proposed redevelopment of a residential and tourist resort facility in DP629555, DP800836 of Lots 100, 101, 2, Pacific Highway, Coffs Harbour within the Coffs Harbour Council area.

1.1.1 PURPOSE

The plan is a strategic document which;

- Identifies the level of bush fire risk for human habitation.
- Identifies strategies which will be implemented to manage the identified bush fire risk.
- Identifies persons responsible for the implementation and the maintaining of the bush fire risk management plan (BFRMP).

1.1.2 PERIOD OF OPERATION

Once approved by the local authority and the NSW Rural Fire Service (if applicable) the strategies recommended within this plan will have a period of operation for the life of the development.

1.1.3 AIM AND OBJECTIVES OF THE PLAN

1.1.4 AIM

The aim of this plan is to provide for the mitigation of bush fires for;

- (a) The protection of life and the property for the occupants, visitors and emergency personnel in a bush fire situation.
- (b) The protection of environmental factors within the adjacent development.

1.1.5 OBJECTIVES

The objective of this bush fire risk management plan is too;

- Identify the area most at risk from a bush fire attack.
- Reduce the risk of bush fire damage to life and property.
- Ensure that the owner/occupier understands their bush fire management responsibilities.
- Reduce the impact of bush fire on the development.
- Develop sustainable asset protection zones.

1.1.6 BUSHFIRE RISK MANAGEMENT STRATEGIES

This plan contains a number of strategies, which are directed at addressing the risk to the proposed redevelopment of a residential and tourist facility. This is achieved through addressing and managing the fuel loads and separation distances from the assessed dominant bushfire vegetation and the bushfire construction standards.

1.2 IMPLEMENTATION

Implementation of the strategies in this plan is the responsibility of the developer and will be implemented as part of the development infrastructure.

The ongoing maintenance of this plan will be the responsibility of the development's body corporate whom shall maintain all the bushfire risk management strategies implemented in this plan.

The local Authority or their delegated Authority, for the life of the development will monitor this plan.

2.0 INTRODUCTION

2.1 BACKGROUND

BushfireSafe (Aust) Pty Ltd has been engaged by Sapphire Beach Development Pty Ltd to complete a bushfire risk assessment for the proposed residential and tourist resort facility of Lots 100, 101, 2 in DP629555, DP800836 Pacific Highway, Coffs Harbour, in accordance with section 91A of the Environmental Planning & Assessment Act 1979, and section 100B of the NSW Rural Fires Act 1997 and based on Planning for Bushfire Protection 2001.

The bushfire assessment area consisted of Lots 100, 101, 2 in DP629555, DP800836 Pacific Highway, Coffs Harbour (which will be referred to as the subject property) and all lands within 140 metres from the property boundaries.

The assessment has involved the following:

- Ground verifying vegetation communities and determining their bush fire attack categories.
- Ground verifying of terrain in relation to the assessed bush fire vegetation.
- The siting of adequate water supplies for fire fighting purposes.
- Identification of adequacy of arrangements for access and egress from the development for the purpose of an emergency response.
- Identification of construction standards to be used for building elements in the development.
- Identification of adequacy of the bushfire maintenance plans and fire emergency procedures for the development.

2.2 DESCRIPTION OF PROPERTY

2.2.1 LOCATION

The property is currently known as Pelican Beach Resort and is situated between Korora and Sapphire on the eastern side of the Pacific Highway, approximately 6 km north of the city of Coffs Harbour. The subject property is zoned 2(e) Tourist Residential within the Coffs Harbour Local Government Area with a small portion zoned 7(a) Environmental Protection under the Coffs Harbour LEP.

The majority of the subject property consists of maintained grasslands with a small area of 7(a) vegetation which is less than a hectare in size and is located approximately in the centre of the subject property; an area of Open Forest is located adjacent on the southern aspect approximately 60 metres from the subject property southern boundary.

2.2.2 PROPOSAL

The proposal for the redevelopment of the site is to create an upmarket lifestyle resort catering for a mix of both permanent residents and tourists at any one time which is consistent with the objectives of the zoning of the land as 2(e) Tourist Residential.

It is envisaged that the project will be progressively developed with the early stages being built on the lower coastal section of land. The proposed key built elements in the resort will consist of a main resort building, apartment accommodation, beachfront housing and semi-beachfront housing or apartments.

2.3 NSW RURAL FIRE DISTRICT BRMP

The NSW Rural Fire District risk management plan relating to the area, rates the Sapphire Beach area as a **Minor** bushfire risk to human settlement.

Management options;

- (a) TO REDUCE THE HAZARD, encourages the development of asset protection zones along the settlement area bush land interface.
- (b) REDUCE VULNERABILITY, maintain development and the building controls and standards appropriate to the level of hazard.

3.0 VEGETATION CLASSIFICATION

An assessment of the subject property and adjacent properties up to 140 metres from the proposed redevelopment area was undertaken on the 14th June 2006, to determine the dominant bushfire vegetation groups present on and adjacent to the subject property.

The methodology for the determination of vegetation for the assessment, using Planning for Bushfire protection 2001, "Figure A2.2 Pictorial Key to the Structural Forms of Australian Vegetation" and "Table A2.1 Classification and the Description of Vegetation for the Purpose of Bushfire Assessment" ensuring the vegetation was classified into the three main vegetation groups as depicted in planning for bushfire protection 2001.

3.1 SUBJECT PROPERTY

The majority of the vegetation occurring within the subject property boundaries was identified as maintained lawns and gardens and was not assessed as bushfire vegetation when assessing the bushfire attack categories for the proposed development.

A small vegetated area occurring approximately in the centre of the development property is zoned 7(a) Environmental Protection (Habitat/Catchment) within the Coffs Harbour LEP (2000); this area is not identified as bushfire vegetation through the Coffs Harbour bushfire prone land mapping, however the area is infested with weeds and if left unmanaged could, in the near future constitute a bushfire hazard. A vegetation management plan should be prepared and implemented to maintain the current non-bushfire prone classification.

3.2 LANDS NORTH & WEST OF THE SUBJECT PROPERTY

Developed residential areas adjoin the subject property on the northern and western boundaries for a distance greater than 140 metres, the vegetation occurring within these properties was assessed as being maintained lawns and gardens which would normally be found within the curtilage of buildings;

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Bushfire Risk Management Report for Proposed Redevelopment of Residential and Tourist Resort DP629555, DP800836 Pacific Highway, Coffs Harbour