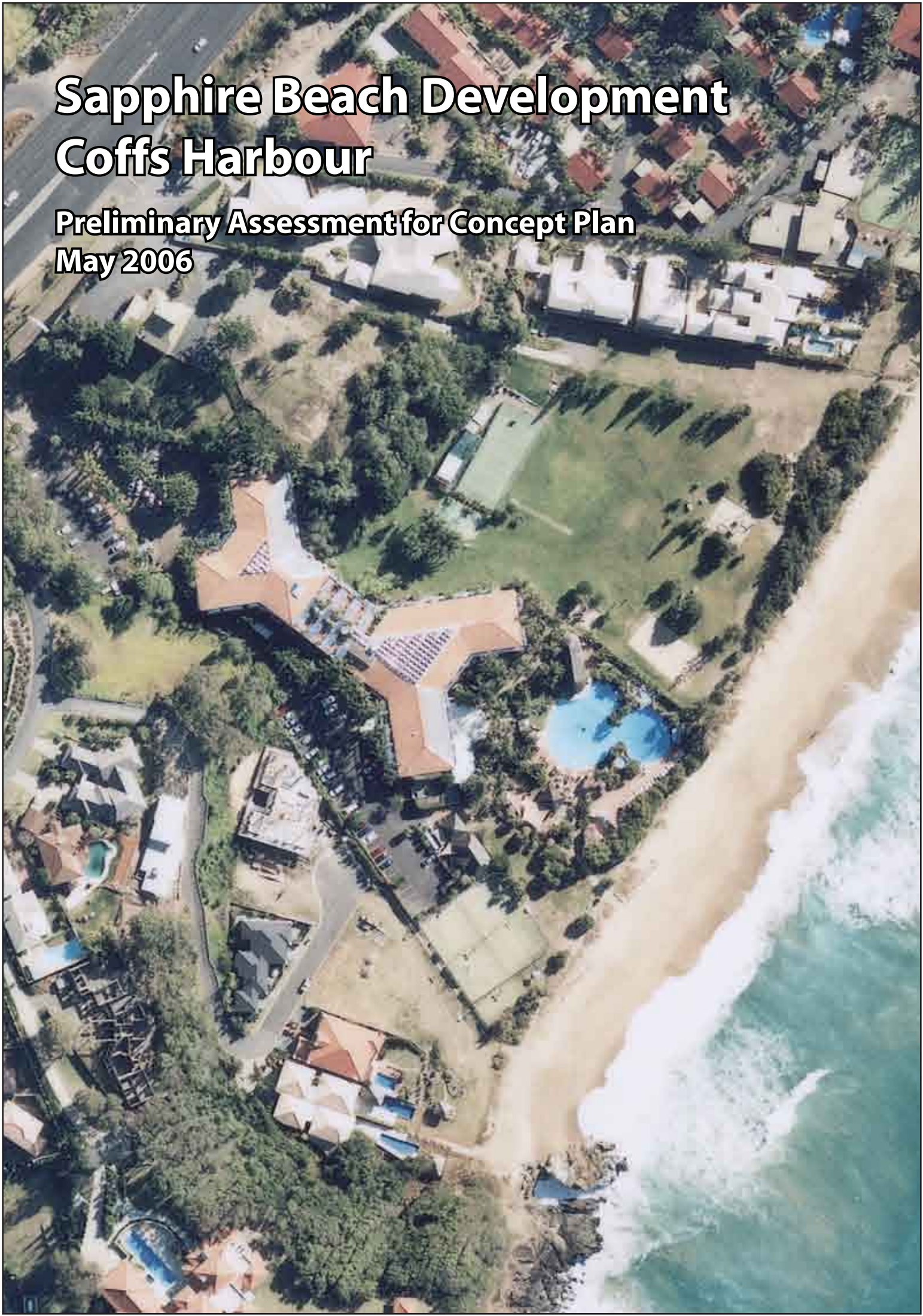


Sapphire Beach Development Coffs Harbour

**Preliminary Assessment for Concept Plan
May 2006**



PTW Planning

**Sapphire Beach Development
Coffs Harbour**

**Prepared for
Sapphire Beach Development Pty Ltd**

**Preliminary Assessment for Concept Plan
May 2006**

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1 INTRODUCTION

1.1 Background

Sapphire Beach Development Pty Ltd as trustee for Sapphire Beach Unit Trust holds a site currently known as the Pelican Beach Resort at Sapphire Beach, 6km north of Coffs Harbour on the New South Wales North Coast. It is intended to redevelop the site and as it is a beach front site within the coastal zone the redevelopment project is subject to the provisions of State Environmental Planning Policy 71 – Coastal Protection (SEPP 71). This report accompanies a letter to the Director General of the Department of Planning which seeks confirmation that the proposed project is of a kind described in State Environmental Planning Policy (Major Projects) 2005 (Major Projects SEPP) Schedule 2. clause (1) (g) and/or (i). The purpose of this report is to :

- Provide a preliminary description of the project to enable the Minister to form the opinion that the proposed project is a major project to which Part 3A of the Environmental Planning and Assessment Act (EPA Act) applies
- Provide a preliminary assessment to enable the Department of Planning (DOP) to establish the level and scope of the environmental assessment required to accompany the Part 3A Application
- Request the Minister to authorise the proponent to submit a Concept Plan for the proposed development under Part 3A of the EPA Act.

1.2 The Project and Its Cost

The project is for a residential development of the site which may include units for tourist accommodation. It is proposed to subdivide the site to accommodate the development under the Community Titles Legislation and it is estimated that up to 200 units of accommodation could be developed on the site. It is also proposed, as part of the concept plan, to develop detailed design guidelines for the future development of the site. The total project is estimated to have a development cost of \$90 million.

1.3 Relevant Planning Requirements

The proposed development of the site will be subject to the following relevant planning controls:

- State Environmental Planning Policy Major Projects 2005
- State Environmental Planning Policy No 71 – Coastal Protection
- State Environmental Planning Policy 65 – Design Quality of Residential Flat Buildings (SEPP 65)
- State Environmental Planning Policy – The Building Sustainability Index BASIX 2003
- State Environmental Planning Policy 11 - Traffic Generating Developments (SEPP 11)
- The North Coast regional Environmental Plan 1988 (NCREP)
- Coffs Harbour Local Environmental Plan 2000 (LEP 2000)
- Coffs Harbour Residential Tourist Lands Development Control Plan

- Coffs Harbour Off- Street Parking Development Control Plan
- Coffs Harbour Subdivision Development Control Plan
- Coffs Harbour Access and Mobility Development Control Plan

1.4 Consultation

During the preparation of this report, consultation was carried out with the following:

- Department of Planning
- Roads and Traffic Authority
- Coffs Harbour Council Mayor, Manager Building and Development Services and Planners

2 THE SITE

2.1 Location

The existing Pelican Beach Resort is located 6km north of Coffs Harbour City Centre. The site fronts the Pacific Highway and stretches from the highway to the beach. The plan in Appendix 1 shows the location of the site.

2.2 Legal Description

The site comprises three lots as follows:

- Lot 100 DP 629555
- Lot 101 DP 629555
- Lot 2 DP 800836

It has an area of 41503m².

2.3 Existing Development

The site is currently occupied by a tourist resort. This resort was constructed in 1986 and is in need of upgrading and refurbishment. It comprises 114 suites in a part 3 storey and part 4 storey building. There are facilities including dining room, bar, and meeting rooms on the ground floor. Outside the main building there is a swimming pool and associated outbuildings, tennis courts and car parking areas. Approximately half of the site area is currently vacant and is grassed and maintained by the resort. There is a former restaurant building fronting the Pacific Highway at the western end of the site.

There are currently 47 full time jobs available at the resort.

The existing resort is a 3 star resort and is running at a 60% occupancy rate as demand for the type of facilities it offers has fallen off in the area over the past years. As a result it is not making a profit. The existing management agreement for the resort expires in 2007 and the current operator has indicated that the accommodation provided is no longer what the market is seeking and a major refurbishment or redevelopment is necessary into apartment style accommodation.

2.4 Topography and Site Description

The site can be divided into 3 distinct areas as follows:

- Beach – the eastern frontage of the site to the ocean. The area is level land which rises along the southern boundary where the existing resort is built
- Escarpment Zone – the western area of the site fronting the Pacific Highway. This area is also flat with views over the ocean and direct access from the highway.
- Central Area – this is a steeply sloping area in the central area of the site which is heavily vegetated and largely inaccessible at present.

Access is available at either side of this area between the two other zones on the site.

The upper portion of the site was used in the past for the growing of bananas.

An aerial photo and survey plan of the site are included in Appendices 2 and 3.

2.5 Heritage

There are no listed heritage items on, or adjacent to, the site.

2.6 Site Context

Pelican Beach Resort is located north of Coffs Harbour between Korora and Sapphire. The site is east of the Pacific Highway and fronts onto Campbell's Beach. The existing resort represents a small part of the almost continuous development that currently exists between Coffs Harbour and Sapphire. This development includes pockets of residential development, tourist facilities, public open space and reserve. The site is accessed from the Pacific Highway. At Pelican Beach Resort, the highway is approximately 260 metres from the Pacific Ocean. The landscape is undulating with the Korora Basin to the west of the highway. The basin includes a series of natural drainage lines that ultimately drain under the highway and to the ocean. The narrow corridor of development to the east of the highway is also undulating with a series of vegetated headlands and creeks. Pelican Beach Resort is located between two ridgelines, approximately 450 metres apart. The first traverses the northern part of Coachman's Close, south of the site. The second ridgeline runs west to east from the highway at Sapphire Beach Apartments. Located below the highway and below the ridgelines, much of Pelican Beach Resort site is tucked out of sight from the road.

The following is a brief description of the character of the major land uses within the 1km radius of Pelican Beach Resort.

Korora (residential)

The north extent of the suburb of Korora is an older residential area with mostly established homes. The many mature garden and street trees, the public open space along the natural lagoons and the large area of park on the beach front create a leafy, green attractive suburb. The road verges are grassed and are generally without kerb and gutter.

Opal Cove Resort

This established resort includes a golf course, a large area of residential development, a large resort building and manicured streetscapes and gardens. A vegetated area of reserve on the ridgeline and headland to the north of the resort separates the resort from the residential area beyond.

Residential Area

A newer residential area is located between Pelican Beach Resort and Opal Cove Resort. This is accessed from Coachman's Close. This development includes an organic layout with a number of cul-de-sacs. Homes are typically large and are either of brick or rendered block with a tiled roof. Gardens are new and there are minimal large trees. Most of the homes in this area are located on a south facing slope and subsequently look to the south rather than to the north. There are a small number of homes, approximately ten, that are located overlooking Pelican Beach Resort. These homes are at the northern end of Coachman's Close or are accessed from Beachfront Close.

Quality Nautilus Resort

This resort is accessed from the same exit off the Pacific Highway that provides access to Pelican Beach Resort. This resort includes facilities such as tennis courts, a swimming pool, a restaurant in addition to a number of individual tourist dwellings.

Sapphire Beach Apartments

This residential development is located on the ridgeline to the north of Pelican Beach Resort and represents the furthestmost location from which the resort can be viewed east of the highway. This high density development has a series of multi storey buildings. The buildings are located on high ground adjacent to the highway with the communal facilities located behind the beach.

Sapphire (residential)

This is a small residential pocket accessed from Sapphire Crescent off the Pacific Highway. This is an older residential area although a number of new large homes are currently under construction. Building materials are varied and include timber, brick, rendered block work and contemporary claddings.

Rural and residential west of highway

The land to the west of the highway is part of the Korora Basin and is relatively steep. It includes remnant banana farms, small rural holdings, residential properties and pockets of remnant vegetation.

2.7 Zoning and Planning Controls

2.7.1 North Coast Regional Environmental Plan

This plan provides matter for consideration relating to the determination of development applications and requires the concurrence of the Director for buildings over 14m in height.

2.7.2 Coffs Harbour LEP

The majority of the site is zoned Residential 2E under the provisions of the Coffs Harbour LEP. A small portion in the central area of the site is zoned 7A Environment Protection Habitat and Catchment Zone. (Figure 1)

Residential 2E Zone

The aim of the zone is to provide for tourist accommodation and recreational land uses.

The objectives of this zone are:

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

Permissible uses include

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

Environment Protection 7A Habitat and Catchment Zone

This zone aims to protect and enhance sensitive natural habitat and waterway catchments.

The objectives of the zone are:

- 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

The following uses are permissible in the zone:

Agriculture (which involves 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.

2.7.3 Residential and Tourist DCP

This provides controls relating to the siting and design of buildings and the following density controls and applies to the 2E zone only:

- Tourist 1 unit/ 150m² site area
- Residential 1 dwelling/200m² site area
- Height limit 14m
- 50m foreshore building line along the beach area
- 20m setback from the Pacific Highway
- Buildings to receive 2 hours of sun to living areas of adjacent dwellings between 9 and 3 on 22 June

2.7.4 Subdivision DCP

The minimum lot size in the 7A zone is 40ha.

This DCP contains controls relating to lot layout and servicing.

2.7.5 Off Street Car Parking DCP

Provides car parking rates for various uses.

2.8 Access and Mobility DCP

Provides for compliance with the BCA requirements.

3 DEVELOPMENT PROPOSALS

3.1 Urban Design Principles

A preliminary analysis was carried out of the opportunities and constraints relating to the future development of the site and out of this the urban design principles were developed. The site analysis is attached in Appendix 7.

The site provides development opportunities related to the extensive areas of undeveloped grassed flat land with extensive views to the ocean. The change in levels on the site enables views from all parts of the site. The extensive vegetated area on the site occurs in a very steeply sloping central area and provides an opportunity to retain this green area and extend it through the development. The constraints identified relating to the steep vegetated land, the foreshore building line and the significant frontal dune area can all be used to provide a green framework for the development and to connect the various areas of the site.

These areas can be developed with different types of accommodation to provide variety in the resulting visual impacts of the development. The building heights will be kept low in the beach front sections of the site to enable views from the upper levels of the site.

The development will be designed to comply with the planning controls which apply to the site.

Access through the site will be provided through a green corridor down the central area of the site with pedestrian access along the northern boundary from the highway to the beach.

The urban design principles for the site are shown on the plan in Appendix 8.

3.2 Concept for the Site

The overriding concept 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. This is consistent with the objectives of the zoning of the land as a Residential 2E Tourist Zone. No development is proposed for the section of the land zoned 7 A Habitat and Catchment. This area will be cleaned up and the vegetation allowed to regenerate.

It is envisaged that the project will be progressively developed with the early stages being built on the lower coastal section of land, then working up the hill to the flat section adjacent the Pacific Highway.

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.

It is proposed to have in excess of 25 individual lots with between 3 and 6 of these lots, then strata titled into individual apartment ownership.

The eventual mix between housing and apartments will depend on the market at the time of development. At this stage it is envisaged there would be approximately 20-25 housing lots on the lower portion of the site next to the beach with 60 – 120 apartments working up the hill to the south of the Environmental Protection 7a Habitat and Catchment Zone, and on the upper flat part of the site adjacent the Pacific Highway. A maximum of 200 residential units is possible.

The proposed key built elements in the resort can be described as follows:

Main Resort Building.

This will be located on the upper part of the site and be highly visible from traffic on the highway. Architecturally it will be a high quality building forming an entry 'statement' and check-in point for all entering the site. Within the building will be services and facilities available to the residents in all the apartment buildings regardless of whether they are tourists or permanent. The building will be 4 storeys high (but not more than 14m) over ground level car parking and contain between 30 and 60, two (2) and three (3) bedroom apartments – ranging in size from 90m² to 150m² each with good-sized external living areas. Facilities in the building will include reception, a swimming pool and a gymnasium. Car parking in the ratio of 1.5 spaces or more for each will be provided. 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.

Apartment Accommodation

This will be located in a variety of buildings, each up to 4 storeys in height (but not more than 14m) and stepping down the site to the beach. Typically these apartments will contain 2 to 3 bedrooms with good-sized external living areas and range in size from 90m² to 180m² each. Car parking in the ratio of at least 1.5 spaces or more for each will be provided. The exact number of such apartments will depend largely on the final impact of the planning controls on the site but approximately 30 - 60 would be expected to be able to be developed.

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 envisaged to be premium 2 storey, 3 bedroom architecturally distinguished houses built on the lowest 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 12-18 such houses with each house being 200m² in area with a varying frontages, but not less than 8m 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.

Semi-Beachfront Housing or Apartments

There are two (2) options being considered for the area between the beachfront homes and Environmental Protection 7a Habitat and Catchment Zone on the steep slope.

Either homes similar in terms of quality, presentation and titling to the beachfront homes or, apartments similar to those mentioned above. The decision to develop homes or apartments will depend on the market, the environmental impact and the application of the planning constraints.

If homes were developed there could be 12 – 13, premium 2 storey, 3 bedroom between 150-200m². Facilities would include a double car garage at the rear with barbeque facilities and possibly a spa pool in the courtyard facing the beach.

If apartments were developed typically these apartments will contain 2 to 3 bedrooms with good-sized external living areas and range in size from 90m² to 180m² each. Car parking in the ratio of at least 1.5 spaces or more for each will be provided.

Design Outcomes

At this stage it is undecided whether to build the housing and apartments or sell the individual lots. 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.

The indicative built form and building heights are shown in Appendices 9 and 10.

3.3 General Development Parameters

The general development parameters for the site will be as provided by the existing planning controls applying to the site. The proposed uses will comply with the objectives and permissible uses of the 2E Tourist Residential Zone and the density proposed will be as permitted under the Residential Tourist Lands Development Control Plan. The height of buildings will comply with the 14m height limit and there will be a setback of 20m from the Pacific Highway. The 50m foreshore building line will be implemented in the development.

The requirements of the relevant State Environmental Planning Policies relating to Coastal Protection and the Design of Residential Flat Buildings will also be implemented in the development.

3.4 Open Space and Landscape

One of the major features of the development will be the aim to create a development which is viewed in a bushland setting from the water and surrounding areas. As a result there will be significant fingers of vegetation between the buildings and along the open areas on the site.

The existing vegetation on the site will be the subject of a flora and fauna study. The retention and reinstatement of significant vegetation to its natural weed free state will be an integral part of the development. In conjunction with the retention of this vegetation, other significant planted vegetation will be identified for retention. Without detailed analysis this would be likely to include the plantings of Hoop Pines on the higher part of the site and the Pandanus trees along the foreshore. The design of the development will need to incorporate the retention of the majority of these trees. Further there will be extensive revegetation proposals as part of the landscape proposals for the site.

Site planning for the development will also need to consider providing public pedestrian access from the highway to Campbell's Beach along the northern boundary of the site. Given the fragile nature of the dune environment pedestrian access to the beach will need to be controlled by landscape elements e.g. formal pathways to minimise potential compaction and erosion.

4 DEVELOPMENT ISSUES AND ASSESSMENT PROPOSALS

4.1 Compliance with Planning Controls

The proposed development will be assessed against the planning controls relating to the site. The proposals will be developed to comply with the controls.

The proposed uses are permissible on the site and the density of development will be below that permitted in the relevant Development Control Plan. The height of buildings on the site will not exceed 14m as permitted in the Development Control Plan.

4.2 Social and Economic Issues

The impact of the development on the social structure and fabric of the area will be looked at. It is likely that the proposal will make a contribution to the economy of the area with the provision of a new population who will contribute to the overall economic structure of Coffs Harbour.

4.3 Geology and Contamination

A Preliminary Site Investigation has been carried out by Network Geotechnics and the report concludes that the foundations for possible future development may span clay and gravel fill, Aeolian sand, residual silty clay and extremely weathered argillite. Footing and structural details will need to address the issue of potential differential settlements for buildings which straddle the residual and Aeolian geologies.

A Phase 1 Preliminary Site Investigation has been carried out by David Lane Associates and the report concludes that the soils sampled on the site meet the acceptance criteria of NEHF A - Residential with Gardens and Accessible Soils, most applicable to future site landuse. Remedial actions are not required on this site. Further investigation is required to identify construction industry hazards, such as asbestos and lead based paint. These need to be identified and documented, prior to demolition.

4.4 Flora and Fauna

A comprehensive onsite flora and fauna survey will be required in accordance with the EPA Act. The assessment will involve the following:

- Determining the known threatened flora species recorded from the locality
- Assessing the nature and condition of vegetation at the site
- Determining the known threatened fauna species occurring in the locality
- Searching for historical records of threatened fauna species
- Assessing the habitat value of the site for threatened species
- Addressing statutory requirements including State Environmental Planning (SEPP 71 – Coastal Protection), Section 5A of the Environmental Planning & Assessment Act (1979) and the Commonwealth Environment Protection and Biodiversity Amendment

Act (2004)

- Addressing statutory requirements including State Environmental Planning (SEPP 44 – Koala Habitat Protection), Section 5A of the Environmental Planning & Assessment Act (1979) and the Commonwealth Environment Protection and Biodiversity Amendment Act (2004)
- Addressing the legislative requirements of the Coastal Protection Act, 1979 including the N.S.W Coastal Policy 1997 and Coastal Development Guidelines for N.S.W

From a visual inspection of the site it is considered highly probable that a Hind Dune vegetation rehabilitation plan would be required in addition to the flora and fauna report to minimize the impact the development may have on the foreshore area. Consideration of a Hind Dune Rehabilitation Plan is needed along foreshore dune area as changes to vegetation will impact on dune stability. There is a foreshore building line along the site and the requirements relating to this will need to be considered.

The objectives of the 7(a) Environmental Protection Zone in the central northern area of the property will be considered. An amelioration and revegetation plan will be required for this area

4.5 Bushfire Hazard

The identified issues to be addressed in relation to the bushfire requirements are as follows:

1. The Coffs Harbour Bushfire Prone Land Mapping identifies the vegetation occurring adjacent to the southern property boundary as a category 1 bushfire hazard which extends a bushfire buffer zone over the southern portion of the development property. It has been noted that the recent development of the residential area adjacent to the southern boundary has significantly reduced the area of vegetation; and this issue should be addressed to maximize the potential development area within the property.
2. Planning for Bushfire Protection (2001) identifies Resort Facilities as Special Protection Developments, which require larger Asset Protection Zones (APZ) to separate the development from the identified bushfire vegetation. This issue will be addressed through liaison with the projects architect consultant at planning stage to maximise the potential development area by utilising the APZ for car parking areas, Amenities, Open Space Recreation areas etc.
3. A small vegetated area occurs approximately in the centre of the development property, this area is zoned 7(a) environmental Protection (Habitat/Catchment) within the Coffs Harbour LEP (2000); this area is currently not identified as bushfire vegetation through the

Coffs Harbour bushfire prone land mapping, however the area is invested 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.

4. It is highly probable that large areas of open space recreation areas will form part of the final concept layout; these areas will need emphasis on maintenance to prevent a bushfire hazard occurring within the development. To address the issue a bushfire management plan will be prepared in addition to the Bushfire Risk Management Plan.

The bushfire management plan will identify such issues as:

- Areas requiring ongoing maintenance within the development property
- Appropriate maintenance regime with emphasis on the bushfire danger period
- Type of maintenance required to be carried out within the individual areas
- Person/s responsible for carrying out and/or arranging the maintenance works
- Contact details of the person/s responsible for carrying out the maintenance regime

5. It is highly likely that the peak tourist season for the proposed resort development will coincide with the proclaimed bushfire danger period; therefore a Bushfire Evacuation Plan for the proposed development will be required in addition to the Bushfire Risk Management Plan.

The bushfire evacuation plan will identify such issues as:

- Under which circumstances will the complex be evacuated
- Where will all persons be evacuated to
- Roles and responsibilities of persons co-ordinating the evacuation
- Roles and responsibilities of persons remaining with the complex after evacuation
- A procedure to contact the NSW Rural Fire Service District Office / NSW Fire Brigade and inform them of the evacuation and where they will be evacuated to.

6. Landscaping design and any proposed vegetation regeneration within the development property or Hind Dune rehabilitation may impact on the bushfire integrity of the proposed development; appropriate selection of plant species and plant spacing within these areas will be required to maintain the current bushfire classification.

4.6 Water Cycle and Infrastructure

Services

It is expected that capacities will be confirmed for the existing services to the site including water, sewer, power, and telecommunications. There is an existing sewer pump station immediately north of the site that the sewer would be connected to and it is assumed that the capacity of the system downstream will accept any additional flows from the proposed development. Trunk water supply mains (200 diameter upgrade proposed) run along the Pacific Highway and there are existing connections to the resort off the existing main. The Council recycled water also runs along the Highway. Power and telecommunications in the area generally have capacity for infill development.

Water Sensitive Urban Design

Water Sensitive Urban Design (WSUD) offers a means to integrate urban stormwater best practice into urban planning and design to achieve multiple objectives relating to stormwater drainage, water quality improvements, aquatic habitat protection, stormwater recycling and landscape amenity. These principles will be incorporated into the design process.

Stormwater & Integrated Water Cycle Management

There is an opportunity to minimise ongoing impacts on surface and groundwater in relation to water quality and river flow. To achieve an integrated approach to managing the whole water cycle, an Integrated Water Cycle Management (IWCM) approach using water sensitive urban design elements and contribute to achieving the water quality and river flow objectives for the catchment will be adopted for the development.

The preferred stormwater strategy may include the use of detention basins for water quality and quantity control together with the opportunistic use of a lake or other feature that could be built prior to discharge from the site.

Stormwater disposal to Solitary Island Marine Park

An IWCM Plan to confirm that a development strategy could be devised to conform to the requirements of the receiving water will be prepared. This would have minimal impact on the water quality entering the Solitary Island Marine Park.

4.7 Potential Acid Sulphate Soils

A Phase 1 Preliminary Site Investigation has been carried out by David Lane Associates and the report concludes that the site does not contain any potential or actual Acid Sulphate Soils.

4.8 Coastal Protection

An assessment of coastal erosion potential and mitigation measures will be prepared. This would include a desktop review of historical air photos to assess historical sand movement. Mitigation measures may include minimum buffer distances.

4.9 Landscape and Visual Issues

The major issues for the development in relation to landscape and visual matters are:

1. Developing a site responsive plan that reflects the coastal context, the site character and is appropriate to the site context;
2. Designing with consideration given to existing views to and over the site and using site characteristics to maintain existing views for adjacent residences;
3. Providing pedestrian access from the Pacific Highway to Campbell's Beach and controlling pedestrian access to minimise damage to the dunes;
4. The retention of significant site trees, in addition to the pocket of remnant rainforest, to add character to the site.

Views to Site

Pelican Beach is located within a highly developed corridor of coastal land north of Coffs Harbour. The site is surrounded by existing development. A key issue in developing the site will be the consideration of how the development is viewed from the surrounds.

There are two main factors that affect how the existing site is viewed. The first is that the site is located below two ridgelines approximately 260 metres apart. Locations south of the southern ridgeline and north of the northern ridgeline do not have views to the site. Secondly, the site is located below the highway with much of the site at the same elevation as the foreshore.

A plan of viewing locations to the site is included in Appendix 6.

Viewing locations 1, 2 and 3 are the closest locations to have views potentially affected by the redevelopment. Further analysis will be necessary to confirm the view catchment for each potentially affected residence. Whilst the viewing catchments from the adjacent residences appear dramatic there will be opportunities to maintain views for these residences by incorporating appropriate building heights. The photographs illustrate the elevation of the residences above the Pelican Beach site and how these views already look over the existing multi-storey resort building.

4.10 Access

The RTA is planning an Upgrade of the Pacific Highway at this location as part of the Coffs Harbour Highway Planning project. The intersection to the existing resorts is to be upgraded and preliminary advice is that no boundary adjustment will be required to the subject property.

The preparation of an intersection capacity assessment at the Pacific Highway, having regard to the existing traffic volumes generated from existing residential and tourism development will be undertaken.

4.11 Urban Design

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 proposed 'green' corridors. The principle organising element will be a visual corridor extending east/west from the highway to the water creating a green open space spine. This spine will incorporate the primary street. The secondary linking elements are minor green corridors running north/south along the contours. Building zones are organised within development zones adjacent to the green zones creating terraces 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 insight line and tree canopy. Lightweight roofs will be grouped along the tree canopy. The buildings will be predominantly lightweight with generous overhangs, sunshading and lightweight construction. Colours will compliment the tropical vegetation.

Sapphire Beach Development Pty Ltd propose to develop a managed residential and tourist development at Sapphire Beach in Coffs Harbour.

The concept has been described in this report and the key issues that will have to be addressed in the planning and design of the proposed development are as follows:

- Compliance with statutory planning controls
- Site conditions
- Social and economic impact
- Building design and visual impact
- Landscape
- Flora and fauna
- Bushfire hazard
- Coastal protection
- Stormwater management
- Utility services
- Water sensitive urban design
- Access, traffic and parking

It is considered that the information provided in this report is sufficient to enable the Director General to establish the level and scope of the environmental assessment required for the Part 3A process.



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COX

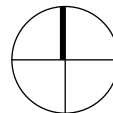
SAPPHIRE

Beach Development P/L

Drawing Title
LOCALITY PLAN

Drawing Number
APPENDIX 01

Date
09 - 05 - 06





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SAPPHIRE

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Drawing Title

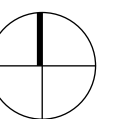
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Drawing Number

APPENDIX 02

Date

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DESIGN ARCHITECTS **Cox Richardson**

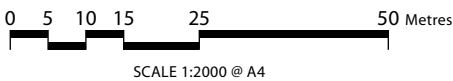
Level 2, 204 Clarence Street, Sydney 2000 Australia
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SAPPHIRE

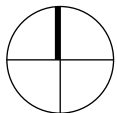
Beach Development P/L



Drawing Title
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Drawing Number
APPENDIX 02

Date
05 - 05 - 06





HIGH LEVEL FLAT AREA

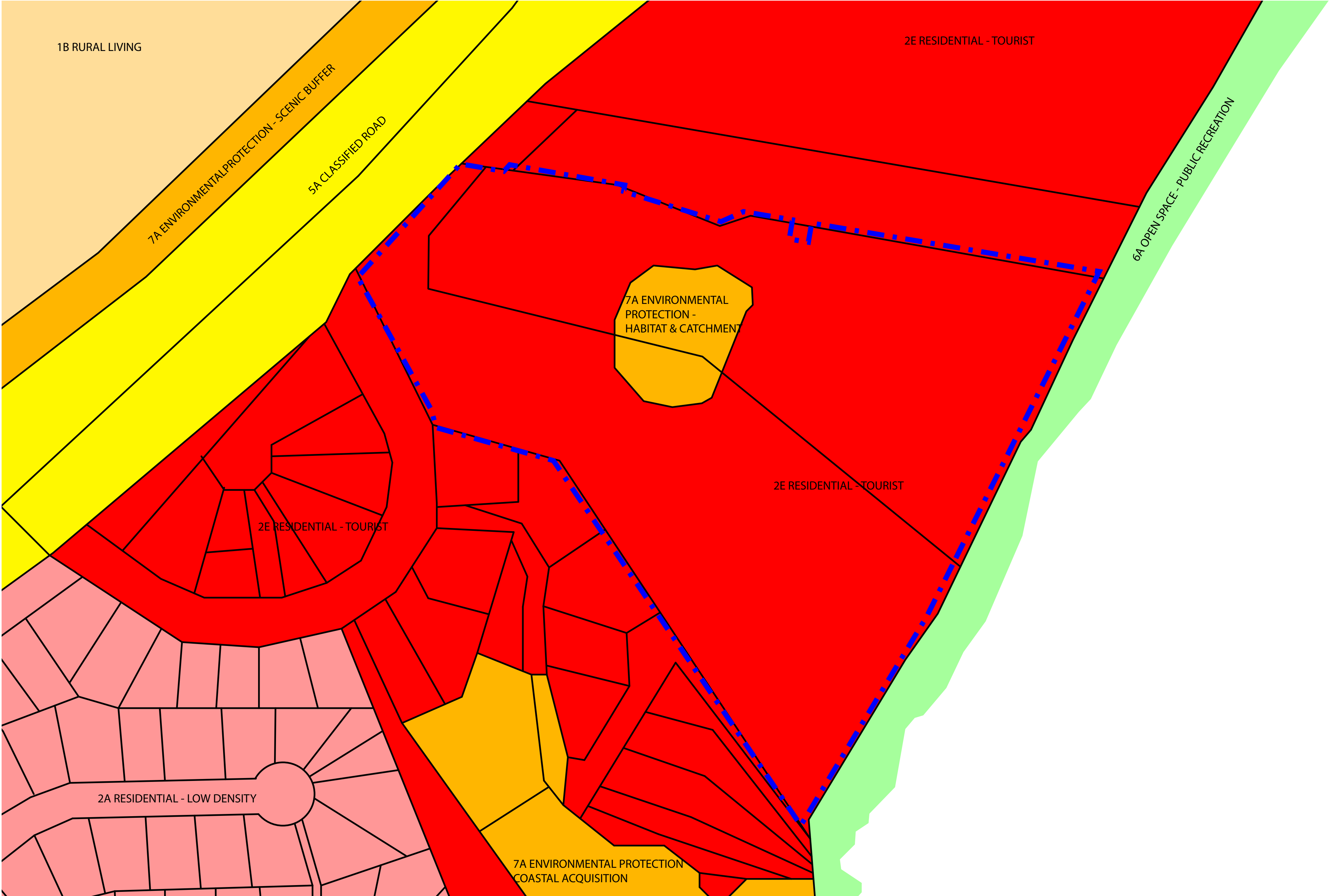


LOWER LEVEL FLAT AREA



BEACHFRONT VIEW





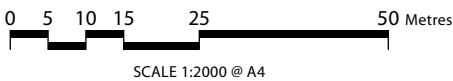
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Drawing Title

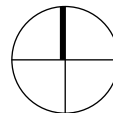
ZONING PLAN

Drawing Number

APPENDIX 05

Date

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VIEW 01



VIEW 02



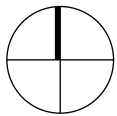
VIEW 03



VIEW 04



VIEW 05





VIEWS TO PELICAN BEACH



VIEW 07



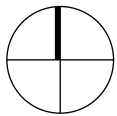
VIEW 08



VIEW 09



VIEW 10





VIEWS FROM ADJACENT RESIDENCES



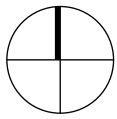
FILTERED VIEW ACROSS SITE (Approximately View 1)



VIEW FROM TOP OF BEACH FRONT CLOSE



VIEW FROM BEND ON BEACH FRONT CLOSE





DESIGN ARCHITECTS **Cox Richardson**

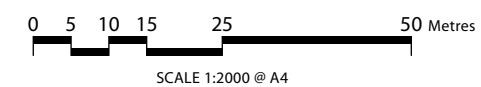
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Drawing Title

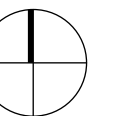
PRELIMINARY SITE ANALYSIS PLAN

Drawing Number

APPENDIX 07

Date

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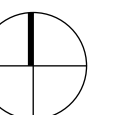
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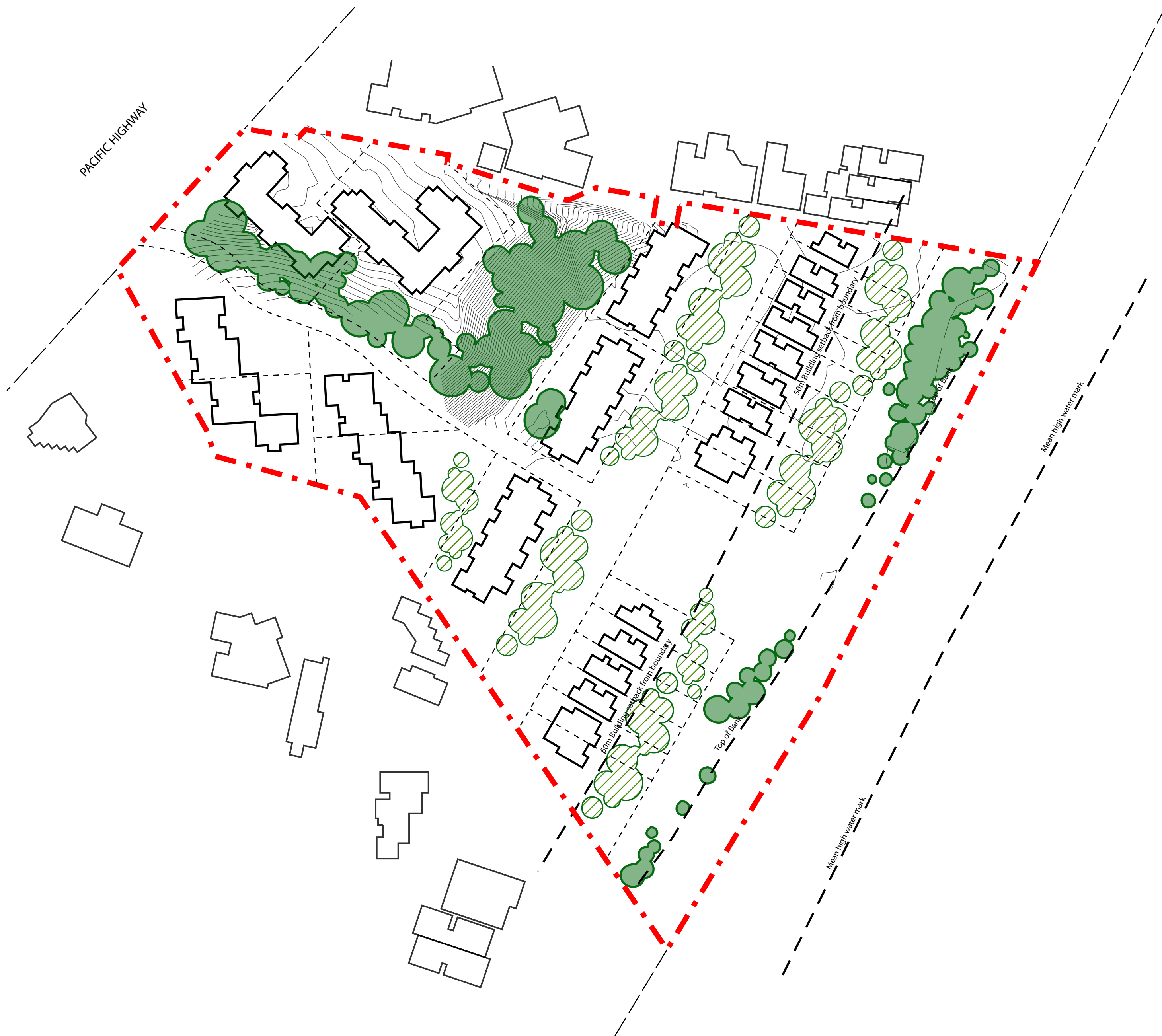
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SCALE 1:2000 @ A4

Drawing Title
URBAN DESIGN PRINCIPLES
Drawing Number
APPENDIX 08
Date
05 - 05 - 06



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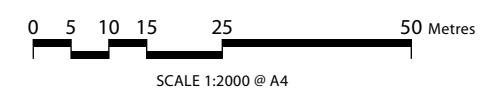
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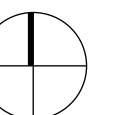
Beach Development P/L



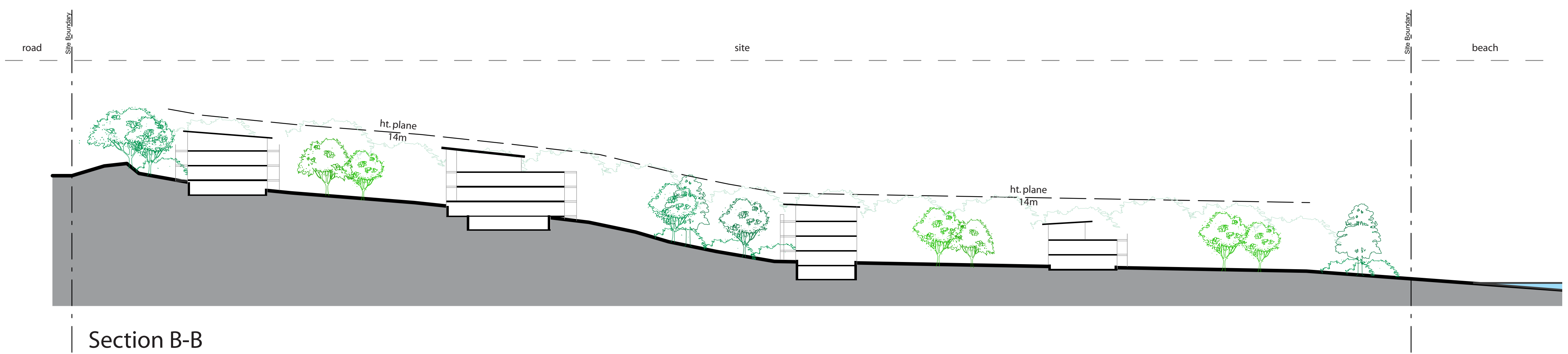
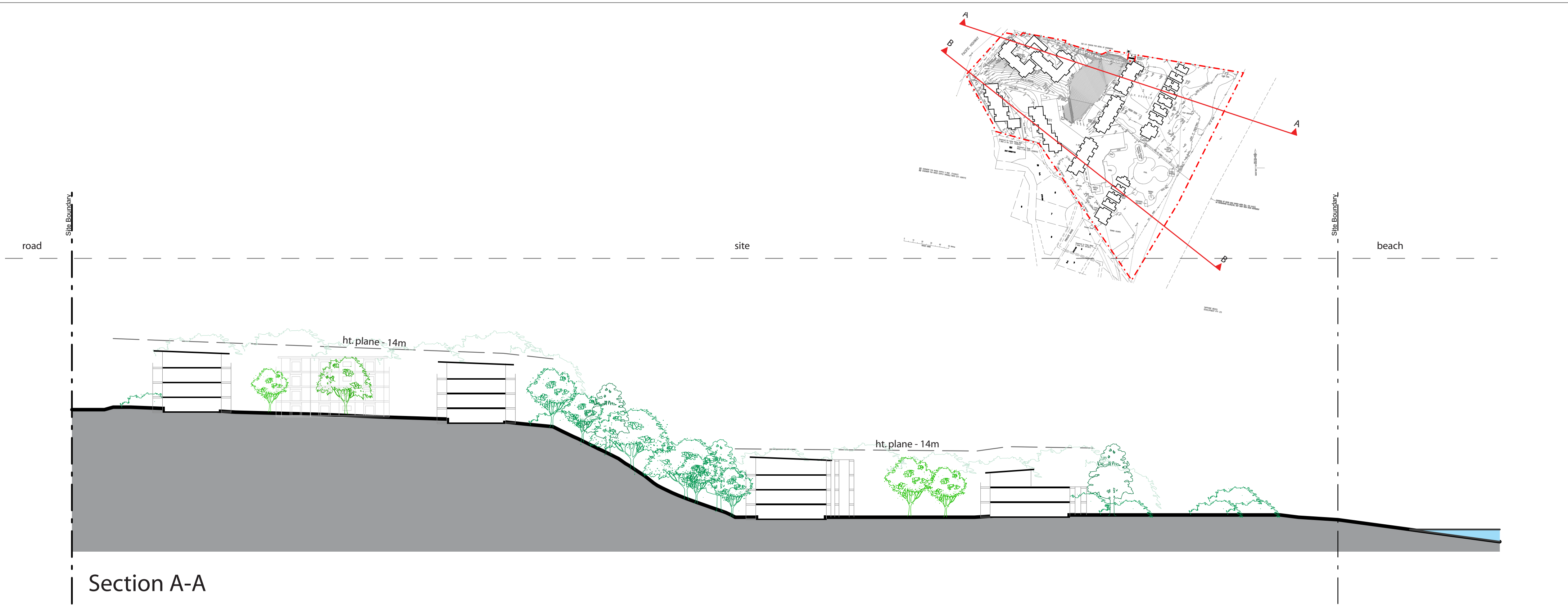
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INDICATIVE BUILT FORM

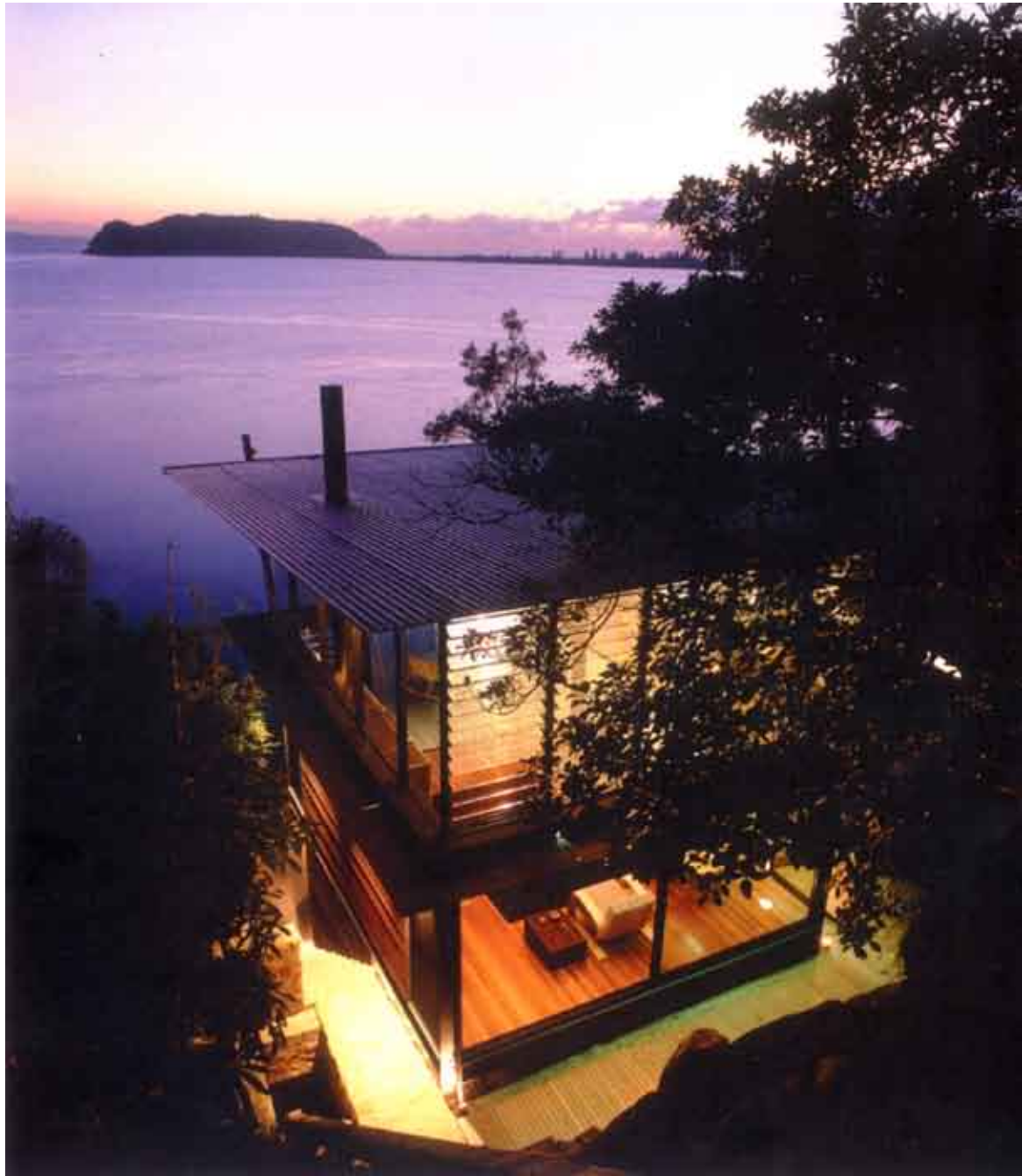
Drawing Number
APPENDIX 09

Date
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DESIGN ARCHITECTS **Cox Richardson**

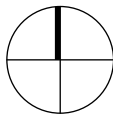
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Drawing Title
POSSIBLE IMAGES OF DEVELOPMENT
Drawing Number
APPENDIX 11
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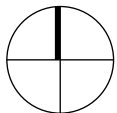
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SAPPHIRE
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Drawing Title
POSSIBLE IMAGES OF DEVELOPMENT

Drawing Number
APPENDIX 11

Date
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