

Figure 1

The 2007 Concept Plan for the Moonee Waters Project

THE CONCEPT PLAN



PREPARED FOR:
Hillview Heights Estates Pty Ltd

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PREPARED BY:
WHELAN'S INSITES
Whelans Insites Pty Ltd
ACN: 088 148 743
insites.com.au
Level 12, 80 Clarence Street
Sydney, NSW 2000
DX 288 Sydney
t: 02 8234 8300
f: 02 9262 6511

NOT TO SCALE

NOTES:
1.0 Concept plan sourced from the Draft Moonee Waters Environmental Assessment of Coastal Village Concept Plan, Executive Summary: Concept Plan (Fig 1 - 1, p.viii), prepared by Annand Alcock Urban Design, dated 2007

Figure 1
The development proposal for the Moonee Waters project as documented in the current (revised) 2007 Concept Plan. The Northern Precinct (A) and the Southern Precinct (B) occupy just 22.42% of the site (22.87ha) with the balance being 4.23ha (4.15%) in the southeast and 74.9ha (73.43%) in the Conservation Area.

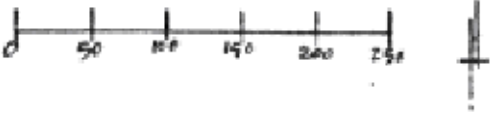
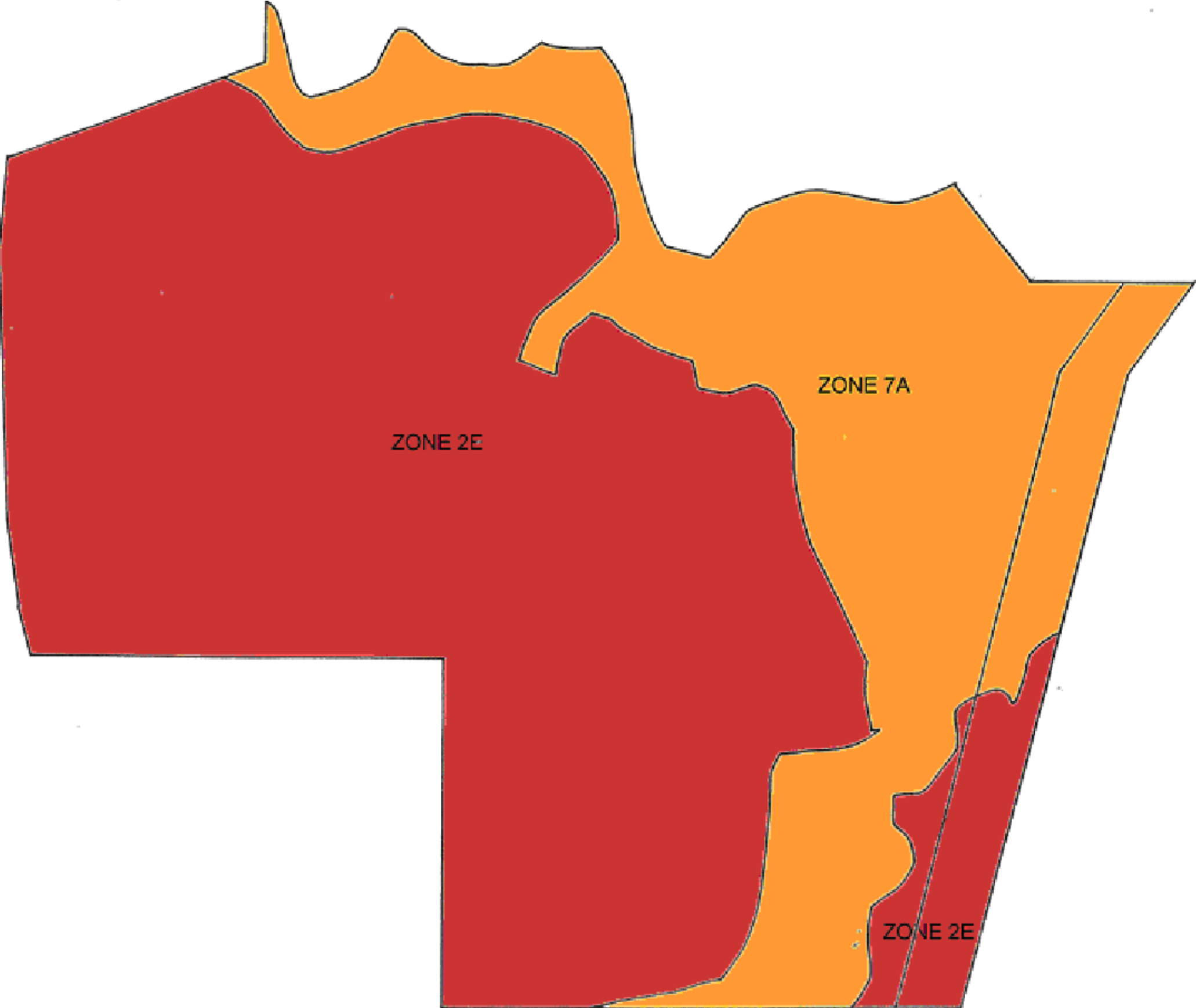
**Moonee Waters
2007 Concept Plan**

No.	Date	Revision Details

SCALE :	NTS	@ A3
CO-ORDS :	N/A	
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Figure 2

Coffs Harbour City Council LEP 2000 Zoning of the *Moonee Waters* Site



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NOTES:
1.0 Zoning data sourced from *Moonee Waters Coastal Village Preliminary Assessment*, prepared by Annand Alcock Urban Design, dated December 2005, p.3.

Figure 2.
Current zoning of the subject site pursuant to the Coffs Harbour City Council Local Environmental Plan 2000. Approximately 70% of the subject site was zoned for residential and tourism purposes in 2000 by Coffs Harbour City Council (Zone 2E), and just 30% for conservation purposes (Zone 7A).

The 2007 *Concept Plan* for the *Moonee Waters* project involves development of just 22.4% of the subject site, which represents only 33% of the land zoned by Council in 2000 for that purpose. Conversely, the 2007 *Concept Plan* provides approximately 74.9ha of conserved land (approximately 73.4% of the site) which is substantially more than double that anticipated by Council in 2000.

Moonee Waters
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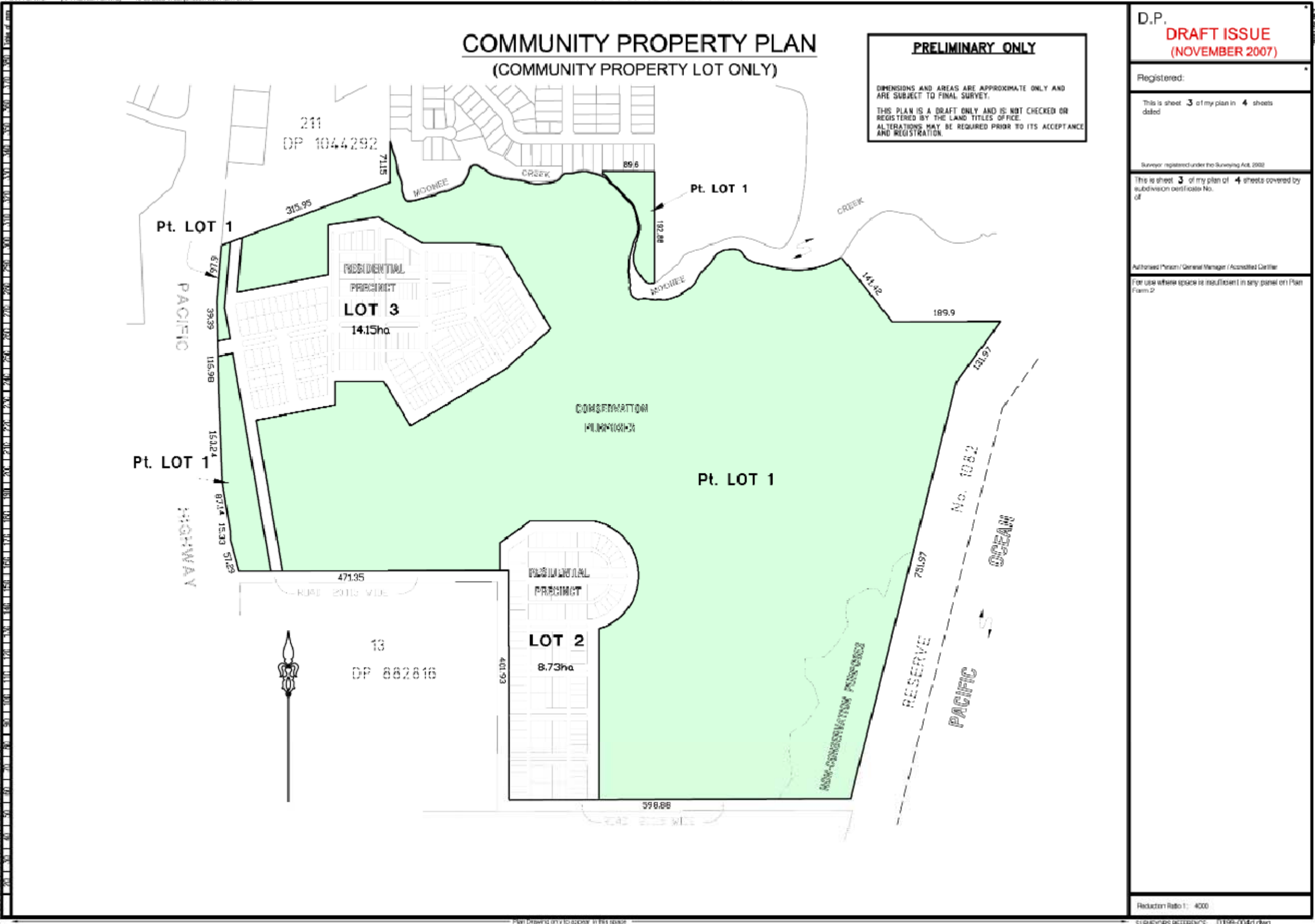
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Figure 3

Subdivision Design for the *Moonee Waters* 2007 Concept Plan

PLAN FORM 3: (APPROVED FORM 3) To be used in conjunction with Plan Form 2

WARNING: CREATING OR FOLDING WILL LEAD TO REJECTION



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WHELAN'S INSITES

Whelans Insites Pty Ltd
ACN: 088 148 743
insites.com.au

Level 12, 80 Clarence Street
Sydney, NSW 2000
DX 288 Sydney
t: 02 8234 8300
f: 02 9262 6511

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NOTES:

1.0 Community Property Plan supplied by Whelans InSites Survey Division - File ref: D199-004d.pdf, dated 20-11-2007.

Figure 3.
The detailed subdivision design for the *Moonee Waters* project identifying the two development properties (Lot 2 and 3). Lot 1 will be primarily conservation area with small amount of land zone 2E.

Moonee Waters
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Figure 4

Ecological Constraints Identified in the 2006 Sainty Report



Newnham Karl Weir
and Partners Pty Ltd

1 Murrumbidgee Street, Goffs Harbour 2450
Phone: 02 6692 6630
Fax: 02 6692 3064
ABN 21 100 904 783
ACN 100 904 783

ENVIRONMENTAL CONSTRAINTS & DEVELOPMENT POTENTIAL MAP			
LOT 66 IN D.P. 551005 PACIFIC HIGHWAY, MOONEE BEACH			
SHEET SIZE: A3	REF: 6930	SCALE: 1:5000	DATE: 26.9.2006
SHEET 1 OF 1	DRAWN: D.A.	CONTOUR INT: 0.5	DATUM: A.H.D.

LEGEND:

	ENVIRONMENTAL BUFFERS		LOT BOUNDARY
	HIGH CONSERVATION SIGNIFICANCE		POTENTIAL DEVELOPMENT AREAS
	HIGH ENVIRONMENTAL SIGNIFICANCE (REGIONAL CORRIDOR)		HIGH CONSERVATION SIGNIFICANCE

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Whelans Insites Pty Ltd
ACN: 088 148 743
insites.com.au

Level 12, 80 Clarence Street
Sydney, NSW 2000
DX 288 Sydney
t: 02 8234 8300
f: 02 9262 6511

NOT TO SCALE

NOTES:

1.0 Environmental Constraints and Development Potential Map sourced from *Environmental Constraints Analysis, Lot 66 DP 551005, Pacific Highway, Moonee Beach*, prepared by Sainty and Associates, dated September 2006, p.III-7.

Figure 4.
The vegetation mapping of the subject site from the Sainty Report with an overlay of Sainty's development constraints and arbitrary 50m setbacks. The Sainty Report recommends just 8% of the site as appropriate for development purposes.

Moonee Waters
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GIS REF :	D199-G-012.mxd	

Z:\NORMS FOLDER\6930 Moonee Waters Estates Lake & Sandy Beach\6930 MOONEE BEACH.dwg, 26/09/2006 1:25:46 PM

Figure 5

Vegetation Mapping on the *Moonee Waters* Project Site



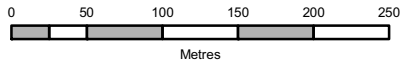
Code	Type	Area Ha	% Loss
DB	Dry Blackbutt Open Forest	34.510	52.5
FG	Flooded Gum Open Forest	0.917	5.2
T	Turpentine Open Forest	3.203	100.0
SF	Swamp Paperback/Swamp Mahogany/ Swamp Oak Open Forest	41.173	1.1
BB	Brush Box Closed Forest	0.279	14.7
CR	Costal Red Gum Forest	0.151	
F	Foredune Complex	3.479	
SO	Swamp Oak Open Forest	1.948	
HB	Headland Brush Box Rain Forest	0.246	
HH	Headland Heath/Grassland	0.427	
LR	Littoral Rainforest	2.598	
MS	Mangrove/Saltmarsh	2.286	
R	Coastal Riparian Open Forest	1.957	
SM	Swamp Mahogany Open Forest	1.745	
SR	Sedgeland/Rushland	4.672	

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PREPARED BY:
WHELANS insites
Whelans Insites Pty Ltd
ACN: 088 148 743
insites.com.au
Level 12, 80 Clarence Street
Sydney, NSW 2000
DX 288 Sydney
t: 02 8234 8300
f: 02 9262 6511



- NOTES:**
- 1.0 Digital Cadastral Database © 2006 LPI, NSW Department of Lands
 - 2.0 Ortho-rectified aerial photography © 2004 Coffs Harbour City Council
 - 3.0 Vegetation digitised from field survey at a plan scale of 1:5000

- Legend**
- Vegetation Communities
 - Proposed Development Precincts
 - Digital Cadastral Database

Figure 5.
Vegetation mapped on the subject site by Gunninah following detailed flora investigations and the compilation of data from a variety of sources, with the proposed development footprints. Development activities are proposed primarily within the drier plant communities on the more elevated parts of the land (the Dry Blackbutt and Turpentine communities) whilst the majority of the low-lying portions of the land (containing the “endangered ecological communities”) is to be retained, protected and rehabilitated.

Moonee Waters
2007 Concept Plan

C	22-11-2007	Remove lot text, amend client name, edit figure text
B	14-11-2007	Add new InSites A3 template, amd. notes
A	29-10-2007	Amd. scale bar, nith arrow & legend plus add figure text
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Figure 6

Areas of Vegetation to be Retained and to be Removed for the *Moonee Waters* Project

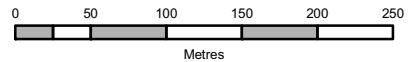


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WHELANS INSITES
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ACN: 088 148 743
insites.com.au
Level 12, 80 Clarence Street
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DX 288 Sydney
t: 02 8234 8300
f: 02 9262 6511



- NOTES:**
- 1.0 DCDB © 2006 LPI, NSW Department of Lands
 - 2.0 Ortho-rectified aerial photography © 2004 Coffs Harbour City Council
 - 3.0 Vegetation Digitised from Field Survey at a Plan Scale of 1:2500
 - 3.1 Vegetation boundaries are approximate

- Legend**
- Vegetation Communities
 - Proposed Development Precincts
 - Area of Dry Blackbutt Open Forest
 - DCDB

Figure 6.
Vegetation on the subject site with the proposed development footprints demonstrating the extent of Dry Blackbutt forest to be retained.

Of the dry forest communities on the site, 44.7% (approximately 19ha) are to be retained, rehabilitated and managed in perpetuity at no cost to the public purse. Over 99% of the "endangered ecological communities" are also to be retained, protected, rehabilitated and maintained in perpetuity as a consequence of the 'Moonee Waters' development.

Moonee Waters
2007 Concept Plan

No.	Date	Revision Details
B	21-11-2007	Amend client name, map title and legend
A	26-10-2007	Add Dev. Pcts., figure text & map title + amd. scale & client

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Figure 7

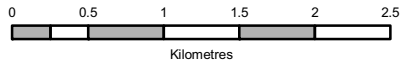
Aerial Photograph of the Coast Around Moonee



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PREPARED BY:
WHELANS
INSITES
Whelans Insites Pty Ltd
ACN: 088 148 743
insites.com.au
Level 12, 80 Clarence Street
Sydney, NSW 2000
DX 288 Sydney
t: 02 9234 8300
f: 02 9262 6511



- NOTES:**
- 1.0 Southern ortho-rectified aerial photography © 2004 Coffs Harbour City Council
 - 2.0 Northern aerial photography © 2002 LPI, NSW Department of Lands
 - 2.1 Details:
Coffs Harbour, Run 5, 0098, 07-09-02, 93-102, 152.76mm, 1:25000, NSW4739 (M2324)
Coffs Harbour, Run 5, 0101, 07-09-02, 93-102, 152.76mm, 1:25000, NSW4739 (M2324)
 - 2.2 Position of northern aerial photography is approximate and indicative only

Legend

Subject Site

Figure 7.
Aerial photograph of the coast around Moonee demonstrating areas of vegetation and linkages. Whilst undoubtedly part of a large tract of vegetated land, the subject site (immediately south of Moonee Beach) is not "the single largest unit of forested land" on this part of the coast.

Moonee Waters
2007 Concept Plan

B	21-11-2007	Amend client name, notes and map title
A	16-11-2007	Add new A3 InSites template & amend notes
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Figure 8

Areas of Cleared & Highly Cleared Land at Moonee Beach



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ACN: 088 148 743
insites.com.au
Level 12, 80 Clarence Street
Sydney, NSW 2000
DX 288 Sydney
t: 02 8234 8300
f: 02 9262 6511

NOT TO SCALE

NOTES:
1.0 Vegetated lands data prepared by and received from Annand Alcock Urban Design, 2007.

Legend
 Vegetated Lands

Figure 8.
Vegetated links (so-called 'wildlife corridors') through the subject site and surrounding lands, indicating areas of cleared and highly modified lands.

The vegetated lands west of the Pacific Highway are highly fragmented and are in multiple ownerships. There is little realistic prospect of substantial wildlife corridors being re-established or maintained on these lands. By contrast, the *Moonee Waters* development retains broad 'corridors' across the land and ensures their protection and maintenance in perpetuity.

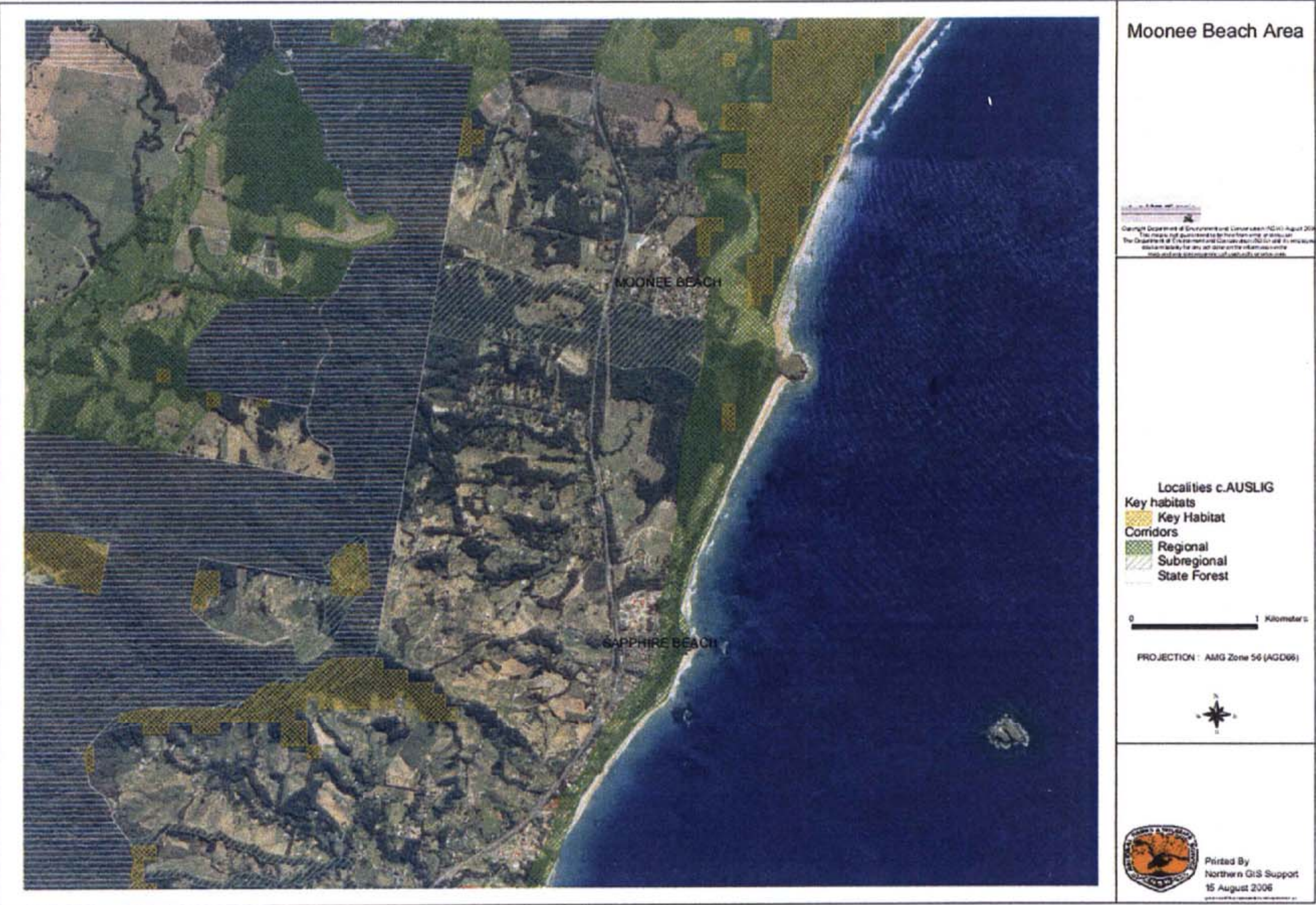
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Figure 9

Alleged *Wildlife Corridors* Through the *Moonee Waters* Site and in the Locality



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DX 288 Sydney
t: 02 8234 8300
f: 02 9262 6511

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NOTES:
1.0 Orthophoto with overlay of regional corridors, subregional corridors and key habitats at Moonee Beach (after Scotts, 2003) sourced from Map 3 of the *Environmental Constraints Analysis, Lot 66 DP 551005, Pacific Highway, Moonee Beach*, prepared by Sainty and Associates, dated September 2006.

Figure 9.
Alleged 'wildlife corridors' through the subject site at Moonee identified by Scotts & Drielsma (2003) and promoted in the Sainty Report (Sainty 2006).

The corridor identified through the northern half of the subject site at Moonee (immediately south of Moonee Beach) is theoretical in nature and essentially ignores the effect of the existing Pacific Highway (and the impact of an eventual 4-lane dual carriageway), as well as the highly fragmented vegetation west of the Highway.

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