



1.2 Layout of report

The Development and Environmental Assessment Report submission is presented in a set of 2 Volumes with a supporting set of A0 sized plans. This document is Volume 1 and is the main development description and assessment report. It includes a number of attachments including A3 sized copies of key A0 sized plans (eg. the project concept plan and the landscape master plan).

Volume 2 is the combination of key Background Reports prepared in relation to the redevelopment proposal, site conditions and relevant baseline information, project design and ecologically sustainable development advice, environmental and other assessments, and the like.

The A0 sized plan series accompanying the Volumes include site and locality details, the proposed redevelopment plans, including concept and architectural plans, landscape master plan and a photomontage related to the proposal.

The contents page of this Volume #1 provides for the reader an outline of what is contained in this volume, as well as a full list of the background reports in Volume 2 and a list of the plans in the A0 sized plan series

Section 1 of this Volume 1 report identifies the project site and its location, and introduces the proponent and the project consultant team and their roles.

Section 2 provides a description of the redevelopment project including project components and the proposed staging and construction approach. The section also includes a description of the overall approach being taken for the project, including project planning, design and the sustainability (ESD) framework being applied.

Section 3 details the ESD approach for the project, as applied to all aspects of the development in the planning design phase and as a precursor to the proposed construction and operational phases. This includes the project's strategic response to the Clarence Valley Council's Sustainability Framework and the more specific development response related to systems such as energy, water and resource use.

Section 4 outlines the process undertaken and results of consultation with key stakeholders, including the local community, holidaymakers staying at the existing Blue Dolphin resort, Clarence Valley Council and relevant government agencies.

Section 5 provides a review of the statutory planning provisions and guidelines applicable at state, regional and local level, set out mainly in a table format for convenience of reviewing the project response to the planning provisions.

Section 6 provides information on a range of site and locality parameters technical information related to existing environmental conditions such as soils, water systems, fauna and flora and cultural heritage, and potential hazards to the site, including bushfire, flooding and acid sulfate soils. Much of this information comes from a range of background reports prepared by specialist consultants and from consultation. The reports are located in Volume 2 - Background Reports and should be referred to for further information in relation to the specific aspects of this section.



Section 7 identifies and describes the physical and social infrastructure related to the site and locality. This includes availability of social services such as health and transport, and availability of public utilities such as transport, waste management, water and sewerage, telecommunications, electrical and other energy sources. This information derived from consultation with local authorities and service providers as well as specialist reports.

Section 8 reviews economic aspects of the proposed redevelopment, in particular a review of a specialist background report on the likely economic impact of the project. The section also includes information related to the issue of low-key holiday accommodation and facilities and feedback from community consultation in this regard.

Section 9 of this report provides an environmental assessment of the proposed development having regard to the baseline information provided in previous sections. This is considered in relation to the description of the proposed redevelopment project, its approach to incorporating ESD and community interests and issues raised in the consultation program and by government agencies and Clarence Valley Council. In relation to the key aspects being considered each review outlines the key matters including the assessment carried out by specialist consultants and through the planning report review, and recommends a series of actions based on the assessment and review.

Section 10 indicates a range of commitments made by the proponent in response to statutory requirements, the project's assessment and the approach being taken to the project in relation to ESD, local community development

Section 11 includes a summary of the proposal assessment, consideration of alternative uses of the project site, and whether there are suitable alternative sites in the locality for the proposal. Justification of the proposed redevelopment of the resort site is put forward based on a range of criteria and reasons.

1.3 The Proponent

The Blue Dolphin Development Joint Venture (BDDJV) has been formed specifically to undertake this development project in northern NSW. The BDDJV comprises (1) a group of independent Yamba based investors operating through Mitchell DB Developments Limited and (2) Mariner Land Limited.

Mitchell DB Developments Limited is predominantly a Mitchell Family controlled company. The Mitchell family are locally based business people who have owned and managed the Blue Dolphin Holiday Resort for over 15 years as well as other tourism facilities in Yamba and have considerable tourism industry experience.

Mariner Land Limited is a subsidiary of Mariner Financial Limited, an ASX-listed, Australian-owned financial services and investment group, which was established in May 2003, and is based in Sydney. The group has interests in property, alternative equity products, private equity, equity funds, income products, superannuation and retirement plans.



Mariner Financial Limited has a market capitalisation of approximately \$120 million. The Group currently manages a range of property and infrastructure investments totaling nearly \$600 million. Mariner Land Limited was established to focus on the acquisition of strategic land holdings and under-utilised assets, with the objective of creating long-term investment products.

1.4 The Locality and Site

1.4.1 The Locality

The site is within the township of Yamba, on the upper mid-north coast of New South Wales. (See Figure 1.1: Location Map below). Yamba is a coastal centre located in the Clarence Valley local government area (LGA) of over 10,000km sq. in area. The LGA has a diverse population of approximately 50,000 people who live in coastal towns, coastal villages and areas, as well as the major regional centre of Grafton.

Yamba is the Clarence Valley's major growth area and principal coastal resort. It is located on a peninsular on the south side of the Clarence River and surrounded by Yuraygir National Park and rural land, the Clarence River, and the Pacific Ocean. Yamba has approximately 6,500 permanent residents but its population more than doubles during peak holiday periods. Yamba is within easy reach of major regional centres and capital cities. It lies between Coffs Harbour and Byron Bay and is approximately 680 kilometres north of Sydney and 310 kilometres south of Brisbane.

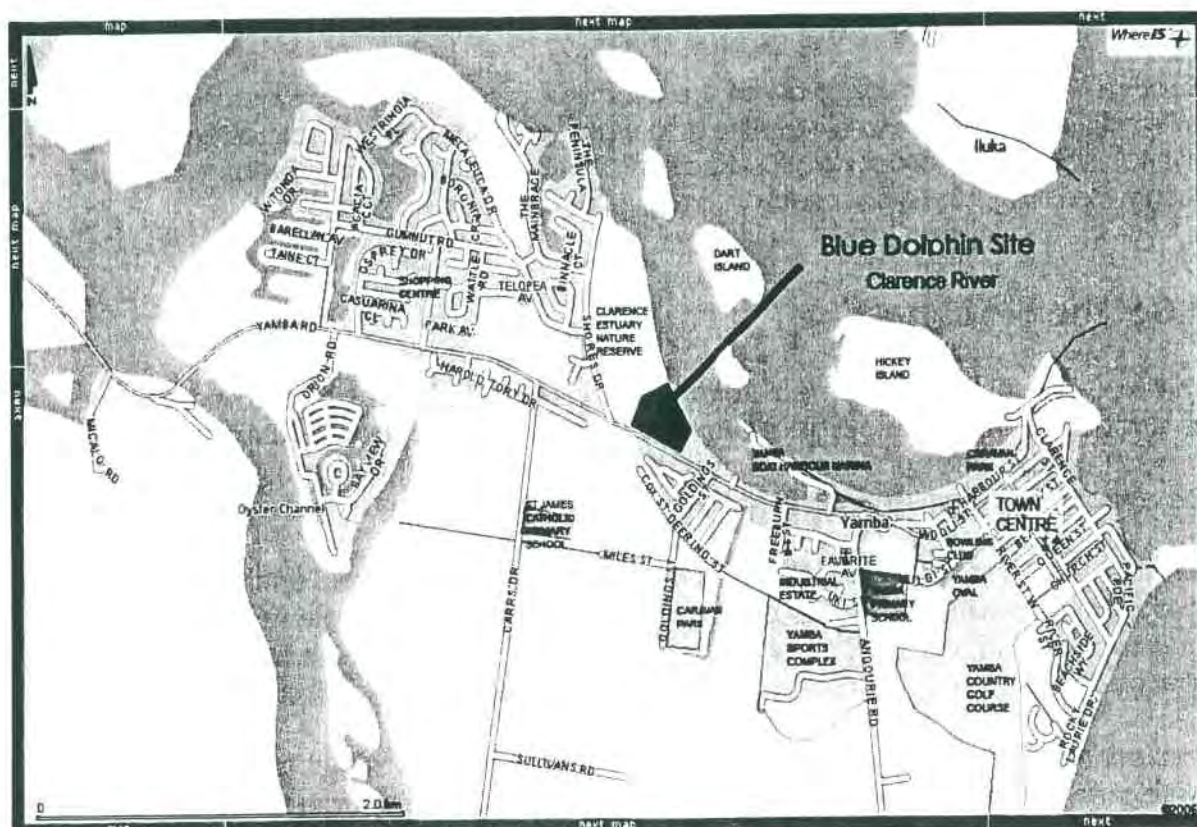


Figure 1.1 Location Map showing the project site adjacent to the Clarence River in Yamba, NSW: Source: Woodhead International, 2006



1.4.2 The Site

The subject site is 5.744 hectares in size, and is located on the northern side of Yamba Road, approximately two kilometres to the west of the Yamba town centre. Yamba Road is the primary access road to the township of Yamba and West Yamba and the local coastal villages of Angourie and Woolweyah. The site is surrounded by:

- the Clarence River and Yamba Bay foreshore reserve to the immediate north (the site has a 300 metre frontage to the Yamba Bay foreshore)
- detached dwellings across Yamba Road to the south
- the Moby Dick Motel to the east
- the Clarence Estuary Nature Reserve to the west.

Figure 1.1 on the previous page, and Figure 1.2: Roof Site Plan shown below (from the concept plan series by Woodhead International) show this locational relationship.



Figure 1.2 Roof Site Plan (WI02) Source: Woodhead International, 2006

Services and facilities in proximity to the site include:

- private and public primary schools
- a number of local shopping centres
- the Yamba golf club and bowling club
- the Yamba sports complex, tennis courts and local parks
- Yamba medical centre and ambulance station
- a range of coastal and river foreshores including public boat access
- transport options including car and bus travel, an river ferry to Iluka
- a cycleway and pedestrian paths linked to the Yamba CBD.



The site as a property is described as Lots 1 and 2 in Deposited Plan No. 706628, situated at Yamba in the Local Government Area of Clarence Valley, Parish of Yamba and County of Clarence.

Under the Maclean Local Environmental Plan, 2001 (the statutory planning Instrument currently applicable in the recently amalgamated Clarence Valley Council), the site is currently zoned 2(t) Residential (Tourism). The primary aim of this zone is to facilitate the provision of a range of tourist facilities and relatively high-density residential accommodation and ancillary residential facilities. There are only three sites zoned 2(t) on the Yamba peninsular and Lower Clarence area. One site is located in Yamba adjacent to Pippie Beach and has been developed for high-density residential living. The other site is along Angourie Road, has been developed for eco-tourism facilities at a relatively high density within the development footprint of the site and is currently subject to a development proposal to increase this density.

The site subject of this redevelopment proposal is presently a highly developed holiday resort, containing tourist, commercial and ancillary recreational residential uses and facilities.

The recent aerial photo below (Plate 1.1) provides a locational perspective and clearly shows the existing high level of site coverage by manufactured cabins, a range of buildings and concrete access roads, and the existing landscaping made up of remnant native vegetation and a wide range of exotic palms and other plantings carried out over many years.

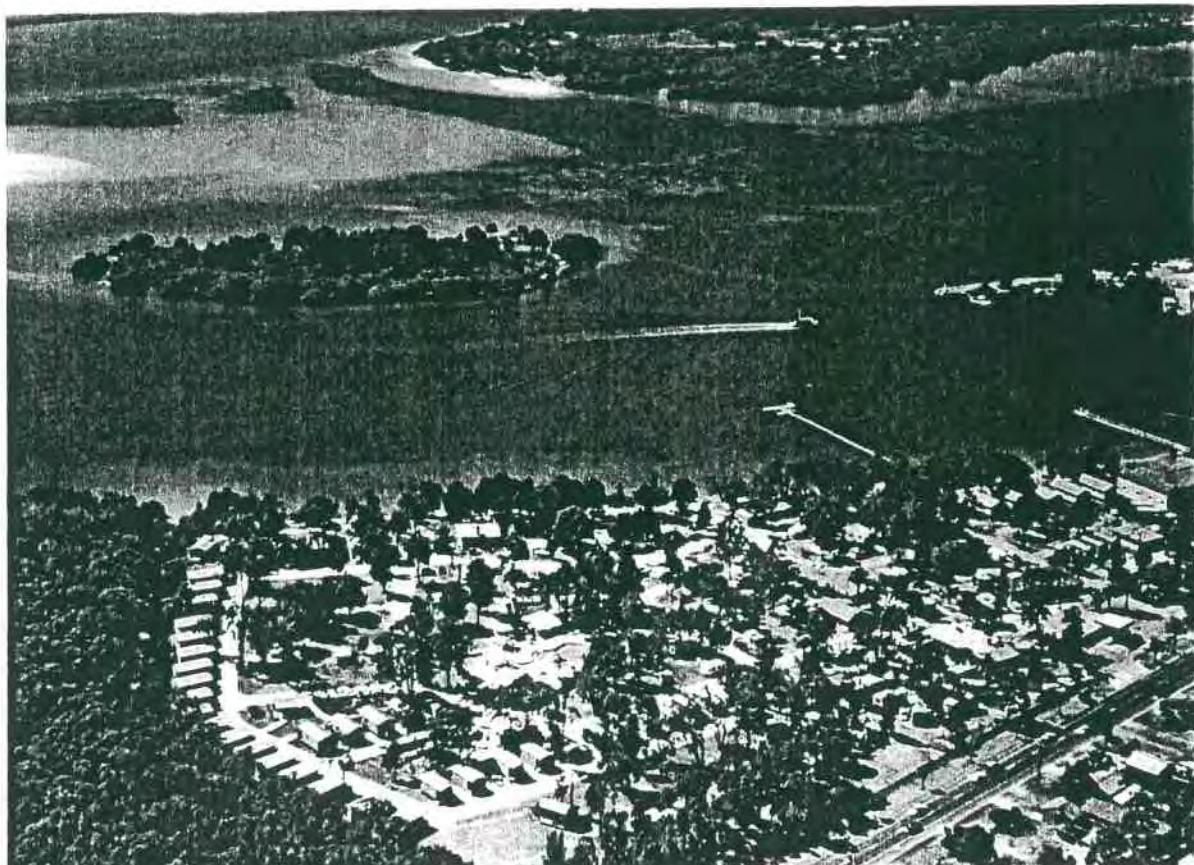


Plate 1.1: Aerial Photo of Existing Site. Source: Woodhead International, 2006



1.5 Project Consultant Team

The redevelopment project requires input from a broad range of complementary technical experts, with expertise in specific fields. The proponent has established a team of consultants to meet this requirement.

An important part of this approach was to establish a mix of locally and regionally based as well as metropolitan based firms, with a track record in innovative, high quality local to internationally recognised work, and proven expertise and experience.

A key aspect was to engage consultants who understand sustainability and ESD principles and practice, and who could consult effectively with community and other key stakeholders.

Preparation for, design and assessment of the project proposal has involved input from a range of professional disciplines including: ecologists, landscape and environmental designers, architects, various civil and environmental engineering disciplines, traffic consultants, economists, social and community planners, bushfire hazard assessment, geo-technical assessment, environmental sustainability advice, BASIX assessment, building construction, marketing and surveying.

These consultants have been engaged and have worked together at three levels linked by key planning, design and issue-driven briefs.

(1) A core project design team was formed from the outset, involving the proponent, to work on the concept planning, drawing information from investigatory studies, background reports, onsite meetings, workshops and from the results of community consultation and liaison with government agencies and the Clarence Valley Council.

(2) A range of key technical consultants were engaged to provide advice and background information to the project design team on a range of components of the project, and prepare background reports addressing site issues and attributes in relation to the project proposal.

(3) A range of specialist consultants were engaged to prepare additional specific background reports and assessments (e.g. BASIX assessment) and to provide particular information for the project (e.g. marketing, site surveying) on key issues and matters related to the site and the project proposal.

Table 1.1 sets out the members of the overall Project Team:



Table 1.1 Project Team Members

Consultant	Discipline
Woodhead International	Architecture and Design Project Coordination
Rider Hunt Terotech	Project Consultant Quantity Surveyor
Sustainable Futures Australia	Environmental and Statutory Planning Project and Landscape Design ESD Approach & Application Community Consultation
ACOR Consultants Pty Ltd	Integrated Water Management including Flooding, Stormwater Civil Engineering
Azimuth Building Designers	Local Project Co-ordination
Norman Disney & Young	Engineering Services: Acoustic, Hydraulic, Mechanical Electrical, Plumbing, Communications
Coffey Geosciences	Groundwater Assessment Soils and Site Contamination
Matusik Arup	Development Market Information Traffic Engineering
Patterson Britton & Partners GHD	Marine Consultant Bushfire Assessment
Urbis JHD North Coast Environmental Planning	Economic Assessment Flora and Fauna Assessment
Partners Energy Management Michael Samms & Associates	BASIX Report Local Civil Engineering
Steve Watson and Partners Aspect North	BCA Assessment Subdivision Surveying