



# Moonee Waters

PREFERRED PROJECT PLAN

LOT 66 DP 551005  
PACIFIC HIGHWAY  
MOONEE BEACH

**FINAL**  
**December 2008**

Prepared by:  
Annand Alcock Urban Design  
& Whelans Insites

Prepared for:  
Hillview Heights Estates Pty. Ltd.



## CONSULTANTS

This document was produced by Annand Alcock Urban Design on behalf of Hillview Heights Estates Pty. Ltd., in consultation with the Coffs Harbour City Council, the Department of Planning and relevant State agencies. The following consultants were involved in the production of this response and relevant background studies, which are summarised in this document.

Owner	Hillview Heights Estates Pty Ltd
Master Planning	Annand Alcock Urban Design
Statutory Planning	Mike George Planning
Ecology & Biodiversity	Gunninah Environmental Consultants (now Whelans Insites Pty Ltd)
Water Management/Coastal Processes	Patterson Britton (now Worley Parsons Pty Ltd)
Hydrology	Patterson Britton (now Worley Parsons Pty Ltd)
Heritage	Umwelt Australia Pty Ltd
Geotechnical	Coffey and Associates GHD
Engineering/Infrastructure	GHD
Bushfire	Graham Swain (Australian Bushfire Protection Planners Pty Ltd)
Traffic and Transport	John Coady Consulting Pty Ltd (Project Planning Associates)
Noise	GHD
Surveyors	Blairlanskey Surveys
Community Title	Peter Vandergraaf of Whelans Insites Pty Ltd

# Contents

PART A - INTRODUCTION		
A.1	Introduction	2
A.2	Aims and Objectives	3
A.3	Structure of this Report	3
A.4	Information Base	3
A.5	A Brief History of the Project	4
A.6	The Preferred Project Plan	6
PART B - RESPONSE TO ISSUES RAISED		
B.1	Ecological Matters	8
B.2	Access	26
B.3	Owner's Consent	27
B.4	Conservation Area Management	27
B.5	Climate Change and Sea Level Rise	28
B.6	Bushfire Protection	29
B.7	Noise Impacts	31
PART C - ADDITIONAL INFORMATION REQUIRED		
C.1	Statement of Commitments	33
C.2	Access to Conservation Area	33
C.3	Urban Design	34
C.4	Section 94 Contributions	34
C.5	Water Cycle Management	35
C.6	Earthworks	36
C.7	Infrastructure	36
C.8	Landscaping	36
C.9	Archaeology	37
C.10	Community Comment	37
PART D - OUTCOMES AND CONCLUSIONS		
20	The Preferred Project Plan	39
21	Outcomes of the Preferred Project Plan	40
22	Conclusions	40

## PART E - APPENDICES



## VISION



*“To create a high quality, active, integrated and sustainable coastal community the character of which is informed by the unique setting and undulating topography, and where ecological values are fundamental.”*

