

Major Project Application Preliminary Assessment

(Proposed 121 Lot Residential Estate at Emerald Beach,
Lot 2 in DP 840016 on behalf of Pridel Investments Pty. Ltd.)

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Assessment Requirements (DGEAR's). The DGEAR's will subsequently form the basis of an Environmental Assessment prepared for the proposal by the proponent, which will then be submitted to the Minister for assessment.

The 'Key Issues' have been identified from consultation with the various relevant government agencies; viz.

- NSW Department of Planning
- NSW National Parks and Wildlife Service
- Coastal Council of NSW
- NSW Fisheries
- NSW Environment Protection Authority
- Coffs Harbour City Council
- NSW Roads and Traffic Authority
- NSW Department of Lands
- Soils Conservation Service
- Coffs Harbour & District Local Aboriginal Land Council
- Country Energy (formerly North Power)
- NSW Public Works Department

The 'Key Issues' have also been identified from ASPECT *north* Ltd.'s assessment of the proposal against the various relevant planning controls that apply; viz.

- Various State Environmental Planning Policies (SEPP's)
- North Coast Regional Environmental Plan (REP) 1988

3.5.1.1.2 Fishermans Dive Link

The Community Association will routinely inspect and repair the following components according to Plans of Management: -

Table 5: Fishermans Drive Link Management Components

COMMUNITY LAND COMPONENT	MANAGEMENT REQUIRED	POLICING MECHANISM
Road pavement	Routine inspection and repair as required	Plan of Management to be prepared at engineering design phase which sets out nature & frequency of inspection tasks, and to be linked to Management Statement
Fiddamans Creek bridge	Routine inspection, debris removal and repair as required	

3.5.1.1.3 Dune Area

The Community Association will routinely inspect and repair the following components according to a Plan of Management: -

Table 6: Dune Area Management Components

COMMUNITY LAND COMPONENT	MANAGEMENT REQUIRED	POLICING MECHANISM
Pedestrian Accesses & Barrier Fencing	Routine inspection and repair as required	Plan of Management to be prepared by Ecologist, and to be linked to Management Statement
Dune Profile	Routine inspection and repair as required	
Vegetation	Progressive rehabilitation of natural vegetation, progressive removal of exotic species, routine inspection, debris removal and repair as required	

- Coffs Harbour Local Environmental Plan (LEP) 2000
- Relevant Council Development Control Plans (DCP's)
- NSW Coastal Design Guidelines
- Sustainable Urban Settlement Guidelines
- NSW Coastal Policy 1997
- Other relevant Commonwealth and State Acts

2. SUBJECT SITE

Emerald Beach is located north of Coffs Harbour in northern NSW (refer Fig. 2a). The site is bounded to the north by an approved future Caravan Park site, with Moonee Nature Reserve and State Environmental Planning Policy No. 14 (SEPP 14) wetland No. 318 beyond, the west by the Pacific Highway, the south by Emerald Beach Caravan Park and Fiddamans Creek and the east by a dune system and the Tasman Sea (Pacific Ocean) beyond. The township of Emerald Beach is located further south of Fiddamans Creek. The subject site has a total area of 31.19 hectares (refer Fig. 2b).

The land is affected by the following encumbrances: -

ENCUMBRANCE	LAND OR AUTHORITY BENEFITED	DESCRIPTION
Right of Carriageway 6.035 wide vide DP 552769	Lot 3 in DP 582769 (i.e. Emerald Beach Caravan Park – now Lot 32 in DP 1038983)	Terms as set out in Conveyancing Act to provide access to highway
Right of Carriageway 10 wide vide DP 707781	Lot 201 in DP 707781 (i.e. approved caravan park site to north – now Lot 1 in DP 840016)	Terms as set out in Conveyancing Act to provide access to highway
Easement for Rising Main 5 wide & variable vide DP 645550	Coffs Harbour City Council	Terms as set out in Instrument to permit installation & maintenance of Council's sewer rising main

The land has the following benefits: -

BENEFIT	LAND OR AUTHORITY AFFECTED	DESCRIPTION
Right of Carriageway 6.035 wide vide DP 552769	Lot 3 in DP 582769 (i.e. Emerald Beach Caravan Park – now Lot 32 in DP 1038983)	Terms as set out in Part 1 of Schedule 8 to Conveyancing Act 1919 to provide access to Fishermans Drive
Covenant in Instrument No. P548537	Commissioner for Main Roads	Terms as set out in Instrument to provide access to highway

Under the Coffs Harbour LEP 2000, the site is split zoned (refer Fig. 1a), as follows:

- 2A Residential Low Density;
- 7A Environmental Protection Scenic Buffer; and
- 7B Environmental Protection Scenic Buffer.

The site is also identified in the LEP as containing 'Secondary Koala Habitat'. However, site-specific fauna surveys have disclosed that no habitat of significance exists for koalas.

The site and its immediate environs comprise three completely different environments shaped by different past land uses and exploitation of the natural resources; viz. the dune, the back-dune, and the paperbark swamp environments. The dune environment has been mined, and then restored. The back-dune and the paperbark swamp environments have been cleared at various times for bullock

pastures and drainage works. No areas of undisturbed old growth forest remain within the site.

The site is presently vacant. It contains a highway access which services the commenced 74-site caravan park development (Coffs Harbour DA No. 452/82) that applies to the land parcel immediately adjoining to the north (Lot 1 in DP 840016). The site is subject to regular unauthorised pedestrian and vehicle use. A network of informal accesses is located across the eastern portion of the site, particularly, which link to the dune area and Diggers Point.

The site forms part of the 715ha Fiddamans Creek catchment that contains 2 sub-catchments. The main sub-catchment drains from about 1.4 km away to the north-west, through Sandy Creek and the development site to Fiddamans Creek. The site's terrain is generally basin shaped and falls from the north-eastern and north-western comers at about RL 7 AHD to the commencement of Fiddamans Creek at the southern perimeter at about RL 2 AHD. Part of the site is flood prone, and the predicted 1 in 100 year flood level for the site is RL 3.4 AHD.

Diggers Point headland and the connecting dune area define the eastern perimeter of the drainage corridor, whilst the western extremity of a spur connected to the coastal range and the highway formation define the western perimeter of the drainage corridor.