

APPENDIX 15
PACIFIC BAY WESTERN LANDS
PROJECT APPLICATION
COMPLIANCE WITH PLANNING CONTROLS

Provision	Compliance	Comments
Environmental Protection and Biodiversity Conservation Act 1999		
<ul style="list-style-type: none"> Not to have an impact on matters of National Environmental Significance 	√	No such matters exist in the site
Environmental Planning and Assessment Act		
<ul style="list-style-type: none"> Impact on threatened species and habitats 	√	No threatened species identified on the site and development will not impact on any
<ul style="list-style-type: none"> Compliance with the objects of the EPA Act 	√	The proposal provides for the development of this site in an orderly way in compliance with regional and sub regional planning outcomes. The proposal has adopted the principles of ESD and environmentally sensitive areas are protected from development.
SEPP Major Projects		
Definition of a major project	√	Proposal falls within the definition of a major project
SEPP 55 Remediation of Land		
On site contamination	√	A Remedial Action Plan has been prepared for the site and is included in Appendix 5
SEPP 71 Coastal Protection		
Definition of significant coastal development	√	Site is within 1 km of the coast
Master Plan Contents		
<ul style="list-style-type: none"> Design principles from site analysis and context 	√	Site analysis was carried out and as a result the design principles were developed for the site to take into account the topography of the site, views and the existing environmentally significant areas on the site
<ul style="list-style-type: none"> Desired future locality character 	√	A detailed analysis was carried out of the locality in which the site is located and the design has been developed to integrate the proposal into the natural environment in the area
<ul style="list-style-type: none"> Location of development on site considering natural features, coastal processes 	√	The site is well removed from the coastal area and there is development between the site and the coast. The significant vegetation on the site has been integrated into the development proposal
<ul style="list-style-type: none"> Phasing of the development 	√	The development will be undertaken in 2 stages. Stage 2 is dependant on the resolution of the route of the new Pacific Highway
<ul style="list-style-type: none"> Public access to and along the coastal foreshore 		Not relevant
<ul style="list-style-type: none"> Pedestrian, cycle and road access and networks 	√	Pedestrians and cyclists will have access to the roads within the site and specific pedestrian routes have been provided through the new open space areas.
<ul style="list-style-type: none"> Subdivision patterns 	√	The subdivision pattern has been developed on the basis of the

		topography of the site and the environmental features on the site
<ul style="list-style-type: none"> Infrastructure provision 	√	Infrastructure is available and will be augmented for the development
<ul style="list-style-type: none"> Building envelopes and built form controls 	√	The design guidelines include building envelopes and built form controls which have been developed for the site
<ul style="list-style-type: none"> Heritage conservation 	√	There are no identified items of heritage significance on the site
<ul style="list-style-type: none"> Remediation of the site 	√	A Remediation Action Plan has been prepared and is in Appendix 5
<ul style="list-style-type: none"> Provision of public facilities and services 	√	S 94 Contributions will be made to Council for such facilities and services in line with the reasonable demands of Council s94 Plans prepared for the North Coffs Release Area
<ul style="list-style-type: none"> Provision of open space, function and landscaping 	√	The oval has been retained as open space on the site and will be used as a recreation area. The 7A Areas on the site will be available for passive recreation purposes
<ul style="list-style-type: none"> Conservation of water quality and use 	√	The proposal for the site has been developed using the principles of Water Saving Urban Design
<ul style="list-style-type: none"> Conservation of animals 	√	No threatened animals were found on the site. The existing area of significant vegetation will be preserved along with the animal habitats it provides
<ul style="list-style-type: none"> Conservation of fish 	√	There will be no increase in the run off from the site to the Solitary Islands Marine Park
Matters for Consideration		
<ul style="list-style-type: none"> Existing public access to and along the foreshore for pedestrians to be retained and improved 		Not relevant
<ul style="list-style-type: none"> Opportunities to provide new public access to foreshore for pedestrians 	√	Public access will be provided from this site over the adjacent Pacific Bay land to the foreshore. Residents will have access under the Pacific Highway to this area
<ul style="list-style-type: none"> Suitability of the development 	√	It is considered that the development is suitable for the site as it is a residential development and the land has been identified for this type of development. The bulk and scale of the proposal is similar to that of neighbouring properties.
<ul style="list-style-type: none"> Any detrimental impact on the foreshore including overshadowing and loss of views from public places 	√	There is no overshadowing of the foreshore and no loss of views of the foreshore from public places
<ul style="list-style-type: none"> Scenic quality of the coast and means to protect and improve these qualities 	√	The development has been designed to reflect the topography of the site and to fit in with the existing environmental features of the site. A detailed landscape master plan has been developed for the site and when implemented this will ensure that the development will be seen in a green context and against the green backdrop of the escarpment
<ul style="list-style-type: none"> Measures to conserve animals and their habitats 	√	The existing significant vegetated area on the site and the habitats it provides will be retained. A Management Plan has been developed for the ongoing management of the vegetation on the site and the new planting on the site will be extensive.
<ul style="list-style-type: none"> Measures to conserve fish and marine vegetation 	√	There will be no adverse impacts from the development on the Solitary Islands Marine Park
<ul style="list-style-type: none"> Likely impact of or on coastal processes and hazards 	√	The site is removed from the coastal area and the development will not impact on the coastal processes
<ul style="list-style-type: none"> Measures to reduce potential for conflict between land based and water based activities 	√	There are not likely to be conflicts as there are no extensive water based activities likely to occur in the environment of the site

<ul style="list-style-type: none"> Measures to protect cultural places and values 	√	The site has been assessed for cultural values and it has been concluded that their presence is unlikely. However, a watching brief will be kept as the development progresses and measures will be put in place to deal with any finds should they occur
<ul style="list-style-type: none"> Likely impact of the development on water quality and coastal water bodies 	√	There will be no increase in run off from the site so there will not be any adverse impacts on existing water quality in the area
<ul style="list-style-type: none"> Heritage conservation 	√	There are no heritage items on the site
<ul style="list-style-type: none"> Cumulative impacts of development on the environment 	√	The development of this site has been planned in the Coffs harbour Settlement Strategy and the cumulative impacts are assessed in the North Coffs Release Area studies
<ul style="list-style-type: none"> Measures to ensure water and energy usage is efficient 	√	Energy saving design measures have been adopted in the design of the development and these will be further refined as the detailed design of the residences proceeds. The principles of BASIX will be implemented in the development
SEPP Infrastructure		
<ul style="list-style-type: none"> Referral to the RTA 	√	The application will be referred to the RTA for advice
<ul style="list-style-type: none"> Development adjacent to a major road 	√	The site is adjacent to the Pacific Highway and a noise study has been carried out and noise amelioration measures adopted for the development
North Coast Regional Environmental Plan		
<ul style="list-style-type: none"> Protect area of natural vegetation 	√	Natural vegetation areas of conservation significance on the site have been retained
<ul style="list-style-type: none"> Protect scenic quality 	√	The proposal has been carefully designed in the context of the site and the surroundings
<ul style="list-style-type: none"> Protect water quality 	√	There will be no increase in stormwater run off from the site and as a result no adverse impacts on water quality
<ul style="list-style-type: none"> Development not to significantly disturb wildlife habitat 	√	No wildlife habitat will be significantly disturbed as a result of the development
<ul style="list-style-type: none"> Scenery not to be adversely affected 	√	There will be no adverse impacts on scenery as the vegetated areas of the site will be protected and the development has been carefully designed to fit into the surrounding environment
<ul style="list-style-type: none"> Erosion and sediment control plan to be implemented 	√	An erosion and sediment control plan will be prepared and implemented for the development of the site
<ul style="list-style-type: none"> Enhance visual quality of the coast 	√	The development of this site will be visible from the coast but will be seen against the backdrop of the escarpment
<ul style="list-style-type: none"> Provide for appropriate recreational use of beaches 	√	An access way will be provided from the site to the beach to allow recreational use of it
<ul style="list-style-type: none"> Protect water quality in the coastal environment 	√	The proposal has been designed to ensure water quality is protected and there will be no increase in run off from the site
<ul style="list-style-type: none"> Minimise risks from coastal processes 	√	The site is away from the coast and there will not be any impact on coastal processes
<ul style="list-style-type: none"> Minimise changes to coastal processes as a result of the development 	Not Relevant	
<ul style="list-style-type: none"> Encourage retention and regeneration of natural areas 	√	The natural vegetated areas on the site have been retained and the Management Plan provides for revegetation in these areas
<ul style="list-style-type: none"> Development not to impede public access to the foreshore 	√	The development does not impact on existing public access to the beach

<ul style="list-style-type: none"> Beaches or adjacent open space not to be overshadowed before 3pm midwinter or 7pm summer 	√	There will be no overshadowing of the beach
<ul style="list-style-type: none"> Heritage to be conserved 	√	There are no heritage items on the site
<ul style="list-style-type: none"> Density of dwellings to be maximised 	√	The density for the development has been worked out on the basis of the planning controls and the impact on the natural features of the site and its setting
<ul style="list-style-type: none"> Road widths are not excessive 	√	Road widths will comply with Council standards
<ul style="list-style-type: none"> Road designed to encourage the use of public transport 	√	
<ul style="list-style-type: none"> Site erosion to be minimised 	√	Erosion will be minimised on the site
<ul style="list-style-type: none"> Assess buildings over 14m for their local impact and regional significance 	√	No buildings are over 14m
<ul style="list-style-type: none"> Adequacy of community and welfare services available to the land 	√	Services are available in the locality and can be augmented for the development
<ul style="list-style-type: none"> Encourage environmentally complementary tourist development 	Not relevant	
<ul style="list-style-type: none"> Encourage a range of tourist facilities 	Not relevant	
<ul style="list-style-type: none"> Encourage location of tourist facilities close to existing services and infrastructure 	Not relevant	
<ul style="list-style-type: none"> Ensure there is adequate road/rail/water access to tourist facilities 	Not relevant	
<ul style="list-style-type: none"> For residential accommodation all social and community services likely to be required exist in area 	√	Studies have shown that there are adequate social and community services in the area
<ul style="list-style-type: none"> Development not to be detrimental to the natural environment or scenic features 	√	<ul style="list-style-type: none"> Proposed development will enhance the urban features of the site
<ul style="list-style-type: none"> Water and sewerage to be available 	√	Water and sewerage is available and can be augmented for the development
<ul style="list-style-type: none"> Tourism Guidelines for Development along the NSW Coast 	Not relevant	
Draft North Coast Sub Regional Strategy		
<ul style="list-style-type: none"> Settlement Strategy 	√	The site has been identified for urban development in the Coffs Harbour Settlement Strategy approved by the Director General of the DOP
<ul style="list-style-type: none"> Settlement Character and Design 	√	The development of the site has been designed to reflect the existing positive aspects of the design of housing in the area. Building bulk respects that in the area and visual impacts have been minimised with the use of landscaping on the site and the protection of existing vegetated areas on the site
<ul style="list-style-type: none"> Environment and Natural Resources 	√	Areas of high value have been protected in the development proposal
<ul style="list-style-type: none"> Transport 	√	A detailed traffic and Transport study has been prepared which

		looks at all aspects of transport in the are (Appendix 12)
Coffs Harbour LEP 2000		
Aims and Objectives		
<ul style="list-style-type: none"> Encourage sustainable economic growth 	√	The proposal for the site has been developed on the basis of ESD principles and it will comply with the requirements of BASIX
<ul style="list-style-type: none"> Provide for development in an ecologically sustainable manner 	√	The principles of ESD have been adopted in the design of the building and will be applied to all aspects of the development as it progresses
<ul style="list-style-type: none"> Provide for a quality lifestyle in Coffs Harbour 	√	It is proposed, in this development, to provide a very high standard of residential accommodation which will add to the housing in Coffs Harbour which can provide a quality lifestyle for the residents
Zoning		
Residential 2A Zone		
Aim and Objectives		
<ul style="list-style-type: none"> Enable housing development that is compatible with a low density residential environment 	√	It is proposed to provide a residential and development on the site in the form of residential houses and some town houses. The density proposed is low
<ul style="list-style-type: none"> Provide development in the environmental capacity of a low density residential environment that can be adequately serviced 	√	The studies have shown that the proposal is well within the capacity of the site and large areas of the site will remain undeveloped
<ul style="list-style-type: none"> Uses 	√	All the proposed uses are permissible in the zone
Environment Protection 7A		
Aims and Objectives		
<ul style="list-style-type: none"> Protect sensitive natural habitat 	√	There will be no development in the 7A area and it will be revegetated and preserved
<ul style="list-style-type: none"> Protect habitat values 	√	Habitat values on this area will be protected
<ul style="list-style-type: none"> Enable development within the environmental capacity of the land which can be adequately serviced 	√	It is considered that the development proposed is within the environmental capacity of the land
<ul style="list-style-type: none"> Uses 	√	No uses are proposed in this area
Tree Preservation		
<ul style="list-style-type: none"> Enable tree preservation to maintain the amenity of the city 	√	Most significant trees on the site will be preserved.
Koala Habitat		
<ul style="list-style-type: none"> Provide for the protection of Koalas 	√	A koala protection plan is not required, however measures to protect koalas are set out in Appendix 7.
Landform Modification		
<ul style="list-style-type: none"> Control impacts from landform modification 	√	There will be some cut and fill on the site to enable the development to proceed. This has been carefully designed and controlled to ensure that there are no adverse impacts from landform modification on the site
Waterways		
<ul style="list-style-type: none"> Impacts on Solitary island Marine Park 	√	There will be no increase in run off from the site and as a result no additional impacts on the marine park
Environmental Hazards		
<ul style="list-style-type: none"> Acid sulphate soils 	√	There are no acid sulphate soils on the site
<ul style="list-style-type: none"> Flooding 	√	The flooding issues relating to the site have been examined in the Flooding Report (Appendix 6) Development will not occur in these areas.
Services		

<ul style="list-style-type: none"> Ensure there are adequate water and sewerage for development 	√	Water and sewerage can be augmented for the development
Coffs Harbour Off Street Parking DCP		
Design and Safety		
<ul style="list-style-type: none"> Parking area to be all weather hard stand and graded and drained 	√	The development will comply with this
<ul style="list-style-type: none"> Vehicles should be able to leave the site in a forward direction 	√	This will be complied with
<ul style="list-style-type: none"> All manoeuvring areas to be on the site 	√	All areas will be on the site
<ul style="list-style-type: none"> Landscape plan to soften the visual impact of car parks 	√	A landscape master plan has been prepared for the development proposal
<ul style="list-style-type: none"> Car park not to occupy the entire front of the allotment 	√	There is no car parking at the front of the site
<ul style="list-style-type: none"> Landscaping around the boundary of the car park 	√	Car parking will either be within the buildings or in landscaped areas associated with the houses
<ul style="list-style-type: none"> Access to parking areas designed to minimise conflict between pedestrians, cyclists and traffic 	√	Access to car parking areas will be carefully designed to avoid this
<ul style="list-style-type: none"> Dwelling less than 100m² 1 car park larger than 100m² 2 car parks 	√	2 car parks provided for each dwelling
Subdivision DCP		
<ul style="list-style-type: none"> Minimum lot size in 7A zone 40h 	√	No subdivision proposed in the 7A Zone
<ul style="list-style-type: none"> Site analysis to be prepared 	√	Site analysis has been prepared
<ul style="list-style-type: none"> Road hierarchy should reflect road function 	√	Road design will reflect the function of the roads
<ul style="list-style-type: none"> Cul-de-sacs to be avoided 	√	No cul de sacs area proposed
<ul style="list-style-type: none"> Lots to be designed to allow construction of a dwelling which does not involve more than 1m cut or fill 	x	Cut and fill will be required because of the topography of the site. However this has been carefully designed to minimise impacts
<ul style="list-style-type: none"> Subdivision designed to minimise impacts on the natural environment 	√	This has been a major objective of the development proposal
<ul style="list-style-type: none"> Adequate building envelope outside the 7A zone to be provided 	√	Separation between the buildings and the 7A zone is considered adequate
<ul style="list-style-type: none"> Orientation of roads 	√	Roads are oriented to provide building sites which can comply with the principles of ESD
<ul style="list-style-type: none"> Design to maximise solar access 	√	Solar access is maximised to the proposed dwellings
<ul style="list-style-type: none"> Infrastructure to be provided to lots 	√	Infrastructure will be provided to the lots
<ul style="list-style-type: none"> Stormwater to be designed in accordance with Council specifications 	√	Stormwater will be designed in accordance with Council specifications
<ul style="list-style-type: none"> Street tree master plan required 	√	Landscape master plan has been provided
Access and Mobility DCP		
<ul style="list-style-type: none"> Standards to be complied with 	√	These have been complied with in the detailed design of the project