

L u k e & C o m p a n y

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INFRASTRUCTURE PROVISION



7 Infrastructure Provision

The landuses identified in the Concept Plan will require a significant increase in the provision of services. The Area 14 Structure Plan included an assessment of the demand for these services as a result of the overall urban release strategy.

The projected additional demand is already being addressed in some areas, principally the upgrade of the Bonny Hills sewage treatment plant. The Port Macquarie – Hastings Council has recently overseen a \$17.3 million expenditure on the upgrading of the existing plant. The works have recently been completed.

Other required services will be upgraded and extended as the development of Area 14 progresses.

This section addresses the requirements of DGR 6.1 which states:

Address existing capacity and requirements of the development for sewerage, water, electricity, telecommunications, waste disposal and gas in consultation with relevant agencies. In particular, demonstrate the ability of the sewerage treatment plant at Bonny Hills to accommodate the proposed development. I

The Luke & Company Infrastructure Report analyses the required services, and concludes that the required services may be upgraded and extended to meet the demands of the future development. This assessment was made in consultation with the relevant service providers. A full copy of the report is included in the Appendices section of this report. A summary of

the each component of infrastructure required for the development of the subject land follows.

In this manner, the provisions of DGR 6.1 have been addressed.

7.1 Infrastructure Provision

7.1.1 Water Supply

Port Macquarie-Hastings Council is the authority providing potable water supply to the land. Port Macquarie - Hastings Council prepared the “*Hastings Water Development Servicing Plan*” in 2005 which includes a program to provide the infrastructure required for potable water supply to the development.

Port Macquarie – Hastings Council has recently been granted an interest free loan from the State Government of almost \$8 million solely for the upgrading of water supply services to the Area 14 urban release area (including the subject land). Council has commenced the required design phase for these works and is required to complete the works within a period of 18 months. Therefore, water supply to the development is not a constraint.

Potable water service within the future subdivision will be supplied to all proposed lots via suitably sized water main(s) as designated by Port Macquarie – Hastings Council water engineers.

In addition to supply lines for potable water, the proposed residential subdivision will include the provision of recycled

water for outdoor uses and toilet flushing. This water will be made available following completion of the current upgrade of the Bonny Hills Sewerage Treatment Plant, with necessary pipework placed at construction for later connection to buildings.

7.1.2 Sewer

Port Macquarie – Hastings Council is the authority providing sewerage services to the land. Sewage is collected and transported to the Lake Cathie/Bonny Hills Sewerage Treatment Works, which is located to the south-east of the subject land. In planning for population growth in the Area 14 urban growth Structure Plan, Port Macquarie – Hastings Council identified that the Sewerage Treatment Works required augmentation works and these were included in the *“Hastings Development Servicing Plans for Sewerage Services”* (February 2005).

Council entered into a \$17.3 million contract with Monadelphous Engineering Pty Ltd to undertake the required upgrade works. These works have now been completed. This is a significant expenditure, and Council is only able to recoup some of this expenditure once land development occurs and section 94 contributions are paid. Therefore, there has already been significant expenditure undertaken by Council, which is predominantly reliant on the development of the subject land in accordance with the Area 14 Structure Plan and this Concept Plan. Figure 36 is an extract from Council’s latest update report on the works and shows the additional structures being constructed at the plant (note – these are the now completed works)

7.1.3 Electricity

The existing electricity network can be readily extended to service the proposed urban development. The local energy provider (Country Energy) has advised that underground electricity reticulation will be provided to the development with the normal requirement for a capital contribution from the developer.

7.1.4 Telecommunications

Telstra has a policy of extending basic telecommunications services into new development areas at no capital cost to the developer. Discussions have been undertaken with local telecommunications providers and no impediment to the provision of these services to the subject land have been identified.

7.1.5 Waste Disposal

Port Macquarie - Hastings Council provides a comprehensive kerbside waste management service to all residential properties in the Port Macquarie-Hastings Local Government Area. The service provides for separate collection of putrescible waste, recyclable materials and green waste. This service will be available to the urban development on the subject land.

7.1.6 Gas

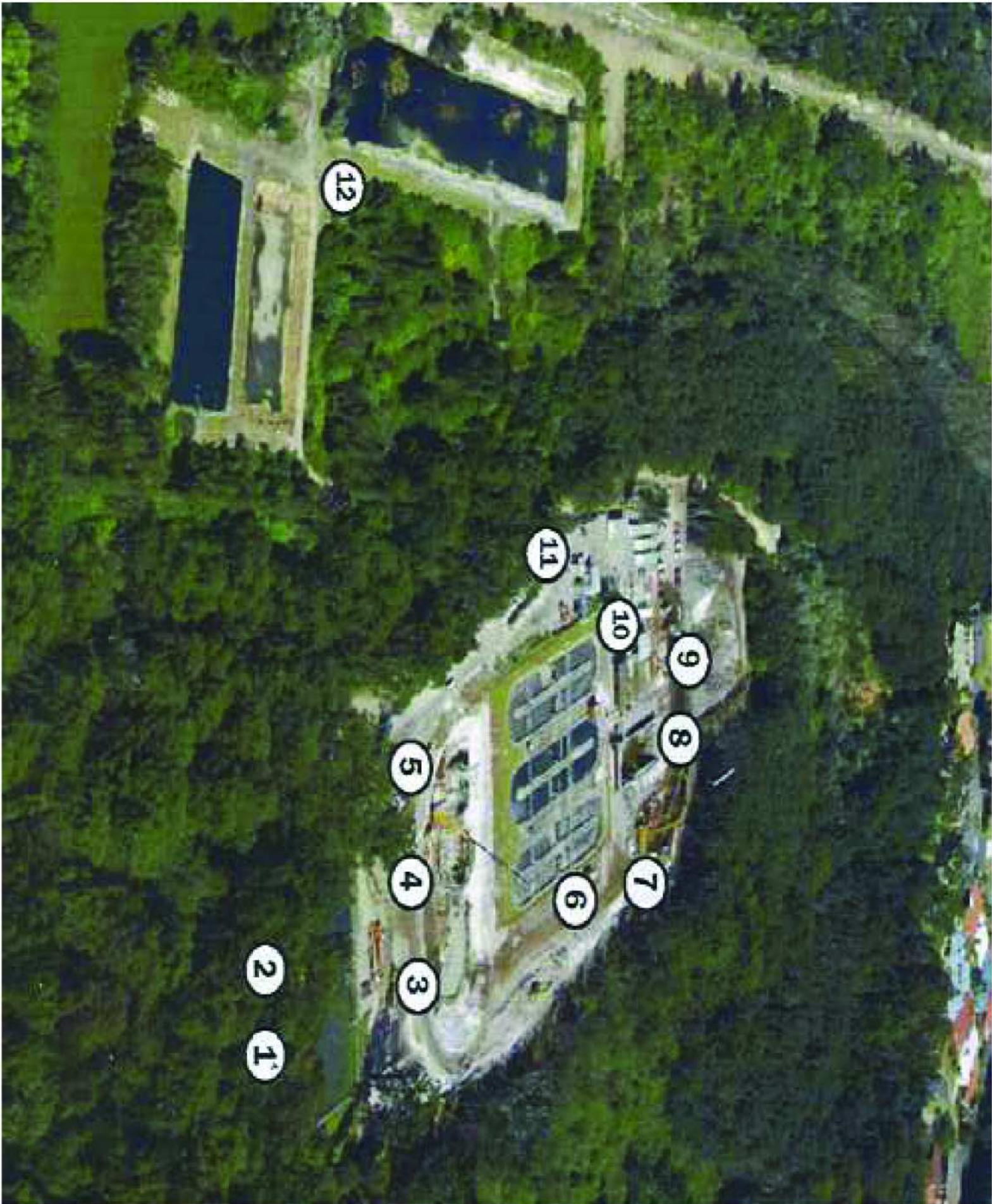
There is currently no reticulated gas supply in the Port Macquarie-Hastings Local Government Area. Gas is available to individual properties by bottled supply. Some discussions have been held with commercial gas suppliers with a view to providing a “local” reticulated gas network but provision of such a network will depend on commercial viability.

FIGURE 36

STP UPGRADE WORKS

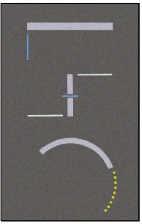
The augmentation of the Lake Cathie - Bonny Hills Sewage Treatment Plant included the addition of two secondary clarifiers, an equalisation tank, an increase in the capacity of the existing membrane tertiary filtration unit, a new amenities building, membrane filtration unit and chemical storage and dosing area. The current plant and upgraded works are:

- 1. Existing Sludge Lagoon
- 2. Existing Sludge Lagoon
- 3. Secondary Clarifier
- 4. Secondary Clarifier
- 5. Equalisation Tank
- 6. Existing Continuous Bioreactor 1, 2 and 3
- 7. Chemical Storage and Dosing Area
- 8. Anoxic Tank
- 9. Inlet Works
- 10. Amenities Building
- 11. Existing Membrane Tertiary Filter and Neutralisation Pit (increased capacity)
- 12. Existing Effluent Ponds 1, 2, 3 and 4



Rainbow Beach Estate
Concept Plan Application Set

Job. No. 4509:ND Dwnr: RM



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TRAFFIC MANAGEMENT AND ACCESS



8 Traffic Management and Access

The adopted Structure Plan made provision for the major road network and identified access points into the proposed development site. The Concept Plan generally identifies these major road networks.

DGR 5.1 required the analysis and preparation of a report regarding traffic management. The DGR states:

Prepare a concept Traffic Impact Study in accordance with the RTA's Guide to Traffic Generating Developments, which addresses, but is not limited to the following matters:

- *The capacity of the road network to safely and efficiently cater for the additional traffic generated and, if necessary, mitigation measures required to ensure efficient functioning of the road network;*
- *Access to and within the site; and*
- *Servicing and parking arrangements.*

A Concept Traffic Impact Study prepared in accordance with the Road and Traffic Authority's "Guide to Traffic Generating Developments" was prepared by Luke & Company and is included in the Appendices section.

In order to provide for safe access and circulation of traffic within the development and along Ocean Drive, the Concept Plan Traffic Impact Study recommends the following works and identifies the method of delivery.

- Upgrade Ocean Drive to improve width and provide cycle lanes – Included in current s94 Roads Plan;
- Upgrade Houston Mitchell Drive to improve alignment, width and surface condition - Included in current s94 Roads Plan;
- Construct traffic light controlled intersection at Ocean Drive/Houston Mitchell Drive – to be included in revised s94 Roads Plan;
- Construct traffic light controlled intersection at Ocean Drive/Abel Tasman Drive – To be included in revised s94 Roads Plan;
- Construct intersection on Ocean Drive at Village Centre – To be included in proposed local or revised S94 Roads Plan;
- East-west and north-south collector roads – To be provided by developer;
- Provision of bus stops - To be provided by developer
- Cycleway/pathway network – To be provided by developer;
- Noise attenuation - To be provided by developer; &
- Parking – To be provided by individual developments generating need for parking in accordance with Port Macquarie - Hastings Council's Development Control Plans.

Thus the provisions of DGR 5.1 have been addressed in this manner.

DGR 5.2 required consideration of public transport. The DGR states:

Consider existing public transport to and from the site and additional demands for such transport.

This issue is also considered in the Luke & Company Traffic Report. In summary, there are existing public transport services between Lake Cathie, Bonny Hills, and the major regional centre of Port Macquarie. These services would need to be extended to ensure existing and future residents have access to the services and facilities that they require.

The design of the major road network has had regard to the need to provide bus routes within the subject land. The three intersections with Ocean Drive will also need to be compatible with bus usage. Buses will require access to a number of sites within the subject land including the Village Centre, the two school sites, the playing fields, and the civic facilities such as a branch library and possible Council office.

Thus, the requirements of DGR 5.2 have been addressed.

DGR 5.3 requires consideration of pedestrian and cycle movements throughout the subject land. The DGR states:

Consider pedestrian and cycle access both to and within the site.

The development of the subject land will need to provide a strong pedestrian and cycle connection between the existing towns of Bonny Hills and Lake Cathie. This form of passive transport will be facilitated by integration with existing and proposed adjoining networks.

The concept for the overall network was discussed earlier and a plan of the cycle / pathway network shown in Figure 25.

The network ensures that existing and future residents will be readily able to walk or cycle to their destinations within Area 14, rather than be reliant on motor vehicles.

Thus, the requirements of DGR 5.3 have been addressed.

During the preparation of this Report, consultation with Port Macquarie – Hastings Council was undertaken to confirm that the road hierarchy identified in the Concept Plan was consistent with Council's strategy for the locality and acceptable to Council's requirements. A letter from Council confirming the above is included in the consultation section of the Appendices and refers to the road hierarchy identified in Figure 38. Therefore, the Concept Plan is consistent with the Council requirements.

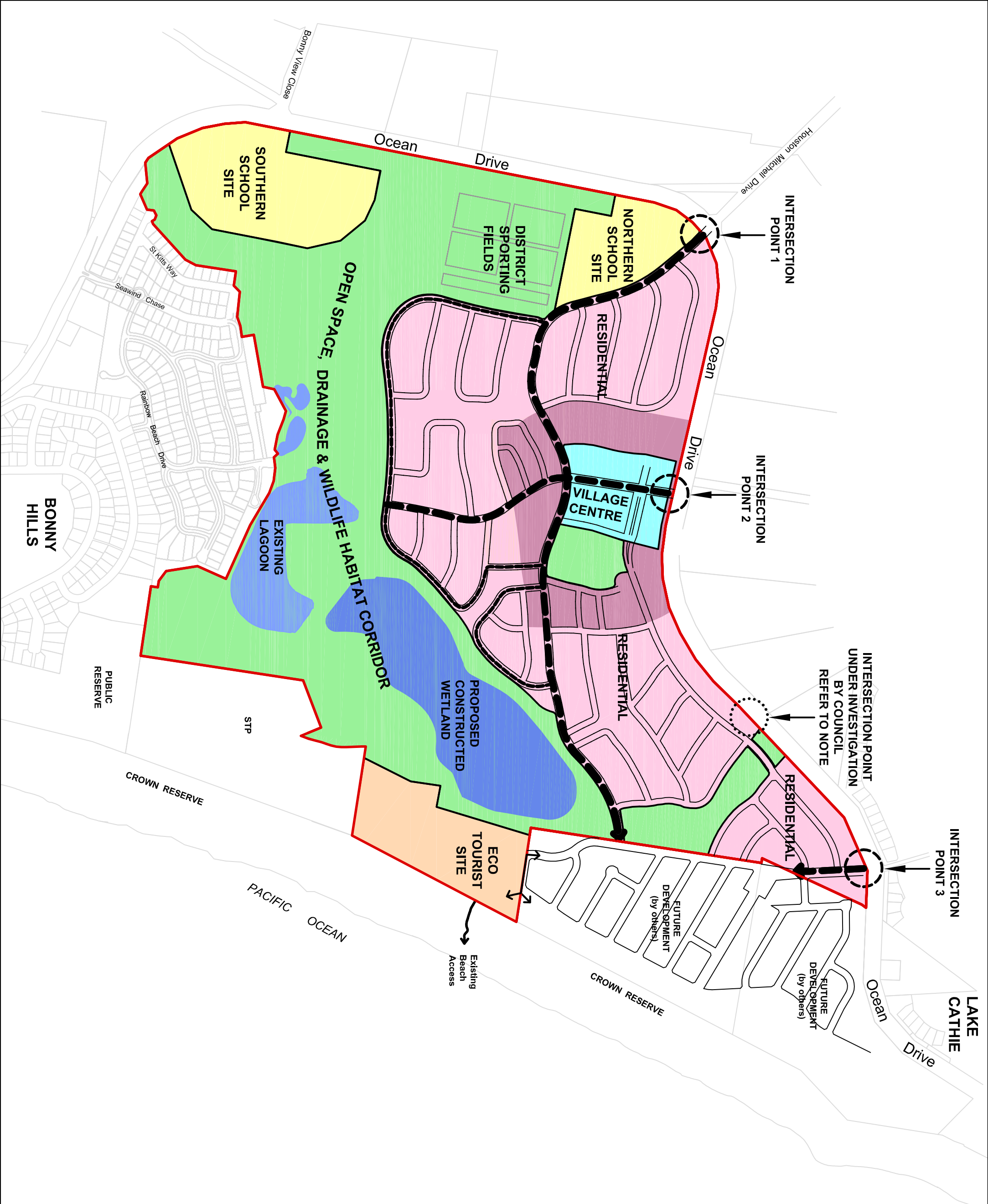


FIGURE 37

PROPOSED ROAD HIERARCHY & ACCESS

- SUBJECT LAND
- OPEN SPACE/ DRAINAGE/ WILDLIFE HABITAT CORRIDOR
- RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- VILLAGE CENTRE
- SCHOOLS
- ECOTOURIST SITE
- INTERSECTION POINT
- INTERSECTION POINT UNDER INVESTIGATION BY COUNCIL TO PROVIDE ACCESS TO LANDS ON NORTH OF OCEAN DRIVE
- PROPOSED COLLECTOR ROADS
- PROPOSED PERIMETER ROADS

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DEVELOPMENT OPTIONS



9 Development Options

The Area 14 Structure Plan included an analysis of the most appropriate form of development for the locality. This provides reasoning for this Concept Plan in a wider context. There were three alternative future strategies developed for consideration. These strategies are shown in Figure 38, which is taken from the Area 14 Structure Plan.

The following extract from the Area 14 Structure Plan describes each option.

Future One demonstrates unplanned residential expansion of the two existing villages, most probably of low density. The higher order community needs are not integrated and the resultant housing being sprawling detached housing offers little housing choice. Pockets of medium density housing could be incorporated, but at edges where views are available rather than supporting centres.

Future Two sees the growth of Area 14 as urban consolidation and extension of both Lake Cathie and Bonny Hills. Development in the potential growth area between the villages will focus towards these settlements. While both settlements have the potential to expand towards the west, on land closer to the existing village centres, this land is on the edges of the villages, within areas of environmentally and visually significant vegetation. Also, existing developments in these locations are of low density and street

connections from these areas to existing places within Area 14 are poor. Therefore, it would be unlikely that higher residential densities and housing choice could occur in these locations if developed.

This future would create considerable change and development pressure for each village with the need to incorporate larger shopping uses, community facilities and medium density housing within the current urban pattern. Redevelopment will require consolidation of lots. Without new centres of any size, the growth areas on the edges of the existing villages would remain as sprawling lower density detached housing and offer little housing choice. This future does not reach the development potential of land that is well located for good urban design outcomes and does not provide a sustainable outcome for the new growth areas.

Future Three The third possible future sees the new growth areas as the location of the higher order needs for the growing community configured as another village or villages between the two existing settlements. New growth would focus upon these locations. Within new growth areas, there is more potential for the integration of larger scale retail uses, and a variety of housing densities.

Based on Community and Government consultations and workshops, the Area 14 Structure Plan determined that Future Three was the preferred option. This was based on Community

values and desires, and the best means of achieving those matters. The Area 14 Structure Plan provides the following reasoning for the recommendation of this option, which was then adopted as the format for the Area 14 Structure Plan:

This third possible future is considered to be preferred for the following reasons:

- Lake Cathie and Bonny Hills are separated. There is enough land that is well integrated and connected to the overall urban structure of Area 14 to accommodate new discrete, neighbourhoods or villages between them.*
- There are environmental corridors restricting the area of expansion around Lake Cathie and Bonny Hills.*
- Larger portions of the site are in single ownerships. This allows appropriate areas of land for large scale uses; supermarkets, community facilities, schools, regional sporting facilities, to be incorporated and their inter relationships will readily achieved.*
- The land is undulating and elevated facilitating high quality urban design outcomes.*
- The existing settlements will have less pressure and need for major redevelopment, allowing them to easily retain their existing character.*

- *Street systems can be designed to accommodate a variety of lot sizes and housing types.*

The adopted Area 14 Structure Plan identifies landuse units for the subject land, which reflect the above desired qualities. For example, a new neighbourhood / village is shown between the existing towns of Lake Cathie and Bonny Hills; there are substantial environmental corridors which will permanently limit the expansion / urban sprawl between the two existing towns and thus maintain a separation; the single ownership of the approximate 177.4ha subject land facilitates future large scale uses such as playing fields, community facilities, schools and village centre; the subject land has high quality urban design features such as undulating landscape and views to natural features; the existing “village” character of the Lake Cathie and Bonny Hills townships are protected; and a variety of housing forms may be accommodated on the subject land.

The resultant Concept Plan for the subject land adopts the landuse units that were ultimately adopted in the Area 14 Structure Plan. The large open space / drainage / habitat corridor provides the separation between existing townships. This is in accordance with a number of planning controls and guidelines for coastal development that aim to control urban sprawl.

The community feedback during the Area 14 Structure Plan development process was interesting in that a number of existing residents sought a higher level of services and facilities, such a medical centres, branch library and district playing fields. There are certain population thresholds required before such facilities and services become economically viable. However, increasing the population within the existing

townships would likely result in a significant change to the character of these towns. This was undesirable for the existing residents. Therefore, the 'Future Three' option allowed for additional residential areas to be provided, which would allow the required population threshold within Area 14 to ultimately be achieved. Thus allowing these higher order services and facilities to be provided.

In order to achieve the required housing for the population estimates identified in the Area 14 Structure Plan, and to achieve urban development areas free of drainage constraints, the subject land will require some level of filling. The most viable source of this fill material is from the land itself. A number of geotechnical investigations have proven that the soil is suitable for use as fill material. By sourcing fill material from the subject land, the economic and environmental impacts associated with long haulage routes are removed. Therefore, this Concept Plan includes the sourcing of the required fill material from within the subject land itself.

Having regard to the environmental characteristics of the subject land, and the significant reduction in the provision of coastal freshwater lake habitats along our coastal areas, investigations into the creation of this form of habitat on the subject land have been undertaken over several years. The creation of constructed wetlands is supported by the publication of a Constructed Wetland Manual by the Department of Public Works and the provisions of this document have been utilised in the planning and design of the proposed Constructed Wetland.

It should be noted that the Constructed Wetland is part of the separate Project Application for the entire open space / drainage / habitat corridor. This application is for a Concept Plan only and the further details of the wetland will be subject to

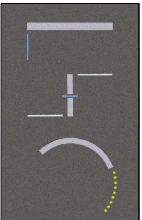
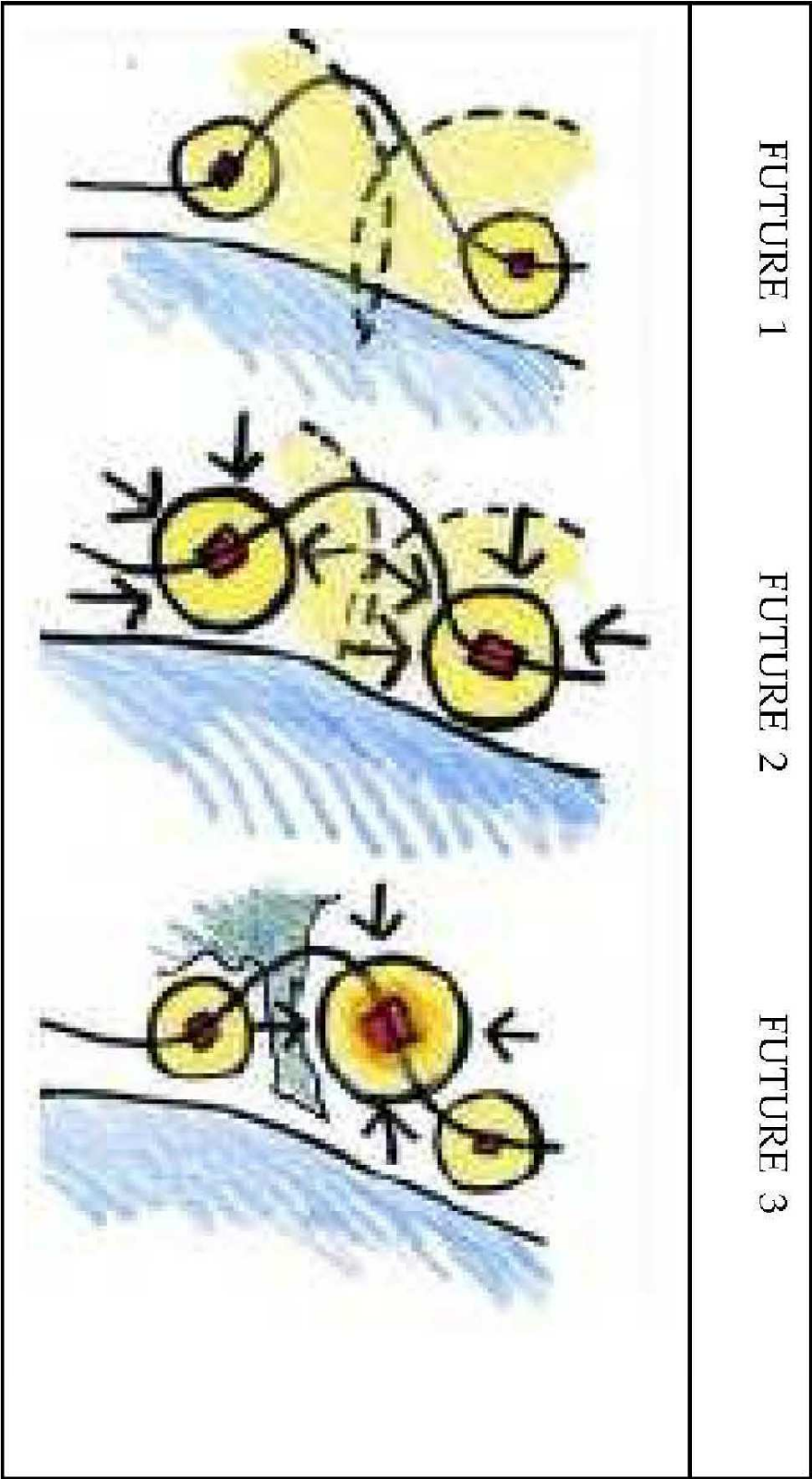
a separate assessment. It is noted that the proposed winning of fill material is critical to the provision of sufficient residential land to ultimately achieve the population threshold required for the higher order services and facilities, as per the Area 14 Structure Plan.

Should the open space / drainage / habitat corridor Project Application, which incorporates the Constructed Wetland, not be approved, then this Concept Plan will not be able to proceed in its current form and an amended Concept Plan would be required. However, this would jeopardise the many community and environmental benefits associated with the overall Concept Plan and would in fact result in the Area 14 Structure Plan not being able to be achieved.

Therefore, the development option proposed in this Concept Plan reflects the community and government department desires and values as were identified in the consultation process for the Area 14 Structure Plan. This Concept Plan would assure the achievement of these desires and values.

FIGURE 38

AREA 14
DEVELOPMENT
OPTIONS



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Rainbow Beach Estate
Concept Plan Application Set
Job. No. 4509:ND Dwnr: RM



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CONSULTATION



10 Consultation

As this Concept Plan is consistent with the adopted Area 14 Structure Plan, it is appropriate to rely on some of the consultation previously undertaken for the Area 14 Structure Plan.

The Area 14 Structure Plan involved quite a high level of consultation, both with the public and government departments and agencies. The development of the Area 14 Structure Plan commenced with a Conceptualisation Workshop. This workshop included site visits, visual assessments and meetings with the Hastings Urban Growth Strategy (HUGS) Committee. This was followed by a four day design workshop. The four day design workshop involved representatives from the following organisations:

- Roads and Traffic Authority
- Environmental Protection Agency
- NSW Coastal Council
- Koala Preservation Society
- Economic Development Board
- Area Health Service
- Dept of Education & Training
- Planning NSW
- Hastings Council Departments (Planning, Community & Cultural Development, Libraries, Parks, Infrastructure)

Figure 40 is a photograph of one of the workshop sessions.

The following is an extract from the Area 14 Structure Plan that describes this four day workshop:

The four day design workshop included consultation with both state and local government departments and agencies. These included the Roads & Traffic Authority, Environmental Protection Agency, NSW Coastal Council, Koala Preservation Society, Economic Development Board, Area Health Service, Dept of Education & Training, Planning NSW, Port Macquarie Hastings Council representatives from Planning, Community & Cultural Development, Libraries, Parks and Infrastructure.

The design workshop considered the issues of: movement, street network, public transport, pedestrian/ cycle access, built form interfaces, environment and heritage, faunal flora, bushfire, aboriginal archeology, visual assessment, infrastructure, water, sewerage, soils, geotechnical, land slip, hydrology, drainage, flooding, community and cultural needs, community facilities, education, retail, employment and cultural issues.

In complement to the design workshop, a public meeting and community visioning workshop was also held. This involved: *individual community members, representatives of local organisations and the Lake Cathie & Bonny Hills Progress Associations. The workshop focused on the same issues as used in the design workshop.*

From this consultation, a list of Community Issues and Values was derived.

Those qualities most valued by the community were identified as:

- *The village atmosphere*

- *Wildlife and the natural environment*
- *Clean beaches & foreshores*
- *Views & vistas*
- *Existing safe road system*
- *Lifestyle & community spirit*
- *Lake Cathie (the actual lake)*

The most significant issues for the community, in priority order, were:

- *Maintaining a village atmosphere & environmental values*
- *Sensitive water management*
- *Environmental management & wildlife corridors*
- *Adequate infrastructure for development*
- *Remedy existing infrastructure deficiencies*
- *Urban / community / environment relationships*
- *Integrated community centre*
- *Ensure road system adequacy*
- *Danger of overdevelopment*

The Structure Plan notes that, whilst there are varying opinions within the local community as to the precise form that future development should take, there is broad support for an urban design master plan that will result in:

- *A village atmosphere*
- *Conservation and care of the natural environment*
- *Infrastructure to meet the health, transport, recreational and other needs of the community.*

Therefore, it may be seen that the consultation process undertaken during the development of the Area 14 Structure Plan was extensive. As this Concept Plan is consistent with the

adopted Area 14 Structure Plan, it is considered that adequate consultation regarding the identification of landuse units has been undertaken during the Area 14 Structure Plan process. The issues raised by the community were identified in the abovementioned list of community issues and community values, and the identification of the desired urban form of the development.

The means by which this Concept Plan (and thus the adopted Area 14 Structure Plan) addresses these issues is discussed below for each issue arising from the consultation process:

Qualities most valued by the community:

The village atmosphere

This Concept Plan is consistent with the identified Future Three development option identified in the Area 14 Structure Plan. This option allows the retention of the existing village character for both Lake Cathie and Bonny Hills as there will be a physical limit to the expansion of those centres.

Wildlife and the natural environment

This Concept Plan identifies a significant area of the subject land for open space / drainage / habitat corridor. This Concept Plan is consistent with the proposed creation of habitat corridors across the property and will result in the creation of additional habitat areas and linkages for the existing small pockets on adjoining lands and the larger habitat areas in the district. Large areas of the subject land have already been regenerated from the previous grazing paddocks, to now be providing habitat for endangered species, including wallum froglets.

Clean beaches & foreshores

This Concept Plan will allow for the improvement to stormwater controls by providing sufficient area for water quality structures. This will improve the quality of stormwater entering the beach and foreshore areas.

Views & vistas

The development of the Area 14 Structure Plan had regard to views and vistas throughout the locality. This Concept Plan is consistent with the adopted Structure Plan and hence contributes to the retention of significant views and vistas in the locality. It is noted that the assessment of the Eco-Tourist site considered the view from the beach area. Future development of this site will be limited to buildings which are not visible from Rainbow Beach. This is demonstrated in Figure 26. The View Analysis undertaken for the project considered the visual impacts of the proposal and the Visual Analysis is included in the Appendices section of this report.

Existing safe road system

The road network identified in this Concept Plan is in accordance with current design standards. It has had regard to Council's long term plans for the maintenance of Ocean Drive as a collector road, which assists in keeping residential streets as low speed and low volume roads.

Lifestyle & community spirit

The implementation of this Concept Plan is likely to positively contribute to the lifestyle of existing residents within Lake

Cathie and Bonny Hills. The open space areas between these centres (the identified open space / drainage / habitat corridor) will be available for public use and provide areas for both passive and active recreation. The details for these areas are the subject of the separate Project Application for the open space / drainage / habitat corridor area, which also provides for cycle and pedestrian networks, as well as district playing fields. The Community will also benefit from civic developments within the commercial village area such as the branch library. The allocation of land for schools will also address a long term community need, as will the provision of District Sporting Fields.

Lake Cathie (the actual lake)

Whilst this was a quality valued by the community, the Lake itself is outside this Concept Plan area.

This Concept Plan also addresses the most significant issues for the communities which are considered as follows in their priority order.

Maintaining a village atmosphere & environmental values

This Concept Plan enables the village atmosphere of both Lake Cathie and Bonny Hills to be maintained, whilst ensuring the achievement of threshold populations required to achieve the desired higher order services and facilities to be located on the subject land. Whilst the subject land currently has limited environmental values, the land identified for open space / drainage / habitat corridor will significantly increase the environmental value of the land, as is the community desire.

Sensitive water management

This particular community desire includes both management of water consumption and water runoff into natural / existing networks. An integrated water management policy has recently been adopted by Port Macquarie – Hastings Council. Any future development will need to address this policy. In addition, this Concept Plan provides sufficient area within the open space / drainage / habitat corridor to allow for innovative forms of water management.

Environmental management & wildlife corridors

This Concept Plan includes provision for a considerable area of land that will provide for the creation of wildlife corridors that do not presently exist. This has significant environmental management over the long term.

Adequate infrastructure for development

The strategic planning of landuses allows for the identification of infrastructure needs at the earliest possible opportunity. This was considered by Council in the development of the Hastings Urban Growth Strategy, and the resultant Area 14 Structure Plan. This Concept Plan is consistent with these adopted documents and allows for early planning of the required infrastructure. Some level of development is also required to enable the funding of required infrastructure.

Remedy existing infrastructure deficiencies

Approval of this Concept Plan will assist Council's planning for infrastructure. The upgrade of the Bonny Hills STP has been undertaken on the basis that the development of the subject

land will occur, such that some of the expenditure may be recouped via section 94 contributions. In addition, the loan provided to Council for upgrading water supply services will also need to be recouped via section 94 contributions, which are only received by Council once urban development of the land commences.

Urban / community / environment relationships

This Concept Plan demonstrates the limits of landuse units for urban areas and open space / drainage / habitat corridors. The integration of these areas will be subject to future project or development applications, however guidelines to the development of these areas are contained within the various environmental studies and documents, such as the draft KPOM and the existing Area 14 Structure Plan environmental studies.

Integrated community centre

This Concept Plan provides for a village centre which will accommodate community facilities, including a community centre, as well as retail and commercial uses. These facilities have been included in Council's adopted Section 94 Contribution Plan which relates to the subject land.

Ensure road system adequacy

This Concept Plan includes a Traffic Impact Study, which indicates the adequacy of the road system for the proposed future developments.

Danger of overdevelopment

The delineation of the extent of urban development, and the control of urban sprawl, will control overdevelopment of the locality. The extent of development identified in the adopted Area 14 Structure Plan was based on the extensive public consultation and identified community values.

The Area 14 Structure Plan notes that, whilst there are varying opinions within the local community as to the precise form that future development should take, there is broad support for an urban design master plan that will result in:

- *A village atmosphere*
- *Conservation and care of the natural environment*
- *Infrastructure to meet the health, transport, recreational and other needs of the community.*

It may be seen that this Concept Plan certainly provides for the retention of the village atmosphere, the conservation and care of the natural environment, and is essential to achieving the population threshold required to ensure the provision of infrastructure to meet the health, transport, recreational and other needs of the community.

This Concept Plan has been developed with additional consultation with the following agencies and other authorities:

- Port Macquarie – Hastings Council;
- Department Energy, Climate Change & Water;
- Roads and Traffic Authority;
- NSW Rural Fire Service;

- Dept of Lands (now Land and Property Management Authority);
- Dept Primary Industry (Fisheries & Agriculture) (now Dept Industry and Investment);
- Dept Education & Training;
- Dept Water & Energy (now Dept Environment, Climate Change and Water)

The results of these consultations are included in the Appendices section of this Report.

Additional community consultation has also been undertaken in the form of a community meeting held in September 2008. The meeting was publicised via both the Lake Cathie Progress Association and the Bonny Hills Progress Association. Newspaper articles advertised the event and the photograph in Figure 40 shows some of the 150 plus residents who attended the event with the Bonny Hills community hall being filled to standing room only.

The property owners distributed a newsletter during the public meeting, and also provided information on their website. The newsletter included contact details to enable residents to obtain further information or provide comment if required.

Site meetings during the preparation of the Environmental Assessment Reports for both the Concept Plan and the Project Application have been held with representatives from State and Local Government as well as local community groups (Lake Cathie and Bonny Hills Progress Associations). Site meetings with various Council senior management and staff have been held throughout the preparation of various reports, and regular

meetings are held with Council staff regarding all aspects of the proposal.

Specifically, Port Macquarie – Hastings Council's General Manager and Director of Development and Environment undertook a site inspection during February 2009, and Council's Strategic Planning Manager, Technical Services Manager, Parks & Gardens Manager and Manager of Natural Resources, have all undertaken site inspections during 2009.

The local member for Port Macquarie, Mr Peter Besseling, along with representatives from the Lake Cathie Progress Association, Bonny Hills Progress Association and the Lake Cathie Sporting Group undertook a guided site inspection in 2009.

In her capacity as then Minister for Planning, Ms Kristina Keneally MP (now NSW Premier), along with member for Port Macquarie, Mr Peter Besseling MP, undertook a site inspection and project briefing in August 2009.

Photographs from some of these site inspections are shown in Figure 41.

Consultations with State Government Departments resulted in site visits from representatives of the Department of Water and Energy (now Department of Environment, Climate Change and Water) and the Department of Primary Industries – Fisheries (now Department of Industry and Investment), along with representatives from the Department of Planning.

Consultation with Local Aboriginal Land Councils and representatives was undertaken during the assessment of cultural heritage. This included specific correspondence and newspaper advertising. The resultant site inspections and consultation resulted in an amendment to the design of the constructed wetland and earthworks in the locality of the Aboriginal Archaeological Site 4.

These site visits and ongoing consultation meetings with all levels of government and community representatives has enabled opportunities for participation in the development design of the subject land, particularly at the Area 14 Structure Plan phase. Further consultation will be undertaken during the exhibition period and this will include a public meeting and opportunities for further stakeholder meetings.

FIGURE 39

AREA 14

WORKSHOPS

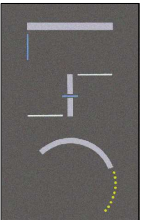


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FIGURE 40

EAR PUBLIC MEETING



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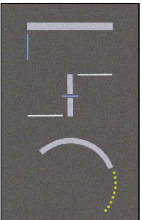


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FIGURE 41

SITE INSPECTION
PHOTOS

Site Visits by the then Minister for Planning, Ms Kristina Kenneally MP, Local Member for Port Macquarie, Mr Peter Besseling MP, and Senior Council staff including General Manager, Mr Andrew Roach and Director of Development & Environment, Mr Matthew Rogers.



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JUSTIFICATION OF THE PROJECT



11 Justification of the Project

This Concept Plan simply extends and gives a legislative basis to the significant components of the adopted Area 14 Structure Plan, as they relate to the subject land. This provides a greater level of certainty that the values and desires of the community and various government groups, as identified during the extensive public consultation for the Area 14 Structure Plan, will be achieved. It is in the public interest to ensure the implementation of planning strategies.

This Concept Plan has been developed in accordance with the Port Macquarie – Hastings Council's adopted Structure Plan.

The Area 14 Structure Plan and this Concept Plan achieve the following elements :

- the existing towns of Bonny Hills and Lake Cathie are physically separated, providing sufficient land between the existing urban areas to accommodate a new discrete neighbourhood or village between them.
- There are environmental corridors restricting the area of expansion around Lake Cathie and Bonny Hills. Larger portions of the site are in single ownerships (in particular, the subject land). This allows appropriate areas of land for large scale uses: supermarkets, community facilities, schools, regional sporting facilities, to be incorporated and their inter relationships will be readily achieved.
- The land is undulating and elevated facilitating high quality urban design outcomes.

- The existing settlements will have less pressure and need for major redevelopment, allowing them to retain their existing character.
- Street systems can be designed to accommodate a variety of lot sizes and housing types.

Thus, this Concept Plan is justified in that it:

- Satisfies the identified development of the subject land in accordance with the Area 14 Structure Plan;
- Provides for urban growth in an ecologically sustainable manner on unconstrained land;
- Provides for growth on land unconstrained by Climate Change and Sea Level Rise;
- Provides for the achievement of the population thresholds required to achieve the higher order services and facilities sought by the existing community and required by future residents;
- Identifies land that may be developed for habitat corridors to significantly improve the habitat and linkages for existing and possible future threatened species in the locality;
- Allocates land for future schools which will assist in addressing this community demand for such a facility;
- Provides for the formalisation of the existing beach access by identifying this land within the open space / drainage / habitat corridor area;
- Identifies land suitable for an eco-tourist site as is consistent with the Area 14 Structure Plan.

These attributes of the Concept Plan are consistent with the principles of Ecologically Sustainable Development (ESD). The National Strategy for Ecologically Sustainable Development

(December 1992) suggests the following definition of ESD for Australia:

'using, conserving and enhancing the community's resources so that ecological processes, on which life depends, are maintained, and the total quality of life, now and in the future, can be increased'.

The National Strategy for Ecologically Sustainable Development expands this definition in the following statement:

Put more simply, ESD is development which aims to meet the needs of Australians today, while conserving our ecosystems for the benefit of future generations. To do this, we need to develop ways of using those environmental resources which form the basis of our economy in a way which maintains and, where possible, improves their range, variety and quality. At the same time we need to utilise those resources to develop industry and generate employment.

This Concept Plan has been developed in the context of the wider Area 14 Structure Plan, such that the habitat corridors identified through the property will have connectivity with areas on adjoining lands. The existing environmental features of the land (which are extremely limited) will be significantly enhanced by the creation of these corridors and habitat areas. Some of this work has already commenced, and the improvement to the wallum froglet habitat is clearly visible.

Some 45% of the subject land will form the open space / drainage / habitat corridor. This is a significant proportion of the land, and will result in an increase in habitat areas over that which is currently available on the subject land. Thus, the environmental features of the subject land are balanced with

the creation of areas for employment, and community services / facilities which will be provided by the Village Centre and the District Sporting Fields.

In these significant steps, this Concept Plan aims to meet the needs of the community, as well as providing great benefits to existing and future ecosystems. In this manner, the principles of ESD have been considered and addressed.

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DRAFT STATEMENT OF COMMITMENTS



12 Draft Statement of Commitments

This Concept Plan, of itself does not enable any of the identified landuses without an approval under a Project or Development Application being first obtained. Project or Development Application(s) to be submitted are to be generally in accordance with this Concept Plan and supporting documentation, and as amended by any additional conditions of approval.

Table 4: Draft Statement of Commitments

The proponent is prepared to make the following commitments in respect of environmental management and mitigation measures on the site. (where reference is made to ‘Project Application’ it refers to the Project Application for the Open Space / Drainage / Habitat Corridor – Rainbow Beach. Reference: MP 07_0001.)

Project Component	Environmental Outcomes (commitment)	Measure (commitment)	Purpose of Measure	Timing for completion
1 Aboriginal Archaeological Areas	1.1 The Aboriginal cultural/ social and scientific/ archaeological significance of ‘Site 4’ will be conserved	1.1.1 Geofabric matting will be placed across the previously excavated eastern parts of the site (adjacent to the existing gravel road) to maintain separation of the natural ground surface from fill areas	To facilitate site identification in the event of future archaeological investigation.	Details to be addressed in Project Application.
		1.1.2 Fill material from the nearby Constructed Wetland will be used to re-instate the previously excavated eastern parts of Site 4 (adjacent to the existing gravel road). As outlined in 1.1.1 above, all introduced fill material will be placed on Geofabric matting.	To preserve the existing artefacts located on the site.	Details to be addressed in Project Application.

Project Component	Environmental Outcomes (commitment)	Measure (commitment)	Purpose of Measure	Timing for completion
		1.1.3 Works to be carried out with respect to 1.1.1 and 1.1.2 above will be supervised by an appropriately qualified person.	To ensure the works are conducted in a suitable manner.	Details to be addressed in Project Application.
	1.2 The Aboriginal cultural / social and scientific archaeological significance of all identified sites on the subject land will be managed appropriately.	1.2.1 The sites identified in Collins (2006) will be managed in accordance with Table 3 of that report which sets out the summary of site management recommendations.	To ensure appropriate management of existing artefacts identified on the subject land.	Details to be addressed in Project Application and included in each subsequent application as it applies to any of the identified sites.

Project Component	Environmental Outcomes (commitment)	Measure (commitment)	Purpose of Measure	Timing for completion
	1.3 Protection of as yet unknown Aboriginal archaeological artefacts.	1.3.1 The Construction Management Plan prepared for the major earthworks associated with the Constructed Wetland will include provisions for management of earthworks should Aboriginal archaeological artefacts be uncovered during operations.	To ensure Aboriginal archaeological artefacts are protected, and the provisions of the National Parks & Wildlife Act 1974 are imposed where required.	Construction Management Plan to be lodged with the Project Application, and included in each subsequent project or development application.
2. Bushfire Hazard Mitigation	2.1 The future development of the subject land will comply with the provisions of Planning for Bushfire Protection 2006 requirements, or equivalent.	2.1.1 The future residential development will be serviced with a reticulated water supply which is able to provide adequate coverage of future buildings.	To ensure provision of adequate fire fighting services to future residential areas.	Service provided to each stage of residential development prior to the occupation of that particular stage.

Project Component	Environmental Outcomes (commitment)	Measure (commitment)	Purpose of Measure	Timing for completion
		2.1.2 The design of roads in residential areas will incorporate bushfire hazard mitigation measures as applicable at the time of the development, including perimeter roads located on the bushfire hazard interface.	To ensure adequate bushfire hazard mitigation for residential development.	Prior to occupation of each stage of residential development.
		<p>2.1.3 The Environmental Landuse Management Plan will include provisions for the fuel management of the vegetation within the area of Open Space/Drainage/Habitat corridor including management of the asset protection zones to the future residential and existing residential development, eco-tourist and school sites.</p> <p>The Environmental Landuse Management Plan for the Open Space/Drainage/Habitat Corridor will include the following bushfire protection measures:</p> <ul style="list-style-type: none"> • Provide a minimum 30 metre wide asset protection zone as managed 	To ensure adequate bushfire hazard mitigation for residential development.	Environmental Landuse Management Plan to be lodged with the Project Application

Project Component	Environmental Outcomes (commitment)	Measure (commitment)	Purpose of Measure	Timing for completion
		<p>parkland adjoining the Seawind Chase</p> <p>existing lots on the adjoining site to the south of the Open Space/ Drainage/ Habitat corridor;</p> <ul style="list-style-type: none">• Provide for the management of the parkland along the south-eastern, southern and south-western aspects of the residential precinct and the open space corridors that extend into the residential precinct to ensure these areas are fuel managed in order that there is no connection to bushfire prone land within the Open Space/Drainage/Habitat Corridor.• Include Asset Protection Zones within perimeter road corridors in accordance with Council requirements.		

Project Component	Environmental Outcomes (commitment)	Measure (commitment)	Purpose of Measure	Timing for completion
		2.1.4 The development plans for the Eco-Tourist site and the two school sites will include bushfire hazard mitigation measures, including site specific evacuation plans to address evacuation due to threat from bushfire.	To ensure adequate bushfire hazard mitigation for residential development.	Details to be included in future application(s) for the Eco-Tourist site and the two school sites.
3. Access	3.1 The future urban development of the subject land will be provided with limited vehicular access points from Ocean Drive.	3.1.1 The access to the urban/residential development precinct and the northern school site and playing fields, will be from Ocean Drive at the three locations as shown on the Concept Plan. 3.1.2 Allow for additional Ocean Drive intersection point foreshadowed by Council.	To ensure adequate vehicular access is provided to future urban areas and vehicular access to Ocean Drive is restricted to the identified locations.	Details to be included in future application(s) for the urban development of the subject land.

Project Component	Environmental Outcomes (commitment)	Measure (commitment)	Purpose of Measure	Timing for completion
	3.2 Future urban development of the subject land will make provision for public transport services.	3.2.1 Urban design of the residential, school sites, playing fields, village centre and eco-tourist site will make provision for a bus service route to service the urban areas. This will include a bus terminal to service the village centre.	To ensure public transport facilities are catered for in future urban designs.	Applications for each development will demonstrate how they have made provision for public transport.
	3.3 Future urban development of the subject land will make provision for pedestrian / cycle connections throughout the	3.3.1 Urban design of the residential, school sites, playing fields, village centre and eco-tourist site will include provision for pedestrian / cycle connections throughout the subject land.	To ensure a high level of pedestrian and cycle connectivity throughout the subject land and to adjoining land.	Applications for each development will demonstrate how they have made provision for pedestrian / cycle connections.

Project Component	Environmental Outcomes (commitment)	Measure (commitment)	Purpose of Measure	Timing for completion
	subject land and to adjoining land.	3.3.2 Pedestrian access to Rainbow Beach will be restricted to a formalised access way to be constructed at the the existing access point situated at the north east corner of the Eco-Tourist site.	To minimise and control environmental impact on coastal areas including SEPP 26 vegetation.	Details to be addressed in Project Application.
4. Contamination	4.1 Localised areas of contamination will be remediated prior to urban development.	4.1.1 Where the existing electricity easement in the eastern portion of the site is to be extinguished and the easement site utilised for residential purposes, including use of soils for gardens et al, then the localised areas of contamination beneath the existing poles will be appropriately remediated to sensitive land use standards.	To ensure localised areas of soil contamination are appropriately remediated prior to residential occupation or use.	Remediation to be undertaken prior to occupation of affected sites.

Project Component	Environmental Outcomes (commitment)	Measure (commitment)	Purpose of Measure	Timing for completion
	4.2 Asbestos identified in existing buildings on site will be removed without adverse harm to the environment or health.	4.2.1 A detailed survey and management plan for the removal and appropriate disposal of asbestos contained within the existing buildings will be undertaken. All such materials will be removed in accordance with statutory requirements such that they do not present a risk to human health.	To ensure the safe removal and disposal of asbestos.	Survey and management plan to be lodged prior to approval of any demolition of the dwellings on site.

Project Component	Environmental Outcomes (commitment)	Measure (commitment)	Purpose of Measure	Timing for completion
5. Ecology	5.1 Protection and maintenance of the wallum froglet habitat.	<p>5.1.1 The population of wallum froglets in the depression within the Open Space / Drainage / Habitat Corridor (to the southwest of the constructed wetland) will be retained as per the specific design proposals, and protected during the construction and operational phases.</p> <p>(Note: These works have already been commenced by the landowner along with the commitment to continuing Bush Regeneration works)</p>	To ensure ongoing presence of wallum froglets on the subject land.	Details to be addressed in Project Application.

Project Component	Environmental Outcomes (commitment)	Measure (commitment)	Purpose of Measure	Timing for completion
	5.2 Control of Erosion and Sedimentation during earthworks associated with the Constructed Wetland.	5.2.1 An Erosion and Sedimentation Plan will be implemented for the construction phase of the proposal which addresses the protection of Duchess Gully, adjacent Endangered Ecological Communities, and the Wallum Froglet habitat.	To protect Duchess Gully, adjacent EECs and the Wallum Froglet habitat from erosion and sedimentation due to construction activities.	Details to be addressed in Project Application
	5.3 Control and management of acid sulphate soils.	5.3.1 An Acid Sulphate Soil Management Plan will be developed for monitoring, control and management of any exposed potential acid sulphate soils, and a construction plan to minimise the risks of excessive watertable lowering and potential acid sulphate soil exposure.	To minimise the risk of intersecting areas of potential acid sulphate soils, and to devise a management strategy should such areas be encountered during earthworks.	Details to be addressed in Project Application

Project Component	Environmental Outcomes (commitment)	Measure (commitment)	Purpose of Measure	Timing for completion
	5.4 Groundwater Monitoring and management.	5.4.1 Groundwater and Surface Water Monitoring and Management Plans will be prepared for the proposed Constructed Wetland and monitoring will continue pre-development, during construction and during the operational phase.	To minimise risk to groundwater during construction.	Details to be addressed in Project Application
	5.5 Revegetation and creation of habitat areas, and enhancement of existing habitat areas.	5.5.1 The Environmental Landuse Management Plan will address the following issues: <ul style="list-style-type: none"> plantings around the western edge to minimise human intrusion, to provide a refuge for waterfowl, and also to provide a linkage with the southeast forest and Duchess Gully to the east, and corridor plantings along the southern end linking to the east-west corridor; Some of the trees fallen during future urban development of the subject land (particularly the large Forest Red Gums in the pastoral woodland) should be laid in areas of the 	To enhance and improve existing habitat areas on the subject land.	Environmental Landuse Management Plan to be lodged with the Project Application..

Project Component	Environmental Outcomes (commitment)	Measure (commitment)	Purpose of Measure	Timing for completion
		<p>wetland to provide roosts for water dragons, tortoises and waterfowl; plantings of Tallowood and Forest Gum be made on or around the hill to the southeast of the Constructed Wetland;</p> <ul style="list-style-type: none">• Expansion of the existing vegetation along the northern corridor of Duchesss Gully;• Restoration and Habitat Enhancement of the East-West Corridor including planting of koala food trees, placement of logs to create habitat areas, and inclusion of nest boxes;• Regeneration of the dry sclerophyll / swamp forest within the southwestern portion of the southern school site to include habitat areas for common planigale, eastern chestnut mouse and wallum froglet;• Creation of impenetrable vegetative barriers to the existing lagoon and proposed constructed wetland to discourage public access to the water;• No formal access points to either the existing lagoon or proposed constructed		

Project Component	Environmental Outcomes (commitment)	Measure (commitment)	Purpose of Measure	Timing for completion
		<p>waterbody will be provided unless there are appropriate barriers and/or safety benching installed;</p> <ul style="list-style-type: none">• Installation of signage that complies with Australian standards (AS1742) and is non-obtrusive and highly resistant to vandalism will be installed in appropriate locations around the existing lagoon and proposed constructed waterbody. This signage will incorporate the following elements:<ul style="list-style-type: none">- the purpose of the wetland (i.e. wildlife habitat and stormwater treatment);- significant environmental and ecological features (e.g. waterbird nesting habitat);- appropriate public safety warnings; and- prohibition of domestic animals such as dogs within the wetland areas.		

Project Component	Environmental Outcomes (commitment)	Measure (commitment)	Purpose of Measure	Timing for completion
		<p>5.5.2 Any future applications for development of the Eco-Tourism Site will ensure either the eastern chestnut mouse population is extinct (in which case ecological constraints are limited), or is not placed at risk of extinction. In the latter case, development and management will ensure:</p> <ul style="list-style-type: none">• Sufficient habitat is retained to support a viable population.• No barriers to movement/dispersal are employed.• Fire/slashing is managed as required per the species ecology.	<p>To enhance and improve existing habitat areas on the subject land.</p>	<p>Details to be lodged with any application for building or earthworks on the Eco-Tourist site.</p>

Project Component	Environmental Outcomes (commitment)	Measure (commitment)	Purpose of Measure	Timing for completion
6.Infrastructure	6.1 Provision of Infrastructure to service the future development of the subject land.	6.1.1 The urban areas to be developed in accordance with the Concept Plan will be provided with reticulated water and sewerage services at full cost to the proponent.	To ensure provision of water supply and sewerage services to future urban areas.	PM-H Council has already engaged contractors to upgrade the STP to cater for the proposed development. Designs for the extension and upgrade of existing water and sewerage services will be undertaken at the Construction Certificate stage for each development with details lodged with future applications.

Project Component	Environmental Outcomes (commitment)	Measure (commitment)	Purpose of Measure	Timing for completion
	6.2 Funding of infrastructure.	6.2.1 A revised District Servicing Plan (DSP) will be prepared by PM-H Council to apportion the costs of new and upgraded services, including water, sewer and recycled water mains to Area 14 (of which the site forms part).	To ensure appropriate funding for the required upgrade of services for the proposed urban development.	Prior to issue of approval for urban development on the subject land which creates demand for additional services, or other suitable arrangements have been entered into with PMH Council.
		6.2.2 The local electricity supplier (Country Energy) has advised that high and low voltage reticulation will be provided to service any residential development of the subject land, on the condition of a contribution by the developer.	To ensure appropriate funding for the required upgrade of services for the proposed urban development.	Details to be provided with application(s) for urban development at each stage.
7. Noise Mitigation	7.1 Residential development of the subject land will be protected from	7.1.1 Residential development adjacent to Ocean Drive will incorporate noise mitigation measures to meet the required EPA traffic noise design criteria. These measures may	To ensure residential development is not adversely impacted by traffic noise.	Mitigation measures to be included in any application for

Project Component	Environmental Outcomes (commitment)	Measure (commitment)	Purpose of Measure	Timing for completion
	excessive traffic noise associated with Ocean Drive.	include a setback of 10 metres to the existing Ocean Drive boundary, in conjunction with an earth mound or fencing of 1.8m high, or similar.		residential development of land adjoining Ocean Drive.
		7.1.2 Development of the school sites will also need to address possible noise mitigation measures to ensure development of these sites is able to meet the required EPA traffic noise design criteria for development adjacent to Ocean Drive.	To ensure the school developments are not adversely impacted by traffic noise.	Mitigation measures to be included in any application for development of a school on land adjoining Ocean Drive.
8. Integrated Water Cycle Management	8.1 Compliance with PM-H Council's IWCM Policy for Area 14.	8.1.1 Development of the residential areas of the subject land will incorporate the following: <ul style="list-style-type: none">• Use of reclaimed water to dwellings for outdoor use, toilet flushing and laundry cold water.	To ensure compliance with Council's adopted IWCM for Area 14.	Details to be provided with future applications for residential development on the

Project Component	Environmental Outcomes (commitment)	Measure (commitment)	Purpose of Measure	Timing for completion
		<ul style="list-style-type: none">Irrigation of district sports fields with reclaimed water sourced from Port Macquarie-Hastings Council.Water sensitive urban design (WSUD) incorporated into residential areas by incorporating stormwater treatment features such as vegetated swales, bioinfiltration areas and treatment wetlands.		subject land.

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CONCLUSION & APPROVAL SOUGHT



13 Conclusion & Approvals

Sought

This Concept Plan for the subject land is in accordance with the adopted Port Macquarie – Hastings Council Structure Plan for Area 14. Approval of this Concept Plan is the first step in ensuring that the Structure Plan is implemented, as is the desire of the community and Port Macquarie-Hastings Council.

The subject land has been significantly disturbed by agricultural and development works within the period of the last twenty years and has resulted in a highly modified and degraded site being unconstrained (environmentally unconstrained and unconstrained by climate change) and suitable for urban development.

In conclusion, this Concept Plan is critical to ensuring the achievement of the desired values and facilities identified in the adopted Area 14 Structure Plan. Therefore, this Concept Plan is simply a ratification of the community's desired outcome for the subject land.

This application specifically seeks the following:

1. Pursuant to Section 75O of the EP&A Act 1979, Concept Plan Approval for the following:
 - a) In respect of the residential component, delineation of the limits of the residential subdivision and future urban uses on the subject land. It is proposed that the detailed

subdivision design will be the subject of a future project application or a development application;

- b) Location of the three intersections with Ocean Drive, and the location of an additional intersection with Ocean Drive currently under investigation by Council;
- c) General location of the Greater Lake Cathie Bonny Hills Village Centre. The detailed design, including the size and extent of the centre, will be the subject of a future project application or a development application;
- d) Delineation of the extent of the two separate school sites on the subject land. The detailed design of the individual schools will be the subject of future project application(s) or development application(s);
- e) Delineation of the site for eco-tourist development. The details of the development to be the subject of a future project or development application; and
- f) Delineation of the extent of the Open Space / Drainage / Habitat Corridor. A future project application will be submitted for the following elements within the corridor:

- Open Space and Wildlife Corridors,
- Stormwater treatment and management,
- Constructed Wetland, &
- the establishment of District Sporting Fields.

2. Pursuant to Section 75P of the EP&A Act 1979, and in conjunction with the approval of the Concept Plan, determination of the Minister is sought that approval for application(s) for residential development, intersections with Ocean Drive, the Greater Lake Cathie Bonny Hills Village Centre, schools, district sporting fields, and the eco-tourist facility be determined under Part 4 of the EP&A Act 1979.

Therefore, Port Macquarie – Hastings Council becomes the consent authority for these subsequent applications.

This Concept Plan proposal will result in a significant benefit to the Port Macquarie – Hastings Local Government Area and will assist in meeting the demands for residential housing and associated services and facilities, whilst achieving a significant improvement in the environment of the locality.

The development proposal will provide a large area of habitat and has appropriately balanced the need for urban development, with the need to improve the environment particularly for threatened species. This demonstrates a strong commitment to Environmentally Sustainable Development.

APPENDICES

