

## **11.0APPENDICES, CORRESPONDENCE, REPORTS ETC**

### 11.1APPENDIX 1 – THE BRIEF FROM HASTINGS COUNCIL



## 1. INTRODUCTION

The coastal area of the Hastings local government area has experienced high growth rates for 30 years, and Council's *Hastings Urban Growth Strategy 2001* proposes how continuing growth can be accommodated for the next 20 years.

To the south of Port Macquarie are the coastal towns of Lake Cathie and Bonny Hills, with a combined population in 2001 of around 3,900. Under the Strategy this population could increase to 9,900 by 2021, using a combination of:

- current residential land reserves which are waiting for increased sewage treatment plant capacity, and
- selected rezonings (described below as Stage One) from within *urban investigation areas* identified in the Strategy.

## 2. THE STUDY AREA

The Study area encompasses land within the Lake Cathie - Bonny Hills localities, as shown on the attached map.

The Environmental Study area is Stage 1A of the Urban Investigation Areas identified in *Hastings Urban Growth Strategy 2001*. (Stage 1 includes Stage 1A and also Stage 1B, which is subject to a separate environmental study).

The Master Plan area encompasses:

- the current urban land,
- the current residential land reserves,
- all of the Urban Investigation Areas, and
- other land immediately adjoining these areas to the extent there are potential environmental impacts on or by proposed urban development.

## 3. STUDY OBJECTIVES

For the Study area, the Study objectives are:

1. Preparation of an Environmental Study for the Stage 1A Urban Investigation Areas, as part of the draft Local Environmental Plan/s process for residential land releases.
2. Preparation of a land use master plan which provides an overall integrated land use and movement plan, including
  - recommended land use zones for the Urban Investigation Areas, with integration with existing urban areas,
  - development staging for the current urban reserves and future stage 1 releases,
  - access links with possible future urban releases in the balance of the UIAs,
  - management of hazards and conservation of land with environmental values.

## 4. SCOPE OF WORK

### 4.1 Environmental Study

Preparation of an environmental study for Stage 1A, in accordance with specifications of Planning NSW, that covers:

1. Liaison with relevant Government Authorities and landowners.
2. Collation and assessment of relevant data, including:
  - a) flooding,
  - b) bush fire,
  - c) land slip,
  - d) acid sulphate soils,
  - e) Aboriginal cultural sites,
  - f) sites or buildings of cultural value or heritage significance,
  - g) significant stands of vegetation,
  - h) significant wildlife habitats and corridors that link such areas,
  - i) wetlands and their catchments, and
  - j) ground and surface water resources.

3. Classification of land in terms of development opportunities and constraints.
4. Identification of relevant development control objectives and measures required to protect the environment.

#### **4.2 Master Plan**

Prepare a draft land use master plan that covers:

1. Liaison with relevant Government Authorities and landowners.
2. Management of hazards etc to urban development, such as:
  - a) flooding,
  - b) coastal erosion,
  - c) bush fire,
  - d) land slip,
  - e) acid sulphate soils, and
  - f) sewage treatment plant and disposal areas.
3. Identification and protection (from undesirable development) of features of environmental, cultural or visual importance, such as:
  - a) agricultural land.
  - b) escarpment or hill top areas.
  - c) Aboriginal cultural sites.
  - d) sites or buildings of cultural value or heritage significance.
  - e) significant stands of vegetation (including the SEPP 26 Littoral Rainforest).
  - f) significant wildlife habitats and corridors that link such areas.
  - g) wetlands and their catchments.
  - h) ground and surface water resources. (Particular attention is required in relation to urban stormwater runoff, and water quality in Lake Cathie and other coastal wetlands.)
  - i) any significant mineral resources
4. Integrated land use and movement patterns (pedestrian, cyclist, private cars and public transport).
5. Development staging for the existing reserves and the Stage One Urban Investigation Areas, linked to the recommended servicing strategies.
6. Effective and efficient extensions and expansion of services, including transport routes, water supply, waste water, stormwater management, electricity and telecommunications. It is noted that expansion of waste water facilities is a key factor in the timing of implementation of the Master Plan.
7. Community facilities, including district centre, schools, service industrial area, recreation facilities.
8. Management strategies in relation to hazard and conservation issues, including boundary-related issues to Lake Innes Nature Reserve. The National Parks and Wildlife Service is concerned about potential problems such as rubbish dumping, water run-off, domestic animals, weeds, diseases, fire protection, illegal burning and unmanaged access.
9. Identification of recommended land use zones for the Stage 1A Urban Investigation Areas.

#### **4.3 Public participation**

1. There are to be two charettes with the HUGS Implementation Advisory Sub-Committee, at inception and prior to finalising the draft report.
2. There is to be a public workshop soon after inception.

#### **5. ADDITIONAL INFORMATION**

Council will provide the following background information:

- Hastings Urban Growth Strategy 2001
- Draft Hastings Urban Growth Strategy 1999
- Hastings Effluent Management Strategy 1998
- draft Major Roads and Traffic Study 2001
- Census data for local CCDs
- Hastings District Water Supply Strategy 1999
- Hastings Urban Stormwater Management Plan 2000
- cadastre
- 2 metre contours
- Public land (incl Crown, Forest and Nature Reserves)

- flooding
- acid sulphate soils
- zoning
- SEPP 14 - Coastal Wetlands
- SEPP 26 - Littoral Rainforests
- urban land capabilities (DLWC)
- native vegetation mapping (EcoVision 1998), draft Vegetation Management Plan (Cooper, and EcoGraph 1999), and peer review of the draft Management Plan (Gunninah 2001).
- NSW Coastal Policy 1997.
- Lake Cathie - Lake Innes Estuary Management Plan 1994
- Previous studies relating to Lakeside Woods (Lakeside Way, off Kenwood Drive, Lake Cathie).

Council will provide authority to enter land, under the Environmental Planning and Assessment Act 1979, where necessary for the purposes of this Study. The consultant is to comply with Council's Policy, Procedure and written instructions before entering private property for the purposes of gathering information and survey.

Council will make available digital map data from its ArcInfo Geographical Information System.

All data supplied by Council remains subject to copyright vested in Council or the data-supplier who has licensed use of the data to Council. At the completion of the project, no digital copies of the data supplied by Council are to be retained by the consultant.

## 6. ADMINISTRATION AND REPORTING

### 6.1 Administration

The Study is to be coordinated by Stephen Nicholson. The Council officer authorised to issue instructions in regard to this Study is the Director of Development & Environment Services - Mr Michael Coulter.

An initial meeting is to be held following commissioning of the consultant. Study progress meetings are to be held a minimum of every four (4) weeks between key consulting staff and Council officers.

### 6.2 Timing

The Study is to be completed within 6 months of notification of acceptance of the proposal.

Unless otherwise agreed when commissioned to undertake the Study, a draft report is to be submitted for review within 4 months. The final report is to be submitted within 1 month of the draft report being accepted by Council in writing.

### 6.3 Reports - written

The consultant is required to forward to Council:

- two (2) bound copies of a draft written report for review,
- four (4) bound copies, one (1) unbound original of the final written report and a word processing document version (preferably Microsoft Word 2000, though alternatives may be acceptable),

in an A4 format (or optionally A3) suitable for reproduction on a monochrome photocopier. The written reports should include legible A4 or A4 maps, summarising any details on larger maps.

### 6.4 Reports - mapping

The draft and final reports shall include one (1) set of appropriate mapping (in A2 to A0 size) compatible with the maps supplied by Council, and suitable for reproduction in a monochrome plan copier.

A copy of the final digital map data is to be supplied with the final report, in a format suitable to load into Council's Geographical Information System (ArcInfo v8).



## 11.2 APPENDIX 2 – GOVERNMENT AGENCY RESPONSES

AGENCY	ISSUES / REQUIREMENTS
NPWS	Buffer to L. Cathie NP of 50m –100m with restricted public access
	Protect old growth tallow-wood stands
	Provide wildlife corridors 250m wide between Queens Lake forest and Lake Cathie and the SEPP44 zone.
EPA	L. Cathie garbage depot
NSWCC	Green belt separation between L. Cathie & Bonny Hills
	Habitat Linkages lake – forest - coast
NSW RFS	RESPONSE DEFERRED
DEPT MIN RESOURCES	NIL
NSW DEPT HEALTH	Adequate road linkages to Port Macquarie hospitals
	Community Health centre site in LC-BH
	Medical centre site in LC-BH Master Plan
	Footpaths & Cycleways for public health
	Hygiene controls on re-use of wastewater
	WS&S provision
NSW DET	NIL



26. 2. 03 0041



24 February 2003

Mr B Smith  
General Manager  
Hastings Council  
PO Box 84  
PORT MACQUARIE NSW 2444

NSW  
NATIONAL  
PARKS AND  
WILDLIFE  
SERVICE

ABN 30 841 387 271

Our Reference:  
Your reference:

03/01697.jdm.1460

Attention: Mr Stephen Nicholson, Planning

Dear Mr Smith

**Hastings Urban Growth Strategy. Local Environment Study.  
Stage 1A – Area 14.**

I refer to your letter, dated 12 February 2003, seeking comments from the National Parks and Wildlife Service (NPWS) on the preparation of the above study.

The NPWS has statutory responsibility for the care and protection of native flora and fauna, Aboriginal heritage and NPWS estate. As indicated in your letter, Council is in receipt of previous NPWS letters dated 13 September 2001 and 28 March 2002 that address these responsibilities in relation to the Area 14 Master Plan. These comments can be applied more narrowly to the proposed Stage 1A study and its subset of the plan as follows:

1. A buffer of at least 50 metres (preferably 100 metres given the proposed size of development and consequent runoff in the watershed) should be zoned for environmental protection around Lake Cathie. Any bushfire asset protection zones should be exclusive of this buffer. Bushland rehabilitation measures should be applied within the buffer where necessary to act as nutrient sinks. Uncontrolled access by people, vehicles and pets to the buffer should be prohibited.

Conservation  
Programs and  
Planning Division  
Northern Directorate  
GIO House  
24 Moonee Street  
Coffs Harbour NSW  
2450 Australia  
Locked Bag 914  
Coffs Harbour NSW  
2450 Australia  
Tel: (02) 6651 5946  
Fax: (02) 6651 6187

Head Office  
43 Bridge Street  
P.O. Box 1967  
Hurstville NSW  
2220 Australia  
Tel: (02) 9585 6444  
Fax: (02) 9585 6555  
[www.npws.nsw.gov.au](http://www.npws.nsw.gov.au)

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2. All existing stands of remnant vegetation, including the identified old growth Tallowood areas should be conserved as public open space and connected by corridors (at least 250 metres in width) to more extensive areas of vegetation. In particular, corridors should be established or enhanced that link:
  - (i) The Lake Cathie buffer to Queens Lake State Forest to the west and to the coastal vegetation to the southeast.
  - (ii) The above coastal vegetation with forests to the west and southwest of Bonny Hills.

It is noted that the Master Plan acknowledges the above buffer and corridors in the Compact Disk dated December 2002 and that they may constrain development in all three of the identified Stage 1A sub-areas. The coastal vegetation links would also need to occupy adjacent lands outside the Stage 1A area and thus require further coordination under the Master Plan in future.

In this respect, it is expected that the decision to proceed with the 1A study and the consequent residential rezoning is reflective of a formal approval by Council of the Master Plan exhibited in December 2002. The NPWS would appreciate confirmation that this is the case.

Confirmation is also sought that any rezoning of the Stage 1B lands (subject to the SEPP 26 littoral rainforest issue) and the Lakeside Way lands (subject to earlier NPWS concerns regarding a buffer to Lake Cathie) will remain subject to further local environment studies by Council prior to any decision on their future use.

Should there be any other matters, or should Council be in possession of information that suggests the interests of the NPWS may be further affected by the proposal, please contact Mr John Martindale, Conservation Planning Officer, on (02) 66 598233.

Yours faithfully



BRENDAN DIACONO  
Manager Conservation Planning Unit  
for **Director General**

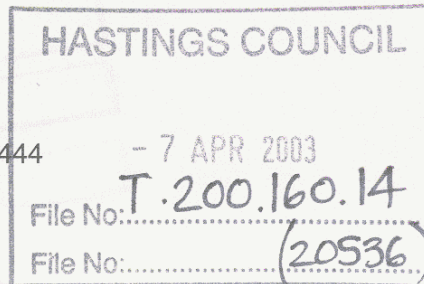
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-7- 4- 03 0002

Your reference : T.200.160.14  
Our reference : NEF10779 271083A25  
Contact : Richard Bath, 4908 6805



Stephen Nicholson  
Senior Strategic Planner  
Hastings Council  
PO Box 84  
PORT MACQUARIE NSW 2444



- 3 APR 2003

Coastal Regions

Dear Mr Nicholson

**DRAFT LOCAL ENVIRONMENTAL PLAN – LAKE CATHIE-BONNIE HILLS URBAN  
RELEASE STAGE 1A**

I refer to your letter of 12 February 2002, inviting the Environment Protection Authority (EPA) to comment on specific aspects of the North Coast Regional Environmental Plan as they relate to the draft Local Environmental Plan for Lake Cathie-Bonnie Hills Urban Release Stage 1A. The EPA offers the following comments on these specific issues.

(a) Clause 14 – Plan Preparation – wetlands or fishery habitats

The EPA is not currently undertaking any environmental audit or water quality study relating to land identified in the urban release area.

(b) Clause 45 – Plan Preparation - hazards

There are currently no voluntary agreements, declarations or orders for investigations or remediation issued under the *Contaminated Land Management Act 1997* or *Unhealthy Building Land Act 1990*.

There is however a mention of a single site of interest in Lake Cathie area. The former Lake Cathie Garbage Depot has been issued with an Unhealthy Building Land record number, although it is not formally listed as an Unhealthy Building Land site. There is insufficient information included in the database to rule out whether the lot numbers provided by Council coincide with this landfill site.

If there is any matter raised in this letter that you would like to discuss, please contact me on 4908 6805.

Yours sincerely

  
**RICHARD BATH**  
**A/Head, Regional Programs Unit - Hunter**

Environment Protection Authority

PO Box 488G Newcastle NSW 2300 Australia

Ground Floor NSW Government Offices 117 Bull Street Newcastle West NSW 2302

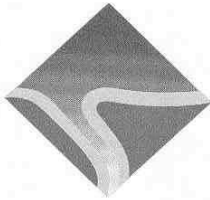
Telephone 61 2 4908 6800

Facsimile 61 2 4908 6810

ABN 43 692 285 758

www.epa.nsw.gov.au

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Coastal Council of NSW

Mr Bernard Smith  
General Manager  
Hastings Council  
PO Box 84  
Port Macquarie NSW 2444

Attention: Stephen Nicholson

**Re: Consultation for Draft LEP – Lake Cathie – Bonny Hills  
urban release Stage 1A**

Dear Mr Smith

The following advice is provided in reply to your correspondence of 12<sup>Th</sup> February 2003. We apologise for the delay in responding to your request for comments.

The three separate areas of land identified for an Environmental Study for the 'Stage 1A' urban land release are part of the 'Urban Investigation Area' lands of 'Area 14' in the Hastings Urban Growth Strategy 2001.

In previous advice to PlanningNSW the Coastal Council has strongly supported one LES for Area 13 and one for Area 14 rather than numerous *ad hoc* LES'. Also provided in this advice was the recommendation for a 'green separation' between the villages of Lake Cathie and Bonny Hills. This is consistent with Goal 6 Objective 6.2 (p 58) of the 1997 Coastal Policy that promotes compact and contained planned urban areas in order to avoid ribbon development along the coast.

-2- 4- 03 0008

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Level 5 Henry Deane Building  
20 Lee Street, Sydney  
GPO Box 3927  
Sydney NSW 2001

Telephone: 02 9762 8189  
Facsimile: 02 9762 8705  
e-mail: [thomas.williams@coastalcouncil.nsw.gov.au](mailto:thomas.williams@coastalcouncil.nsw.gov.au)  
[www.coastalcouncil.nsw.gov.au](http://www.coastalcouncil.nsw.gov.au)

Our Reference: cc03/115/201/778/1  
Your Reference: T.200.160.14  
Date: 20<sup>th</sup> March 2003

REFERS 92 13-2-03

HASTINGS COUNCIL

- 2 APR 2003

File No: T.200.160.14

File No: (20536)

managing the coast for an ecologically sustainable future

Whilst it is noted that lands adjoining Area 14 are already zoned residential but not yet approved for development, the LES (and subsequent master plan) should identify green corridors that both separate these two villages whilst providing habitat linkages to adjoining conservation areas. These requirements are also identified in the consultant's scoping paper for a 'Lake Cathie and Bonny Hills Urban design Masterplan'. Habitat linkages from the vegetated areas in the lands adjacent to Lake Innes Nature Reserve should be conserved and indeed there could be an opportunity to explore the potential to have them protected under a mechanism such as a Voluntary Conservation Agreement.

If there are any aspects of our advice you would like to discuss please contact Mr Thomas Williams on 9762 8189.

Yours sincerely,



Bruce Thom  
**Chair**

cc Mr David Papps, Executive Director, Regional & Rural Planning, PlanningNSW  
Mr Steve Murray, PlanningNSW, Northern Region.



26. 2. 03 0049

All communications to be addressed to:

Head Office  
NSW Rural Fire Service  
Locked Mail Bag 17  
Granville NSW 2142

Telephone: (02) 9684 4411

Head Office  
NSW Rural Fire Service  
Unit 3, 175-179 James Ruse Drive  
Rosehill NSW 2142

Facsimile: (02) 9638 6645



The General Manager  
**Hastings Council**  
PO Box 84  
**PORT MACQUARIE NSW 2444**

Your Ref: T.200.160.14  
Our Ref: LEP/0061  
A03/0473

Attention: **Stephen Nicholson**

20 February 2003

Dear Stephen

I acknowledge receipt of your recent letter regarding a Local Environmental Plan for – **Lake Cathie – Bonny Hills Urban Release Stage 1A.**

The matters raised are receiving appropriate attention and a response will be forwarded to you as soon as possible.

Yours sincerely,

*N. Gaur*

*per*

Michelle Tabone  
Administration Assistant  
**Planning & Environment Services**

HASTINGS COUNCIL	
26 FEB 2003	
File No:	T.200.160.14
File No:	(20536)

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The General Manager  
Hastings Council  
PO Box 84  
PORT MACQUARIE NSW 2444  
Attn: Mr S. Nicholson

NSW DEPARTMENT OF MINERAL RESOURCES  
Ground Floor, Suite 4, 175 Rusden Street  
(P.O. Box 65), Armidale, NSW 2350, Australia  
Phone (02) 6770 2100 Fax (02) 6770 2121  
[www.minerals.nsw.gov.au](http://www.minerals.nsw.gov.au)  
ABN 68 040 288 347

OUR REF: L00/0159  
YOUR REF: T.200.160.14  
14 March 2003

Dear Sir/Madam,

**Consultation for Draft LEP – Lake Cathie – Bonny Hills urban release Stage 1A**

Thank you for your letter, map and CD about the above matter.

The Department previously advised Council about concerns relating to possible lateritic Ni-Co-Sc resources in this general region. Several prospects had been delineated and were being evaluated during mineral exploration by Jervois Mining NL. The Department notified Council of those areas (together with a number of other areas) pursuant to the Minister for Planning's S117(2) Direction No. G28, in a letter dated 6th October 1999.

That advice remains in force except for the following alteration.

The Department no longer has any objections to any proposed rezoning in or around the area notified to you as 'Site 48 Houston Mitchell East' (see attached map). The Department has reviewed the resource potential of this area and concluded that an economic deposit of nickel and cobalt is unlikely to be present. This area has been explored by Jervois Mining NL and the company has subsequently relinquished their exploration licence over the area (although title over other areas in the region still remain in force). This letter therefore, officially notifies you that the Department revokes the Section 117(2) Direction No. G28 advice affecting site '48 Houston Mitchell East'.

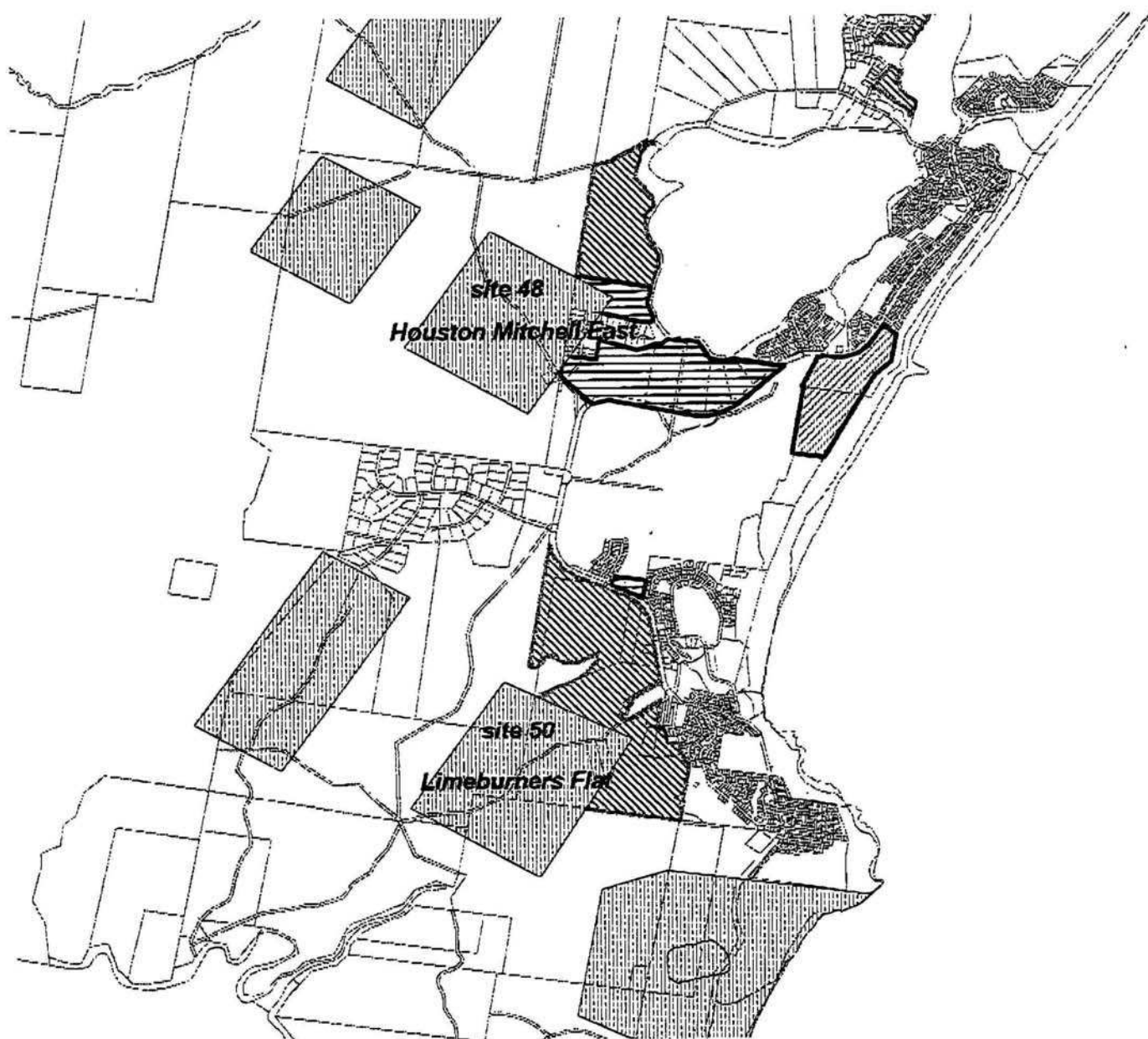
The other previously identified sites are still affected by the Direction. 'Site 50 Limeburners Flat' impinges on a substantial area of proposed urban expansion (Stage 2). The Department must be notified when the preparation of a draft LEP covering this area commences. This will enable the Department to carry out a detailed appraisal of the mineral potential of the area.

Should you have any further enquires about this matter, please contact me in the Department's Armidale Office (02 6776 0312).




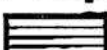


Yours faithfully,

  
**JIM STROUD**  
**for Director-General**

# Draft LEP - Lake Cathie Bonny Hills



2 0 2 Kilometers

-  Land Parcels
-  Section 117 areas
-  Proposed Urban areas
-  2001/14 St 1A
-  2001/14 Stage 2
-  2002/03 St 1B





6. 3. 03 0015

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## POPULATION HEALTH & PLANNING

PO Box 126  
PORT MACQUARIE NSW 2444  
Tel: (02) 6588 2750  
Fax: (02) 6588 2837

Date: 4 March 2003  
File Ref: EH 415002

Mr Stephen Nicholson  
Senior Strategic Planner  
Hastings Council  
PO Box 84  
PORT MACQUARIE 2444

<b>HASTINGS COUNCIL</b>	
06 MAR 2003	
File No:.....	T.200.160.14
File No:.....	(20536)

Dear Mr Nicholson

### CONSULTATION DRAFT LEP – LAKE CATHIE/BONNY HILLS URBAN RELEASE STAGE 1A

Thank you for the opportunity to provide input in to the Master Plan for the above area.

#### Comments specifically related to Clause 61 of the North Coast Regional Environmental Plan

1. The proposed development is approximately 24km from the nearest public hospital facility. The access to and from public hospital services is heavily reliant on good functional road infrastructure linking the Bonny Hills and Lake Cathie area with Port Macquarie. It is recommended that Council consider the redevelopment of this road network as part of the Master Plan.
2. A Community Health Centre is located at Laurieton (12km to the south of the area), with the major Community Health Centre for the region situated in Port Macquarie. There are no additional Community Health Centres planned for the Bonny Hills or Lake Cathie areas, however, outreach or occasional clinics may be provided to the new urban areas. It is recommended that the Master Plan include an appropriate location within an appropriately zoned area, for a multi-purpose community centre that could incorporate the co-location of community health type services with other services.
3. There are only a small number of general practitioners in the Bonny Hills and Lake Cathie areas. To encourage future provision of general practitioner services in the area, it is recommended that the Master Plan include appropriate zoning and adequate locations to enable the development or co-location of such services in this area in the future.

#### Comments in general

1. Council is strongly encouraged to include in the Master Plan provision for foot-paths and cycle-paths interlinking the various residential, commercial and open space areas to encourage physical activity.
2. The reuse of any type of waste water as part of this development should be done in consideration of the appropriate state and national standards for treated waste water.
3. It is recommended that the Master Plan clearly show the impact of the increase in population on the water and sewer infrastructure, and how the infrastructure will be enhanced or supported to enable it to meet the future demand.

Should you require any further clarification of the above, please contact me on 65882750.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Kerry Allen'.

KERRY ALLEN  
Senior Environmental Health Officer

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15. 3. 03 0037

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**PORT MACQUARIE DISTRICT OFFICE**

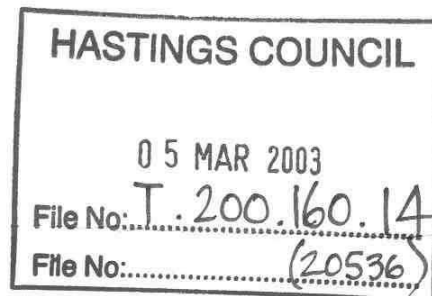


Early Childhood and Primary Education  
Secondary Education  
Technical and Further Education  
Higher Education  
Adult and Community Education

3 March 2003

PMD1/03/0083

Stephen Nicholson  
Senior Strategic Planner  
Hastings Shire Council  
PO Box 84  
PORT MACQUARIE NSW 2444



Dear Stephen

**RE: Consultation for Draft LEP – Lake Cathie – Bonny Hills  
urban release Stage 1A**

Your letter to Mr Frank Shaw, District Superintendent Port Macquarie dated 12 February 2003 regarding the above has been referred to me as District Properties Officer for my attention and response.

Thank you for the information provided by way of CD containing a PowerPoint presentation describing the project and the likely outcomes of the Master Plan and Environmental Study.

Please be advised that at this stage, the only comments from this Department are those that were made at the meeting with Mr Wayne Richards, Mayor and others on Tuesday, 21/1/03, by Mr Shaw and Ms Lesley Greenwood, Demographic Analysts.

It would be appreciated if you could continue to keep this Department informed of future developments in this matter.

Yours sincerely

A handwritten signature in cursive script that reads "Georgie Young".  
Georgie Young  
District Properties Officer  
Ph. 65866925

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## 11.3 APPENDIX 3 – ENVIRONMENTAL STUDY REQUIREMENTS OF PLANNING NSW



## HASTINGS URBAN GROWTH STRATEGY AREA 14 – STUDY REQUIREMENTS

These study requirements have been issued for the preparation of a master plan for the whole of area 14 as identified in HUGS 2000 and for a local environmental study relation to Stage 1 as identified through the Master Plan process.

### Master plan requirements for Area 14

It is understood that the council wishes to proceed with Area 14, in stages. The Department, therefore, recommends that sufficient assessment occurs up front and that planning justification is included in the master plan to be able to justify which sections of area 14 are to be included in Stage 1 and why other areas are to be postponed.

Appropriate and adequate planning assessment is required at the master plan stage to ensure the broader, cumulative environmental concerns are understood. It is necessary that the master plan is able to place Area 14 in its regional context, identify hard constraints (such as key habitats and corridors) and major infrastructure (such as major road links) and provide a context for each stage as it is developed. A more detailed analysis should then be undertaken in the environmental study for each stage.

This will have several benefits. (i) it will save time at the LEP stage and ensure this process is problem free and (ii) it will also deliver the required cumulative picture for development in Area 14. A section 65 certificate cannot be issued to exhibit a plan if there are unresolved objections arising from consultation required under s62 of the Environmental Planning and Assessment Amendment Act 1979.

### General requirements for a local environmental study for Stage 1 of Area 14

The environmental study for Stage 1 should address the cumulative effects of potential urban development and identify only those areas where sustainable development might occur. This should include the economic provision of social services and infrastructure. The study should identify areas for conservation and/or enhancement identified by NPWS, including adequate buffer areas between such areas and residential development. A thorough understanding of the constraints and values of Area 14 and how they relate to the broader surrounding areas/catchments needs to be identified prior to identifying future land uses.

In general terms the environmental assessment should:

- (a) examine data on hazards to urban development such as flooding, coastal erosion, bush fire, land slip and acid sulphate soils and exclude inappropriate development from affected land;
- (b) examine data on the coast area of the Shire with a view to excluding development from areas subject to hazards from coastal erosion and, at the LEP stage, ensure coastal foreshores have appropriate environmental protection, through zoning or classification, that recognises the fragility of this area. In this regard, the advice of the Coastal Council should be sought. Provision should be made for public access to the foreshore where appropriate;
- (c) examine data on the agricultural resources of the local government area and exclude good agricultural land required to sustain existing industries.
- (d) Identify features of environmental, cultural or visual importance with a view maintaining their special qualities and protecting them from undesirable development; especially
  - (i) escarpment or hill top areas;
  - (ii) Aboriginal cultural sites
  - (iii) sites or buildings of cultural value or heritage significance;
  - (iv) significant stands of vegetation;

- (v) significant wildlife habitats and corridors that link such areas; and
- (vi) wetlands and their catchments.
- (vii) consideration needs to be given to protecting additional land adjoining such areas to avoid encroachment of inappropriate land uses.
- (e) Examine the appropriateness of different densities and types of residential development in order to make optimum use of public infrastructure. Identify the stages of land release in terms of location and timing to ensure supply of social infrastructure matches need;
- (f) Identify important ground and surface water resources and identify planning controls to protect these areas from contamination, particularly from stormwater, urban drainage and disposal of wastewater;
- (g) Examine the function of the road network to ensure its efficiency is maintained and any necessary network additions can be funded and constructed when needed.

The Department will only be prepared to support a rezoning for land where it can be properly demonstrated that adequate services can be provided, in both physical and social terms and that the total environmental impacts are within acceptable limits. Therefore, in addition to these general requirements the studies should address the following specific concerns.

#### Additional requirements for a local environment study for Stage 1 of Area 14

The two major areas of concern to be addressed in the environmental study for Stage 1 of area 14 are:

- (i) Services: The environmental study for Area 14, needs to make an assessment of all physical services. For example, the efficiency of the local road network and its capacity to cater for any proposed increase of users; the adequacy of social infrastructure including the possible need for additional surf club facilities, additional ordinance services, etc and the access to recreation facilities.

However, most importantly the study must provide a detailed program for the provision of wastewater services. Any master plan to promote the development of Area 14 must demonstrate that these services can be provided in an appropriate time frame and at a socially acceptable cost. It needs to be quite clear what the stage release program is, who will pay for the infrastructure and when.

- (ii) Environmental Issues: The study should address the concerns of NPWS. A copy of NPWS letter is attached. Note the Service has requested three planning principles be implemented for development adjacent to NPWS estates. The principles relate directly to buffers, fire protection mechanisms and management of boundary issues.

The study also needs to address the strong community concern regarding the area's significant vegetation and sensitive environment. To this end the study should address the issues outlined in the attached letter from the National Parks Association.

Finally, the study should address all relevant issues contained in the NSW Coastal Policy 1997 that affect Area 14, in particular, the need to ensure coastal foreshores are being afforded appropriate environmental protection that recognises the fragility of this area. In this regard, the advice of the Coastal Council should be sought. Note also the Goal 6 Objective 6.2 (p58) of the Coastal Policy promotes compact and contained planned urban areas in order to avoid continuous ribbon development along the coast. The Master Plan and LES should allow for green corridors that separate urban development, which may also provide for habitat linkages to adjoining conservation area. Reference should also be made to the Coastal Design Guidelines – Discussion paper, 2001 and its requirements.

10 May, 2002.

#### 11.4 APPENDIX 4 - NPWS & NP ASSN SUBMISSIONS





13 September 2001

Mr T Prior  
Regional Director North Coast  
Department of Urban Affairs and Planning  
PO Box 6  
GRAFTON NSW 2460

Our Reference:      mec.1460  
Your reference:

Attention: Di Yeates

Dear Mr Prior

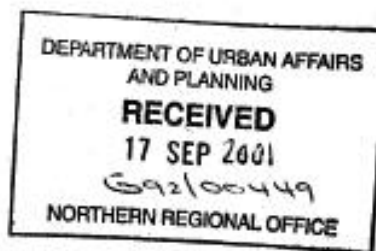
**Draft Hastings Urban Growth Strategy**

I refer a facsimile from Mr Malcolm Imrie, Department of Urban Affairs and Planning (DUAP), containing maps from the draft Hastings Urban Growth Strategy 2001 (HUGS), and to the verbal request that the National Parks and Wildlife Service (NPWS) provide comment in relation to development adjacent to NPWS estate. The NPWS is responsible for the care and protection of native flora, fauna, Aboriginal sites, and NPWS estate.

The following advice is limited to requirements for developments adjacent to NPWS estate, and is not comment on the HUGS in its entirety.

Development (urban growth) adjacent to NPWS estate has the potential to impact on the conservation values of protected areas. Concerns include:

- potential for increased rubbish dumping within the protected areas, associated with residential areas adjoining NPWS estate;
- potential for water run-off to impact on water quality and hydrological regimes within the protected areas, thereby affecting habitat for flora and fauna;
- potential impact of domestic animals on conservation values on NPWS estate, such as predation on native fauna, displacement of native fauna by competition for resources, and introduction of weeds and diseases;
- increased potential for fires burning into NPWS estate; and
- potential for proliferation of informal tracks into the protected areas, increasing the problems referred to above.



**NSW  
NATIONAL  
PARKS AND  
WILDLIFE  
SERVICE**

Conservation  
Programs and  
Planning Division  
Northern Directorate  
GIO House  
24 Moonee Street  
Coffs Harbour NSW  
2450 Australia  
Locked Bag 914  
Coffs Harbour NSW  
2450 Australia  
Tel: (02) 6651 5946  
Fax: (02) 6651 6187

Head Office

The following text is recommended for inclusion in the determination of the HUGS:

*Where development is proposed adjacent to NPWS estate, the following planning principles shall be implemented:*

- 1. NPWS estate will be buffered from urban development by a minimum of 50 metres from any boundary. Urban infrastructure and services such as stormwater filtration, boundary roads, and pipelines should not be located within the buffer area. Similarly, urban lots and dwellings will not be located within the buffer area.*
- 2. All fire protection mechanisms for the proposed development areas will be located within the subject development site. Planning for fire protection mechanisms within the property boundaries ensures that the cost of fire protection is met by the developer, and not other land management agencies other general community.*
- 3. All applications for development adjacent to NPWS estate will include strategies for the management of boundary related issues including management of rubbish dumping, water run-off, domestic animals, weeds and diseases, fire protection and illegal burning, and access to the NPWS estate. In addition, the NPWS Mid North Coast Region at Port Macquarie shall be contacted to determine management issues that may be specific to the particular area of NPWS estate.*

It is noted that Hastings Council resolved, at its meeting of 28 May 2001, that a statement and map be incorporated into the document to the effect that land which has been excluded from the modified HUGS 2001 can be reconsidered for inclusion within the Strategy at a later point in time. The NPWS does not support the inclusion of such a statement. It is considered that this suggestion highlights the importance of completing the Vegetation Management Plan and Koala Management Plan for the area prior to finalising the HUGS.

The NPWS has an on-going interest in the urban growth strategy and would appreciate being kept informed on the progress of this strategic planning initiative. Please contact Monica Collins on 6659 8237 if you wish to discuss this matter.

Yours faithfully



BRENDAN DIACONO  
Manager Conservation Planning Unit  
for Director-General



# NPA

## NATIONAL PARKS ASSOCIATION OF NSW

Mid North Coast Branch  
PO Box 1188  
PORT MACQUARIE 2444

29 January, 2002

Mr John Martindale  
National Parks & Wildlife Service  
PO Box 914  
COFFS HARBOUR 2450

Dear Sir,

### HASTINGS URBAN GROWTH STRATEGY

We have been unable to get Hastings Council to appoint a local community based environmental representative on the Hastings Urban Growth Strategy Implementation Advisory Committee and we are, therefore, looking to you to ensure protection of areas we are concerned about which are:-

- Continuity of streamline corridor vegetation, e.g. connections to the main Kooloonbung Creek within Port Macquarie urban area.
- Preservation of SEPP 26 Littoral Rainforest with 100m required buffer, e.g. South Lake Cathie.
- Complete protection of northern/north-eastern catchment of Queens Lake, especially Limeburners Creek.
- Preserve wetlands/associated woodlands north of Area 13 so as to leave Partridge Creek and Fernbank Creek lands undisturbed from urban runoff, acid soil potential, siltation, etc.
- Careful planning with regard to drainage into Lake Innes from the north (i.e. that part of Area 13 south of the Oxley Highway).
- Protection of Round Swamp SEPP 14 at Lake Innes Estate. Planning should take into account the relationship between the wetland, Lake Innes Nature Reserve and Upper Kooloonbung Creek.

It is very important that the planning process provides for provision of habitat corridors especially in relation to the development of the Master Plan, e.g. Queens Lake Nature Reserve and State Forest, Lake Cathie, Lake Innes Nature Reserve and the area north of Area 13. The corridor in Queens Lake State Forest between the north and south of Houston Mitchell Drive and Cnr of Ocean Drive must be kept as this corridor is very narrow and must not be reduced.

We are very unhappy with the consultancy chosen by Hastings Council to review the Draft Vegetation Management Plan and also the quality and nature of the subsequent Report. As we have no Committee Representative, we, therefore, ask you to notify us of the impending employment of any Consultants at any stage of the process so that our group and the other major conservation groups in the area may try to have an input into the selection process.

If there are any issues at any time which you feel we should be aware of, please contact our President, Sue Baker, 67 Longworth Road, Dunbogan, 2443, phone 6559 7134; or our Vice President, Roy Pullen, 6 Dianella Road, Port Macquarie, phone 6582 1669.

Both the Camden Haven Protection Society and Port Macquarie Conservation Society are aware that we are writing to you and we will ensure they are informed about any issues you raise with us.

We look forward to liaising with you.

Yours sincerely,



Roy Pullen  
Vice President

