

LEGEND

- EXTENT OF CONCEPT PLAN APPLICATION
- SEPP 26 BOUNDARY (AS GAZETTED)
- EXISTING CADASTRAL BOUNDARIES
- PROPOSED CONCEPT PLAN LAYOUT
- FLOOD LEVEL RL 4.74m
- REQUIRED FILLING
- EXISTING VEGETATION** (SOURCE PPEC, 2010)
 - LITTORAL RAINFOREST
 - FOREST (OPEN)
 - FOREST (SWAMP)
 - FOREST (RIPARIAN)
 - WOODLAND
 - GRASSLAND (WHERE THE ABOVE ASSOCIATIONS DO NOT OCCUR)
- EXISTING ZONING**
 - RURAL 1(a1)
 - RESIDENTIAL 2(a)
 - ENVIRONMENTAL PROTECTION - COASTAL 7(f1)
 - OPEN SPACE 6(a)
- POTENTIAL ACID SULFATE SOILS - CLASS 5 (SOURCE HASTINGS LEP 2001)
- STORMWATER CATCHMENT BOUNDARIES

EXISTING SERVICES

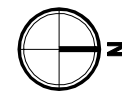
- W WATERMAIN
- E OVERHEAD ELECTRICITY
- RM SEWER RISING MAIN
- S GRAVITY SEWER MAIN
- EXISTING MIDDLE ROCK VEHICULAR DRIVEWAY AND CARPARK
- EASEMENT BOUNDARY
- (F) EASEMENT FOR WATER SUPPLY PIPELINE 5 WIDE (VIDE X86035)
- (G) EASEMENT FOR WATER SUPPLY AND SEWERAGE PIPELINES VARIABLE WIDTH (VIDE X879674)
- (H) EASEMENT FOR WATER SUPPLY (VIDE N744276)
- E PHOTO LOCATION (SEE EXHIBIT 9: VIEW ANALYSIS FOR DETAIL)

SMEC COASTAL HAZARD DATA

- IMMEDIATE LIMIT OF ZONE OF WAVE IMPACT AND SLOPE ADJUSTMENT
- IMMEDIATE LIMIT OF ZONE OF REDUCED FOUNDATION CAPACITY
- MAXIMUM WAVE RUNUP

CAUTION

This plan has been prepared for the purpose of a concept plan application. The information shown herein is only reliable for the above purpose. It should not therefore be used for any other purpose without verification.



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REV.	DATE	DESCRIPTION
B	28.06.2010	ISSUED FOR EA
C	07.07.2010	ISSUED FOR EA
D	04.08.2010	ISSUED FOR EA - UPDATED SMEC DATA
E	12.10.2010	ISSUED FOR EA - VEGETATION DESCRIPTIONS AMENDED
F	15.02.2011	ISSUED FOR EA - SUBMISSIONS REPORT

DATUM	AHD	SCALE	1:4000 @ A3
0	100		

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PROJECT NO:	4898	DRAWING TITLE:	EXHIBIT 04A: SITE ANALYSIS
DA NO.:		PROJECT:	LOT 1 DP 374315 & LOT 4 DP 615261 OCEAN DRIVE, PORT MACQUARIE
DESIGNED BY:	DAT	CLIENT:	MILLAND PTY LTD & SEAWIDE PTY LTD
DRAWN BY:	DV	DRAWING NO.:	4898P_Exhibits.dwg
CHECKED BY:	KM	SHEET:	1
DATE CREATED:	FEB 2010	REVISION:	F



SITE CONSTRAINTS

- (A)** Littoral Rainforest No.116 (SEPP 26)
- (B)** Edge effects, including the existing erosion and weed infestation adjacent to and within the rainforest as a result of uncontrolled pedestrian access from the existing residential community through to Rainbow Beach
- (C)** The potential changes to the rainforest species as a result of changes to the ground water table
- (D)** The existing visual quality of the coastline, including
 - existing views onto the site from Rainbow Beach; and
 - existing views from the site to surrounding geographic features, including the Pacific Ocean, North Brother Mountain and Jolly Nose Mountain.
- (E)** Aboriginal heritage, including
 - The existing scarred tree within the Crown reserve.
- (F)** Potential acid sulfate soils.
- (G)** Potential bushfire.
- (H)** Potential road traffic noise from ocean drive
- (I)** Coastal erosion, including
 - Zone of wave impact and reduced foundation capacity (SMEC)
- (J)** Stormwater runoff, including:
 - To the east (towards the Littoral Rainforest)
 - To the north (Ocean Drive; and
 - To the south-west (Duchess Creek)
- (K)** Potential flooding, including
 - the effects of climate change and sea level rise.

DEVELOPMENT RESPONSE

- (1)** Retain existing vegetated areas adjoining the rainforest and protect the area with the provision of a human exclusion fence
- (2)** Create a public road frontage to the rainforest/regeneration vegetation.
- (3)** Incorporate biofiltration units to ensure the maintenance of the groundwater table, in accordance with the detailed requirements of Martens & Associates.
- (4)** Implement a Revegetation Management Plan to ensure Littoral Rainforest species are used to minimize the threat of bushfire to the rainforest.
- (5)** Provide for pedestrian access through the rainforest with the provisions of a boardwalk style path with self closing gate in lieu of the existing informal walking track.
- (5)** Provide public facilities adjacent to the walkway (including car park and "pocket park") to compliment public access.
- The Concept Plan will enable off site views to be retained through the following development options:
 - (6)** (a) Locate collector road from Ocean Drive on prominent ridgeline
 - (6)** (b) create a landscaped arrival focus point ('Village Square') at the intersection of the collector road with the Hill-Top Village precinct
 - (6)** (c) street alignments to retain view to the east (ocean).
- (7)** A perimeter road with adjacent pathway/cycleway and rainforest revegetation between the footpath and fence. The provision of this buffer as part of the public domain will ensure its ongoing maintenance.
- (8)** Provide an acoustic barrier along part of the Ocean Drive frontage (as indicated in the acoustic report prepared by Heggles)
- (9)** One detention basin, with biofiltration, to detain and treat existing stormwater flows to the north.
- (10)** One biofiltration unit adjacent to Duchess Creek to manage stormwater flows and ensure minimal impact downstream and on the 1:100 year flood event.
- (11)** Provide medium density residential areas adjacent to the Hill Top Village and adjacent to open space/ areas of high visual quality through appropriate zoning.
- (12)** Link to the existing formed pathway in Ocean Drive and create a new cycleway and pathway in accordance with the coordination plan for the locality

LEGEND

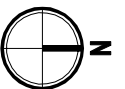
- EXTENT OF CONCEPT PLAN APPLICATION
- EXISTING CADASTRAL BOUNDARIES
- SEPP 26 boundary (as gazetted)
- View line

SMEC COASTAL HAZARD DATA

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- IMMEDIATE LIMIT OF ZONE OF REDUCED FOUNDATION CAPACITY

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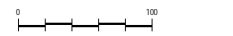


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A	24.03.2010	ISSUED FOR INFORMATION
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PROJECT NO:	4898	DRAWING TITLE:	EXHIBIT 04B: SITE OPPORTUNITIES AND CONSTRAINTS
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CHECKED BY:	KM	CLIENT:	MILLAND PTY LTD & SEAWIDE PTY LTD
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