



## DEVELOPMENT RESPONSE

- 1 Retain existing vegetated areas adjoining the rainforest and protect the area with the provision of a 2m high 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.
- 6 The Concept Plan will enable off site views to be retained through the following development options:  
(a) Locate collector road from Ocean Drive on prominent ridgeline  
(b) create a landscaped arrival focus point ('Village Square') at the intersection of the collector road with the Hill-Top Village precinct  
(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 Heggies)
- 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

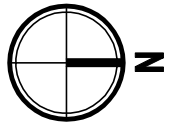
- EXTENT OF CONCEPT PLAN APPLICATION
- EXISTING CADASTRAL BOUNDARIES
- SEPP 26 boundary (as gazetted)
- View line

## SMEC COASTAL HAZARD DATA

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

**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.



## 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.

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REV.	DATE	DESCRIPTION
A	24.03.2010	ISSUED FOR INFORMATION
B	28.06.2010	ISSUED FOR EA
C	07.07.2010	ISSUED FOR EA
D	04.08.2010	ISSUED FOR EA
E	15.02.2011	ISSUED FOR EA - SUBMISSIONS REPORT
F	12.07.2011	REVISED FENCING ARRANGEMENTS

DATUM: AHD SCALE: 1:4000 @ A3

0 100

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PROJECT NO:	4898	DRAWING TITLE:	EXHIBIT 04B: SITE OPPORTUNITIES AND CONSTRAINTS		
DA NO:		PROJECT:	LOT 1 DP 374315 & LOT 4 DP615261 OCEAN DRIVE, PORT MACQUARIE		
DESIGNED BY:	DAT	CLIENT:	MILLAND PTY LTD & SEAWIDE PTY LTD		
DRAWN BY:	DV	DRAWING NO:	4898P_Exhibits.dwg	SHEET:	1
CHECKED BY:	KM	REVISION:			F
DATE CREATED:	FEB 2010				