



The Glades Estate, Pacific Highway, Moonee
*Preliminary Assessment Report to Seek the
Director General's Requirements for a Project Plan
Application under Part 3A of the Environmental
Planning and Assessment Act, 1979*

Rothwell Boys Pty Ltd
September 2006
0037659



The Glades Estate, Pacific Highway,
Moonee

***Preliminary Assessment Report to Seek
the Director General's Requirements for
a Project Plan Application under Part
3A of the Environmental Planning and
Assessment Act, 1979***

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Environmental Resources Management Australia Pty Ltd Quality System

Rothwell Boys Pty Ltd

September 2006

0037659

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INTRODUCTION

Environmental Resources Management Australia Pty Ltd (ERM) has been engaged by Rothwell Boys Pty Ltd to prepare the Project Plan application for the first stage The Glades Estate, Pacific Highway, Moonee. This preliminary assessment report is intended to provide enough information to enable the Director General to issue the environmental assessment requirements pursuant to Part 3A of the *Environmental Planning and Assessment Act 1979* for the preparation of a Project Plan application

The Glades Estate is located within the coastal zone and has the potential for the creation of approximately 500 residential lots. The design of stage one has incorporated all the features outlined in the Preliminary Assessment report accompanying the Concept Plan application. This Preliminary Assessment report accompanying the Project Plan application incorporates natural areas of open space, recreation areas, water sensitive urban design, landscaping and a network of pedestrian paths.

1.1

BACKGROUND

In May 2006, a Preliminary Assessment report was lodged to seek the Director General's requirements for a Concept Plan application under part Part 3A of the *Environmental Planning and Assessment Act 1979*. As yet, Director General's Requirements have not been issued for the Concept Plan. It is anticipated that the Environmental Assessment Requirements for both the Concept Plan and the Project Plan applications may be combined in one document.

1.2

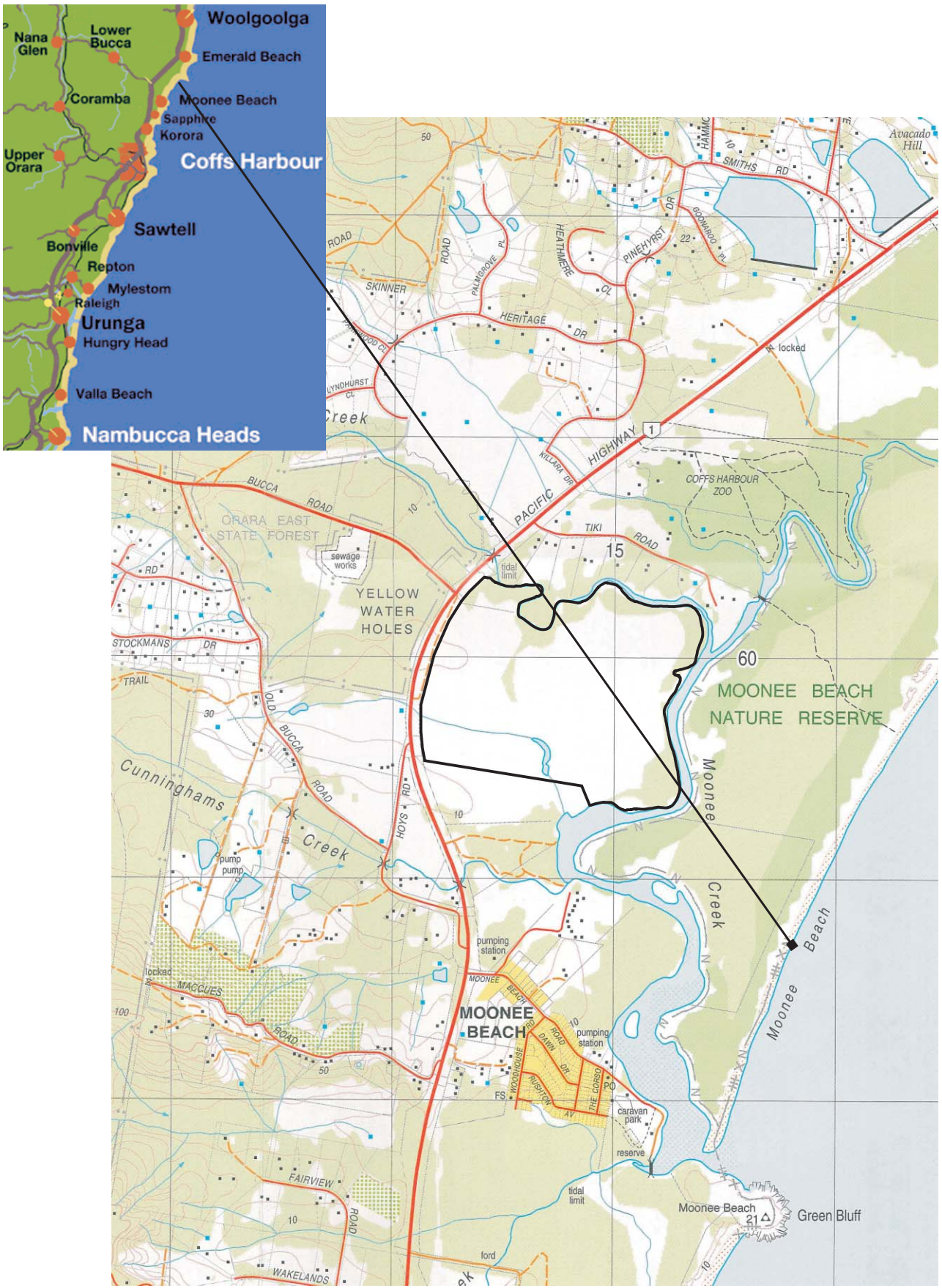
PROJECT PLAN DESCRIPTION

The Concept Plan for the overall development of The Glades Estate comprises lots 1 and 2 DP 725785 and has a total area of 96 hectares. The area proposed for residential development, including roads and local parks is 52 hectares. The area of land intended to be set aside for habitat conservation is 44 hectares.

The site is located 13 kilometres north of Coffs Harbour and eight kilometres south of Woolgoolga on the Mid North Coast of New South Wales. A locality plan is provided as *Figure 1*, an aerial photograph showing the site and its surrounds is provided as *Figure 2*.

The Concept Plan for the overall development of The Glades Estate is provided as *Annex A*. The objective of the Concept Plan is to provide a high quality built environment surrounded by open space which is reflective of the coastal setting.

The site has been extensively cleared for grazing and provides an opportunity to create a residential community in an attractive and desirable coastal



Legend
 Site Boundary

Source: 1:25,000 Topographic Series

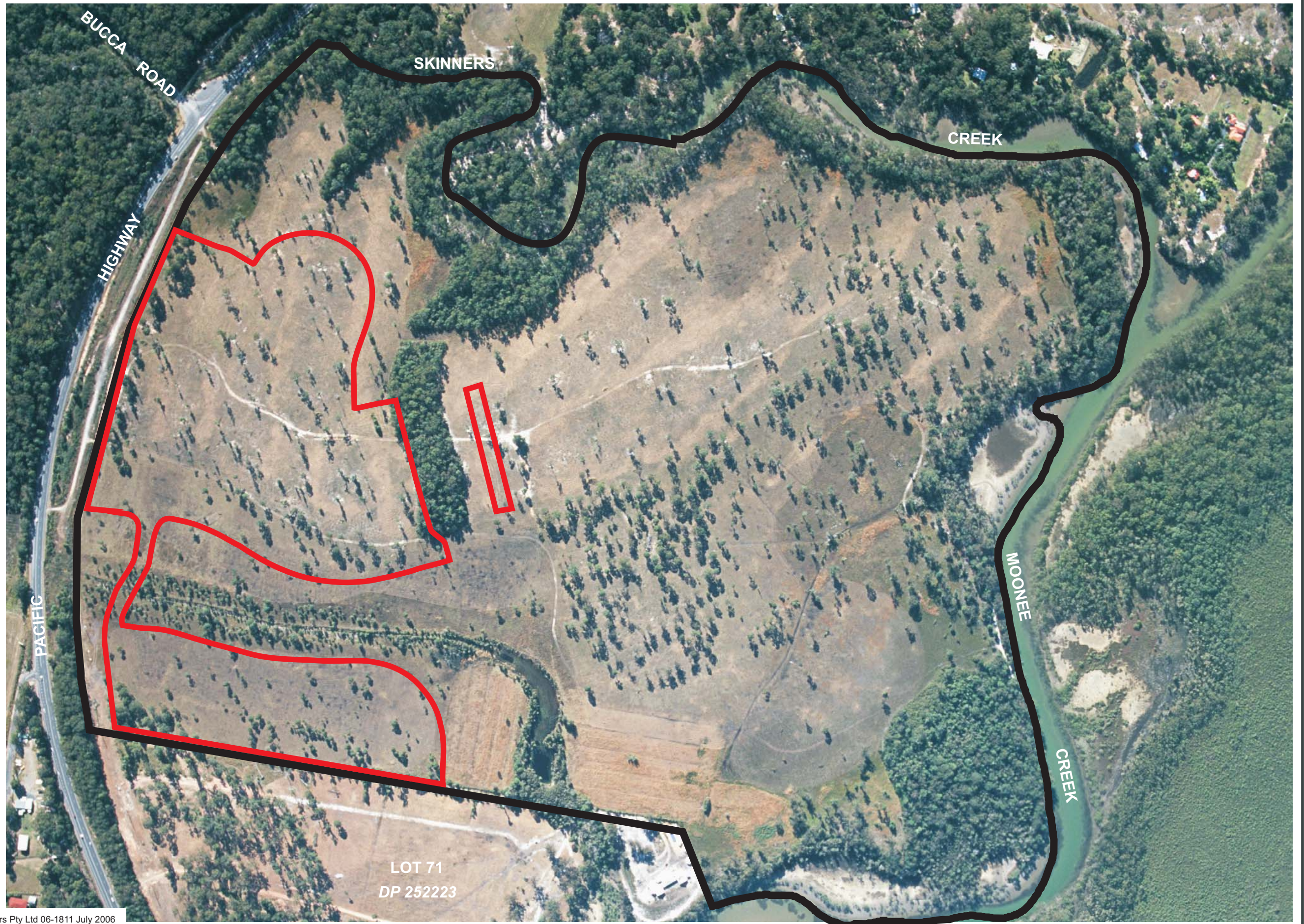
Figure 1 **Locality Plan**

The Glades Estate, Coffs Harbour



0 500m
 Approximate Only

Jobs/2006/0037659/Preliminary Assessment/Project Plan-Fg2 Aerial Photo.cdr 07 09 2006 JD Environmental Resources Management Australia Pty Ltd



Source:AUSPACIFIC Engineers Pty Ltd 06-1811 July 2006



0 100m
Approximate Only

Legend

Site Boundary

Stage 1 Boundary

Figure 2 Aerial Photograph

The Glades Estate, Coffs Harbour

location. This can be achieved without the loss of significant habitat whilst improving the ecological values of the site through the enhancement of the existing and perimeter vegetation.

The first stage of the proposed residential estate will contain approximately 100 lots (see *Figure 3*). The road construction and lot preparation will require a degree of site recontouring and cut and fill works. Excess materials from stage one will be utilised in future stages of the subdivision. The key issues in respect of the construction works include:

- water management, both quantity and quality control;
- soil retention and stabilisation; and
- erosion and sediment control.

These issues will be addressed in full in the environmental assessment report.

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LOT No	AREA	No LOTS
LOT 1	36.6ha	N/A
LOT 2	3.9ha	46
LOT 3	2.2ha	30
LOT 4	3.6ha	37
LOT 5	2.5ha	31
LOT 6	5.3ha	62
LOT 7	4.8ha	65
LOT 8	4.8ha	50
LOT 9	5.1ha	48
LOT 10	2.8ha	30
LOT 11	11.0ha	114
LOT 12	5.6ha	N/A
TOTAL		513

Source:AUSPACIFIC Engineers Pty Ltd 06-1811 July 2006

Legend

- Site Boundary
- Stage 1 Boundary
- Future Residential Area
- Internal Roads
- Open Space
- Community Area
- Fill Area

ERM 0 100m
 Approximate Only

Figure 3 **Stage 1 Project Plan**
The Glades Estate, Coffs Harbour

2 PLANNING CONTEXT

2.1 LOCAL PLANNING INSTRUMENTS, POLICIES, STRATEGIES AND STUDIES

2.1.1 Coffs Harbour Local Environmental Plan 2000

The site has been zoned for urban development since 1988 with part residential and part open space zonings.

The current zones under Coffs Harbour Local Environmental Plan 2000 (as amended) are:

- Zone No. 2 (a) – Residential; and
- Zone No. 7(a) – Environmental Protection.

A zoning map is provided as *Figure 4*.

Currently an amended LEP is being considered by Coffs Harbour Council for the rezoning of parts of the site to Open Space 6(c), Residential 2(a) and Environment Protection 7(a). Stage one of the project is consistent with the zoning proposed in the draft LEP.

2.1.2 Development Control Plan – Moonee

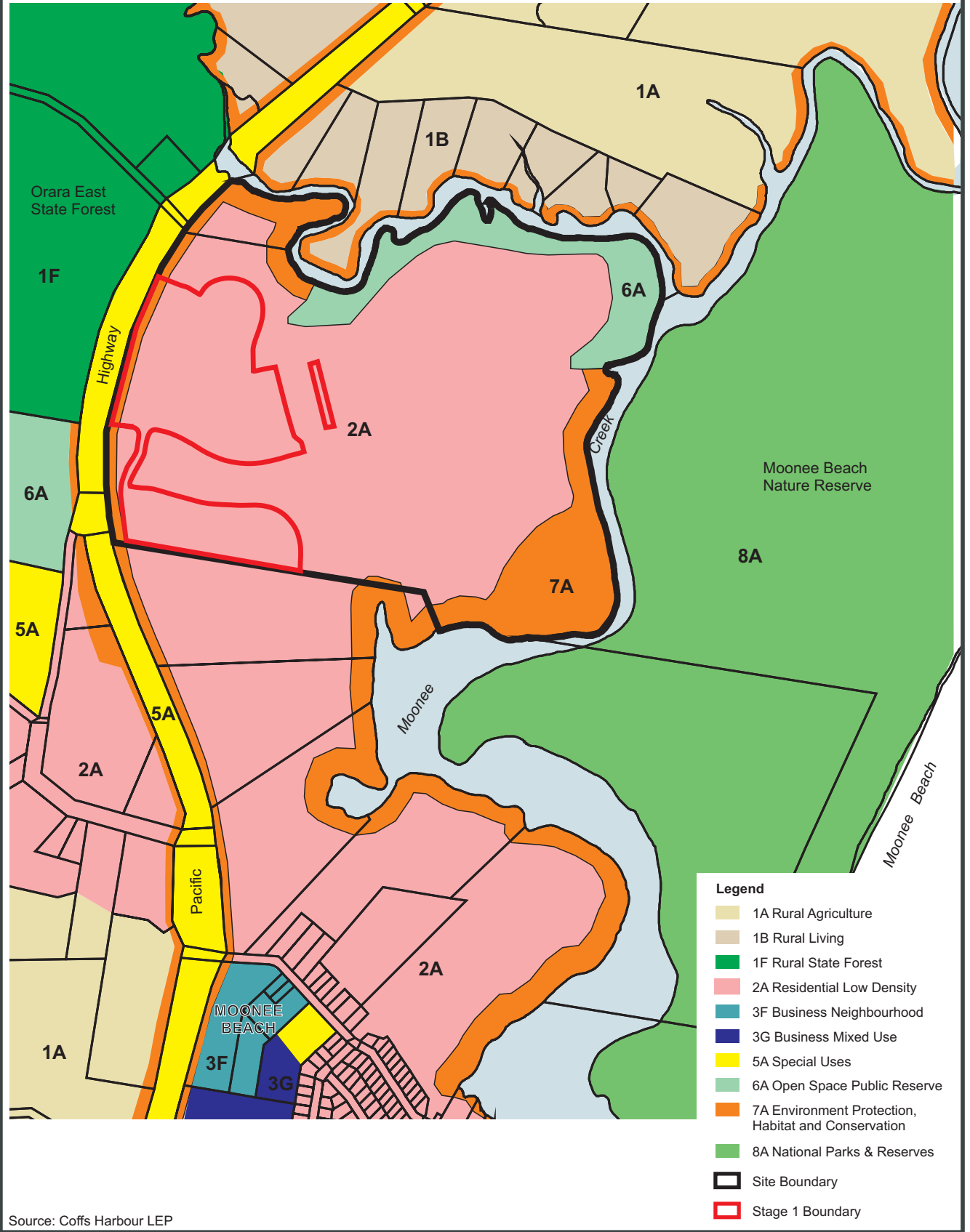
A Development Control Plan (DCP) was adopted for the Moonee Beach precinct in 2004 which provides planning principles, objectives and design criteria over a number of significant parcels of land. This plan was adopted following extensive consultation between Council, government authorities, landowners and the community. The DCP provides specific guidelines for the residential development of all land within the DCP area and has been a key consideration in the design of stage one.

2.1.3 Development Control Plan – Subdivision

The DCP - Subdivision was adopted in 2000 (amended in 2003) and applies to all subdivisions on land to which the Coffs Harbour City LEP applies. The controls seek to:

- protect and enhance the natural and built environment;
- ensure subdivision does not detract from the desired future neighbourhood character; and
- promote the orderly development of land.

The first stage is consistent with the objectives of the DCP - Subdivision.



Source: Coffs Harbour LEP

Figure 4 Existing Zoning Plan

The Glades Estate, Coffs Harbour

ERM logo: A stylized green and blue logo with the letters 'ERM' below it.

North arrow: A black circle with a white arrow pointing upwards.

Scale bar: A horizontal line with '0' at the left end and '250m' at the right end. Below the bar, it says 'Approximate Only'.

2.1.4 *Development Control Plan – Low Density Housing*

The DCP – Low Density Housing was adopted in 2000 (amended in 2003) and applies to housing development on land zoned Residential 2A under Coffs Harbour City LEP. The controls seek to:

- Encourage innovative housing; and
- Improve the quality of choice housing and residential environments.

The first stage is consistent with the objectives of the DCP – Low Density Housing.

2.1.5 *Our Living City Discussion Paper – A Settlement Strategy for Coffs City to 2030 (2005).*

Coffs Harbour City Council has identified the site as an urban growth area in *Our Living City Discussion Paper – A Settlement Strategy for Coffs City to 2030 (2005)*. This is a broad based urban growth strategy. The site has been identified as an area with an existing residential zoning.

2.1.6 *Koala Plan of Management 1999*

The Coffs Harbour Koala Plan of Management was prepared under State Environmental Planning Policy No. 44 – Koala Habitat Protection.

The Koala Plan of Management provides a consistent approach to koala management and planning throughout the City of Coffs Harbour. Koala habitat has been defined and mapped in this plan and specific management and planning guidelines established.

The stage one area is largely cleared of vegetation and does not support potential or core koala habitat.

2.2 *REGIONAL PLANNING INSTRUMENTS, STRATEGIES AND STUDIES*

2.2.1 *North Coast Regional Environmental Plan 1988*

The existing regional planning instrument applying to Coffs Harbour is the North Coast Regional Environmental Plan 1988 (NCREP 1989). An aim of the NCREP 1988 is to develop regional policies that protect the natural environment, encourage an efficient and attractive built environment and guide development into a productive yet environmentally sound future.

The first stage of is consistent with the aims of the NCREP 1988.

2.3 STATE PLANNING POLICIES, LEGISLATION AND GUIDELINES

2.3.1 *State Environmental Planning Policy (Major Projects) 2005*

State Environmental Planning Policy (Major Projects) 2005 is the principle instrument for nominating projects to be determined by the Minister for Planning under Part 3A of the EP&A Act.

Development within the coastal zone that involves the subdivision of land in a residential zone into more than 25 lots is identified in clause 6 of the Major Projects SEPP as a project to which Part 3A of the EP&A Act applies. In accordance with section 75D of the EP&A Act approval from the Minister for Planning is required for a development which has been declared to be a project under Part 3A of the EP&A Act.

2.3.2 *State Environmental Planning Policy 11 - Traffic Generating Developments (SEPP 11)*

The aims of *State Environmental Planning Policy 11 - Traffic Generating Development (SEPP 11)* are to ensure that the Traffic Authority is made aware of, and is given an opportunity to make representations in respect of certain traffic generating developments.

The site has a prior development consent for subdivision which provides for access via an intersection to the Pacific Highway. A condition of this development consent enables the construction of the intersection subject to design approval from Coffs Harbour City Council and the NSW Roads and Traffic Authority (RTA). Concept design plans have been lodged with and approved by the RTA for the proposed intersection. A works execution deed (WAD) has been executed to the satisfaction of the RTA. Construction is anticipated to commence in the next few months and will be completed early in the New Year.

2.3.3 *State Environmental Planning Policy 71 - Coastal Protection (SEPP 71)*

State Environmental Planning Policy 71 - Coastal Protection (SEPP 71) aims to ensure that development in the NSW Coastal Zone is appropriate and suitably located and that there is a consistent and strategic approach to coastal planning and management.

The Moonee DCP was prepared with the intention of addressing the principles of *State Environmental Planning Policy 71 - Coastal Protection (SEPP 71)*.

2.3.4 *New South Wales Coastal Policy 1997*

The *NSW Coastal Policy 1997* is a guide for land use decision making in the designated coastal zone. It recognises that the coast is the focus of intense pressures from human activity and that there are a large range of competing interests for its resources. A decision making approach based on ecologically sustainable development seeks to reconcile these competing interests.

The *NSW Coastal Policy 1997* discourages the development of land with high conservation value or other constraints where development would not be consistent with the aims of the policy. The policy also provides principles to guide future development in proposed development precincts that balance social, ecological and economic considerations. The project is consistent with the aims, principles and goals of the Policy.

2.3.5 *Coastal Design Guidelines for NSW*

The *Coastal Design Guidelines* include five principles for coastal settlement structure, namely:

- defining the footprint and boundary of the settlement;
- connecting open space;
- protecting natural edges;
- reinforcing the street pattern; and
- appropriate buildings in a coastal context.

The project plan incorporates these principles into its design.

2.4 *PROVISIONS OF OTHER ACTS*

There are other relevant State and Commonwealth Acts that need to be considered during the planning and construction of the development. These other Acts include the *Threatened Species Conservation Act 1995* and the *Environment Protection and Biodiversity Conservation Act 1999*.

3 KEY ISSUES

3.1 SUMMARY

The Project Plan environmental assessment report (EAR) will address the following key issues;

- water management – detail regarding this issue is contained in *section 3.2*;
- ecology – detail regarding this issue is contained in *section 3.3*;
- traffic – detail regarding this issue is contained in *section 3.4*;
- archaeological assessment of the site in accordance with the Department of Environment and Conservation (DEC) Part 3A draft guidelines;
- cut and fill activities undertaken as part of stage one;
- acoustic assessment having regard to traffic noise from the Pacific Highway;
- engineering services and infrastructure considerations;
- geotechnical assessment of the site in respect of the lands capability for urban construction and associated hydrology issues;
- visual impact of the site given the proximity of the site to the Pacific Highway, areas of open space, aquatic reserves and the coastline; and
- bushfire hazard including likely impacts on native flora and fauna.

The above is not intended to be a comprehensive list of all relevant matters but has been provided to highlight the key issues which should be addressed in the environmental assessment report.

3.2 WATER MANAGEMENT

Water management has been noted as a key issue due to the location of the site adjacent to estuarine habitats. The following will be appropriately addressed:

- the site's location approximately 250 metres from Skinners Creek means that flooding is unlikely to be a major concern;
- the hydrology of the site requires special consideration given the height of the water table and the potential to impact on adjoining environmentally sensitive lands; and

- water sensitive urban design will be a significant feature to ensure that an effective strategy is devised which includes on-site water retention, stormwater infiltration and water quality and quantity control.

3.3

ECOLOGY

The approach adopted seeks to avoid all ecologically sensitive areas and where possible enhance and protect natural features. The first stage of the project is not adjacent to Skinners Creek and Moonee Creek. Both these creeks are important estuarine systems which flow into and form part of the Solitary Islands Marine Park.

As previously stated the site is largely cleared of vegetation so there is an opportunity to develop a residential community with little clearing of native vegetation. The principles to be observed in the creation of open space are as follows:

- the central north south vegetation corridor to be retained and enhanced; and
- natural areas to be protected through enhance planting, buffers and controlled public access.

It is intended that perimeter roads will separate all residential areas from proposed open space and environmental protection areas. These perimeter roads will also assist in the creation of asset protection zones (APZ) to provide protection from the threat of bushfire.

3.4

TRAFFIC

The Moonee Development Control Plan (DCP) provides the basic guidance for the overall road layout and connectivity between the major sites within the DCP area. As noted previously the DCP has been through an extensive community consultation process and provides guidelines for all lands with an existing residential zoning.

As stated in section 2.3.2 the site has a prior development consent for an intersection to the Pacific Highway. A WAD has been approved by the RTA and construction is expected to commence in the next few months. The intersection will have the capacity to accommodate all the traffic generated by the first stage of the development.

4 PROCESS

4.1 CONSULTATION

The key consultation carried out to date has been with the Department of Planning, Coffs Harbour City Council in relation to the DCP (and the proposed LEP amendment) and the RTA in respect of the intersection with the Pacific Highway.

The preparation of the Project Plan will require further consultation with the following statutory authorities:

- NSW Department of Planning;
- Coffs Harbour City Council;
- NSW Roads & Traffic Authority;
- NSW Department of Natural Resources;
- NSW Department of Environment & Conservation;
- NSW Rural Fire Service;
- Solitary Island Marine Park Authority; and
- Northern Rivers Catchment Management Authority.

4.2 SUMMARY OF KEY MATTERS FOR ASSESSMENT

An outline of the key matters for assessment which are likely to be incorporated in the Director General's (DG) Requirements has been prepared to assist the Department of Planning and is provided at *Annex B*.

The list of issues provided in *Annex B* has been prepared based on DG requirements issued for other similar projects and ERM's knowledge of the site and the surrounding locality.

REFERENCES

Coffs Harbour City Council (2000) **Local Environmental Plan 2000.**

Coffs Harbour City Council (2004) **Moonee Development Control Plan (DCP) 2004.**

Coffs Harbour City Council (2000) **Subdivision Development Control Plan (DCP) 2000.**

Coffs Harbour City Council (2000) **Low Density Housing Development Control Plan (DCP) 2000.**

Coffs Harbour City Council (2005) **Our Living City Discussion Paper - A Settlement Strategy for Coffs City to 2030.**

Coffs Harbour City Council (2000) **Koala Plan of Management 1999.**

Department of Planning (1989) **North Coast Regional Environmental Plan 1988.**

NSW Coastal Council, Planning NSW Urban Design Advisory Service and Tourism NSW (2003) **Coastal Design Guidelines for NSW**

Annex A

Concept Plan



Source: Anne Harrison-Landscape Architect



Annex A **Proposed Development Footprint**

The Glades Estate, Coffs Harbour

Annex B

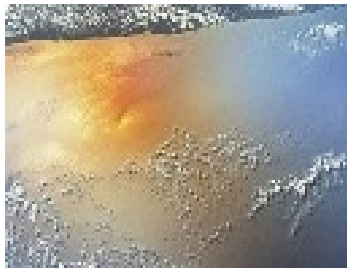
Key Matters for Assessment

KEY MATTERS FOR ASSESSMENT

<p>Key Matters for Assessment</p>	<p>Matters for Consideration</p> <ul style="list-style-type: none"> • suitability of the site for the proposed land use; • identification of important environmental constraints and opportunities; • likely environmental, social and economic impacts; • proposed measures to mitigate impacts; • proposed staging, framework for transferring ownership / responsibility, timeframes; • justification for the project taking into consideration social, economic and environmental issues, the consistency with strategic land use planning policy, infrastructure plans and sustainability principles; • consideration of alternatives to the project; and • the public interest. <ul style="list-style-type: none"> • Relevant EPIs and Guidelines <ul style="list-style-type: none"> ○ consistency of project with following EPIs and Strategies: ○ Coffs Harbour Local Environmental Plan 2000; ○ Moonee Development Control Plan 2004; ○ Subdivision Development Control Plan 2000; ○ Low Density Housing Development Control Plan 2000; ○ Our Living City Discussion Paper; ○ Coffs Harbour Koala Plan of Management ○ North Coast Regional Environmental Plan 1988; ○ SEPP (Major Projects); ○ SEPP 11; ○ SEPP 71; ○ New South Wales Coastal Policy 1997; and ○ Coastal Design Guidelines for NSW; • Land Use - statutory requirements, existing land uses, site linkages, potential impacts on adjoining lands; • Biodiversity Heritage - a flora and fauna assessment should be carried out in accordance with DEC's draft <i>Guideline for Threatened Species Assessment</i>; • Cultural Heritage - an <i>Aboriginal Cultural Heritage Impact Assessment and Community Consultation</i> report should be prepared in accordance with DEC's draft guidelines for Part 3A matters; • Transport and Access - existing and future transport networks, pedestrian and cycle access, compliance with relevant RTA, Council & AMCORD requirements;
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	<p>Matters for Consideration <i>cont.</i></p> <ul style="list-style-type: none"> • Bushfire - a report in accordance with <i>Design Guidelines for Planning for Bushfires</i> and the <i>Coffs Harbour Bush Fire Prone Land Map</i>; • Urban Design - proposed layout including active and passive open space, environmental protection areas and road hierarchy; • Visual Impact - visual impact assessment in respect of the sites impact of views from Pacific Highway and surrounding open space and public areas; • Utilities & Infrastructure - existing infrastructure in the locality, future roads, water, sewerage and communications; • Hydrology and Water Management - site hydrology, and hydrogeology, flooding, impacts on SEPP14 wetlands, detailed management of stormwater infiltration and quality and quantity; • Social and Community - housing diversity and affordability, access to retail facilities, employment, transport, and recreation and community facilities; and • Section 94 - description of current Section 94 requirements and consideration of developer agreements for monetary payments or land, services or facilities to be provided.

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