

Preliminary Assessment

Stage Community Title Subdivision and
subsequent erection of dwellings on

Lot 211, DP 1044292 and Lot 1, DP 262300,
Pacific Highway
Moonee Beach

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TOWN PLANNERS & DEVELOPMENT ADVISERS

12a Bellingen Road (PO Box 1925)
COFFS HARBOUR NSW 2450
Email: smyth.maher@bigpond.com
Phone: 02 66524490
Facsimile: 02 66527242

Reference No: IM05010

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2. Design

The design provides for the sustainable development of the site. It reflects the natural site characteristics and takes into account the opportunities, constraints and recommendations identified in specialist studies. The development is also guided by the relevant state, regional and local plans and policies.

3. Bushfire asset protection

Asset protection measures are required arising from developing land adjacent to the forested area. The extent of measures required depends on proximity to the forest. The required measures can be provided. Recommended measures include a Asset Protection zone of 30 metres on the southern aspect.

4. Water sensitive design principles

A strategy has been prepared which minimises environmental impact and encourages re-use of rainwater. It achieves neutral or beneficial impact on the quality of water leaving the site.

Water Balance?

5. Flora and fauna

Inherent site characteristics have determined the local plan zoning. The land proposed for residential development is generally grassland with a few scattered trees and no useful native habitat. A small area of Threatened Moonee Quassia and Rusty Plum is located on the site. There is an extensive area of high value forest on land adjacent to the south.

See 'sensitive Coastal Location'

A letter is also attached requesting the Department to consider this application as being of local significance.

A number of meetings have been held with Council in respect to this application to achieve the layout now proposed.

Recent changes to Part 3 A of the Act now sees the Department and not Council as the determining authority.

3 THE SITE

3.1 Property description

The property description is Lot 211, DP 1044292 and Lot 1, DP 262300 Pacific Highway, Moonee Beach.

The site has an area of 5.749 ha, of which 2.1 ha, is zoned for residential use. The northern, level section of the land is used for an animal boarding establishment and landscaped garden, with access from the Pacific Highway. The central section of the site, the location of the proposed residential lots, is generally cleared with grassland and some remnant trees. The lower part of the site, contains a small watercourse and is well vegetated. Photographs of the site are shown in Appendix A.

The dog boarding kennels are to cease operating prior to completing the first stage of the proposal.

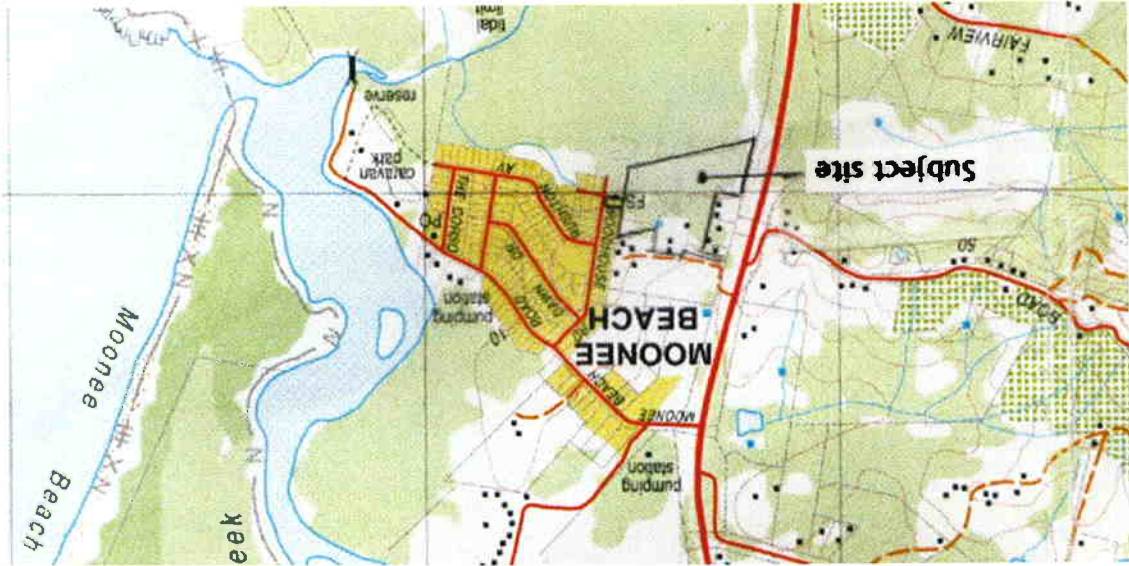
3.2 Location

Moonee is a residential community 11 kilometres north of Coffs Harbour, in the Coffs Harbour City Council area on the NSW North Coast.

The property is on the eastern side of the Pacific Highway, 400 metres south of its junction with Moonee Beach Road. The land lies between the Highway and the residential area of Moonee Beach. There is a constructed access to and from the Highway to serve the animal boarding establishment and informal access from Woodhouse Road.

Land to the west comprises large lots facing the Pacific Highway. There are standard residential lots along the eastern boundary. Land to the south has been identified as of high vegetation value, predominantly Brushbox forest. Shopping and community facilities have been constructed a little way to the north of the subject site, on the southern side of Moonee Beach Road.

The land is more than 600 metres from Moonee Creek.



LOCATION PLAN

3.3 Land form

Slope

The northern section of the land is relatively level, falling with a moderate slope to the south, to a location of the proposed residential subdivision. Elevation ranges from 20m (AHD) in the north to 4m (AHD) in the south of the land.

Soils

The Geological Survey of NSW indicates that the site is underlain by rocks of the Cainozoic era generally comprising alluvial, paludal and estuarine deposits consisting mainly of sands, silts and gravels.

Gilbert and Sutherland conducted a soil survey of the site (see appendix B). Brown dermasols were identified as the main soil order. Soil tests confirmed the presence of soils that are not normally erosive but may cause stability problems. In order to minimise the mobilisation of subsols during the construction phase, effective erosion and sediment control measures will need to be implemented on all soil types to ensure minimal sediment movement across and from the site.

Soils tend to clay and are not very permeable. Permeability is higher at the top of the slope compared to the lower sections due to the presence of medium grade sand and a lower amount of silt.

Slope

The site is gently to moderately inclined. It forms part of the Moonee Creek catchment. Run-off from the development area flows to the south, to the un-named creek flowing through the property generally from west to east.

This creek flows eastwards into Sugar Mill Creek some 300metres from of the site. Sugar Mill Creek joins Moonee Creek 200 metres downstream and the latter reaches the ocean a further 200 metres from this confluence.

There has been no specific testing of the water quality of the creek on the property. However, for modelling purposes it can be assumed that it will show the characteristics of a watercourse affected by rural land uses. (Rural land uses?)

3.4 Vegetation and wildlife

A flora and fauna assessment, carried out by James Warren and Associates, is included in Appendix C. The conclusions of this assessment are as follows:-

Survey

The northern section of the site, in the commercial zone, consists of mixed landscape planting of trees in mown grassland. The conservation status is low.

On the western side of the area there is found Open Coastal Brushbox. This ecosystem is not considered rare, endangered or vulnerable. It is poorly developed and disturbed by lantana. Fifteen stems of endangered Quassia species (Moonee Creek) occur in a juvenile form. These plants are located in the proposed route of the collector road. The greater part of the proposed residential area is open grassland with scattered trees and lantana (community 4). This area has a low conservation value due to the high level of disturbance and weed invasion. Five stems of the Rusty Plum were also located on the western side of the site.

The southern part of the site, generally the 7A zone, contains tall sparse forest, Brushbox predominating (community 2). The small creek forms the basis for rain forest species. There is evidence of previous logging. The area is well developed with moderate to high conservation value. Land near the southern boundary of the site is highly degraded. This section of low dense shrub (community 3) has suffered a high level of weed invasion and has a low conservation status.

The fauna study recorded no reptiles or amphibians, however, it was concluded the site moderate quality habitat for reptiles. Twenty bird species were recorded, none of these threatened species. Eastern grey kangaroo and dogs were seen on the site. Much of the site has been identified as secondary koala habitat by Coffs Harbour City Council. No sign of koala activity was evident during the survey.

Likely impacts

The area proposed to be subdivided will be significantly changed. The vegetation to be lost is predominantly grassland with scattered trees, of low conservation value. However, an occurrence of the endangered Moonee Quassia and protecting tall mid-dense forest is likely to be removed by the planned collector road. This road, while not essential to the proposed first stage subdivision is integral to the Council's road planning for Moonee. The proposed development will result in the loss of 3 Rusty Plums, the majority of Rusty Plums will be retained.

Additional impacts will arise from disturbance and weed colonisation, removal of vegetation and habitat for development and visits to the remnant forest area.

Fauna will be affected by loss of habitat, impact of domestic animals and increased activity on the edge of the remnant forest. The proposed development will contribute to the loss of some secondary koala habitat.

The southern section has good connectivity to Brushbox forest immediately to the south of the site and to the key corridors identified in the area by the National Parks and Wildlife Service. This section is zoned 7A and is to be retained in its vegetated state.

A Section 5A assessment was completed for twelve (12) threatened fauna species considered possible occurrences in the Study area, over time. The assessment concluded that the impacts of the proposed development would be unlikely to result in the local extinction of any of these species. A Species Impact Statement is not required.

A Section 5A assessment was completed for the threatened flora species Moonee Quassia. The assessment concluded that any future development is likely to have a significant impact on this population, and may result in the extinction of this species from the Study area. Transplanting of recorded specimens into protected habitat (such as that found in the south of the site within the 7A area) is likely to be necessary if the collector road is to be developed in the future.

An assessment under the Commonwealth Environment Protection and Biodiversity Conservation Act (1999) concluded that the proposed development will not have a significant impact on any matters of National Environmental Significance. Commonwealth assessment of the proposal is therefore not required.

Amelioration

- As vegetation within the collector road reserve is not likely to be retained, transplanting of recorded Moonee Quassia specimens into protected habitat (such as that found in the south of the site within the 7A area) is likely to be necessary.
- Retention of mature trees in the grasslands where possible.

- Weed control including: during construction; in landscaped areas; mulching removed vegetation on site to avoid introduction of weed seeds; and avoiding use of environmental weeds.
- Landscape planting to include forage habitat for birds and bats.
- Weed infestation to the south of the site should be controlled during construction.
- Measures to protect fauna include control of cats and dogs; appropriate disposal of rubbish; traffic speed control (40 kph); imported landscape and fill materials to be sourced from suppliers free from cane toads.
- Additional specific measures relating to koala protection include planting of compensatory koala habitat trees outside the development envelope; fencing swimming pools; locating bushfire asset protection zones outside the secondary koala habitat.
- Stormwater management should aim to achieve no significant net change in run-off into the creek in order to protect water quality.
- Vegetation removed should be mulched on-site.
- Professional bush regenerators are to be engaged to control weeds.
- Landscaping plantings should include species that will provide forage habitat for birds and bats.
- Any Moonoo Quassia or Rusty Plums that are removed will be replaced within the 6 rehabilitation areas at a ratio of 5 to 1.
- Traffic speeds be reduced to 40kph in the development.
- Land owners to control cats and dogs. All animals to reside within Fenced enclosures and on a leash when outside the enclosure.
- Appropriate disposal of rubbish and food scraps.
- Landscape and fill material to be sourced from suppliers where cane toads do not occur.
- Compensating koala habitat trees to be planted where possible.
- Swimming pools to be fenced to restrict access by koalas.

3.5 Bushfire Categorisation

Bushfire risk management assessment has been carried out by Bushfire Management Services (Appendix F). The aim of the bush fire risk management plan is to provide for the mitigation of bush fires for:

- the protection of life and property for the inhabitants and visitors;
- protection of emergency personnel in bush fire situations;
- the protection of environmental factors within and adjacent to the development.

In summary, the study concluded that:

- (a) The predominant factor is the extensive area of Tall sparse forest vegetation on the land immediately south of the proposed subdivision. Future planning for Moonoo indicates that this vegetation will remain, in an environmental protection zone.

- (b) The assessment qualified four categories of bush fire attack for the proposed subdivision:

“Extreme” for properties fronting the southern access road.

- APZ of 30m for building envelopes, measured from the southern side of the road reserve.

- Level "3" building requirements under AS3959 "Construction of Buildings in Bushfire Prone Areas", for 10 of the southern most town houses, level 2 for 13 of the central townhouses and level 1 for 12 of the most northerly townhouses.
- The bushfire assessment considered the total project and was not split into Stage 1 and Stage 2.

"High" for the central townhouses

"Extreme" for the southern townhouses

- Incline of 0° to 5°.
- Located 50m to 80m from the assessed dominant bushfire vegetation.
- Level "1" building requirements under AS3959 "Construction of Buildings in Bushfire Prone Areas".

"Low" for the northern townhouses.

3.6 Remediation and Noise

The northern section of the land is being used for an animal boarding establishment. The site of the proposed residential development has been used for grazing. The animal boarding establishment will cease operations prior to completion of stage 1 of the proposal. A separate application will be lodged for demolition of the boarding kennels.

Coffs Harbour City Council mapping indicated no banana plantations to the east of the Pacific Highway and therefore the site is not affected.

Acid sulphate soils mapping shows that there are no areas of potential occurrence other than the land subject to high water table, which is within the 7A zone.

The site is suitable for residential development from a geotechnical point of view.

Due to the lack of information available in respect to future highway works it is not possible to undertake a detailed acoustical report. Future road levels are not available nor is exact detail in respect to the design and location of such works.

All buildings will be designed and built to ensure traffic noise is mitigated by durable material in accordance with Environmental Protection Authority criteria for new residential developments, (the Environmental Criteria for Road Traffic Noise May 1999). Noise mitigation measures will be submitted prior to issue of the construction certificate for Stage 1.

Due to the lack of information available in respect to proposed highway upgrading works it is not possible to undertake a formal noise assessment.



4 DEVELOPMENT ANALYSIS

4.1

This Project Approval has been prepared in relation to a proposal for the community title subdivision of Lot 211, DP 1044292 and Lot 1 DP 262300, Pacific Highway, Moonee Beach. Moonee Beach is residential community 11 kilometres north of Coffs Harbour, and is within the LGA of Coffs Harbour.

The development parcel has a minor frontage to the Pacific Highway, however, no access is proposed to the highway. The first stage will gain access to Woodhouse Road with the second having access to both Woodhouse Road and the proposed collector road.

The intention of the proposal is to achieve a sustainable community title subdivision by adopting the following principles:-

- Ecological sustainability.
- Best practice stormwater design principles.
- Protection and enhancement of critical habitat.
- Residential choice through the construction of a variety of dwelling types, as part of the community title subdivision.
- Transfer of the 7A zoned land to Council.
- Planning for accessibility.

The 1st stage involves the creation of 24 Lot community title subdivision (residential component) and the construction of a variety of dwellings on each lot.

Lot sizes in stage 1 vary from 320m² to 920m². (residential lots). Proposed Lot 24 will be dedicated to Council as public reserve and Lot 21, 22 and 23 will be controlled by the community association.

Access to the first stage will be from Woodhouse Road through Council owned land that links Woodhouse Road to the Development Parcel.

All reticulated services are available to the first stage of the proposal.

A collector road is proposed under the Moonee Beach Development Control Plan and will traverse the western sector of the land in a south to north direction.

As access is available to Woodhouse Road in the first stage there should be no reason as to require construction of the collector road in the first stage of the proposal. — *When will it be constructed?*

4.2 State Environmental Planning Policy No 71

The site is within the "Coastal Zone" specified by State Environmental Planning Policy No 71. No part of the development parcel is located within land defined as a Sensitive Coastal Location.

Moonee Beach has been designated for residential purposes under the Moonee Beach Development Control Plan. This Development Control Plan fits within a strategy that complies with the vision for coastal development as set out in State Environmental Planning Policy No 71, the New South Wales Coastal Policy, North Coast Design Guidelines, the North Coast Regional Environmental Plan and relevant Development Control Plans.

4.3 Stormwater Assessment & Management Plan – Gilbert & Sutherland

Assessment was made of the changes in runoff and pollutants that are likely to occur if the development was completed without any stormwater management or treatment measures. These results indicate an increase in annual runoff, which may be attributed to the increase in impervious surfaces. The results also indicate the subsequent changes to pollutant will comply with Coffs Harbour City Council pollutant road reduction targets would be met and no worsening from the Base Case Levels would be achieved.

The same areas were modelled under the same rainfall conditions in a developed state with treatment measures included. A comparison of the estimated average annual pollutant loads in the stormwater runoff before and after completion of the proposed development, including the proposed treatment measures, indicates that the proposed treatment measures have the capacity to:

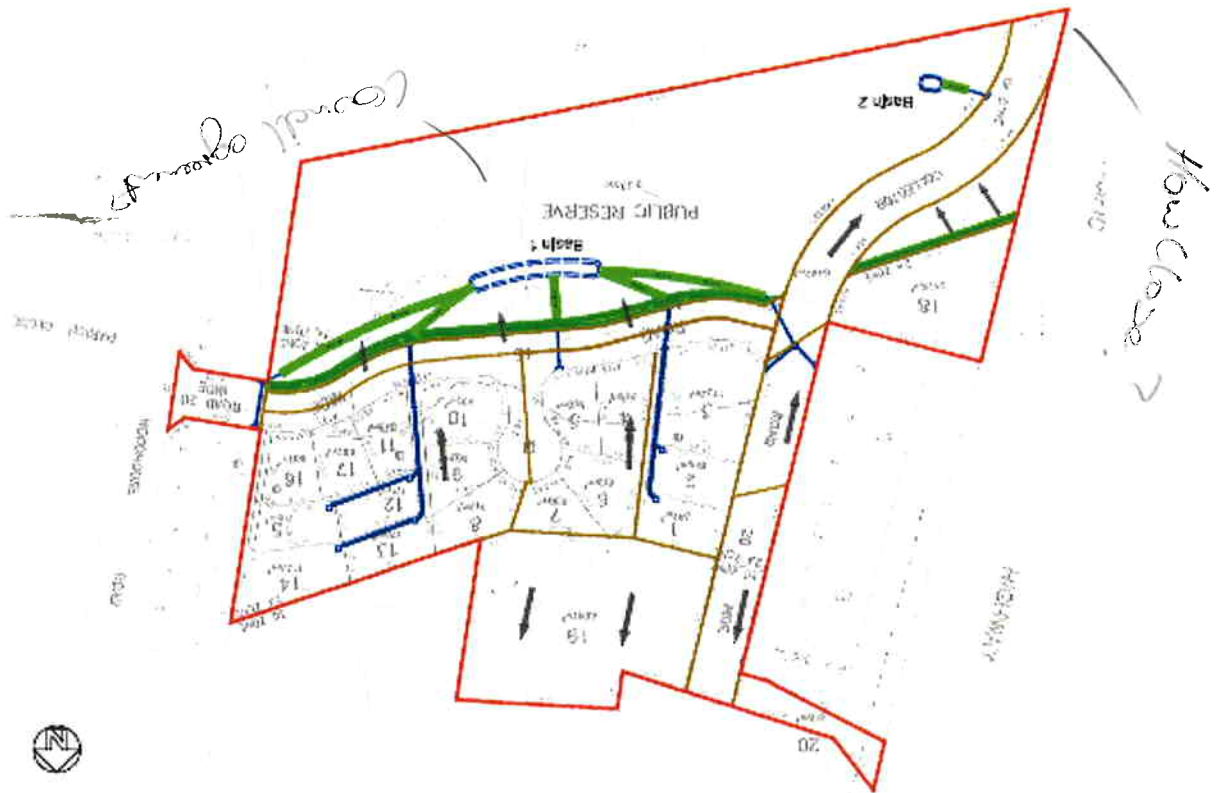
- significantly reduce the suspended sediment; and
- reduce nutrient loads to a level below or comparable to those from the current land use.

In summary, the specific stormwater management methods recommended are as follows:

- Run-off from the northern area, including the animal boarding establishment will continue to flow north.
- Collection of runoff from house roof areas in rainwater storage tanks (3000L) for reuse.
- The inclusion of vegetated buffers and grasslands to treat shallow overland flow.
- Bio-retention trenches will be provided to treat overflow from the built areas of the site.
- The provision of two Bio-retention basins as shown on drawing No GJ0478.1.6. Basin 1 will be a small basin providing final treatment for run-off from catchment one, draining to the north of the site. Basin 2 will be the main basin providing final treatment for run-off from catchments three to seven.
- The developers of the structures on the individual allotments should also be encouraged to implement the principles of "Water Sensitive Urban Design" in their developments to ensure a two phase treatment system is in place to complement the proposed treatment measures.

Based on these estimates it is considered that the quality of the stormwater runoff from the site during the operational phase will be acceptable provided the modelled permanent control measures are installed and properly maintained. However, careful management will be required to ensure that the projected quality levels are achieved and maintained.

A stormwater management plan has been prepared and is included in the Statement of Environmental Effects in Appendix C. The principle objective of this SWMP is to provide mitigation measures to minimise the potential impacts of the development. Additionally, the SWMP provides information on specific site management issues relating to potential environmental impacts from the development during the construction and operational phases.



The control measures detailed the SWMP have been developed to minimise impacts on the environment and achieve the following objectives:

- appropriate stewardship of natural resources;
- protection of downstream flora and fauna habitats;
- confirmation of the success of impact control measures by the means of monitoring during the construction of each stage;
- compliance with statutory requirements; and
- preservation of water quality within the receiving environment.

It is intended that the SWMP will provide a set of performance criteria and guiding principles with which the engineering designs for the development will comply. The plans and specifications forming part of the construction contract for each stage should also include these performance criteria. The SWMP details the person responsible for the implementation, the issue, the performance criteria, the implementation strategy, monitoring, auditing, reporting, failure identification and the corrective action. The identified issues are:

- Construction phase (developer responsibility) management of: dust; sediment and erosion controls; surface water monitoring; contractor management.
- On-maintenance phase (6 months after construction but before CHCC assumes responsibility) of: sediment and erosion controls; surface water monitoring; maintenance.
- Operational phase matters (which must be complied with by CHCC after it assumes responsibility for the subdivision works) of: monitoring and maintenance of permanent water quality control devices as detailed; surface water monitoring; maintenance of structures.
- Amendment of the SWMP.
- Incident management

4.4 Infrastructure

Coffs Harbour City council has prepared a development strategy for Moonee which includes the provision of necessary services and infrastructure. The strategy includes the Moonee DCP and the Moonee developer contributions plan 2004 for Moonee. The plans are based on the settlement and infrastructure strategies for the city.

With regards to Moonee, the contributions plan identifies that anticipated increases in population will require augmenting or providing new services. These services have been identified. The Coffs Harbour Water Supply Development Services Plan 2002 and the Waste Water Treatment and Carrier System Development Services Plan 2002 list the water and sewerage requirements for new development in Moonee.

Water

The development of the site will require the provision of a reticulated water supply. Water is to be supplied by extending the existing water main network. It is anticipated that residents will also collect rainwater in tanks for re-use.

Sewerage

Connection to the reticulated sewerage system will be required for health and environmental reasons. Sewer for the 1st stage of the project will be directed to the pumping station located to the east of the site.

Electricity

Country Energy is aware of the proposed expansion of Moonee and existing infrastructure is adequate to support the development.

Telecommunications

There are no impediments to the supply of telecommunication services.

Waste Management

The traditional method of collecting waste and recyclable material will be employed. Collection bins shall be left at the front of each individual lot and collected by the relevant contractor.

Provision of necessary services and infrastructure for Moonee, including this site, has been planned by the council and a contributions plan prepared to ensure timely and adequate provision.

5.4 Moonee developer contributions plan

The lower section of the land, near the creek is shown as subject to flooding and the location of protected vegetation. The land is to be transferred to the ownership of Council.

1st stage of this proposal provides for 24 Community Title lots, of which 20 shall be developed for residential purposes, 1 to be dedicated to Council for public open space and 3 will be under the control of the community association.

The desired local character of the residential area is for low density housing. The DCP indicates a target yield of 43 dwellings for the total site. Due to the need to provide asset protections, road corridor, and public open space dedication the maximum possible lot yield is 36. The provision of lots maximises the density achievable, given the requirements of asset protection measures.

The site is part of the Central Moonee Precinct. The Moonee DCP indicates a collector road and cycleway to be located on the western side of the subject site. Connection is also required from this collector road to Woodlands Road, the existing Moonee residential area.

5.3 Moonee DCP

The LEP identifies an area of secondary koala habitat in the southern section of the property. This area has been designated as protected land.

- to protect habitat values and water quality and enable development which does not adversely impact upon these;
- to enable development that is within the environmental capacity of the land and can be adequately serviced.

The 7B environmental protection zone objectives are:

- to protect habitat values and water quality and enable development which does not adversely impact upon these;
- to enable development that is within the environmental capacity of the land and can be adequately serviced.

The 7A environmental protection zone objectives are:

- to enable development that contributes to the retail or commercial or social or housing needs of the community;
- to provide development that is within the environmental capacity of the land and can be adequately serviced.

The business zone objectives are:

- to enable housing development and other development that is compatible with a low density residential environment;
- to provide for development that is within the environmental capacity of a low density residential environment and can be adequately serviced.

The residential zone objectives are:

5.5 Subdivision DCP

Sets out design and performance standards. The merit and performance criteria of this Development Control Plan have been compiled with for this proposal.

The scale of development and its integration with the existing landscape

The subdivision presents a low density residential scale. The lot size ranges from 310m² to 920m², according to site limitations.

The residential land has been generally cleared for grazing purposes. The major local character derives from the adjacent forest which can be seen from all parts of the site. The design therefore aims to stress that visual link, both in the design of the perimeter road and as a focus to much of the dwelling sites. Native planting should be encouraged in the subdivision, particularly of bird attracting species.

Pedestrian, cycle and road access and circulation networks

Council has prepared a local contributions plan in association with the DCP to provide for intersection works, a collector road system, district pedestrian and cycle ways including a bridge over the Pacific Highway. The cycleway is part of an integrated district system linking the settlement of Sapphire, further south, with Moonee and the district park, sportsground and school site at west Moonee.

This proposal is within the planned development intensity and no additional works are generated by the subdivision of this land.

The subdivision design conforms to the traffic circulation plan for the Central Moonee Precinct, in respect of the collector road system, cycleway and pedestrian connections. The roads are not excessive. The collector road location and the cycleway make possible use of alternatives to the private motor vehicle.

All access to the Pacific Highway will be denied.

Provision of public facilities and services

Coffs Harbour City Council Community Services Plan 1998 specifies the community services required for future development. The contributions plan includes a new multi-purpose hall and relevant plans and strategies. There are shops and a proposed community centre in close proximity to the subject site.

As the proposed development is within the development potential envisaged in the DCP, no provision apart from the appropriate contribution is required for this subdivision.

Provision of open space, its function and landscaping

The development contributions plan identifies a need for regional conservation management, specifically to ensure that natural areas are protected and managed for conservation in order to achieve sustainable urban growth. A district sporting facility, a district park and local neighbourhood parks are also specified. A contribution will be made as required to assist in the provision of these facilities.

The southern part of the site, under 7A environmental protection zoning, will become a public reserve.

(e) **any detrimental impact that development may have on the amenity of the coastal foreshore, including any significant overshadowing of the coastal foreshore and any significant loss of views from a public place to the coastal foreshore,**

It is not anticipated that the development of this land will impact on, or be affected by, coastal processes and coastal hazards.

(f) the scenic qualities of the New South Wales coast, and means to protect and improve these qualities,

The land is not located near the foreshore. There will be no effect on coastal scenic values, or on views from the Pacific Highway.

(g) measures to conserve animals (within the meaning of the Threatened Species Conservation Act 1995) and plants (within the meaning of that Act), and their habitats,

The Coffs Harbour City Council draft vegetation plan identifies areas of medium, high and very high ecological significance on the site. Most of the high and very high categories lie in the Environmental Protection zone. Some of the areas shown as of high significance do not concur with the vegetation communities mapped and ground truthed by the Flora and Fauna Study. The endangered plant Moonree Quassia and Rusty Plum has been found on the site.

Amelioration measures recommended by the flora and fauna assessment will be implemented, including:

- Transplanting of recorded Moonree Quassia specimens into protected habitat (such as that found in the south of the site within the 7A area) as it is likely that the collector road will be developed in the future.
- Retention of mature trees in the grasslands where possible.
- Weed control including: during construction; in landscaped areas; mulching removed vegetation on site to avoid introduction of weed seeds; and avoiding use of environmental weeds.
- Landscape planting to include forage habitat for birds and bats.
- Weed infestation to the south of the site should be controlled and the area vegetated.
- Measures to protect fauna include control of cats and dogs; appropriate disposal of rubbish; traffic speed control (40 kph); imported landscape and fill materials to be sourced from suppliers free from cane toads.
- Additional specific measures relating to koala protection include planting of compensatory koala habitat trees outside the development envelope; fencing swimming pools; locating bushfire asset protection zones outside the secondary koala habitat.
- Retention of Rusty Plums where possible, their replacement at a ratio of 5 to 1 for each tree that is to be removed.

(h) measures to conserve fish (within the meaning of Part 7A of the Fisheries Management Act 1994) and marine vegetation (within the meaning of that Part), and their habitats

No impact on marine habitats is likely.

(i) existing wildlife corridors and the impact of development on these corridors,

The southern section has good connectivity to Brushbox forest immediately to the south of the site and to the key corridors identified in the area by the National Parks and Wildlife Service. This section is zoned 7A and is to be retained in its vegetated state.

(j) the likely impact of coastal processes and coastal hazards on development and any likely impacts of development on coastal processes and coastal hazards,

It is not anticipated that the development of this land will impact on, or be affected by, coastal processes and coastal hazards.

(k) measures to reduce the potential for conflict between land-based and water-based coastal activities,

Not relevant

(l) measures to protect the cultural places, values, customs, beliefs and traditional knowledge of Aborigines,

see attached sites of Moore & Sgarin Mill

No evidence has been found of historic camps or surface relics that may require protection.

(m) likely impacts of development on the water quality of coastal waterbodies,

A stormwater management plan has been prepared and measures recommended to ensure that development of the site is likely to have a neutral or beneficial affect on the flow and quality of water leaving the site.

(n) the conservation and preservation of items of heritage, archaeological or historic significance,

There are no heritage issues associated with the site.

(p) only in cases in which a development application in relation to proposed development is determined:

(i) the cumulative impacts of the proposed development on the environment,

The proposed subdivision will be developed in accordance with the principles of ecologically sustainable development. It promotes conservation by including measures to minimize impact on the adjacent valuable forest area and will reintroduce native vegetation in its street planting and replanting areas.

The proposal encourages social aspects in its location near to community facilities and shopping centre.

Water cycle management is aimed to achieve neutral or beneficial flows from the site and maximise re-use of rain water.

Site erosion will be controlled during the construction process and water management measures will maintain quality.

The subdivision design provides lots that allow proper orientation and design of houses to maximise energy efficiency.

(ii) measures to ensure that water and energy usage by the proposed development is efficient:

A water quality study was undertaken by Gilbert & Sutherland to examine the impact of the development on stormwater discharges from the site and to recommend current best practice in water sensitive urban design for application to the development.

6.2 Section 79C Evaluation

(a) the provisions of:

(i) any environmental planning instrument, and

SEPP 71 Coastal Protection

See part 6.1

North Coast REP

The relevant issues for consideration in the REP relate to development control regarding residential development and adequacy of community and welfare services.

Urban housing Objectives

The objectives of this plan in relation to housing are to promote the provision of a range of adequate, affordable and suitable housing to meet the needs of the region's population.

Development control—residential development

The council shall not grant consent to development for residential purposes unless:

- (a) it is satisfied that the density of the dwellings have been maximised without adversely affecting the environmental features of the land;
- (b) it is satisfied that the proposed road widths are not excessive for the function of the road;
- (c) it is satisfied that, where development involves the long term residential use of caravan parks, the normal criteria for the location of dwellings such as access to services and physical suitability of land have been met;
- (d) it is satisfied that the road network has been designed so as to encourage the use of public transport and minimise the use of private motor vehicles; and
- (e) it is satisfied that site erosion will be minimised in accordance with sedimentation and erosion management plans.

Development control—adequacy of community and welfare services

Before granting consent to a development application for the subdivision of land intended for residential or rural residential purposes, the council shall consider the adequacy of community and welfare services available to the land and take into account the results of that consideration.

The proposed subdivision is consistent with relevant policies as Council's strategies are consistent. With regard to design guidelines, the proposed lots offer scope for subsequent dwellings to comply. The density of development suits the land capability.

The roads are not of excessive width. The techniques set out in the storm water management plan will be adequate to combat site erosion.