

Council has in place a Contributions Plan to ensure adequate and timely provision of community services and facilities.

Coffs Harbour Local Environmental Plan 2000

The LEP intends this precinct in Moonee to be a low density residential environment, developed within the environmental capability of the land.

The proposed development complies with the zoning of the land. The subdivision is permissible under the residential zoning, the 7A land is to become a public reserve and the Highway frontage zoning is respected.

(iii) any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority, and

The land is subject to Coffs Harbour draft LEP amendment 24. The proposal complies with that draft plan.



(iiii) any development control plan,

Moonee DCP
The subdivision complies with this DCP. A collector road and cycleway is to be located on the western side of the subject site. Connection is also provided from this collector road to Woodlands Road, the existing Moonee residential area. It is not intended to construct the collector road in the 1st stage of this proposal.

The desired local character of the residential area is for low density housing.

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 become a public reserve.

Moonee Developer Contributions Plan

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, of services.

Subdivisions DCP

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

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), that apply to the land to which the development application relates,

Clause 92 of the EP&A Regulation 2000 requires the Council to consider this development application in the light of the NSW Government Coastal Policy. The proposal does not conflict with the Coastal Policy (see comment on 79C (a)(i) above.

(b) the likely impacts of that development, including environmental impacts on both the natural and built environment, and social and economic impacts in the locality

Environmental impacts

The Coffs Harbour City Council 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 high significance areas do not concur with the vegetation communities mapped and ground truthed by the Flora and Fauna Study. The draft vegetation plan. Endangered plant Moonee Quassia has been found on the site, as has the Rusty Plum.

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

- Transplanting of recorded *Moonee Quassia* specimens where possible 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.
- Protection of the Rusty Plum where possible and replacement of this plant at a ratio of 5 to 1 where its removal is unavoidable.

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.

Social impacts

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 within 100 metres of the southern boundary of the site.

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.

As the proposed development is consistent with the development potential envisaged in the DCP, no provision apart from the appropriate contribution is required for this subdivision. A shopping centre has been constructed to the north of the site in close proximity.

No evidence has been found of historic camps or surface relics that may require protection. There are no heritage issues associated with the site.

Economic impacts

There are no adverse economic impacts likely on the locality from the subdivision of this land, it is part of a planned development.

(c) the suitability of the site for the development,

The proposed community title subdivision is consistent with relevant State policies for the North Coast as Council's strategies are consistent. With regard to design guidelines, the proposed lots offer scope for subsequent dwellings to comply.

The LEP and DCP intend the land subject to be a low density residential environment, developed within the environmental factors relating to the site.

Slope, soils and other natural characteristics do not preclude development. A development site is available on every lot. Requirements for bushfire hazard management, the protection of valuable forest and the limitation of direct access to the Highway reduce the effective ecological sustainable yield to 35 lots (both stages).

A low density residential character is suitable for this site. The subdivision presents a low density residential scale. The lot size ranges from 320m² to 920m², according to site limitations. Land to the east form part of an established residential precinct.

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.

The water quality study examines the impact of the development on stormwater discharges from the site and recommends current best practice in water sensitive urban design for application to the development. The study concludes that the development will have a neutral or beneficial impact on the flow and quality of water leaving the site, providing that the stormwater management plan is implemented.

Key components of the water quality management plan are the control of stormwater from road surfaces, provision of detention ponds and provision of rainwater tanks to all houses.

(d) any submissions made in accordance with this Act or the regulations

There is no requirement under the Act or the Regulations that submissions on this development be invited. The Council has a notification policy and it may choose to invite submissions.

(e) the public interest.

The proposed Community Title subdivision is to 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.

Development of this site is integral to the development strategy proposed in the Moonee DCP. It will eventually provide a vital link in the collector road and regional cycleway systems. The calculations on which the developer contributions plans are based include an expectation for development of this site.

7 CONCLUSION

7.1 Subdivision pattern

The subdivision pattern is determined by:

- The requirements of the zoning and the development control plan; in particular the location of the residential and environmental protection areas, protection of natural vegetation, the internal road and the expected lot yield.
 - Natural characteristics including slope, the forested areas and the need to protect these have been achieved.
 - Bushfire hazard management and the need to provide an asset protection zone on both sides of the internal road.
- The features of the design are:

- It is intended to create 24, Community title lots and subsequent erection of dwellings in the first stage, and 11 lots in the second stage.
- Lots will have frontage to the internal link road and internal service road.
- The forest will be visible from the lots. There is otherwise little inherent landscape as the land has been cleared for grazing. Landscaping will be required to enhance character.
- Lot size and orientation will allow housing development which will achieve BASIX standards, particularly with regard to aspect, breezes and recycling of water.

7.2 Infrastructure provision

Coffs Harbour City Council has prepared a development strategy for Moonee which includes the provision of necessary services and infrastructure. The contributions plan identifies that anticipated increases in population will require augmenting or providing new services including water and sewerage requirements.

The development of the site will require the provision of a reticulated water supply. Residents will also collect rainwater in tanks for re-use. Connection to the reticulated sewerage system will be required for health and environmental reasons.

Existing electricity infrastructure is adequate to support the development. There are no impediments to the supply of telecommunication services.

7.3 Building envelopes and built form controls

Subdivision design allows for a variety of residential styles and sizes. The plan indicates that each lot has a satisfactory location on which to site a dwelling. The need for cut and fill is minimal.

7.4 Water cycle management

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.

The water quality study concludes that the development will have a neutral or beneficial impact on water run-off quality. Key component of the water quality management plan are:

- Collecting stormwater from the residential lots through trash racks, grassed swales and a shallow bio-retention basin before discharge into the creek system.
- Treatment of road run-off in a vegetated filter zone and bio-retention basin.
- To reduce both water run-off and use of potable water by requiring the installation of water tanks to all houses.

7.5 Public interest

The subdivision is consistent with State Government coastal protection policies and development of the site is integral to Council's