

SCOPING REPORT FOR PROJECT APPLICATION



LYONS ROAD, NORTH BONVILLE

Prepared for
Ufila Pty Limited

planning workshop australia

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A Division of Lyneham Planning &
Management Consultants Pty. Limited A.B.N. 35 068 238 826

March 2008

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1 INTRODUCTION

1.1 Background and Project Context

The land the subject of this Scoping Report comprises an area of approximately 38.49 hectares off Lyons Road, North Bonville, within the Coffs Harbour LGA. The site is predominately zoned 2(a) Residential – Low Density in the Coffs Harbour Local Environmental Plan 2000 (LEP 2000). Strategic planning undertaken by Coffs Harbour City Council for new land release prior to the LEP 2000 identified the site for residential subdivision. Accordingly, the North Bonville Development Control Plan was prepared for the subject area, with the following objectives:

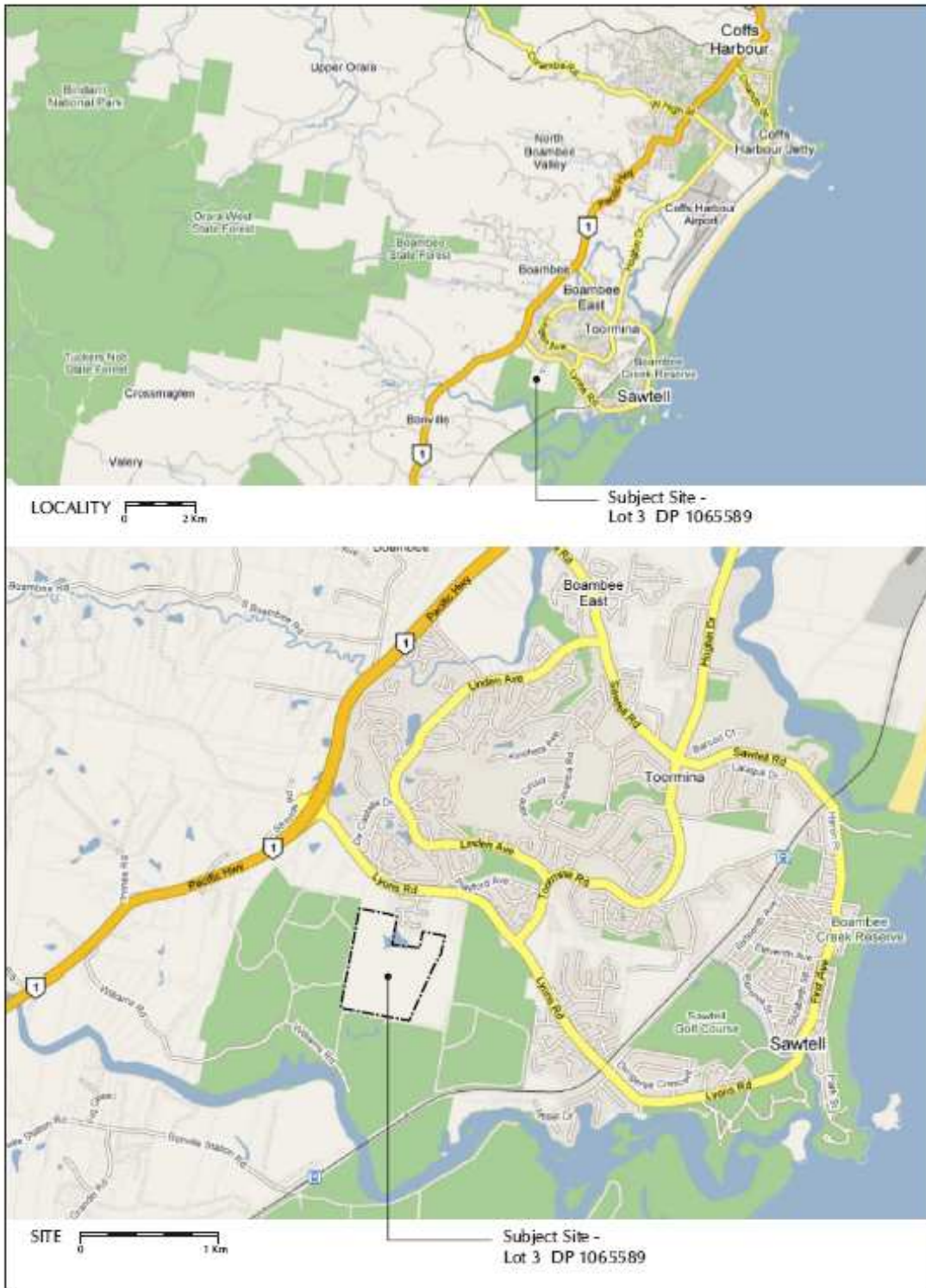
- "Provide a detailed planning strategy for the development opportunities and conservation values inherent in North Bonville:
- Maintain the water quality, scenic amenity, habitat and recreational potential of the natural environment; and
- Provide measures to protect the natural and built environment."

This DCP came into force on 19th December 2001 and was amended on 7th July 2005.

Development consent was granted for residential subdivision of the adjacent land to the north of the site (Lot 2) on 8th March 2004.

The Draft Mid North Coast Regional Strategy 2006 projects the Coffs Harbour Coast sub-region to accommodate 18,600 dwellings over the next 25 years and includes Sawtell-Toormina-Boambee East as one of the key growth areas. The Strategy sets out settlement planning principles to guide Councils in developing local growth management strategies. The subject site is identified as a Draft Growth Area and Existing Urban Footprint on *Draft Growth Areas Map 3 - Coffs Harbour* which is now on public exhibition for comment, along with other growth area maps.

Ufila Pty Ltd, as proponent and owner of the subject land, proposes to submit a Project Application for development of the site for a residential subdivision.



Lyons Road, Borville

LOCALITY AND SITE

prepared by **planning workshop australia**
 2071170graphicstudiofig_3c.cdr issued 05 Dec 07


Fig 1

1.2 Purpose of the Report

The purpose of this Scoping Report (or *Preliminary Environmental Assessment Report*) is to outline the nature of the project and identify the environmental issues that will be relevant to the project.

The Scoping Report is submitted to the Department of Planning under Part 3A of the Environmental Planning and Assessment Act, to assist the Director-General in establishing the environmental assessment requirements for the preparation of the Project Application for the project.

1.3 The Proponent

Ufila Pty Limited ('Ufila') is the registered owner of the subject land and the proponent for this Project Application.

2 THE SITE

2.1 Location

The site is located on the NSW north coast in Coffs Harbour LGA within the Bonville Valley Locality area. It is near the coastal town of Sawtell and is approximately 10 kilometres south of the Coffs Harbour city centre. Figure 1 shows the locality and subject site.

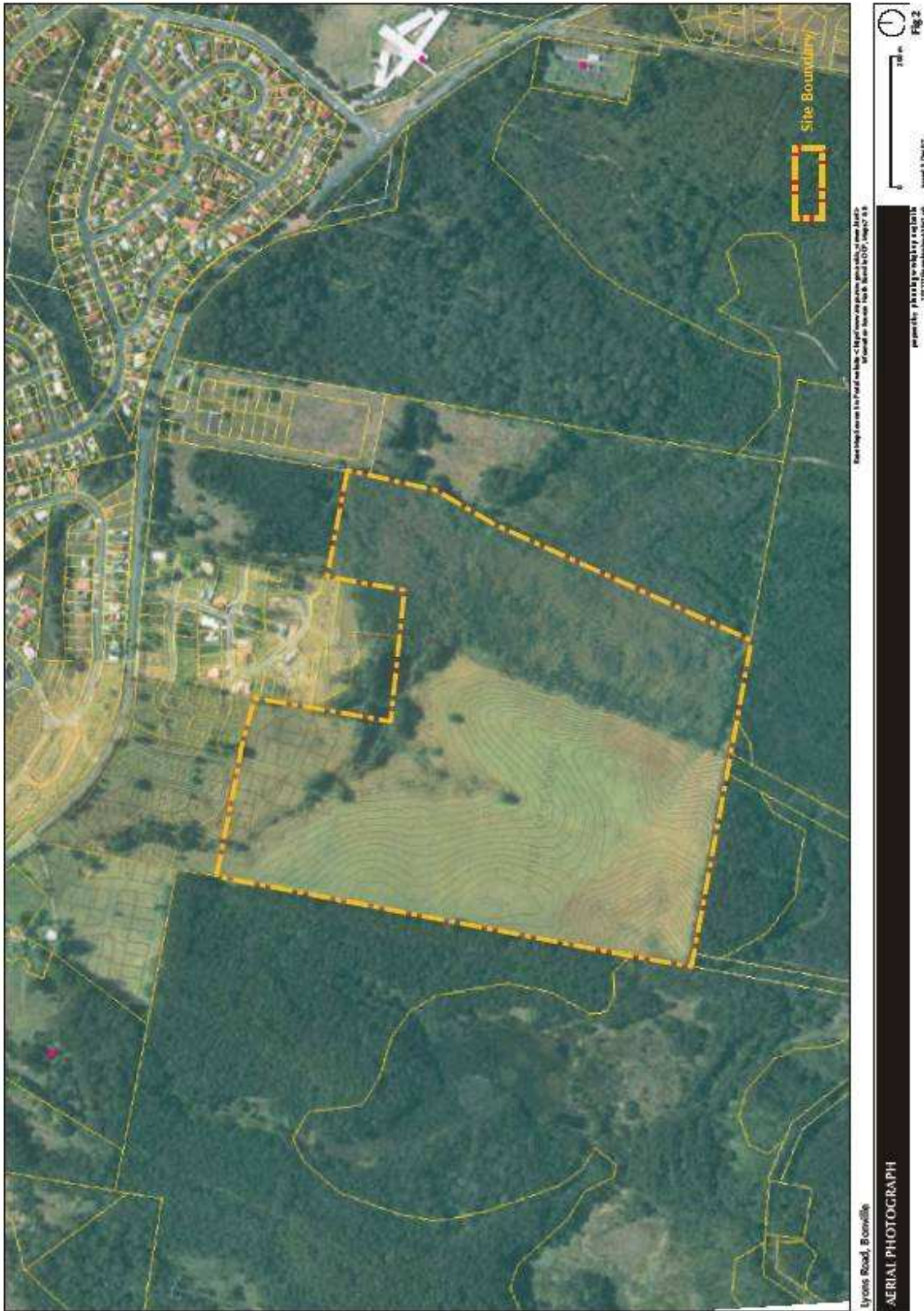
2.2 Site Description

The total area of land the subject of this Project Application is approximately 38.49 hectares. The landform of the site is slightly undulating with a gully running east-west at the northern boundary of the site (refer to Figure 2) and a drainage line north-south (refer to Figure 4).

Part of the site is subject to the 1:100 year flood event (refer to Figure 4). It is proposed that the flood affected areas will be contained in Environmental Protection and Open Space areas, with the proposed residential use of the site confined to the higher areas of the land.

The vegetation communities on site include Paperbark Swamp Forest along the eastern section, currently zoned 7(a) Environmental Protection (occupying around one-third of the site). The east-west gully has dispersed Swamp Forest, and this area is zoned 6(a) Open Space Public Recreation¹. The remainder of the site is an open grassed area (around two-thirds of the site). In the past the open grassed area has been used for grazing and the western central portion of the site was under banana cultivation (see Figure 8 for location). There are no existing buildings or other structures on site.

¹ Source: Gunninah Environmental Consultants, (1997) Proposed Development Borsato Property, Lyons Road, North Bonville, Coffs Harbour, Flora and Fauna Assessment.



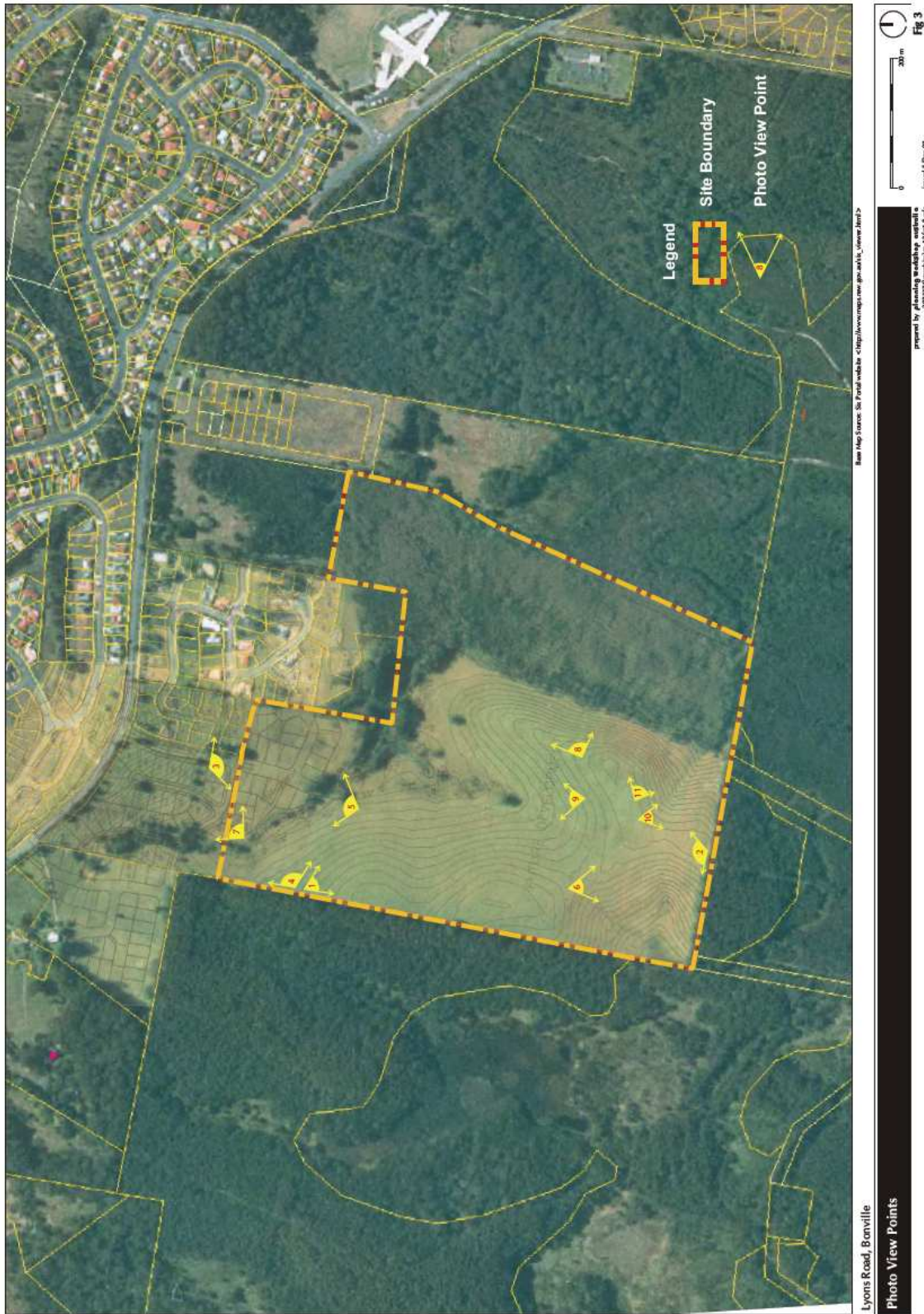




Photo 1: View east to south-east from mid western boundary



Photo 2: View west to north-west to north from mid south boundary



Photo 3: View east to south-east to south Rutland Street



Photo 4: View north to north-east from mid western boundary



Photo 5: View north-west to north-east



Photo 6: View to south



Photo 7: View to north



Photo 8: View to east



Photo 9: View to north



Photo 10: View to south



Photo 11: View to south-east

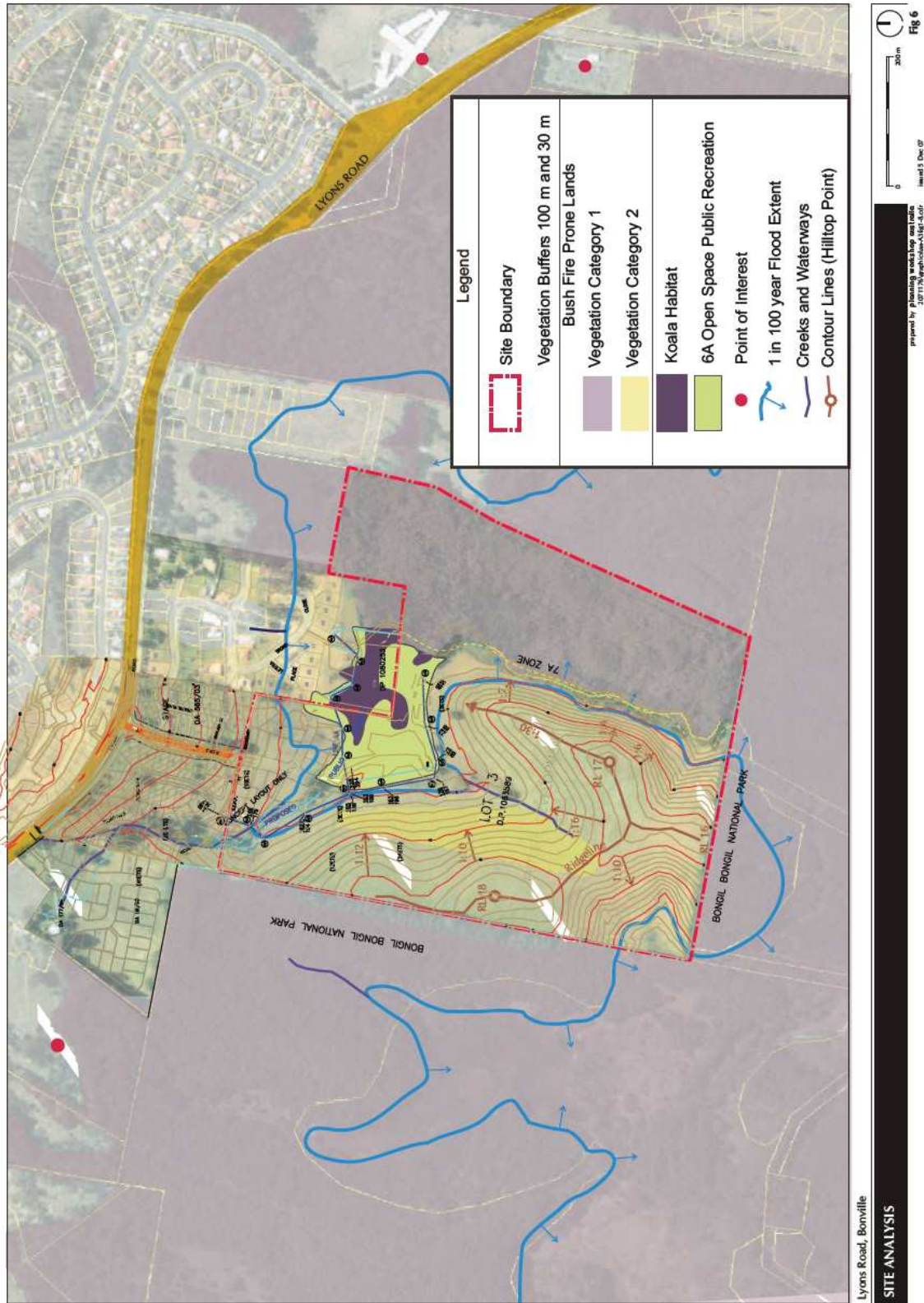
2.3 Land Ownership and Legal Description

The land that is the subject of the Project Application comprises Lot 3 in DP 1065589, encompassing approximately 38.49 ha (see Figure 5). The registered owner of the site is Ufila Pty Ltd.

2.4 Surrounding Development

The site is approximately 3.5 kilometres inland from the ocean and abuts the existing residential area of North Bonville to the north, and is accessible to an arterial road, Lyons Road. The western and southern site boundaries abut Bongil Bongil National Park and the eastern boundary to an environmental protection area. Less than one kilometre south of the site is Bonville Creek.

The site and adjacent residential areas of Sawtell are separated to the north from Coffs Harbour residential areas by an airport, and rural, open space and industrial areas. The town centre of Sawtell located approximately 3 kilometres from the site has a Business Town Centre zoning providing all basic urban services and amenities. Other services such as the local hospital are available at nearby Coffs Harbour. The site is less than 1 kilometre east of the Pacific Highway, affording ready vehicular access into the centre of Coffs Harbour.



3 PROJECT DESCRIPTION

3.1 Proposed Project

The project incorporates the following proposals for the subject site:

- Around 196 low density residential lots (size range 600 – 800 m²), occupying around 18.80 hectares;
- Around 55 medium density residential lots (size range 100 – 200 m²) proposed for self care seniors housing, occupying around 1.75 hectares;
- Possible community uses such as Community Hall, meeting room facilities, barbeque facilities, tennis courts, coffee shop and an open-air amphitheatre;
- Future Neighbourhood Park and public reserve consisting of public walkways, picnic facilities/seating and landscaping;
- The areas indicated within the site as 'Primary Habitat' for koalas will not be disturbed or developed. There may be the opportunity however for recreational walking trails in this eastern area to connect to proposed streets in the subdivision.

Figure 7 shows proposed draft Concept Plan for the development of the site.



Lyons Road - North Bonville

Base Map Source: Six Rural Wabulba
Topographic Map Source: Roger Dwyer & Associates, Mapping Consultants

DRAFT CONCEPT PLAN

Scale 1:4000 on A3 Sheet
0 100 m

prepared by planning workshop australia
207717/GraphicScale/fig.03 Concept Plan.cad
Issued 14 Jun 08

Fig 7

4 STATUTORY MATTERS

The legislation and planning instruments relevant to the site are itemised below. These will be addressed in detail in the Environmental Assessment Report, to accompany the Project Application for approval under Part 3A of the Act.

4.1 State Matters

Under Part 3A of the Act, the Minister is not directly required to take into consideration any environmental planning instruments, development control plans or Section 94 Contributions Plans. However, these will be addressed in the Environmental Assessment report and, for scoping purposes, these are discussed below.

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

The site is identified in the Coastal Zone on the NSW Coastal Policy 1997 map. Accordingly the project application is identified as a Part 3A project under Schedule 2 of the Major Projects SEPP involving a subdivision of land for residential purposes into more than 25 lots that is not in the *metropolitan* coastal zone.

4.1.2 *State Environmental Planning Policy No. 11- Traffic Generating Development*

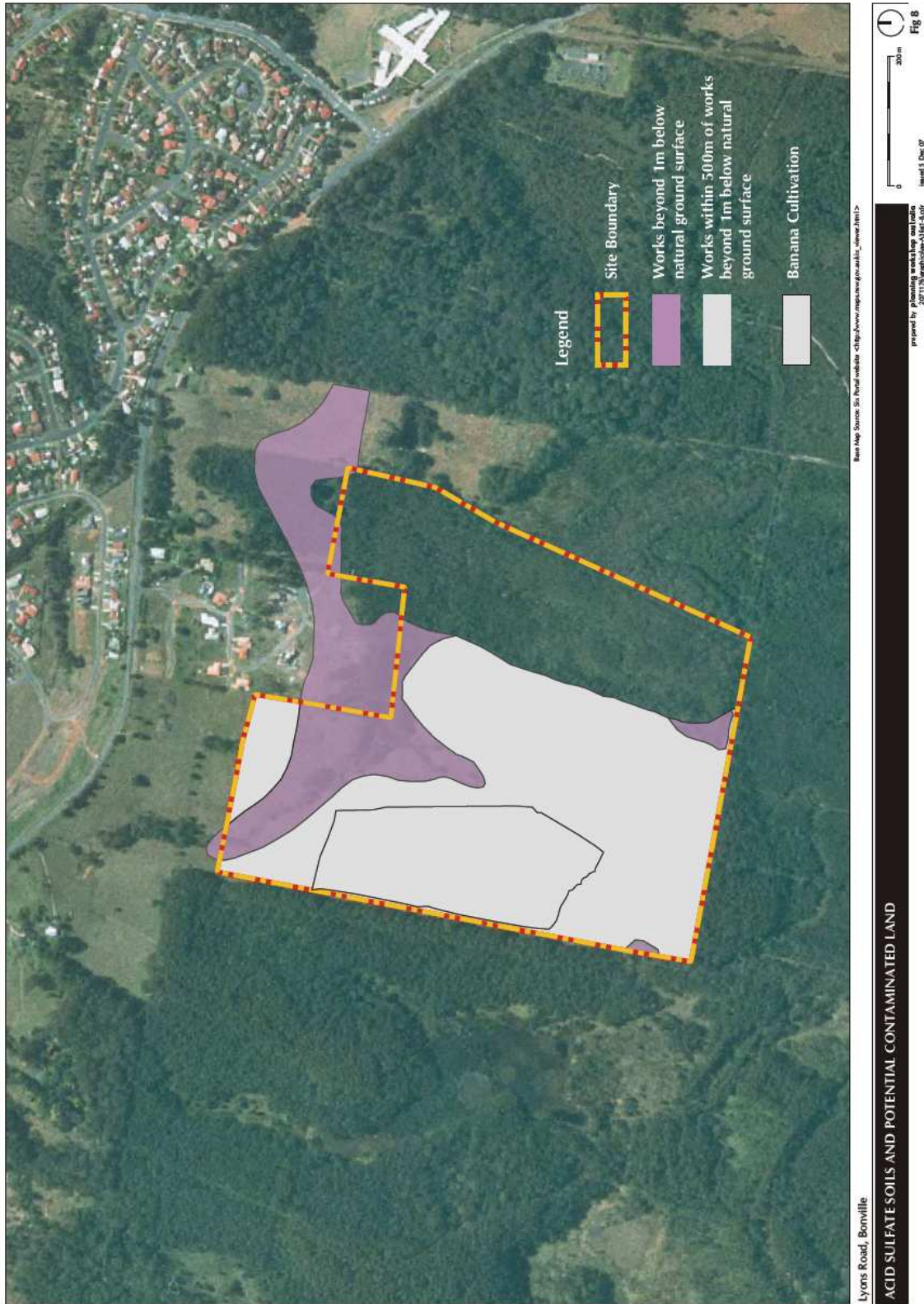
The Project Application is required to be forwarded to the Roads and Traffic Authority under this SEPP because the development proposal consists of "subdivision of land into 50 or more allotments", as set out under Schedule 2 of the SEPP.

4.1.3 *State Environmental Planning Policy No. 55- Remediation of Land*

The Planning Guidelines for *SEPP 55 - Remediation of Land* lists activities that may cause contamination, including 'Agricultural/horticultural activity'. The central western portion of the subject site was formerly under banana cultivation and therefore is to be treated as potentially contaminated land. The land is therefore required to be subject to a preliminary investigation that will include sampling and may require further detailed investigation and remediation.

The northern portion of the site is affected by acid sulphate soils. Accordingly, site works in this location should not occur to a depth greater than 1 metre without remediation first occurring. These areas are not proposed for excavation for road or building works but will be landscaped as an open space area.

Figure 8 shows the location of the area of the subject land formerly under banana cultivation and areas of potential acid sulphate soils.



4.1.4 State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

The proposed Independent Living Units shown in the draft Concept Plan are considered 'Self-contained dwellings' under the SEPP. Under Clause 18 of the SEPP, a condition will be imposed on the approval of the project to ensure that occupation of these proposed dwellings is limited to seniors or persons with a disability, together with people who may live in their households and administration staff.

Under the SEPP, there will be site-related requirements to be satisfied regarding location and access to facilities, such as proximity to shops, banking, medical practitioner and other services.

The proposed development is also required to comply with provisions under clause 27 of the SEPP relating to Bush fire prone land and the Rural Fire Service's *Planning for Bush Fire Protection 2006*, requiring consultation with the Rural Fire Service (see also section 4.1.12 below). Clause 4 of the SEPP provides that seniors housing may not be permitted in areas of 'Environmentally sensitive land' set out in Schedule 1, including land comprising a 'natural hazard', such as Bush fire prone areas. The Bush Fire Safety Authority and the Bush Fire Safety Assessment Report referred to in 4.1.9, below, will need to address these issues.

The project application will need to include a full site analysis including a written statement relating the design of the development to the site analysis and design principles in the SEPP. It will also need to meet *Part 3 Design Requirements* and Schedule 3 of the SEPP regarding standards for accessibility and useability of self-contained dwellings.

4.1.5 State Environmental Planning Policy No. 71- Coastal Protection

The site is located within the NSW Coastal Zone and is therefore subject to the provisions of SEPP 71.

4.1.6 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

The BASIX SEPP applies to residential dwellings, multi-unit developments and alterations. The relevant provisions of the SEPP will be addressed as part of the detailed design submission of the Project.

4.1.7 North Coast Regional Environmental Plan

The project application is subject to provisions in the North Coast REP, and in particular those provisions relating to Urban Housing (Part 4 Division 2) of the REP. The Minister, in determining an application for development consent, "must take into consideration such of the aims and objectives of this plan as are relevant to the making of its determination (clause 4.1.7.1).

4.1.8 The NSW Coastal Design Guidelines

The development proposal will be subject to the design principles under Parts 1.6 and 2 of the Guidelines as the development proposes a subdivision of greater than 25 lots.

Key features of the design of the development will include consideration of landform, with little cut and fill proposed, provision of bus shelters, preservation of all koala habitat, edge roads to the national park, and provision of public open space.

Appendix 1 sets out our response to the design principles.

4.1.9 Draft Mid North Coast Regional Strategy

The Strategy contains Settlement Planning Principles to guide Local Councils in preparing local growth management strategies. It also requires Councils to develop desired character statements for localities based on Neighbourhood Planning Principles. The Environmental Assessment for the subject site will seek to address these principles.

4.1.10 Mid and Far North Coast Regional Strategies Settlement Planning Guidelines

These Guidelines support the Draft Mid North Coast Regional Strategy. Sections 2 and 3 of the Guidelines require Councils to prepare local growth management strategies based on detailed Planning Principles in regard to location; land suitability; land release; settlement form and hierarchy; urban design and heritage; and, infrastructure provision. The Environmental Assessment for the subject site will seek to address these principles.

4.1.11 North Coast Urban Design Guidelines

The Draft Mid North Coast Regional Strategy requires new land release to be consistent with the North Coast Urban Design Guidelines. The Environmental Assessment for the subject site will seek to address these guidelines.

4.1.12 Planning for Bushfire Protection 2006 (Guidelines)

The site is a bushfire prone area as set out in Coffs Harbour City Council's bush fire prone maps (refer Figures 9 & 10). Accordingly, a bush fire assessment report is required to be submitted for the proposal, satisfying broad aims and objectives of *Planning for Bushfire Protection 2006*, specific objectives relating to residential subdivision (sections 4.1.2 and 4.1.3), and performance criteria for each related Bush Fire Protection Measure. Critically, Asset Protection Zones will need to be established and these APZ's will require a condition of approval for their continued maintenance.

The project application is classed as an Integrated Development under the Rural Fires Act 1997 for two reasons: firstly, because a residential subdivision is proposed and,

secondly, because it includes seniors housing. It is therefore requires a Bush Fire Safety Authority (BFSA). The Commissioner of the RFS will be required to provide Terms of Agreement before approval of the development can be provided.

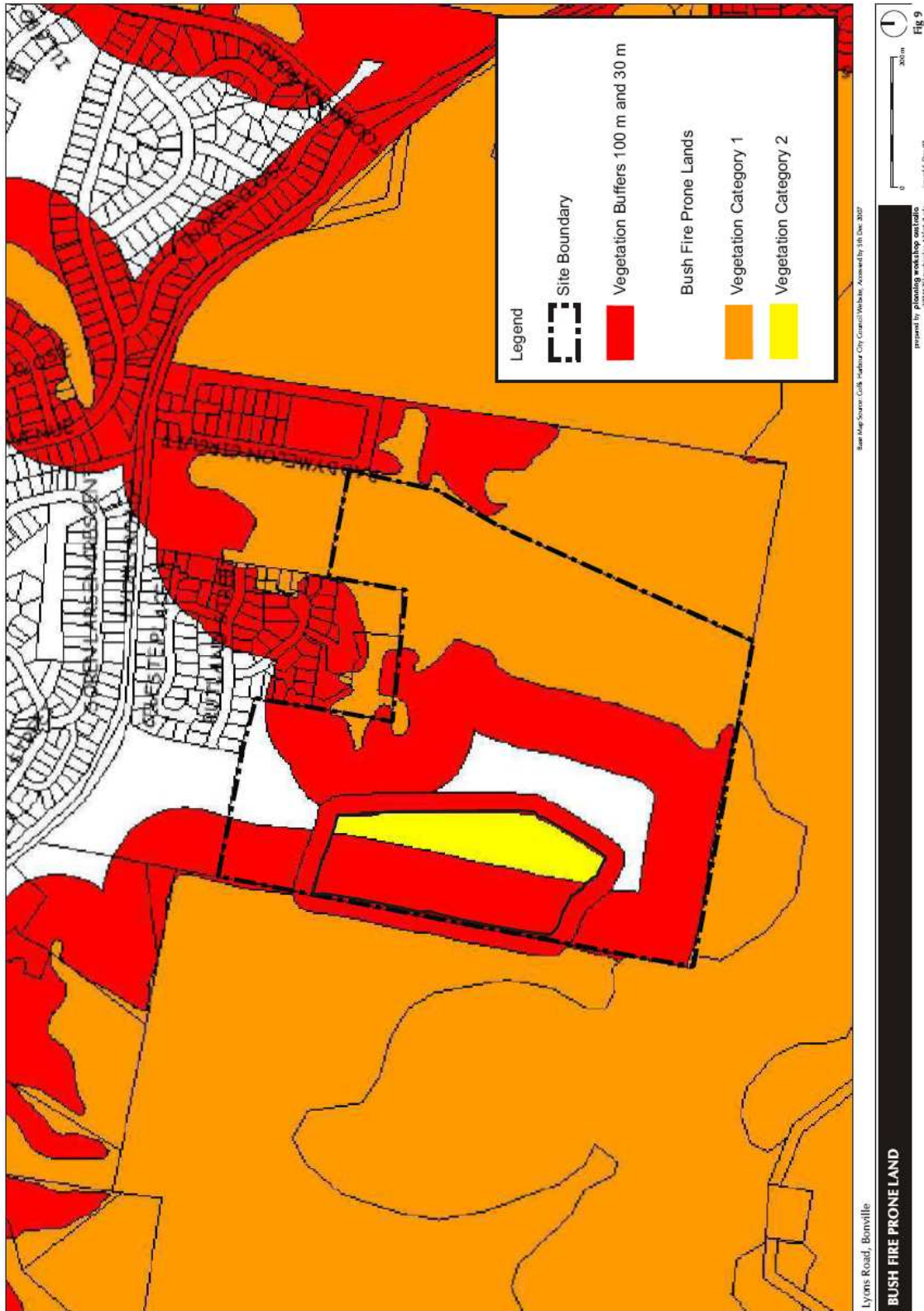
4.1.13 State Environmental Planning Policy No. 53 Koala Habitat

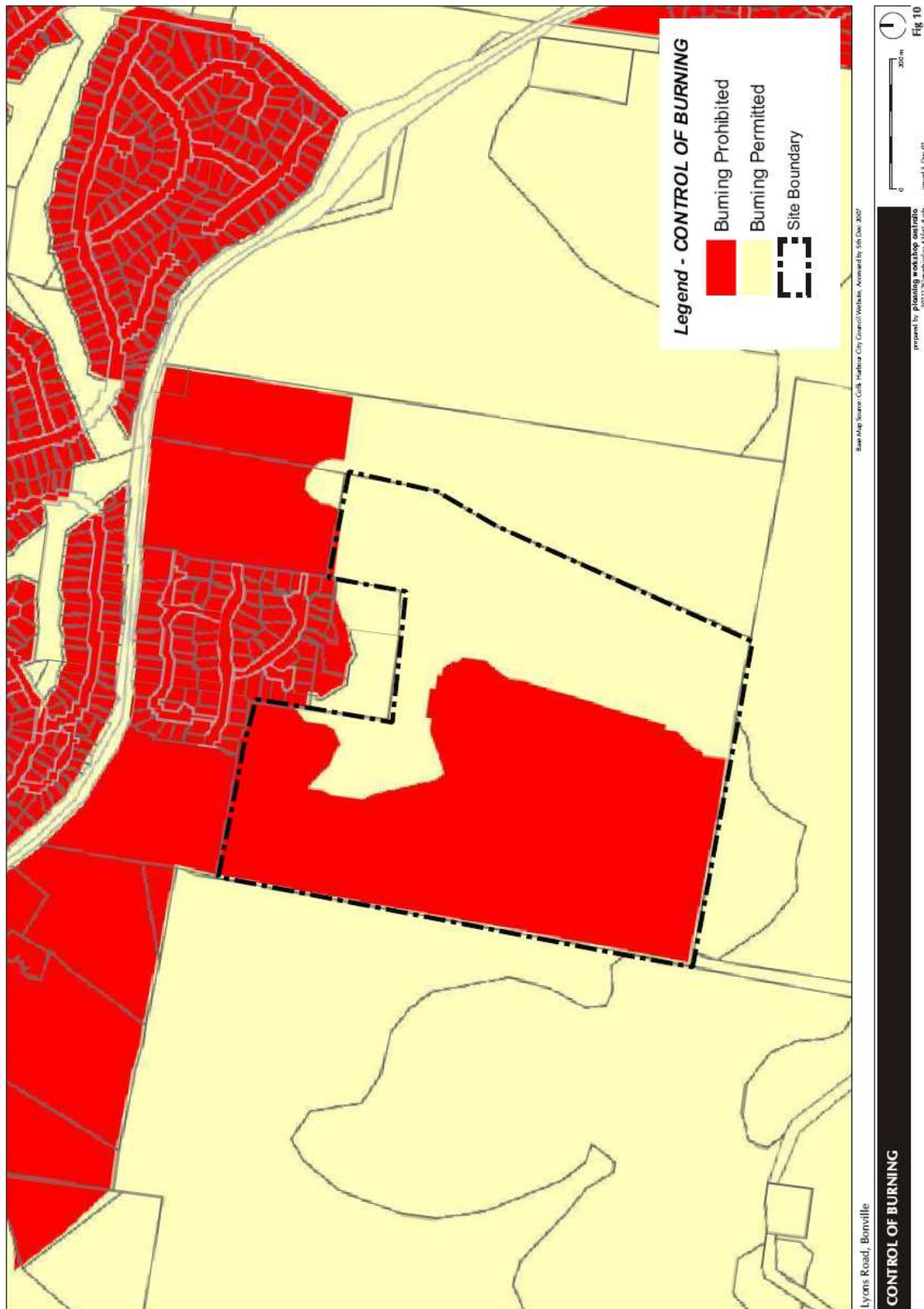
The subject site contains core koala habitat and thus the development proposal must comply with the Coffs Harbour Koala Plan of Management before approval may be granted.

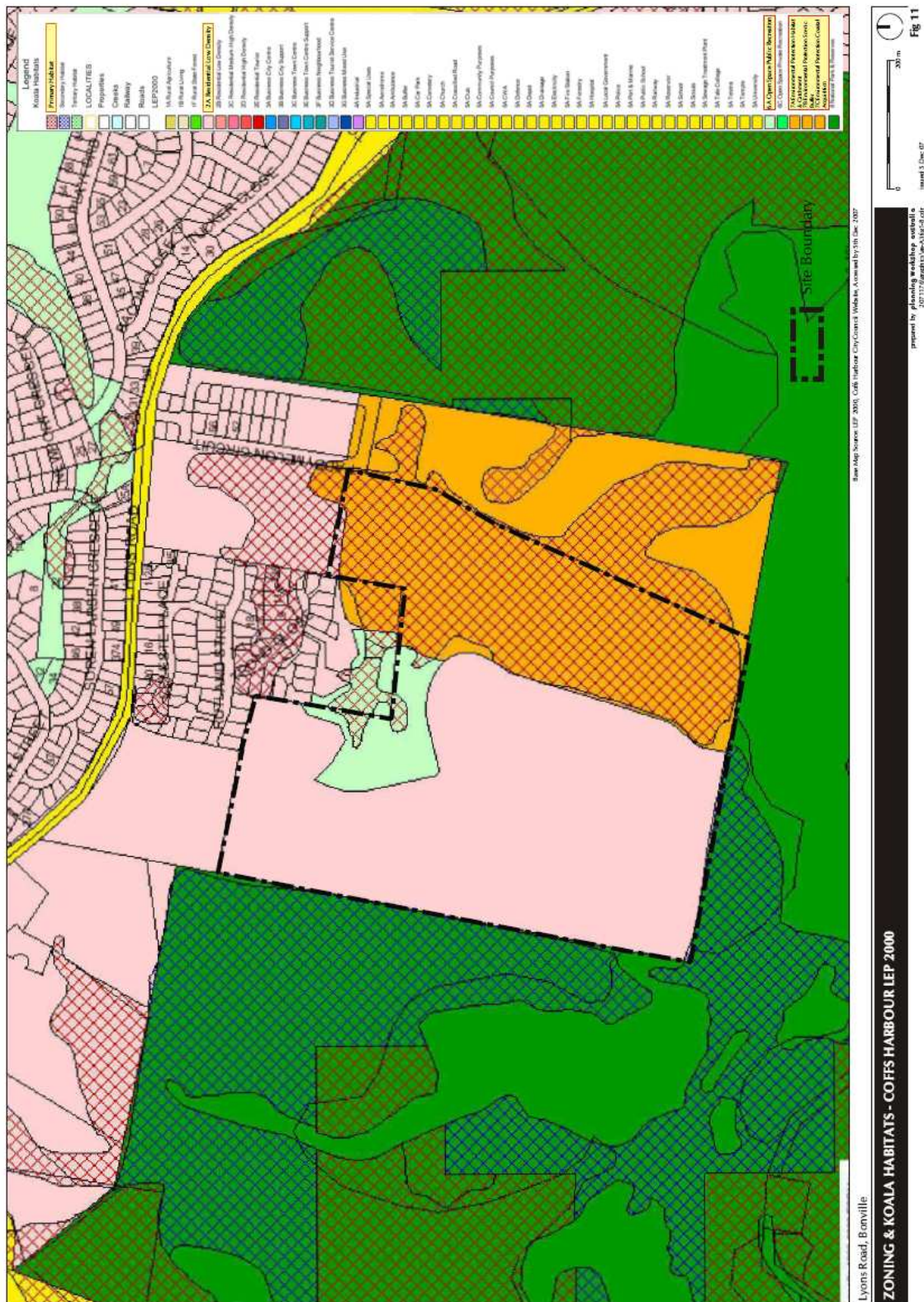
4.2 Local Matters

4.2.1 Coffs Harbour Local Environmental Plan 2000

The proposed development is consistent with the current zonings under the Coffs Harbour LEP 2000 and with the overall Planning Strategy contained in the North Bonville DCP (see 4.2.3 below). Figure 11 shows the current zoning and koala habitat areas affecting the subject site.







4.2.2 Low Density Housing Development Control Plan

This DCP relates to the development of single dwelling houses, dual occupancy and multi-unit housing and contains development controls for compliance. It applies to housing development on land zoned Residential 2A (Low Density) under the Coffs Harbour Local Environmental Plan 2000. The Project Application will address in detail the proposed development against the provisions of this DCP.

4.2.3 North Bonville Development Control Plan

This DCP provides a detailed planning strategy and guidelines for development on land at North Bonville and applies to the subject site. The Project Application will address in detail the proposed development against the provisions of this DCP.

4.2.4 Koala Plan of Management

This Koala Habitat Information Sheet provides guidelines for development of lands identified as Koala Habitat by Coffs Harbour Council's Koala Plan of Management. These guidelines will be addressed in the Project Application. Figure 11 shows koala habitat areas affecting the subject site.

4.2.5 Consultation with the Council

The proponent met with officers of Coffs Harbour City Council on 25 February 2008 to discuss the proposed development of the subject land. In response, the Council provided a letter to the proponent dated 25 February setting down preliminary comments in respect of the proposal and the preliminary environmental assessment report. A copy of this letter is attached at Appendix 2.

5 ENVIRONMENTAL IMPACTS

5.1 Water Cycle Management

The Project Application will need to demonstrate in plans and written statements best practice water management measures, relating to drainage, flooding, water sensitive design, reticulated supply and other matters.

It will also need to address water management requirements in BASIX as part of the detailed design submission.

5.2 Soil, Contamination and Stability

As a portion of the site was occupied by a former banana plantation, the proposal is subject to a preliminary investigation for contamination that will include sampling and may require further detailed investigation and remediation in accordance with SEPP 55 and *SEPP 55 Remediation of Land Planning Guidelines – Managing Land Contamination 1998*. A portion of land predominately in the north-eastern portion of the site contains acid sulphate soil. The development proposal predominately designates this area for open space and recreation purposes. Therefore any structures erected in these areas, and a landscape strategy for the site, should seek to ensure and minimise soil disturbance, in accordance with the NSW Planning Guidelines for Acid Sulphate Soils in *NSW Acid Sulphate Soils Manual (1998)* and Coffs Harbour City Council's Acid Sulfate Soils Information Sheet. See 4.1.3 above and Figure 8.

A Geotechnical Investigation should occur to assess any potential geotechnical issues prior to submission of the Project Application. This Investigation may recommend further detailed geotechnical studies and a Remedial Action Plan.

Adequate erosion and sediment control measures and a management framework will need to be in place, relating to development sequencing.

5.3 Utilities and Infrastructure

An Infrastructure and Services Assessment Report is to be prepared to address the ability of the proposed development to be adequately serviced by existing utilities or whether additional infrastructure and services need to be put in place.

5.4 Social

The Environmental Assessment will need to address all social impacts arising from the Project Application. Access to facilities and services demanded by the new residents will need to be assessed. This issue will be particularly important to seniors or persons with disabilities occupying the proposed Independent Living Units who are less mobile

and require close proximity to facilities and services, including public or community transport, and possible on-site support services. Assessment of the development's impacts will need to be made in relation to all relevant provisions in SEPP Seniors Housing (refer to 4.1.4 above).

5.5 Heritage

A Cultural Heritage Assessment report² has been prepared that included the subject site in its study area. It found no surface sites or features of Aboriginal or historical significance in surveys which included a surface inspection of the area. The foot slope area along the east-west gully was identified as a Potential Archaeological Deposit area based on predictive modelling. Accordingly, it was recommended there be an application made to DECC before any ground clearance for a Consent to Destroy Permit (Section 90) with monitoring in association with the Coffs Harbour Local Aboriginal Land Council (CHLALC). If significant material is found, it was recommended that advice be sought from DECC and the CHLALC.

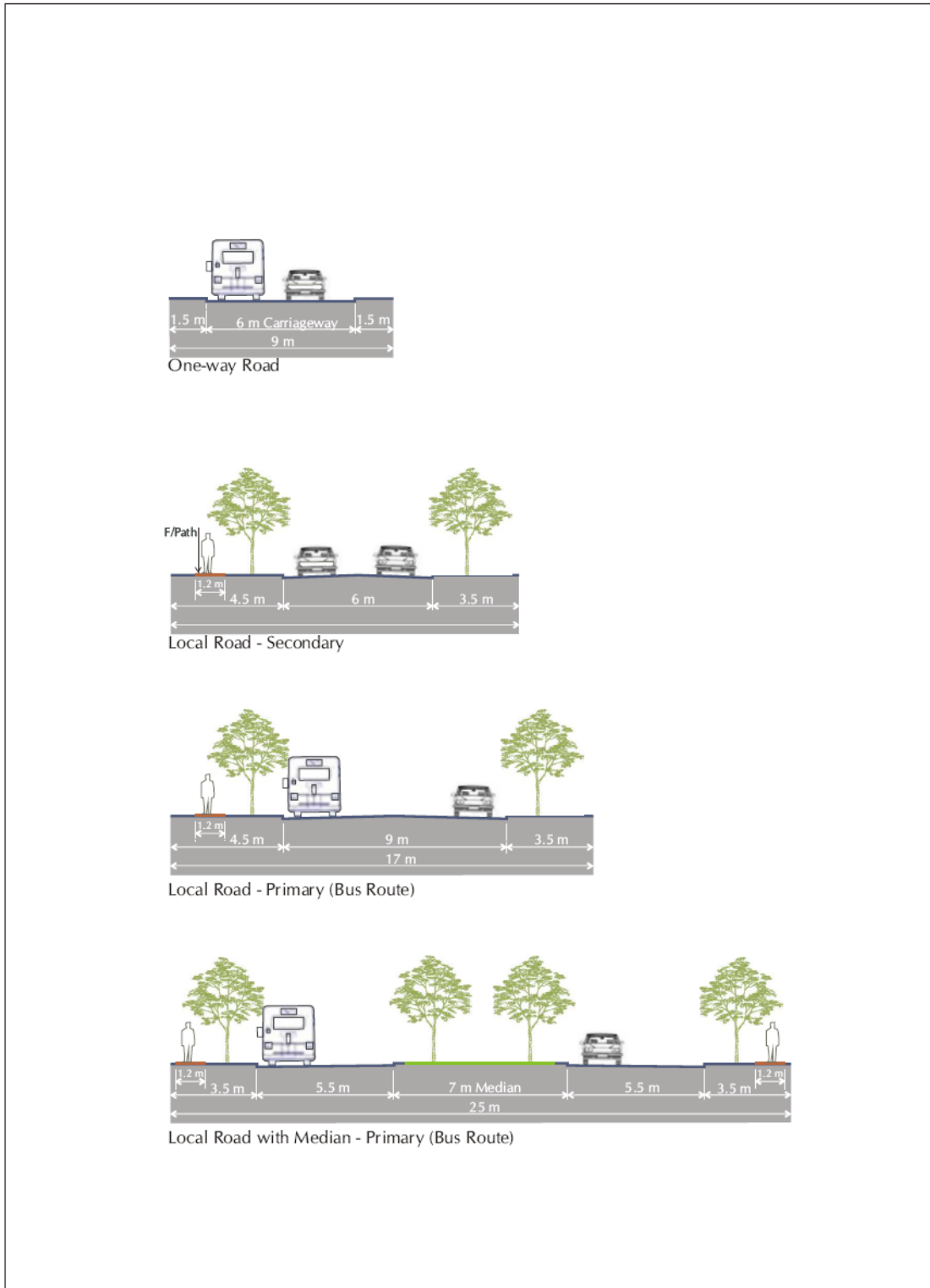
5.6 Traffic and Transportation

A Traffic Assessment Report will be required as part of the Environmental Assessment to determine likely vehicular trip generation, assess traffic impacts on the adjacent existing residential areas, ability of buses to service the development, amongst other details. Additional traffic analyses may be undertaken in the detailed design of the Project.

Construction Management Plans will also be prepared to address the management of impacts from construction activities, as well as management of truck/vehicle and pedestrian access during construction.

Figure 12 below shows the proposed road types and dimensions for the development which should be related to the Draft Concept Plan at Figure 7 above.

² Bonhomme Craib & Associates (2004) A Cultural Heritage Assessment for the Sawtell Park Estate Lot 2 10065589 Lyons Road, North Bonville NSW.



Lyons Road - North Bonville

PROPOSED ROAD TYPES AND DIMENSIONS

prepared by **planning workshop australia**
 2071170@graphics\aa-ftgA4 Road Types.cdr
 issued 18 Jan 08



Fig 12

5.7 Flora and Fauna

An earlier Flora and Fauna Study³ was prepared for the subject site which identified and recommended remnant native vegetation communities for conservation, particularly for their koala habitat value. These were subsequently incorporated into an environmental protection zone, open space and recreation zone, and/or koala habitat areas.

A subsequent Environmental Report⁴ was prepared for the land immediately north of the subject site to assess the significance of flora, fauna and vegetation communities that required conserving and the impacts of proposed sewage line easements, road network and other infrastructure on these. Due to adjacent areas already identified as koala habitat, it was recommended that "any future development south on Lot 3 [currently the subject site] be reviewed in the context of improving the linkage between the large tracks of vegetation on either side of the cleared land." Subsequent listing of 'Swamp sclerophyll forest on coastal floodplains' as an Endangered Ecological Community, in Part 3, Schedule 1 of the *Threatened Species Conservation Act 1995* occurred in December 2004. The Environmental Report identified remnants of an Endangered Ecological Community 'Swamp Sclerophyll Forest' in its study area. Therefore a reassessment of the subject site within the context of this community type may be required for two reasons, firstly, because part of this community type is located in the subject site and secondly, because it is contained within an open space zoning and not an environmental protection zoning which may be inconsistent with the level of required protection.

An ecologist or similarly qualified professional should therefore be engaged to:

- Prepare an update to the flora and fauna assessment for the subject site given recent changes to legislation that made Swamp sclerophyll forest an endangered ecological community, and determine the significance of this community on site;
- Provide advice on public access in the area of this community and on the regeneration of the east-west gully area connecting to the north of the site, including appropriate plant species; and
- Provide an assessment of any impacts of the proposed subdivision and infrastructure layout on identified flora, fauna and vegetation communities.

³ Gunninah Environmental Consultants, (1997) Proposed Development Borsato Property, Lyons Road, North Bonville, Coffs Harbour, Flora and Fauna Assessment.

⁴ Great Eastern Ecology (2005) Environmental Report, Sawtell View Estate Lot 2 DP 1065589, Lyons Road, North Bonville.

5.8 Existing Vegetation and Landscaping

A Landscape Strategy is required for the project application outlining:

- how the remnant vegetation mentioned in 4.9 above (aside from in area zoned 7(a)) is to be protected in an open space and recreation area, and complemented with further plantings to possibly form a wildlife corridor, in accordance with requirements for APZ's set out in *Planning for Bushfire Protection 2006*, the BFSAs Terms of Agreement, requirements for acid sulphate soils, and recommendations in ecological assessments;
- management guidelines for ongoing maintenance;
- The development of a street tree plan for the proposed subdivision in accordance with requirements for APZ's set out in *Planning for Bushfire Protection 2006*, the BFSAs Terms of Agreement, will also be incorporated in the Landscape Strategy.

6 CONCLUSION

6.1 Key Environmental Issues

The key environmental issues to be addressed in the Environmental Assessment for the Project Application are:

- Water Management Report that includes Stormwater (drainage) and Flooding Management Plans, water sensitive design, reticulated supply
- Traffic Assessment Report (including construction works)
- Response to Seniors Living SEPP as part of a social impact assessment
- Addendum to Flora and Fauna Study given recent changes to relevant legislation.
- Landscape Strategy
- Bushfire Assessment
- Preliminary investigation for contamination
- Geotechnical Investigation
- Erosion and sediment control measures and a management framework
- Infrastructure and Services Assessment
- An application to DECC before any ground clearance for a Consent to Destroy Permit (Section 90).

The detailed assessment of environmental and statutory issues, as identified in this Scoping Report, will provide an appropriate level of environmental assessment for the Project Application.

APPENDIX 1: ASSESSMENT OF PROPOSAL AGAINST COASTAL DESIGN GUIDELINES

Appendix 1: Assessment of Proposal against Coastal Design Guidelines

Part 1.6 - New Coastal Settlements: Villages and Hamlets

Relationship to the environment:

- development avoids areas of ecological value; most of the koala habitat on site is preserved by a habitat zoning and the remainder is preserved by incorporation into a public open space area;
- disturbance to acid sulphate soils is limited by making these areas public open space;
- asset management for bushfire protection will be in place in accordance with requirements in *Planning for Bushfire Protection 2006*;
- development will incorporate water sensitive urban design and water cycle management measures.

Views and vistas of natural features:

- the interface with the national park is mostly by public edge roads, thus maximising views and vistas.

Edges to natural areas:

- the land will not be filled to promote views.

Streets:

- the proposed street pattern is similar to the street pattern of adjacent existing suburbs, responds to landform, and is legible.

Buildings:

- all buildings will address the street;
- a range of lot sizes is proposed, between 100-120 sqm and between 600-800 sqm, and will include both medium and low-density housing.

Height:

- the buildings will comprise one and two storeys, only.

Part 2 – Design Principles for Coastal Settlements

Part 2.1 - Defining the footprint and boundary of the settlement:

- the proposal is expanding the boundary of an existing settlement to consolidate it,
- continues the existing urban structure, and
- is consistent with structure planning for the site (North Bonville DCP).

Part 2.2 - Connecting open spaces:

- pressure on reserve areas for recreation will be lessened by provision of a significant area of public open space that will also function as a stormwater infiltration measure and is accessible from all properties;
- koala habitat areas will be preserved.

Part 2.3 - Protecting the natural edges:

- Edge roads between the national park and residential use will provide public access to the park, reduce the likelihood of invasive species entering the park, and provide access for bushfire management.

Part 2.4 - Reinforcing the street pattern:

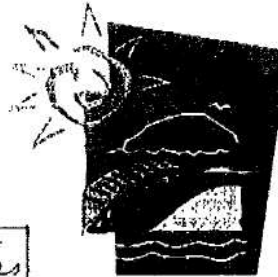
- Streets designed in response to topography by aligning with contours.
- Streets easily navigable,
- Urban structure similar to adjacent suburb without provision of cul-de-sacs because of their legibility issues.

Part 2.5 - Appropriate buildings for a coastal context:

- lots are designed to maximise orientation.

APPENDIX 2: LETTER FROM COFFS
HARBOUR COUNCIL DATED FEBRUARY
25, 2008

COFFS HARBOUR CITY COUNCIL



Our ref: 1858392 (P/N 2224040 and 2224045)

25 February 2008

Mr A Borsato
DRA Architects Pty Ltd
44 Park Beach Road
COFFS HARBOUR NSW 2450

DRA Architects	
REC:	28 FEB 2008
File:	05006
INITS	ACTION OFFICER
	AB

Dear Mr Borsato

Scoping Report – Lot 112, DP 1073791, Lyons Road, Bonville

Council refers to the submission of a scoping report for the development of Lot 112, DP 1073791, Lyons Road, Bonville, prepared by Planning Workshop Australia. Council also refers to the attendance at Council of Mr A Borsato on 25 February 2008 to discuss this report.

The following preliminary comments on this report are provided for your assistance:

Zoning - The site is zoned 2A, 6A and 7A under the Coffs Harbour City LEP 2000.

State Environmental Planning Policy No. 71 "Coastal Protection" - The site is situated within the Coastal Zone and part of the site is in a "sensitive coastal location".

Planning Controls – Particular attention should be paid to the provisions of the North Bonville Development Control Plan and the North Bonville Developer Contributions Plan.

Department of Environment and Climate Change (NPSW) – Liaison with this agency is required to address:

- interface with the Bongil Bongil National Park
- stormwater management
- carparking areas for day users
- pedestrian and bicycle routes and access points
- bushfire risk management
- perimeter roads
- street tree planting
- street signage
- emergency access
- street lighting
- addition of part of the site to the Bongil Bongil National Part (see North Bonville DCP)

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• Communications to: The General Manager, Locked Bag 155, Coffs Harbour 2450 • Administration Building,
2 Castle Street, Coffs Harbour • Tel: (02) 6648 4000
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• Email: coffs.council@chcc.nsw.gov.au
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General Store – The proposal should determine the requirement for a general store site (see North Bonville DCP).

Staging – A staging plan should form part of the proposal. Timing for the development of a neighbourhood park should be included in the staging plan.

Perimeter Roads – The North Bonville DCP requires perimeter roads for this precinct: The concept plan is in breach of this control.

Dual Occupancy Sites – The North Bonville DCP requires dual occupancy lots to be nominated.

Services – A concept services plan needs to accompany the proposal.

Central Swales – No support is provided for proposed central swales/landscape treatments in some of the roads.

Seniors Living Development – The following considerations should be taken into account:

- timing of this component of the project
- bushfire risk
- access
- topography
- proximity to services
- social impact assessment
- public transport
- title arrangements
- location of the principle access road through this seniors living precinct and its impact on the seniors living development
- SEPP (Housing for Seniors or People with a Disability) 2004

Studies – The proposal should consider the following:

- contaminated land
- acid sulfate soils
- koala habitat
- aboriginal cultural heritage
- bushfire risk
- flood affectation
- geotechnical considerations
- landform modification works
- flora and fauna impact
- stormwater management

For further information please contact Mark Hannon on (02) 6648 4631.

Yours faithfully

Mark Hannon
Project Manager Development

