

Appendix B

Development Consents and Coffs Harbour City Council Correspondence

COFFS HARBOUR CITY COUNCIL



NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION

Issued under the *Environmental Planning and Assessment Act 1979* Section 81(1)(a)

Development Application No.

931/06

Applicant:

Bennell & Associates
2 Darkum Road
MULLAWAY NSW 2456

land to be developed:

Lot 1, DP 726077, Lot 2, DP 354878 and Lot 260, DP 752853, No. 234-282B Graham Drive, Sandy Beach

proposed development

Demolition of structures

date of determination

3 May 2006

determination

Consent granted subject to the attached conditions

Consent to operate from
Consent to lapse on

3 May 2006
3 May 2011

Except as otherwise provided in this consent, the development is to be carried out in accordance with the proposals described in this development application.

The conditions of this consent have been determined by Council following consideration of Section 79C of the *Environmental Planning and Assessment Act 1979*, Building Code of Australia (BCA) and Council's Codes, Policies and Guidelines relating to this development.

other approvals

Nil

list *Local Government Act 1993*
approvals granted under s 78A(5)

right of appeal

If you are dissatisfied with this decision, section 97 of the *Environmental Planning and Assessment Act 1979* gives you the right to appeal to the Land and Environment Court within 12 months after the date on which you receive this notice.

Signed

On behalf of the consent authority

PM Salter
Acting Director of Planning, Environment and Development

Per:

3 May 2006

BPS:njj
(D)

- Communications to: The General Manager, Locked Bag 155, Coffs Harbour 2450 • Administration Building, 2 Castle Street, Coffs Harbour • Tel: (02) 6648 4000
- Fax: (02) 6648 4199 • DX: 7559 • ABN 79 126 214 487
- Email: coffs.council@chcc.nsw.gov.au
- Website: www.coffsharbour.nsw.gov.au

DO NOT WRITE 1906-1996
COFFS HARBOUR CITY COUNCIL 1956-1996
COFFS HARBOUR CITY COUNCIL 1996-2006

Development Application No. 931/06**Schedule of Conditions**

Demolition:

1. All demolition works shall be undertaken in accordance with the provision of Australian Standard AS 2601-2001 *"The Demolition of Structures"*. Prior to demolition, all services are to be disconnected and capped off.
2. No work is to be commenced upon the demolition or removal of the buildings until such time as the appropriate fees for disconnection of water and sewerage services are paid to Council where such services are no longer required.
3. Arrangements are to be made with Council for the withdrawal of the garbage services and collection of the waste bins.
4. A damage deposit of \$500 shall be lodged with Council as a bond to cover possible damage to Council's property that may result during the removal of demolition material from the site. The deposit is to be lodged with Council and arrangements made for a dilapidation survey to be undertaken to assess the condition of Council property adjoining the land prior to the commencement of demolition work.
5. All waste building materials shall be recycled or disposed of to an approved waste disposal depot. No burning of materials is permitted on site. The site shall be graded to an even level with temporary erosion control measures being erected and maintained until the exposed areas of the site have suitably stabilised with grass cover.
6. All materials containing asbestos are to be handled in accordance with the relevant requirements of WorkCover NSW, the Occupational Health and Safety Act and Australian Standard AS 2601-2001 *"The Demolition of Structures"*.
7. All materials containing asbestos that are damaged or defective are to be handled in accordance with the relevant Regulations under the Construction Safety Act and the Code of Practice issued by the Department of Health as well as the requirements of the Environment Protection Authority.

Pollution Control:

8. Deconstruction works are to be limited to the following hours:

Monday to Friday	8.00 a.m. - 6.00 p.m.
Saturday	8.00 a.m. - 1.00 p.m. If Inaudible
from adjoining residential properties, otherwise	8.00 a.m. - 1.00 p.m.

No deconstruction work is to take place on Sunday and Public Holidays.

- 2 -

Development Application No. 931/06

Schedule of Conditions

9. All structures shall be removed without significant disturbance to the underlying soils.
10. The removal of hazardous substances within the buildings (not limited to only asbestos) is to occur as a priority to other demolition works.
11. Asbestos and asbestos impacted soil is to be removed, managed and disposed of in accordance with WorkCover Authority requirements. Asbestos materials shall be disposed of in the appropriate form only to a facility able to accept these wastes (ie EPA licensed).
12. The background noise level (measured at the nearest dwelling) shall not be exceeded by more than 10dB(A) during deconstruction works.
13. The burning of small timber members (scantlings) on-site is permitted subject to the following materials not being burnt:
 - internal linings
 - plastic
 - electrical wiring
 - plumbing and drainage pipes
 - sawdust
 - treated timber
 - any other waste material
14. Any burning shall be undertaken in a manner to not cause smoke nuisance to any nearby residences or affect road users, including the Pacific Highway.
15. All demolition material and wastes shall be assessed in accordance with the NSW EPA Environmental Guidelines: Assessment, Classification and management of Liquid and Non-Liquid Wastes (1999) prior to being removed from the premises. Materials classified as waste shall only be disposed to an appropriately licenced landfill or recycled via an appropriately licenced facility. The Proponent must keep adequate and complete records of demolition and waste tracking forms shall be completed and maintained for the duration of the works. Records of weighbridge disposal receipts etc shall be retained by the Proponent.
16. All operations and activities occurring at the premises must be carried out in a manner that will minimise the emission of noise, dust and odour, litter, sediment etc. from the premises. With regard to noise, dust, odour, litter, sediment etc. at all times the demolition shall comply with the provisions of the Protection of the Environment Operations Act 1997.

Septic Tanks:

17. All septic tanks shall be desludged and then made safe by demolition and/or fencing. The location of tanks should be survey identified for later reference (contamination survey, construction etc.).

- 3 -

Development Application No. 931/06

Schedule of Conditions

Excavation:

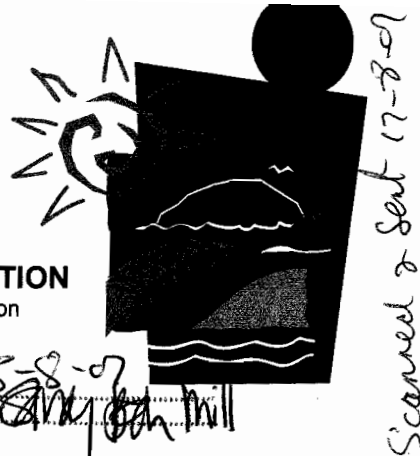
18. No excavation shall take place during demolition in the vicinity of buildings numbered 9, 10, 11, 12 and 20 (north of the access road to the creek), without further approval being obtained from Council. No removal of soil, or other non-building materials is to be undertaken without the prior consent of Council being obtained.

Rivers & Foreshore Improvement Act:

19. A Part 3A Permit under the *Rivers and Foreshores Improvement Act 1948* is to be obtained from the Department of Infrastructure Planning and Natural Resources **prior to the commencement of any works on site (see attached general terms of approval for the 3A Permit).**
20. The area of exposed earth shall be minimised. Grasses and native vegetation should be used to stabilize areas of exposed earth. Sediment and erosion control plan is to be sighted by the Department of Natural Resources prior to the issue of a Part 3A Permit. Contaminated soil treatment plan is to be sighted prior to the issue of a permit where in proximity to the creek.
- *****



COFFS HARBOUR CITY COUNCIL



NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION

issued under the *Environmental Planning and Assessment Act 1979* Section 81(1)(a)

Development Application No.

1144/07

Applicant:

Mr S Connelly
PO Box 538
LENNOX HEAD NSW 2478

Received
Project
☐ to be returned
☒ reviewed
☒ approved for use
☐ noted, file - no action required
☐ approved for payment ledger #
☒ action as follows: *At a later date.*

land to be developed:

Lot 1, DP726007, Lot 2, DP354878 and Lot 260,
DP1110719, No. 234-282B Graham Drive,
Sandy Beach

proposed development

Remediation of land

date of determination

9 August 2007

determination

Consent granted subject to the attached
conditions

Consent to operate from

9 August 2007

Consent to lapse on

9 August 2012

Except as otherwise provided in this consent, the development is to be carried out in accordance with the proposals described in this development application.

The conditions of this consent have been determined by Council following consideration of Section 79C of the Environmental Planning and Assessment Act 1979, Building Code of Australia (BCA) and Council's Codes, Policies and Guidelines relating to this development.

other approvals

Nil

list *Local Government Act 1993*
approvals granted under s 78A(5)

right of appeal

If you are dissatisfied with this decision, section 97 of the *Environmental Planning and Assessment Act 1979* gives you the right to appeal to the Land and Environment Court within 12 months after the date on which you receive this notice.

Signed

On behalf of the consent authority

PM Salter
Director
Land Use, Health & Development

Per: *[Signature]*

RGG:sms
(D)

9 August 2007

Development Application No. 1144/07

Schedule of Conditions

Remediation Action Plan (RAP):

1. Site remediation shall be conducted in accordance with the Coffey Geotechnics Pty Ltd "Remedial Action Plan for Proposed Residential Development: Sandy Beach Mill" dated 11 April 2007 (Coffey Ref: GEOTCOFH01296AC-AG).
2. All remedial work, site assessment, validation, reporting and associated actions shall be undertaken in compliance with SEPP 55 – Remediation of Land, NSW Environment Protection Authority (EPA) Contaminated Site Guidelines (NB: EPA also known as Department of Environment and Conservation (DEC) and Department of Environment and Climate Change (DECC)), National Environmental Protection (Assessment of Site Contamination) Measure (NEPC 1999), and other relevant guidelines and statutory provisions.
3. The proponent and/or the proponents contractors shall prepare and implement a Site Specific Management Plan or similar, as per section 9 of the RAP. The Plan shall detail environmental management (including sediment and erosion control) and occupational health and safety management provisions for all aspects of the proposed works. A copy is to be provided to Council for its information prior to work commencing.
4. All activities shall accord with WorkCover NSW requirements and the Occupational Health and Safety Act 2000 and associated requirements.
5. A validation report shall be prepared following the successful completion of the remediation, and provided to Council within three months of the completion date. The validation report is not to be prepared until further assessment of impacts to groundwater is undertaken in accordance with NSW EPA Guidelines for the Assessment and Management of Contaminated Groundwater (March 2007), and other relevant guidelines. Assessment shall include potential impacts to stormwater (Double Crossing Creek and Hearn's Lake). Recreational use criteria shall be considered with reference to these water bodies. The remediation shall not rely on "natural attenuation" without further detailed justification. The assessment shall provide detailed discussion of contaminant sources, nature and extent (plume) of the contamination, interactions with stormwater, etc. Where the groundwater assessment report requires remediation works, such works are to be approved by Council prior to their commencement. These works are to be completed (if required) prior to submission of the validation report to Council. Notice to Council of compliance with Clause 17 and 18 of SEPP 55 shall be provided with the validation report.

Waste Classification:

6. Any soil and waste generated from the site as part of the remedial works shall be assessed in accordance with NSW EPA (1999) "Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-Liquid Wastes", and other relevant guidelines/legislation. Prior to the removal of soil/waste from the site for disposal to the Englands Road Waste Management Facility (ERWMF), Council shall be provided with correspondence and waste classification information for its written approval prior to delivery.

(Please note that the ERWMF is EPA (DECC) licensed to accept "Solid Waste" as per the NSW EPA (1999) Guideline classification system. In addition it appears that some heavy metal sampling results exceed acceptance criteria for classification as "Solid Waste" under the Guidelines and as such are not able to be received at the ERWMF without treatment. Any such waste shall only be disposed to a suitably licensed facility.)

Imported Fill:

7. Any fill to be imported onto the site shall be validated and certified in accordance with the NSW EPA Guidelines. Any fill to be imported onto the site shall satisfy the statutory definition of "virgin excavated natural material" (VENM) (Schedule 1 of Protection of Environment Operations Act 1997):

"(1) Virgin excavated natural material (eg clay, gravel, sand, soil and rock) that is not mixed with any other waste and that: (a) has been excavated from areas that are not contaminated, as the result of industrial, commercial, mining or agricultural activities, with manufactured chemicals and that does not contain sulphidic ores or soils, or (b) consists of excavated natural materials that meet such criteria as may be approved by the EPA."

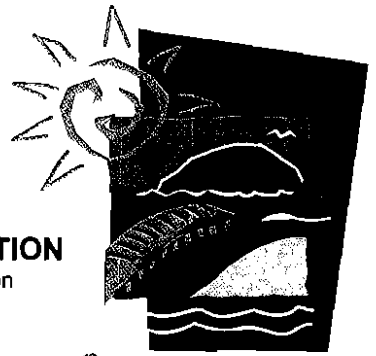
Hours of Work:

8. Level Restrictions – should not exceed the background level measured at the nearest affected residence by more than 10dB(A).

Time Restrictions – limited to:

Monday – Friday:	7am to 6pm
Saturday:	8am to 1pm
Sundays or Public Holidays:	No work to be undertaken

COFFS HARBOUR CITY COUNCIL



NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION

issued under the *Environmental Planning and Assessment Act 1979* Section 81(1)(a)

Development Application No.

508/07

Applicant:

Mr S Connelly
PO Box 538
LENNOX HEAD NSW 2478

Connelly

Received
Project
☐ no be returned
☒ reviewed
☒ approved for use
☐ noted, file - no action required
☐ approved for payment tender #
☒ action as follows

27-2-08
Shirley Connolly

disturb; Kic de

27/2/08

land to be developed:

Lot 260, DP1110719, No. 234 Graham Drive,
Sandy Beach

proposed development

Subdivision - Staged Development (24
residential lots plus a residue lot)

date of determination

19 February 2008

determination

Consent to operate from

DEFERRED COMMENCEMENT CONSENT

The date the relevant evidence is produced to
Council as required by Deferred Matter Condition

Consent to lapse on

19 February 2013

Except as otherwise provided in this consent, the development is to be carried out in accordance with the proposals described in this development application.

The conditions of this consent have been determined by Council following consideration of Section 79C of the *Environmental Planning and Assessment Act 1979*, Building Code of Australia (BCA) and Council's Codes, Policies and Guidelines relating to this development.

other approvals

Nil

list *Local Government Act 1993*
approvals granted under s 78A(5)

right of appeal

If you are dissatisfied with this decision, section 97 of the *Environmental Planning and Assessment Act 1979* gives you the right to appeal to the Land and Environment Court within 12 months after the date on which you receive this notice.

Signed

On behalf of the consent authority

PM Salter
Director
Land Use, Health & Development

Per

19 February 2008

MSH:sms
(D)

Development Application No. 508/07

Schedule of Conditions

DEFERRED MATTER:

- A. This consent shall not operate until such time as a Statutory Site Audit Statement and Report, prepared in accordance with the NSW Department of Environment and Climate Change – Contaminated Sites Guidelines for the NSW Site Auditor Scheme (2nd edition, 2006) has been submitted to and endorsed by Council. The Statement and Report shall confirm that the site is suitable for residential purposes, the site being Lot 260, DP1110719.
- B. In the event that the requirements of the deferred matter listed in "A" above, are not completed within two (2) years from the date of this consent, then the consent shall lapse and become inoperative.
- C. Upon the completion of the requirements set out in the deferred matter listed in "A" above, within a period of two (2) years from the date of this consent, then this consent becomes operative subject to the following conditions.

OPERATIONAL CONDITIONS:

Staged Development Application:

1. This application has been determined as a staged development under the provisions of Section 83B of the Environmental Planning and Assessment Act 1979.

Separate development consent is required for the remaining stage shown on Figure 5D – Urban Design Strategy.

Development is to be in accordance with approved plans:

2. The development (residential lots 1-24 and one residue lot) shall be generally in accordance with Development Application No. 508/07 and in accordance with the supporting documentation submitted with that application including, but not limited to:
 - Figure 5B Access Strategy, Figure 5D Urban Design Strategy, Figure 6, The Proposal, Figure 7A Landscape Masterplan, Figure 7D, Stage One Masterplan, Figure 7H Stage One Proposed Fencing.
 - Statement of Environmental Effects dated October 2006 prepared by SJ Connelly Pty Ltd, including the Environmental Site Assessment, Preliminary Geotechnical and Acid Sulfate Soils Assessment prepared by Coffey Geotechnics, Traffic Study prepared by Roadnet, Flood Assessment prepared by GHD, Flora and Fauna Report prepared by Peter Parker Environmental Consultant, Bushfire Assessment prepared by Barry Eadie Consulting Pty Ltd, Traffic Noise Planning Assessment prepared by Atkins Acoustics, Civil Engineering prepared by GHD, Water Quality Assessment prepared by GHD, Supplementary Flora and Fauna Report of 20 December 2007 prepared by Peter Parker Environmental Consultant.

Except where otherwise provided by Conditions of this consent.

Prescribed Conditions:

3. The applicant shall comply with the *prescribed conditions of development consent* under Clause 98 of the Regulation.

Acoustic Controls – Future Housing:

4. A covenant shall be created for Lots 1, 2, 7, 8, 9, 10, 24 and 25 within the subdivision pursuant to Section 88B of the Conveyancing Act 1919 and must be registered on the title of each such lot. Registration must be effected in conjunction with registration of the Plan of Subdivision. *The restriction requires Council's approval to variation or removal.*

The covenant shall require the preparation of an acoustic report prior to the issue of development consent for any future dwellings on the affected lots. The acoustic report shall have regard to the design, internal layout, materials and ventilation of any proposed dwelling relative to traffic noise impacts (from Pacific Highway) and be prepared in accordance with relevant EPA Guidelines.

5. The western boundary of Lots 1, 23 and 24 and the eastern boundary of Lots 7, 8, 9 and 10 being fenced in accordance with fencing details shown on Figure 7H - Stage One Proposed Fencing **prior to issue of the Subdivision Certificate.**
6. The planted sound mound located adjacent to the western boundary of the site being constructed and landscaped **prior to issue of the Subdivision Certificate.** The sound mound is to be planted at a minimum 7 plants/m².

Graham Drive – Entry Statement:

7. The entry statement not being located on the road reserve.

Graham Drive – Road Reserve:

8. Detailed landscape plans being submitted to Council for approval with the Construction Certificate application for the upgrading of the Graham Drive road reserve, adjacent to Stage One, to cover the mound construction, landscaping, tree retention and protection, tree removal, pathway, drainage, maintenance vehicle access, etc, with these works being completed to Council's satisfaction, or satisfactory arrangements for their completion are to be made with Council, **prior to issue of the Subdivision Certificate.**

Construction Certificate:

9. Subdivision works must not commence until such time as a Construction Certificate has issued.

Restriction as to User – Access:

10. Vehicle access to Lots 1, 23 and 24 from Graham Drive being prohibited. A restriction as to user which requires Council's consent to any variation or removal is to be imposed on these lots and clearly shown by notation on the Subdivision Certificate.

Street Names:

11. A street name application being submitted to Council **prior to issue of the Subdivision Certificate.**

Pollution Control:

12. Construction works are to be limited to the following hours:

Monday to Friday 7.00 a.m. - 6.00 p.m.

Saturday 7.00 a.m. - 1.00 p.m. if inaudible from adjoining residential properties, otherwise 8.00 a.m. - 1.00 p.m.

No construction work is to take place on Sunday and Public Holidays.

13. Effective measures shall be taken to suppress dust emissions during the course of development, with details of dust control being submitted to Council for approval **prior to issue of the Construction Certificate**.
14. Open air burning of tree loppings, stumps and other vegetation is prohibited.

Signage:

15. A sign indicating the name, address and telephone number of the Principal Certifying Authority, and the name and telephone number of the principal contractor (if any) must be erected in a prominent position on the site and maintained until the building work has been completed. The sign must also state that unauthorised entry to the site is prohibited. The signage must be erected prior to commencement of work.

Sediment and Erosion Controls:

16. Submission to Council, **prior to issue of the Construction Certificate**, of an Erosion and Sediment Control Plan, together with a management strategy, certified by a qualified Environmental or Engineering Consultant to be in accordance with the Landcom publication *"Managing Stormwater, Soils and Construction"* (the *"Blue Book"*, 4th Edition, 2004). Erosion and sedimentation controls to be implemented, managed and maintained during all development construction works and be maintained throughout the maintenance period.

During the construction stage a qualified Environmental or Engineering Consultant is to ensure that the erosion and sedimentation controls are appropriate for the site and current stage of construction.

No clearing or stripping works to be undertaken on the site until the Erosion and Sediment Control Plan has been implemented.

Prior to the issue of a **Subdivision Certificate** the site shall be stabilised to the Principal Certifying Authority's satisfaction which, as a minimum, shall be at least 50% grass cover or application of mulch or hydroseeding to all disturbed areas.

Street Tree Planting:

17. A plan is to be submitted to Council showing street tree planting, which has been prepared in accordance with the requirements of Council's *"Street Tree Master Plan"*.

The Plan shall be prepared by a qualified landscape architect or professional landscape consultant.

The Plan must show all services and have a planting detail that has street trees of a minimum size of 2m height with a 50mm calliper diameter in a 25 litre container protected by a 750mm square tree guard made from a 3m "Acacia" panel painted "Caulfield Green" and supported by two 2100mm black star picket posts, slow release fertiliser, a 125mm flexible agricultural pipe filled with 14mm blue metal for watering and 100mm of mulch. Alternatively a higher standard may be considered for tree protection.

The Plan is to be approved by Council and the planting proposed by the Plan carried out to its satisfaction, prior to the issue of a Subdivision Certificate.

The plantings are to be maintained for twelve months in accordance with Council's Street Tree Master Plan to ensure successful establishment and development. A bond of \$185 per tree is to be paid to Council prior to the issue of a Subdivision Certificate. The bond will be returned at the end of the twelve months maintenance period provided plantings have established successfully. At the end of the maintenance period Council will replace plantings that have failed at a rate of up to \$185 per tree taken from the bond.

Works-as-executed plans shall be provided to Council in Digital CAD or Arcview format prior to issue of the Subdivision Certificate.

Access and Services:

18. The applicant liaising with the owner of adjoining land being Lot 21, DP1070182, to ensure that proposed roads align with adjoining subdivision roads. Written evidence of agreement is to be submitted with the engineering plans for Council's approval and **prior to the issue of the Construction Certificate**.
19. The subdivision being provided with underground reticulated electricity and telephone cables. The applicant shall provide a letter from Country Energy stating that satisfactory arrangements have been made for the supply of electricity and a letter from Telstra stating that satisfactory arrangements have been made for telecommunications infrastructure in the subdivision / development. These letters are to be provided to Council **prior to release of the Subdivision Certificate** of subdivision/development.
20. A water service and sewer junction being provided within each lot. These services are to be provided **prior to release of the Subdivision Certificate** with the works conforming to Council's Technical Guidelines for Subdivision and Development.
21. Street lighting being provided to the requirements of Country Energy with all work being completed prior to release of the **Subdivision Certificate**.
22. Water and sewerage mains being extended to the subdivision from Council's existing mains at the developer's cost **prior to release of the Subdivision Certificate** OR other arrangements satisfactory to Council being made **prior to the release of the Subdivision Certificate** for extension of these services to the subdivision.
23. All roads, water and sewerage mains being fully constructed to the boundary of the adjoining land, being Lot 21, DP1070182, in accordance with Council's Technical Guidelines for Subdivision and Development.

24. Adequate manoeuvring area complying with Council's Technical Guidelines for Subdivision and Development for service vehicles, including garbage trucks, being provided in the development. Details of proposals to meet this requirement are to be submitted to and approved by Council **before commencing any site works**. Where it is proposed to stage the development, a turning area is to be provided with construction details being submitted with the engineering plans.
25. The following works:
- Sewer Pump Station and Rising Main. Note, the pump station is to be constructed at a site suitable to Council and is to service the whole of the Graham Drive, Sandy Beach development area.
 - Road works including the construction of a Type BA intersection with basic right turn treatment on the through road on Graham Drive / the collector road. This intersection to be designed to accommodate a Type C.
 - Road 1 to be designed and constructed to collector road standard (Road 1 connects Graham Drive).
 - Water mains including extension of mains from Sandy Beach.
 - Concrete footpaths.
 - Bus bays on the collector road.
 - Stormwater drainage, including WSUD features designed to MUSIC Version 3 and Council's Urban Stormwater Management Plan – 2000 – Stormwater Management Objectives for New Development. Note, the central swale on Road 3 is to be deleted. Note, reference the Coffey Report in relation to the types of soils. Note, Stage 1 incorporating a permanent or temporary bio-retention basin.

being provided to serve all lots with the works conforming with the standards and requirements set out in Council's Technical Guidelines for Subdivision and Development. These works are to be completed OR other satisfactory arrangements for their completion are to be made with Council **prior to the release of the Subdivision Certificate**.

No engineering works are to be undertaken until plans and specifications have been approved by Council. Plan submissions are to be accompanied by payment of the prescribed fee.

All work is to be at the developer's cost.

Plans and specifications submitted later than six (6) months from the date of development approval shall comply with the Technical Guidelines for Subdivision and Development current at a date six (6) months prior to such submission.

Acid Sulfate Soils:

26. **Prior to the release of the Construction Certificate** or commencement of any site works an Acid Sulfate Soils Management Plan, prepared in accordance with the relevant ASS Manual (ASSMAC 1998) being submitted to Council for approval. Any requirements of the approved ASS Management Plan or recommendations of this Management Plan approval are to be implemented as part of the subdivision works.

Fill Plan:

27. Contour plans indicating the location of proposed fill areas in the subdivision being submitted to Council for approval prior to commencement of work.

All fill is to be placed in accordance with the requirements of Council's Technical Guidelines for Subdivision and Development and the approved Sediment and Erosion Control Plan.

Prior to the release of the Subdivision Certificate, a final contour plan is to be submitted to Council showing the location, depth and type of fill located on the site. Alternatively, where no fill has been placed on the site, a written statement to that effect is to be submitted to Council.

Sewer Pump Station Site:

28. The pump station site being dedicated to Council free of cost **prior to issue of the Subdivision Certificate** unless other arrangements satisfactory to Council for the dedication free of cost at some other time are made.

Bushfire Risk:

29. Public roads shall comply with Section 4.1.3(1) of Planning for Bushfire Protection 2006.
30. Water, electricity and gas are to comply with Section 4.1.3 of Planning for Bushfire Protection 2006. Locations of fire hydrants are to be delineated by blue pavement markers offset 100mm from the centre of the road. The direction of offset shall indicate on which side of the road the hydrant is located.

Aboriginal Cultural Heritage:

31. Should any aboriginal objects be unexpectedly discovered then all excavation or disturbance to the area is to stop immediately and the NPWS shall be informed in accordance with Section 91 of the National Parks & Wildlife Act 1974.

Excavated Material:

32. No excavated material is to leave the site until Council has been provided with the following information for approval:

- Complete list of all destination sites for excavated material.
- A report providing details as to how material will be transported such that there is no dust nuisance and material is not deposited along road surfaces.
- A transport route for cartage vehicles.
- Any other information requested by Council.

Note 1. Excavated material is to be deposited at an approved landfill site or an alternative site approved by Council for acceptance of the excavated material.

Note 2. The exportation of waste (including fill or soil) from the site must be in accordance with the provisions of the *Protection of the Environment Operations Act 1997* and the Department of Environment and Climate Change's *Environmental Guidelines Assessment, Classification and Management of Non-Liquid Wastes*.

Any new information which comes to light during construction works which has the potential to alter previous conclusions about site contamination must be immediately notified to the Council and the Principal Certifying Authority.

Vegetation Management – Clearing:

33. Clearing of vegetation on the site is limited to those parts of the site allocated as Stage One and those additional parts of the site required to service Stage One (e.g. asset protection zones, infrastructure) only.

Pre Clearing Procedure – Vegetation:

34. A search for the presence of koalas and other native fauna is required prior to undertaking any vegetation clearing on the development site.

This search should include both lower branches and upper canopy in all listed koala food species (as per Koala Plan of Management 2000). Presence includes both physical presence within the proposed development site and occurrence of *fresh faecal materials*. All hollows should be searched, preferably by spotlighting in the evening. The searches should be carried out by a *qualified fauna consultant*.

- a) Koala checks shall be to a minimum distance of 50m immediately adjacent to the proposed clearing area.
- b) Koala faecal pellets check is required within a three metre radius of the base of any listed Koala Food Tree.
- c) If a koala is located, the tree must be retained and no tree removal operations are permitted within a 50m radius of the tree.
- d) No further action shall occur until the koala has moved on of its own accord. If after 2 nights the koala has not moved contact DECC or Coffs Harbour City Council for further advice. Physical removal of the animal is not an option and shall not be undertaken.
- e) All injured animals shall be reported to WIRES immediately. To secure any koala or any other animal, which may be accidentally injured during clearing process, cover with a towel or blanket and secure in a bin or box with existing air holes.

Compensatory Planting Requirements:

35. Compensatory planting for loss of vegetation as a result of the development is to accord with provisions of Council's Koala Plan of Management.

Compensatory planting is to be undertaken at a 1.5 ratio to ameliorate impact on koala habitat.

Planting arrangements are not to impact on requirements for establishment and maintenance of any Asset Protection Zone required for this development or Stage 2.

Details of the location of the compensatory planting area is to be submitted to Council for approval prior to undertaking this work, with the planting being completed **prior to issue of the Subdivision Certificate**.

Water and Sewerage Services:

36. The **Subdivision Certificate not being released** until a Certificate of Compliance pursuant to Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000 evidencing that adequate arrangements have been made for the provision of water and sewerage services to and within the development is produced to Council.

Developer Contributions:

37. Payment to Council of contributions, at the rate current at the time of payment, towards the provision of the following public services or facilities:

Note 1 - The contributions are to be paid prior to release of any Subdivision Certificate unless other arrangements acceptable to Council are made.

Note 2 - The rates will be adjusted in accordance with the procedures set out in Council's Section 94 Contributions Plans. The applicant is advised to confirm the contribution rate applicable at the time of payment as rates are revised at least annually.

Note 3 - If the development is to be staged, contributions are to be paid on a pro rata basis in respect of each stage.

	\$ Per Lot
- Coordination and Administration	324.56
- Coffs Harbour Road Network	782.27
- Surf Rescue Equipment	90.99
- Library Resources	246.48
- Beach Protection Works	216.76
- Regional Open Space	894.81
- District Open Space	2,932.98
- Neighbourhood Open Space	642.01
- Transport and Traffic	5,253.36
- Development Studies	127.36
- Open Space	746.25
- Roads and Traffic Facilities	1,509.40

The Section 94 contribution is currently \$13,767.23 per lot.

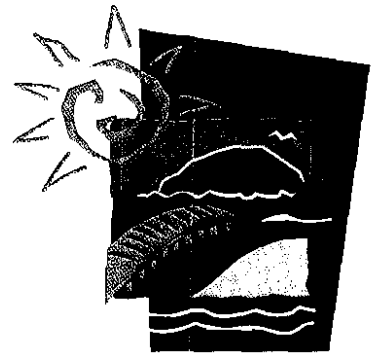
The Section 94 Contribution is currently \$330,413.52 for the 25 lot subdivision (24 residential lots and one residue lot).

Contributions have been imposed under the following plans:

- Regional, District & Neighbourhood Facilities 2007.
- Coffs Harbour Road Network 2007.
- Surf Rescue Equipment 2006.
- Hearn's Lake Release Area 2005

The Contribution Plans may be inspected at the Council Administration Offices, 2 Castle Street, Coffs Harbour or on Council's web site, www.coffsharbour.nsw.gov.au.

COFFS HARBOUR CITY COUNCIL



Our Ref: 1861241 (DA 508/07)

19 February 2008

The Secretary
S J Connelly Pty Ltd
PO Box 538
LENNOX HEAD NSW 2478

Dear Mr Connelly

**Development Application No. 508/07 – staged subdivision
Lot 260, DP1110719, Lot 1, DP726077, Lot 2, DP354878 and
Lot 1, DP726078, Graham Drive, Sandy Beach**

Reference is made to the subject application for staged development under the provisions of Section 83B of the Environmental Planning & Assessment Act 1979.

Separate application must be lodged for development consent for subdivision of the north portion of Lot 260, DP1110719, Lot 1, DP726077, Lot 2, DP354878 and Lot 1, DP726078.

Such development application shall have regard to the following considerations:

- Concept plan accompanying Development Application No. 508/07.
- Development Consent No. 508/07.
- Relevant statutory controls.
- Hearnese Lake/Sandy Beach DCP.
- Draft Local Environmental Plan Amendment No. 29.
- Site Analysis.
- Function and use of open space.
- Dedication of open space arrangements.
- Natural hazards, including bushfire risk, flooding, acid sulfate soils.
- Water Cycle Management.
- Infrastructure provision.
- Traffic and vehicular access.
- Heritage.
- Consultation with relevant agencies, Land Council/s, neighbouring property owners. In particular, the Marine Parks Authority, Department of Water and Energy, NSW Rural Fire Service, Roads and Traffic Authority, Department of Primary Industries (Fisheries).
- Statutory Site Audit Statement and Report (contaminated land).

/2...

- Acoustic mound/fencing/covenant.
- Boundary fencing.
- Demolition controls.
- Vegetation Management Plan preparation.
- Fauna and Flora Report, to include microchiropteran bats, threatened raptors, arboreal mammals and amphibians, hollow bearing trees, buffers, to accord with DECC Guidelines for Threatened Species Assessment.
- Playground/reserve (liaise with Council's Officer, Ms C Brooke).
- Identify the RL 3.5m AHD line along Double Crossing Creek.
- Perimeter road requirements to creek buffers.

The concept plans for the northern portion of the site are noted as Figure 5D – Urban Design Strategy, Figure 7A – Landscape Masterplan, Figure 11B – Bushfire Plan and propose 43 lots south of Double Crossing Creek and an integrated housing development for the area north of the creek, to be developed as Stage 2.

For further information on this matter please contact Mark Hannon on 6648.4631.

Yours faithfully

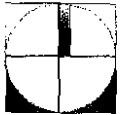


Mark Hannon
Project Manager Development

MSH:sms

Applicant

FIGURE 5B - ACCESS STRATEGY



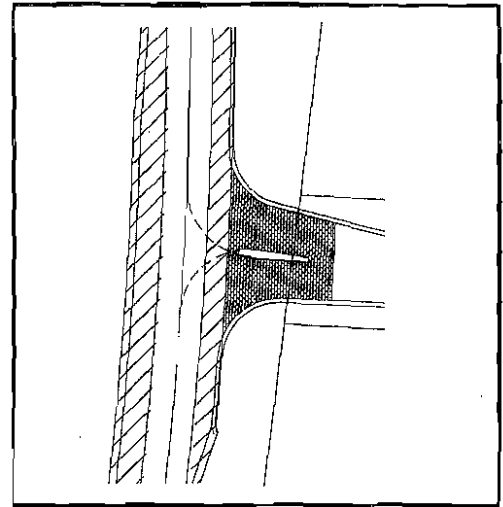
SCALE : NTS

Guiding Principles

- Provide equitable access for residents and general public.
- Develop road hierarchy to fit with DCP.
- Provide access for alternative forms of transport.
- Provide a safe and efficient transport network.
- Separate cyclists from vehicles where possible.
- Provide a connection between northern and southern precincts.

Main Features

- Provision of an off road pedestrian access way and cycleway.
- New bus shelter and bus bay.
- Access for pedestrians north-south and east-west.
- Type BA intersection with capacity for upgrading to a Type C intersection in the future.
- Road hierarchy with a defined collector road (18m road reserve) and minor roads.
- New pedestrian bridge over Double Creek.
- Single access to Graham Drive for Stage 1 with sight distance 75m for 80km/hr traffic speed.
- Northern perimeter road for fire protection access for fire fighting and demarcation for open space areas.



Intersection Detail

Coffs Harbour City Council APPROVED PLANS

Plans and specifications are to be read in conjunction with the relevant **DEVELOPMENT CONSENT** or **CONSTRUCTION CERTIFICATE** number shown below:

Development Consent No.

Construction Certificate No.

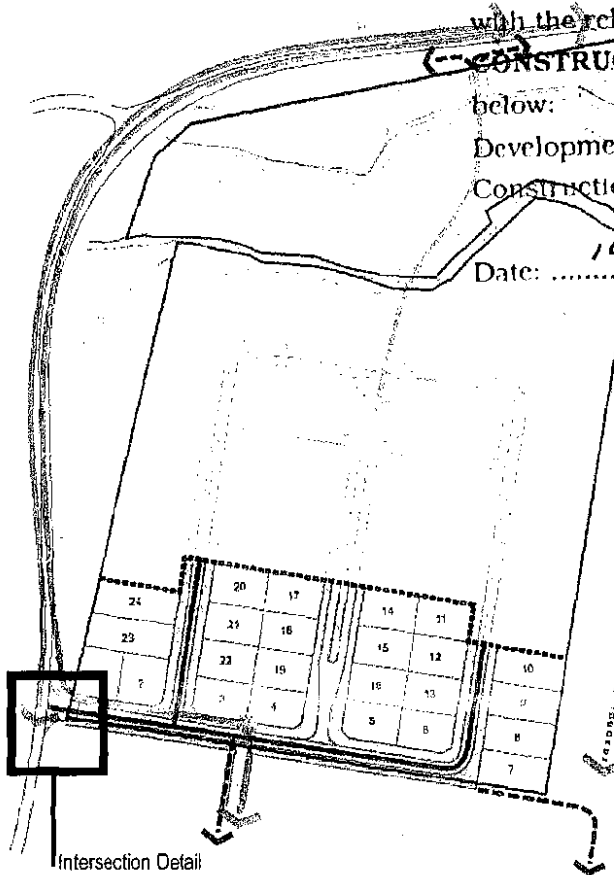
Date: 19.2.08

General Manager

Per:

LEGEND

- Site Boundary
- Stage One Boundary
- Road Network
- Access Driveway
- Landscaped Verge
- Proposed Bus Route
- Future Bus Route
- Collector Road
- Bike and Pedestrian path
- Pedestrian Flows
- Indicative On-site bus stop



Intersection Detail



Development Application and
Statement of Environmental Effects
Lot 260, DP752853, Lot 1 DP 726077,
Lot 2 DP354878 and Lot 1 DP736078
Graham Drive, Sandy Beach



FIGURE 5D - URBAN DESIGN STRATEGY

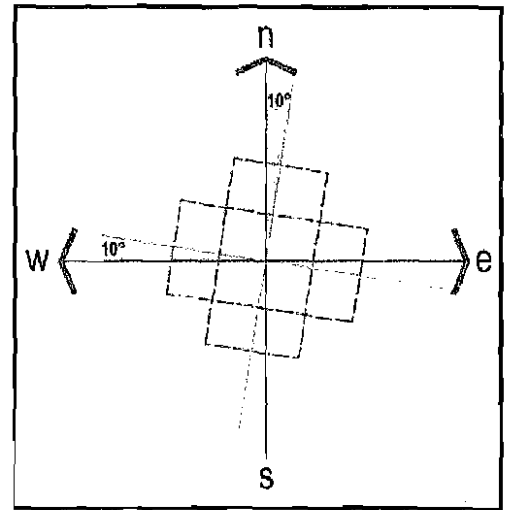


Guiding Principles

- Create a sense of place.
- Provide an energy efficient layout.
- Establish a legible road network and subdivision layout.
- Provide a sense of entry and departure.
- Encourage social mix and provide for safety.
- Deliver a design that relates to environmental constraints and opportunities.
- Provide an interesting landscape setting.

Main Features

- Mix of low density lots with 10 small sized lots, 3 medium sized lots, 39 conventional sized lots and 15 large sized lots.
- Three public vistas to creek.
- All lots with longest axis orientated to within 10 degrees of North-South (16 lots) or East-West (51 lots).
- Playground located as foci to terminate vista to main avenue.
- Simple grid pattern and circulating road network.
- Extensive buffers to creek with a minimum of 50m.
- Road design relating to function in terms of width.



Lot Orientation diagram

Coffs Harbour City Council APPROVED PLANS

Plans and specifications are to be read in conjunction with the relevant **DEVELOPMENT CONSENT** or **CONSTRUCTION CERTIFICATE** number shown

below:

Development Consent No.

Construction Certificate No.

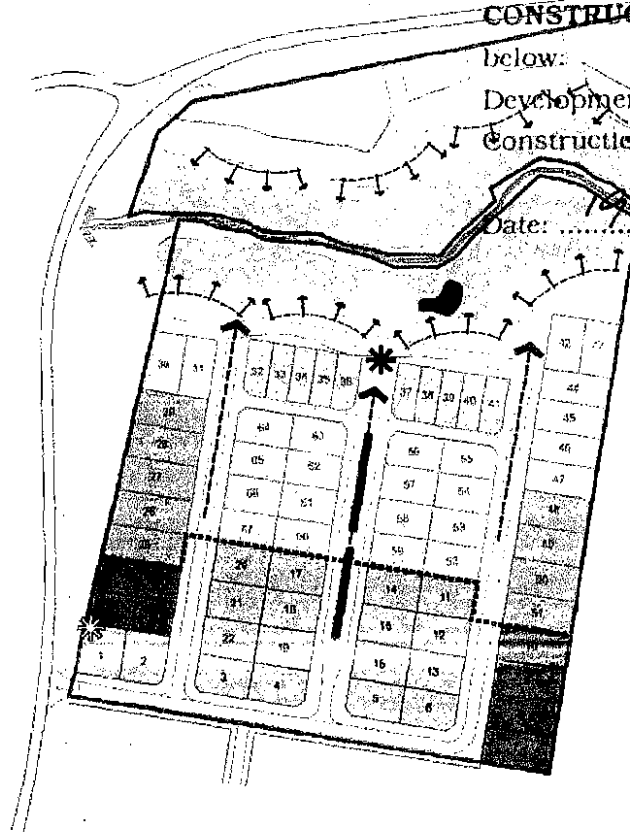
Date:

General Manager

Per:

LEGEND

- Site Boundary
- Stage One Boundary
- Courtyard Lot dwellings
- Traditional Lot dwellings
- Premium Traditional Lot dwellings
- Luxury Lot dwellings
- Views
- Vistas
- Onsite Destination
- Entry Statement
- Riparian Vegetation
- Bio-retention Zones
- Waterway



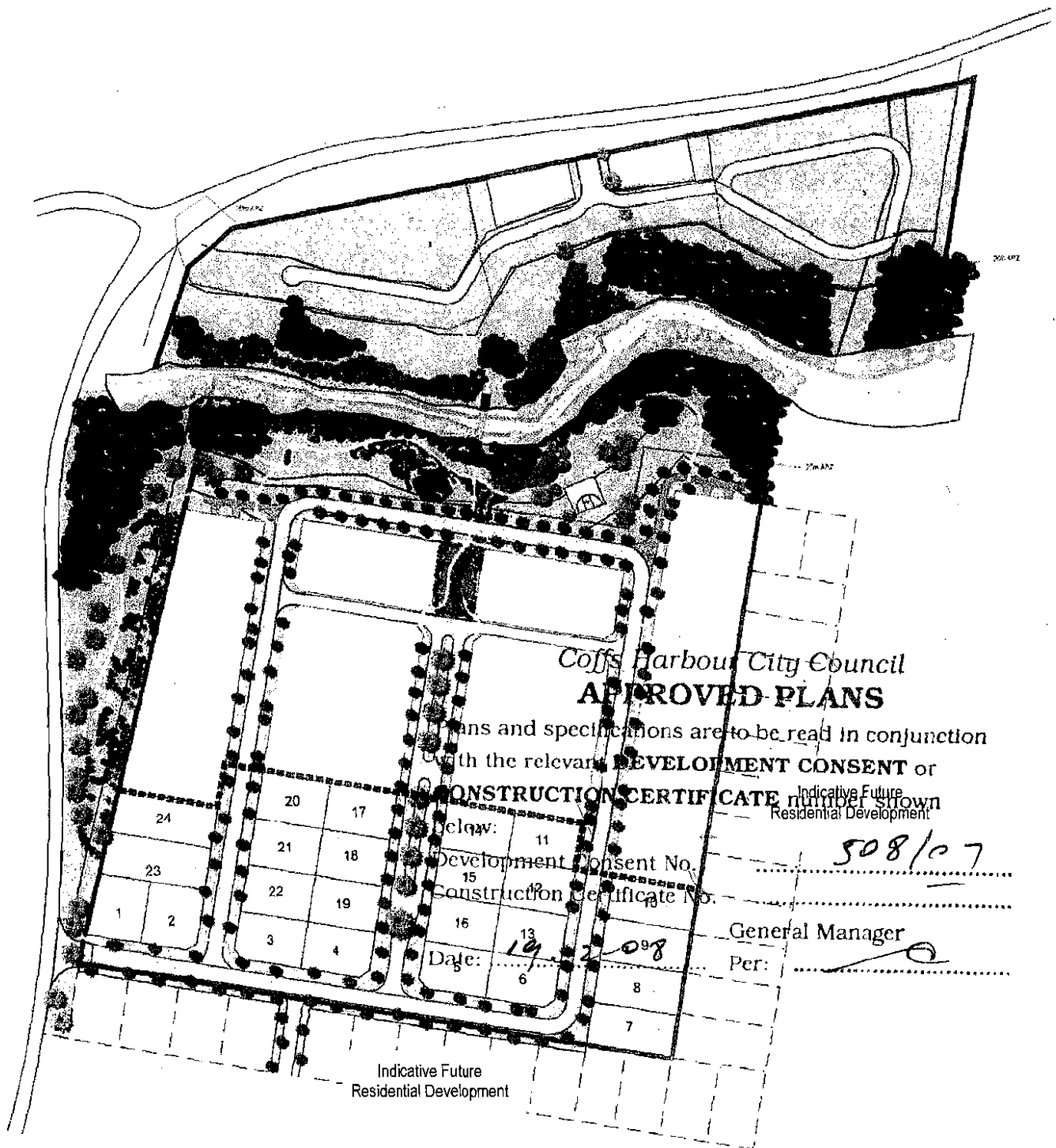
Development Application and
Statement of Environmental Effects
Lot 260, DP752853, Lot 1 DP 726077,
Lot 2 DP354878 and Lot 1 DP736078
Graham Drive, Sandy Beach



FIGURE 6 - THE PROPOSAL



SCALE : NTS



LEGEND

- | | | |
|--------------------|---------------------|--------------------------------|
| Site Boundary | Street trees | Playground areas |
| Stage One Boundary | Revegetation | Landscape Rehabilitation areas |
| Road Network | Existing vegetation | Bio-retention basin |
| Pedestrian pathway | Landscaping | Flood Zone |



Development Application and
Statement of Environmental Effects
Lot 260, DP752853, Lot 1 DP 726077,
Lot 2 DP354878 and Lot 1 DP736078
Graham Drive, Sandy Beach



LEGEND

- site boundary
- internal road
- existing indigenous vegetation
- revegetation planting
- existing site tree
- avenue of street trees
- groups of street trees
- feature tree
- shade tree
- new Eucalyptus planting
- new Casuarina planting
- shrub/groundcover planting
- turf
- 1.2 metre pathway
- pedestrian bridge
- boulders/planting to swale
- pavement
- pedestrian zone
- play equipment with softfall
- picnic shelter
- timber elements
- bikeway as per DCP

APPROVED PLANS

Plans and specifications are to be read in conjunction with the relevant **DEVELOPMENT CONSENT** or **CONSTRUCTION CERTIFICATE** number shown below:

Development Consent No. 508/07

Construction Certificate No.

Date: 19.2.08

General Manager

Per: [Signature]

Development Consent No. 3287-
Construction Certificate No.

Date: 19. 2-08 General Manager
Per: [Signature]



Development Application and
Statement of Environmental Effects
Lot 260, DP752853, Lot 1 DP 726077,
Lot 2 DP354878 and Lot 1 DP736078
Graham Drive, Sandy Beach

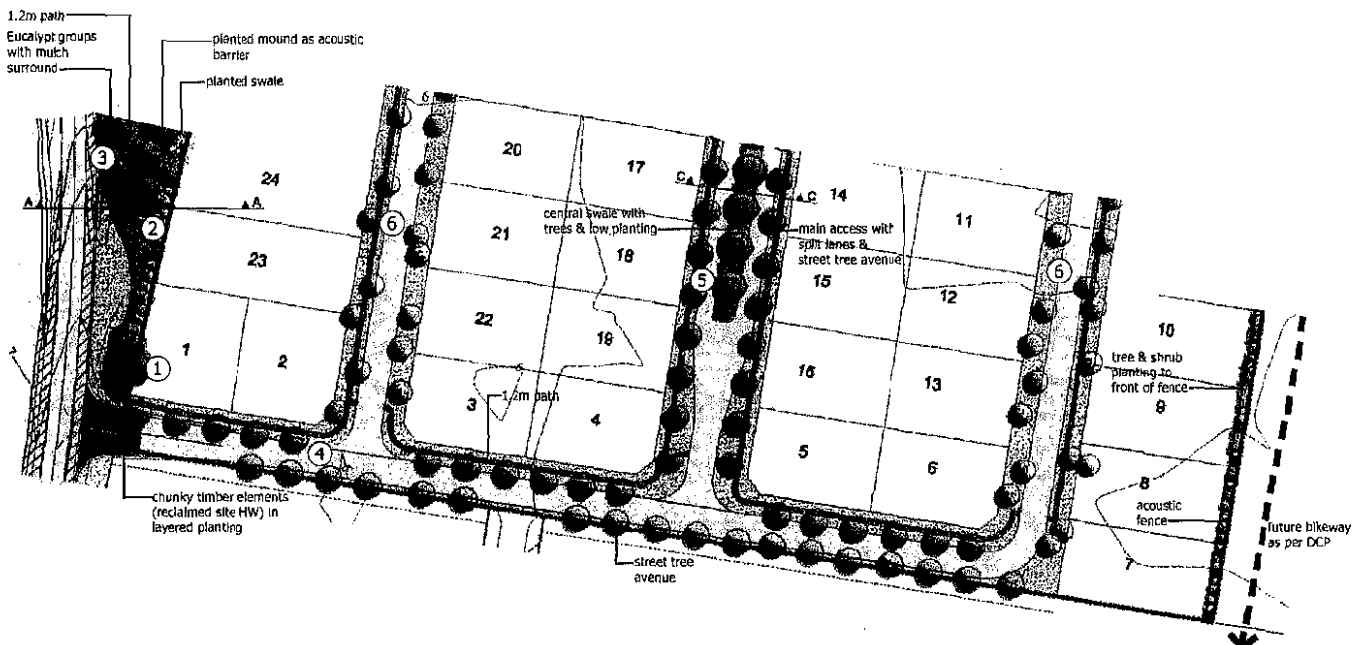


jackie amos landscape architect



SCALE 1:2000 @ A3

FIGURE 7D - STAGE ONE MASTERPLAN



Proposed Tree Species

- | | | |
|------------------|---------------------------------|----------------------|
| ① entry | <i>Brachychiton discolor</i> | Lacebark Tree |
| | <i>Syzygium jambos</i> | Rose Apple |
| | <i>Xanthostemon chrysanthus</i> | Golden Penda |
| ② acoustic mound | <i>Alphitonia excelsa</i> | Red Ash |
| | <i>Backhousia citriodora</i> | Lemon Scented Myrtle |
| | <i>Backhousia myrtifolia</i> | Grey Myrtle |
| | <i>Elaeocarpus reticulatus</i> | Blueberry Ash |
| | <i>Syzygium australe</i> | Brush Cherry |
| | <i>Syzygium luehmanii</i> | Riberry |

- | | | |
|----------------|---------------------------|-------------|
| ③ Graham Drive | <i>Eucalyptus grandis</i> | Flooded Gum |
|----------------|---------------------------|-------------|

- | | | |
|----------------------|------------------------|------------|
| ④ main internal road | <i>Syzygium jambos</i> | Rose Apple |
|----------------------|------------------------|------------|

Plans and specifications to be read in conjunction with the relevant **DEVELOPMENT CONSENT** or **CONSTRUCTION CERTIFICATE** number shown below.

Development Consent No. 508/07
 Construction Certificate No. 508/07

Date: 19.2.08 General Manager
 Per: [Signature]

LEGEND

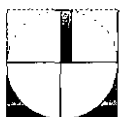
- site boundary
- internal road
- avenue of street trees
- groups of street trees
- feature tree
- shrub/groundcover planting
- turf
- 1.2 metre pathway
- bikeway as per DCP



Development Application and
 Statement of Environmental Effects
 Lot 260, DP752853, Lot 1 DP 726077,
 Lot 2 DP354878 and Lot 1 DP736078
 Graham Drive, Sandy Beach

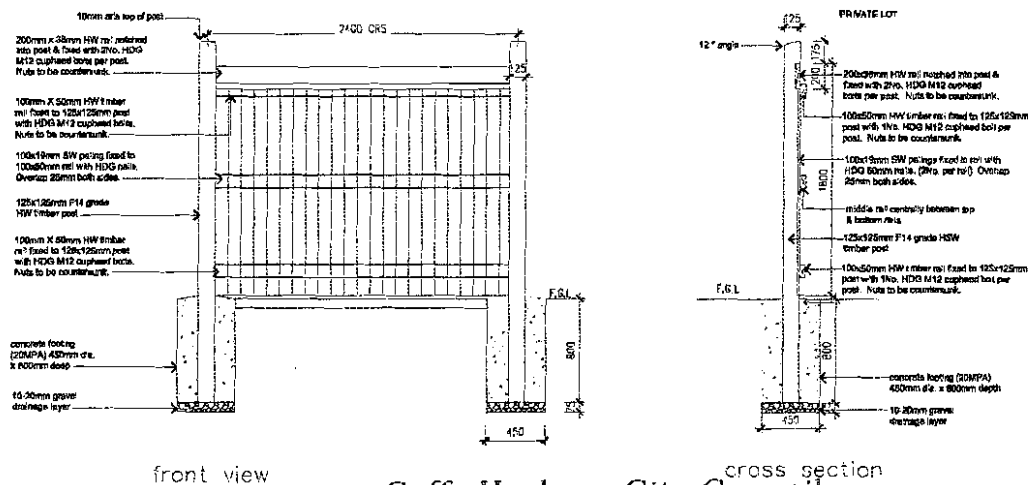


jackie amos landscape architect



SCALE 1:1500 @ A3

FIGURE 7H - STAGE ONE PROPOSED FENCING



front view

cross section

Coffs Harbour City Council

APPROVED PLANS

Plans and Specifications are to be read in conjunction with the relevant DEVELOPMENT CONSENT or CONSTRUCTION CERTIFICATE number shown below:

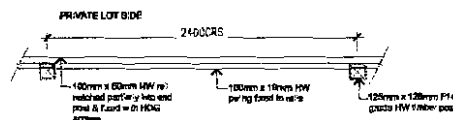
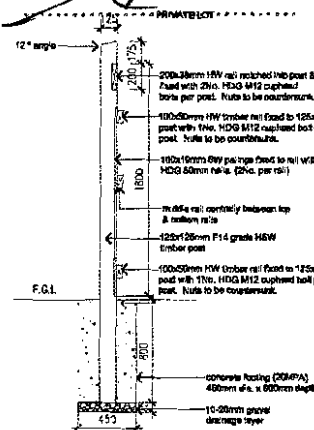
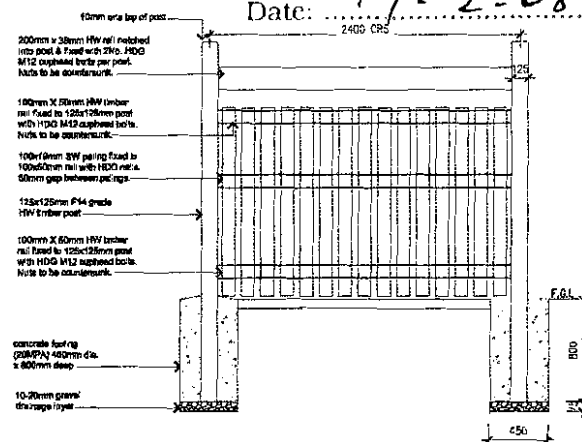
ACOUSTIC FENCE
landscape detail

Development Consent No. 508/07
scale 1:20 @ A1
Construction Certificate No.

General Manager

Per:

Date: 19-2-08



WESTERN BOUNDARY FENCE lots 1 & 60

landscape detail scale 1:20 @ A1

XX



Development Application and
Statement of Environmental Effects
Lot 260, DP752853, Lot 1 DP 726077,
Lot 2 DP354878 and Lot 1 DP736078
Graham Drive, Sandy Beach

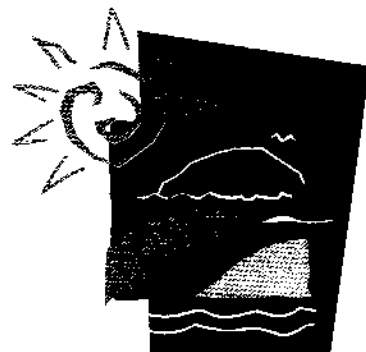


jackie amos landscape architect



SCALE 1:40 @ A3

COFFS HARBOUR CITY COUNCIL



Our Ref: 1910045 (DA 508/07)

24 April 2008

Mr M Petersen
Petersen Consulting Group
1/41 Howard Street
COFFS HARBOUR NSW 2450

Dear Mr Petersen

Development Application No. 508/07 and determination that subsequent development (Stage 2) is of local environmental significance

Council refers to correspondence dated 10 March 2008 from S J Connelly Pty Ltd and email dated 11 April 2008 from Petersen Consulting Group concerning the development approval process for subsequent stages of this staged subdivision.

Development Consent No. 508/07 was issued by Council on 19 February 2008 for a staged development (24 lots plus residue lot). This consent applied to Lot 260, DP1110719.

Development Application No. 508/07 was accompanied by concept plans for the further (Stage 2) development of Lot 260, DP1110719 plus Lot 1, DP726077, Lot 2, DP354878 and Lot 1, DP726078.

Council, by letter dated 19 February 2008 endorsed the concept plans subject to any future development application addressing a number of considerations (copy attached).

Council acknowledges that the next stage of the development will be confined to Lot 260, DP1110719 and not to those land parcels situated north of Double Crossing Creek (as those lots are no longer in the same ownership).

Stage Two will therefore comprise 43 residential lots and a public reserve (creek side park).

Having regard to the scale, servicing and locational aspects of the proposal and Council's evaluation and determination of the first stage of this residential subdivision Council is of the view that Stage Two may be handled as "local" development under Part 4 of the Act.

Petersen Consulting Group

24 April 2008

Council is prepared to determine the proposal (Stage Two) if the development is declared "local" by the Minister under Schedule 2 of State Environmental Planning Policy (Major Projects) 2005.

For further information on this matter please contact Mark Hannon on 6648.4631.

Yours faithfully



Mark Hannon
Project Manager Development

MSH:sms

c.c. Mr S Connelly
S J Connelly Pty Ltd
PO Box 538
LENNOX HEAD NSW 2478

Appendix C

Urban Design Strategy, Staging Plan, Creek Rehabilitation Plan and Landscaping Plan

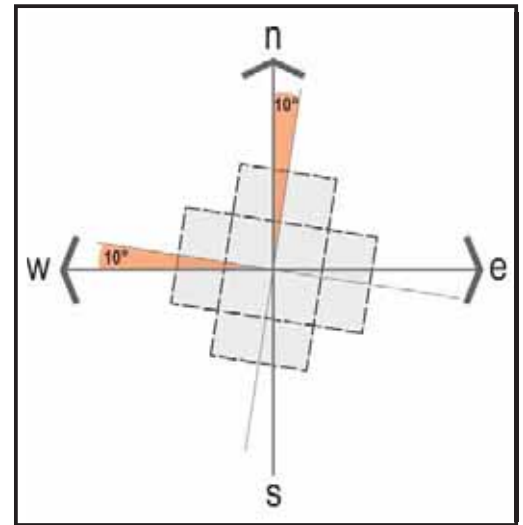
URBAN DESIGN STRATEGY

Guiding Principles

- Create a sense of place.
- Provide an energy efficient layout.
- Establish a legible road network and subdivision layout.
- Provide a sense of entry and departure.
- Encourage social mix and provide for safety.
- Deliver a design that relates to environmental constraints and opportunities.
- Provide an interesting landscape setting.

Main Features

- Mix of low density lots with 10 small sized lots, 4 medium sized lots, 38 conventional sized lots and 15 large sized lots.
- Three public vistas to creek.
- All lots with longest axis orientated to within 10 degrees of North –South (28 lots) or East West (39 lots).
- Playground located as foci to terminate vista to main avenue.
- Simple grid pattern and circulating road network.
- Extensive buffers to creek with a minimum of 50m.
- Road design relating to function in terms of width.



Lot Orientation diagram



LEGEND

- Site Boundary
- Stage One Boundary
- Courtyard Lot dwellings
- Traditional Lot dwellings
- Premium Traditional Lot dwellings
- Luxury Lot dwellings
- Views
- Vistas
- ★ Onsite Destination
- ★ Entry Statement
- Riparian Vegetation
- Bio-retention Zones
- Waterway



Development Application and
Statement of Environmental Effects
Lot 260, DP752853, Lot 1 DP 726077,
Lot 2 DP354878 and Lot 1 DP736078
Graham Drive, Sandy Beach



STAGING PLAN



Stage One

landscape works include:

- entry statement
- street tree & streetscape planting for 24 lots
- acoustic mound to western boundary for extent of stage one
- acoustic fencing to eastern boundary for extent of stage one
- bus stop & shelter
- pathways for extent of stage one

Stage Two

landscape works include:

- creekside parkland
- street tree & streetscape planting for extent of stage two
- acoustic mound & tree planting to Graham Drive to western boundary for extent of stage two
- acoustic fencing to eastern boundary for extent of stage two
- pathways for extent of stage one
- landscape to APZ
- street tree & streetscape planting to integrated housing site
- landscape to integrated housing site
- entry landscape to integrated housing site



Development Application and
Statement of Environmental Effects
Lot 260, DP752853, Lot 1 DP 726077,
Lot 2 DP354878 and Lot 1 DP736078
Graham Drive, Sandy Beach

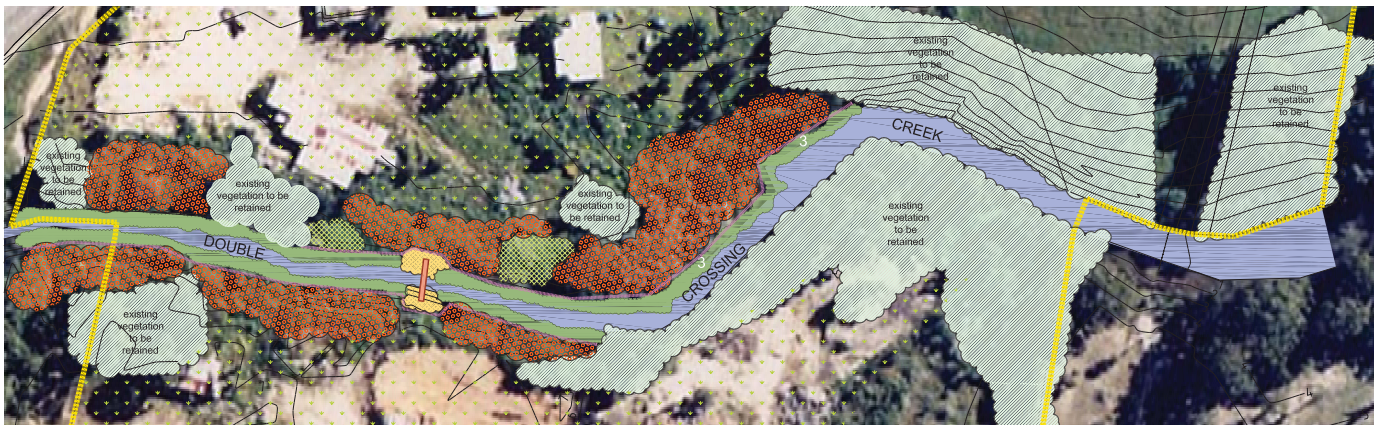


jackie amos landscape architect



SCALE NTS

CREEK REHABILITATION PLAN



CREEK REHABILITATION STRATEGIES

Strategy 1
At accessible, stable locations weeds are to be removed using an excavator with mulcher attachment. Mulched material to be left on ground as cover. revealed piles of topsoil to be levelled to fill any exposed holes on the banks and to create even batters for planting. Cleared areas to be replanted with tubestock of native riparian species.

Strategy 2
At locations where there are weeds with deeply established root systems (e.g. areas of Cane Grass & Coral trees) weeds are to be cut at ground level using an excavator with mulcher attachment or chainsaw. Stumps to be painted/sprayed with Landcare recommended treatment/chemical. Cleared areas to be revegetated with tubestock planting of native riparian species.

Strategy 3
Retain a 3 to 5 metre corridor of existing groundcover weeds on the lower creek bank or area immediately adjacent to the creek invert to provide a planted buffer to runoff and to maintain creek bank stability. Revegetation areas are to be established above this zone with an access left between the weed & revegetation areas to allow for the control of weeds. Individual tubestock planting of riparian trees will be located at any gaps in the weed corridor.

Strategy 4
Exposed areas beyond the creek banks are to be grass seeded. Prior to seeding rip areas along the contours to minimise stormwater runoff along ripelines.

Strategy 5
Existing steel footbridge is to be removed as part of demolition works. Install pinned hessian or similar product at any locations where removal of the bridge leaves banks exposed. Cut holes in stabilising fabric and plant with native riparian grasses & groundcovers.

GENERAL STRATEGIES
Install silt fence above the retained corridor of weeds.

Revegetation areas to be mulched with fibrous native mulch to assist in stabilising & retaining mulch to planted areas.

NOTE:
The location of strategies indicated the preferred strategy to be used at each location. Some minor adjustments may need to occur on site as to the location of particular strategies as works progress and the ext

Legend

site boundary

existing vegetation to be retained

strategy 1 - weed removal & revegetation

strategy 2 - weed removal & revegetation

strategy 3 - creek stabilisation

strategy 4 - grass seeding

strategy 5 - weed removal & creek stabilisation

silt fence

Proposed Revegetation Species to Double Crossing Creek, Sandy Beach Mill	
Botanical Name	Common Name
Trees & Shrubs	
Acmena smithii	Narrow-leaved Lilly Pilly
Alphitonia excelsa	Red Ash
Callistemon saligna	Pink Tipped Bottlebrush
Casuarina littoralis	Black She-Oak
Decaspermum humile	Silky Myrtle
Eucalyptus microcorys	Tallowood
Eucalyptus grandis	Flooded Gum
Eucalyptus propinqua	Small-fruited Grey Gum
Eucalyptus robusta	Swamp Mahogany
Ficus coronata	Sandpaper Fig
Glochidion ferdinandi	Cheese Tree
Jacksonia scoparia	Dogwood
Leptospermum laevigatum	Coast Tea Tree
Lophostemon confertus	Brush Box
Lophostemon suaveolens	Swamp Turpentine
Melaleuca quinquenervia	Broad-leaved Paperbark
Sarcopteryx stipata	Steelwood
Syzygium australe	Scrub Cherry
Syzygium oleosum	Blue Lilly Pilly
Tristanopsis laurina	Water Gum
Groundcovers	
Baumea articulata	Jointed Twigrush
Blechnum indicum	Swamp Water-fern
Carex appressa	Tall Sedge
Cissus antarctica	Water Vine
Crinum pendunculatum	Swamp Lily
Dianella caerulea	Flax Lily
Eleocharis acuta	Common Spike-rush
Eustrephus latifolius	Wombat Berry
Gahnia aspersa	Red-fruited Saw Sedge
Geitonoplesium cymosum	Scrambling Lily
Hardenbergia violacea	False Sarsparilla
Juncus usitatus	Common Rush
Lomandra hystrix	Mat Rush species
Lomandra longifolia	Mat Rush
Philydrium lanuginosum	Wooly Frogmouth



Development Application and
Statement of Environmental Effects
Lot 260, DP752853, Lot 1 DP 726077,
Lot 2 DP354878 and Lot 1 DP736078
Graham Drive, Sandy Beach



LANDSCAPING PLAN



KEY

- ① pathway link to Graham Drive & Sandy Beach
- ② new plantings of Eucalyptus species
- ③ existing sawmill artefacts collected in outdoor museum & display area
- ④ shelter with picnic facilities
- ⑤ sculptural timber elements from reclaimed sawmill hardwood timbers
- ⑥ junior and senior play areas separated with landscape elements
- ⑦ timber seating platforms overlooking play area
- ⑧ pedestrian bridge across creek
- ⑨ planted swale
- ⑩ grassed/planted detention area featuring Casuarina groups in masses of native grasses
- ⑪ half basketball court
- ⑫ seats below spreading shade trees
- ⑬ overland flow as landscape feature with boulders, sculptural plants and pavement edge
- ⑭ shrubs to give privacy to residences
- ⑮ pathway link to creekside park
- ⑯ pavement to create slow zone
- ⑰ weed removal and revegetation planting
- ⑱ remnant indigenous vegetation weeded & retained

LEGEND

- existing indigenous vegetation
- revegetation planting
- existing site tree
- feature tree
- shade tree
- new Eucalyptus planting
- new Casuarina planting
- shrub/groundcover planting
- turf
- 1.2 metre pathway
- pedestrian bridge
- boulders/planting to swale
- pavement
- pedestrian zone
- play equipment with softfall
- picnic shelter
- timber elements
- bikeway as per DCP



Development Application and
Statement of Environmental Effects
Lot 260, DP752853, Lot 1 DP 726077,
Lot 2 DP354878 and Lot 1 DP736078
Graham Drive, Sandy Beach



jackie amos landscape architect



SCALE 1:1000 @ A3

XX