

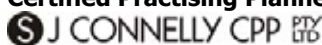
Environmental Assessment

Sandy Beach Mill Stage 2



Proposed 42 Lot Residential Subdivision at Lot 260 DP1110719 Graham Drive, Sandy Beach.

Prepared for:
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Section 1

Introduction

This section provides a brief introduction to the Project, and outlines the purpose of the Environmental Assessment and its structure.

1.1 Introduction



This Environmental Assessment (EA) has been prepared by S J CONNELLY CPP PTY LTD and the Petersen Consulting Group for Sandy Beach Mill Pty Ltd (SBM).

The EA has been prepared following the receipt of Director-General's Environmental Assessment Requirements (DGR's), which were provided in response to the lodgement of a Preliminary Environmental Assessment (PEA) and Project Application for a Major Project (the Project) at Sandy Beach, within the Coffs Harbour Local Government Area.

The EA is submitted pursuant to Part 3A of the Environmental Planning and Assessment Act 1979 (the Act).

The Project includes the creation of 42 Torrens title residential allotments, a public reserve (park) adjoining Double Crossing Creek and associated infrastructure.

The purpose of this EA is to:

- provide a written and graphical description of the Project, which also identifies its location; and
- satisfy legislative requirements under Part 3A of the Act, namely, the submission of an Environmental Assessment which addresses the DGR's issued for the Project.

This EA has been drafted so as to firstly provide an introduction to the Project (Section 1), followed by three sections which address the DGR's in terms of:

- General Requirements (Section 2);
- Key Issues (Section 3); and,
- Consultation (Section 4).

A copy of the correspondence from the Department of Planning (DoP) outlining the DGR's for the Project is included as **Appendix A**.

1.2 Site Location

Lot 260 DP1110719 (which contains the site) is located approximately 20km north of the Coffs Harbour City Centre and 3km south of the Woolgoolga Town Centre. It is also located west of the Pacific Highway, and is shown in **Plan 1 - Locality Plan** below.

1.3 Site Characteristics

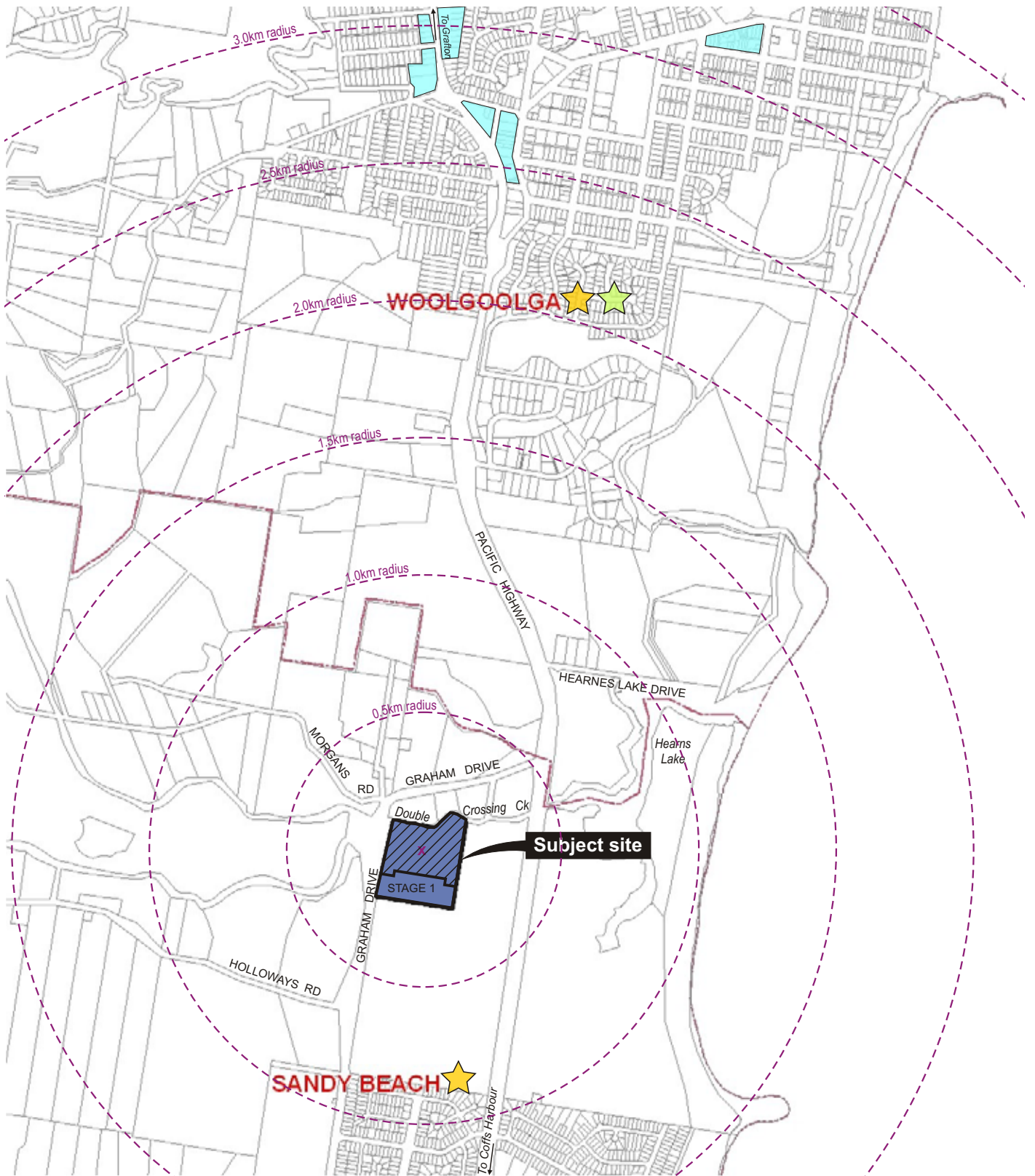
The site has frontage to Graham Drive along its western boundary and is bound by Double Crossing Creek to the north. The land is typical of the land that lies within the narrow floodplains of the coastal basins that exist along this part of the coast. It is relatively flat, is part of a small catchment (i.e. the catchment of Double Crossing Creek) and contains a mix of forest and riparian vegetation along its northern boundary along Double Crossing Creek, with scattered trees in other locations.

The site comprises the northern portion of Lot 260 DP1110719.

Lot 260 DP1110719 has an area of 7.89 hectares and has a frontage of 284.5m to Graham Drive. Two unsealed access roads that once served the sawmill and dwelling houses previously located on it extend across the land. The site is shown in better detail in **Plan 2 - Existing Site Survey Plan** and **Plan 3 - Aerial Photograph** all found below.

1.4 Further Information

Should the Department require any additional information or wish to clarify any matter raised by this EA please feel free to contact Mr Stephen Connelly (02 66877171) or Mr Mark Petersen (02 6652 6821).



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Subject site - Stage 2 Sandy Beach Mill



Lot 260 DP 1110719



Shopping facilities



Locality containing recreational facilities



Locality containing community facilities



0 400m

1:20 000 @ A4

Source: Coffs Harbour City Council, May 2005

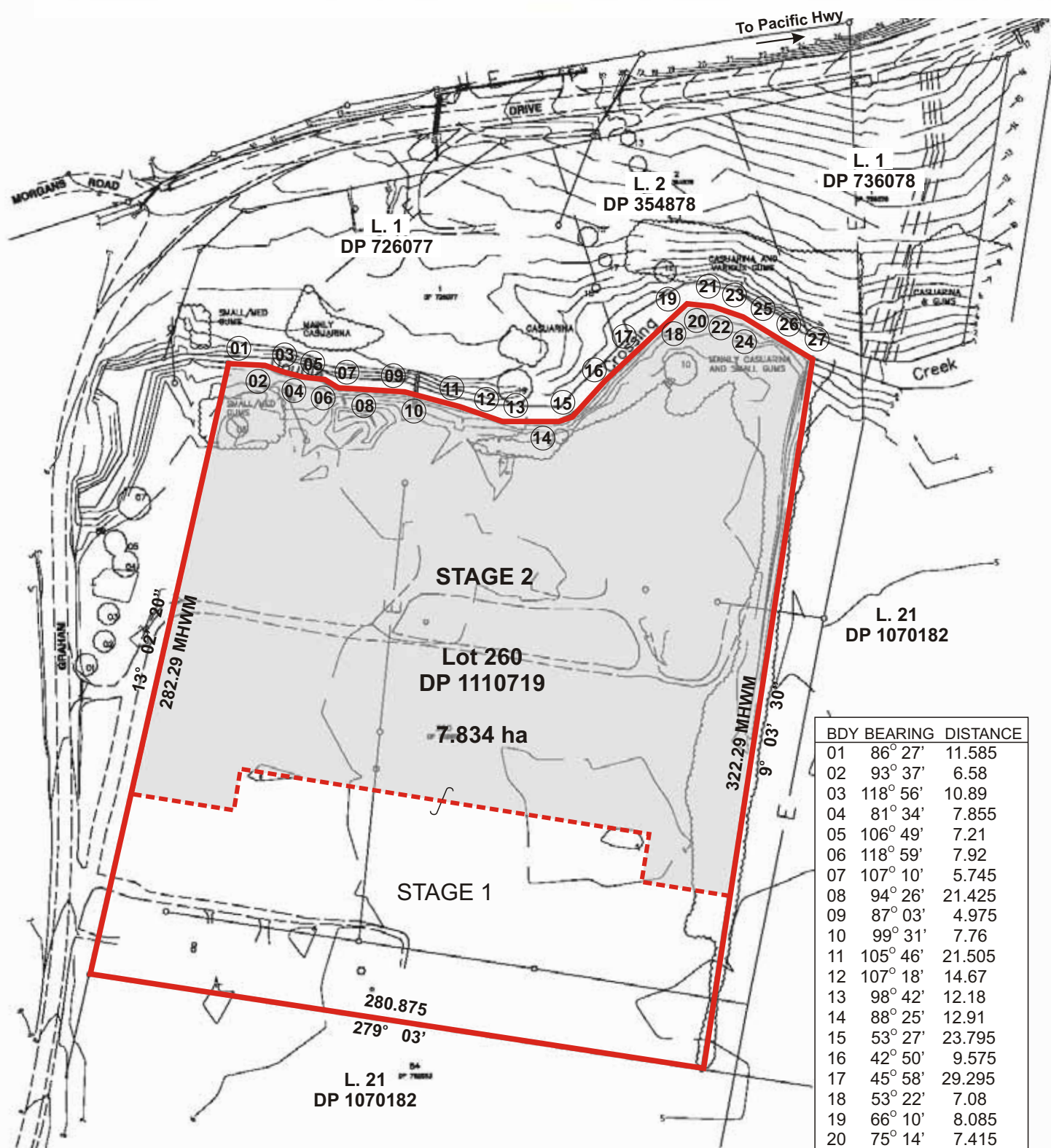
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Plan 1

LOCALITY PLAN

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Stage 2 Sandy Beach Mill

Stage 1 Sandy Beach Mill

BDY	BEARING	DISTANCE
01	86° 27'	11.585
02	93° 37'	6.58
03	118° 56'	10.89
04	81° 34'	7.855
05	106° 49'	7.21
06	118° 59'	7.92
07	107° 10'	5.745
08	94° 26'	21.425
09	87° 03'	4.975
10	99° 31'	7.76
11	105° 46'	21.505
12	107° 18'	14.67
13	98° 42'	12.18
14	88° 25'	12.91
15	53° 27'	23.795
16	42° 50'	9.575
17	45° 58'	29.295
18	53° 22'	7.08
19	66° 10'	8.085
20	75° 14'	7.415
21	85° 15'	5.355
22	108° 57'	6.8323
23	140° 05'	6
24	114° 48'	2.875
25	90° 42'	7.57
26	119° 49'	20.45
27	145° 57'	9.905

North

 1:2500 @ A4

Source: Blairlanskey Surveys
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Plan 2

EXISTING SITE SURVEY PLAN

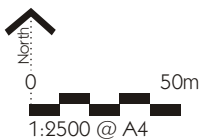
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Stage 2 Sandy Beach Mill
(Part Lot 260 DP 1110719)



Source: Aerial photo taken May 2009
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Plan 3

AERIAL PHOTOGRAPH OF THE SITE

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