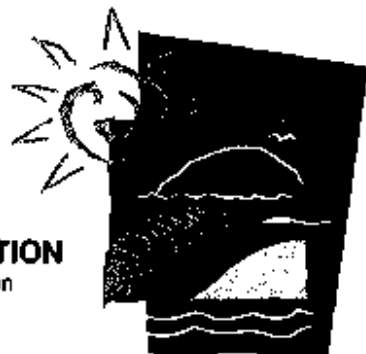


# Appendix B

## Development Consent 508/07

# 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

Received  
 Project  
 to be returned  
 reviewed  
 approved for use  
 noted, file - no action required  
 approved for payment of fees  
 action as follows

*27/2/08*  
*Connelly*  
*27/2/08*  
*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**

**DEFERRED COMMENCEMENT CONSENT**

Consent to operate from

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 *[Signature]*

MSH:sms  
(D)

19 February 2008

- 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](mailto:coffs.council@chcc.nsw.gov.au)
- Website: [www.coffsharbour.nsw.gov.au](http://www.coffsharbour.nsw.gov.au)

**Development Application No. 508/07**

**Schedule of Conditions**

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**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 (2<sup>nd</sup> 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 Connely 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.

- 2 -

**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/m<sup>2</sup>.

**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.

- 3 -

**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.

- 4 -

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 "Cauffield 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.

- 5 -

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.

- 6 -

**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.

- 7 -

**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).**

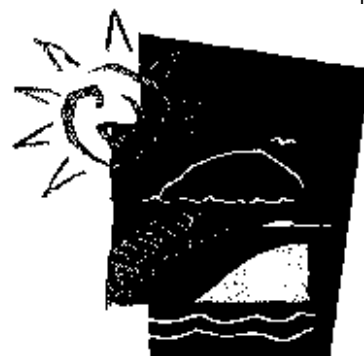
**Contributions have been imposed under the following plans:**

- 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](http://www.coffsharbour.nsw.gov.au).

\*\*\*\*\*

# COFFS HARBOUR CITY COUNCIL



Our ref: DA 508/07

19 February 2008

Mr S Connelly  
PO Box 538  
LENNOX HEAD NSW 2478

Dear Mr Connelly

**Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000  
Development Consent No. 508/07 for Subdivision – Staged Development  
(25 residential lots plus a residue lot)  
Lot 260, DP1110719, No. 234 Graham Drive, Sandy Beach**

Council refers to the attached Notice of Determination of development application and in particular to the requirement that a Certificate of Compliance pursuant to the above Act be obtained.

When you apply for a Certificate of Compliance, your application must be accompanied by:

1. Evidence that,
  - a) stormwater, water supply, sewerage, drainage and interallotment drainage has been supplied to the development; or
  - b) arrangements satisfactory to Council have been made for the provision of all such services; and
2. Payment (preferably by way of bank cheque) of Council's developer contributions applicable at the time of the application for the Certificate of Compliance.

For your information, the developer contributions applicable at the date of the development consent are:

The current contribution rate is:

		Amount/Lot \$	Total \$
Works to satisfy increased demand within the area for 25 lot(s) of residential subdivision (24 residential lots and one residue lot).			
Water	Headworks	4,754.66	114,111.84
	Reticulation	1,803.50	43,284.00
Sewer	Headworks	1,567.46	37,619.04
	Reticulation	2,910.99	69,863.76
<b>TOTAL AMOUNT PAYABLE</b>			<b>264,878.64</b>

/2

- 2 -

The developer contributions are reviewed from time to time and are also subject to annual adjustment in accordance with the Consumer Price Index for Sydney (All Groups).

Prior to making your application for the Certificate of Compliance, you should ascertain the level of developer contributions then payable from Council's Corporate Resources Section, telephone (02) 6648 4000.

Please find attached Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000 Explanatory Notes.

Yours faithfully

PM Salter  
Director  
Land Use, Health and Development

Per: 

MSH:sms

End

# COFFS HARBOUR CITY COUNCIL

## DIVISION 5 OF PART 2 OF CHAPTER 6 OF THE WATER MANAGEMENT ACT 2000

### EXPLANATORY NOTES

Council is now required to use the Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000, if it wishes to recover the costs of water management works constructed to serve your development.

Consequently, a condition of development consent has been imposed which prevents the implementation of the approval until a Certificate of Compliance under Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000 is obtained from Council.

To expedite the issuing by Council of the above Certificate, the application form and Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000 Notice necessary for you to obtain the Certificate is enclosed for your attention.

The Notice may involve the payment of an amount towards the cost of the specified works and, if necessary, the construction of certain works to serve the development.

In this regard it will be necessary for you:

- a) to complete the application for Developer's Certificate of Compliance and return it to this office together with a copy of the consent; and
- b) to comply to Council's satisfaction with the requirements as specified in the Notice.

Linen plans of subdivision or Construction Certificates which may follow a development consent will not be released until the above matters have been finalised.

For further enquiries, please contact the Planning, Environment and Development Department.

\*\*\*\*\*

# COFFS HARBOUR CITY COUNCIL

## APPLICATION FOR DEVELOPERS CERTIFICATE OF COMPLIANCE

I hereby apply under Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000, for a Section 6A Certificate of Compliance relating to the provision of services to the land described below.

This application relates to

Development Consent No. ....

For the proposed.....

.....

at .....

.....

Applicant's Name .....

Address .....

Owner's Name .....

Address .....

Signature .....

Owner/Applicant

Date .....

# 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...

- 2 -

S J Connelly Pty Ltd

19 February 2008

- 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

# FIGURE 5B - ACCESS STRATEGY



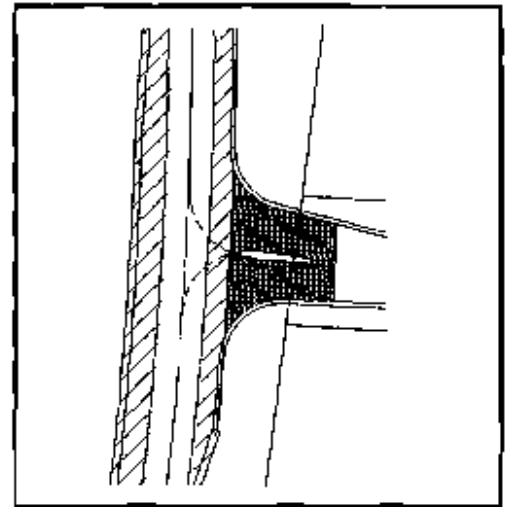
SCALE : NTS

### 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:

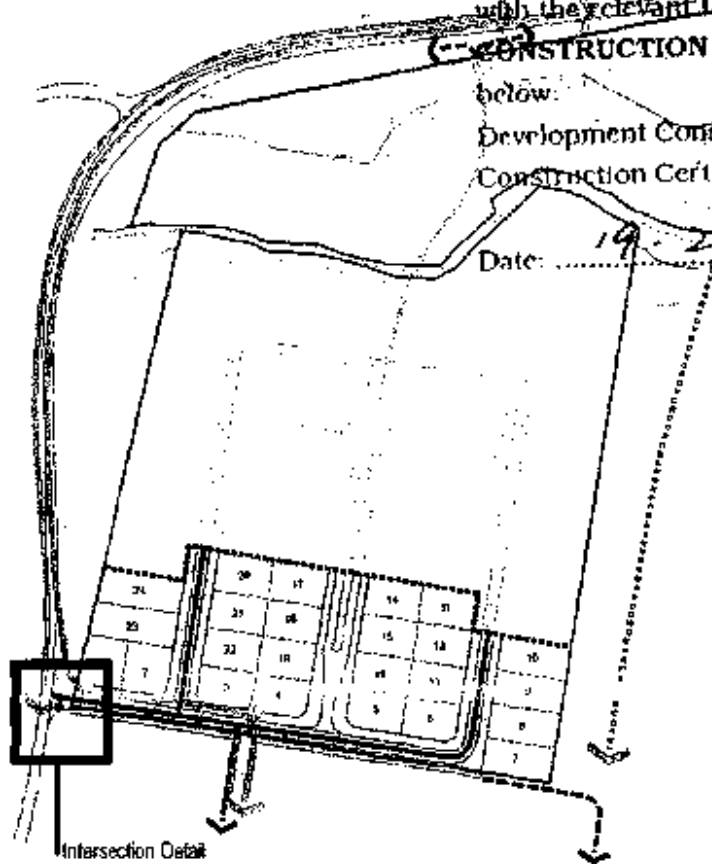
Development Consent No. ....  
Construction Certificate No. ....

General Manager

Date: 19.2.08

Per: [Signature]

508/07



### 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



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



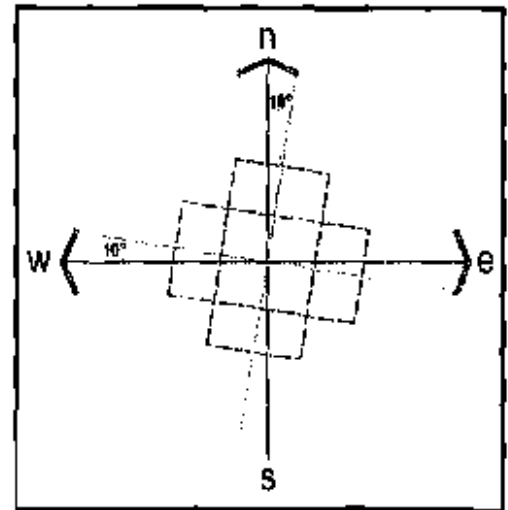
SCALE : NTS

### 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 focal 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. ....

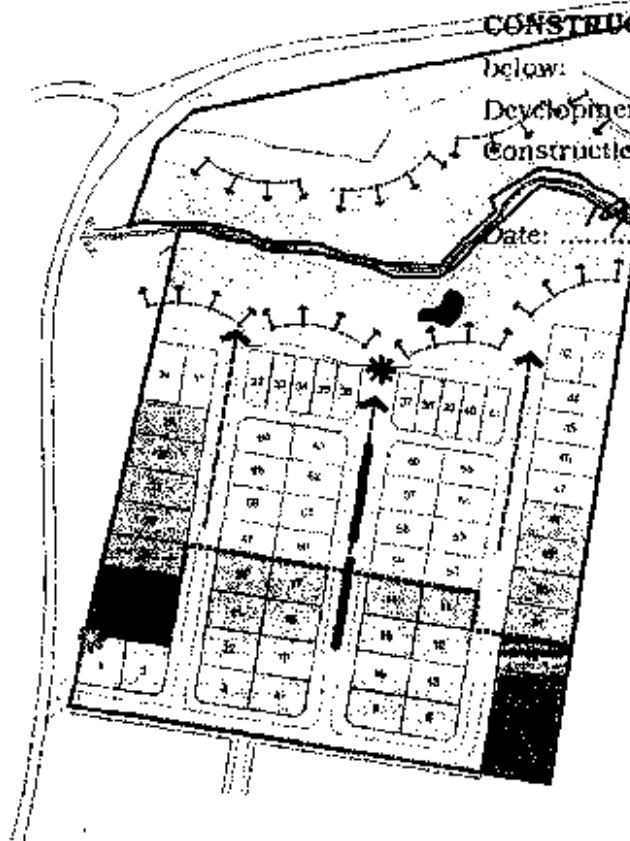
Construction Certificate No. ....

Date: 19/2/08

General Manager

Per: [Signature]

508/07



### LEGEND

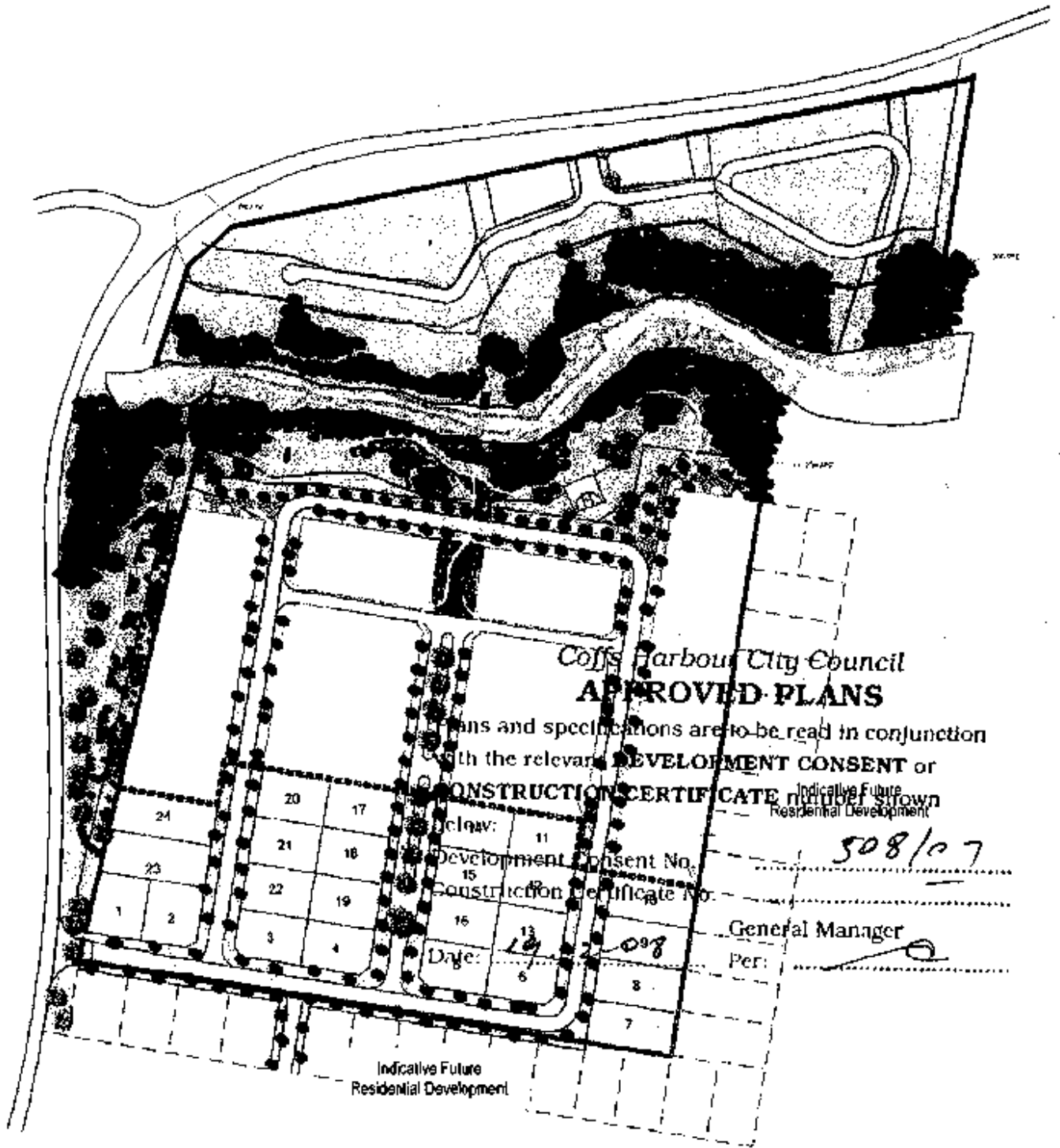
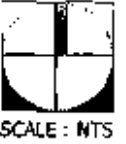
- Site Boundary
- Stage One Boundary
- Courtyard Lot dwellings
- Traditional Lot dwellings
- Premium Traditional Lot dwellings
- Luxury Lot dwellings
- Views
- Vistas
- Onsite Destination
- Entry Statement
- Riparian Vegetation
- Bio-retention Zones
- Waterway



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



**LEGEND**

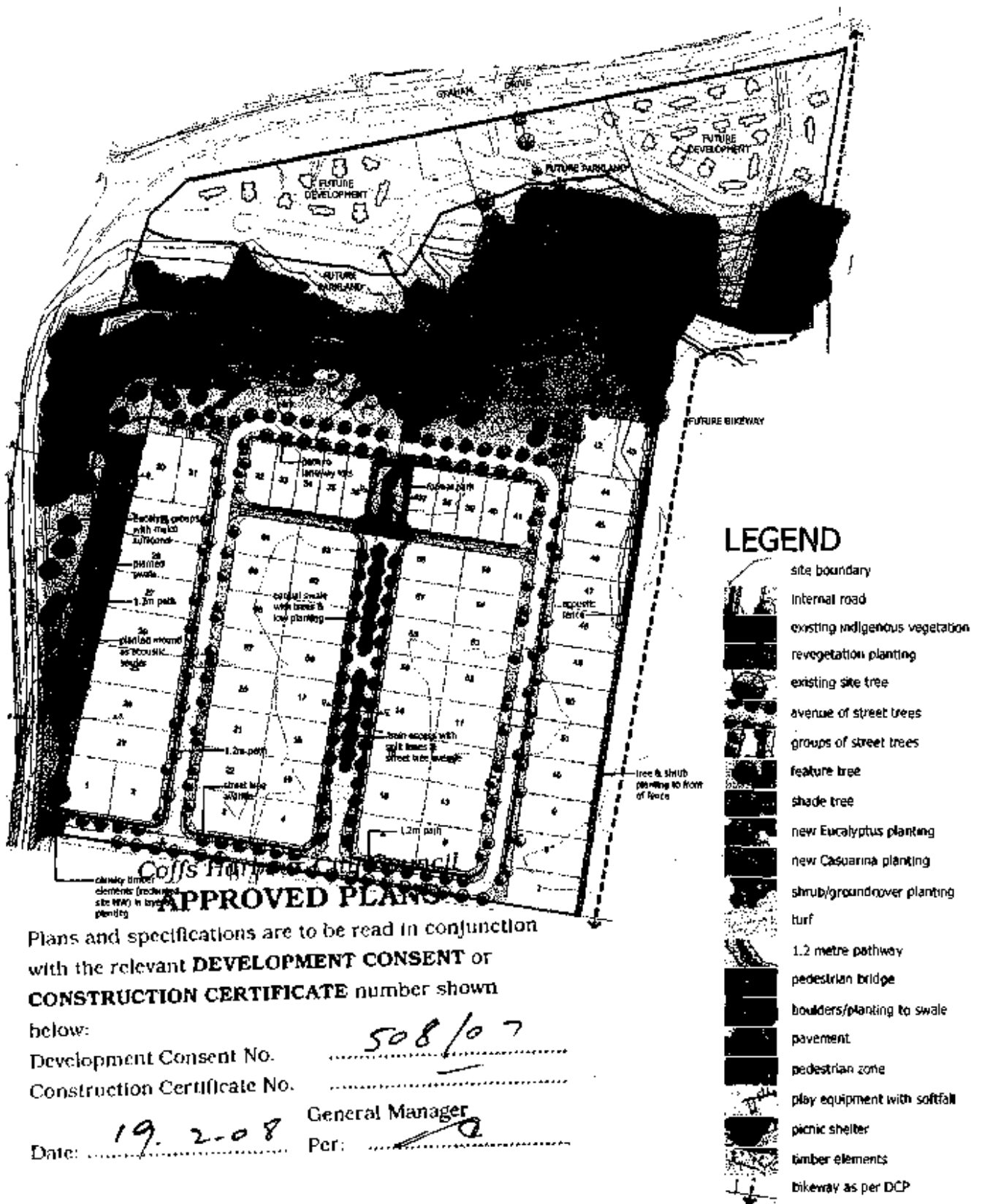
- Site Boundary
- Street trees
- Playground areas
- Stage One Boundary
- Revegetation
- Landscape Rehabilitation areas
- Road Network
- Existing vegetation
- Bio-retention basin
- Pedestrian pathway
- Landscaping
- Flood Zone



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



Figure 7A - LANDSCAPE MASTERPLAN



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: \_\_\_\_\_



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

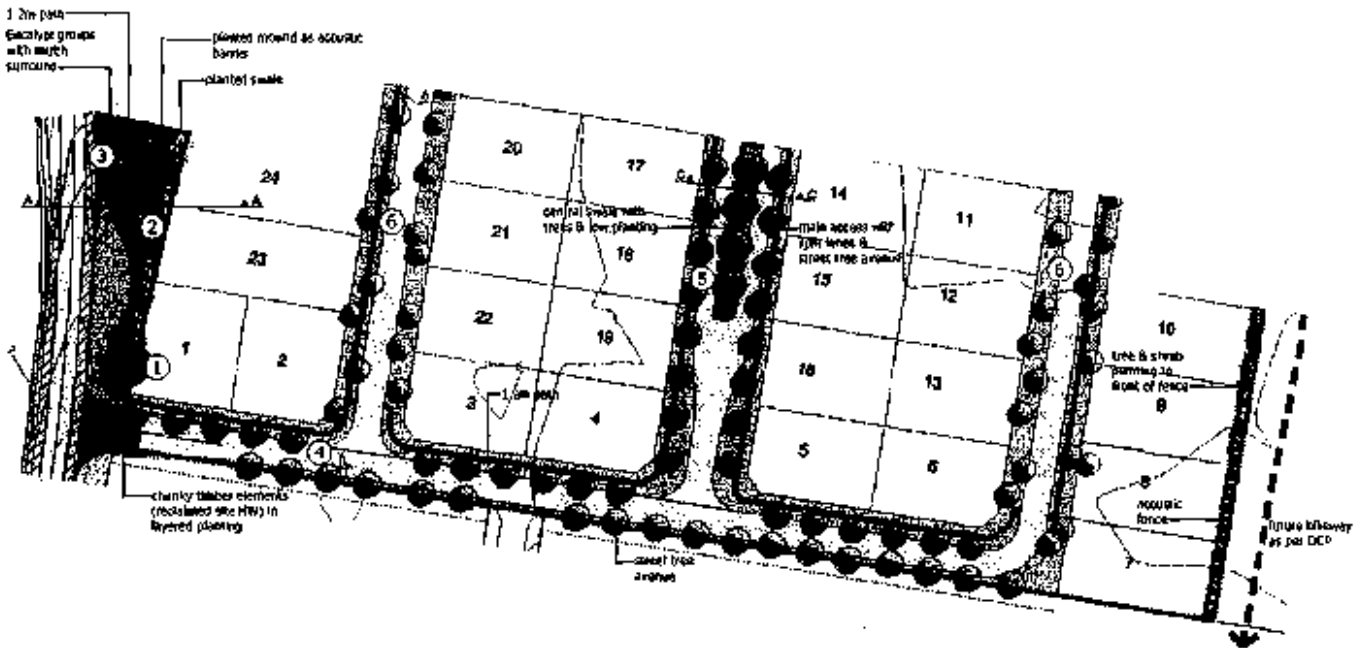


jackie amos landscape architect



SCALE 1:2000 © A3

# FIGURE 7D - STAGE ONE MASTERPLAN



## Proposed Tree Species

- ① entry
  - Brachychilon discolor*
  - Syzygium jambos*
  - Xanthosolemon chrysanthus*
  - Lacebark Tree
  - Rose Apple
  - Golden Penda
  
- ② acoustic mound
  - Alphitonia excelsa*
  - Backhousia citriodora*
  - Backhousia myrtifolia*
  - Elaeocarpus reticulatus*
  - Syzygium australe*
  - Syzygium luehmannii*
  - Red Ash
  - Lemon Scented Myrtle
  - Grey Myrtle
  - Blueberry Ash
  - Brush Cherry
  - Riberry

- ③ Graham Drive
  - Eucalyptus grandis*
  - Flooded Gum

- ④ main internal road
  - Syzygium jambos*
  - 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. \_\_\_\_\_  
 General Manager  
 Date: 19.2.08 Per: \_\_\_\_\_

## 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

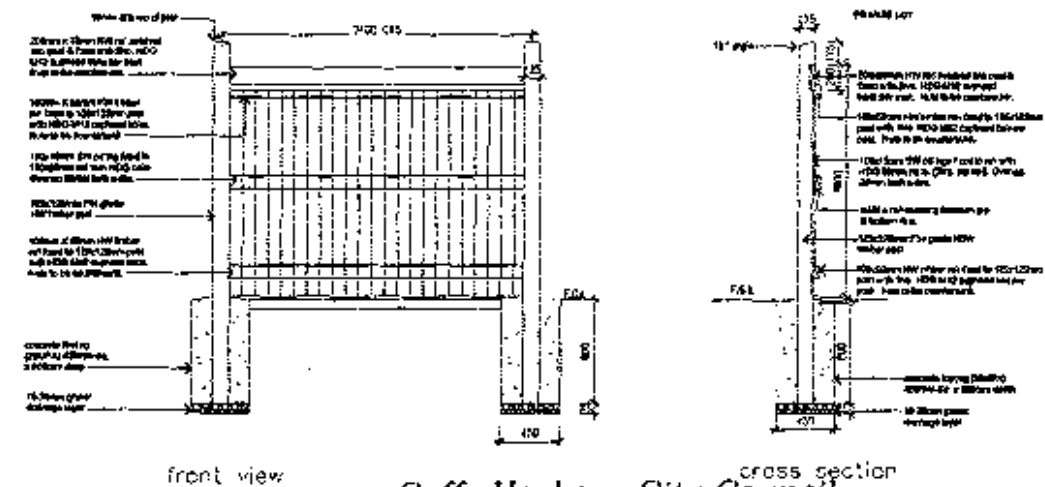


Development Application and Statement of Environmental Effects  
 Lot 260, DP752853, Lot 1 DP 726077,  
 Lot 2 DP354878 and Lot 1 DP735078  
 Graham Drive, Sandy Beach



SCALE 1:1500 @ A3

# FIGURE 7H - STAGE ONE PROPOSED FENCING



Coffs Harbour City Council

## APPROVED PLANS

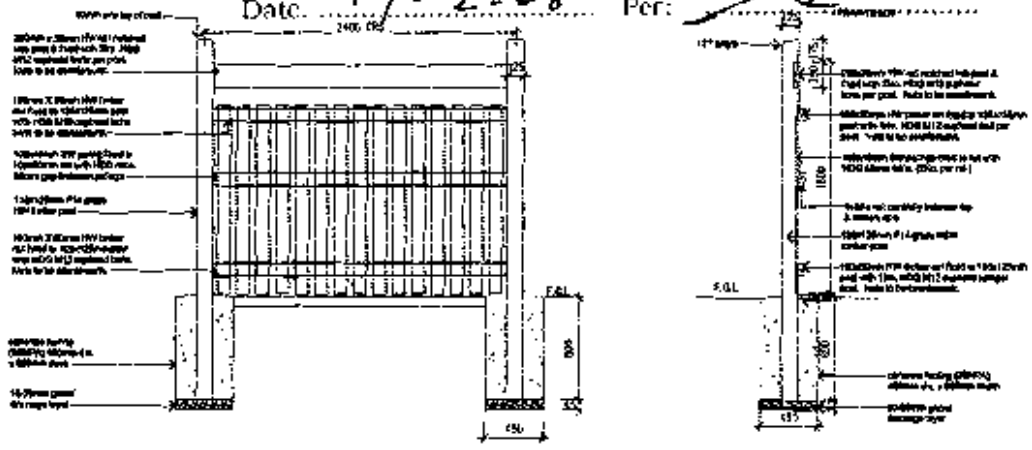
Plans and Specifications are to be read in conjunction with the relevant **DEVELOPMENT CONSENT** or **CONSTRUCTION CERTIFICATE** number shown below:

ACOUSTIC FENCE  
landscape detail

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

General Manager  
Per: [Signature]

Date: 19-2-08



WESTERN BOUNDARY FENCE lots 1 & 60  
landscape detail scale 1:20 @ A1



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



SCALE 1:40 @ A3