

Outline and Preliminary Environmental Assessment

Coastal Grove Residential Development
Lennox Head

©March 2006



Prepared for
Department of Planning
On behalf of DM and RD Dossor

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1 EXECUTIVE SUMMARY

Location	1 Survey Street Lennox Head, approximately 1 km south of the township. The real property description is Lot 2 in DP 622475.
Site Area	14.71 ha including the escarpment area to the north and excluding the adjoining road reservation along the eastern boundary.
Site Features	The developable land is predominately cleared and used for low level cattle grazing. A small area of regrowth littoral rainforest is located on the flats in the south of the site. The site lies within a basin and broadly falls from the ridge located along the road reservation on the eastern boundary in a southerly direction. The site is quite steep in parts.
Zoning & Commentary	<p>Predominantly Residential 2(a) Living Area zone.</p> <p>There are pockets of 6(a) Open Space, 1(d) Urban Investigation, 7(l) Environmental Protection (Habitat) and 7(d) Environmental Protection (Scenic/Escarpment).</p> <p>Residential development will occur on the land zoned for residential purposes. The environmental protection zones will be retained and no residential development will occur in these areas. Parkland and landscaping will be provided in the open space zone.</p>
Planning Controls & Policies	<p>Apart from the Ballina LEP 1987, there are range of planning controls and policies including:</p> <ul style="list-style-type: none"> – SEPP (Major Projects) 2005 and associated guidelines – SEPP 26 Littoral Rainforest with area 38A located on the northern escarpment – SEPP 71 Coastal Protection – North Coast REP – Draft North Coast Regional Strategy – Lennox Head Strategic Planning documents including the Structure Plan and Community Aspirations Strategic Plan
Land & Environment Court (Proceedings No 10750 of 2000)	The Court dismissed an appeal for a previous 54 lot residential subdivision and provided clear direction as to the key issues that needed to be addressed in any future application, notably stormwater management, geotechnical matters and visual impact.
Project or Concept Application	<p>This preliminary application is seeking the Director General's requirements for a <i>Project Application</i> and not <i>Concept Approval</i> for the following reasons which are consistent with the Department's guidelines entitled <i>Concept Plan Application Process under Part 3A</i>:</p> <ul style="list-style-type: none"> – Concept plans are only required for more complex projects such as a new highway route, major new health or educational complex or clusters of projects without the need for more detailed studies.

	<ul style="list-style-type: none"> – Concept plan approvals are only required where there is a benefit of having strategic issues such as the suitability of the site or general parameters of the project determined upfront prior to undertaking more detailed assessment. The suitability of the subject site for residential development has already been determined and there is a need to address all issues to ensure an appropriate outcome for the land. – In assessing the application, the Department will require detailed information relating to stormwater management, landscaping and open space; traffic and access and the like to determine application. If a concept plan was submitted, it would be inconsistent with the guidelines which state detailed information is not required for a concept plan. – Concept approvals relate to staged developments. The subdivision of land at Lennox Head will not be staged. <p>Therefore, the Project Application can successfully address all the key issues and provide a comprehensive environmental assessment.</p>
Development Yield	Approximately 45 residential lots
Planning and Design Principles	<p>A range of planning and design principles have been developed including:</p> <ul style="list-style-type: none"> – Provide overall landscape character that respects coastal location and urban context. – Rehabilitate the riparian corridor with the provision of a 20 metre setback from top of bank. – Water sensitive urban design approach and treatment train that addresses provision of rainwater tanks, use of bio retention swales and buffers; and the provision of wetlands. – Provide a 15 metre setback to the endangered <i>Fontainea oraria</i> – Retain remnant habitat and littoral rainforest, particularly along the escarpment – Provide a variety of allotments from acreage style on the steeper slopes through to conventional allotments. – Provide building envelopes and guidelines for “eco style” dwellings that follow ESD principles of lightweight construction, passive solar design and water cycle management components.
Flora and Fauna	<p>The developable area of land is generally cleared. There is rainforest located along the northern escarpment and a small area of regenerating rainforest in the southern pocket of land. An endangered plant species, <i>Fontainea oraria</i>, is located in a nearby reserve. Previous flora and fauna reports indicate there are two vegetation communities: littoral rainforest and remnant grasslands. A range of fauna is or is likely to occur on the site including reptiles, frogs, mammals and birds. The studies concluded that no viable populations of threatened or endangered species would be affected by the proposed development</p>
Traffic and Access	<p>The proposed development will include new internal roads and connection with the external road network predominantly via Blue Seas Parade. A traffic report will accompany the application.</p>

Stormwater Management	Stormwater management has been identified as one of the key issues. Appropriate stormwater treatment measures will be adopted to maintain existing stormwater quality and quantity discharging from the site. The targets will be combined with a total water cycle management approach with a commitment to water sensitive urban design and ESD principles.
Geotechnical Issues	The stability of the site, particularly the lower slopes, required further testing following the Court proceedings. Additional borehole testing was conducted in four locations that concluded there were no significant clay levels which could adversely impact on the stability of the site.
Key Issues	<p>The key issues as determined on review of the relevant documentation and the preliminary meeting with Ballina Shire Council include:</p> <ul style="list-style-type: none"> – Stormwater management including the provision of wetlands, off line drainage prior to discharge into the watercourse, 20 metre setbacks to the riparian corridor and environmental performance measures of no net increase in pollutant loads (water quantity and quality) downstream. – Geotechnical constraints including the stability of the site, particularly to the south, to support dwelling houses. – Visual impact and building envelope controls, particularly for the southern part of the site that is not located behind the ridgeline. – Environmental management measures particularly with respect to flora and fauna (including the littoral rainforest and endangered <i>Fontainea oraria</i> located in an adjacent reserve), bushfire protection and appropriate buffers. – Best practice master planning and urban design with a focus on sustainable development, particularly for the sensitive coastal location. – Principles for dwelling design that reflect the tropical coastal location including lightweight construction techniques, use of pergolas, use of natural materials and integration of future dwellings with the landscape. – Access and traffic arrangements including connectivity of the site with the coast and existing/proposed pedestrian and cyclists facilities.

2 INTRODUCTION AND BACKGROUND

2.1 - INTRODUCTION

This preliminary environmental assessment is submitted to the Department of Planning (DoP) under Part 3A of the Environmental Planning and Assessment Act 1979 (EP&A Act) following the Minister for Planning's determination that the proposed residential subdivision of land at 1 Survey Street Lennox Head is a Major Project. Consequently, the Minister for Planning is the consent authority.

This assessment describes the site, provides an assessment of the relevant planning provisions and provides a preliminary environmental assessment of the proposal. The report requests that the Minister authorise preparation of a Project Application and not a Concept Plan for the proposed development for the reasons set out in this report.

The assessment has been prepared by SAKE Development Pty Ltd in collaboration with HASSELL Urban Designers and Landscape Architects; Patterson Britton Stormwater Engineers and Deacons lawyers. The report has been prepared on behalf of the landowners DM and RD Dossor. The project team has also consulted with Ballina Shire Council in the preparation of this submission.

This report has been prepared following the letter and schedule of information received by the DoP on 6 February 2006 to advise that the Director General, as the Minister for Planning's delegate, formed the opinion on the 27 January 2006 that the proposed development is a Major Project and that Part 3A of the Act EP&A Act applies (see letter at Appendix A). This report provides an assessment of the proposal in accordance with Section 75(E) of the EP&A Act.

2.2 - CURRENT PROJECT TEAM

A new project team has been appointed to manage the development of the project application. The formative team includes:

- SAKE Development for overall project facilitation and consultation.
- HASSELL who will provide urban design, landscape and master planning services for the development.
- Patterson Britton and Partners as the key issue relates to stormwater management. Patterson Britton has strong credentials in this area and particularly in sensitive coastal locations.
- Deacons lawyers.

The other members of the project team will be determined once the Director General's requirements have been issued, such as flora and fauna, geotechnical engineers, traffic and transport planners and the like.

2.3 - PREVIOUS MASTER PLAN AND DEVELOPMENT PROPOSALS

The proposed residential subdivision and associated works (landscaping and open space, road layout and utilities) has a recent history dating back to 1999 with the rezoning of the land for residential purposes, through to the Minister's recent refusal of a Master Plan in 2005 which lacked the necessary detail. A timeline of the recent steps is outlined below.

Date	Matter
14 May 1999	Land is rezoned from 1(d) Rural (Urban Investigation) to predominantly 2(a) Living Area to permit residential development.
January 2000	A development application (DA) is lodged with Ballina Shire Council for a 54 lot residential subdivision and associated landscape and civil works.
June 2000	Ballina Shire Council refuse DA for the 54 lot residential subdivision
1 August 2001	Land & Environment Court dismissed the appeal in proceedings No. 10750 of 2000.
2002	DM and RD Dossor prepare a DA for a 42 lot residential subdivision that address LEC requirements to submit with Ballina Shire Council
November 2002	Minister makes SEPP 71 which requires the preparation of a Master Plan for the land prior to the lodgement of any DA. Minister for Planning is the approval authority for the Master Plan.
31 March 2003	Request to the Minister for Planning to waive the requirement for a master plan under SEPP 71 as DA prepared.
2 July 2003	DA lodged with the Minister for Planning for a 42 lot residential subdivision
August 2003	Minister refuses the request to waive the requirement for a Master Plan
8 October 2003	PFM meeting held on site to determine key issues to address in the Master Plan.
October 2004	A draft Master Plan submitted to the Department of Planning.
November 2003	Minister for Planning refuses the Master Plan as it lacks the necessary detail as required by SEPP 71.
25 May 2005	State Environmental Planning Policy (State Significant Development) made, now Major Projects 2005.
July 2005	Part 3A of the EP&A Act 1979 proclaimed.
6 January 2006	Letter received from the Department of Planning noting that the Minister has determined that the proposed development is a Major Project under Part 3A.
Current	Preliminary Environmental Assessment submitted to the Department of Planning to determine Director General's requirements for a Project Application.

2.4 – CURRENT PROPOSAL

The current proposal involves a residential subdivision with a combination of acreage and conventional allotments with associated infrastructure including roads, open space areas and public domain works. Whilst a development concept has not been prepared for this preliminary application as it is considered premature until the Director General's requirements are provided, a detailed site analysis and opportunities / constraints mapping exercise has occurred with a range of design principles generated from the preliminary assessment of the site. The proposed design principles are outlined in Section 5 of this document. A previous landscape master plan prepared by the owners is attached at Appendix D which embraces a number of the design principles.

2.5 – CONSULTATION

An introductory meeting was held with Ballina Shire Council on 16 February 2006 to discuss the background to the project, key issues and note that a new team had been appointed to manage the development and planning process. The team was looking to take a consultative approach with the Council. Ballina noted that the three key issues included stormwater management, geotechnical constraints and visual impacts. Building envelopes with respect to the location and siting of dwellings would be advantageous. Ballina Council welcomed the consultative approach and meetings that will be held with the Council once the Director General's requirements are determined.

A Planning Focus Meeting (PFM) was held on 8 October 2003 with representatives of the Department of Infrastructure, Planning and Natural Resources (now DoP), the NSW Environment Protection Authority, the NSW Rural Fire Service and Ballina Shire Council. The meeting was held in order to determine the key issues for any future subdivision and remains relevant. The key issues that emerged from the PFM can be summarised as:

- The need for improved drainage with the incorporation of wetlands and enhanced vegetation along the water course.
- Provision of a 20 metre setback from vegetation areas for bushfire management purposes.
- Consideration of bushfire management guidelines for the future housing.
- Stormwater management including no net increase in stormwater from the site and integrated water cycle management.
- The need for further geotechnical investigations following the LEC proceedings.
- Asset management arrangements including potential for pedestrian access through the rainforest across the Coast Road, to the beach and Lennox Head.

3 SITE DESCRIPTION

3.1 - SITE CONTEXT

The site is located at the eastern end of Survey Street at Lennox Head on the North Coast of New South Wales. It is approximately 1km south of the Lennox Head township and some 20 km south of Byron Bay and 10 km north of Ballina. Lismore, a regional and commercial centre is located 30km to the west, which contains major shopping facilities, a range of government services and, recreational and education facilities including the Southern Cross University.

3.2 - LOCAL DEMOGRAPHIC PROFILE

Ballina Shire Council adopted the Lennox Head Community Aspirations Strategic Plan in November 2002 after close consultation with the local community and relevant interest groups. The Plan notes that the Lennox Head district (including Skennars Head) had a population of 6,150 in September 2001 with the population in Lennox Head being 4,985. Population growth has slowed to 5.3% from 1996-2001 but remains high¹.

Consultations with local real estate agents indicate there is very strong demand for residential land and housing, especially close to the coast. With improvements to regional infrastructure and road upgrades (particularly to the Pacific Highway), coastal towns such as Lennox Head are becoming desirable. They retain the village charm but with a cosmopolitan feel. This is reflected in the relevant strategic plans prepared by the Council which cite the desirable seaside village atmosphere and environmental heritage of Lennox Head.

3.3 - SITE DESCRIPTION

The site is known as Coastal Grove and is located at 1 Survey Street Lennox Head. The real property description is Lot 2 in DP 622475. The site covers an area of 14.71 hectares (excluding the adjoining road reservation) and is owned by DM and RD Dossor. Refer to Location Plan in Figure 1. The land has a maximum north-south dimension of 570m and an average east-west dimension of 195m.

The site can be divided into two distinct parcels, the main developable area with access from Survey Street and the northern escarpment which is steep and heavily treed. This escarpment will not be developed as it is zoned environmental protection (scenic/escarpment) and includes a patch of littoral rainforest identified in SEPP 26 (No. 38A).

¹ Page 2, Lennox Head Community Aspirations Strategic Plan, November 2002

The developable land is the area zoned for residential purposes with open space areas. This land is currently vacant and used for low scale cattle grazing. A small area of regrowth littoral rainforest is located on the flats in the south of the site, which is zoned for environmental protection purposes.

The site is located in a typical low density residential neighbourhood. Adjoining the site to the west along Survey Street and Amber Drive are existing detached dwelling houses. To the north of the site adjacent the escarpment is the Coast Road which connects Ballina, Lennox Head and the coastal villages to Byron Bay. To the south is vegetated area and includes a creek and dwelling houses. To the east of the site between the eastern boundary and Coast Road is land zoned environmental protection which forms part of the escarpment and is quite scenic. There is a road reservation 20.11 metres wide that runs the length of the eastern boundary.

The site lies within a basin and its highest point is RL55. The site broadly falls from the ridge located along the road reserve on the eastern boundary in a southerly direction. The eastern boundary rises towards the top of the escarpment. The site is quite steep in parts with some slopes greater than 1:5. An unnamed creek corridor runs north-south towards the western side of the site, with the land rising either side. There is evidence of boggy ground adjacent the creek line to the south of the site.



Figure 1: Site Location Map
 Coastal Grove, Lennox Head
 Source: Ballina Shire Council 2006



The site from the road crossing near Survey Street looking south, with the road reservation along the ridgeline which runs north/south.



Residential development adjacent to the site, looking southwest

4 ENVIRONMENTAL AND PLANNING LEGISLATION

There are a range of Federal, State and local plans and policies that affect the site and will be addressed in the Project Application. This section summarises the key policies.

4.1 - PLANNING LEGISLATION AND POLICIES

Relevant legislation that will need to be addressed as part of the Project Application include:

- Threatened Species Conservation Act 1995
- Environment Protection and Biodiversity Conservation Act 1999
- National Parks and Wildlife Act 1974
- Rural Fire Services Act 1997
- Environmental Planning and Assessment Act 1979

As the proposed development is subject to Part 3A of the EP&A Act, it will integrate the approvals under a range of separate Acts. Further approvals will not be required including a Part 3A permit under the Rivers and Foreshore Improvement Act 1948, a bush fire safety authority under section 100B of the Rural Fires Act 1997 and a permit or consent under Section 87 and 90 of the National Parks and Wildlife Act 1974. However, there are a range of guidelines and protocols that are being prepared by the DoP to address the necessary steps for considering these environmental matters.

4.2 - STATE AND REGIONAL PLANNING

Key State and Regional planning policies that affect the site and will be addressed in the Project Application include:

- SEPP (Major Projects) 2005.
- SEPP 55 Remediation of Land
- SEPP No 71 Coastal Protection. The development site is in a sensitive coastal location.
- SEPP 26 Littoral Rainforest. It should be noted that the site contains a patch of SEPP 26 littoral rainforest (38A) along the northern escarpment. To the south of the subject site is a parcel of littoral rainforest (No. 36) which contains an endangered species.
- Draft Far North Coast Regional Strategy
- The NSW Coastal Policy and relevant guidelines (as appropriate).

SEPP NO 71 – COASTAL PROTECTION

Clause 18 of SEPP No 71 – Coastal Protection requires the preparation of a master plan for the subdivision of residential land in a sensitive coastal location. With the recent reforms to the EP&A Act, master plans are no longer required and are now either a development control plan or Staged development application.

The Minister for Planning is able to waive the need for a master plan because of the nature of the development, the adequacy of other planning controls or other reasons. As part of the Project Application a request will be made to the Minister to waive the requirement for a master plan as the issues will be addressed in the application.

DRAFT FAR NORTH COAST REGIONAL STRATEGY

The Minister for Planning released the *Draft Far North Coast Regional Strategy* on 13 March 2006 to ensure a well balanced long term vision is developed to provide for the projected growth of the region, whilst ensuring the environment is protected. The Strategy notes that the region, which covers six local government areas including Ballina, is expected to grow by more than 26% over the next 25 years with some 60,400 more people and an additional 51,000 homes required to accommodate growth. Once finalized, the Strategy will guide local planning in the Ballina local government area.

In terms of the proposed Coastal Grove development, the Draft Strategy notes that:

- Lennox Head is identified as a coastal village and coastal villages are recognised as providing highly valued diverse lifestyles and a sense of community.
- Ballina is the planned major regional centre which will be supported by new land releases in Lennox Head.
- Ballina local government area has a dwelling target of 8,400 new dwellings by 2031 (or approximately 336 new dwellings per annum).
- In terms of the site, the land zoned 2(a) Living Area proposed for future residential development, together with the land zoned 6(a) Open Space and 1(d) Urban Investigation are all located within the Town and Village Growth Boundary (Sheet 3 – Ballina).
- The land zoned for residential and open space purposes is contained within the existing Urban Footprint whilst the land zoned urban investigation is located in the new release area.
- The northern escarpment zoned 7(d) Environmental Protection (Scenic/Escarpment) is located within the Coastal area and outside the Town and Village Growth Boundary.
- It would also appear that the land on the southern border of the site zoned 7(l) Environmental Protection (Habitat) is located within the Coastal area and outside the Town and Village Growth Boundary.

Therefore, the future development of land zoned for residential, open space and urban investigation purposes at Coastal Grove is consistent with the draft North Coast Regional Strategy and contained within the Town and Village Growth Boundary. The areas zoned environmental protection will be conserved. The draft Strategy has identified that much of the site is one that can be developed to address population growth pressures on the Far North Coast. The project application and environmental assessment will fully address the requirements of the Strategy.

4.3 - LOCAL PLANNING - STATUTORY

The site is predominantly zoned 2(a) – Living Area under Ballina Local Environmental Plan 1987. The primary objectives of the 2(a) zone are as follows:

- a) *to regulate the subdivision and use of land to permit housing and ancillary development where the scale, type and traffic generating characteristics of the ancillary development are compatible with the character and amenity of the surrounding residential area,*
- b) *to permit development which is considered to be an essential land use within the urban living area, but not including a shop (other than a general store).*

The secondary objective is to allow a variety of housing types and designs and to encourage greater visual amenity by requiring site landscaping.

There are also pockets of land with the following zonings on the site:

- 1(d) – Rural (Urban Investigation). This covers a small area of the site adjacent to the right of carriageway from Survey Street.
- 6(a) – Open Space. This zone covers the creek corridor and adjoins neighbouring residential properties.
- 7(d) – Environmental Protection (Scenic/ Escarpment). This zone covers the northern escarpment area adjacent to the Coast Road.
- 7(l) – Environmental Protection (Habitat). This zone covers the far southern end of the site.

The zoning is found at Figure 2.

Relevant Clauses in the Ballina LEP 1987 include:

- Clause 10, Subdivision. Development consent is required for the subdivision of land.
- Clause 17, Limitation of Building Height. A 6.4 metre height control measured from any point on the ceiling of the topmost floor of the building to the ground level immediately below.
- Clause 36, Acid Sulphate Soils. The land is not identified in the map adjoining the Plan as land affected by acid sulphate soils.

BALLINA DEVELOPMENT CONTROL PLAN NO 1.

The site is subject to the provisions of Ballina Development Control Plan No. 1 – Urban Land. The site is identified as P1 – Planned Urban Development and the Section 149 Planning Certificate states that the land is designated L2 low density (dwellings and dual occupancy). The intention of the P1 area is to allow for residential development based on a site analysis and integrated development concept to comprehensively identify site opportunities and constraints.

The relevant controls and policy statements that apply to residential development under DCP No 1 are:

- 600m² lots with 18 metre frontage
- 2 storey height limit (or 6.4m measured from natural ground level to the ceiling of the top most floor)
- 67% site coverage
- 6.0 metre building line
- Minimum 1 car parking space per dwelling

Other DCP's and local planning policies that affect the land, including DCP No 11 Mosquito Management, DCP No 13 Stormwater Management and Ballina Urban Water Management Strategy will be addressed in the Project Application.

4.4 - LOCAL PLANNING - STRATEGIC

Ballina Shire Council has prepared a range of strategic planning documents that provide a framework for the future growth and development of new urban release area in Lennox Head. These documents include:

- Ballina Urban Land Release Strategy 2000 and 2003 Addendum
- Lennox Head Community Aspirations Strategic Plan, November 2002
- Lennox Head Structure Plan December 2004

The general principles contained in the documents relate to the community's vision for the seaside village atmosphere and environmental heritage of Lennox Head to be retained and enhanced. The Plans aim to balance environmental, social and economic needs of the community while providing clear guidelines for development.

Important principles relate to visual character by integrating future development with the landscape. New housing should be sensitive to the local environment. The importance of sustainability for development is stressed, including conservation of flora and fauna; and stormwater management.

In terms of the Survey Street site, the Plans and Strategies note:

- The land is identified as Area N (East of Survey Street and Amber Drive) in the Structure Plan and states that the land is zoned for residential purposes, is generally cleared and used for low level grazing although littoral rainforest is found in an area on the southern part of the site. The Plan also discusses the 2000 Land and Environment Court Proceedings and notes that the Minister for Planning is the consent authority for future development.
- The Structure Plan identifies the northern escarpment and southern area as providing significant vegetation / habitat. A small area along the ridgeline is identified as visually significant. The northern escarpment and a small area along the ridgeline are identified as bushfire prone land.
- The land is identified as Planned Urban Development.

4.5 - PROJECT APPLICATION OR CONCEPT PLAN

This preliminary application has been prepared on review of the various fact sheets, circulars and guidelines produced by the DoP including *Concept Plan Application Process under Part 3A* and *Steps in the Assessment and Approval of Major Projects under Part 3A*. Legal advice has been sought from Deacons regarding the most appropriate path for the residential subdivision of this site. Deacon's advice is found at Appendix B and can be summarised as follows.

The proposed development will include the residential subdivision of approximately 45 lots on land that is generally zoned for residential purposes. The preliminary lot layout is consistent with the local planning provisions including the zoning and strategic plans for Lennox Head.

The Land and Environment Court in Proceedings No 10750 of 2000 concluded that some form of residential development was suitable, but the proposed 54 lot subdivision was an overdevelopment. The Court provided clear parameters as to what matters needed to be addressed in any future application, and noted that detailed information would be required to adequately assess the application (ranging from geotechnical investigations through to stormwater management measures). The submission of a Concept Plan would not satisfy the requirements of the Court.

Deacons has been advised that the DoP has produced a series of draft guidelines and circulars regarding steps in the Concept and Project Approval process (separate guidelines). On review of these it is clear that:

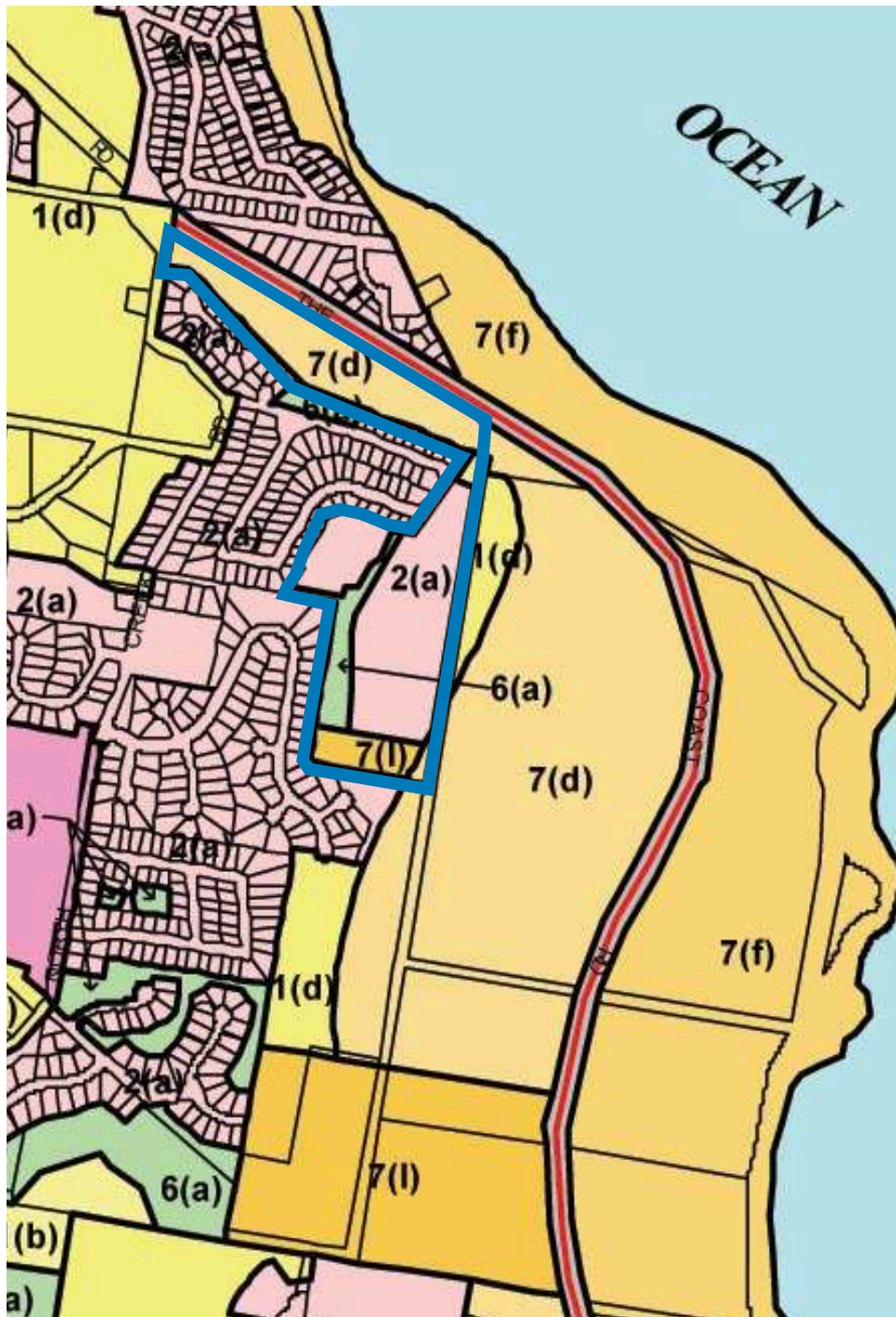
- Concept Plans only required for more complex projects such as a new highway route, major new health or educational complex or clusters of projects without the need for more detailed studies.

- Concept Plan approvals are only required where there is a benefit of having strategic issues such as the suitability of the site or general parameters of the project determined upfront prior to undertaking more detailed assessment. The suitability of the subject site for residential development has already been determined.
- In assessing the application, the DoP will require detailed information relating to stormwater management, landscaping and open space; traffic and access, flora and fauna; geotechnical constraints and the like to determine application. If a Concept Plan was submitted, it would be inconsistent with the guidelines which state detailed information is not required at this stage for a concept plan.
- Concept approvals relate to staged developments. Deacons has been advised that the subdivision of land at Lennox Head will not be staged.

Any Concept Application would clearly be inconsistent with the Department's own guidelines and the only path is the submission of a Project Application. The Project Application can successfully address all the key issues and provide a comprehensive environmental assessment for the proposed residential subdivision of land at Lennox Head.

4.6 - SUMMARY AND CONCLUSION

The proposed residential subdivision of land is consistent with the land use zonings and strategic framework for future development in Lennox Head. A Project Application is considered the most appropriate path to enable a detailed level of documentation to be submitted and a comprehensive environmental assessment undertaken. It will also enable all stakeholders to clearly interpret the proposed development and environmental management measures. This will ensure an appropriate outcome for the land within the environmental and statutory planning context.



INDEX ZONES	
1 RURAL	
1(d) RURAL - PLATEAU LANDS AGRICULTURE	1(d)
1(e) RURAL - COASTAL LANDS AGRICULTURE	1(e)
1(f) RURAL - SECONDARY AGRICULTURAL LANDS	1(f)
1(g) RURAL - URBAN INVESTIGATION	1(g)
1(h) RURAL - EXTRACTIVE & MINERAL RESOURCES	1(h)
2 RESIDENTIAL	
2(a) VILLAGE AREA	2(a)
2(b) VILLAGE AREA	2(b)
2(c) TOURIST AREA	2(c)
3 BUSINESS	
3 BUSINESS	3
4 INDUSTRIAL	
4 INDUSTRIAL	4
6 OPEN SPACE	
6(a) OPEN SPACE	6(a)
7 ENVIRONMENTAL PROTECTION	
7(d) ENVIRONMENTAL PROTECTION - WETLANDS	7(d)
7(e) ENVIRONMENTAL PROTECTION - WATER CATCHMENT	7(e)
7(f) ENVIRONMENTAL PROTECTION - SCIENCE/RESEARCH	7(f)
7(g) ENVIRONMENTAL PROTECTION - COASTAL LANDS	7(g)
7(h) ENVIRONMENTAL PROTECTION - URBAN BUFFER	7(h)
7(i) ENVIRONMENTAL PROTECTION - HABITAT	7(i)
8 NATIONAL PARKS & NATURE RESERVES	
8(a) NATIONAL PARKS & NATURE RESERVES	8(a)
9 RESERVATIONS	
9(a) ROAD - MAIN ROAD PROPOSED	9(a)
9(b) ROAD - LOCAL ROAD PROPOSED	9(b)
SUBJECT LAND REFERRED TO IN BALLINA LEP (NOMINATION No. 1) CLAUSE 22A	
GENERAL	
EXISTING MAIN AND ARTERIAL ROADS	
BUILDING HEIGHT LIMITATIONS	
CLAUSE 17 (b) LAND	

Site Boundary

Figure 2: Ballina LEP 10 Zoning Map

Coastal Grove, Lennox Head

Source: Ballina Shire Council 20

5 SITE ANALYSIS AND FUTURE DESIGN PRINCIPLES

5.1 - SITE OPPORTUNITIES AND CONSTRAINTS

The key opportunities and constraints presented by the site are as follows. Refer to Figure 3 for Site Analysis plan and Figure 4 for Opportunities and Constraints plan.

OPPORTUNITIES

- Provision of public open space and riparian zones.
- Regeneration of habitat areas and remnant vegetation.
- Management of existing SEPP 26 Littoral Rainforest along the northern escarpment.
- Opportunity to explore the potential for improved access to the coast and enhance connectivity with adjoining lands, including public reserves and open space areas.
- Potential improvements to stormwater management as no existing stormwater quality or quantity control measures currently exist on the site.
- Create a point of difference for the proposed development by promoting the sites attributes.
- Dwelling design that responds to ESD principles with the potential to integrate future dwellings with the existing landscape character.
- Access and traffic arrangements and connectivity of the site.

CONSTRAINTS

- Areas with steep slopes and site stability.
- Buffers and protection of remnant vegetation including areas located adjacent to the site.
- Asset management arrangements.
- Stormwater management including on site treatment measures and the provision of wetlands.
- Addressing the visual impact of future development.

5.2 - PLANNING AND DESIGN PRINCIPLES

Planning and design principles for the future subdivision include:

- Provide overall landscape character that respects coastal and urban context.
- Rehabilitate the riparian corridor with the provision of a 20 metre setback from the top of bank in response to natural topography and drainage.
- Provide an integrated water sensitive urban design approach including stormwater treatment that addresses provision of rainwater tanks, on site detention, use of bio retention swales and buffers, and wetlands.

- Provide a 15 metre setback to the endangered *Fontainea oraria* located in the adjoining Amber Drive reserve.
- Retain and integrate remnant habitat and littoral rainforest with proposed development and open space areas.
- Provide of a variety of allotments from acreage style on the steeper slopes through to conventional allotments below the ridgeline.
- Retain views to the coast beyond the existing ridgeline.
- Provide building guidelines for 'eco-style' dwellings that follow ESD principles, including lightweight construction techniques, use of locally sourced materials, passive solar design, and water cycle management components.
- Provide building envelopes that respond to coastal living and the site's topography, including a colour palette related to natural references from the site.
- Provide functional open space including pedestrian pathways, cycle routes, play facilities and resting areas that enhance overall public and community amenity.
- Ensure appropriate bushfire protection.
- Provide for community views and feedback in relation to the proposal.

5.3 - MASTER PLANNING AND URBAN DESIGN

A number of previous concept designs have been developed for the site that range from 42 to 45 allotments. A revised lot layout and preferred plan will be developed that embraces the above opportunities and constraints and design principles. A previous draft landscape master plan is attached at Appendix D for the purposes of gaining the Director General's requirements and is indicative only. It has embraced a number of design principles including setbacks, plantings of remnant vegetation, provision of wetlands and open space.

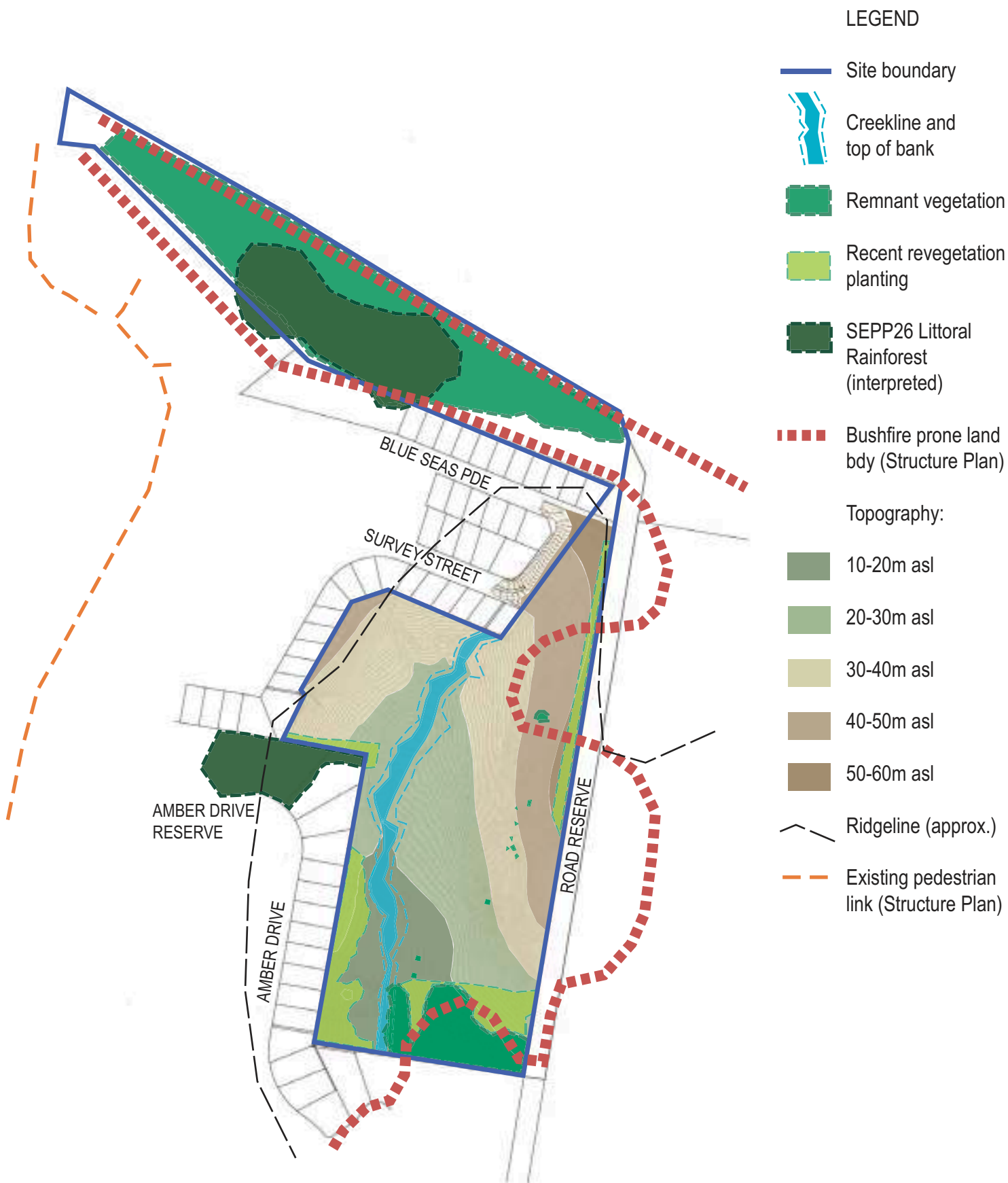


Figure 3: Site Analysis Plan
Coastal Grove, Lennox Head
Source: Various

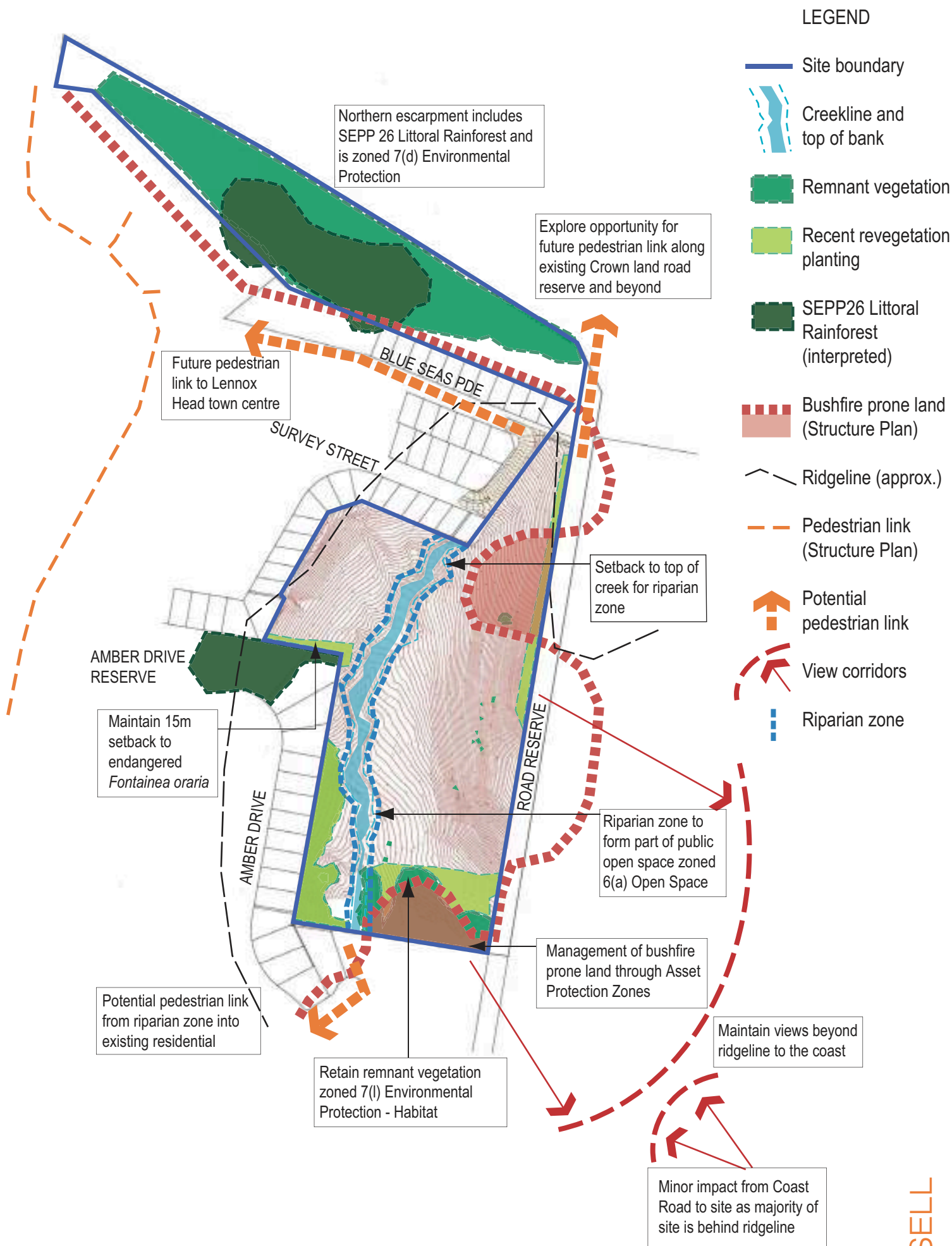


Figure 4: Opportunities and Constraints Plan
 Coastal Grove, Lennox Head
 Source: Various

6 PRELIMINARY ENVIRONMENTAL ASSESSMENT

The following section provides the preliminary environmental assessment of the proposed residential subdivision and associated infrastructure. The preliminary assessment is based on the LEC proceedings (No. 10750 of 2000), previous reports and studies prepared for the land and a preliminary review by the new project team.

6.1 - COMPLIANCE WITH STATUTORY PLANS

The proposed development complies with the relevant statutory and strategic planning controls applicable to the land. All residential development will be contained on land zoned for that purpose with associated open space and recreational facilities provided in the area zoned open space. The environmental protection areas to the south and along the northern escarpment will be retained. The key issues for the future development relate to environmental management and mitigation measures put in place to ensure an appropriate balance of development is achieved considering the sensitive coastal location. These key matters are discussed as follows.

6.2 - MASTER PLANNING AND PROPOSED LOT LAYOUT

Best practice master planning and urban design will be adopted with a focus on sustainable development, particularly in the context of the sensitive coastal location. A series of preliminary design principles have been developed that will form the basis of the revised plan and future subdivision layout. The subdivision layout and landscape master plan will then form part of the Project Application.

6.3 - LANDSCAPING AND OPEN SPACE

HASELL has been appointed to undertake master planning, urban design and landscape works. A revised design will be prepared in collaboration with the master plan that will explore existing site features, existing site vegetation, topography, drainage patterns, ecological systems, open space connections and public and community amenity.

6.4 - STORMWATER MANAGEMENT

Stormwater management has been identified as one of the key issues for future development of the site and Patterson Britton and Partners has been appointed as the stormwater engineers. Run off from both the site and broader catchment area is expected to flow through the unnamed creek corridor that traverses the site and continue further south into an existing wetland. There are currently no stormwater quality or quantity control measures from the site.

As part of the environment assessment, appropriate stormwater treatment measures will be identified to maintain existing stormwater quality and quantity discharging from the site. These targets would be combined with a total water cycle management approach with a commitment to water sensitive urban design and ESD principles. Patterson Britton has provided more detail of the proposed treatment measures at Appendix C which will be explored further in the environmental assessment.

6.5 - VISUAL IMPACT

The site generally sits behind the existing ridgeline, with the southern portion of the site most visible from the existing urban development. Previous visual impact assessments have been prepared for the site. This will be revised and incorporated into the Project Application assessing the proposed development and providing recommendations regarding building envelope controls.

6.6 - TRAFFIC AND ACCESS

The proposed development will include internal roads connected to the external road network, which is likely to be primarily via Blue Seas Parade and Survey Street. The previous LEC appeal did not cite traffic as grounds for refusal of the development and stated that:

All of the traffic issues regarding this development site can, in my opinion, be adequately dealt with by conditions. Were the development to be allowed I would have imposed the conditions sought by the Council However, if a lesser development eventually takes place on the subject land, not all of those stringent, and costly, conditions may be necessary.

A new traffic report will be prepared for the project application to reflect the revised lot layout and the outcomes of the LEC proceeding.

6.7 - FLORA AND FAUNA

Previous flora and fauna reports have been prepared for the site and will need to be updated in the Project Application. The reports note the site contains two vegetation communities, littoral rainforest to the south and closed sod grassland. The rainforest includes Guioa, Sweet Pittosporum and Tuckeroo. There was also a range of exotic species including Camphor Laurel trees located on the site. A range of reptiles, frogs and mammals were located or likely to be on the site.

The flora and fauna reports concludes that past agricultural practices have resulted in most of the site being cleared. A small area of littoral rainforest is present in the vicinity of the southern boundary near the creek and there are some sedge grasses at the southern end of the site surrounding the creek line.

There is an endangered *Fontainea oraria* species located in an adjacent reserve (and not on the site). A buffer will need to be provided near this species which has a high conservation value. The LEC found with respect to ecological issues that these would not preclude the development from occurring and an appropriate buffer to the *Fontainea* would be required (15 metres) as follows:

The court would be content to allow the appeal, on appropriate conditions, if the ecological matters were the only issues in serious dispute. I accept the adequacy of the proposed 15m buffer to protect the Fontainea in the adjoining reserve, and I am not satisfied that the boggy area on the subject land meets the REP's definition of wetland.

6.8 - BUSHFIRE

The subject site is located in an area of low bushfire hazard. The Lennox Head Structure Plan illustrates a very small area of bushfire prone land within the developable area (adjacent to the ridgeline) together with the northern escarpment that is heavily treed and steep which will not be developed. Previous bushfire reports have been prepared for the land which will be updated and submitted with the future application addressing the Planning for Bushfire Protection policy. Asset protection zones are likely to be required particularly near the rainforest vegetation.

6.9 - HERITAGE

It is understood that an Aboriginal archaeological assessment was submitted as part of the rezoning application and the land was deemed to be suitable for residential development. No heritage items or potential items were located within the site or will be impacted by the proposed development. There are no European heritage items located on the site.

6.10 - GEOTECHNICAL

The LEC appeal required further work to be undertaken with respect to geotechnical matters and that the site stability and drainage be resolved by the drilling of four bore holes at approximate locations that were determined by the Court. The purpose was to investigate the interface between the basalt and the underlying agglomerate. Following the hearing, Coffey Geosciences were engaged to ascertain whether there is a possible presence of tuffaceous materials at the interface which may cause low shear strength clays.

Coffey Geosciences completed the drilling along the hillside at the locations to a level below the creek line at the base of the slope (RL 14.4 to 15.4). The borehole drilling concluded that there are no significant clay levels which could adversely impact on the stability of the site. An updated geotechnical report will accompany the project application that reflects these findings.

6.11 - CONTAMINATION

A broad level sampling program was undertaken to determine the risk of contamination due to previous agricultural pursuits. For all samples collected and tested, these were well below the ANZECC thresholds. Nonetheless, the planning and design of the development will be carried out in accordance with the provisions of SEPP 55 – Remediation of Land.

6.12 – ACID SULPHATE SOLIS

A review of Ballina Shire Council's acid sulphate soils plan shows that the land is not affected or likely to be affected. No further approval with respect to acid sulphate soils is therefore required for any future works on the land.

6.13 – SERVICING

It is understood that reticulated water and sewer are available to service the land, together with utilities. Rainwater tanks will also be provided to future dwelling houses for irrigation, toilet flushing and laundry purposes (washing machines).

6.14 - VIEWS OF THE COMMUNITY

The views of the community (apart from Ballina Shire Council) were not directly sought in the preparation of this preliminary application, but it is understood on review of the LEC proceedings that these principally relate to the following:

- soil stability, drainage and other hydrology and water quality issues;
- traffic and access concerns;
- the exacerbation of the local mosquito problem as a result of inadequate drainage;
- inadequate provision of recreational open space, children's play and pedestrian / cyclist facilities and safety considerations;
- inadequate "buffer" and protection of "endangered" flora and fauna; and
- visual impact, loss of views, privacy issues and loss of semi-rural ambience of area.

A Planning Focus Meeting was also held in 2003 and the issues as discussed at the meeting are outlined in Section 2.4 of this report. The views of Ballina Shire Council, the former Department of Planning and Natural Resources, Environment Protection Authority and Rural Fire Service were all sought at this Planning Focus meeting. It is considered that the views of the local community and the issues raised at the PFM have all been adequately addressed elsewhere in this report and will be in the environmental assessment.

7 SUMMARY AND CONCLUSION

It is proposed to subdivide the land known as Coastal Grove at 1 Survey Street Lennox Head into approximately 45 residential allotments with associated landscaping, open space and infrastructure. The proposal is consistent with the relevant local, State and regional planning controls and strategies, however a range of environmental matters need to be addressed in the application.

The key issues that have or will be addressed in the detailed design stage are:

- Stormwater management including the provision of wetlands, off line drainage prior to discharge into the watercourse, 20 metre setbacks to the riparian corridors and environmental performance measures of no net increase in pollutant loads (water quantity and quality) downstream.
- Geotechnical constraints including the stability of the site, particularly to the south, to support residential dwellings.
- Visual impact and building envelope controls, particularly for the southern part of the site that is not located behind the ridgeline.
- Environmental management measures particularly with respect to flora and fauna (including the littoral rainforest and endangered *Fontainea oraria* located in an adjacent reserve), bushfire protection and appropriate buffers.
- Best practice master planning and urban design with a focus on sustainable development in response to the sensitive coastal location. Principles for dwelling design will be adopted that respond to the natural features of the site and coastal living.
- The provision of functional open space including pedestrian pathways, cycle routes, play facilities and resting areas that enhance overall public and community amenity.
- Access and traffic arrangements and connectivity of the site to existing urban areas.

It is considered that the Department of Planning determine that a Project Application is submitted and not a Concept Plan because a detailed submission will be needed that addresses and embraces all the key issues during the consultation phase with the relevant stakeholders in order to assess the application effectively. We therefore request that the Minister for Planning authorise the preparation of a Project Application and the Director General's requirements reflect this request.

APPENDIX A
Letter from the Department of Planning



Contact: Nathan Wort
Phone: (02) 9228 6369
Fax: (02) 9228 6355
Email: nathan.wort@dipnr.nsw.gov.au

6/02/2006

Our ref: Major Project No MP 06_0002
Your ref:
File: 9041497-1

Ms Sarah Kelly
SAKE Development Pty Ltd
11/340 Darling St
Balmain

Dear Ms Kelly

**RE: MAJOR PROJECT APPLICATION 45 LOT RESIDENTIAL SUBDIVISION AT
LOT 2 DP 622475- 1 SURVEY ST LENNOX HEADS MP 06_0002**

I refer to your letter dated 10/01/2006 in which you requested confirmation that your proposal is a Major Project to which Part 3A of the *Environmental Planning and Assessment Act, 1979* (the Act) applies.

I am writing to advise you that the Director-General, as a delegate of the Minister, formed the opinion on 27/01/2006 that your proposal is a Project and that Part 3A of the Act applies. Consequently, you may now apply for the approval of the Minister to carry out this Project.

In seeking the Minister's approval, Section 75E of the Act requires you to lodge an application for your Project with the Director-General. The application you lodge with the Director-General for the Project must include a completed Application Form, a Preliminary Assessment based on the information contained in this Schedule, and the correct fee. I have enclosed an Application Form with this letter, along with the Schedule that identifies what information should be addressed in the Preliminary Assessment and the fee to be paid.

You have indicated that you would submit a Concept Plan for this Project. The Minister will consider your request to submit a Concept Plan after you lodge your application. Please ensure that your application clearly states your intention to submit a Concept Plan and that your Preliminary Assessment addresses the scope and level of assessment required and all the information concerning Concept Plans in the attached Schedule. Once your application has been accepted by the Director-General, I will advise you of the Minister's decision to authorise a Concept Plan.

If you have any questions concerning any of the above matters, please should contact Nathan Wort during normal business hours on 9228 6369 or via e-mail to Nathan.wort@dipnr.nsw.gov.au.

Yours sincerely

Gordon Kirkby
Acting Director
Urban Assessments

Office of Sustainable Development Assessment and Approvals
23-33 Bridge Street Sydney NSW 2000 GPO Box 39 Sydney NSW 2001
Telephone (02) 9228 6111 Facsimile (02) 9228 6191 Website www.dipnr.nsw.gov.au

Application form	You must complete in full the Application for a Major Project form enclosed.
Preliminary Assessment – Purpose	The purpose of the Preliminary Assessment is to assist the preparation of the Director General's Environmental Assessment Requirements. The purpose of the Preliminary Assessment is to culminate in a summary of the "Key Issues". Key Issues are those matters that if not addressed satisfactorily may lead to refusal of the project.
Preliminary Assessment – Identifying Key Issues	"Key Issues" will emerge from: (a) the proponent's consultation with all relevant agencies and groups, and (b) from the proponent's assessment of the proposed project against applicable environmental planning instruments, policies, guidelines and other relevant planning documents. "Key issues" could include, but may not be limited to: (a) non-compliances with known relevant planning controls; (b) known community concerns about the development proposed; (c) potential environmental impacts associated with construction, operation, or occupation of a project; (d) likely environmental risks; (e) constraints arising from the peculiarities of a project site. "Key Issues" should not include those aspects of a proposed project that comply with known planning controls; where there are no community concerns or where there are no other contentious matters.
Preliminary Assessment – Information to be addressed	The Preliminary Assessment should include: (a) a written and graphical description of the project and any ancillary components, including relevant preliminary plans; (b) the location(s) and a map identifying the site(s)/alignment/corridor; (c) the planning provisions applying to the site and whether the project is permitted under the prevailing EPIs, DCPs, policies, etc, and if the project is inconsistent with such instruments/plans/policies; (d) the views of the other agencies, local council and/or the community if known; (e) an identification of any study or investigations undertaken for the preparation of the Metro Strategy or other regional or local strategies that may affect the Project.
Application Fee	\$1000.00, based on set fee for the lodgement of a MP application. Outstanding fee's (to be determined) are to be paid at the lodgement of the Environmental Assessment.
Copies of Documentation	10 copies of all documentation lodged (including plans)
Electronic Version of Documents	1 CD in PDF or Rich Text Format of all documentation lodged. All plans must be in PDF or TIFF format. Note: In the event that the documentation exceeds 5 Megabytes, you should contact the liaison officer prior to lodgement. Please be aware that you may be required to prepare a website for your Project.
Acceptance of Application	The Director-General will not accept your application until such time as you complete all the information required by this schedule, the accompanying fee, and a completed application form

APPENDIX B
Legal Advice from Deacons Lawyers

Deacons

1 Allwell Street
Circular Quay
Sydney NSW 2000
Australia
GPO Box 3072
Sydney NSW 2001
DX968 Sydney
Tel +61 (0)2 9330 8000
Fax +61 (0)2 9330 8111
www.deacons.com.au

Other Offices
Brisbane
Canberra
Melbourne
Perth

**Independent
Affiliated Firms**
Hong Kong
Indonesia
Malaysia
People's Republic of China
Singapore
Taiwan
Thailand
Vietnam

8 March 2006

Sarah Kelly
SAKE Development Pty Ltd
Suite 11, 340 Darling Street
BALMAIN NSW 2041

Our Ref: MD

Dear Sarah

**Major Project under Part 3A of the Environmental Planning and
Assessment Act 1979
1 Survey Street, Lennox Head**

You have asked my advice regarding the application of Part 3A of the Environmental Planning and Assessment Act 1979 (EP&A Act) with respect to the requirement for a project approval or approval of a concept plan for land located at 1 Survey Street, Lennox Head. The Minister for Planning has confirmed that the proposed development is a Major Project and that Part 3A of the EP&A Act applies.

A. Background

It is proposed to subdivide the subject site into approximately 45 residential allotments with associated open space, landscaping and infrastructure (roads, water and sewer). It will be a conventional Torrens title subdivision, developed in one stage. The area of land to be subdivided is zoned Residential 2(a) – Living Area under Ballina Local Environmental Plan 1987 (LEP). It does not contain areas of littoral rainforest or habitat which are located elsewhere on the site.

The landowners, DM and RD Dossor, had previously applied to Ballina Shire Council for a 54 lot residential subdivision which was refused by the Council. An appeal to the Land and Environment Court (proceedings no. 10750 of 2000) was dismissed. The Court considered that the proposal represented an over-development of the subject land, however, the Court provided clear directions as to key issues and the matters that needed to be addressed in any future application, particularly with respect to drainage and hydrology, site stability and appropriate buffers. The Court noted that some form of development would be appropriate on the subject site.

Under section 75M of the EP&A Act, the Minister has a discretion whether to require a proponent to submit a concept plan for a project. A concept plan is to outline the scope of the project and any development options and set out any proposal for the staged implementation of the project. Section 75M specifically states that a detailed description of the project is not required.

B. Concept Plan or Project Application

Given that:

1. the size and nature of the project and the fact that it is not staged; and
2. the issues relating to the subdivision of the subject site for residential purposes have already been identified in the earlier Land & Environment Court Appeal,

the submission of a concept plan is unnecessary. Further, as a detailed description of the project is not required, a concept plan would not address the key issues and other matters identified by the Land & Environment Court.

The Department of Planning has produced a series of draft guidelines and circulars regarding steps in the Concept and Project Approval process (separate guidelines). On review of these it is clear that:

- Concept plans are only required for more complex projects such as a new highway route, major new health or educational complex or clusters of projects without the need for more detailed studies.
- Concept plan approvals are only required where there is a benefit of having strategic issues such as the suitability of the site or general parameters of the project determined upfront prior to undertaking more detailed assessment. The suitability of the subject site for residential development has already been determined and there is a need to address all issues to ensure an appropriate outcome for the land.
- In assessing the application, the Department of Planning will require detailed information relating to stormwater management, landscaping and open space; traffic and access, flora and fauna; geotechnical constraints and the like to determine application. If a concept plan was submitted, it would be inconsistent with the guidelines which state detailed information is not required at this stage for a concept plan.
- Concept approvals relate to staged developments.

C. Conclusion and Summary

A requirement to submit concept plan in the circumstances is unnecessary and inconsistent with the Department's own guidelines.

It is entirely appropriate for the Minister to exercise his discretion and not require a concept plan.

08/03/2006

The logical and appropriate path is the submission of a Project Application. The Project Application and not the concept plan can successfully and adequately address all the key issues that were established by the Land and Environment Court and provide a comprehensive environmental assessment for the proposed residential subdivision of land at Lennox Head.

I trust this advice meets with your requirements.

Please feel free to contact me on 9330 8632 to discuss further as required.

Yours faithfully



Mark Driscoll

Partner

Deacons

Contact:

Mark Driscoll

Direct line:

+61 (0)2 9330 8632

Email:

mark.driscoll@deacons.com.au

APPENDIX C
Stormwater Engineering Advice from Patterson Britton and Partners

level 4
104 Mount Street
North Sydney 2060

PO Box 616
North Sydney 2059
Australia

telephone (02) 9957 1615
facsimile (02) 9957 1291
email reception@salbrit.com.au
A.C.N. 003 220 228
A.B.N. 69 003 220 228

**Patterson Britton
& Partners Pty Ltd**

consulting engineers

Newcastle Office
14 Tetford Street
Newcastle East 2300

PO Box 666
Newcastle 2300
Australia

telephone (02) 4928 7777
facsimile (02) 4926 2111
email mail@newcastle.pattbr.com.au

MEMO

TO: Sarah Kelly
SAKE Development

FROM: Richard Baker

SUBJECT: Coastal Grove, Lennox Head

DATE: 7 March 2006

JOB No. 6324

Sarah,

Please find our stormwater input for inclusion with the preliminary environmental assessment for Survey Street, Lennox Head below.

Stormwater Management

Existing Conditions

Runoff from a small residential external catchment is conveyed through the site. There are no existing stormwater quality or quantity controls incorporated within the external residential catchment.

Runoff from the site, combined with runoff from the above-mentioned external catchment is expected to flow to the existing unnamed creekline on the site and continue to an existing wetland south of the southern boundary. The existing wetland is located within an environmental protection area. There are no existing stormwater quality or quantity control measures for runoff from the site.

Proposed Targets

The runoff characteristics from the proposed development should match or be better than for existing conditions. This means that there would be no significant adverse impacts and in fact lead to improvements.

Appropriate stormwater treatment measures would be adopted to maintain, as a minimum, the existing stormwater quality and quantity discharging from the southern boundary of the site.

These targets would be combined with a total water cycle management approach, which would promote the developers commitment to water sensitive urban design (WSUD) and ESD principles for this site.



Proposed Treatment Measures

Previously completed investigations have identified that the soils on the site exhibit poor infiltration capacity. As such, infiltration stormwater treatment measures would not be incorporated within this site. A treatment train approach would be adopted with emphasis on control of runoff at the source. This approach increases the reliability and sustainability of the treatment strategy. The adopted post development stormwater treatment strategy would include a combination of the following measures:-

1. Rainwater tanks for stormwater harvesting on each lot.
2. On site detention to treat lot runoff.
3. Permeable paving to treat runoff from light traffic areas;
4. Swales and buffer strips to treat runoff from roads;
5. Gross pollutant traps to treat surface runoff; and
6. Constructed wetlands to treat stormwater runoff from the site.

The adoption of this treatment train approach will assist the low flows to more closely mimic the existing runoff regime

A piped drainage system would be developed to capture and convey runoff for all storms up to and including the 20 year ARI event. Overland flow paths would be included to safely convey flow greater than the 20 year ARI event up to the 100 year ARI event.

A construction stage stormwater management strategy would be formulated to minimise the risk of pollutant export from the site. This strategy would be developed in accordance with the Department of Housings 'Blue Book' and Council's requirements

Creekline

The existing creekline traversing the site conveys stormwater flows from the contributing catchment. The creekline in its existing condition does not have a clearly defined riparian zone. The proposed development of the site would include rehabilitation of a riparian zone to a distance of approximately 20m from the existing top of bank. Rehabilitation would include revegetation with local native species.

We hope that this information meets your current needs, however should you like any further information please call Richard Baker on 9957 1619

Regards

Mark Tooker
Principal

Reviewed by

Date

..... 11/06

APPENDIX D
Previous Landscape Master Plan



LEGEND

- Design Contours (1 metre)
- Proposed Driveway
- Proposed Concrete Retaining Wall
- Proposed Natural Rock Retaining Wall
- Proposed Wetland
- Exposed Aggregate Footpath with Cobblestone Banding
- Feature Palms
- Proposed Street Trees
- Existing Littoral Rainforest
- Typical Creek Treatment (Planting to 2-3m high max.)
- Existing Rainforest Enhancement F
- Proposed Screen Trees
- Feature Colourful Plantings
- Turf Area
- Wetland Species

B	Text edits	20/02/03	SDR
A	Existing Planting	20/02/03	RLJ
No.	Description	Date	Initial
Amendments			

GeoLINK 2003

This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client.

This drawing as prepared under a quality system certified as complying with ISOAS 9001 by an accredited certification body.

GeoLINK
environmental management and design

Level 1, 64 Ballina Street
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lennoxhd@geolink.net.au

quality solutions sustainable future

Project Title
Coastal Grove

Client
D&R Dossor

Designed	RLJ	Drawn	PSC	Checked	
Approved		Date			
XREF's					NIL
Scale					

metres 0 1 2 3 4 5