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Sapphire

Prepared for Sapphire Beach Development Pty Ltd

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STAGE 1 PROJECT APPLICATION

ENVIRONMENTAL ASSESSMENT REPORT

June 2009

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CERTIFICATION

This Environmental Assessment Report has been prepared by Janet Thomson Planning Consultant on behalf of Sapphire beach Development Pty Ltd.

The Environmental Assessment Report has been prepared in accordance with the Environmental Assessment Requirements issued by the Director General of the Department of Planning under part 3A of the Environmental Planning and Assessment Act.

In accordance with the Environmental Assessment Requirements issued by the Director General it is certified that the information contained in this environmental assessment is neither false or misleading.

Janet Thomson

June 2009

Executive Summary

1.1 Background

On 9 May 2007, the Minister for Planning approved a concept plan for a site on the Pacific Highway Coffs Harbour. The concept plan provided for the development of the site for a mixed tourist/residential development comprising open space, dwellings and residential flat buildings. The concept plan approval also included an approval regime for the future applications for the site. This provided that Stage 1 of the proposal relating to demolition, subdivision works and the construction of beachfront houses and buildings would continue to be a Part 3 matter and therefore require the approval of the Minister for Planning. All other applications would be dealt with under Part 4 of the Environmental Planning and Assessment Act and require the approval of Coffs Harbour Council.

An application has been submitted to make some amendments to the concept plan to remove the tourist element from the development and to replace the residential flat buildings with dwellings. These uses are permissible under the current zoning of the site.

At the same time it is intended to submit a project application for the demolition of the existing structures on the site and the carrying out of some site works. This Environmental Assessment Report (EAR) has been prepared to accompany this project application.

1.2 The Site

The site is located fronting the Pacific Highway at Coffs Harbour approximately 6km north of Coffs Harbour. The site has frontage to the Highway and stretches from the highway to Campbells Beach.

The site comprises the following:

- Lot 100 DP 629555
- Lot 101 DP 629555
- Lot 2 DP 800836

The site has an area of 41503m2.

1.3 Concept Plan Approval and Proposed Amendments

The Concept Plan was approved on 9 May 2007. The approval was for a mixed tourist and/or residential development comprising a maximum total gross floor area of 24,020m2 (an additional 5945m2 of balconies could be provided). The maximum number of bedrooms allowable was 338. The development included:

- Communal facilities including an office, reception area, commercial kitchen, pool and gymnasium
- Communal open space of 3715m2
- Subdivision of the site into 26 lots in a community title scheme
- A maximum of 270 car parking spaces
- Access roads and
- Revegetation and rehabilitation works

The proposed amendments, which have been submitted to the approved concept plan are as follows:

- Removal of the tourist component of the use of the site
- · Removal of the residential flat buildings and their

replacement with detached dwellings

- Reduction in the number of dwellings from approximately 122 to 39
- Alteration of the beachfront houses from 16 to 14 and from attached to detached dwellings
- Removal of the communal facilities (including an office, reception area, commercial kitchen, pool and gymnasium)
- Increase in the number of lots subdivided on the site from 26 to 42 (39 residential lots and 3 community title lots for the roads, conservation area and open space)
- Inclusion of some common areas related to the residential flat buildings into the individual lots
- Reduction in the number of car parking spaces from 270 to 78
- Reduction in the gross floor area of the development by approximately 10,000m2
- Reduction in the approximate number of bedrooms by approximately 168 to 170
- Minor changes to the lot shapes and sizes
- Other minor changes related to the above
- Changes to the approvals regime for the site to provide for all future applications to be dealt with under Part 4 of the Environmental Planning and Assessment Act

All other works on the site will remain generally as in the concept plan approval.

1.4 The Proposal

It is proposed to demolish all the existing structures on the site as follows:

- The 114 room hotel building which includes the restaurant and conference centre and all back of house facilities.
- All ancillary buildings associated with the hotel primarily located around the existing swimming pool
- Former Seafood Mamas Restaurant at the entrance to the site
- The swimming pool & spa
- The tennis & volley ball courts
- All redundant services either above or below ground
- All bitumen or concrete car parks and footpaths
- Any vegetation outside the dune area and 7A environmental zone not marked for reuse or transplanting

No earthworks are proposed as part of this application. However, clean brick, rubble and concrete construction materials will be retained for fill on the site.

1 Executive Summar

1.5 **Key Issues**

Consistency with Concept Plan

The proposal is consistent with the approved concept plan and the proposed amendment to it. Relevant conditions of the concept plan approval will be implemented as part of the proposal.

Site Conditions

No cut or fill is proposed as part of this application. However, clean building materials from the demolished building will be retained on the site for use as fill at a later date.

Demolition Procedures

A detailed Site Management Plan has been prepared for the site and is included in Appendix 3 to this EAR. This details the measures, which will be adopted to ensure safety and to ameliorate any environmental concerns during the demolition of the buildings and other structures on the site.

Site Management Plan

The Site Management Plan covers all procedures relating to the management of works on the site. It includes the following plans:

- Site establishment plan
- Traffic control plan
- Work hours plan
- Demolition management plan
- Transport, handling and stockpiling
- Stormwater control plan
- Solid waste disposal plan
- Dust control plan
- Noise and vibration control plan
- Environmental monitoring plan

Vegetation Issues

Some trees on the site, which are diseased will be removed as part of the works on the site. All retained vegetation will be protected during the works on the site

Contamination

A Remedial Action Plan is not required for the site.

Noise and Vibration

The demolition will be performed in such a way as to minimise unnecessary noise and vibration. Regulatory limits for noise and vibration will be strictly adhered to.

Archaeology

Davies Heritage Consultants Pty. Ltd have prepared a final report titled Archaeological Assessment of Indigenous Values dated March 2007. A copy of this report is included in Appendix 6 to this EAR.

The report states that there is only a very low potential that sub-surface archaeological material may be present. The material would primarily be either dispersed midden material or stone artefacts, which would not be in situ. There is a very low potential for burials to be present.

1.6 **Planning Assessment**

The proposal is consistent with the concept plan approval for the site and the proposed amendment to it. There will be no significant impacts from the proposal and it will allow the economic investment in the development of this site to proceed.

Introduction

2.1 Background

On 9 May 2007, the Minister for Planning approved a concept plan for a site on the Pacific Highway Coffs Harbour. The Concept Plan provided for the development of the site for a mixed tourist/residential development comprising open space, dwellings and residential flat buildings. The Concept Plan approval also included an approval regime for the future applications for the site. This provided that Stage 1 of the proposal relating to demolition, subdivision works and the construction of beachfront houses and buildings would continue to be a Part 3 matter and therefore require the approval of the Minister for Planning. All other applications would be dealt with under Part 4 of the Environmental Planning and Assessment Act and require the approval of Coffs Harbour Council.

An application has been submitted to make some amendments to the Concept Plan to remove the tourist element from the development and to replace the residential flat buildings with dwellings. These uses are permissible under the current zoning of the site.

At the same time it is intended to submit a Project Application for the demolition of the existing structures on the site and the carrying out of some site works. This Environmental Assessment Report (EAR) has been prepared to accompany this Project Application.

2.2 Site Location

The site is located fronting the Pacific Highway at Coffs Harbour approximately 6km north of Coffs Harbour. The site has frontage to the Highway and stretches from the highway to Campbells Beach.

SITE LOCATION



2.3 Legal Description

The site comprises the following:

- Lot 100 DP 629555
- Lot 101 DP 629555
- Lot 2 DP 800836

The site has an area of 41503m².

2.4 The Applicant

The Applicant for the proposal is Sapphire Beach
Development Pty Ltd as trustee for the Sapphire Beach
Development Unit Trust. The Applicant is the owner of the land.

2.5 The Process

Under the existing concept plan approval, Stage 1 of the development will comprise "the demolition of the existing buildings, general clearing of the site of all structures, fencing of the dunes and 7A zoned vegetation, subdivision, the construction of the northern block of beachfront villa housing and buildings 9 and 10, stormwater management, all services and roads and rehabilitation of the dunes in front of the beachfront villa housing"

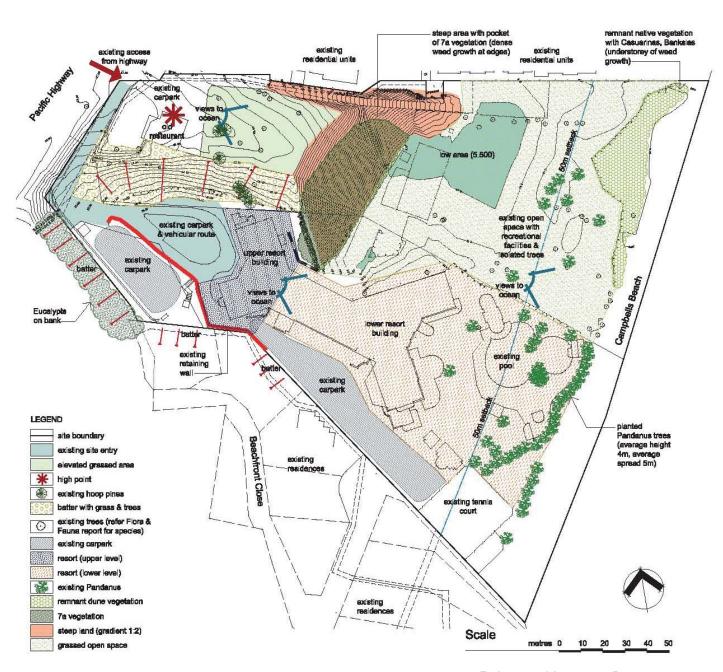
Although the proposed amendment to the approved Concept Plan will alter the development to 39 dwelling lots and provide that Coffs Harbour City Council will be the consent authority under Part 4 of the Environmental Planning and Assessment Act for future applications, the current proposal forms part of Stage 1 under the existing consent and as a result is to be dealt with as a Project Application under Part 3A of the EPA Act.

2.6 Consultant Team

This EAR has been prepared on the basis of information provided as follows:

Attentus	Project Manager	
Attentus	Site Management Report	
David Lane	Phase 2 Contamination Report and	
Associates	Hazardous Materials Survey and	
	Register.	

EXISTING SITE CONDITIONS AND USE



3.1 **Plan as Approved**

The Concept Plan was approved on 9 May 2007. The approval was for a mixed tourist and/or residential development comprising a maximum total gross floor area of 24,020m2 (an additional 5945m2 of balconies could be provided). The maximum number of bedrooms allowable was 338. The development included:

- Communal facilities including an office, reception area, commercial kitchen, pool and gymnasium
- Communal open space of 3715m2
- Subdivision of the site into 26 lots in a community title scheme
- A maximum of 270 car parking spaces
- Access roads and
- Revegetation and rehabilitation works

The Concept Plan approval provided for the following staging:

Stage1 will comprise demolition of the existing buildings, general clearing of the site of all structures, fencing of the dunes and 7A zoned vegetation, subdivision, the construction of the northern block of beachfront villa housing and buildings 9 and 10 (as shown on drawing SK27 - Key Plan Heights - Building and Balcony GFA's), stormwater management, all services and roads and rehabilitation of the dunes in front of the beachfront villa housing.

Stage 2 will comprise construction of buildings 2, 4a and 4b (as shown on drawing SK27 - Key Plan Heights -Building and Balcony GFA's), and rehabilitation of the 7A zoned vegetation

Stage 3 will comprise construction of southern block of beachfront villa housing and building 8 (as shown on drawing SK27 - Key Plan Heights - Building and Balcony GFA's), and dune rehabilitation in front of the southern beachfront villa housing

Stage 4 will comprise the construction of buildings 1,3,5,6 and 7 (as shown on drawing SK27 - Key Plan Heights -Building and Balcony GFA's), and application of the final 25mm of bitumen to the central access road

Stage 1 is to be constructed first. The order of subsequent stages was not prescribed.

The Concept Plan consent provided that future applications, apart form Stage 1 and Stage 3 which were to be determined under Part 3A of the EPA Act, were to be determined under Part 4 of the EPA Act.

Additional Conditions

Modifications to the Concept Plan **Building Height**

- Block 10 not to exceed 14m in height
- Beachfront villas to be a mix of single and two storey dwellings

Subdivision

- Strata titling of apartments and town houses restricted to buildings and private courtyards
- All remaining gardens open space and roads to be managed as one lot under the community scheme

Revegetation and Rehabilitation

All revegetation and rehabilitation of the dunes behind Campbell's Beach to be undertaken as part of Stage 1 works.

Future Applications

Coastal Hazard

Prior to the commencement of works a registered surveyor must determine the location of the 100year coastal hazard planning line (as per Willing and Partners, Map 1 Campbell's Beach Hazard Lines September 1999) on the property and all buildings must be constructed landward of this line.

Works Seaward of the Foreshore Building Line
The front yards of the beachfront housing must be
extensively landscaped to integrate with the adjoining
communal open space. Any fencing proposed seaward of
the 100 year hazard line is to be of permeable materials.

Dune Management Plan

A Dune Management Plan providing detail of the proposed dune rehabilitation behind Campbell's Beach is to be submitted with the development application for the Stage 1 works.

Line marking of Access

Access way to site to be line marked to provide right and left turning lanes and plans approved by the RTA.

Demolition Management Plan

Report re asbestos and lead based paint to be lodged to Council with the Stage 1 development application for the site. If present a Demolition Management Plan is to be prepared.

Stormwater Management Plan

Detailed designs of the upgrading of the stormwater system must be submitted to and approved by Council with the Stage 1 development application for the site.

Geotechnical Assessment

Assessment to accompany each application for the construction of buildings.

Aboriginal Heritage

Assessment to be approved by DECC prior to the lodgement of the first development application for the site.

Indigenous Cultural Heritage Induction

All construction personnel to undergo an indigenous cultural heritage induction

Public Access to Campbell's Beach

The complete length of access to Campbell's beach to be established as a right of way when subdividing the site.

3.2 **Proposed Changes to the Concept Plan**

The proposed amendments, which have been submitted to the approved concept plan are as follows:

3 The Approved Concept

- Removal of the tourist component of the use of the site
- Removal of the residential flat buildings and their replacement with detached dwellings
- Reduction in the number of dwellings from approximately 122 to 39
- Alteration of the beachfront houses from 16 to 14 and from attached to detached dwellings
- · Removal of the communal facilities (including an office, reception area, commercial kitchen, pool and gymnasium)
- Increase in the number of lots subdivided on the site from 26 to 42 (39 residential lots and 3 community title lots for the roads, conservation area and open space)
- Inclusion of some common areas related to the residential flat buildings into the individual lots
- Reduction in the number of car parking spaces from 270 to 78
- Reduction in the gross floor area of the development by approximately 10,000m2
- Reduction in the approximate number of bedrooms by approximately 168 to 170
- Minor changes to the lot shapes and sizes
- Other minor changes related to the above
- Changes to the approvals regime for the site to provide for all future applications to be dealt with under Part 4 of the Environmental Planning and Assessment Act

All other works on the site will remain generally as in the concept plan approval.



4.1

Existing Site Conditions and Use

The site lies between the Pacific Highway and Campbell's Beach. The landscape in the area is undulating with the Korora basin to the west of the highway. The basin includes a series of natural drainage lines that ultimately drain under the highway and to the ocean. The site is located between two ridgelines approximately 450m apart. The first traverses the northern part of Coachman's Close, south of the site. The second ridgeline runs west to east from the highway at Sapphire Beach Apartments. Located below the highway and below the ridgeline much of the site is tucked into a depression.

There is a fall from 27.00m AHD at the Highway to 6.00m AHD on the foreshore.

The site is currently developed with buildings and structures comprising a 114 suite resort. Use of the resort ceased in 2007. There is a disused restaurant building and car park on the higher part of the site and the main resort buildings are approximately halfway down on the lower level of the site. The resort recreation facilities, including a swimming pool, are on the lower ground behind the beach.

Access to the site for vehicles is via a shared driveway from an intersection with the Pacific Highway. This access way is shared with residential properties and the Nautilus Resort. The Roads and Traffic Authority is planning an upgrade of the highway at this location and the intersection, which provides this access, is to be upgraded.

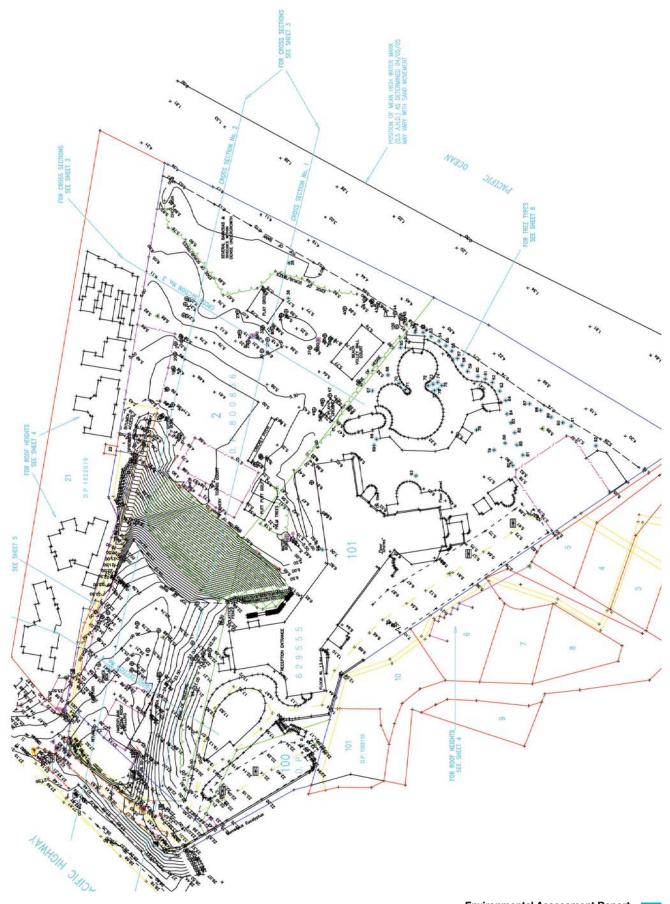
Access through the site is via a road down the southern side of the site to the front of the resort building and car parking area. There are car parking areas at the upper

level of the site, in the centre of the site and along the southern boundary of the site. There are currently a total of 134 car parks on the site and a parking space for a coach.

There is also a steep access road way along the northern boundary of the site (which is an easement for access to the Coffs Harbour Council sewerage pumping station) but vehicles rarely use this. It does provide pedestrian access from the Highway to the beach area but is not a designated public access route.

Pedestrian access is available through the site and along the beach although there are currently no public access routes through the site.

There is an area in the centre of the site, which is steeply sloping and heavily vegetated and zoned as an environment protection area.



4.2 Proposed Demolition

It is proposed to demolish all the existing structures on the site as follows:

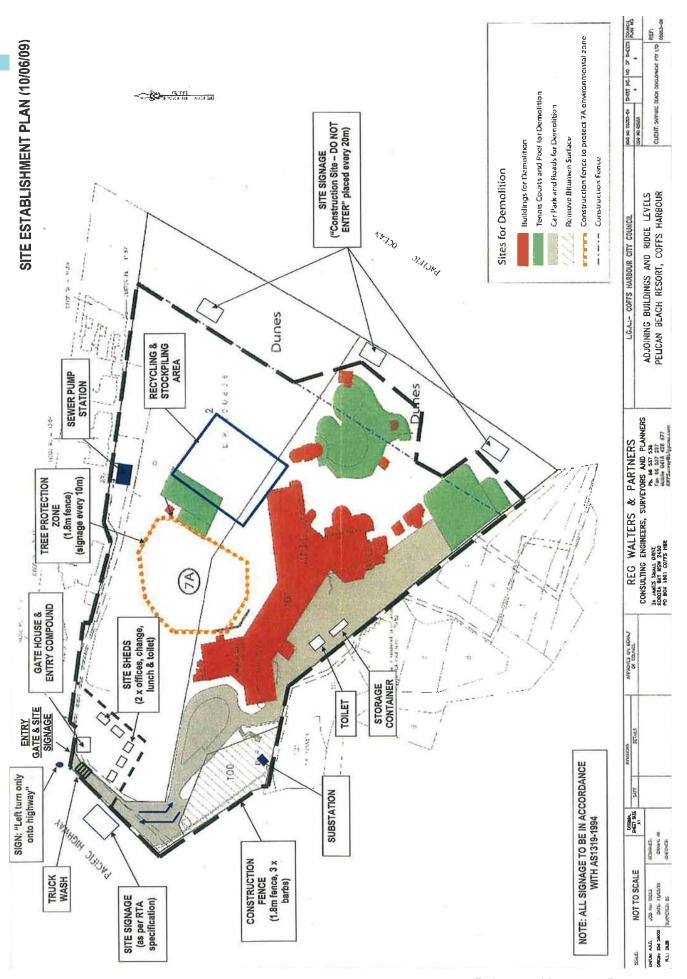
- The 114 room hotel building which includes the restaurant and conference centre and all back of house facilities.
- All ancillary buildings associated with the hotel primarily located around the existing swimming pool
- Former Seafood Mamas Restaurant at the entrance to the site
- The swimming pool & spa
- The tennis & volley ball courts
- All redundant services either above or below ground
- All bitumen or concrete car parks and footpaths
- Any vegetation outside the dune area and 7A environmental zone not marked for reuse or transplanting

4.3 **Proposed Earthworks**

No earthworks are proposed as part of this application. However, clean brick, rubble and concrete construction materials will be retained for fill on the site. These will be produced as part of the final demolition of the buildings within the site. The volume of this hard-fill to be generated is expected to be in the range of 10,000 to 12,000 tonnes. The material is to be recycled on site with the end product being reused on site for fill as good granular drainage medium. The recycling of such materials is industry best environmental practice reducing the carbon footprint of the demolition by:

- significantly reducing the number of trucks on the road transporting the material to landfill, and
- significantly reducing the volume of material to landfill.

Prior to commencement of demolition and the use of a concrete and masonry recycling facility, a noise and vibration report will be prepared in accordance with the New South Wales Waste Management Act and Environment Protection Authority Environmental Noise Control Manual. This will be submitted to the Department of Planning for approval prior to the commencement of these works on the site.



4The Proposal

4.4 Management Plans

Two management Plans have been prepared for the application. These are as follows:

- Site Management Plan (Appendix 3)
- Hazardous Material Survey and Register (Appendix 4)

4.5 Traffic and Access

All truck movements will be controlled to restrict potential impact on the surrounding areas. This will include strict hours of operation and the wash down of trucks on leaving site. Trucks will enter and leave the site via the Pacific Highway, whilst within the site, vehicles will be directed and proceed along designated routes. Drivers will be instructed to remain within the vehicle at all times while in the exclusion zone with manual tarpaulin fitting to be performed in an area as designated by the supervisor.

Any laden trucks leaving the site will be required to turn south or left out only. No right turn (northbound) across the southbound carriageway will be permitted for laden trucks. All trucks will be able to be queued on site before pickup and leaving the site.

All parking will be adjacent the site office which will be located where the now closed Seafood Mamas Restaurant is located immediately opposite the entrance to the site. Facilities will be constructed and maintained for cleaning of the wheels of vehicles leaving the site. The facilities will include a 550mm deep concrete pit with two rumble grids at the base and 100mm aggregate covered by 50mm of clean water. Vehicles leaving the site will be free of gross soil contamination.

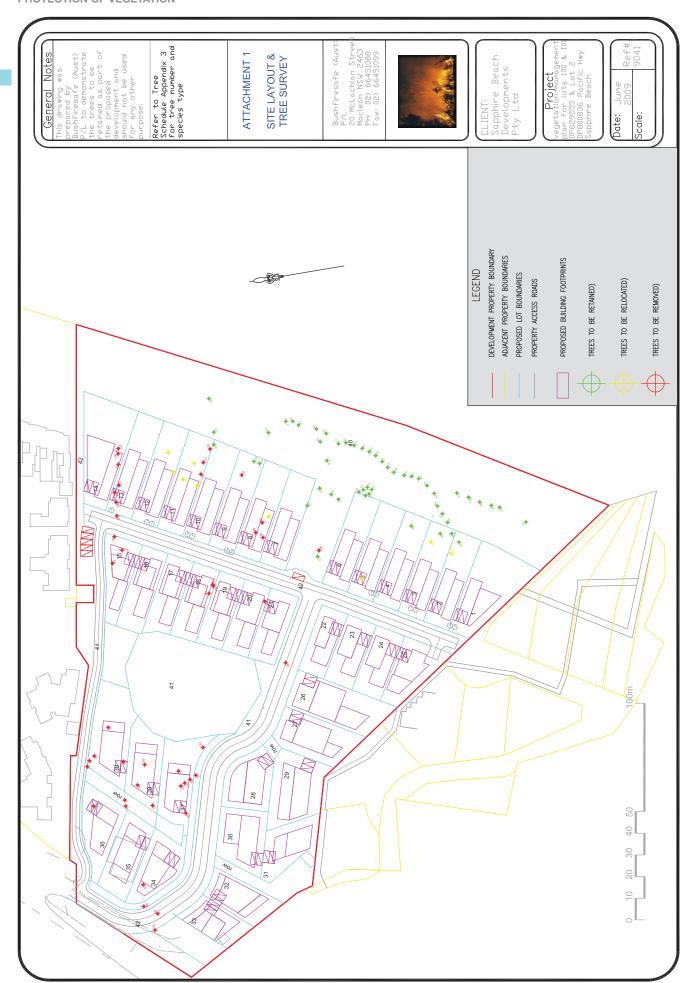
The loading areas for trucks will be well maintained to minimise the pick up of mud and/or other material. The placement of temporary aggregate or other surface covering will be used if necessary. Monitoring will be performed to ensure that contaminants and soils etc are not tracked out of the site with cleaning by hand and power sweeping performed, as necessary.

4.6 Protection of Vegetation

105 trees were recorded during the flora survey of the subject land, of these 45 trees will be removed with a further 9 being relocated. The removal of trees is necessary to accommodate the dwellings and provide access, or to limit the spread of Mundulla Yellows syndrome or because they are located in an area where the site will be filled. Additional planting of trees is proposed in the Landscape Plan, including the planting of 11 Hoop Pine trees within an 8m wide area adjacent to the Pacific Highway in compensation for the loss of Mundulla Yellows affected trees.

Trees will be retained in 7A Environmental Zone and dune areas other than weed or noxious species. These areas will be fenced to protect trees and vegetation during demolition works.

The trees to be removed will be done by a specialist contractor during the demolition works.



Environmenta

Assessment Key Issues

5.1 Consistency with Concept Plan

The proposed application is for part of Stage 1 as set out in the Concept Plan approval. The matter, under the provisions of the consent is to be dealt with as a Part 3A matter under the EPA Act.

The Concept Plan approval required certain matters to be either lodged with any application for Stage 1 works or to be undertaken as part of the Stage 1 works. These are:

- (a) All rehabilitation and revegetation works on the dunes behind Campbells Beach shall be undertaken as part of the Stage 1 works
- (b) A registered surveyor must determine the location of the 100 year coastal hazard planning line prior to the commencement of Stage 1 works
- (c) Details of the proposed landscaping and fencing of the private yards of the beachfront houses must be lodged with applications for the Stage 1 works
- (d) A Dune Management Plan shall be submitted with the development application for Stage 1 works
- (e) Detailed plans of the line marking to provide right and left hand turning lanes of the access way to the site must be submitted to the RTA prior to the commencement of works
- (f) A report to be prepared on presence of asbestos and lead based paint and should these be present a demolition management plan is to be submitted with the Stage 1 application
- (g) Detailed designs for the upgrading of the stormwater management system to be submitted with the Stage 1 application
- (h) The Archaeological Assessment of Indigenous Values must be submitted to, and approved by DECC prior to the lodgement of the first development application for the site

 (i) All construction personnel must undergo an indigenous cultural heritage induction conducted by the Coffs Harbour Local Aboriginal Land Council prior to the commencement of works

In relation to theses matters, (a), (c), (d) and (g) will be implemented when the next part of the Stage 1 application is lodged for the subdivision of the site.

- (b) will be implemented prior to the commencement of works on the site
- (e) will be implemented prior to the commencement of works on the site
- (f) has been undertaken and forms part of this EAR
- (h) has been implemented and the report has been lodged with DECC and forms part of this EAR
- (i) will be implemented prior to the commencement of works and is dealt with in the Site Management Plan in Appendix 3 to this EAR.

The proposed works are considered to be consistent with the approved concept plan for the site.

5.2 Site Conditions

No cut and fill is proposed as part of this application. However, some material will be retained on site for the later reuse as fill. This will be crushed on site for future use. Prior to commencement of demolition and the use of a concrete and masonry recycling facility, a noise and vibration report will be prepared in accordance with the New South Wales Waste Management Act and Environment Protection Authority Environmental Noise Control Manual. This will be submitted to the Department of Planning for approval prior to the commencement of these works on the site.

5.3 Demolition Procedures

5.3.1 General

A detailed Site Management Plan has been prepared for the site and is included in Appendix 3 to this EAR. This details the measures, which will be adopted to ensure safety and to ameliorate any environmental concerns during the demolition of the buildings and other structures on the site. The plan covers the following matters:

5.3.2 Protection of Sensitive Areas

All sensitive areas such as the dune area and the 7A conservation area will be fenced during the site demolition to protect them form adverse impacts.

5.3.3 Demolition Management Plan

Scope of Demolition Work

- Provision of appropriate approvals, permits and licences
- Demolition of all buildings and associated internal and external plant and equipment
- Recycle all concrete and masonry onsite for reuse
- All remaining demolition and waste materials to be removed from the site
- Leave the site clear of all waste materials, clean and tidy, with any and all certification required for sign off of the works, ready for civil earthworks associated with the residential subdivision to follow.

Hazardous Materials

David Lane Associates conducted a hazardous materials survey to identify the extent and current condition of any remaining asbestos containing materials (ACM), synthetic mineral fibres (SMF), lead or other heavy metal based paint, PCB containing materials, chemicals, pipe work or surface dusts and sludges. A copy of David Lane Associates survey titled Hazardous Materials Survey and

Register is included in Appendix 4

A summary of the results of the survey includes the following;

- No ACM was observed in the main hotel building
- A limited amount and fragments of ACM was found in the former Seafood Mamas Restaurant sub-floor, ceiling of the eastern portion of the building and within a fill layer within .3m of the surface in a defined area of approximately 150m2 adjacent the restaurant.
- No lead paints were observed within the restaurant or resort buildings during site inspection
- No PCBs were observed within the restaurant or resort buildings during site inspection

Demolition Sequence

The demolition sequence will be as follows;

- · Confirm hazardous materials register
- Confirm structural design and mark load bearing walls
- Isolate services
- Decommission and degas refrigeration and A/C equipment
- Remove Soft-Strip Materials including carpets
- Remove plant and equipments chillers, A/C units, lifts and motors, electrical switch boards & wiring, plumbing piping
- Remove hazardous materials
- Remove bathroom fittings, windows, sliding balcony doors (leaving balcony handrails in place)
- Remove non-masonry walls and ceilings
- Remove internal non-loading bearing masonry walls
- Remove roof
- Roll up insulation, consolidate in plastic wrap of possible reuse.
- Remove trusses for recycling
- Final check of structural stability and safety
- Load building with heavier machinery

Environmental Assessment Key Issues

Starting at the top level, commence recovery of masonry and reinforced concrete structure for recycling

Throughout the demolition activities dust containment and dust suppression measures will be used, not only to protect the demolition workers, but also to contain the dusts within the demolition site and to minimise the potential for dusts reaching surrounding residential areas.

The demolition activities will require metal pipe work and equipment to be dismantled and cut into smaller pieces. Cold cutting techniques are preferable to hot cutting for the following reasons;

- No ready sources of ignition is presented via naked flames or torches
- Compress, flammable gas supplies are not required
- Metal fumes from hot cutting procedures are not produced
- Hotting cutting is a manual task, with additional risks for the demolition worker undertaking the actual hot work

Whilst the use of cold cutting techniques is preferable, it may be reasonable to permit the use of hot cutting techniques at the site, subject to appropriate risk assessment evaluation and permit to work systems for such activities. A Hot Work Permit may be required.

A vast array of specialist demolition plant and equipment is available to undertake many demolition tasks, which remove many of the direct manual handling of more traditional demolition techniques. Appropriate plant for the task-in-hand will be used.

Larger machines enable greater reach and have higher working levels. However, as working heights for plant increase, the degree of control and capability of high reach plant is reduced.

The use of hydraulic breakers, push-poles and pulveriser attachments to demolition plant is expected. The use of ball and chain methods for demolition is not expected, but could be a viable option so it can't be ruled out. The demolition contractor will make an assessment to the techniques to be used as part of their Work Plan development.

Such demolition techniques must bear-in-mind the location of nearby residences and the potential for concrete and rubble dusts to be generated from these demolition activities. This must be evaluated as part of the Health and Safety Work Plan development, by risk assessment, method statements and permit to work systems. Appropriate demolition plant and equipment will be used in the execution of the work. Nuisance in respect of noise, dust, fumes etc. arsing out of the demolition activities will be minimised in view of the proximity of the demolition site to the surrounding residential area.

5.4 Site Management Plan

The Site Management Plan in Appendix 3 covers all procedures relating to the management of works on the site. It includes the following plans:

- Site establishment plan
- Traffic control plan
- Work hours plan
- Demolition management plan
- Transport, handling and stockpiling
- Stormwater control plan
- Solid waste disposal plan
- Dust control plan
- Noise and vibration control plan
- Environmental monitoring plan

5.5 Vegetation Issues

5.5.1 Areas to be Cleared

45 trees are to be removed on the site and a further 9 are to be relocated. Trees will be retained in 7A Environmental Zone and dune areas other than weed or noxious species. These areas will be fenced to protect trees and vegetation during demolition works.

The trees to be removed will be done by a specialist contractor during the demolition works.

5Environmental Assessment

Key Issues

5.6 Contamination

A detailed site assessment has been carried out and the report is included in Appendix 5 to this EAR.

Based on this Site Assessment the Site is deemed suitable for the most sensitive intended land use, compliant with the requirements as outlined in Table 5a Column A – Residential with Access to Soils, NEPM 1999, and the NSW EPA Guidelines for Assessing Banana Plantation Sites. A Remedial Action Plan is therefore not required to address contamination concerns. No site remediation works are required.

5.7 Noise and Vibration

The demolition will be performed in such a way as to minimise unnecessary noise and vibration. Regulatory limits for noise and vibration will be strictly adhered by applying the following controls:

- All equipment will be selected on the basis of its noise attenuation performance;
- All equipment will comply with regulatory standards for noise attenuation;
- Noisy equipment will be located in such a way as to minimise the acoustic impacts;
- Stockpile areas will be positioned to account for their acoustic barrier properties but equally taking into consideration the noise generated during stockpile
- If necessary, temporary acoustic barriers may be considered to address specific noise problems;
- Attention will be given to siting of overnight parking bays to minimise start-up and end-of-day disturbances;
- Hours of operation will be strictly adhered to, including prevention of noise occurring from the early arrival of equipment to the site prior to agreed operating hours.
 Trucks will not arrive on site before 6:30 am for a 7:00 am start. Similarly, trucks will have to leave the area by 5:00pm.

5.8 Archaeology

Davies Heritage Consultants Pty. Ltd have prepared a final report titled Archaeological Assessment of Indigenous Values dated March 2007. A copy of this report is included in Appendix 6 to this EAR.

The report states that there is only a very low potential that sub-surface archaeological material may be present. The material would primarily be either dispersed midden material or stone artefacts, which would not be in situ. There is a very low potential for burials to be present.

The demolition work is primarily located on parts of the site that have already been heavily disturbed as a result of the construction of the buildings to be demolished and therefore unlikely to contain items of aboriginal heritage. The areas of the site more likely to contain items of aboriginal heritage are the dunes and 7A Environmental Zone both of which are being fenced and excluded from the demolition zone.

However if items of aboriginal heritage are encountered during the demolition works the mitigation measures and recommendations of the report will be adopted. Workers on site will be made aware, via an Indigenous Cultural Heritage Induction, of the possibility of uncovering Indigenous items during ground disturbance activities and be advised of the appropriate action that must be taken.

Planning Assessme of the Proposal

6.1 Compliance with Planning Controls

The proposal is the first stage in the development of the site for an approved residential development. The proposal is for demolition and site works and all works proposed are in compliance with the planning controls applying to the site and with the Concept Plan approval for the site.

6.2 Environmental Impacts

The possibility of impacts has been closely studies and the Site Management Plan (Appendix 3) provides detailed procedures for ensuring that there are no adverse environmental impacts as a result of the demolition and site works proposed.

6.3 Suitability of the Site

A residential development has been approved on the site and this application is the first stage in the carrying out of this development. As a result the site is suitable for the development

6.4 **Submissions**

There have been no submissions on this matter.

6.5 The Public Interest

The proposal is in the public interest, as it will enable the commencement of work on this important residential development, which will provide jobs and investment in the Coffs Harbour area.

7.1 Introduction

This draft Statement of Commitments identifies those matters, which it is proposed will be dealt with at this stage of the proposed project in order to minimise impacts on the environment.

If approval to the application is granted under Part 3A of the Environmental Planning and Assessment Act 1979, the Proponent will commit to the following controls for the demolition and site work sof the proposed project.

7.2 The Project

The proponent will undertake the project generally in accordance with:

- (a) The Environmental Assessment Report dated June 2009, prepared by Janet Thomson
- (b) All supporting technical reports included in the Appendices to the above report
- (d) This Statement of Commitments

If there is any inconsistency between the conditions of this Statement of Commitments and a document listed above the conditions of this Statement of Commitments shall prevail to the extent of the inconsistency.

Statutory Requirements

- (a) All approvals, licences and permits required by legislation will be obtained and kept current as required. (b) The proposal will generally comply with the planning controls, which relate to the site except as set out in this
- (c) The project will generally comply with the Concept Plan approval 06-0148 dated 9 May 2007 as amended

7.2.2 Consultation

- (a) Consultation will continue throughout the development process with Coffs Harbour City Council and relevant Government departments as necessary
- (b) Surrounding residents will be informed of the demolition and site works programme prior to the commencement of work on the site and will be advised of details of contacts should there be any issues in relation to the works once they commence on the site

7.3 **Site Works**

7.3.1 **Site Security**

To prevent the unauthorised entry of people into the construction site(s)and prevent damage to the environment, security for the construction site(s) will include:

- Lockable security gates
- A security fence around the perimeter
- Security lighting on site and
- Controlled access to the site through the site control office, visitor reception area and site management personnel

7.3.2 **Hazardous Materials**

The findings of the Hazardous Materials Survey and Register prepared by David Lane Associates and dated June 2009 are to be implemented at all stages of the demolition and removal of waste from the site

7.3.3 Site Management

The findings and management procedures set out in the Site Management Plan dated June 2009 and attached to this EAR are to be implemented at all stages of the demolition and site clean up works. The following require further approval by the Director general prior to the commencement of demolition works on the site:

- (a) A Work Plan for hazardous material management and removal
- (b) A Training Programme for workers in relation to the findings of the Archaeological Assessment of Indigenous Values dated March 2007.
- (c) A Noise and Vibration Study in relation to the concrete masonry recycling facility which demonstrates that there will be no adverse noise or vibration impacts outside the boundaries of the site
- (d) A Health and Safety Plan prepared in accordance with the requirements of the New South Wales Health and Safety Act Regulations
- (e) An Environmental Monitoring Plan including methods for monitoring dust, noise and vibration, surface water, site run off and methods for reporting and addressing any issues which may arise

7.3.4 Protection of Sensitive Areas

Prior to the commencement of work on the site the dunal area and the 7A Environment Protection area are to be fenced to ensure that there is no damage to these areas during the demolition and site clearance work

7.4 Training Programme

All construction personnel must undergo an indigenous cultural heritage induction conducted by the Coffs Harbour Local Aboriginal Land Council prior to the commencement of works

7.5 Traffic and Transport

7.5.1 Access to the Site

Prior to the commencement of any works on the site the proponent is to reach agreement with the RTA in relation to detailed plans of the line marking to provide right and left hand turning lanes of the access way to the site. The access way to the site must be line marked to provide right and left hand turning lanes from the Pacific Highway.

7.5.2 Traffic Management

Prior to the commencement of works on the site a Traffic Management Plan is to be prepared and approved by the Director General, which shows the following:

- (a) Truck routes to be used to access the site
- (b) Control of access to the site
- (c) Volumes of trucks and traffic to access the site
- (d) Washing facilities for trucks on the site
- (e) Hours of access to the site

7.6 Hours of Operation

Hours of operation on the site are limited to 7.00am to 5pm Monday to Friday. No work is permitted on Saturday or Sunday.

7.7 Survey of 100 Year Hazard Line

Prior to the commencement of works on the site a registered surveyor must determine the location of the 100 year coastal hazard planning line (as per Willing and Partners Map 1 Campbells Beach Hazard Lines September 1999) on the site. All buildings are to be constructed landward of this line.

