

SEPP 71 ASSESSMENT TABLE

Provision	Comment	Complies
Part 2 – Matters for Consideration		
8(a) the aims of this Policy set out in clause 2,	<p>The development has not adequately demonstrated that:</p> <ul style="list-style-type: none"> the natural, recreational and economic attributes of the New South Wales coast will be protected and managed, and access to and along coastal foreshores areas will be protected and enhanced, and the visual amenity of the coast will be protected, and native coastal vegetation will be preserved and protected, and the marine environment of New South Wales will be preserved, and the type, bulk, scale and size of proposal is appropriate for the location and protects and improves the natural scenic quality of the surrounding area, and a strategic approach has been followed. <p>Refer to comments on Clauses 8 & 12-16 below.</p>	No
8(b) existing public access to and along the coastal foreshore for pedestrians or persons with a disability should be retained and, where possible, public access to and along the coastal foreshore for pedestrians or persons with a disability should be improved,	Whilst there is potential for improved public access to be achieved through provision of cycleway etc. Insufficient detail has been provided on this infrastructure.	No
8(c) opportunities to provide new public access to and along the coastal foreshore for pedestrians or persons with a disability,	As above.	No
8(d) the suitability of development given its type, location and design and its relationship with the surrounding area,	Proposal not considered appropriate for the site. The scale and density of the development is out of character with the North Shore locality. Refer to “context and setting” section of the report.	No
8(e) any detrimental impact that development may have on the amenity of the coastal foreshore, including any significant	The proposal will not overshadow the foreshore. The proposal will not result in any significant loss of views from a public place. However, the proposal is considered to be inconsistent with the context and setting of the locality and has a	No

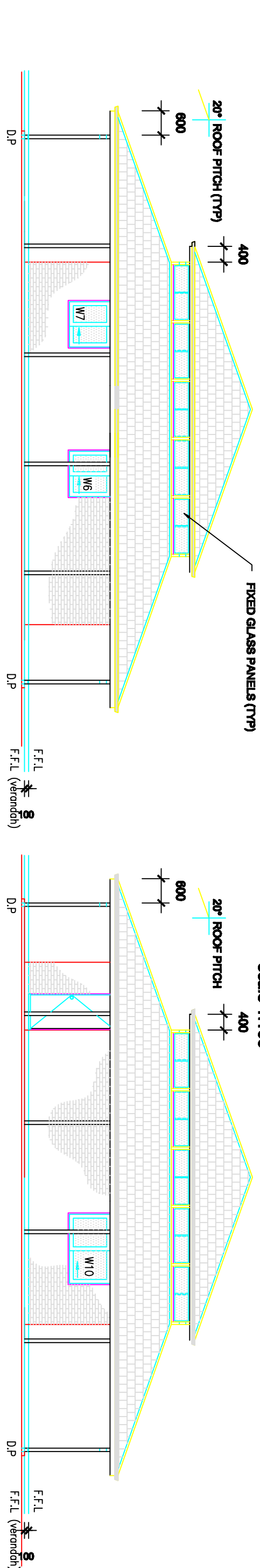
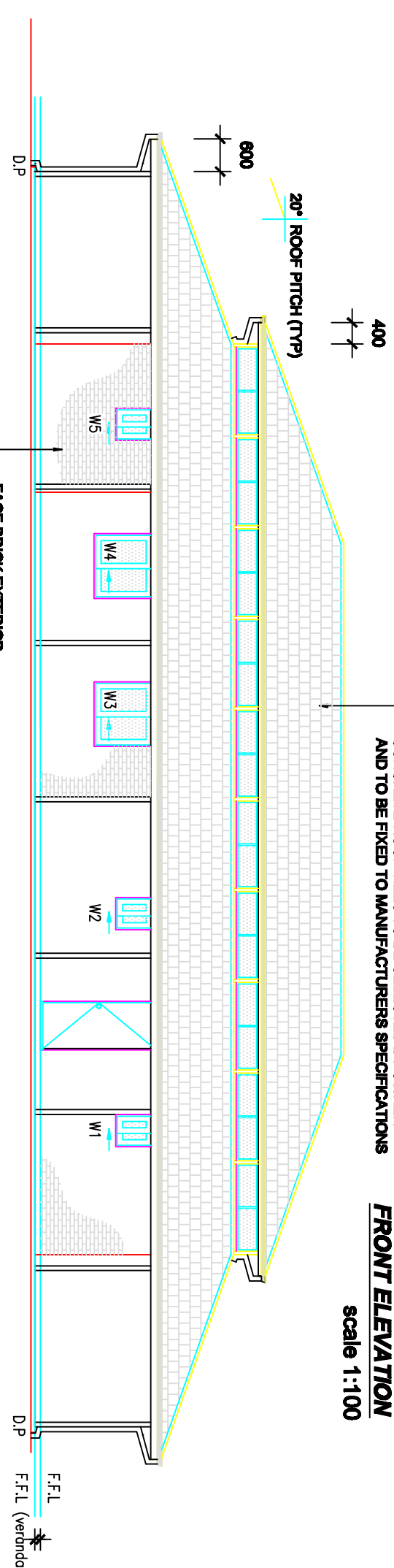
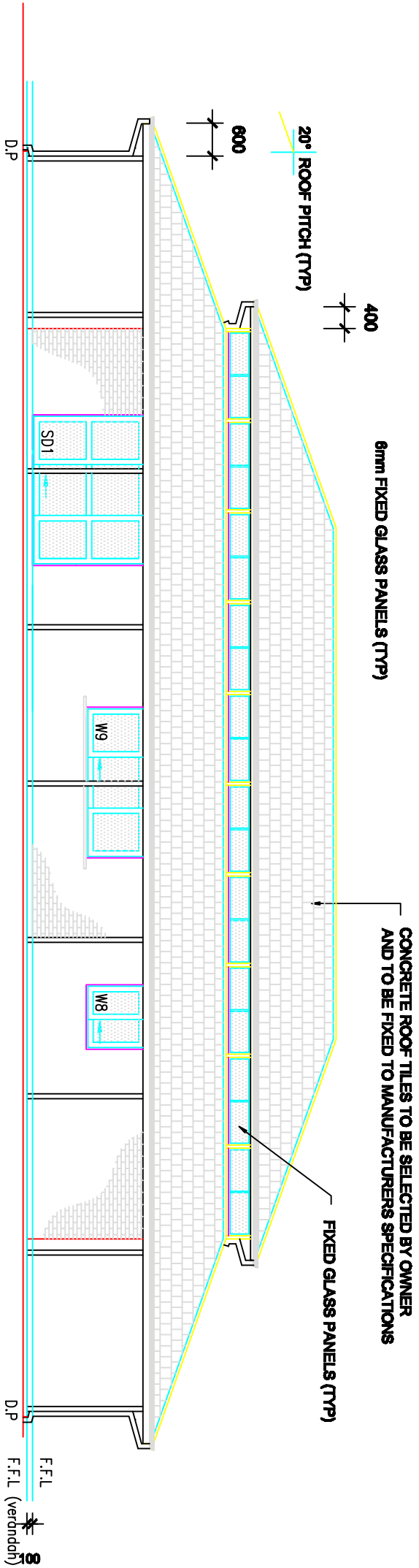
overshadowing of the coastal foreshore and any significant loss of views from a public place to the coastal foreshore,	negative impact on the scenic qualities of the area. Refer to "context and setting" section of this report.	
8(f) the scenic qualities of the New South Wales coast, and means to protect and improve these qualities,	Refer to comments on (e) above..	No
8(g) measures to conserve animals (within the meaning of the <i>Threatened Species Conservation Act 1995</i>) and plants (within the meaning of that Act), and their habitats,	Suitable assessment not provided on desalination outlet. DoP do not consider draft KPoM suitable. Note other ecological concerns - refer to "SEPP 44" and "flora and fauna" sections of this report.	No
8(h) measures to conserve fish (within the meaning of Part 7A of the <i>Fisheries Management Act 1994</i>) and marine vegetation (within the meaning of that Part), and their habitats	Refer to comments on SEPP 14 and SEPP 62 sections of this report, which show the development has potential to impact on fish and marine vegetation/habitat.	No
8(i) existing wildlife corridors and the impact of development on these corridors,	Refer to (g) and (h) above.	No
8(j) the likely impact of coastal processes and coastal hazards on development and any likely impacts of development on coastal processes and coastal hazards,	Applicant has failed to address impacts on climate. Refer to natural hazard section of this report.	No
8(k) measures to reduce the potential for conflict between land-based and water-based coastal activities,	The development has potential to impact on marine habitats and their associated activities (ie fishing, oyster farming etc) – see comments on (g) and (h) above.	No
8(l) measures to protect the cultural places, values, customs, beliefs and traditional knowledge of Aboriginals,	DECC have advised that the submitted aboriginal archaeological assessment is adequate.	Yes
8(m) likely impacts of development on the water quality of coastal waterbodies,	Refer to comments on (h) above.	No
8(n) the conservation and preservation of items of heritage, archaeological or historic significance,	Refer to comments on (l) above.	Yes
8(o) only in cases in which a council prepares a draft local		N/A

environmental plan that applies to land to which this Policy applies, the means to encourage compact towns and cities,		
<p>8(p) only in cases in which a development application in relation to proposed development is determined:</p> <p>(i) the cumulative impacts of the proposed development on the environment, and</p> <p>(ii) measures to ensure that water and energy usage by the proposed development is efficient.</p>	<p>The potential cumulative impact associated with approval of the development is considered to be unacceptable. The North Shore is physically isolated, constrained and supported by insufficient infrastructure to service a caravan park of such a scale. Approval of the application is considered likely to result in an undesirable precedent and have significant adverse impact on the natural and built environment and social and economic attributes of the locality.</p> <p>It is noted that the proposal is relying on its own water supply. Some details have been provided on efforts to implement energy efficient principles.</p>	No
Part 4 – Development Control		
13 Flexible zone provisions – A provision of an environmental planning instrument that allows development within a zone to be consented to as if it were in a neighbouring zone, or a similar provision, has no effect.		N/A
14 Public access – A consent authority must not consent to an application to carry out development on land to which this Policy applies if, in the opinion of the consent authority, the development will, or is likely to, result in the impeding or diminishing, to any extent, of the physical, land-based right of access of the public to or along the coastal foreshore.	Through the proposed increase in population and pressure placed on the existing access to the North Shore (ie ferries), public access to the North Shore will be impacted upon. In particular, refer to comments on traffic elsewhere in the report where it is expected that additional delays on the ferries will occur.	No
15 Effluent disposal – The consent authority must not consent to a development application to carry out development on land to which this Policy applies in which effluent is proposed to be disposed of by means of a non-reticulated system if the consent authority is satisfied the proposal will, or is likely to, have a negative effect on the water quality of the sea or any nearby beach, or an estuary, a coastal	Council's Natural Resources division consider more detailed nutrient balancing and ground water modelling is necessary to demonstrate effluent can be effectively managed on site.	No

lake, a coastal creek or other similar body of water, or a rock platform.		
16 Stormwater – The consent authority must not grant consent to a development application to carry out development on land to which this Policy applies if the consent authority is of the opinion that the development will, or is likely to, discharge untreated stormwater into the sea, a beach, or an estuary, a coastal lake, a coastal creek or other similar body of water, or onto a rock platform.	Council's Natural Resources division consider more detailed nutrient balancing modelling is necessary to demonstrate stormwater can be effectively managed on site.	No

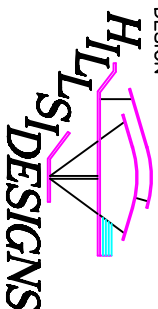
SEPP requirement	Comment	Complies
2(a) to facilitate the orderly and economic use and development of rural lands for rural and related purposes,	The nature of soils on site would suggest that agricultural activities or valuable agricultural land is unlikely to be affected by the proposal. However, given the social, traffic and ecological impacts discussed within the body of the report, it is questionable whether the proposed development would result in the orderly, proper and economic use of the land.	No
2(b) to identify the Rural Planning Principles and the Rural Subdivision Principles so as to assist in the proper management, development and protection of rural lands for the purpose of promoting the social, economic and environmental welfare of the State,	Refer to above comments.	No
2(c) to implement measures designed to reduce land use conflicts,	It is considered that there would be limited conflict between the development and any surrounding rural uses. This is based on the limited rural pursuits being carried out in the area and the inclusion of buffers within the design of the caravan park.	No
2(d) to identify State significant agricultural land for the purpose of ensuring the ongoing viability of agriculture on that land, having regard to social, economic and environmental considerations,	The site and surrounding area does not comprise State significant agricultural land.	N/A
2(e) to amend provisions of other environmental planning instruments relating to concessional lots in rural subdivisions.		N/A
7(a) the promotion and protection of opportunities for current and potential productive and sustainable economic activities in rural areas,	Refer to comments on 2(a) above.	No
7(b) recognition of the importance of rural lands and agriculture and the changing nature of	Refer to comments on 2(a) above.	Noted

agriculture and of trends, demands and issues in agriculture in the area, region or State,		
7(c) recognition of the significance of rural land uses to the State and rural communities, including the social and economic benefits of rural land use and development,	Refer to comments on 2(a) above.	Noted
7(d) in planning for rural lands, to balance the social, economic and environmental interests of the community,	Refer to comments on 2(a) above.	No
7(e) the identification and protection of natural resources, having regard to maintaining biodiversity, the protection of native vegetation, the importance of water resources and avoiding constrained land,	Refer to comments on 2(a) above.	No
7(f) the provision of opportunities for rural lifestyle, settlement and housing that contribute to the social and economic welfare of rural communities,	Refer to comments on 2(a) above.	No
7(g) the consideration of impacts on services and infrastructure and appropriate location when providing for rural housing,	Refer to comments on 2(a) above. Of particular relevance to this point are the social and economic costs of providing a reliable and efficient access to the site over the Hastings River, which the applicant has failed to demonstrate.	No
7(h) ensuring consistency with any applicable regional strategy of the Department of Planning or any applicable local strategy endorsed by the Director-General.	The site has not been specifically identified in any strategy, especially in terms of being marked as a future urban growth area. The reasons the subject site has not been identified as a future urban growth area (ie access, flooding, bushfire, habitat etc) are the reasons that the application fails to obtain support from Council staff and a number of the relevant referral bodies.	No



DOOR AND WINDOW SCHEDULE			
LOCATION	HEIGHT	WIDTH	DESCRIPTION
W1,W2,W5	600	600	ASW (XO)
W3,W4,W6,W7,W8	1000	1000	ASW (XO)
W9	1100	2800	ASW (OXO)
W10	1000	1800	ASW (XO)
SD1	2100	2800	ASD (XO)

CONTEMPORARY BUILDING
DESIGN

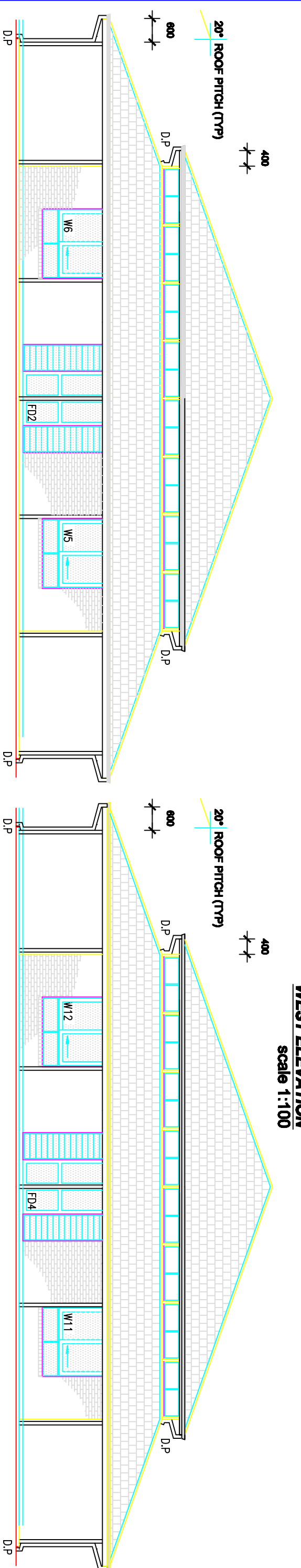
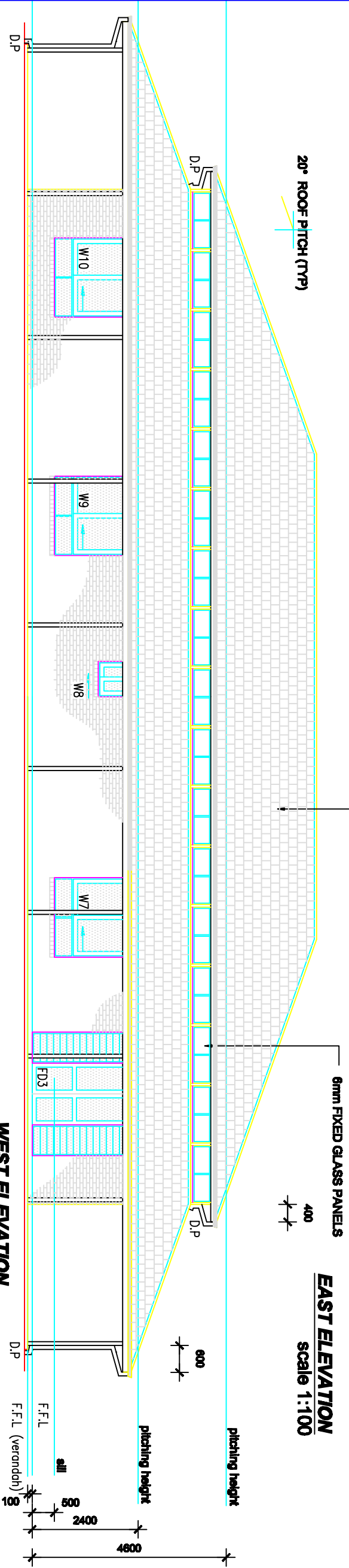
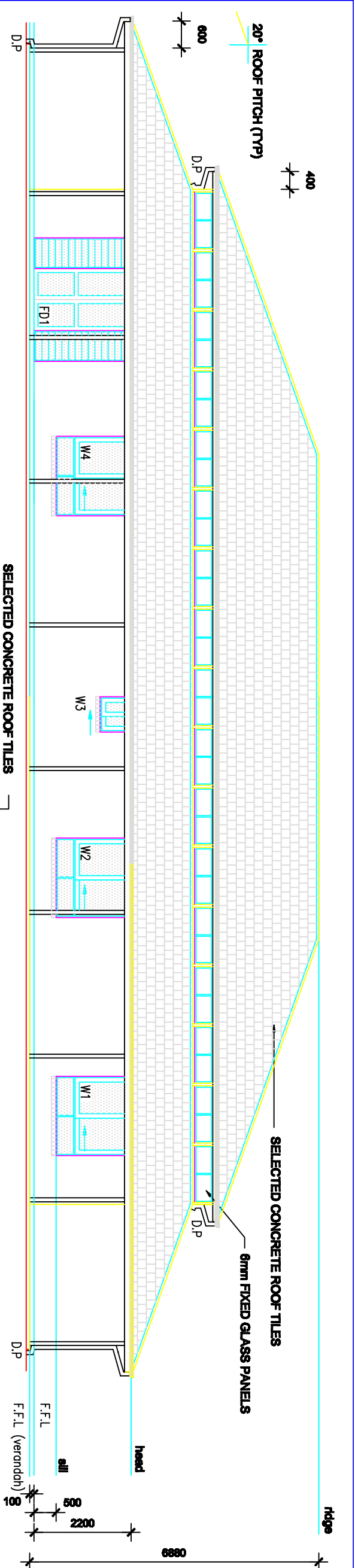


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PROPOSED PROPOSED RECEPTION &
ADMINISTRATION BUILDING
NAME :
MACQUARIE GARDENS
ADDRESS: LOT 106, CORNER OF
MARIA RIVER RD &
SHORE LINE DR, NORTH SHORE
PORT MACQUARIE

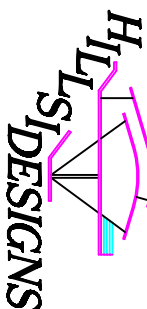
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SHEET: ELEVATIONS
ISSUE: REVISION 1
DATE: 12/04/07

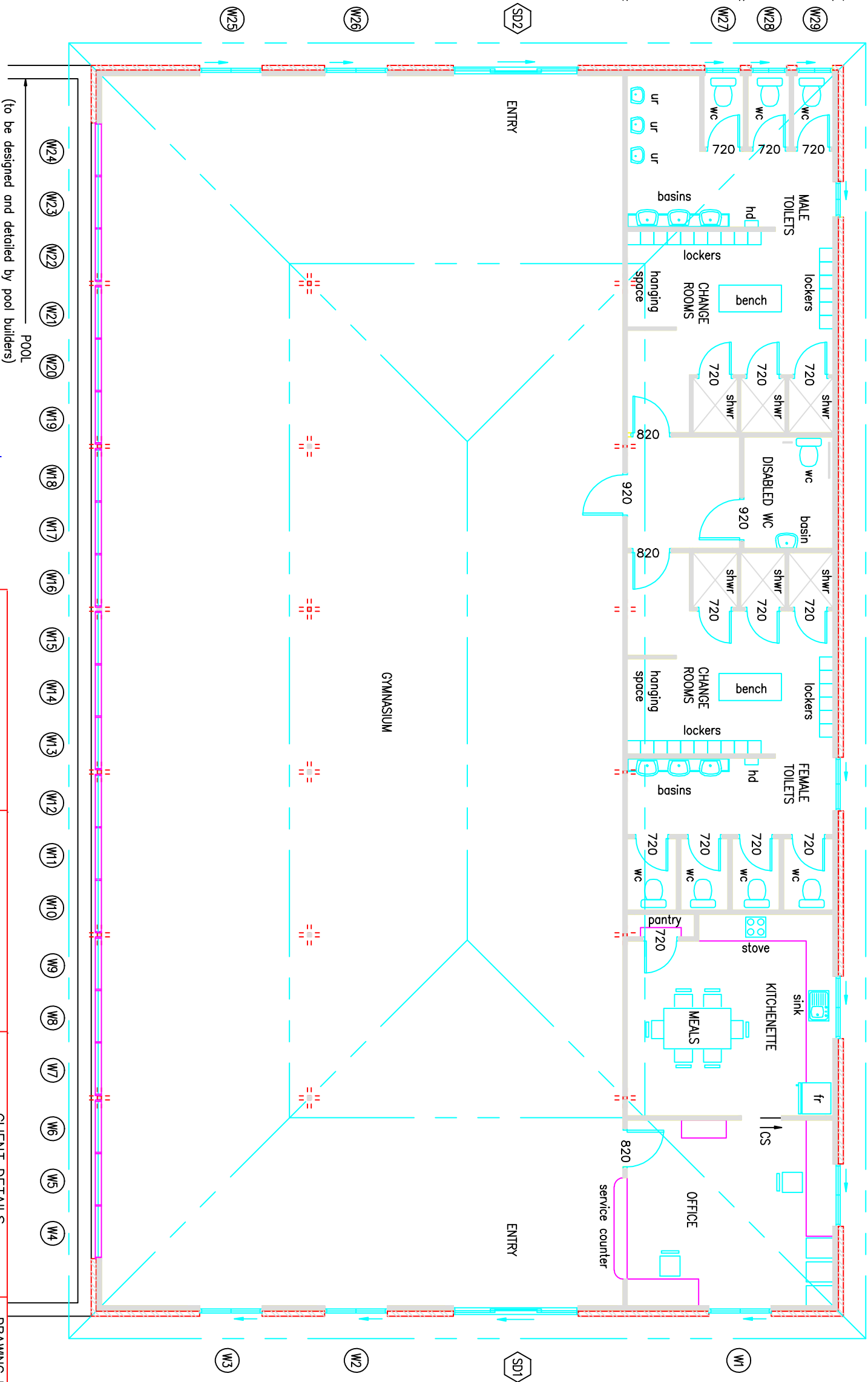
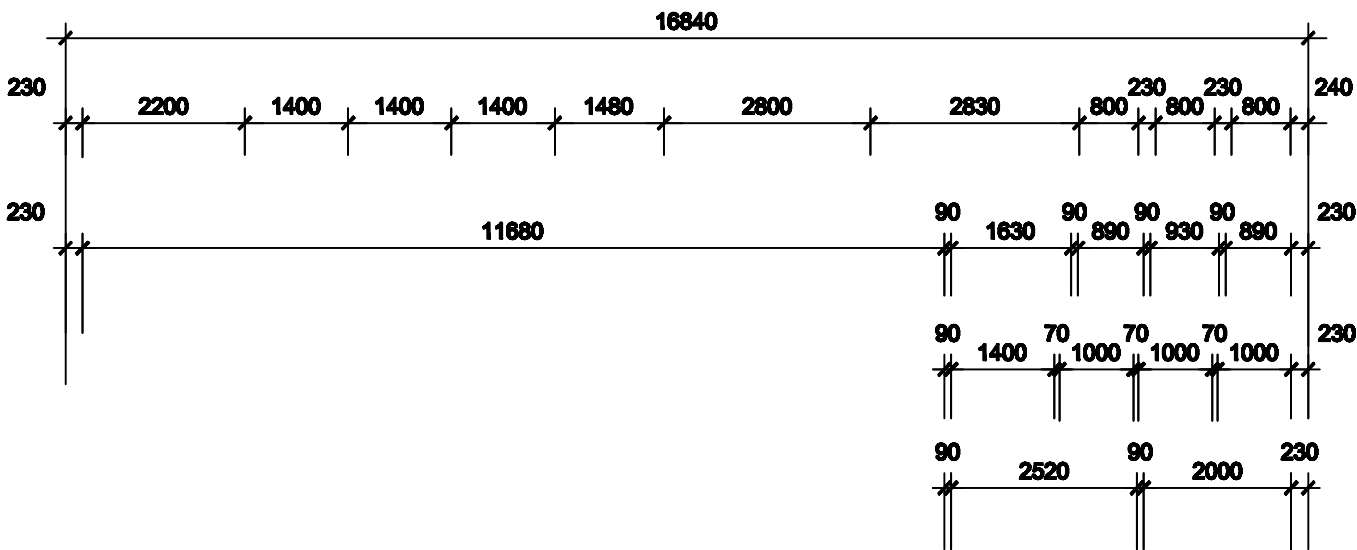
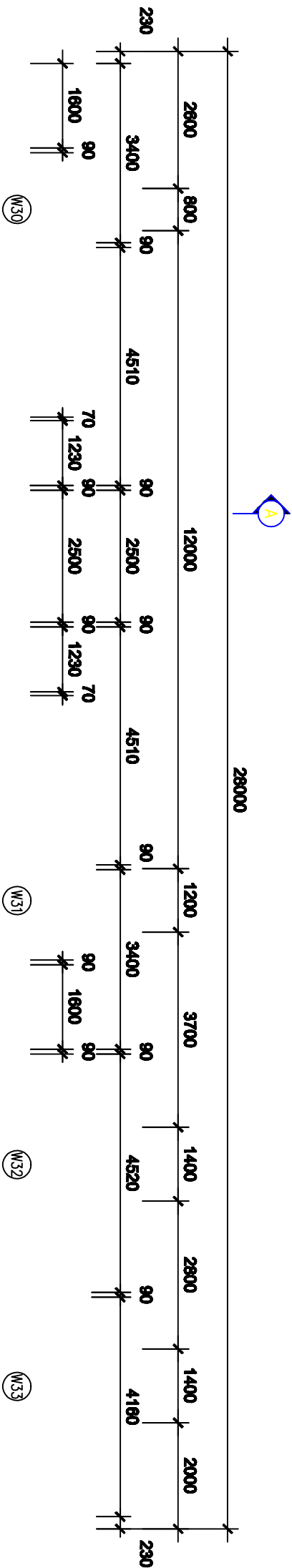


NORTH ELEVATION
scale 1:100

DOOR AND WINDOW SCHEDULE			
LOCATION	HEIGHT	WIDTH	DESCRIPTION
W1, W2, W4, W5, W6, W7, W9, W10, W11, W12	1800	1800	ASW (XO & FG)
W3, W8	700	800	ASW (XO)
FD1, FD2, FD3, FD4	2200	2800	FD (LOUVRES EACH SIDE)
ASW	ALUMINIUM SLIDING WINDOW		
FG	FIXED GLASS		
FD	FRENCH DOOR		

SOUTH ELEVATION
scale 1:100


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		hillsidesigns@hotmail.com		ISSUE: ENGINEER	
		P.O. BOX 9228 LIGHTHOUSE		DATE: 25/05/07	
		BEACH NSW 2444			

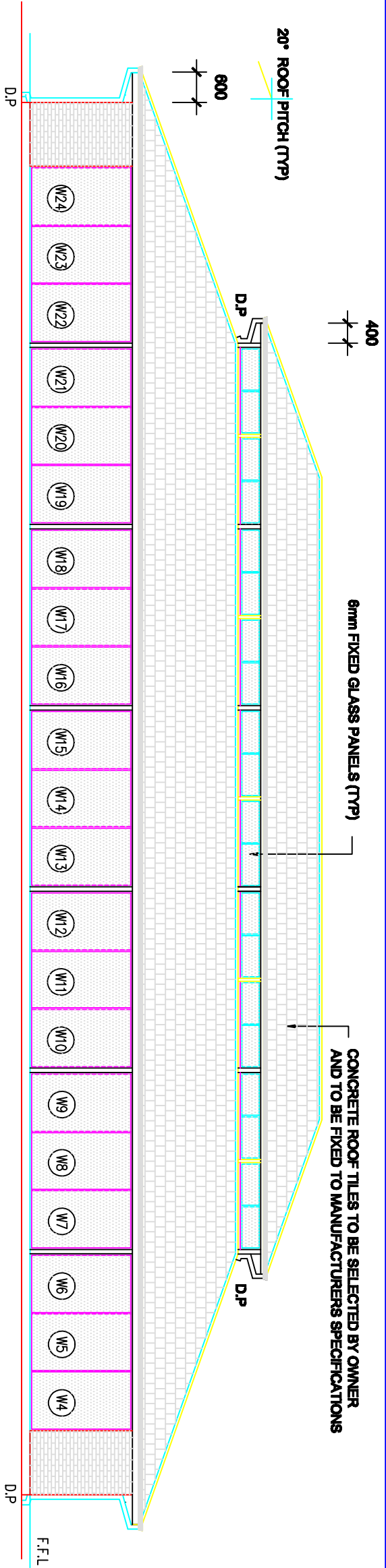


FLOOR PLAN
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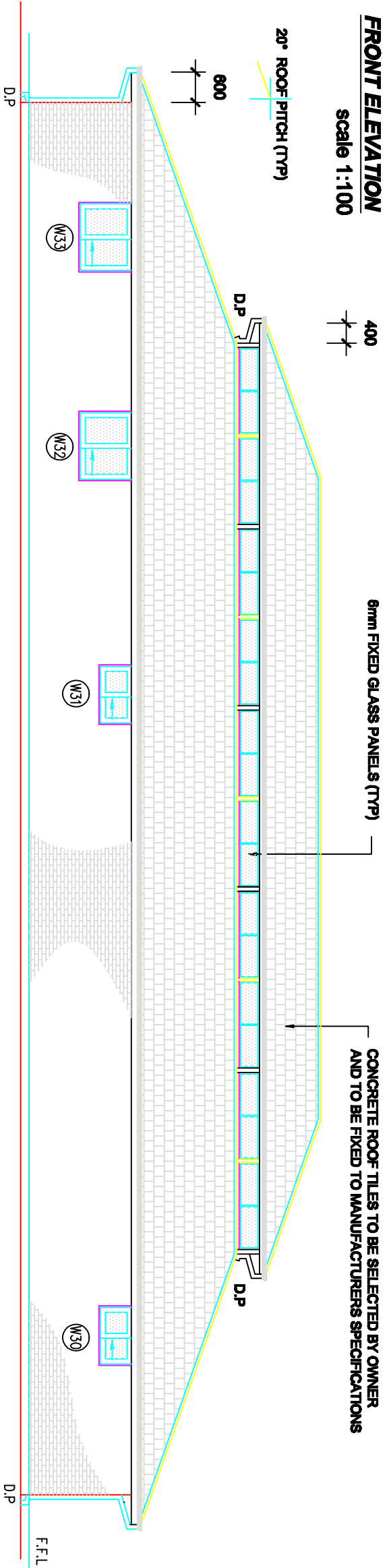
(to be designed and detailed by pool builders)
POOL



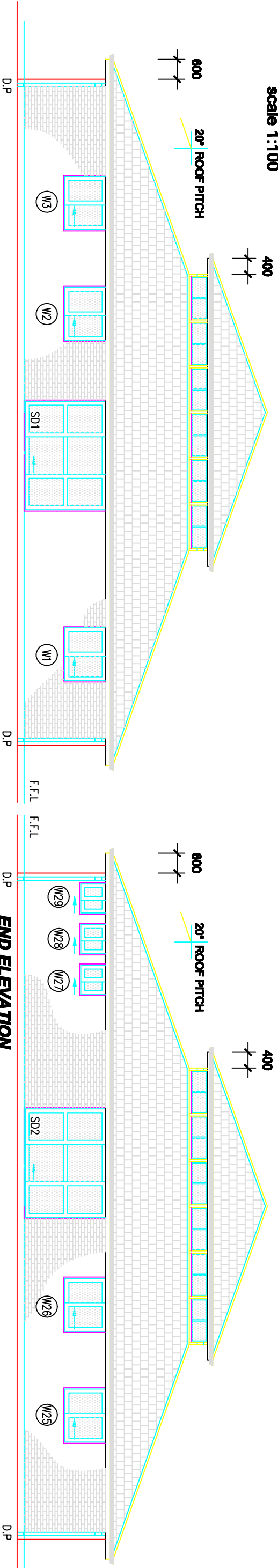
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 HILLS DESIGNS copyright © c	JOHN STABLE mob : 0421 773 530 ph : (02) 6582 7103 fax : (02) 6582 0012 hillsidesigns@hotmail.com P.O. BOX 9228 LIGHTHOUSE BEACH NSW 2444	NAME : MACQUARIE GARDENS ADDRESS: LOT 106, CORNER OF MARIA RIVER RD & SHORE LINE DR, NORTH SHORE PORT MACQUARIE		DRAWING No: HD 146 PAGE: 2 of 7 SCALE: 1 : 100 SHEET: FLOOR PLAN ISSUE: ENGINEERS	
				DATE: 11/07/07	



FRONT ELEVATION
scale 1:100




FRONT ELEVATION
scale 1:100



END ELEVATION
scale 1:100

WINDOW SCHEDULE			
LOCATION	HEIGHT	WIDTH	DESCRIPTION
W1,W2,W3,W25,W26,W32,W33	1000	1400	ASW (XO)
W4 – W24	2400	1100	FIXED GLASS (CONFIRM ON SITE)
W27,W28,W29	600	800	ASW (XO)
W30,W31	600	1200	ASW (XO)

END ELEVATION
scale 1:100



contemporary building
DESIGN

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CLIENT DETAILS

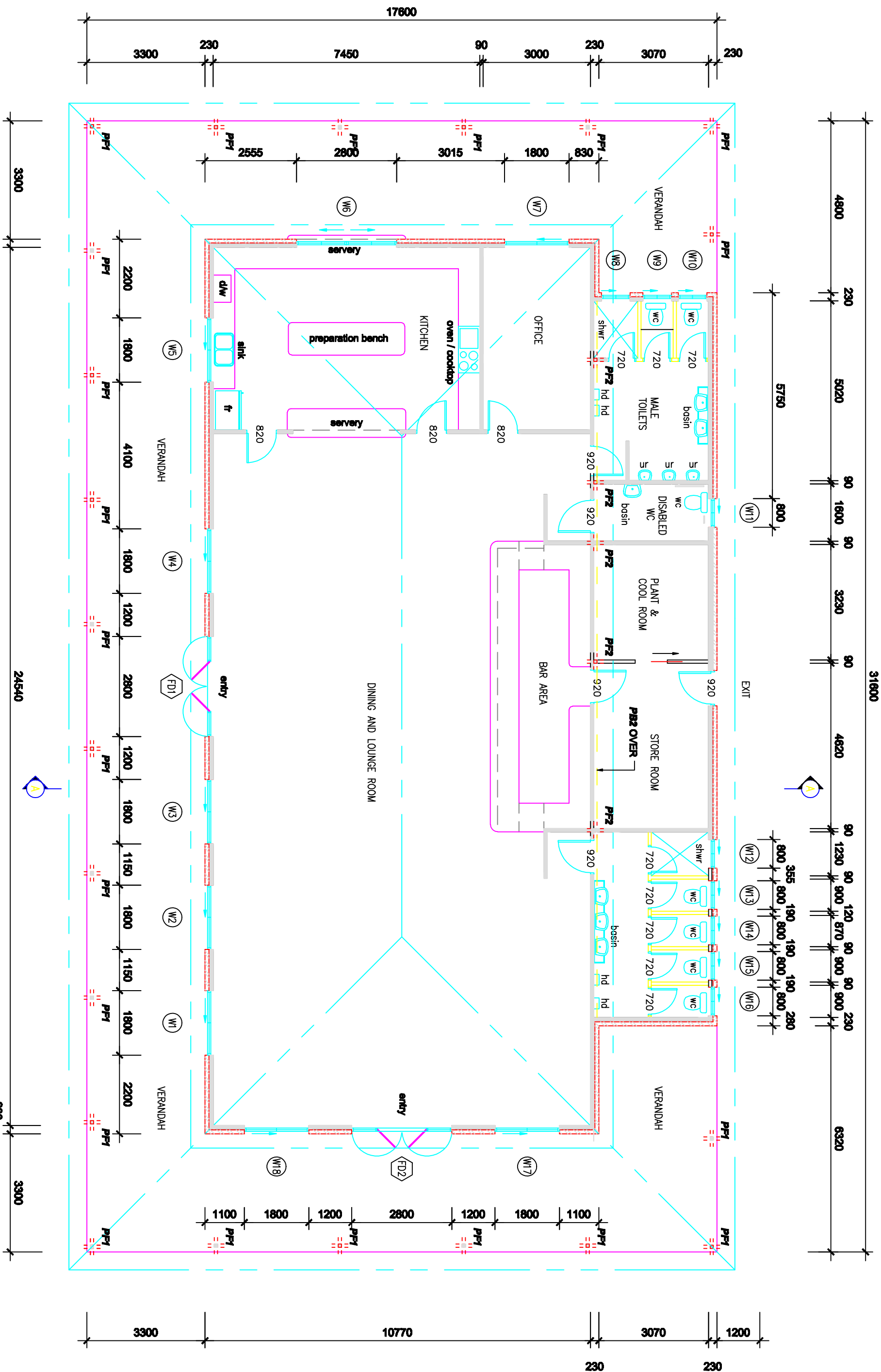
PROPOSED PROPOSED GYMNASIUM

DRAWING DETAILS

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GENERAL STORE

The General Store has not been designed at this time. It is proposed that it will be of the same appearance as the enclosed plans (buildings) and 168 square metres in floor area, or to a floor area size suggested by Council.

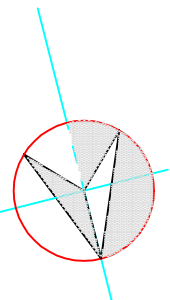


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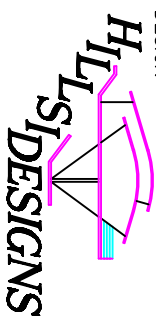
FLOOR PLAN

scale 1:100

NOTE:
STORE ROOM, PLANT ROOM, AND BAR AREA'S TO BE DETAILED.



CONTEMPORARY BUILDING DESIGN



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PROPOSED BOWLING CLUBHOUSE

CLIENT DETAILS

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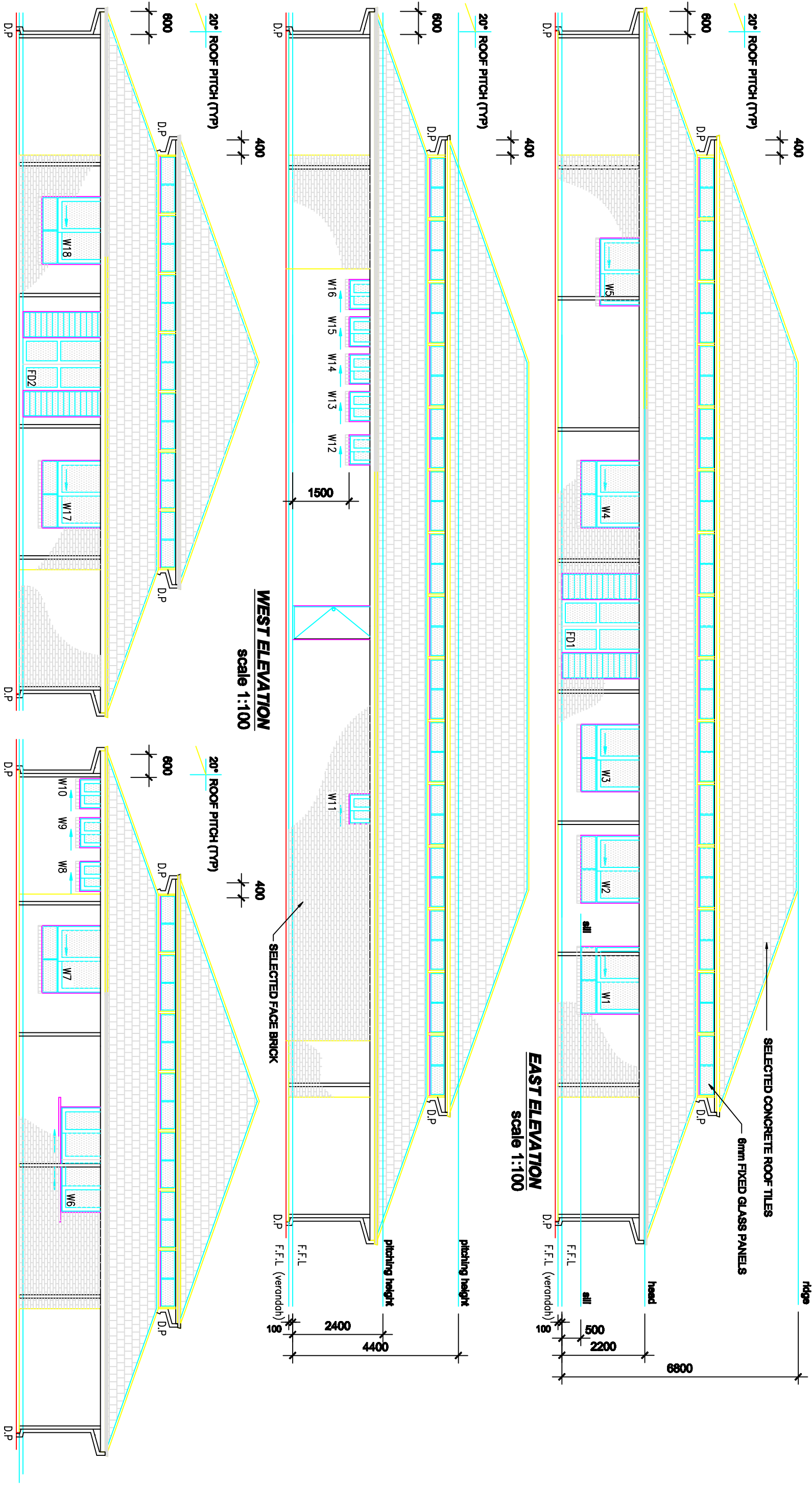
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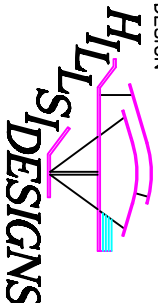
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NAME :
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Address: LOT 106, CORNER OF
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SHORE LINE DR, NORTH SHORE
PORT MACQUARIE

DRAWING No: HD 146

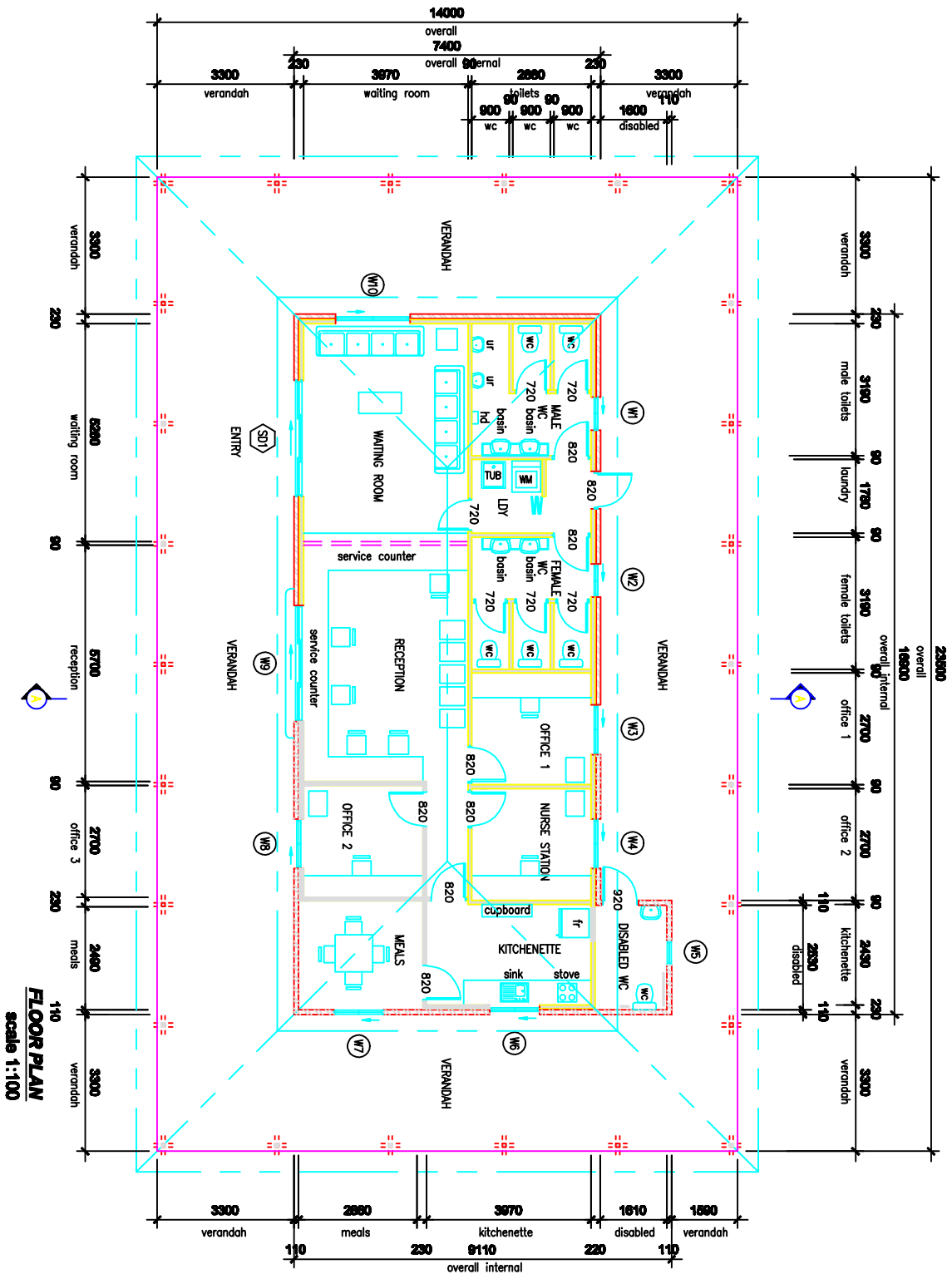
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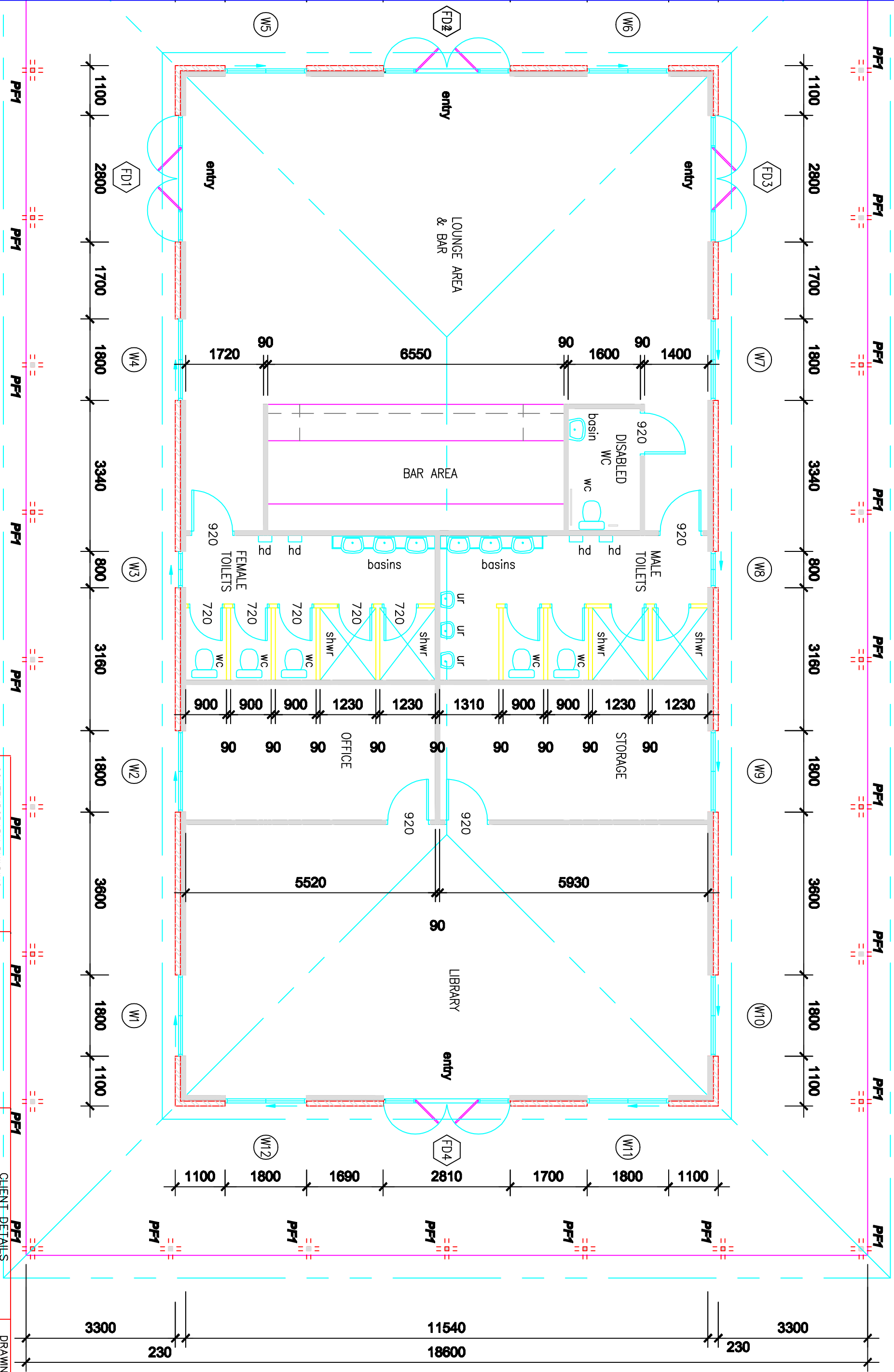
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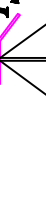
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P.O. BOX 9228 Lighthouse		DATE: 12/04/07
ADDRESS: LOT 106, CORNER OF MARIA RIVER RD & SHORE LINE DR, NORTH SHORE PORT MACQUARIE		



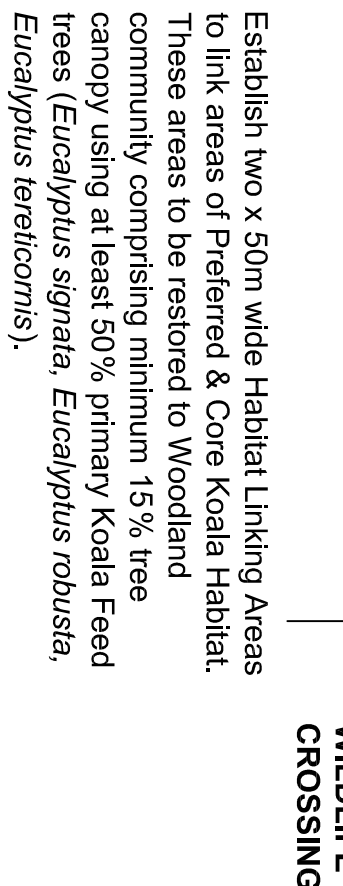
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	CLIENT DETAILS			DRAWING DETAILS

Core Kuala Habitat area to be have minimal disturbance as a

Development shall be dog and cat free through use of title restrictions

Internal road speeds shall be a max. 10km/hr to minimise Koala road mortality

A monitoring program shall be developed and implemented to detects changes in Koala population over time & assess actual impacts from the proposed development



LEGEND

LEGEND

Existing Bushland proposed to be retained

Existing Trees to be retained

Existing within Areas

- Proposed Koala Tree plantings -
 - primary feed trees e.g Swamp Mahogany (*Eucalyptus robusta*), Scribbly Gum (*E. signata*)
 - secondary feed trees e.g. Bastard Tailwood (*E. planchoniana*), Broad leaved Paperbark (*Metaleuca quinquenervia*)

Traffic Calming Devices to facilitate Koala movement across perimeter access road

APZ Bushfire Zones



1800mm high security fencing

Planted landscape n
to road frontage to s
screen development

**CARAVAN PARK
MACQUARIE GARDENS
Lot 106 DP754451, Shoreline Drive
Port Macquarie**

Scale: 1:1,500 @ A1 1:3,000 @ A3	Job Ref No.: 488101101B
	Drawing No.: 1 of 1
	Drawn by: C Matheson
	Design by: C Matheson
	Date Issued: 8.4.09

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