

# Proposed Eco-tourist Facility 58 Gan Gan Road, Anna Bay

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## **Applicant**

Perception Planning Pty Ltd

## **Developer**

Sandcastle One Pty Ltd



<b>Property Address</b>	<b>58 Gan Gan Road, Anna Bay NSW 2369</b>
<b>Lot and DP</b>	Lot 2 DP1083240
<b>Current Use</b>	Vacant site
<b>Zoning</b>	RU2 Rural Landscape
<b>Size</b>	3.7404 hectares
<b>Site Constraints</b>	<ul style="list-style-type: none"> <li>• Minimum lot size – 20 ha</li> <li>• Acid sulfate soils – Class 4</li> <li>• Bushfire prone land – Vegetation Category 1 &amp; Buffer</li> </ul>
<b>Site Particulars</b>	<ul style="list-style-type: none"> <li>• Undulating topography</li> <li>• North is densely vegetated</li> <li>• South consists of sand dunes</li> <li>• Access via Gan Gan Road</li> <li>• Historically use for sand mining</li> <li>• Adjoins Stockton Beach, sand dunes of the Stockton Bite and Worimi National Park (south and west), large residential lots (north) and disturbed site (east)</li> </ul>
<b>Owner</b>	Owner's consent has been provided on the Application Form for the DA.
<b>DP and 88B Instrument</b>	Nothing on the certificate of title prohibits the proposed development. The certificate of title is contained in <b>ATTACHMENT 2</b> .



# Background

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- DA (lodged with Council in 2019) for Eco-tourist Facility for 247 units.
- DA has been relodged with significant changes including:
  - Significantly reduced building footprint.
  - Less intrusive construction – primarily on piers/footings rather than slabs.
  - Approx. 2,500m<sup>2</sup> of vegetation is proposed to be retained as part of a wildlife corridor.
  - Significant consultation with Registered Aboriginal Parties and preparation of an ACHAR wherein an AHIP is recommended to avoid or mitigate any impacts.
  - Incorporation of cultural centre for Aboriginal heritage, performance and arts which prior to operation will be developed and informed through consultation and negotiation with Worimi TOIC, Worimi Local Aboriginal Land Council and other Registered Aboriginal Parties in the Port Stephens Council area.



**Photo 1** - View of the front of the site from Gan Gan Road



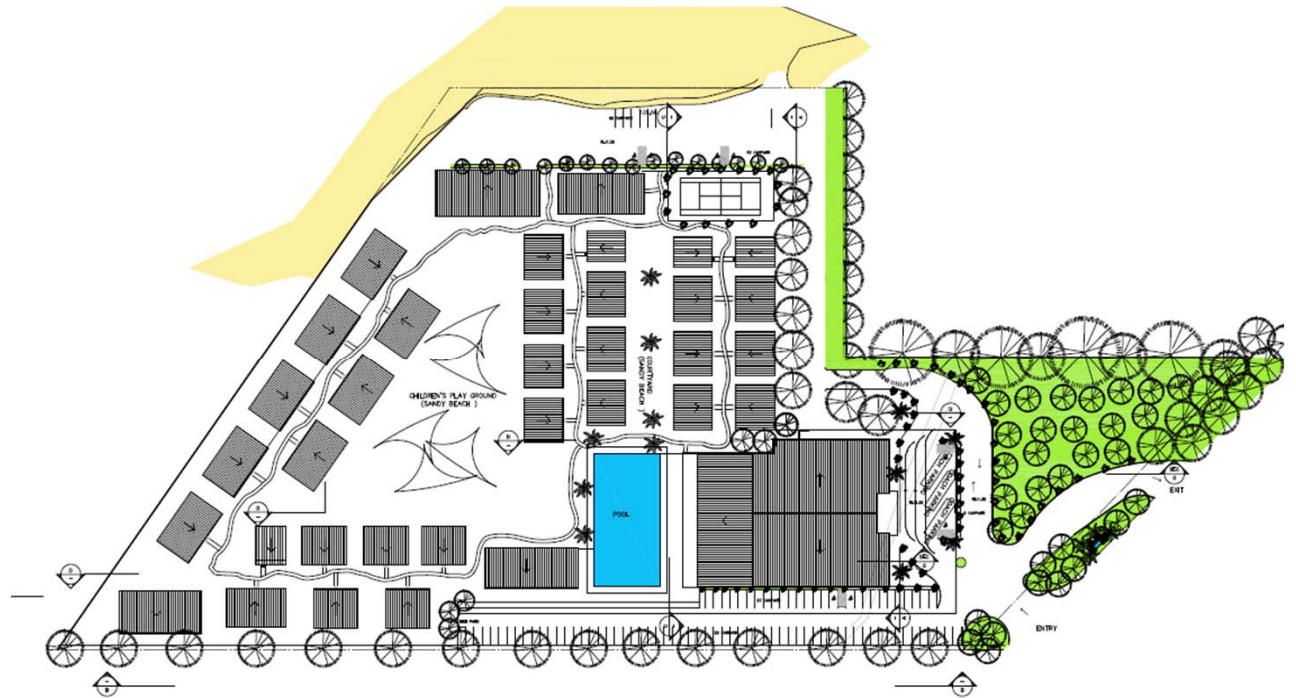
**Photo 2** - View of the site from the rear



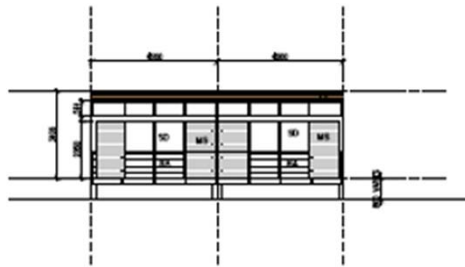
# Proposed Development

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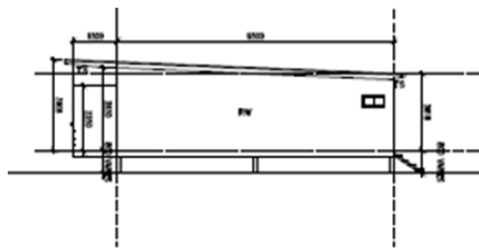
- Tourist accommodation – 98 units
- Communal facility
- Recreation facilities – swimming pool, BBQ pavilion, tennis court, playground
- Access and car parking
- Manager's accommodation
- Vegetation removal
- Earthworks, landscaping and servicing
- Cultural and environmental experiences



# Proposed elevations



TYPICAL UNIT - FRONT ELEVATION



TYPICAL UNIT - SIDE ELEVATION

**Accommodation  
Units**



NORTH ELEVATION 1:100



EAST ELEVATION 1:200

**Communal Building**

# Specialist reports

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## Aboriginal Cultural Heritage Report

- AHIMS identified 67 sites and one Aboriginal Place, none of which are located with the subject site.
- The site is assessed as highly sensitive and has high potential for subsurface archaeological deposit.
- The site is listed on the AHIMS as PAD 38-5-0398 and will require test excavation under an AHIP.
- The site has high potential for the education of cultural values.

## Ecology

- The vegetation is part of an important corridor, both locally and regionally, connecting to two National Parks.
- 0.2ha of native vegetation proposed to be removed, and 0.24ha to be retained. Large area of weed infested dune-scape shall also be removed.
- The impact on threatened species is not significant provided the recommendations in the report are carried out.
- Recommendations include preparation of a VMP, use of native species in landscaping, fencing off native vegetation, replacement of removed hollows at a ratio of 1:1 and weed control measures.

# Specialist reports

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## Coastal Processes Report

- The proposal is unaffected by coastal related erosion and inundation hazards up to a planning horizon of 2100.
- System of movable sand fences is proposed.
- Sand to be removed when the sand is around 30 to 50% of the height of the fence.
- Sand accumulating against buildings and on Gan Gan Road will need to be removed and placed in updrift areas.

## Preliminary Site Investigation

- Site history identifies sand mining and possible importation of soil and anthropogenic materials between 1984 and 2010. Prior to this time the site comprised native coastal environment.
- Fieldwork found evidence of bonded asbestos and material comprising metal, brick, tile and concrete in fill mounds.
- Concludes that site presents low risk of contamination which would not preclude use as general residential subject to recommendations including emu picking and clearance of bonded asbestos, removal of anthropogenic waste, unexpected finds protocol.



# Specialist reports

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## Bushfire Threat Assessment

- APZs in accordance with PBP are provided around the proposed safe refuge buildings.
- All proposed safe refuge buildings can comply with BAL 12.5.
- Internal access road can be constructed to ensure all safe, all-weather access for fire fighters.
- There is appropriate access to water supply and an Emergency Response Plan is to be prepared.

## Geotechnical Report

- The site is 10 to 12m above sea level and groundwater was not observed at drilling boreholes.
- Provides recommendations for construction which can be employed.

## Traffic Report

- Gan Gan Road is an urban collector road with a speed limit of 80km/h.
- Traffic generation has been assessed in accordance with the RTA Guide to Traffic Generating Developments.
- Report concludes that due to the traffic flows and available capacity along Gan Gan Road and Nelson Bay Road any impact of additional traffic movements on road safety will be minimal and well within the capacity of the local road network.

# Community Consultation & Exhibition

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Council has undertaken neighbour notification for 14 days:

- **Commenced** – 11 February 2022
- **Concludes** – 25 February 2022