

Table of Contents

INTRODUCTION	1
1.1 Background	1
1.2 Structure of Report and its Scope	1
1.4 Specialist Technical Advice.....	4
1.5 Further Information	4
THE SITE AND ITS CONTEXT	5
2.1 Cadastral Description	5
2.2 Site Context	5
2.3 Site Analysis	5
THE DEVELOPMENT PROPOSAL	8
3.1 Site Planning Objectives	8
3.2 General Description of Proposal (HSC)	9
3.3 Subdivision.....	14
3.3 Statistical Description of Proposal	15
STATUTORY AND POLICY PLANNING	17
4.1 Statutory Considerations.....	17
4.2 Draft Environmental Planning Instruments	41
ENVIRONMENTAL INTERACTIONS	44
5.1 Context, Setting and Site Layout	44
5.2 Flora and Fauna.....	44
5.3 Waste	46
5.4 Acoustics.....	46
5.5 Visual Environment	49
5.6 Services	50
5.7 Traffic and Access.....	50
5.8 Stormwater Drainage and Soils	52
5.9 Hazards	53
5.10 Social and Economic Considerations	54
5.11 Safety and Security.....	54
5.12 Cultural Considerations.....	56
5.13 Cumulative Impacts	56
CONCLUSION	57
6.1 Feasible Alternatives	57
6.2 Consequences of not Proceeding	57
6.3 Project Justification.....	57

List of Plans

Plan 1.1	Site Locality Plan	2
Plan 2.1	The Site.....	6
Plan 2.2	Site Analysis.....	7
Plan 3.1	Development Proposal	11
Plan 3.2	Subdivision Proposal	16
Plan 4.1	LEP Controls	23
Plan 4.2	Proposed Zoning & Strategic Urban Growth Areas	42

List of Tables

Table 3.1	Land Use Budget	15
Table 4.1	Proposed Development	17
Table 4.2	Special Provisions	24
Table 4.3	Service Stations.....	27
Table 4.4	Chapter 1 (Policy Statement 2)	29
Table 4.5	Chapter 1 (Policy Statement 6)	29
Table 4.6	Chapter 1 (Policy Statement 7)	29
Table 4.7	Chapter 1 (Policy Statement 11)	30
Table 4.8	Chapter 13 (Stormwater Management).....	30
Table 4.9	Chapter 1 (Advertising Signage)	30
Table 4.10	Chapter 18 (Rural Land).....	31
Table 4.11	Chapter 18 (Rural Land).....	31
Table 4.12	North Coast REP.....	32
Table 4.13	SEPP 64 Objectives.....	34
Table 4.14	SEPP 64 Schedule 1 Criteria.....	34
Table 4.15	Concurrence Considerations	35
Table 4.16	SEPP 71 Clause 8 Matters.....	36
Table 4.17	SEPP 71 Aims.....	37
Table 4.18	Table 2 of Coastal Policy	38
Table 4.19	Table 3 of Coastal Policy	40

List of Appendices

A	Amended DA Form and Land Owner Authority.....	60
B	Engineering Statement (and associated Technical Reports)...	68
	Attachment A Ecological Assessment.....	83
	Attachment B Erosion and Sediment Control Report	117
	Attachment C Acid Sulphate Assessment	140
	Attachment D Contamination Assessment	212
	Attachment E Geotechnical Report	251
	Attachment F Traffic and Road Works Assessment	337
	Attachment G Acoustic Report	386
	Attachment H Hydraulic and Detention Assessment	417
	Attachment I Water & Sewer Strategy and Concept Designs.....	430

	Attachment J Stormwater Management Plan	442
	Attachment K Civil Engineering Design Drawings.....	461
C	Flood Assessment	476
D	Risk Assessment	511
E	CPTED Assessment	535
F	Consultation with Neighbours.....	544
G	Service Station Design Suitability Assessment.....	550