

CABARITA SOUTH PRECINCT PLAN

Analysis of Public Submissions

Cabarita South A PRECINCT PLAN FOR CROWN LAND



Revision Draft

Prepared by: Crown Lands Division, Department of Lands
and
The Tweed Coast Holiday Park Reserve Trust

28 June 2011

Contents

Executive Summary	3
Development of the Precinct Plan.....	4
The Cabarita South Precinct.....	4
Planning Context	4
Tweed Coast Regional Crown Reserve Plan of Management	5
Investigations.....	5
Community Consultation	6
Public Exhibition of the Plan	6
Public Submissions.....	6
Analysis of Public Submissions	7
Collation.....	7
Categorisation.....	7
Third Party Review	7
Statistical Analysis	8
Other communications	9
Aboriginal interests	9
Cabarita Residents Association.....	9
Public Submissions - Privacy and Access to Information	10
Response to Public Submissions.....	10
Annexure 1 Location Map and Aerial Photograph - Cabarita South Precinct.....	12
Annexure 2 Media Releases.....	13
Annexure 3 Summary of Public Submissions and Responses to Issues Raised	23
Annexure 4 Summary of Findings of Ecological Significance.....	27

Executive Summary

The Cabarita South Precinct Plan has been developed in line with the objectives of the Tweed Coast Regional Crown Reserve Plan of Management and the relevant legislation and planning policies. The Precinct Plan was exhibited for public comment, along with Question & Answer Fact Sheets, from 18 Nov. 2010 to 28 Feb. 2011. This document provides a summary and analysis of the public submissions received in relation to the Precinct Plan.

Overall, public submissions from residents and community groups were opposed to the proposed development, while support for the Plan came largely from the local business community. There were more submissions that commented on the Holiday Park site than on the proposed residential development. Many submissions objected to the Holiday Park but indicated that the residential development was acceptable.

In total there were 377 submissions received, of which 248 were determined to be unique submissions after all duplicates were set aside. Two petitions were received and these were counted as a unique submission each. There were 212 submissions expressing views against the proposed developments, and there were 25 submissions received in favour of the proposed developments. There were 11 submissions in the form of statements which neither supported nor opposed the plan.

The majority of submissions were from local residents and community groups. Some responses were received from outside the local area. There were submissions received from 10 community groups. The Cabarita / Bogangar Residents Association was active in their communications objecting to the Precinct Plan and encouraging objections to the developments. The Cabarita Beach Business Association was active in surveying the business community and reporting the results of their survey that showed strong favour by the local business community towards the Holiday Park development.

Generally there were no unexpected, new or substantially different issues from those canvassed in the Question & Answer Fact Sheets which was exhibited with the Precinct Plan. However, some issues were raised in more detail, for example concerns about the ecological value of the area. Most of the issues raised are matters that would normally be dealt with in more detail as part of an environmental assessment when a development application is submitted under state planning legislation. These issues will require further investigation and detailed planning to demonstrate how impacts would be eliminated, ameliorated or managed.

During the public exhibition period five media releases were issued alerting the community to the opportunity to make comment on the Precinct Plan. There were 57 print media articles over this period including press releases, letters to the editor and other media comment across in five local and regional papers. The Camping and Caravan Industry Association also ran two articles in their newsletter. There was some local radio and television stories also run over the period.

The extent of media coverage highlighted that the Precinct Plan and the proposed developments were very topical over the period of exhibition, demonstrating good media saturation in the Tweed community. In this regard the communication strategy has been effective in creating awareness of the Precinct Plan and the proposed developments.

Development of the Precinct Plan

The Cabarita South Precinct

The Cabarita Precinct is comprised of Bogangar and Cabarita Beaches, Norries Head and coastal land on both sides of the Tweed Coast Road. It includes the coastal fringe excluding Cudgen Nature Reserve which separates the small coastal village of Cabarita from South Kingscliff. The boundaries of the Cabarita South Precinct are shown in Annexure 1 Location Map and Aerial Photograph - Cabarita South Precinct.

In line with the objectives of the Tweed Coast Regional Crown Reserve Plan of Management, a Precinct Plan has been developed for future development of the Crown Reserves in Cabarita South. This Precinct Plan proposes the development of a Holiday Park, residential development and the reservation of some areas of native vegetation for conservation purposes.

The subject land is shown in Annexure 1 and comprises:

- a. Land on the western side of the Tweed Coast Road which, for the purposes of this report, will be referred to as the **Sandalwood Estate** site. This land is identified as Lot 2 in DP 821987 and has an area of 5.143 hectares.
- b. Land on the eastern side of the Tweed Coast Road which, for the purposes of this report, will be referred to as the **Holiday Park** site. This land has an area of approximately 7.5 hectares and occupies part of Lot 517 DP 729286.

The subject land is Crown land reserved for Public Recreation, Tourism, Access, Rural Services, Environment and Heritage Conservation. The Sandalwood Estate site is managed by the Crown Lands Division of the Department of Primary Industries (formerly Land and Property Management Authority) (Lands). The Holiday Park Site is managed by the Tweed Coast Holiday Parks Reserve Trust (TCHPRT). Tweed Shire Council is the corporate manager appointed to manage the Trust.

Planning Context

The legislative and policy framework for the Cabarita South Precinct Plan is shown in Figure 1 below. The Tweed Coast Regional Crown Reserve Plan of Management (PoM) provides a strategic direction for the Crown land use and management. Precinct Plans, Development Proposals and any leases or licences issued over the land must comply with the provisions of the Plan of Management, the relevant law and policy, and the NSW State Plan.

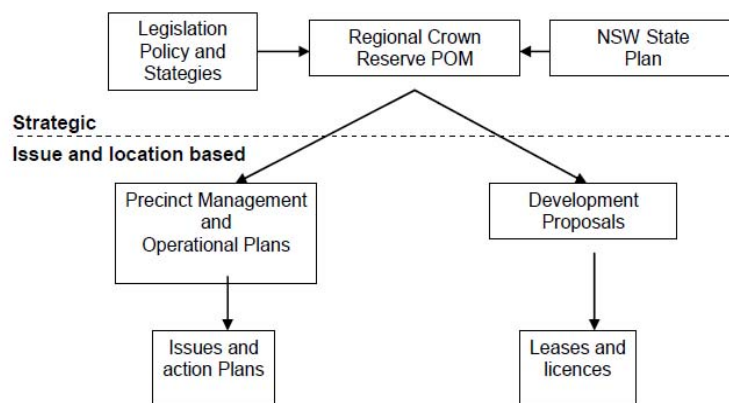


Figure 1: Planning Context

Tweed Coast Regional Crown Reserve Plan of Management

In January 2010 the NSW Minister for Lands adopted the Tweed Coast Regional Crown Reserve Plan of Management (PoM). The aim of that PoM is to provide a strategic framework for the ongoing management of the Tweed Coast Regional Crown Reserve. The vision expressed in the PoM is for the desired future state of the Reserve which is *'Publicly accessible Crown land with enhanced and sustainable environmental, social, cultural and economic values for the benefit of the community'*.

The reserve management objectives, which are consistent with the Crown Lands Act, are:

1. *To identify and enable multiple purpose and sustainable land and waterway use.*
2. *To enhance and protect the natural environment.*
3. *To acknowledge and accommodate natural processes.*
4. *To preserve significant visual amenity.*
5. *To improve social and recreational opportunities.*
6. *To enhance and encourage public use and access.*
7. *To facilitate community involvement in the management of the reserve.*
8. *To enhance and protect the cultural values.*
9. *To provide development opportunities that supports the values of the reserve and the regional economy.*
10. *To enable the generation of sufficient resources to sustainably manage the reserve.*
11. *To encourage and facilitate research and monitoring.*
12. *To facilitate coordinated management with relevant agencies and organisations.*

The PoM identified a number of sites as having potential commercial opportunity including Crown Lands at South Cabarita which for many years had been identified for uses including a possible new Holiday Park and residential purposes. Commercial development can deliver a financial return that will be used to help fund and enhance the Crown Reserve system and benefit the Tweed community.

Investigations

During 2010 investigations were conducted jointly by Crown Lands and the Tweed Coast Holiday Parks Reserve Trust (the Trust). These investigations included:

- A review of previous work conducted by the Trust in relation to the environmental constraints and development opportunity for the Holiday Park site;
- Preliminary ecological study of the Sandalwood Drive residential land;
- A review of planning issues under current (2000) and proposed (2009) LEP;
- Consultation with Council's Development Assessment Panel;
- Implementation of a communications strategy to establish the views of the community.

These investigations resulted in the preparation of the Cabarita South Precinct Plan over 18 ha Crown land. The Precinct Plan sets out the aspirations of Crown Lands and the Trust and the initial concepts for a residential development at Sandalwood Drive, and a new Holiday Park at Cabarita Beach. The Precinct Plan is a tool for preliminary feasibility assessment and for information sharing with stakeholders and community. The Precinct Plan was exhibited for public comment, along with Question & Answer Fact Sheets, from 18 Nov. 2010 to 28 Feb. 2011.

Community Consultation

Communication consultants Louise Carroll Marketing Pty Ltd were engaged by the Trust and Crown Lands jointly to assist in the preparation and presentation of material for public exhibition of the Precinct Plan, liaison with media, drafting of media releases and media monitoring.

A communications strategy was developed and implemented to inform the community and seek community feedback on:

- Investigations to date;
- Proposed development footprint;
- Proposed tenure over the Crown lands;
- Planning pathway/s; and
- Future opportunities for public comment

Five media releases were issued during the public exhibition of Precinct Plan. Copies of these media releases are provided in Annexure 2.

Development of the Precinct Plan generated significant media interest. Media monitoring identified that there were 59 print media articles on the Precinct Plan published from 18 Oct. 2010 to 28 Feb. 2011, as shown below:

• Tweed Shire Echo	9
• Tweed Sun	10
• Tweed Daily News	34
• Tweed link	2
• Tweed Border Mail	2
• <u>Camping and Caravan Industry Assoc Newsletter</u>	<u>2</u>
• <u>TOTAL</u>	<u>59</u>

Public Exhibition of the Plan

The Cabarita South Precinct Plan was exhibited for public exhibition on the NSW Lands website (<http://www.lands.nsw.gov.au>) on 18 November 2011 and public submissions were invited until 28 February 2011. The commencement of public exhibition was announced by media release on 18 November 2011. The plan remains available to the public on this website.

Public Submissions

Public submissions were received in a range of formats, including letters, emails, petitions, and on-line comment, as described below:

- On-line submissions through the “Have Your Say” section of the Lands website;
- Correspondence to General Manager Tweed Shire Council (email and/or hard copy);
- Correspondence to Tweed Councillors (email and/or hard copy);
- Correspondence to Lands office (email and/or hard copy);
- Correspondence to Chief Executive Lands
- Correspondence to Minister for Lands.

A total of 377 submissions were received, collated and analysed. There were many duplicates (email submissions distributed to several contact points), and careful analysis was required to

ensure each unique submission was captured and duplicates eliminated where appropriate. A total of 248 unique submissions were identified.

There were two petitions, one from Cabarita Beach Business Association with 57 signatures of local business persons who supported the Holiday Park development, and another from Bogangar Public School with 113 signatures of primary school students. These petitions were each treated as single unique submissions.

Analysis of Public Submissions

Collation

At the conclusion of the exhibition period all submissions were collated and recorded in one of two formats including:

1. Have your say comments logged by Lands in a single Excel spreadsheet; or
2. Hard (and soft) copy of other submissions.

Consultants IDL Projections Pty Ltd were engaged to establish a database containing all submissions. A single data base containing details and/or references to every submission was thus created.

Categorisation

Public submissions were categorised by subject, to assist in the process of analysing and responding to issues or concerns raised. The process of categorising the submissions involved:

- Scanning of submissions by the project team
- Listing the issues identified
- Clustering single issues into broader categories
- Closer review of each submission and categorisation of the issues, to ensure they were fully and accurately identified.

Third Party Review

A third party review and testing of the categorisation of submissions was undertaken by planning consultants, TPS Planning. The following categories were adopted for the purpose of analysing public submissions:

Category	Definition
1	Financial viability / feasibility
2	Dog leash area
3	Community / social
4	Safety of surf beach
5	Coastal erosion
6	Environmental significance
7	Dune care
8	Exhibition / approval process
9	No Reason
10	Statement – unknown views

A more detailed description of each category is provided in Annexure 3 Summary of Public Submissions and Responses to Issues Raised.

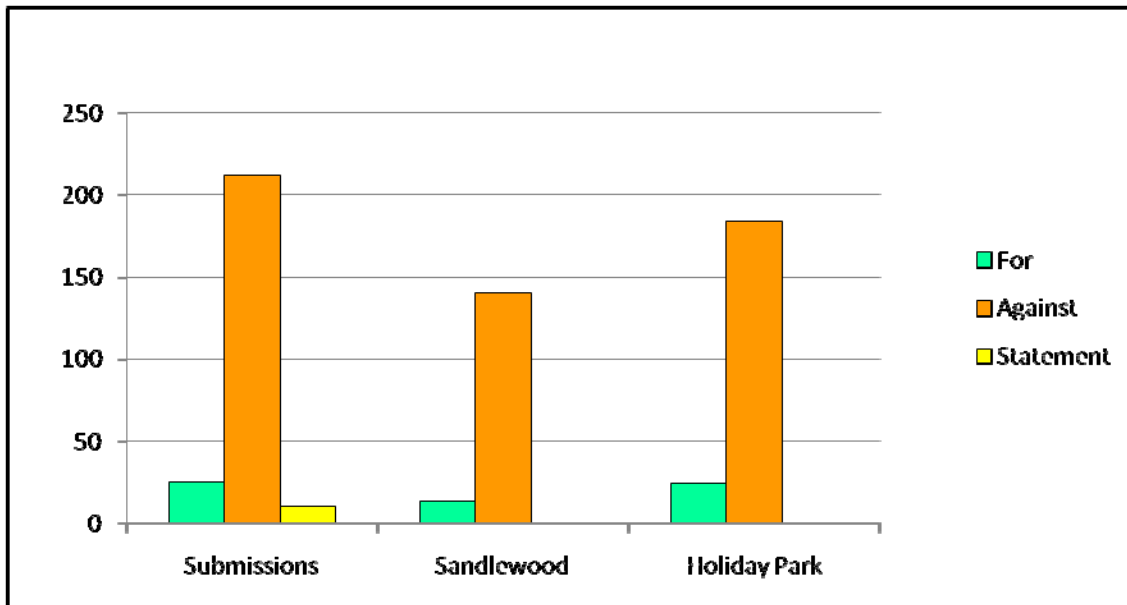
Statistical Analysis

The following statistics and charts provide a statistical profile of public submissions received.

Submissions received	377
Duplicates – passed over	131
Submissions analysed	248
Submissions that were For	25 (1)
Submissions that were Against	212 (2)
Statements about process – Neither For or Against	11
Submissions in favour of holiday park	24
Submissions opposing proposed holiday park	184
Submissions in favour of proposed residential development	14
Submissions opposing proposed residential development	140

Note

- 1) includes one submission from the Cabarita Beach Business Association with 57 signatures of local business persons.
- 2) includes one submission from the Bogangar Public School with 113 signatures of primary school children.



Analysis of submissions by Community Group

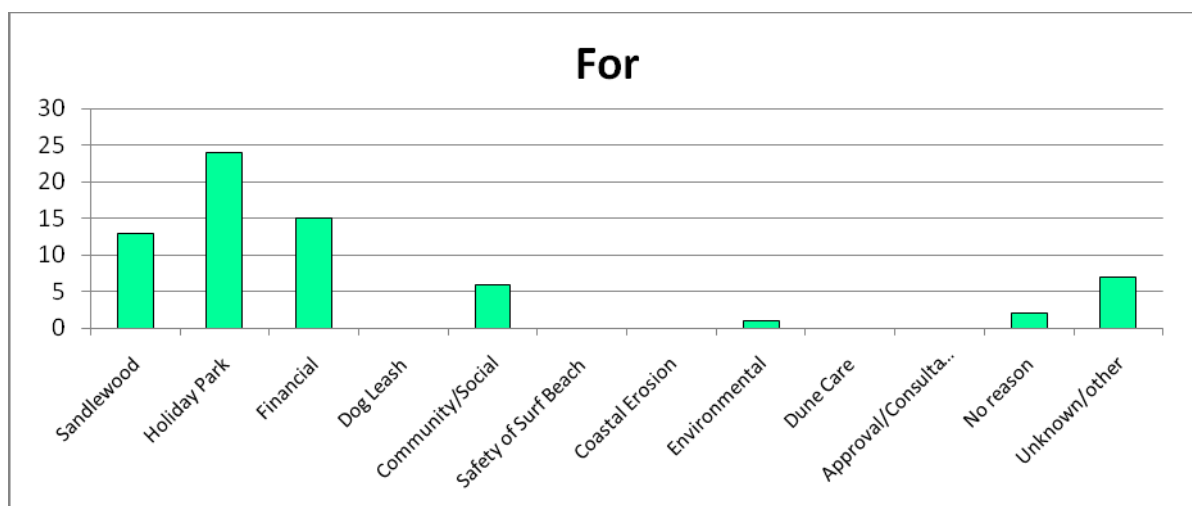
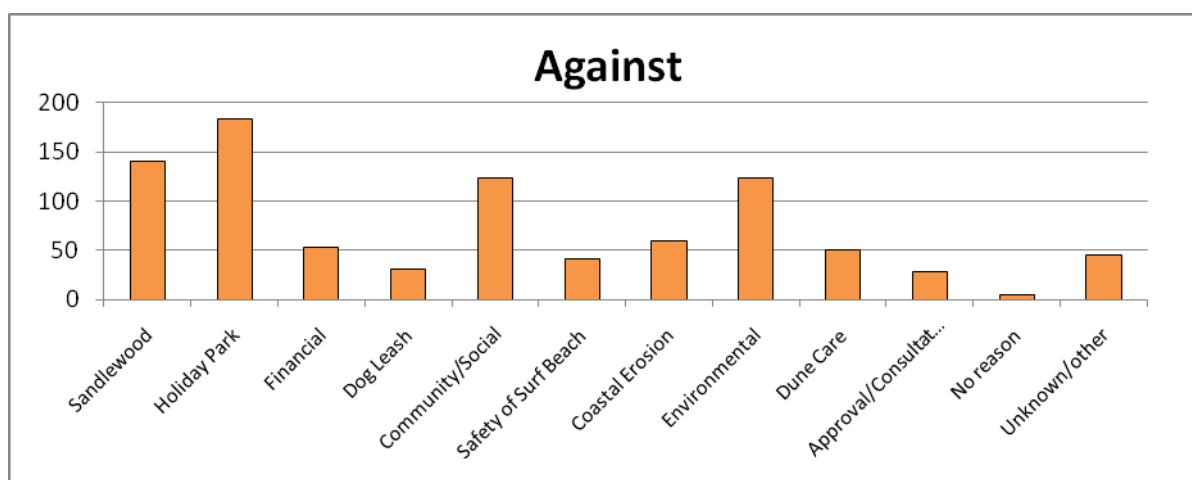
Community groups against the proposed development/s

Cabarita Beach/Bogangar Residents' Assoc
 Cabarita Board riders Club Inc.
 Fingal Head Coastcare Inc
 Fingal Head Community Association
 Pottsville Community Organisation
 Friends of Cudgen Nature Reserve
 Cabarita Beach Dunecare
 Tweed Coastal Committee

Community groups supporting development/s

Cabarita Beach Business Association

The following two charts show the frequency with which particular issues were raised.



Other communications

Aboriginal interests

The Tweed Shire Council Aboriginal Advisory Committee was briefed about the Cabarita South Precinct Plan at their monthly meeting 1 April 2011. The group advised that they felt that their land was being taken from them. It was noted that there are no current Aboriginal claims over the area. The due processes under the State Land Rights Act and Commonwealth Native Title Act was discussed. The group requested consideration of potential benefit to Aboriginal people. A commitment was provided by the project team to maintain communications with the group.

Cabarita Residents Association

The Cabarita Residents Association maintain a web page http://cabaritabeach.org/Cabarita_Beach_Residents_Association/Welcome.html on which there is material about the Cabarita South Precinct Plan including the views of local residents and a presentation made to a public meeting conducted by the association in February 2011. A call for donations to fight the proposed Holiday Park remains current. The Association has engaged a consultant to facilitate a Community Plan with alternative use options for the Holiday Park site. The issues set out in the Association's presentation at their public meeting have been cross

referenced with the issues identified through review of public submissions to identify whether there were any gaps in Lands' consideration of issues.

Public Submissions - Privacy and Access to Information

In dealing with public submissions, Crown Lands and the Trust must comply with legislative requirements for both privacy and public access to information.

In the event it is decided to proceed with the developments, that is lodgement of development applications, the formal planning process includes a clear statutory requirement for consultation. This Precinct Plan is preliminary to that process but, in order to provide transparency, has followed the spirit of community consultation provisions contained in the EP&A Act.

The Government Information (Public Access) Act 2009 No 52 was enacted to maintain and advance a system of responsible and representative democratic Government that is open, accountable, fair and effective. The object of this Act is to open government information to the public by a range of means outlined in the legislation.

The Privacy and Personal Information Protection Act 1998 No 133 requires that Crown Lands and the Trust apply the twelve privacy principles in dealing with personal information they collect :

1. Collection of personal information for lawful purposes
2. Collection of personal information directly from individual
3. Requirements when collecting personal information
4. Other requirements relating to collection of personal information
5. Retention and security of personal information
6. Information about personal information held by agencies
7. Access to personal information held by agencies
8. Alteration of personal information
9. Agency must check accuracy of personal information before use
10. Limits on use of personal information
11. Limits on disclosure of personal information
12. Special restrictions on disclosure of personal information

The content of public submissions made and collected for the purpose of developing the Cabarita South Precinct Plan may be made available publicly as a means of achieving transparency and accountability in the planning process. However, as some submissions contain the personal details of some individuals, businesses or organisations, some information will not be disclosed unless the disclosure is authorised by the Privacy and Personal Information Protection Act 1998 No 133 and Government Information (Public Access) Act 2009 No 52, and Regulations.

Response to Public Submissions

Annexure 3 sets out a response to the issues identified from the public submission received.

The strong opposition as expressed in some of the submissions as acknowledged. While much of the comment could be treated as an anti-development lobby there is clearly a strong and cohesive group of local residents (as individuals and as collectives / associations) who have strong views and deeply seated concerns.

The Precinct Plan was compiled with due regard to current planning instruments, preliminary environmental and ecological assessment and financial feasibility. The need for additional investigation and consultation is a recognised part of the process to achieve development consent.

Of the views and issues raised the matters of highest risk to the project achieving development consent would appear to be claims of ecological significance. In this matter preliminary independent expert advice has been sourced. Fauna and flora survey was conducted over the Sandalwood Drive residential site in 2010 (by Planit Consulting) and over the Holiday Park site in 2011 (by Boyds Bay Environmental Services).

Excerpts from the reports are provided below.

Sandalwood Drive site

Five mapping units depicting different vegetation communities have been identified.

No flora species listed as threatened or vulnerable were observed on the site. However based on habitat assessment and the known distribution of 18 species of threatened flora recorded in the locality it is considered that suitable or potential habitat occurs for up to 10 listed species. The most likely habitat being Community 3 restricted to the south west corner of the site. Further survey is required.

One threatened fauna species was recorded (Little Bent wing Bat) although further survey is required to confirm presence/absence. Potential habitat is present for 9 threatened fauna species albeit considered unlikely to occur. Further survey is required with targeted survey for the planigale and blossom bat recommended.

The development is unlikely to impact on any declared critical habitat. The vegetation communities present are not considered to represent a significant corridor.

Holiday Park site

An area of Coastal Cypress Pine Forest (an Endangered Ecological Community) occurs on the site and occupies about 0.045 ha or 1 % of the site. The current proposal would impact on all of this vegetation. An area of Banksia Dry Sclerophyl Open forest with littoral rainforest species present occurs on the site and occupies about 0.72 ha. This vegetation is noted as an emerging Endangered Ecological Community. The current proposal would impact on 80% of this vegetation.

The balance of the site is Banksia forest with disturbed under storey (1.75 ha), Banksia regrowth heavily weed infested (4.98 ha) and exposed sand with mixed exotic species 0.85 ha.

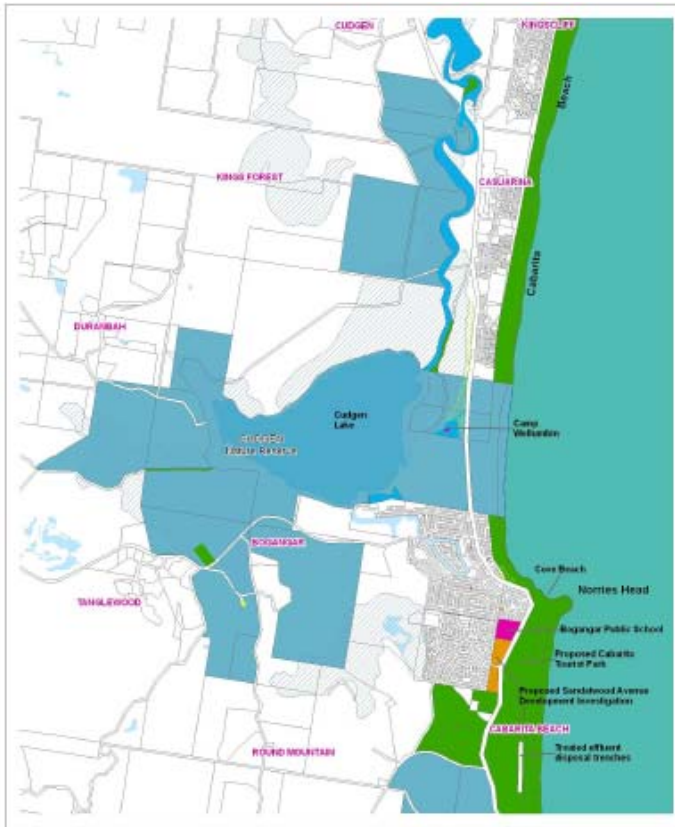
The majority of vegetation types to be removed is well represented locally.

There were no threatened or vulnerable flora species recorded during site survey.

The site is noted as providing minor ranging and feeding opportunity to certain listed threatened fauna but does not provide any core or essential habitat.

It is noted that further investigation of ecological significance is required over both sites. Further it is possible to reconsider design layout of development on each site to exclude and or minimise impact on high value vegetation. Environmental off set packages are yet to be proposed but could also ameliorate any negative impact.

Annexure 1 Location Map and Aerial Photograph - Cabarita South Precinct





Land & Property
Management Authority



Media Release

Date: Wednesday November 17, 2010

Embargoed to 0600 hours, Thursday 18 November 2010

NEW HOLIDAY PARK AND HOUSING DEVELOPMENT PLANS FOR CABARITA

THE TWEED Coast Holiday Park Reserve Trust, (TCHPRT) in conjunction with New South Wales Land and Property Management Authority (LPMA) has released a precinct plan for public exhibition, showcasing plans to develop a new holiday park and residential development at Cabarita.

The precinct plan, released today, illustrates the suggested layout of the proposed developments and is a tool for preliminary feasibility assessment and for information sharing with the community and stakeholders.

The plan includes the proposed development of a new holiday park on Crown land on the eastern side of Tweed Coast Road. A residential development is planned for the two land parcels that back on to an existing residential estate on the adjacent side of the road, at the entrance to Sandalwood Avenue.

All three sites have long been reserved for public utilities, with the eastern parcel previously earmarked for the development of a holiday park, and the western side zoned for residential development.

The proposed Cabarita Beach Holiday Park would be developed and operated by the TCHPRT, comprising approximately 200 short-term tourist sites.

The proposed Sandalwood Avenue Residential Development is a project to be managed by the LPMA and which identifies a development footprint of about 4.6ha within the available area of 5.143ha.

The current layout proposes 37 single house dwellings and additional townhouses.

Chairman of the Trust Kevin Skinner said that planning is in the early stages. Both developments will require development approval and full and detailed environmental assessment.

“If and when they are approved, the proposed developments would create a significant boost to the local economy, with the creation of local jobs, not only during the construction stages of both developments, but also during the operation and maintenance of the holiday park,” Mr Skinner said.

“The proposed developments would boost tourism and new residents, which would also mean a significant economic boost for local businesses, including restaurants, cafes, retailers, tour companies and a range of other local services.

“The funding generated from the proposed holiday park would also assist with the Tweed Coast Regional Crown Reserve Plan of Management to develop and maintain better recreational facilities for the entire Tweed Coast community.

“Preliminary research has been conducted in order to ensure the projects are feasible and will benefit the greater community.”

LPMA Crown Lands Division general manager Graham Harding said the development proposal for Sandalwood Avenue takes account of some significant vegetation adjoining Bogangar Public School which would be managed as a special conservation area.

“The proposed residential site in its current state is heavily disturbed in most areas due to a history of neglect and uncontrolled use, weed infestation, garden refuse and the like,” said Mr Harding.

“Development of this precinct will be undertaken in a manner that is conscious of the natural environment and connection with the beach and Cabarita village.

“The objective is to ensure the development compliments and integrates with the already established residential estate which backs on to the proposed development site.”

Mr Harding said that both LPMA and the Trust would welcome feedback on the precinct plan, which is still in the formative stages.

“We are releasing this precinct plan jointly to inform residents of the proposed development and maintain a transparent position,” he said.

“At the end of the day, we are acting in the best interests of the community in providing public value, which helps meet the needs of the fast growing Tweed population, and benefits ratepayers by helping to meet the cost of reserve maintenance and improvement.

“This of course isn’t the final development plan. We are putting this out there for community information. Members of the public will be invited to follow the progress of the project and make comment at appropriate stages.”

For more information on the proposed Cabarita Beach Holiday Park and Sandalwood Avenue Residential Development, visit the NSW LPMA website at <http://www.lands.nsw.gov.au>

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Media Release

Date: Friday November 25, 2010

For immediate Use

NEW HOLIDAY PARK EARMARKED FOR CABARITA

THE TWEED Coast Holiday Park Reserve Trust (TCHPRT) has announced plans to develop a 200-site holiday park designed to meet growing tourist demand and provide a benefit to the community.

The Trust, which is responsible to the Minister for Lands for the ongoing management of seven other holiday parks in the Tweed, is proposing to develop a short stay holiday park to meet the growing demand for affordable tourist accommodation in the Tweed region, while generating funds for the management and improvement of the region's other Crown reserves and recreational facilities.

The development proposal, which forms part of a joint precinct plan with New South Wales Land and Property Management Authority (LPMA), would also see the area undergo extensive vegetation rehabilitation and recreational improvements, including the addition of new pedestrian access ways to the beach.

Chairman of the Trust Kevin Skinner said the park would comprise approximately 200 holiday and short-term sites and would employ up to 10 full-time equivalent staff positions.

"The holiday park would offer a range of accommodation options and facilities to suit all tastes and budgets, with the aim to cater for families and tourists seeking weekends away and short holiday getaways," said Mr Skinner.

"The proposal is to establish a holiday park that is consistent with the Tweed Shire Local Environment Plan and complies with the Tweed Coast Regional Crown Reserve Plan of Management (PoM), while retaining, rehabilitating and enhancing vegetation.

"New northern and southern access ways will provide improved and environmentally sustainable access to the beach, avoiding damage to the dunes and vegetation. This will allow the site to be contained for embellishment and improvement and will also allow for dune regeneration, which will be a better environmental outcome for the entire area.

"The holiday park will incorporate an environmentally sensitive and contemporary design and will provide a tailored service to meet growing tourist demands. It is the responsibility of the TCHPRT to act in the public interest by providing affordable holiday park options for the family market, generate extra demand for local goods and services, and create more jobs."

Mr Skinner said the recently adopted plan of management for the Tweed Coast Regional Crown Reserve, which has already been completed with community consultation and input, identified a number of ways to upgrade and improve the reserves and recreational facilities that are under the control of Tweed Shire Council as Trust manager.

"The profits generated from the proposed holiday park would assist in funding the Plan of Management to develop and maintain better recreational facilities for the entire Tweed Coast community, providing the community with a valuable asset," he said.

Mr Skinner predicted the proposed holiday park would also create a significant boost to the local economy, with the creation of local jobs, not only during the construction stages, but also during the operation and maintenance of the holiday park.

“The proposed holiday park would also mean a significant economic boost for local businesses, including restaurants, cafes, retailers, tour companies and a range of other local services,” he said.

“Preliminary research has been conducted in order to ensure the projects are financially viable and will benefit the greater community.”

Further studies are necessary before a development application could be submitted. If and when the Trust decides to proceed with the project, and a development application is lodged, then the development approval would likely be decided by an independent planning panel.

The proposed precinct plan is now open for public exhibition, with information showing the concept layout available for viewing on the LPMA's website.

Mr Skinner said the Trust and LPMA welcomed community feedback on this initial layout, which is still in the drafting stages.

“We are releasing this precinct plan jointly to inform residents of the proposed development and maintain a transparent position,” he said.

“At the end of the day, we are acting in the best interests of the community by providing a valuable public asset which I am confident that in time and once operational would take some of the financial burden off Tweed ratepayers for the maintenance and improvement of coastal Crown reserves and parks.

“Members of the public will be invited to follow the progress of the project and make further comment at later stages.”

For more information on the proposed Cabarita Beach Holiday Park and Sandalwood Avenue Residential Development, visit the NSW LPMA website at www.lpma.nsw.gov.au

<ends>

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Media Release

For Immediate Use

Date: Friday December 17, 2010

PLANS FOR NEW CABARITA HOLIDAY PARK AND HOUSING DEVELOPMENT AVAILABLE FOR VIEWING AT YOUR LOCAL LIBRARY

TWEED community members can now view the proposed precinct plans for Cabarita South at their local libraries and Civic Centres following the launch of public exhibition displays this week.

The Tweed Coast Holiday Park Reserve Trust, (TCHPRT) in conjunction with New South Wales Land and Property Management Authority (LPMA) has released a precinct plan for public exhibition, showcasing plans to develop a new holiday park and residential development at Cabarita.

The precinct plan, which is now on display in the Tweed Heads, Murwillumbah and Kingscliff libraries as well as the Tweed and Murwillumbah Civic Centres, illustrates the suggested layout of the proposed developments and is a tool for preliminary feasibility assessment and for information sharing with the community and stakeholders.

The exhibition will be open for public viewing and comment until February 28, 2011.

The plan includes the proposed development of a new holiday park on Crown land on the eastern side of Tweed Coast Road. A residential development is planned for the two land parcels that back on to an existing residential estate on the adjacent side of the road, at the entrance to Sandalwood Drive.

All three sites have long been reserved for public utilities, with the eastern parcel previously earmarked for the development of a holiday park, and the western side zoned for residential development.

The proposed Cabarita Beach Holiday Park would be developed and operated by the TCHPRT, comprising approximately 200 short-term tourist sites.

The proposed Sandalwood Drive Residential Development is a project to be managed by the LPMA and which identifies a development footprint of about 4.6ha within the available area of 5.143ha.

The current layout proposes 37 single house dwellings and additional townhouses.

LPMA Crown Lands Division general manager Graham Harding said that both LPMA and the Trust would welcome feedback on the precinct plan, which is still in the formative stages.

“We are releasing this precinct plan jointly to inform residents of the proposed development and maintain a transparent position,” he said.

“Individuals are invited to submit their comments via the online portal on the LPMA website, or by mailing them to the address provided.

“While we won’t be able to respond to all feedback individually, following the close of the exhibition period, all comments will be compiled and reviewed as part of the community consultation process. Responses to frequently asked questions will be available on the LPMA website, which is being updated periodically.

“This of course isn’t the final development plan. We are putting this out there for community information.”

Chairman of the Trust Kevin Skinner said that planning is in the early stages and both developments will require development approval and full and detailed environmental assessment.

“If and when they are approved, the proposed developments would create a significant boost to the local economy, with the creation of local jobs, not only during the construction stages of both developments, but also during the operation and maintenance of the holiday park,” Mr Skinner said.

“The proposed developments would boost tourism and new residents, which would also mean a significant economic boost for local businesses, including restaurants, cafes, retailers, tour companies and a range of other local services.

“The funding generated from the proposed holiday park would also assist with the Tweed Coast Regional Crown Reserve Plan of Management to develop and maintain better recreational facilities for the entire Tweed Coast community.

“Preliminary research has been conducted in order to ensure the projects are feasible and will benefit the greater community.”

The proposed precinct plan for Cabarita South can be viewed in on the exhibition display in the Tweed Heads, Murwillumbah and Kingscliff libraries and Tweed and Murwillumbah Civic Centres. Community comment is invited until February 28, 2011. During this time, individuals are welcome to submit their comments online via the LPMA website at www.lpma.nsw.gov.au, or by posting to: Cabarita South Community Consultation, PO Box 1059 TWEED HEADS NSW 2485.

For more information on the proposed Cabarita Beach Holiday Park and Sandalwood Drive Residential Development, visit the NSW LPMA website at <http://www.lands.nsw.gov.au>

<ends>

For further media information please contact:

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Email: media@louise Carrollmarketing.com.au



Media Release

For Immediate Use

Date: Tuesday February 8, 2011

RESPONSE TO CONCERNS OVER PROPOSED CABARITA BEACH HOLIDAY PARK

THE TWEED Coast Holiday Parks Reserve Trust (TCHPRT) and New South Wales Land and Property Management Authority (LPMA) have addressed major concerns that came out of Cabarita's Residents Association meeting last week.

Following a review of the Cabarita Beach Van Park Overview as published on the Cabarita Residents Association website, TCHPRT's executive manager Richard Adams said some of the information communicated to the public was either incorrect or misleading.

Mr Adams said certain statements relating to the developers of the proposed projects, the financial feasibility and the actual location of the proposed holiday park site were untrue.

"There was a lot of incorrect information that was presented to the Cabarita public last Monday evening about the holiday park, and we wish to clarify certain matters," said Mr Adams.

"Firstly, there is confusion over who is the developer and consent authority. It has been said that Council is both. This is untrue. In the case of the proposed Holiday Park, the developer would be the TCHPRT. Under current planning legislation it is understood that development consent for this project, should an application be submitted, would be decided by an independent planning panel.

"There is still much confusion over the actual proposed development site for the holiday park. We have noted many concerns about the park being opposite the Bogangar public school.

"However, the proposed holiday park site is not opposite the school, but approximately 130m south and further separated by the main road and generous buffer areas. The idea that parents need to be concerned for their children's welfare should the development go ahead is absurd. We are talking about a short-stay, quality Holiday Park which will appeal to families, retirees and tourists. It is concerning to hear that some people are presuming these types of holiday makers to be undesirable."

"If the holiday park does include an on-site shop, it will be a small convenience kiosk designed to provide basic needs to holiday park users such as bread, milk and ice creams etc. The inference that economic benefits will be locked inside the park is wrong – people will still need to venture into the town's bigger shops, cafes and restaurants, which will provide a significant boost to the local economy.

"There have also been some concerns relating to the financial feasibility of the holiday park. Research has been conducted using two different expert consultants in order to ensure the project is financially viable, will benefit the greater community, and pose negligible financial risk to the Trust or other stakeholders."

LPMA Crown Lands Division general manager Graham Harding said he was aware of some misperceptions which were circulating regarding the proposed Sandalwood Drive residential estate.

"The inference that the proposed Sandalwood housing estate would attract low income earners is completely incorrect," said Mr Harding.

"The proposed estate would provide quality homes and town houses with a similar appearance and targeted demographic to the adjoining existing estate. These are not homes to be targeted specifically to low income

earners. There will be a range of housing options aimed at middle income earners and families, providing additional housing for a growing community.

“It proposes a medium density estate with a restriction of three storeys that fits in with the Council’s planning for the area. The draft development layout also includes provisions for integrated pedestrian linkages to sports playing fields, the school, shops, beaches and bush walking tracks.

“I encourage interested people to take the time and examine the material on exhibition to get the facts. The Precinct Plan and support information is on the LPMA’s website or in their local library or Civic Centre.

“The website enables interested persons to download the Precinct Plan which shows the proposed use of 18 ha of Crown land for a holiday park, residential lots and conservation areas. Answers to questions are provided on the web site. A chart setting out the process moving forward is also provided. There is also a portal for those who wish to submit their comments.

“Alternatively, members of the public can submit their comments by mail. At the end of the exhibition period, all comments will be compiled and a report prepared for Council and LPMA to consider whether to move forward.

“We have committed to a communication strategy that provides a transparent and interactive approach to informing the public of the project proposal. We also wish to remind everyone that we are still in the draft stages of the proposal. No Development Application has been submitted as yet. Following the close of the exhibition period on February 28, a project review will be undertaken and a decision will then be made as to the lodgement of a DA.”

Members of the public are invited to submit comment until the exhibition period closes on February 28.

The Precinct Plan for Cabarita South can be viewed in the Tweed Heads, Murwillumbah and Kingscliff libraries and Tweed and Murwillumbah Civic Centres. Community comment is invited until February 28, 2011. During this time, individuals are welcome to submit their comments online via the LPMA website at www.lpma.nsw.gov.au or by posting to: Cabarita South Community Consultation, PO Box 1059 TWEED HEADS NSW 2485.

For more information on the proposed Cabarita Beach Holiday Park and Sandalwood Drive Residential Development, visit the NSW LPMA website at www.lpma.nsw.gov.au

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Media Release

For Immediate Use

Date: Friday February 25, 2011

SURVEY SAYS 90 PER CENT OF LOCAL BUSINESS OWNERS WANT CABARITA BEACH HOLIDAY PARK

CABARITA's Business Association has come out in support of plans to develop a 200 site holiday park following a survey proving 90 per cent of local businesses are in favour of the development.

The Precinct Plan for South Cabarita, put forward by the Tweed Coast Holiday Park Reserve Trust (TCHPRT) in conjunction with the New South Wales Land and Property Management Authority (LPMA), which proposes a holiday park to be established on Crown Land on the eastern side of Tweed Coast Road, has received a mixed response from the community since the launch of the public exhibition period in November of last year.

The Cabarita Resident's Association has stated the majority of the community is against the holiday park going ahead; however Cabarita's Business Association has taken the initiative to survey the local business operators in the township and found overwhelming support for the development, with the survey generating 56 signatories in favour of the proposed project.

Chris Gregory, president of the Cabarita Beach Business Association (CaBBA) said he believed the development to be a step in the right direction for Council in assisting the Cabarita community to build a stronger economy.

"Ninety per cent of business owners have strongly voiced the opinion in supporting the project," said Mr Gregory.

"The local economy of the township has suffered considerably in the past eight years, due mainly to a significant decrease in tourist accommodation availability.

"The economic health of the township is directly related to its ability to accommodate and feed tourists, and to provide competitive local shopping for residents. Fewer tourists in town has meant we've been left to rely on just the locals to support our economy. The latter is a chicken and egg situation - increasing patronage will in turn allow fresher produce at more competitive prices and service to be given. Unfortunately two of the more recent businesses to close their doors were the township's only fruit shop, and a bakery.

"This was the last straw. We want to revitalise business activity in town, and at our recent AGM we set up of an initiative aimed to assist that process. We want to see more visitors in town and we want the Council to set the framework for more tourist accommodation in town, with affordable options for families to take advantage of.

"The general response in the business community is a feeling of lack of support and focus from Council for a long time. But hope is emerging. Council is putting the framework in place for businesses in Cabarita to survive and for Cabarita to have a self-sufficient economy."

Mr Gregory also acknowledged the number of rumours that have circulated among the community regarding the proposed project in recent weeks and said the Business Association has chosen to build its position on the Holiday Park proposal around factual information rather than hearsay.

“As part of this we attended the meeting facilitated by the TCHPRT and LPMA to ask questions and get some facts,” said Mr Gregory.

“We respect the point of view of the Resident’s Association who have been consistently against this proposal for a number of years. However, the Business Association has a very different viewpoint from pragmatically assessing the same data, and we want our voice to be heard.

“We would urge everybody who considers themselves stakeholders in the community to get the facts for themselves, and then make up their mind”.

Following a review of the Cabarita Beach Van Park Overview as published on the Cabarita Residents Association website, TCHPRT’s executive manager Richard Adams confirmed some of the information communicated to the public was either incorrect or misleading.

Mr Adams said statements relating to the developers of the proposed projects, the financial feasibility and the actual location of the proposed holiday park site were untrue.

LPMA Crown Lands Division general manager Graham Harding said misinformation was also communicated to the public regarding the project’s proposed residential estate, planned for the adjacent land parcel on Sandalwood Drive.

“Again, this is why we have been encouraging people who wish to find out more information about the proposal to view the proposed Precinct Plan on the LPMA’s website or in their local library or Civic Centre and review the proposed draft layout and the Q&A’s for themselves,” said Mr Harding.

Members of the public are invited to submit comment until the exhibition period closes on February 28.

The proposed Precinct Plan for Cabarita South can be viewed on the exhibition displays in the Tweed Heads, Murwillumbah and Kingscliff libraries and Tweed and Murwillumbah Civic Centres. Community comment is invited until February 28, 2011. During this time, individuals are welcome to submit their comments online via the LPMA website at www.lpma.nsw.gov.au, or by posting to: Cabarita South Community Consultation, PO Box 1059 TWEED HEADS NSW, 2485.

For more information on the proposed Cabarita Beach Holiday Park and Sandalwood Drive Residential Development, visit the NSW LPMA website at <http://www.lands.nsw.gov.au>

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Annexure 3 Summary of Public Submissions and Responses to Issues Raised

Code	Category	Summary of Public Submissions	Response to Public Submissions
1	Financial viability / feasibility issues	The project is not financially viable and consequent risk of financial impact on rate payers.	Independent expert financial advice through the former Tweed Economic Development Corporation (2008) forecast that in Year 3 the proposed Holiday Park would turnover about \$10.6M (operational turnover plus visitor expenditure). The flow on effect in the local community was estimated at a further \$5M. The sectors most likely to benefit include Retail Trade, Accommodation, Café and Restaurants, and Arts and Recreation. The financial modelling will be refined over time as the design and layout options are altered to take account of detailed planning and consideration of environmental and other issues.
		Financial planning for the Holiday Park does not provide for significant coastal erosion risk	A financial risk analysis will be undertaken by the Trust and financiers as part of further detail investigations and planning. Financial modelling will make allowance for various risks including coastal erosion; however, note that the proposed holiday park is outside of the latest coastal risk area. The financial model is a tool that will be refined through iterations as the development proposal is further investigated and refined.
		Profits would not benefit the local community - no evidence has been furnished to prove economic benefit; whether there would in fact be increased spending in town and positive impact for local businesses as.	See responses above.
2	Dog leash area	The off-leash dog exercise area on South Beach will be reduced and/ or eliminated.	There is no intention to restrict the off-leash dog exercise area.
3	Community / social concern	The safety of school children will be compromised by the close proximity of the Holiday Park to the Public School. Safety risks to children include the impact of additional traffic.	There is a distance of over 100m between the proposed boundary of the Holiday Park and Bogangar Public School. The development of the Holiday Park will activate the area, which will enhance safety by design. There will be further investigation of potential social impacts at the development application stage. A detailed traffic study will be prepared at the development application stage.
		Concern about impact on traffic, congestion, parking	A detailed traffic study will be prepared at the development application stage. The roads serving the residential areas adjoining the Sandalwood Drive land were designed to enable an extension into the proposed development.

Code	Category	Summary of Public Submissions	Response to Public Submissions
		Concern about capacity of existing infrastructure	Preliminary investigations and advice from Council indicates that there are adequate services and infrastructure to support the proposed developments. A more detailed study of infrastructure will be prepared at the development application stage.
		Concern about restricted access to the beach	The existing track (Goanna Track) may need to be relocated but pedestrian access will be retained around the north of the Holiday Park. This issue will receive further consideration with refinements of the final design.
		Concern about impact/s on lifestyle	The development of a Holiday Park is a permissible use under the current and proposed local environmental plan zonings. The site is currently zoned 6(a) and 7(f) under the Tweed LEP 2000 and the proposed development is permissible with consent on the land zoned 6(a). Councils strategic planning for the sites has endorsed the residential and Holiday Park uses and these uses have been included in the draft LEP 2010. Under the Draft LEP 2010 the proposed zonings are RE1 and E2. The RE1 zoning enables the proposed Holiday Park to be considered, but it is a prohibited development in the area proposed to be zoned E2. A site specific social impact study will be prepared at the development application stage and identify potential impacts and ways to minimise identified impacts.
		Loss of undeveloped Crown (public) land	The proposed development is consistent with the Tweed Shire Council Local Environment Plan and complies with the Tweed Coast Regional Crown Reserve Plan of Management, adopted by the Minister for Lands in January 2010. The objectives of the Plan of Management for these Crown lands include the provision of development opportunities that support the value of the Reserve and the regional economy, and the generation of sufficient resources to sustainably manage the reserves. The proposed use of Crown land is permissible and provides tangible benefit to the people of NSW.
4	Safety of surf beach	Concern that the beach is unsafe – unpatrolled and the consequent risk to park visitors	A beach safety plan will be prepared at the development application stage.
5	Coastal erosion	Concern that the Holiday Park assets would be at risk to coastal erosion (like recent erosion events at Kingscliff) – and consequent risk to rate payers for damages and repair. The proposal places the Holiday Park only 10m west of the 2100 (100 year event)	The final layout of the Holiday Park would seek to ensure that substantial physical assets are positioned as far back from the eastern boundary as practicable, so as to satisfy the requirements of the Coastal Erosion DCP. The eastern boundary of the Holiday Park would be set back from the 1:100 year erosion line to the satisfaction of

Code	Category	Summary of Public Submissions	Response to Public Submissions
		erosion line	the consent authority.
		Risk of tsunami	The risk of tsunami is one that affects the entire Tweed coast. There are no known current planning provisions of Council or State Government that make reference to tsunami risk.
		Risk of flooding	Based on the 2009 Coastal Creeks Flood study the site is not flood prone.
6	Environmental impact	Concern for flora / fauna, ecology of the Holiday Park site.	See Attachment 1 NOTES ABOUT THE ECOLOGICAL SIGNIFICANCE OF THE DEVELOPMENT SITES
		Occurrence of certain threatened species and certain endangered ecological communities.	<p>Preliminary ecological assessment has been conducted over the two sites. On the Holiday Park site there is significant vegetation in the northern part including an area of Coastal Cypress Pine Forest (an Endangered Ecological Community) occurs on the site and occupies about 0.045 ha or 1 % of the site and an area of Banksia Dry Sclerophyll Open forest with littoral rainforest species present occurs and occupies about 0.72 ha. No threatened or vulnerable flora or fauna species were found on the site.</p> <p>On the Sandalwood Dve residential site there were no endangered ecological communities identified. There were no threatened or vulnerable flora or fauna species found on the site.</p> <p>Further detailed ecological assessment (7 part test) will be prepared at the development application stage. See Attachment 1 NOTES ABOUT THE ECOLOGICAL SIGNIFICANCE OF THE DEVELOPMENT SITES</p>
		The proposal does not consider bush fire risk	Bush fire risk and the planning for Asset Protection Zones will be prepared at the development application stage. A bush fire assessment is currently being prepared for the Holiday Park site, which will inform/influence subsequent design/project consideration.

Code	Category	Summary of Public Submissions	Response to Public Submissions
		Risk of pollution.	Detail design will incorporate water sensitive urban design and meet planning requirements in respect of water modelling and storm water management and effluent management.
		Proximity to sewage treatment absorption trenches.	The absorption trenches provide a form of tertiary effluent treatment. The risks of odour and other health issues will be examined in detail as part of further investigation but preliminary investigation suggest the trenches pose no health risk.
		Loss of open space.	The proposed developments are consistent with the zoning of the land under the current and proposed LEP. Open space requirements of the area have been assessed by council in other planning documents.
7	Dune care	The efforts of the community on dune and vegetation rehabilitation on holiday park site will be lost – alienating this community group.	There is a continued role for Dune care activities within the land zoned for environmental protection. Final design of the Holiday Park is still to be determined.
8	Development Consent process and Exhibition process	Inadequacy of the consultation process.	The communication strategy provided for the public exhibition of the Cabarita South Precinct Plan and for disclosure of as much information as practicable about the aspirations and interests in development of 18 ha Crown land at Cabarita by Lands and the Trust. There were 57 articles published in the local media and 248 public submissions received during the consultation process. The consultation process has adequately identified the views of the community. Further consultation with stakeholders and community will be undertaken as part of the next stage of investigations.
		Government as developer and consent authority are one and the same	The planning legislation and probity guidelines for State and Local Government Authorities provides for clear separation of developer interest from approval or consent roles. The Northern Rivers Joint Regional Planning Panel will most likely be the consent authority for this proposal, not Council.
9	No Reason	General objection with no specific reason	The right to object without specific reason has been respected and these objections have been included in the analysis of public submissions.
10	Statements	Statements offered but no view expressed whether for or against the proposed development.	These statements have also been accepted and considered.

NOTES ABOUT THE ECOLOGICAL SIGNIFICANCE OF THE DEVELOPMENT SITES

SANDALWOOD DRIVE

A preliminary ecological study of the residential lands was conducted in 2010 by Planit Consulting and parts of that report have been extracted and set out hereunder to provide a précis of the ecological significance of the Sandalwood Drive site proposed for residential use. It is important to note that the report was based on desktop assessment with preliminary field survey. A detailed ecological assessment including a *7 part test of significance* will be prepared at the development application stage.

A copy of the report in full is available on request.

In summary the key findings include:

- No endangered populations are considered to occur on or proximate to the Sandalwood Drive residential site.
- No flora species listed as endangered or vulnerable were observed on the site.
- Based on habitat assessment and the known distribution of 18 species of threatened flora recorded in the north east NSW Bioregion it is considered that suitable or potential habitat occurs for up to 10 of those species. The most likely habitat being Community 3 restricted to the south west corner of the site, however they were not detected during preliminary survey.
- One threatened fauna species was recorded (Little Bent wing Bat) although further survey is required to confirm its presence/absence. Potential habitat is present for 9 threatened species albeit considered unlikely to occur. Further survey is required with targeted survey for the Planigale and Blossom Bat recommended.
- The development is unlikely to impact on any declared critical habitat.
- Significant terrestrial fauna movement corridors through the site are considered absent due to the following:
 - Northern boundary has for a long period been fenced with 2m high cyclone fencing to separate the site from the adjoining school;
 - Land adjoining to the west has been developed for urban purposes since the mid 1990's;
 - Sandalwood Drive traverses the site;
 - The eastern boundary is an arterial road
 - Sports fields adjoin the site on the southern boundary and the vegetation in that area is substantially cleared.

Four vegetation communities are identified as shown in the diagram below and with characteristics as follows

Community 1: Mid high tall Dry Coastal Heathland/Shrubland

- Mapped in Tweed VMP as dry heathland / shrubland and Post mining regeneration;
- Not identified as an endangered Ecological Community; comprises regrowth 14 to 17 years;

- High plant diversity is noted as typical of coastal heath but no threatened plant species recorded (although further survey is required);
- Considered to be adequately reserved in the FNC Planning Area / upper NE CRA Region;
- No threatened fauna species were recorded but potential habitat exists for up to 7 threatened fauna species, albeit considered unlikely to occur. Further survey is required with targeted survey for the planigale and blossom bat recommended;
- The community is not considered to represent a significant wildlife corridor;
- Ecological status _ moderate to high

Community 2: Low/Mid high Coastal Corymba Intermedia Forest

- Mapped in Tweed VMP as Coastal Pink Bloodwood Open Forest to Woodland;
- Not identified as a Threatened Ecological Community;
- Considered to be inadequately conserved in the Tweed VMP 2004;
- No threatened plant species were recorded although further survey is required;
- No threatened fauna species were recorded but potential habitat exists for up to 2 threatened fauna species. Further survey is recommended;
- The community is not considered to represent a significant wildlife corridor;
- Ecological status : very high

Community 3 Mid High Tall Swamp Sclerophyll (Melaleuca quinquenervia) Open forest

- Mapped in Tweed VMP as Broadleaved Paperbark Closed Forest to Woodland;
- This community is partly identified as a Threatened Ecological Community (ie the edaphic and topographical features of the coastal floodplain definition may not be met in this instance but the floristics are comparable);
- considered inadequately conserved in the Tweed VMP 2004 and fairly reserved within the FNC Planning Area;
- The community is considered to be representative of a palustrine wetland community although inundation is likely to be temporary and the community is heavily fragmented and disturbed in the northern portions.
- One threatened fauna species was recorded (Little Bent wing Bat) although further survey is required to confirm its presence/absence. Potential habitat is present for 9 species albeit the presence of these species is considered unlikely. Further survey is required with targeted survey for the planigale and blossom bat recommended;
- The community is not considered to represent a significant wildlife corridor;
- Ecological status : very high

Community 4: Cleared and Disturbed Areas and Low Closed Couch Grassland

- Mapped in Tweed VMP as Substantially Cleared of Native Vegetation;
- Not identified as a Threatened Ecological Community;
- no threatened plant or fauna species were recorded;
- The area is unlikely to provide habitat for threatened fauna although the areas that pond water require survey when wet to confirm presence absence of wallum frog species.

HOLIDAY PARK SITE

In respect to the Holiday Park Boyds Bay Environmental Services Pty Ltd have undertaken a preliminary flora and fauna site assessment based on the current development proposal.

The site was classified into five vegetation communities and an assessment of impact was set out as follows..

3.2 Proposed Development Impact Assessment

VEGETATION TYPE	VEGETATION COMMUNITY	SITE COVERAGE (Ha)	AREA REMOVED (Ha)	AREA CONSERVED (Ha)	PERCENTAGE REMOVED	PLANNING ALLOCATION
Coastal Cypress Pine Forest in the NSW North Coast Bioregion (EEC)	VC1	0,045	0,045	0	100%	1%
Banksia Dry Sclerophyll Open Forest with sub dominant littoral rainforest species. Emerging (EEC)	VC2	0.72	0,575	0,145	80%	8%
Banksia Dry Sclerophyll Open Forest with disturbed shrub and groundlayer.	VC3	1,75	1,61	0,14	92%	21%
Banksia integrifolia regrowth with Leptospermum laevigatum dominant shrub layer Heavily weed invaded and disturbed by fire, past landuse, track formation and weed invasion	VC4	4.98	4,65	0,33	93%	61%
Exposed sand, grasses and mixed exotic groundlayer weeds	VC5	0.85	0,73	0,12	86%	10%
	TOTAL	8,345	7,61	0,735	91%	100%

Of most significance are the Banksia / Dry Sclerophyll Open Forests on the northern boundary, within which a small Coastal Cypress Pine forest (endangered ecological community) is also situated. These two vegetation communities comprise approximately 0.72 ha on the northern boundary of the park site.

The balance, 7.625 ha has been assessed as less significant. The Trust is reviewing design options arising out of the environmental assessment, also taking account of bushfire assessment findings.

Further extracts from Preliminary Ecological Site Assessment are set out below.

A full copy of the Preliminary Ecological Site Assessment is available on request.

3.2.1 Proposed Development Layout - Impact Analysis

Summary of table

Approximately (61%) of the development foot print will occur on *Banksia integrifolia* regrowth with *Leptospermum laevigatum* dominant shrub layer heavily weed invaded and disturbed by fire, past land use, track formation and weed invasion. The proposed action will remove 4.65 hectares of this vegetation type.

Approximately (21%) of the development foot print will occur on Banksia Dry Sclerophyll Open Forest with disturbed shrub and ground layer. The proposed action will remove 1.61 hectares of this vegetation type.

Approximately (10%) of the development foot print will occur on exposed sand, grasses and exotic ground layer weeds. The proposed action will remove 0.73 hectares of this vegetation type.

Approximately (8%) of the development foot print will occur on Banksia Dry Sclerophyll Open Forest with sub dominant littoral rainforest species. The proposed action will remove 0.575 hectares of this vegetation type.

From the purpose of this preliminary study the findings have determined that vegetation community 2 is in the secondary to tertiary stages of vegetation succession towards a littoral rainforest community. This process is also being assisted by the ecosystem regeneration practices of the local community groups.

Approximately (1%) of the development foot print will occur on Coastal Cypress Pine Forest in the NSW North Coast Bioregion (EEC). The proposed action will remove 0.045 hectares of this vegetation type.

Approximately 91% of the sites existing vegetation will be removed by the development proposal.

The current proposal provides 9% of the site for potential rehabilitation and habitat enhancement opportunities for the long term.

The current proposal will remove a small polygon (0.045ha) of a listed Endangered Ecological Community

The current proposal will remove a (0.72ha) of an emerging Endangered Ecological Community.

The botanical surveys did not discover any TSC Act listed Flora species.

The site has been identified to provide minor ranging and feeding opportunities to listed threatened species.

The site does not provide core or essential habitat functions for these listed threatened species.

The majority of vegetation type to be removed is well represented in the local area within the Cudgen nature reserve and Hasting Point environmental parks.

The management intents of the EPBC Act, TSC Act, FM Act, threatened species recovery strategies and threat abatement plans may be compromised by the current proposed actions for this site. Referral to the relevant assessment agencies of the proposal in its current form will be required.

The surveys have not identified any essential Koala feed trees evident in or adjacent to the site.

Environmental and Vegetation offset packages will be required to support the proposal.

The proposal will reduce the habitat connectivity functions of the site and surrounding systems.