

THE ELLA BAY LOCAL AREA PLAN



April, 2008



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1.0 STATUTORY CONTEXT

- 1.1 The Ella Bay Integrated Resort is in respect of land described as Lot 320 on N157629 and unnamed road reserve ('the land'). The land has an area of 449.201 hectares. An aerial photograph with contours of the subject land is reproduced as Appendix A. For the purposes of this document the land shall be referred to as 'Ella Bay'.
- 1.3 The Ella Bay Local Area Plan will ultimately also form part of the Preliminary Approval Application to be lodged with the Johnstone Shire Council, pursuant to Section 3.1.6 of the Integrated Planning Act ('IPA') and is intended to override Johnstone Shire Planning Scheme ('JSPS') as amended by:
 - Identifying development that is exempt, self assessable, code-assessable or impact-assessable for the subject land;
 - Identifying codes that apply to the development of the land and limitations that will apply to the application of these codes; and
- 1.4 For assessable development, the Ella Bay Local Area Plan Document defers to all relevant JSPS Codes, except for the following variations:
 - As outlined in Section 11 - Ella Bay Development Code of the Ella Bay Local Area Plan Document.

Note Johnstone Shire Council has now amalgamated with Cardwell Shire Council to form the Cassowary Coast Regional Council. For consistency within the EIS and SEIS process the Johnstone Shire Council and the relevant Town Planning Scheme have been nominated.



2.0 HOW TO USE THIS LOCAL AREA PLAN DOCUMENT

- 2.1 The components of the Ella Bay Local Area Plan, and their definition, role and function are as follows:

VISION STATEMENT

- 2.2 The Vision Statement is a broad statement of planning intent that is supported by, and is intended to be achieved by, the application of the other components of the Ella Bay Local Area Plan Document.

KEY PROJECT OBJECTIVES OF THE ELLA BAY ENVIRONMENTAL DEVELOPMENT PLAN

- 2.3 The Ella Bay Environmental Development Plan (EBEDP), which is reproduced as Figure 1 to this document divides the land into a number of indicative planning Precincts intended for urban development, and precincts which include golf course, environmental conservation covenants, and other elements of the open space network. The 'Ella Bay Environmental Development Plan' is not cadastrally based, and it is intended that development be considered 'generally in accordance with'. It should be noted the names given to precincts are for town planning purposes and may be different to names used in other parts of the EIS and SEIS document.

STATEMENTS OF DESIRED CHARACTER FOR PRECINCTS

- 2.4 For each of the Precincts, the Ella Bay Local Area Plan Document:
- Categorises precincts in relation to their principle functional characteristics (Precinct Type) and broadly defines their function and role in this context.
 - Provides individual statements of desired character for individual Precincts. These statements of character include specific statements of Intent, nominate Development Controls and establish Supplementary Assessment Framework Tables for different forms of development.
- 2.5 The aforementioned items are set out in Sections 4-3 of this document and are to be used as the principle measures to guide growth and development within individual Precincts.

ELLA BAY DEVELOPMENT CODE

- 2.6 Section 11 of the Ella Bay Local Area Plan Document sets out Code Elements that apply to development and will be included in the application to Johnstone Shire Council for a Preliminary Approval, and which work in conjunction with or override the Code requirements of JSPS as nominated.



3.0 VISION STATEMENT

- 3.1 **Site Context** – Ella Bay Integrated Resort is located in the Johnstone Shire, 75 to 80 km south of Cairns and 10km north east of Innisfail. Flying Fish Point closest centre to Ella Bay and is located approximately 3km to the south. The site is generally rectangular in shape and has an area of approximately 450 hectares. An esplanade is located along the foreshore of the site which enjoys extensive beach frontage of 2.5 km to the Coral Sea. It is a large rural site much of which has been cleared for cattle grazing. A homestead and farm buildings are located in the south eastern part of the site. The cleared areas are relatively level with bands of vegetation transecting the site which generally follow creeks and gullies. The site rises gently to the west where it shares a common boundary with the World Heritage listed Ella Bay National Park.
- 3.2 **Land Uses** – Ella Bay is a community providing for a mix of short and long term residential accommodation options within a resort community, focusing on a mix of residential options at a range of residential densities. All residential accommodation will be available for holiday letting or for permanent residential use. The Ella Bay resort community includes a village centre providing for the convenience needs of residents and visitors including resort style retail, cafes and restaurants. In addition, the village centre will offer a business and professional office hub providing services to the local community. An 18-Hole Championship Golf Course will become the focus of the long term residential development with residences aligned along and fronting the course. Educational/Recreational land uses will provide opportunities for the development of an international school, joint ventures arrangements with James Cook and Queensland Universities focusing on sustainable urban development, and outdoor sporting and recreational facilities for the community.
- 3.3 **Natural Attributes** – The Ella Bay site is located in a natural amphitheatre, adjoining by World Heritage tropical rainforest.
- 3.4 **Access** - Ella Bay Road will form the sole connection for motor vehicle movements between the proposed Ella Bay Development and Flying Fish Point. A bypass road around Flying Fish Point is being proposed.
- 3.5 **Pedestrian Movement** - The Ella Bay development will be underpinned by a comprehensive system of pedestrian linkages focussed on providing direct and easy connection between precinct and in particular connecting residents and visitors to the village centre.
- 3.6 **Urban Form, Design and Density** - Land uses are intended to be formed in three clusters of resort style accommodation along the Beach frontage, and residential accommodation to the western part of the site. The residential resort density will not exceed a maximum of 1400 dwellings. The focus of the development will be the Ella Bay Village which forms the community centre and heart of the integrated resort development, providing for the convenience retail needs of the community and the an active and vibrant café and restaurant lifestyle, along with business and professional services.
- 3.7 **Water Quality** - All development will incorporate 'best practice' approaches to water quality management to ensure that the development remains environmentally sustainable. Such measures are to be generally in accordance with an Integrated Water Management Approach.



4.0

ELLA BAY LOCAL AREA PLAN SUMMARY

4.1. Overview

The Elements of this Local Area Plan (LAP) are to be read in conjunction with the Ella Bay Environment and Development Plan (EBED Plan) included on the following Page as Figure 1

The Plan is diagrammatic in form and the elements are not cadastrally based. It is intended that development will be undertaken generally in accordance with the approved EBED Plan. The Plan identifies the key elements that generally define the key physical context in which development and environmental conservation measures may occur on the site.

Elements of this plan outline the Environmental, Development and Open Space requirements for the project.

4.2. Environmental and Buffer Purpose Elements

There are four areas of the site provided for environmental, conservation and buffer related purposes as follows:

- a. Environmental Conservation Areas
- b. Primary Conservation Corridors
- c. Secondary Corridors
- d. Environmental Setbacks

a. Environmental Conservation Areas

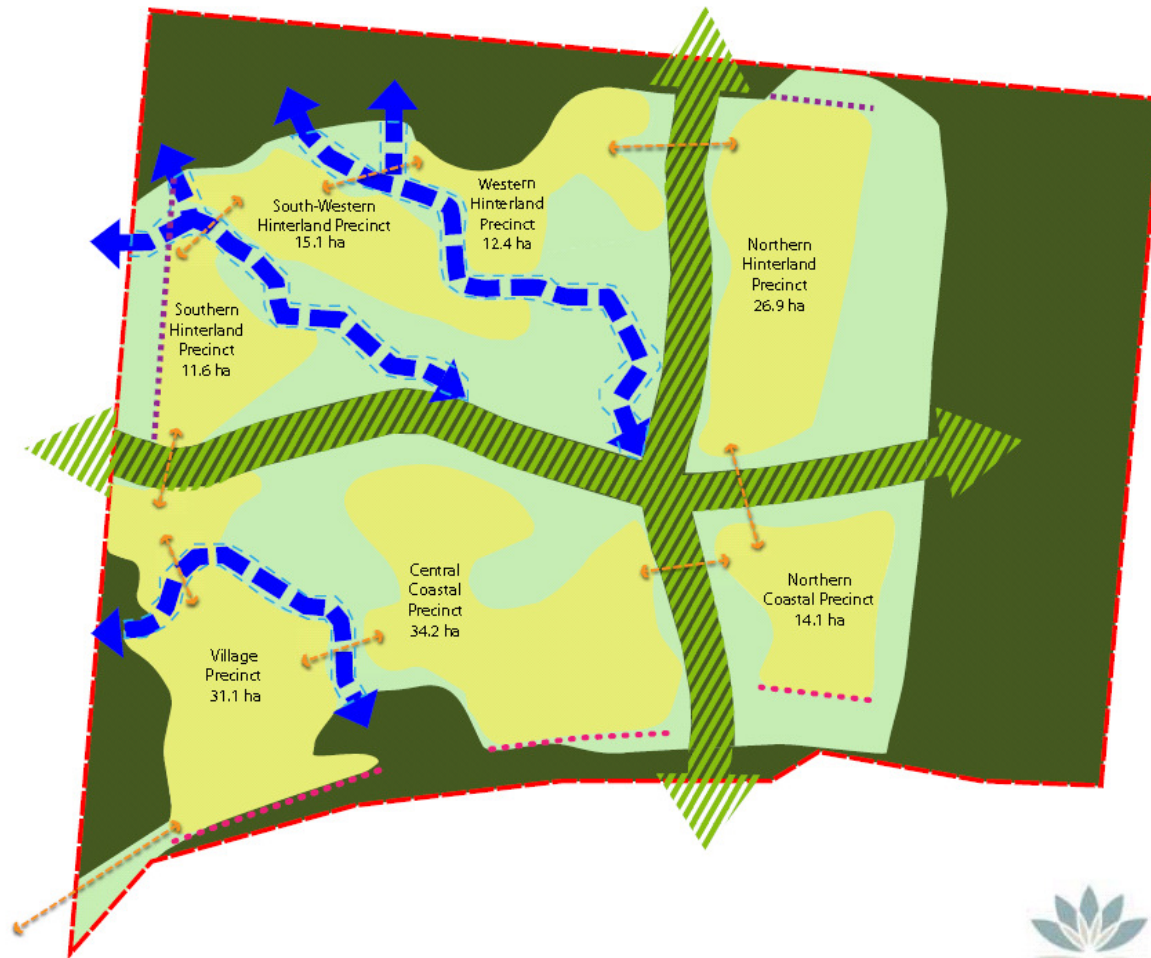
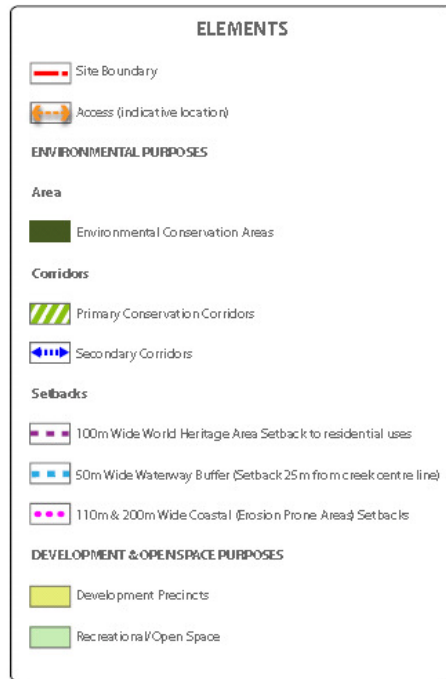
The Environmental Conservation Area shown on the EBED Plan in a Dark Green shade, are primarily located along the western, northern and southern portions of the site. These areas act as a further buffer to the World Heritage Area and the Ella Bay National Park.

The Environmental Conservation Areas provide for the conservation and environmental protection of fauna and flora and in particular, cassowary habitat. Measures proposed to protect these areas include Conservation Covenants and the transfer of land for future National Park.

b. Primary Conservation Corridors

These corridors are shown on the EBED Plan as light green hatched arrows transecting the site in an east-west and north-south alignment. The purpose of these corridors is to provide appropriate connectivity and habitat areas for fauna to the adjacent and currently disjointed Ella Bay National Park and World Heritage Areas.

Some minor infrastructure facilities such as limited road and pedestrian paths and installation of underground services, etc may be included within these areas. Measures to protect these corridors are by proposed conservation covenants.



The information provided on this Plan is for the purposes of the development application and environmental impact statement. The Plan is diagrammatic in form and seeks to provide those respective areas for environmental/conservation and development purposes. These areas may change in shape and form, however, will not exceed those nominated and will not encroach any Environmental Areas, Primary Conservation Corridors, Secondary Corridors or Coastal Waterway Buffers or World Heritage Area Setbacks.

The Elements identified on this Plan are not cadastrally based. It is intended that development be undertaken generally in accordance with the approved Preliminary Approval Plan. In this regard, the Plan identifies the key elements that generally define the physical context in which development and environmental conservation measures may occur on the site.

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FIGURE 1: ELLA BAY ENVIRONMENTAL DEVELOPMENT PLAN (SEE VOLUME 3, SECTION 3.1)

c. Secondary Corridors

Secondary corridors are shown on the EBED Plan (Figure 1) as thick dark blue arrowed lines and follow minor watercourses on the Ella Bay site. Some minor infrastructure facilities such as limited road and pedestrian paths and installation of underground services, etc may be included within these areas.

The Queensland Department of Natural Resources and Water have setback requirements of 25 metres width either side of the creek centreline which provides a 50 metre wide corridor.

d. Environmental Setbacks

A 100 metre setback is provided to buffer many of the residential area components of the development from the World Heritage Areas and the Ella Bay National Park. The setback line is shown as a purple dotted line in Figure 1.

A further environmental setback of 110 metres (southern portion of the site) is primarily provided for coastal erosion prone areas. A 200 metre coastal setback is provided for the northern part of the site.

Both of these setbacks are shown on the EBED Plan – Figure 1 as a pink dotted line along the coastal frontage of the site. The measurements for both of these setbacks are taken from highest astronomical tide (HAT).

Some minor infrastructure facilities such as for limited pedestrian paths for controlled beach access, etc may be included within these areas.

4.3. Development and Open Space Purposes Elements

There are two elements identified on the EBED Plan for development activity.

- a. Development Precincts
- b. Recreation/Open Space Areas

a. Development Precincts

The location and area for each of the seven **Development Precincts** for Ella Bay are shown on the EBED Plan in Figure 1. Development Precincts located westward of the north-south arm of the Primary Conservation Corridor are collectively referred to as Hinterland Precincts. Precincts east of the north-south Primary Conservation Corridor are collectively referred to as Coastal precincts.

The information provided on the EBED Plan is diagrammatic in form and is to be read as 'generally in accordance with'. In this regard, the shape and location of Precincts as provided on the EBED Plan may vary from that shown.

However, the nominated area will not exceed those shown on the EBED Plan. Development that is undertaken in line with possible revised shapes and locations of these Precincts, will not intrude within Environmental Conservation Areas, Primary Conservation Corridors, Secondary Corridors or the Environmental Setbacks identified on the EBED Plan.

The seven Development Precincts depicted on the EBED Plan are:

(i) Coastal zone

- Village Precinct
- Central Coastal Precinct
- Northern Coastal Precinct

(ii) Hinterland zone

- Northern Hinterland Precinct
- Western Hinterland Precinct
- South-Western Hinterland Precinct
- Southern Hinterland Precinct

Development within Ella Bay comprises resort residential housing, resort villa housing and multiple dwelling units as well as resort accommodation facilities, village services and infrastructure.

The total accommodation and residential yield for the Ella Bay development is 1,400 dwellings (comprising lots/villa/units).

Of these 1,400 dwellings, the Concept Master Plan shows an anticipated breakdown of 860 units/villas and 540 lots.

All residential accommodation will be available for holiday letting or for permanent residential use. ,

Within the proposed Village, Central Coastal and Northern Coastal Precincts, lots and villas may be interchanged internally and between these precincts, provided that both the total dwelling development yield of 1,400 and the nominated development areas for the Coastal Zone Precincts are not exceeded.

(i) Coastal Zone Precincts

Village Precinct

This Precinct includes a mix of land use including, resort residential, villa housing, multiple dwellings, retail, education, carparking, community uses as well as associated services and infrastructure as per supporting Concept Master Plans.

All residential accommodation will be available for holiday letting or for permanent residential use.

The development precinct area is 31.1 Hectares with an average Plot ratio of 0.7 applicable.

A minimum lot size of 400 sq metres is applicable for resort residential lots.

Building height is up to 4 storeys.

Central Coastal Precinct

This Precinct includes a mix of land use including, resort accommodation, resort residential lots, villa housing, multiple dwellings and resort facilities. In-house resort restaurants and tourist shops will also be included in the premises.

All residential accommodation will be available for holiday letting or for permanent residential use.

Resort villas and resort residential lots are interchangeable provided that the maximum development area for the Precinct is not exceeded.

The development precinct area is 34.2 Hectares.

The resort/unit/villa and associated uses component of this Precinct will not exceed a development area of 21 Hectares with a maximum plot ratio of 0.4 (average) being nominated.

Resort villas and units are predominantly two to three storeys in height.

A minimum lot size of 400 sq metres is applicable for resort residential lots.

Resort residential houses are predominantly 2 storeys in height.

Northern Coastal Precinct

This Precinct includes a mix of land use including, resort accommodation, resort residential lots, villa housing, multiple dwellings and resort facilities. In-house resort restaurants and tourist shops will also be included in the premises.

All residential accommodation will be available for holiday letting or for permanent residential use.

The development precinct area is 14.1 hectares.

The resort/unit/villa and associated uses component of this Precinct will not exceed a development area of 7 Hectares with a maximum plot ratio of 0.4 (average) being nominated.

Resort villas are predominantly single storey with 2 storeys for central facilities.

A minimum lot size of 400 sq metres is applicable for resort residential lots.

Resort residential houses are predominantly 2 storeys in height.

Hinterland Zone Precincts

These Precincts are the:

- Northern Hinterland Precinct
- Western Hinterland Precinct
- South Western Hinterland Precinct
- Southern Hinterland Precinct

Primarily these Precincts comprise detached resort residential lots and ancillary structures and have similar development parameters which are set out as follows:

- Houses upon resort residential lots are predominantly up to 2 storeys in height.
- A minimum lot size of 400 sq metres is applicable for resort residential lots.
- Associated local services including community centres, recreational areas and infrastructure are also provided as appropriate.

In addition to the above:

- For the Northern Hinterland Precinct, the maximum developable area for this Precinct is 26.9 hectares.
- For the Western Hinterland Precinct, the maximum developable area for this Precinct is 12.4 hectares.
- For the South-Western Hinterland Precinct, the maximum developable area for this Precinct is 15.1 hectares.
- For the Southern Hinterland Precinct, the maximum developable area for this Precinct is 11.6 hectares.

b. Recreation/Open Space Areas

The **Recreational/Open Space Areas** surround and buffer much of the development areas from the **Environmental Purpose** Elements. While some ancillary development may be established within these areas of Ella Bay, these are primarily for recreational/open space purposes and the provision of related infrastructure.



5.0 VILLAGE PRECINCT

This section of the Ella Bay Local Area Plan applies to the Village Precinct as shown on the 'Ella Bay Environmental Development Plan' at Figure 1. This section includes:

- A Statement of Intent;
- Development Control Mechanisms for the Precinct; and
- Supplementary Assessment Framework Table.

Statement of Intent – Village Precinct

The Ella Bay Village Precinct provides a cosmopolitan community village that will service the needs of both the visiting and resident population. This Precinct is intended to be utilised for convenience scale commercial uses and medium-density residential and resort uses in the form of a mixed-use development. The commercial area is inclusive of the plot ratio calculations for this precinct. The ultimate mix of land uses is to be limited to a scale of commercial use that serves residents and visitors of the proposed resorts and residential communities. All residential accommodation will be available for holiday letting or for permanent residential use.

The proposal features a village area of up to four storeys, consisting of a supermarket, cafes, restaurants and resort fashion stores. Uses that create interest and contribute to the vitality of the urban centre streetscape such as restaurants and cafes will likely be located at ground-storey level fronting a village square.

Offices for professional services, such as a solicitor, accountant, real estate office and medical practitioners may also be provided to service the local community, while offices would likely be provided to support the working professional residents within the Ella Bay community.

It is also proposed to include uses such as a community recreation centre, a free public pool, a sports centre, a small church, and a proposed International School, an Institute for Sustainable Development in collaboration with the University of Queensland and James Cook University, Country Club/Golf clubhouse along with a Welcome Centre and multi storey car park.

It is envisaged that community based infrastructure required to support the development and residents of Ella Bay would be located within this precinct. Comprising but not limited to a community nursery, power generation, fuel storage, community laundry, water supply and community sewage treatment and waste management facilities. The location of the utilities within any precinct is indicative only and may vary in final location as a result of detailed design.

A Country Club/Golf Clubhouse is proposed to be located immediately adjacent to the Outdoor Recreation Precinct (the golf course is not in this precinct), and will contain the associated golf clubhouse (comprising pro shop, restaurant, function rooms and club amenities/facilities) and the golf courses ancillary maintenance and storage facilities.

This Village Precinct is located on the coastal access road and consequently, development is to be of a high standard appropriate to a gateway location. Special attention is to be paid to the architectural quality of the buildings constructed; the provision of high quality landscaping; and the provision of simple yet high quality signage that complements the built form.

Particular attention should be given to the manner in which the village centre integrates and supports the adjoining resort development to ensure the maintenance of visitor amenity that will be incorporated within this Precinct.

The development precinct area is 31.1 hectares and with a Plot ratio of 0.7 (average) is applicable.

Building height is up to 4 storeys.

The aim for the community is to be self sustaining and therefore there is a need to provide infrastructure for the development. Infrastructure including water, sewerage, power, and telecommunications are permitted within this precinct

Development Control Mechanisms – Village Precinct

Precinct Area	31.1 Hectares
Plot Ratio	The maximum plot ratio for entire precinct is 0.7 (average) inclusive of commercial land uses
Building Height	The maximum Building Height for all development is 4 storeys.
Lot Size	Minimum lot size is 400m ² . No minimum area for titling of existing or approved buildings.

Supplementary Table of Development – Village Precinct

The preferred and acceptable uses, which are consistent with the intent for this Precinct, and the level of assessment for such uses are set out in the Supplementary Assessment Framework Table as follows:

Village Precinct Supplementary Assessment Framework Table		
Type of development	Assessment Category	Relevant assessment criteria – applicable code if development is self assessable or requires code assessment
Material Change of Use		
Budget Accommodation	Code Assessment.	Ella Bay Development Code Multi Unit Residential Code All Operational Works and General Development Code/s
Car Park	Code Assessment	Ella Bay Development Code Commercial Use Code All Operational Works and General Development Code/s
Childcare Centre	Code Assessment	Ella Bay Development Code Community Activities Code All Operational Works and General Development Code/s
Commercial Activities	Code Assessment: where the gross floor area not exceeding the maximum plot ratio identified in the Development Control Mechanisms.	Ella Bay Development Code Commercial Use Code All Operational Works and General Development Code/s

Community Installation	Exempt if the criteria for Impact assessable does not apply. Impact Assessment: where the development involved the construction of a new (ie not on the same site or adjoining an existing): a) refuse transfer station; b) refuse disposal facility a) sewerage treatment facility	
Dual Occupancy Residential	Code Assessment: where not exceeding the maximum residential density identified in the Development Control Mechanisms	Ella Bay Development Code Multi Unit Residential Code All Operational Works and General Development Code/s
Educational Establishment	Code Assessment	Ella Bay Development Code Community Activities Code All Operational Works and General Development Code/s
Holiday Accommodation	Code Assessment: where not exceeding the maximum residential density identified in the Development Control Mechanisms.	Ella Bay Development Code Multi Unit Residential Code All Operational Works and General Development Code/s
Home Business	Self Assessable is complying with the acceptable solutions of the Home Business Code and Ella Bay Development Code Code Assessable if the criteria for Self Assessable do not apply	Ella Bay Development Code Home Business Code All Operational Works and General Development Code/s
Hotel	Code Assessment: where not exceeding the maximum residential density identified in the Development Control Mechanisms.	Ella Bay Development Code Commercial Use Code All Operational Works and General Development Code/s
Indoor Recreational Facilities	Code Assessment	Ella Bay Development Code Commercial use Code All Operational Works and General Development Code/s
Light Industry	Code Assessment: where being a service industry (i.e. bakery, dry cleaners, etc.)	Ella Bay Development Code Industry Uses Code All Operational Works and General Development Code/s
Multiple Residential	Code Assessment: where not exceeding the maximum residential density identified in the Development Control Mechanisms.	Ella Bay Development Code Multi Unit Residential Code All Operational Works and General Development Code/s
Outdoor Recreational Facilities	Code Assessment	Ella Bay Development Code Outdoor Recreational facilities Code All Operational Works and General Development Code/s
Park	Exempt: where not involving the construction of any building or on-site car parking. Code Assessment: if the criteria for	Ella Bay Development Code Outdoor Recreational Facilities Code All Operational Works and General

	exempt do not apply.	Development Code/s
Place of Assembly	Code Assessment	Ella Bay Development Code Community Activities Code All Operational Works and General Development Code/s
Plant production	Code Assessment	Ella Bay Development Code Intensive Agriculture Code All Operational Works and General Development Code/s
Retirement/Supported Residential	Code Assessment: where not exceeding the maximum residential density identified in the Development Control Mechanisms.	Ella Bay Development Code Multi Unit Residential Code All Operational Works and General Development Code/s
Single Residential	Self Assessment: where not exceeding the maximum residential density identified in the Development Control Mechanisms.	Ella Bay Development Code Single Residential Code All Operational Works and General Development Code/s
Telecommunications Facility	Code Assessment	Ella Bay Development Code Telecommunication Facility Code All Operational Works and General Development Code/s
Temporary Building	Exempt Development	
Tourist Facility	Code Assessment	Ella Bay Development Code Tourist Facility Code All Operational Works and General Development Code/s
Transport facilities	Code Assessment	Ella Bay Development Code Transport Facilities Code All Operational Works and General Development Code/s
Utility Installation	Exempt Development	
All other uses except for road	Impact Assessment	
Reconfiguring a Lot		
Reconfiguration of a lot	Code Assessment where not exceeding the maximum residential density identified in the Development Control Mechanisms	Ella Bay Development Code Reconfiguration Code All Operational Works and General Development Code/s
Building Work		
Carrying out building work not associated with a material change of use	Self Assessment	Ella Bay Development Code

Operational Work		
Advertising Device	<p>Self Assessment: if the criteria for code assessment do not apply. Code Assessment: where advertising device is:</p> <ul style="list-style-type: none"> a) freestanding and is greater than 1m² in area; or b) freestanding and is greater than two (2) metres in height; or c) attached flush to a commercial or industrial building but the advertisement increases the bulk of the building; or d) not attached flush to a commercial or industrial building. 	Ella Bay Development Code All Operational Works and General Development Code/s
Carrying out operational Works for material change of use	Code Assessment	Ella Bay Development Code All Operational Works and General Development Code/s
Carrying out operational Works or reconfiguring a lot	Code Assessment	Ella Bay Development Code All Operational Works and General Development Code/s



6.0

CENTRAL COASTAL PRECINCT

This section of the Ella Bay Local Area Plan applies to the Central Coastal Precinct as shown on the 'Ella Bay Environmental Development Plan' at Figure 1. This section includes:

- Statement of Intent;
- Development Control Mechanisms for the Precinct; and
- Supplementary Assessment Framework Table.

Statement of Intent – Central Coastal Precinct

This Precinct includes a mix of land use including, resort accommodation, resort residential lots, villa housing, multiple dwellings and resort facilities. In-house resort restaurants and tourist shops will also be included in the premises.

Resort villas and resort residential lots are interchangeable provided that the maximum development area for the Precinct is not exceeded.

All residential accommodation will be available for holiday letting or for permanent residential use.

The development precinct area is 34.2 Hectares.

The resort/unit/villa and associated uses component of this Precinct will not exceed a development area of 21 ha with a maximum plot ratio of 0.4 (average) being nominated.

Resort villas and units are predominantly two to three storeys in height.

A minimum lot size of 400 sq metres is applicable for resort residential lots.

Resort residential houses are predominantly 2 storeys in height.

The aim for the community is to be self sustaining and therefore there is a need to provide infrastructure for the development. Infrastructure including water, sewerage, power, and telecommunications are permitted within this precinct

Development Control Mechanisms – Central Coastal Precinct

Precinct Area	34.2 Hectares
Plot Ratio	For the resort/unit/villa component the maximum plot ratio is 0.4 (average) and is based on an area of 21 Hectares.
Building Height	The maximum Building Height for all development is 3 storeys.
Lot Size	Minimum lot size is 400m ² . No minimum area for titling of existing or approved buildings.

Supplementary Table of Development –Central Coastal Precinct

The preferred and acceptable uses, which are consistent with the intent for this Precinct and the level of assessment for such uses, along with other forms of development are set out in the Supplementary Assessment Framework Table as follows:

Central Coastal Precinct Supplementary Assessment Framework Table		
Type of development	Assessment Category	Relevant assessment criteria – applicable code if development is self assessable or requires code assessment
Material Change of Use		
Dual Occupancy Residential	Code Assessment: where not exceeding the maximum residential density identified in the Development Control Mechanisms.	Ella Bay Development Code Multi Unit Residential Code All Operational Works and General Development Code/s
Community Installation	Exempt if the criteria for Impact assessable does not apply. Impact Assessment: where the development involved the construction of a new (ie not on the same site or adjoining an existing): a) refuse transfer station; b) refuse disposal facility c) sewerage treatment facility	Ella Bay Development Code Community Installation Code All Operational Works and General Development Code/s
Holiday Accommodation	Code Assessment: where not exceeding the maximum residential density identified in the Development Control Mechanisms.	Ella Bay Development Code Multi Unit Residential Code All Operational Works and General Development Code/s
Home Business	Self Assessable is complying with the acceptable solutions of the Home Business Code and Ella Bay Development Code Code Assessable if the criteria for Self Assessable do not apply.	Ella Bay Development Code Home Business Code All Operational Works and General Development Code/s
Multiple Residential	Code Assessment: where not exceeding the maximum residential density identified in the Development Control Mechanisms.	Ella Bay Development Code Multi Unit Residential Code All Operational Works and General Development Code/s
Outdoor Recreational Facilities	Code Assessment	Ella Bay Development Code Outdoor Recreational facilities Code All Operational Works and General Development Code/s
Park	Exempt: where not involving the construction of any building or on-site car parking. Code Assessment: if the criteria for exempt do not apply.	Ella Bay Development Code Outdoor Recreational Facilities Code All Operational Works and General Development Code/s

Place of Assembly	Code Assessment	Ella Bay Development Code Community Activities Code All Operational Works and General Development Code/s
Retirement/Supported Residential	Code Assessment: where not exceeding the maximum residential density identified in the Development Control Mechanisms.	Ella Bay Development Code Multi Unit Residential Code All Operational Works and General Development Code/s
Single Residential	Self Assessment: where not exceeding the maximum residential density identified in the Development Control Mechanisms.	Ella Bay Development Code Single Residential Code All Operational Works and General Development Code/s
Temporary Building	Exempt Development	
Utility Installation	Exempt Development	
All other uses except for road	Impact Assessment	
Reconfiguring a Lot		
Reconfiguration of a lot	Code Assessment where not exceeding the maximum residential density identified in the Development Control Mechanisms	Ella Bay Development Code Reconfiguration Code All Operational Works and General Development Code/s
Building Work		
Carrying out building work not associated with a material change of use	Self Assessment	Ella Bay Development Code
Operational Work		
Advertising Device	Self Assessment: if the criteria for code assessment do not apply. Code Assessment: where advertising device is: a) freestanding and is greater than 0.3m ² in area; or b) freestanding and is greater than 1.5 metres in height; or c) attached flush to a commercial or industrial building but the advertisement increases the bulk of the building; or d) not attached flush to a commercial or industrial building.	Ella Bay Development Code All Operational Works and General Development Code/s
Carrying out operational Works for material change of use	Code Assessment	Ella Bay Development Code All Operational Works and General Development Code/s
Carrying out operational Works for reconfiguring a lot	Code Assessment	Ella Bay Development Code All Operational Works and General Development Code/s



7.0

NORTHERN COASTAL PRECINCT

This section of the Ella Bay Local Area Plan applies to the Northern Coastal Precinct as shown on the 'Ella Bay Environmental Development Plan' at Figure 1. This section includes:

- Statement of Intent;
- Development Control Mechanisms for the Precinct; and
- Supplementary Assessment Framework Table.

Statement of Intent – Northern Coastal Precinct

This Precinct includes a mix of land uses including, resort accommodation, resort residential lots, villa housing, multiple dwellings and resort facilities. In-house resort restaurants and tourist shops will also be included in the premises.

The resort is likely to be of four to five-star standard and comprise self-contained apartments and / or villas typically ranging from one to three bedrooms.

The target audience for the Resorts will be predominantly the tourist market, however, some dwellings may have a mix of permanent 'lifestyle living' residents. Each of the Resort Precincts has been designed to also service the immediate residential areas, with license-sharing agreements between the Resorts and the surrounding lots.

In this way, all Ella Bay residents will be able to share resort facilities, therefore conserving valuable resources while enjoying the associated resort lifestyle.

All resort residential accommodation will be available for holiday letting or for permanent residential use.

The development precinct area is 14.1 Hectares.

The resort/unit/villa and associated uses component of this Precinct will not exceed a development area of 7 Hectares with a maximum plot ratio of 0.4 (average) being nominated.

Resort villas are predominantly single storey with 2 storeys for central facilities.

A minimum lot size of 400 sq metres is applicable for resort residential lots.

Resort residential houses are predominantly 2 storeys in height.

The aim for the community is to be self sustaining and therefore there is a need to provide infrastructure for the development. Infrastructure including water, sewerage, power, and telecommunications are permitted within this precinct

Development Control Mechanisms – Northern Coastal Precinct

Precinct Area	14.1 Hectares
Plot Ratio	For the resort/unit/villa and associated uses component the maximum plot ratio is 0.4(average) and is based on an area of 7 Hectares.
Building Height	The maximum Building Height for all development is 2 storeys.
Lot Size	Minimum lot size 400m ² - No minimum area for titling of existing or approved buildings.

Supplementary Table of Development – Northern Coastal Precinct

The preferred and acceptable uses, which are consistent with the intent for this Precinct and the level of assessment for such uses, along with other forms of development are set out in the Supplementary Assessment Framework Table as follows:

Northern Coastal Precinct Supplementary Assessment Framework Table		
Type of development	Assessment Category	Relevant assessment criteria – applicable code if development is self assessable or requires code assessment
Material Change of Use		
Budget Accommodation	Code Assessment	Ella Bay Development Code Multi Unit Residential Code All Operational Works and General Development Code/s
Caravan Park	Code Assessment	Ella Bay Development Code Caravan Park Code All Operational Works and General Development Code/s
Car Park	Code Assessment	Ella Bay Development Code Commercial Use Code All Operational Works and General Development Code/s
Community Installation	Exempt if the criteria for Impact assessable does not apply. Impact Assessment: where the development involved the construction of a new (ie not on the same site or adjoining an existing): b) refuse transfer station; c) refuse disposal facility c)sewerage treatment facility	Ella Bay Development Code Community Installation Code All Operational Works and General Development Code/s
Dual Occupancy Residential	Code Assessment: where not exceeding the maximum residential density identified in the Development Control Mechanisms.	Ella Bay Development Code Multi Unit Residential Code All Operational Works and General Development Code/s

Holiday Accommodation	Code Assessment: where not exceeding the maximum residential density identified in the Development Control Mechanisms.	Ella Bay Development Code Multi Unit Residential Code All Operational Works and General Development Code/s
Home Business	Self Assessable is complying with the acceptable solutions of the Home Business Code and Ella Bay Development Code Code Assessable if the criteria for Self Assessable do not apply	Ella Bay Development Code Home Business Code All Operational Works and General Development Code/s
Indoor Recreational Facilities	Code Assessment	Ella Bay Development Code Commercial use Code All Operational Works and General Development Code/s
Multiple Residential	Code Assessment: where not exceeding the maximum residential density identified in the Development Control Mechanisms.	Ella Bay Development Code Multi Unit Residential Code All Operational Works and General Development Code/s
Outdoor Recreational Facilities	Code Assessment	Ella Bay Development Code Outdoor Recreational facilities Code All Operational Works and General Development Code/s
Park	Exempt: where not involving the construction of any building or on-site car parking. Code Assessment: if the criteria for exempt do not apply.	Ella Bay Development Code Outdoor Recreational Facilities Code All Operational Works and General Development Code/s
Retirement/Supported Residential	Code Assessment: where not exceeding the maximum residential density identified in the Development Control Mechanisms.	Ella Bay Development Code Multi Unit Residential Code All Operational Works and General Development Code/s
Single Residential	Self Assessment: where not exceeding the maximum residential density identified in the Development Control Mechanisms.	Ella Bay Development Code Single Residential Code All Operational Works and General Development Code/s
Telecommunications Facility	Code Assessment	Ella Bay Development Code Telecommunication Facility Code All Operational Works and General Development Code/s
Utility Installation	Exempt Development	
All other uses except for road	Impact Assessment	Ella Bay Development Code All Operational Works and General Development Code/s
Reconfiguring a Lot		
Reconfiguration of a lot	Code Assessment where not exceeding the maximum residential density identified in the Development Control Mechanisms	Ella Bay Development Code Reconfiguration Code All Operational Works and General Development Code/s

Building Work		
Carrying out building work not associated with a material change of use	Self Assessment	Ella Bay Development Code
Operational Work		
Advertising Device	Self Assessment: if the criteria for code assessment do not apply. Code Assessment: where advertising device is: a) freestanding and is greater than 0.3m ² in area; or b) freestanding and is greater than 1.5 metres in height; or c) attached flush to a commercial or industrial building but the advertisement increases the bulk of the building; or d) not attached flush to a commercial or industrial building.	Ella Bay Development Code All Operational Works and General Development Code/s
Carrying out operational works for material change of use	Code Assessment	Ella Bay Development Code All Operational Works and General Development Code/s
Carrying out operational works for reconfiguring a lot	Code Assessment	Ella Bay Development Code All Operational Works and General Development Code/s



8.0 HINTERLAND PRECINCTS

‘

This section of the Ella Bay Local Area Plan applies to the Hinterland Precincts as shown on the ‘Ella Bay Environmental Development Plan’ at Figure 1. This section includes:

- Statement of Intent;
- Development Control Mechanisms for the Precinct; and
- Supplementary Assessment Framework Table.

Statement of Intent – Hinterland Precincts

It is proposed that these precincts contain residential dwellings, with a minimum lot size of 400m² in area. Given the natural sloping of the site, many lots will enjoy ocean views, with many having direct golf course frontage. Other lots will enjoy pristine rainforest views, overlooking the World Heritage listed National Park.

All residential accommodation will be available for holiday letting or for permanent residential use.

The aim for the community is to be self sustaining and therefore there is a need to provide infrastructure for the development. Infrastructure including water, sewerage, power, and telecommunications are permitted within this precinct

Development Control Mechanisms – Hinterland Precincts

Precinct Areas	Southern Hinterland Precinct – 11.6 Hectares South-Western Hinterland Precinct – 15.1 Hectares Western Hinterland Precinct – 12.4 Hectares Northern Hinterland Precinct – 26.9 Hectares
Site Cover	The maximum site cover is 50%.
Building Height	The maximum Building Height for all development is 2 storeys.
Lot Size	Minimum lot size 400m ² .

Supplementary Table of Development – Hinterland Precincts

The preferred and acceptable uses, which are consistent with the intent for this Precinct and the level of assessment for such uses, along with other forms of development are set out in the Supplementary Assessment Framework Table as follows:

Hinterland Precincts Supplementary Assessment Framework Table		
Type of development	Assessment Category	Relevant assessment criteria – applicable code if development is self assessable or requires code assessment
Material Change of Use		
Community Installation	Exempt if the criteria for Impact assessable does not apply. Impact Assessment: where the development involved the construction of a new (ie not on the same site or adjoining an existing): a) refuse transfer station; b) refuse disposal facility c) sewerage treatment facility	Ella Bay Development Code Community Installation Code All Operational Works and General Development Code/s
Dual Occupancy Residential	Code Assessment: where not exceeding the maximum residential density identified in the Development Control Mechanisms.	Ella Bay Development Code Multi Unit Residential Code All Operational Works and General Development Code/s
Holiday Accommodation	Code Assessment: where not exceeding the maximum residential density identified in the Development Control Mechanisms.	Ella Bay Development Code Multi Unit Residential Code All Operational Works and General Development Code/s
Home Business	Self Assessable is complying with the acceptable solutions of the Home Business Code and Ella Bay Development Code Code Assessable if the criteria for Self Assessable do not apply.	Ella Bay Development Code Home Business Code All Operational Works and General Development Code/s
Park	Exempt: where not involving the construction of any building or on-site car parking. Code Assessment: if the criteria for exempt do not apply.	Ella Bay Development Code Outdoor Recreational Facilities Code All Operational Works and General Development Code/s
Place of Assembly	Code Assessment	Ella Bay Development Code Community Activities Code All Operational Works and General Development Code/s
Retirement/Supported Residential	Code Assessment: where not exceeding the maximum residential density identified in the Development Control Mechanisms.	Ella Bay Development Code Multi Unit Residential Code All Operational Works and General Development Code/s
Single Residential	Self Assessment: where not exceeding the maximum residential density identified in the Development Control Mechanisms.	Ella Bay Development Code Single Residential Code All Operational Works and General Development Code/s
Temporary Building	Exempt Development	
Utility Installation	Exempt Development	
All other uses except for road	Impact Assessment	

Reconfiguring a Lot		
Reconfiguration of a lot	Code Assessment where not exceeding the maximum residential density identified in the Development Control Mechanisms	Ella Bay Development Code Reconfiguration Code All Operational Works and General Development Code/s
Building Work		
Carrying out building work not associated with a material change of use	Self Assessment	Ella Bay Development Code
Operational Work		
Advertising Device	Self Assessment: if the criteria for code assessment do not apply. Code Assessment: where advertising device is: a) freestanding and is greater than 0.3m ² in area; or b) freestanding and is greater than 1.5 metres in height; or c) attached flush to a commercial or industrial building but the advertisement increases the bulk of the building; or d) not attached flush to a commercial or industrial building.	Ella Bay Development Code All Operational Works and General Development Code/s
Carrying out operational Works for material change of use	Code Assessment	Ella Bay Development Code All Operational Works and General Development Code/s
Carrying out operational Works for reconfiguring a lot	Code Assessment	Ella Bay Development Code All Operational Works and General Development Code/s



9.0

RECREATION/OPEN SPACE PRECINCT

This section of the Ella Bay Local Area Plan applies to the Recreational/Open Space Precinct as shown on the 'Ella Bay Environmental Development Plan' at Figure 1.. This section includes:

- Statement of Intent;
- Development Control Mechanisms for the Precinct; and
- Supplementary Assessment Framework Table.

Statement of Intent – Recreation/Open Space Precinct

The Recreation/Open Space Precinct will consist of an 18-hole golf course as part of the Ella Bay Development, and may also include recreational areas and infrastructure areas associated with adjoining residential precincts.

The built form of this precinct includes only minor and ancillary buildings to the golf course use (i.e. course toilets and pavilions) and Community Facilities including meetings rooms and shared community recreational areas such as tennis courts and swimming pools may be located in this area.

Landscape elements will reflect and enhance the existing landscape and designed to maximize the opportunity for environmental regeneration, through the retention of the vast majority of existing vegetation and extensive tree replanting. The Golf Course will also adopt environmental irrigation practices, with recycled water treated to Class A standard.

The aim for the community is to be self sustaining and therefore there is a need to provide infrastructure for the development. Infrastructure including water, sewerage, power, and telecommunications are permitted within this precinct.

Development Control Mechanisms –Recreation/Open Space Precinct

Residential Density	No residential development is envisaged in this precinct.
Plot Ratio	No commercial development is envisaged other than a Place of Assembly or ancillary uses to Outdoor Recreation in this precinct.
Building Height	The maximum Building Height for all development is 1 storey.
Lot Size	No reconfiguration of a lot is envisaged in this precinct.

Supplementary Table of Development – Recreation/Open Space Precinct

The preferred and acceptable uses, which are consistent with the intent for this Precinct and the level of assessment for such uses, along with other forms of development are set out in the Supplementary Assessment Framework Table as follows:

Recreation/Open Space Precinct Supplementary Assessment Framework Table		
Type of development	Assessment Category	Relevant assessment criteria – applicable code if development is self assessable or requires code assessment
Material Change of Use		
Car Park	Code Assessment	Ella Bay Development Code Commercial Use Code All Operational Works and General Development Code/s
Community Installation	Exempt if the criteria for Impact assessable does not apply. Impact Assessment: where the development involved the construction of a new (ie not on the same site or adjoining an existing): a) refuse transfer station; b) refuse disposal facility c) sewerage treatment facility	Ella Bay Development Code Community Installation Code All Operational Works and General Development Code/s
Outdoor Recreational Facilities	Code Assessment	Ella Bay Development Code Outdoor Recreational facilities Code All Operational Works and General Development Code/s
Park	Exempt: where not involving the construction of any building or on-site car parking. Code Assessment: if the criteria for exempt do not apply.	Ella Bay Development Code Outdoor Recreational Facilities Code All Operational Works and General Development Code/s
Place of Assembly	Code Assessment	Ella Bay Development Code Community Activities Code All Operational Works and General Development Code/s
Telecommunications Facility	Code Assessment	Ella Bay Development Code Telecommunication Facility Code All Operational Works and General Development Code/s
Temporary Building	Exempt Development	
Utility Installation	Exempt Development	
All other uses except for road	Impact Assessment	
Reconfiguring a Lot		
Reconfiguration of a lot	Code Assessment	Ella Bay Development Code Reconfiguration Code All Operational Works and General Development Code/s

Building Work		
Carrying out building work not associated with a material change of use	Self Assessment	Ella Bay Development Code
Operational Work		
Advertising Device	Exempt where here interpretative/directional signage only Code Assessment: where advertising device is: a) freestanding and is greater than 0.3m ² in area; or b) freestanding and is greater than 1.5 metres in height; or c) attached flush to a commercial or industrial building but the advertisement increases the bulk of the building; or d) not attached flush to a commercial or industrial building.	Ella Bay Development Code All Operational Works and General Development Code/s
Carrying out operational works for material change of use	Code Assessment	Ella Bay Development Code All Operational Works and General Development Code/s
Carrying out operational works for reconfiguring a lot	Code Assessment	Ella Bay Development Code All Operational Works and General Development Code/s



10.0 ENVIRONMENTAL CONSERVATION PRECINCT

This section of the Ella Bay Local Area Plan Document applies to Environmental Conservation Areas as shown on the 'Conservation Protection Plan' at *Appendix B*. This section includes:

- Statement of Intent;
- Development Control Mechanisms for the Precinct; and
- Supplementary Assessment Framework Table.

Statement of Intent – Environmental Conservation Precinct

The Environmental Conservation Precinct consists of two components one being Environmental Conservation Areas and the other being Primary Conservation Corridors. An important aspect of the Ella Bay Integrated Resort is the presence of wildlife, including vulnerable and endangered species (such as the endangered southern cassowary). The Development Proposal aims to incur no negative impacts upon the native fauna population, and through an extensive re-vegetation and re-habilitation program, including the net expansion of potential habitat and the protection and widening of east-west and north-south movement corridors, aims to achieve a net positive impact throughout the development. The proposed wildlife corridors will link the Ella Bay National Park on three sides of the property so that wildlife can move between different habitats.

The primary intent of this precinct is the designation of environmental corridors which will be secured through a mix of dedication, conservation covenants (between the proponent, Johnstone Shire Council and the Environmental Protection Agency) and active revegetation and rehabilitation measures, thickening the current movement corridors and serving to both enhance the visual amenity and increase the area of possible habitat in the area.

Environmental corridors will be preserved, and no building works will be allowed in these areas, though some access roads, infrastructure, pedestrian & buggy paths will be required to provide access between development precincts.

Development Control Mechanisms – Ella Bay Environmental Conservation Precinct

Residential Density	No residential development is permitted in this precinct.
Site Cover	No commercial or residential development is permitted in this precinct.
Building Height	No building is permitted in this precinct.
Lot Size	No reconfiguration of a lot is permitted in this precinct.

Supplementary Table of Development – Environmental Conservation Precinct

The preferred and acceptable uses, which are consistent with the intent for this Precinct and the level of assessment for such uses, along with other forms of development are set out in the Supplementary Assessment Framework Table as follows:

'Ella Bay' – Environmental Conservation Precinct Supplementary Assessment Framework Table		
Type of development	Assessment Category	Relevant assessment criteria – applicable code if development is self assessable or requires code assessment
Material Change of Use		
Park	Exempt: where not involving the construction of any building or on-site car parking. Code Assessment: if the criteria for exempt do not apply.	Ella Bay Development Code Outdoor Recreational Facilities Code All Operational Works and General Development Code/s
Utility Installation	Exempt Development: only if for the underground supply of infrastructure	
All other uses except for road	Impact Assessment (Inconsistent)	
Reconfiguring a Lot		
Reconfiguration of a lot	Code Assessment	Ella Bay Development Code Reconfiguration Code All Operational Works and General Development Code/s
Building Work		
Carrying out building work not associated with a material change of use	Code Assessment	Ella Bay Development Code
Operational Work		
Advertising Device	Exempt where here interpretative/directional signage only Code Assessment: where advertising device is: e) freestanding and is greater than 0.3m ² in area; or f) freestanding and is greater than 1.5 metres in height; or	Ella Bay Development Code All Operational Works and General Development Code/s
Carrying out operational works for material change of use	Code Assessment	Ella Bay Development Code All Operational Works and General Development Code/s
Carrying out operational works for reconfiguring a lot	Code Assessment	Ella Bay Development Code All Operational Works and General Development Code/s



11.0 NON-GOLF COURSE DESIGN

It is the proponent's intention to construct the golf course generally in accordance with the concept master plan. The proponent proposes to construct the golf course and associated infrastructure during the mid-phases of the project.

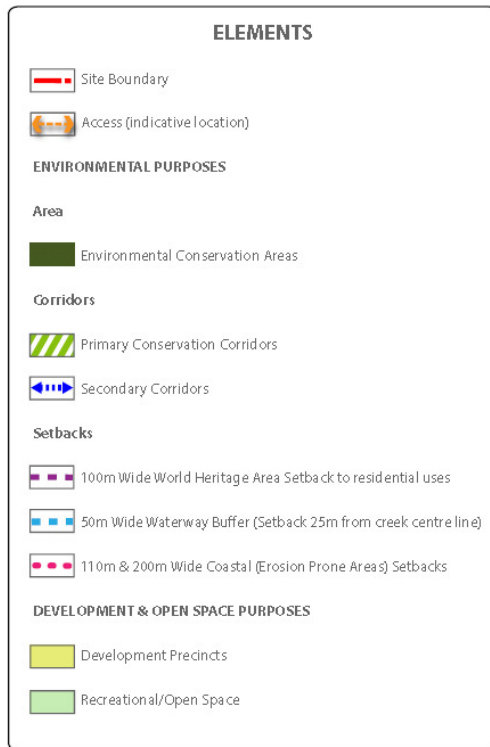
The marketability of golf course will be evaluated at that time. Should the golf course not proceed, the proponent proposes to allocate some of the golf course space to open space conservation and some to larger, lower density residential lots. The total number of residential lots and units would remain the same. Therefore total built form would remain unchanged. An indicative diagrammatic layout is provided in Figure 2 following.

A summary of the potential differences of this plan in comparison to the concept master plan are as follows:

- wider corridors;
- more separation of residences;
- less use of pesticides and fertilizers;
- reduced water consumption; and
- opens additional areas for active and passive recreation.

Only two precincts areas are altered in the non-golf course option and are as follows:

Central Coastal Precinct	41.0 Hectares
Southern Western Hinterland Precinct	19.4 Hectares



The information provided on this Plan is for the purposes of the development application and environmental impact statement. The Plan is diagrammatic in form and seeks to provide those respective areas for environmental/conservation and development purposes. These areas may change in shape and form, however, will not exceed those nominated and will not encroach any Environmental Areas, Primary Conservation Corridors, Secondary Corridors or Coastal, Waterway Buffers or World Heritage Area Setbacks.

The Elements identified on this Plan are not cadastrally based. It is intended that development be undertaken generally in accordance with the approved Preliminary Approval Plan. In this regard, the Plan identifies the key elements that generally define the physical context in which development and environmental conservation measures may occur on the site.

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FIGURE 2: ELLA BAY ENVIRONMENTAL DEVELOPMENT PLAN – NON-GOLF COURSE DESIGN (VOLUME 3, SECTION 3.1)



12.0 'ELLA BAY' DEVELOPMENT CODE

PREAMBLE

Development within the Ella Bay Local Area Plan will be assessed against the Codes in the Johnstone Shire Planning Scheme as identified in the Supplementary Assessment Framework Tables for each precinct. However certain specific outcomes, acceptable and probable solutions of codes within JSPS are modified by the 'Ella Bay Development Code' detailed below.

In accordance with the Integrated Planning Act, where there is a conflict between the provisions of the Ella Bay Development Code and the provisions of the Codes of the Johnstone Shire Planning Scheme 2005, the Ella Bay Development Code prevails.

The applicable JSPS Codes applying to Development within the Preliminary Approval area are those that exist at the date the Preliminary Approval takes effect.

PURPOSE

The purpose of 'Ella Bay Development Code' is to provide for specific outcomes for Ella Bay that ensure that design and form of all development accords and delivers a fully master planned, integrated tourism and residential lifestyle community which sets new benchmarks for sustainable development.

DEFINITIONS

Term used in the Preliminary Approval document, including the Supplementary Assessment Framework Tables and the Ella Bay Code are as per the definitions provided in 'Schedule 1-Definitions' of the Johnstone Shire Planning Scheme 2005. However, the following additional defined land use terms are specific to this Preliminary Approval:

- "Plot ratio": the ratio of the gross floor area of the building/s on the site to the development area of the site excluding areas used for car parking and service rooms.
- "Utility Installation" means the use of premises for:
 - supply of potable and recycled water, treatment, distribution, storage and any associated ancillary infrastructure;
 - supply of electricity or gas, distribution, storage and any associated ancillary infrastructure;
 - provision of sewerage or drainage services including a sewage treatment works; and
 - provision of postal or telecommunications services, excluding the use of premises as a Telecommunications Tower.
- "Temporary buildings" means buildings associated with a material change of use, building works or operational works, including temporary workers accommodation

Element 1 – Conservation Measures

SPECIFIC OUTCOMES	ACCEPTABLE SOLUTION / PROBABLE SOLUTION
<p>S1 The endangered Southern Cassowary is protected from the adverse impacts of development.</p>	<p>P1. Development is to be undertaken consistent with the Ella Bay Cassowary Management Strategy.</p>
<p>S1.2 Vegetation and Fauna corridors are protected in an appropriate land tenure arrangement.</p>	<p>P1.2 Land is designated as Conservation Covenant generally in accordance with the Conservation Protection Plan at Appendix B.</p> <p>AND</p> <p>P1.3 Land is protected under a series of Conservation Covenants between the proponent, Johnstone Shire Council and the Environmental Protection Agency generally in accordance with the Conservation Protection Plan at Appendix B.</p>

Element 2 – Integrated Water Management

SPECIFIC OUTCOMES	ACCEPTABLE SOLUTION / PROBABLE SOLUTION
<p>S2 Control of stormwater quantity and quality discharging from ‘Ella Bay’ shall achieve non-worsening in both respects by providing stormwater management measures consistent with an Integrated Water Management approach.</p>	<p>P2.1 Management of stormwater quantity and quality within Ella Bay shall include the following stormwater management provisions:</p> <ul style="list-style-type: none"> • Areas for Stormwater Treatment and attenuation devices including retention and stormwater drainage are to be designed and constructed in accordance with established Industry Best Practice. • Stormwater management within these areas are undertaken in a manner consistent with an Integrated Water Management approach.

Element 3 – Waterway Corridor Protection

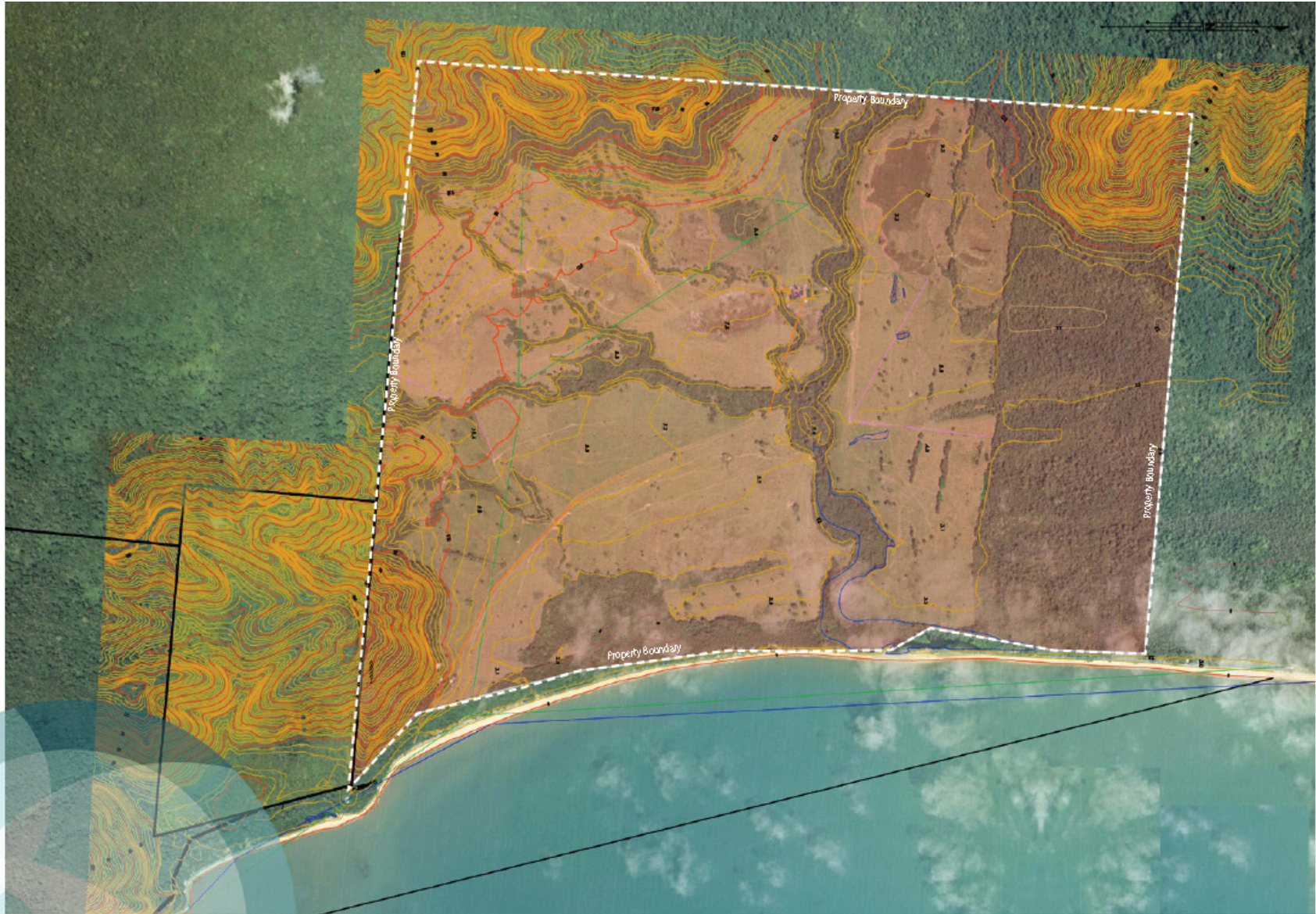
SPECIFIC OUTCOMES	ACCEPTABLE SOLUTION / PROBABLE SOLUTION
<p>S3 Significant vegetation along existing waterway corridors shall be retained to ensure the long term viability and sustainability of these areas is achieved through development of the land.</p>	<p>P3.1 Retain riparian vegetation around waterways for bank stability and to ensure such vegetation is protected despite the impacts of development.</p>

Element 4 - Home Business

SPECIFIC OUTCOMES	ACCEPTABLE SOLUTION / PROBABLE SOLUTION
<p>S4 Use of multiple residential premises for home business protects the amenity of the area</p>	<p>P4.1 Employs only persons who are the permanent residents of the dwelling P4.2 No more than one-third of the dwelling is to be used for the business P4.3 No customers or delivery persons attend the site P4.4 No goods are on display P4.5 No signage is permitted P4.6 The use does not involve an environmentally Relevant Activity as defined by the Environmental Protection Act P4.7 No commercial vehicles are required for the business</p>



APPENDIX A – AERIAL PHOTOGRAPH WITH CONTOURS



Ella Bay

masterplan report



aerial photograph with contours

March 2008

Satori Resorts Ella Bay Pty Ltd job no. 075155





APPENDIX B – CONSERVATION PROTECTION PLAN

LEGEND

**INDICATIVE
CC**

INDICATIVE CONSERVATION COVENANT
188.71 ha

MAIN AREAS OF REVEGETATION ARE ALONG THE KEY
ARTERIAL CONSERVATION CORRIDORS AS SHOWN.
THERE IS ALSO TO BE EXTENSIVE REVEGETATION TO
BE CARRIED OUT THROUGHOUT THE SITE.



DBI

DESIGN