

Innovative Planning Solutions Pty Ltd

Town Planning Consultants

Development Applications

Strategic Land Use Planning

Town Planning Advice

Project Management Services

Expert Witness Testimony

Economic and Demographic Analysis

liquor Licensing Applications

Postal Address

PO Box 1043
MAROOCHYDORE Q 4558

Phone: (07) 5443 8441

Fax: (07) 5443 8441

Mobile: 0421 496 517

e-mail: jane@townsworth@bigpond.com

ABN: 59125173413

Monday, March 19, 2007

IPS Reference Number: GA260307

Ella Bay Development Pty Ltd
PO Box 7719
East Brisbane 4169

Attention: Mr. Warren Witt

Dear Warren,

RE: Preliminary Town Planning Advice – Ella Bay Integrated Resort Project – Lot 337 on NR 53 -

I write to you in relation to the above development, and subsequent to our recent meeting relating to the same. I am briefed that the above project is now subject to a **Environment Impact Statement (EIS)** pursuant to Part 8 of the Integrated Planning Act 1997.

I have reviewed the 'Terms of Reference' (TOR) issue by the Office of the Coordinator General as it relates to this process. I note that these TOR are relatively broad so far as the description of the proposal is concerned. I am advised that your description of the proposal has been developed to respond to the EIS in the form of a 'Concept Plan of Development' and a written description of the general form of development that is proposed for different land areas around the site.

It is my view that once the environmental constraints to development of the land have been established and agreed it will be necessary to development a Local Area Structure Plan (LASP) that will effectively act as default planning scheme that will guide development and development processes for future development applications as required to facilitate specific land use outcomes. This LASP should include the following key components:

- A *Vision Statement* that is a broad statement of intent that highlights the key elements and objectives of any development that is to occur on that land;

- A *Precinct Plan* that divides the site into different land use precincts. I note that environmentally constrained parts of the site should also be shown on this plan but should be allocated as undevelopable land;
- For each land use precinct an intent statement and land use a built form commentary should be developed and be used as a guide for the form and function of development within individual precincts. This should include but not be limited to a section detailing key development constraints such as maximum site cover, building height, intended development density any specific environmental constraints that may be relevant for each precinct;
- For each land use precinct a *Supplementary Table of Development Assessment* that nominates preferred and acceptable uses for that precinct and a level of assessment that will apply to future development applications for these preferred uses;
- *Ella Bay Resort Development Code* being a development code that will apply to all development and will capture the key environmental management measures and other site-specific development form and function elements that are relevant to the project. I note that other than the specific elements developed for the Ella Bay Resort Code, development of specific land uses on the site will default back to the existing codes within the relevant local authority documents;

I note our discussion as to when the above LASP is best developed. It is my experience that this should occur after a full development constraints plan has been generated for any site and such a constraints plan has been agreed with the relevant statutory authorities. Where this approach is not adopted it is inevitable that the LASP will have to be re-written as the assessment of and agreement on the extent and importance of key environmental and infrastructure issues for the land is reached between the proponent and governmental agencies.

I trust this preliminary advice is of some assistance. In the meantime should you require anything further please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'JBH', written in a cursive style.

James Brownsworth