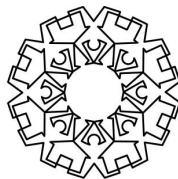


**APPLICATION FOR CONCEPT APPROVAL**  
RURAL RESIDENTIAL DEVELOPMENT, BUCKETT'S  
WAY, TINONEE

PREPARED FOR:

**ARCHER PROPERTIES NO 3 PTY LTD**

**DECEMBER 2005**



**GEOLYSE**

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<b>Report Title:</b>	<b><i>Preliminary Assessment and Application for Concept Approval</i></b>
<b>Project:</b>	Rural Residential Development, Buckett's Way, Tinonee
<b>Client:</b>	<i>Archer Properties No 3 Pty Ltd</i>
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Geolyse Pty Ltd and the authors responsible for the preparation and compilation of this report declare that we do not have, nor expect to have a beneficial interest in the study area of this project and will not benefit from any of the recommendations outlined in this report.

The preparation of this report has been in accordance with the project brief provided by the client and has relied upon the information, data and results provided or collected from the sources and under the conditions outlined in the report.

All maps, plans and cadastral information contained within this report are prepared for the exclusive use of Archer Properties No 3 Pty Ltd to accompany this report for the land described herein and are not to be used for any other purpose or by any other person or entity. No reliance should be placed on the information contained in this report for any purposes apart from those stated therein.

Geolyse Pty Ltd accepts no responsibility for any loss, damage suffered or inconveniences arising from, any person or entity using the plans or information in this study for purposes other than those stated above.

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# Introduction

## 1.1 BACKGROUND

In late 2004, land adjacent to the Manning River at Tinonee NSW was rezoned for rural residential development, environmental protection and public reserve. The land is identified as Lots 53 & 54 DP 836998 and Lot 156 DP 753202, The Bucketts Way, Tinonee, and occupies an area of approximately 106 ha. Details of the land are shown in **Figure 1.1**.

The land is approximately 5.3 km south-west of Taree Central Business District. The site is irregular shaped and is bounded by The Bucketts Way to south-east, Urray Road to south, Carters Creek and Manning River to north and rural lands to north-east. It contains cleared land, woodland and riparian and rainforest areas.

It is proposed to develop the land into approximately 150 rural residential lots. The proposed development is classified as a Major Project under the provisions of Part 3A of the Environmental Planning and Assessment Act 1979 (Part 3A). The next stage of the development of the land requires the preparation of an Environmental Assessment under the provisions of Part 3A. A concept project approval is sought for the development of the land for rural residential purposes.

## 1.2 THE PROJECT IN BRIEF

The proposed development will involve the subdivision of the land into approximately 150 rural residential lots. The subdivision will involve the provision of rural roads, water and sewerage reticulation, electricity and communications, bushfire protection and ecological conservation areas. Public access to the Manning River foreshore will be encouraged and facilitated.

The primary objective of the development will be the creation of a landmark rural residential development adjacent to the Manning River and the Manning Valley. Secondary objectives include:

- Compliance with the provisions of the relevant legislation and policies that relate to the land, particularly SEPP 71; the NSW Coastal Policy, the Coastal Design Guidelines for NSW and Greater Taree Local Environmental Plan 1995;
- The conservation and enhancement of areas of environmental significance including the protection of water quality; and
- The provision of accessibility to the river frontage and promotion of onsite recreational opportunities and external connectivity to the Tinonee locality.



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## 1.3 SCOPE OF THIS REPORT

This report has been prepared to support the application to the Minister for Planning requesting the provision of Director General's requirements for an Environmental Assessment under Part 3A. The report is structured as follows:

- *Chapter 2* describes the project and overviews the environment in which it is located;
- *Chapter 3* outlines the planning provisions that apply to the development;
- *Chapter 4* summaries the key issues for the site; and
- *Chapter 5* concludes the report.

# The Project

## 2.1 OUTLINE

The proposed development will involve the subdivision of the land into approximately 150 rural residential lots. The subdivision will involve the provision of rural roads, water and sewerage reticulation, electricity and communications, bushfire protection and ecological conservation areas. Public access to the Manning River foreshore will be encouraged and facilitated.

The development of the site will occur in three (3) stages:

**Stage One** is the Central Precinct, with a total of approximately ninety (90) to one hundred (100) lots, having areas ranging from 2000 m<sup>2</sup> to greater than 4000 m<sup>2</sup>. It is proposed to develop some lots less than 4000 m<sup>2</sup>, by utilising the provisions of Clause 47 Conservation Incentive of Greater Taree Local Environmental Plan 1995.

**Stage Two** is the Western Precinct with a total of approximately forty (40) to fifty (50) lots, having areas ranging from 2000 m<sup>2</sup> to greater than 4000 m<sup>2</sup>. It is proposed to develop some lots less than 4000 m<sup>2</sup> by utilising the provisions of Clause 47 Conservation Incentive of Greater Taree Local Environmental Plan 1995.

**Stage Three** is Eastern Precinct with a total of ten (10) lots to fifteen (15) lots having areas ranging from 2000 m<sup>2</sup> to greater than 4000 m<sup>2</sup>. It is proposed to develop some lots less than 4000 m<sup>2</sup> by utilising the provisions of Clause 47 Conservation Incentive of Greater Taree Local Environmental Plan 1995.

## 2.2 ZONING

The land is zoned Rural 1(c), Environmental Protection 7(a) and Open Space Recreation 6(a) under the provisions of Greater Taree Local Environmental Plan 1995 (LEP 1995). Details of the zoning provisions are provided in Section 3.1.

## 2.3 SITE DETAILS

### 2.3.1 LOCAL AND REGIONAL CONTEXT

The subject site is located within Greater Taree Local Government Area and is located approximately 5.3 km south-west of Taree Central Business District.

The site is located on the banks of Carters Creek and Manning River. Carters Creek flows into the Manning River near the north-eastern corner of the site. Taree and its surrounding villages are predominantly an agricultural province, mainly concentrated with beef and dairy industries. The site is located to the east of Tinonee village and is surrounded by rural residential estates and forested lands.



## 2.3.2 SITE DETAILS

The site is identified as Lots 53 & 54 DP 836998 and Lot 156 DP 753202, The Bucketts Way, Tinonee. The site occupies an area of 106 ha and is an irregular shaped parcel of land and has a frontage of approximately 975 m to The Bucketts Way. The northern boundary of the site fronts to Carters Creek and the Manning River and has a frontage of 1.4 km. Lot 156 DP 753202 has a frontage of approximately 500 m to Urray Road.

In summary, the boundaries of the site are as follows:

- Northern Boundary – Carters Creek and Manning River;
- Southern Boundary –Urray Road and two (2) rural residential estates;
- North-eastern Boundary – Rural lands; and
- South-eastern Boundary – The Bucketts Way.

Currently four residential dwellings exist on the site. One dwelling exists on the northern portion of Lot 156, one in the northern portion of Lot 54, two (2) houses on Lot 53.

The site specific details are shown in **Figure 2.1**.



## 2.3.3 TOPOGRAPHY

The site topography is described as slightly undulating hills with steep gradients ( $> 15^\circ$ ) along the northern boundary and in some areas of the site near the creek line that transverse the site. The slope of the flat land on the eastern portion of the site is approximately  $1^\circ$  to  $2^\circ$ , with elevation ranging from 6 m to 10 m AHD. The elevation on the site near Carters Creek ranges between 4 m and 30 m AHD.

## 2.4 SITE PLANNING

### 2.4.1 PLANNING PROCESS

The planning process for the project was commenced through a collaborative workshop process involving:

- Archer Properties (the developer and project manager);
- Geolyse Pty Ltd (town planning, engineering and environmental);
- PLACE Planning and Design (landscape architecture); and
- Taylor Burrell Barnett (urban design and master planning).

The workshop proved highly successful by enabling complete understanding of the many issues relating to the site and potential development, while facilitating an environment of creativity and innovation.

### 2.4.2 VISION STATEMENT

The vision for the project is to capitalise on opportunities afforded by the unique natural character of the site, to achieve a special residential development where the relationship with the environmental qualities, both in visual and physical terms, is maximised by:

- Recognising and capitalising on the site's location at the edge of the Manning River and Carter's Creek by maximising accessibility to the water and potential activity nodes;
- Celebrating the natural landscape of the site – topography, trees and forest, and water features;
- Value adding by capturing the views of site features and distant views of 'borrowed landscapes';
- Designing the residential village with an emphasis on community formation focused around special precincts each with their own individual character, exclusivity and gateway identity;
- Injecting the riverside values through the development; and
- Implementing fresh and innovative ideas to provide a 'point of difference' and create an exclusive riverside address.



### **2.4.3 VISUAL AND PHYSICAL LINKAGES**

A summary of physical and visual linkages across the site are provided below.

- The topography and height of the site provide excellent long range views of different landscape features, particularly views of Taree to the north-east, the Manning River to the north-west, and mountains to the west;
- The dense vegetation edges throughout the site and on abutting properties create a sense of enclosure and highly appealing short-range views of the trees from all parts of the site; and
- The site presents the opportunity for a range of key pedestrian linkages. The goal of planning for pedestrian movement is to focus on the river and surrounding forests via a diversity of walking trails.

### **2.4.4 CHARACTERISTICS AND OPPORTUNITIES**

The site's unique physical characteristics provide the following development opportunities:

- High point in the centre of the site with relatively gentle slopes to the north east and west, with a major ridge line running through the middle of the site;
- Extensive frontage to the Manning River and Carters Creek. This provides the opportunity to create public access points and a range of amenities along the waters edge;
- A variety of heavily wooded forest areas, incorporated in 7(a) zones, and parkland cleared forest re-growth. The combination of protected, dense forest and more sporadic tree cover provides the opportunity to create properties with unique bush land settings;
- Areas of cleared pasture on lower slopes and low-lying areas;
- Internal and local drainage lines in the eastern part of the site, running through a damp, low-lying area. This provides the opportunity to create a central public open space feature that incorporates innovative nutrient management elements;
- A steep gully feature in the north-west corner of the site, providing a special character for the precinct; and
- The presence of Koala and an active Osprey nest provide a special nature quality to the site.

### **2.4.5 DESIGN PHILOSOPHY**

The following principles have been applied to the design:

- Providing a legible street system that focuses on key site features and supports a variety of walking trails;
- Providing a Public Open Space network that respects existing drainage lines, vegetation and topography, and further promotes pedestrian access through the site with a variety of walk trails that link with the street network;
- Creating a feature landscaped open space area in the eastern low-lying area that will accommodate existing drainage lines and possibly an island to accommodate a new Osprey nest. This public open space will serve as an important community focal point;
- Providing a variety of lot sizes. It is proposed that a proportion of smaller lots (2,000m<sup>2</sup> to 2,500m<sup>2</sup>) could be provided along the southern edge of the main public open space area, to take advantage of the landscape amenity and provide greater market choice and best use of the land;
- Facilitating effective management of the 7(a) zones by incorporating the reserved land within a small number of private landholdings. Strict development guidelines and management requirements will be prepared for future lot purchasers, to ensure the best management of the environmental protection habitat zones;
- Providing pedestrian access to Carters Creek with opportunities for the provision of recreational amenities along the foreshore will be investigated in more detail; and
- The design allows for staged development of the site, with Lot 54 being capable of development independent of Lots 53 and 156. This is achieved through the design of access points and the alignment of road reserves.

## **2.5 CONSULTATION**

For the purposes of determining the most sustainable development outcome, intensive consultation has been carried out with Greater Taree City Council (GTCC), State Government Agencies and other stakeholders. These Agencies and stakeholders included:

- Department of Infrastructure, Planning and Natural Resources (DIPNR);
- MidCoast Water (MCW);
- Rural Fire Service (RFS);
- Purfleet – Taree Local Aboriginal Land Council (LALC);
- Department of Lands;



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- Department of Environment and Conservation; and
- Koala Preservation Society.

Given the extent of consultation undertaken to date, and considering advice provided by the Department's officers, it is submitted that a Planning Focus Meeting is not required for the project.

The abovementioned authorities are supportive of development of the land for rural residential development providing the relevant legislative and regulatory requirements are satisfied.

## 2.6 CONCEPT PLAN

A draft Concept Plan for the project is in the process of being finalised and is included at **Appendix A**. Upon issuing of the DG's requirements the Concept Plan will be reviewed and amended where necessary. A Concept Plan layout has been developed for the land taking into account the outcomes of consultation with key stakeholders, findings of detailed technical assessments for the project and application of the design philosophy for the project.

The following detailed technical studies have been undertaken for the project and will be provided with the draft Concept Plan.

- Geotechnical and Phase 1 Site Assessment (RCA, 2005);
- Ecological Assessment, including Section 5A Assessment (Geolyse, 2005);
- Koala Plan of Management (Geolyse, 2005);
- Bushfire Assessment (Geolyse, 2005);
- Traffic Assessment (Geolyse, 2005); and
- Stormwater and Water Quality Management Report (JW Prince, 2005).

# Key Issues

## 3.1 PLANNING PROVISIONS

The site is zoned Rural Residential 1(c1), Open Space Recreation 6(a) and Environmental Protection 7(a) under the provisions of Greater Taree Local Environmental Plan 1995 (LEP 1995).

The land zoned 6(a) is proposed to be dedicated to GTCC for the purpose of public use and environmental preservation.

The objectives of the 7(a) Environmental Protection Habitat zoning relate to maintaining the environmental attributes of lands that are considered to be environmentally sensitive or of particular environmental interest. In addition, the zoning seeks to regulate development so that inappropriate land uses that would destroy sensitive habitat are avoided, in particular those of wetlands and significant ecosystems.

The objectives of the 6(a) Open Space zoning are related to the development of Open Space in a manner which optimises the satisfaction of recreation needs of the community.

The land zoned 1(c1) is proposed to be subdivide into rural residential lots that are developed in such a way to reflect a high quality residential precinct.

The project involves the approval of rural residential lots less than the minimum area requirement of LEP 1995.

Clause 47 Conservation Incentive of the LEP enables Council to consider the carrying out of development that would be prohibited in circumstances where an environmental benefit will result.

*In this clause, "land of environmental conservation value" includes:*

- *a wetland or land within an environmental protection zone;*
  - *land identified as containing Aboriginal archaeological relics, or of Aboriginal mythological significance, as identified by the National Parks and Wildlife Service; or,*
  - *land required for riverbank protection or public access to foreshores.*
- *The Council may consent to the carrying out of development for any purpose which, but for this clause, would be prohibited, if the development will have the effect of:*
  - *achieving the dedication of land of environmental conservation value to public ownership if the Council determines it appropriate to accept the land for public purposes; or,*
  - *otherwise ensuring that land of environmental conservation value is protected, enhanced or otherwise permanently conserved.*
- *The Council shall not grant consent under this clause unless it is satisfied that:*

- *the development will not adversely affect that land or the amenity of land in the locality; and,*
- *the protection of that land could not be reasonably achieved by other means.*

The following justification is provided for the reduction of lot size and request for application of Clause 47 of the LEP:

- The proposed development will be served by both water and sewerage infrastructure. The decrease in lot size will enable the more efficient use of infrastructure and capital investment, while not impacting upon the environmental values of the land or surrounding amenity;
- The development includes the provision of a riparian corridor, including protection of an Osprey nest, which increases the environmental values of the site, and will be in Council ownership; and
- The development includes the dedication of riverbank foreshore to Council, which will be enhanced through environmental improvement works before being handed over to Council.

The project has been developed taking into account the local planning provisions while also aiming to achieve the most sustainable land use outcome. A sustainability-led planning process was followed to develop the land use outcomes for which approval will be sought.

## **3.2 ECOLOGY**

The site has specific ecological characteristics and values that led to parts of it being zoned 7(a) Environmental Protection. The site provides habitat for a number of Threatened fauna species and has also been identified as having areas of core Koala Habitat under the provisions of State Environmental Planning Policy 44 – Koala Habitat Protection.

A detailed flora and fauna assessment, including an 8 part test, and Koala Management Plan has been prepared for the site and will be included with the Concept Plan. These reports include the identification of mitigation and management measures that reduce the impact of future development on Threatened species and provide protection and habitat enhancement measures. These measures include:

- Minimisation of clearing for APZ's;
- Protection of the Osprey nest;
- Retention of Koala movement corridors and provision for their continued movement;
- Habitat enhancement of riparian corridors; and
- Restrictions of domestic pet ownership.

### **3.3 BUSHFIRE**

Parts of the site are mapped as bushfire prone by Council. Consequently, bushfire protection and management measures are required for future development of the site.

A detailed assessment of bushfire requirements is included with the Concept Plan and has been carried out in accordance with the relevant guidelines. The bushfire assessment has identified a number of requirements that are provided for in the Master Plan. These requirements include:

- APZ's within individual lots; and
- Series of interconnected fire trails to enable easy access to bushland.

### **3.4 STORMWATER & WATER QUALITY**

The lower gully areas of the site are subject to periodic flooding from the Manning River and parts of the site experience extensive inundation during heavy storms. Stormwater management and water quality and its management for future development are important issues.

A detailed stormwater management and water quality plan is included with the Concept Plan. This plan analyses stormwater and flooding characteristics on the site and identifies management measures to control stormwater flows and the impacts upon existing and future dwellings. These measures include:

- Ensuring conservation of water quality the vicinity of the site;
- Protection of the foreshore environment from run-off;
- Incorporation of Water Sensitive Urban Design features; and
- Compliance with ANZECC 2000 guidelines for water quality.

### **3.5 TRAFFIC**

The site fronts the Bucketts Way, which is a regional road providing access to the adjoining Gloucester Shire to the west. The development of the site will require the involvement of the local Traffic Committee and need to meet the requirements of Council's design criteria, as well as those of the NSW Roads and Traffic Authority (RTA).

A traffic assessment is included with the Concept Plan. Traffic management measures for future development have been identified in the traffic assessment. These measures include:

- Provision of an appropriate intersection design with the Bucketts Way;
- Provision of slow traffic areas where conflict with fauna is anticipated; and
- Provision of alternative access to the site for bushfire management.

# Conclusion

## 4.1 CONCLUSION

This report has been prepared in support of an application for a Concept Plan for rural residential development of the site. In summary the proposed development complies with all relevant planning policies and there are no known issues of community concern.

The future character of the subdivision of the site will be strongly influenced by its rural setting and river-front location. It will also, however, be characterised (and distinguished from other residential areas around the Tinonee area) by its incorporation of rural residential uses and street treatments which will strongly reflect a laid-back rural village character.

The subdivision design is influenced by the desired future character of a new rural residential settlement on the fringe of an existing urban area being linked to public foreshore areas and Carters Island, through pathways and access roads. A key feature of the desired future character is also the enhancement of the existing environmental areas and complimentary public area and street landscaping, with an emphasis on use of native endemic flora species.

This character will be achieved by integrating with the surrounding residential areas, but offering a residential housing environment which has efficiency, liveability and environmental responsibility as key urban design objectives. Innovation in environmental management in relation to street treatments, stormwater control and the provision of habitat corridors will be central elements of the future development and will strongly influence the future character of the locality.

# References

Geolink Local Environmental Study, 2002
Greater Taree Development Plan, 1995
Greater Taree Local Environmental Plan, 1995
Greater Taree Development Control Plan, 2000
NSW Coastal Policy, 1997
Hunter Regional Environmental Plan, 1987
State Environmental Planning Policy 44, 1995
North Coast Rural Settlement Guidelines
Commonwealth Environmental Protection & Biodiversity Conservation Act, 1999
National Association of Australia State Road Authorities, 1988. Guide for Traffic Engineering Practice
NSW Fisheries Policies & Guidelines for aquatic habitat management and fish conservation (NSW Fisheries, 1999)
ANZECC Water Quality Guidelines, 1992
NSW Flood Plain Management Manual, 2001
Planning for Bushfire Protection Guidelines (RFS / PlanningNSW 2001)
Australian Standards AS3959-1999
Rural Fires Act, 1997
State Environmental Planning Policy, 2002
Coastal Design Guidelines, 2003
Environmental Planning and Assessment Act, 1979
Lower North Coast Catchment Blue Print, 2002
State Environmental Planning Policy 11, 1985
State Environmental Planning Policy 55, 1998
Coastal Urban Settlement Strategy, 1994





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Greater Taree City Council Rural Residential Strategy, 2000

NSW Biodiversity Strategy, 1999

# **Appendix A**

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## **PRELIMINARY CONCEPT PLAN**