

Fraser Drive, South Tweed

Preliminary Environmental Assessment Report

**Application under Clause 6 of Major Project SEPP and Request
for Director General Environmental Assessment Requirements**

September 2006



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Executive Summary

Introduction

Street Address	Fraser Drive
Suburb	South Tweed
Real Property Description	Lot 9 on DP 1039569
Site Area (m²)	31,000 m²
Land Use Zone	2(c) Urban Expansion, Tweed Local Environmental Plan 2000
Name of Owner	Greenview Pty Ltd
Name of Ward	Not Applicable

PMM Sydney have been commissioned by Villa World Pty Ltd and Greenview Pty Ltd to prepare a development application to subdivide land known as Fraser Drive, South Tweed for residential development.

The following report seeks the Minister of Planning’s opinion under Clause 6 of State Environmental Planning Policy (Major Project) 2005 as to whether the proposed subdivision into approximately 157 lots and ancillary engineering works is a Major Project. We also request the Minister’s decision to apply for a Project Approval for the staged construction of residential development.

The future development of this site is proposed to be carried out in the following manner:

- Stage A - Subdivision and engineering works to allow development of 79 residenital lots and a 65 dwelling medium density development on the northern flat portion of the site; and
- Stage B - Proposed subdivision lot layout for 77 residential lots on the southern and western slopes.

Further, we make application for the Director-General’s Environmental Assessment Requirements in accordance with 75F of the *Environmental Planning and Assessment Act 1979*.

Issues

Significant issues associated with the future development of this site are identified as:

- Geotechnical issues;
- Traffic and Access;
- Protection of threatened species;
- Conservation and maintenance of Wetland No.16; and
- Urban design.



Indicative development outcome

Geotechnical

Development Control Plan No 3 – Banora Point West and South Tweed identifies land on the north western boundary of the site has being at risk to land slip. The Plan states that Council cannot approve any development on the identified area unless it is supported by geotechnical information. The proposed subdivision application seeks to minimise the amount of cut and fill anticipated, by seeking to provide a more sympathetic and modern building form (i.e multilevel homes). Further geotechnical investigations will demonstrate that developable lots can be provided for in this area. A small area of slope instability is also identified on the southern boundary. Development is not proposed in this area.

A review of the current geotechnical information is being undertaken to determine the requirements future residential development will need to address. Further consultation with Tweed Shire Council will provide guidance to address this issue.

Traffic and Access

Fraser Drive provides the main access point to the site. It is proposed the northern portion of the site be accessed via two access points. Consultation with Tweed

Council’s traffic engineers have indicated that the site can be accessed via single T-intersection in both instances. Access to the steeper parts of the site are facilitated by minor access points along the western boundary at Ocean Street and Hillcrest Ave. Further it is proposed to provide access to the southen portion of the site hrough Merlot Street at the southern boundary.

Threatened and Significant Species

One specimen of the Rough-shelled Queensland Nut (*Macadamia tetraphylla*) has been identified along the western boundary of the site. This species is listed as vulnerable under the New South Wales *Threatened Species Conservation Act 1995*.

Two specimens of Stinking cryptocaryas (*Cryptocarya foetida*) were recorded within the small patch of Broad-leaved paperbark to the immediate west of the site. This species is listed as vulnerable under the New South Wales *Threatened Species Conservation Act 1995*.



Fauna

Four species listed under the New South Wales *Threatened Species Conservation Act 1995* have been identified or recorded on the site. They include:

- Osprey (*Pandion haliaetus*);
- Collared Kingfisher (*Todiramphus chloris*);
- Grey Headed Flying Fox (*Pteropus policephalus*);
- Eastern Long-eared Bat (*Nyctophilus bifax*);
- Little bent-wing bat (*Miniopterus australis*); and
- Southern myotis (*Myotis adversus*).

An assessment undertaken by James Warren and Associates in 2002 concludes that the site predominately provides values associated with foraging rather than nesting or roosting. Notwithstanding, the areas of conservation values are being retained and conserved as open space.

State Environmental Planning Policy No.14 - Wetlands

Wetland No.16 lies within the northern portion of the site and is identified in our proposed subdivision layout. The wetland contains a variety of ecosystems and has the potential to provide habitat to rare and threatened species. The wetland is associated with the Terranora Broadwater and is connected to this ecological system via a drainage channel under James Drive. However, the wetland does not provide any corridor values to nearby vegetated areas. The wetland also provides habitat for biting midges and mosquitos.

The subdivision layout seeks to retain the wetland in its natural state and seeks the provision of a 50m buffer in which water quality treatment and public recreational facilities may be co-located. The buffer provides the opportunity to incorporate water quality treatment measures to enhance stormwater runoff entering the system. The improved stormwater runoff potentially reduces the habitat value for biting midges and mosquitos and improve conservation values of the wetland.

The provision of public recreation facilities such as boardwalks and footpaths within the buffer provides an opportunity for future residents to connect with the values of the wetland. Recreational facilities will need to be designed to ensure that conservation values are retained and protected.

Significant pockets of vegetation exist within the SEPP 14 area and on the southern boundary of the site within the area bounded by the Champagne Road reserve. The vegetation provides an opportunity to protect and conserve the environmental values of the site.

Urban Design

The proposed lot layout seeks to subdivide the site for a range of low to medium density housing types, protect areas of conservation values, promote water sensitive urban design and address the principles of the Coastal Design Guidelines of NSW.

Our analysis of development in the surrounding area indicates that most development is a of a low density suburban type with good levels of permeability. In order to limit the anticipated levels of cut and filling the proposed lot layout seeks to encourage a modern architectural vernacular that is sensitive to landscape and encourages a built form that capitalises on coastal values and features.

Conclusion

From our analysis a subdivision pattern has been developed to address the key issues. The merits of the proposal seeks to ensure that future residential development across this site can be undertaken in a manner that results in high quality development outcomes while conserving the identified environmental and conservation values.

The proposed development is consistent with Tweed Council's planning instruments. By maintaining consistency with Council's Subdivision Manual, requirements for development on steep land and following the principles of the Coastal Design Guidelines for NSW we are able to proposed a subdivision design that is consistent in delivering high quality residential outcomes as well as addressing local and state government policy.



Indicative Landscaped Buffer



Indicative Open Space



Introduction

PMM Sydney have been commissioned by Villa World Pty Ltd and Greenview Pty Ltd to prepare a development application to subdivide land known as Fraser Drive, South Tweed for residential development.

The following report seeks the Minister of Planning's opinion under Clause 6 of the State Environmental Planning Policy (Major Projects) 2005 as to whether the proposed Project Application to subdivide land into approximately 157 lots and undertake ancillary engineering works is a Major Project.

The future development of this site is proposed to be carried out in the following manner:

Stage A - Subdivision and construction works to allow development of 79 lots for residential development and one 2.5 hectare block for future medium density development on the northern flat portion of the site; and

Stage B - Subdivision of land into 77 residential lots on land on the steeper slopes.

Further, we make application for the Director-General's Environmental Assessment Requirements in accordance with 75F of the *Environmental Planning and Assessment Act 1979*.

The following report provides an overview of the site, it's context and constraints. In addition we have identified and summarised the relevant planning instruments that apply to this site at a State, regional and local level. We have also identified a number of strategic planning policies that inform and will influence future development outcomes in Tweed Shire.

The site has been subject to a range of previous studies and assessments over the past five to six years. This information has provided the basis of our analysis and informed our decision making in preparing the subdivision lot layout. A list of the documents referred to in this report is provided in Appendix A.



► View towards the site from the south



Background

Villa World and Greenview Pty Ltd have entered into an agreement to develop Fraser Drive for the purposes of residential development. The decision to develop this site is preceded by the following events.

On 25 March 2005, the then Minister for Planning, Craig Knowles MLA, refused to adopt a master plan for the site. The proposed master plan, prepared to address State Environmental Planning Policy No.71 - 'Coastal Protection', sought to develop 240 residential lots over nine stages. The proposed residential development would provide for both detached and medium density development outcomes.

The Minister's decision was predicated by the Department of Planning's assessment that the proposed master plan would result in a development outcome that was unacceptable and result in significant impacts to residential amenity as a consequence of the proposed cut and fill operations. Notwithstanding, the Minister conceded there exists a development potential for the site. A potential that could be realised if future development meets the aims and objectives of State Environmental Planning Policy No.71- 'Coastal Protection' and is more sensitive to the existing landscape.

In addition to the above assessment, Tweed Shire Council also issued a consent to fill the lower portions of the site in 2002.



View from the southern ridge



Fringe Wetland Vegetation



Site Description & Context

The following section provides an overview of the site and its context.

Site Address

Fraser Drive, South Tweed

Real Property Description

Lot 9 on DP 1039569

Site Area

31,000 m²

Topography

The site is an irregular rectangle shape with a north-south orientation. The site lies on the eastern slope of a ridgeline and rises steeply in the south and west and retains a fairly flat portion in the north. The site is characterised by two distinct landscape units; the southern ridge and northern flats. The southern ridge rises from the edge of the flats. Steeper slopes are found on the lower part of the site and fall approximately between 23-25 degrees. The upper slopes are not as steep and fall approximately between 12-15 degrees. The site is subject to land slip hazards along the east-facing slopes. The north and north-eastern portion of the site is relatively flat.

The site varies in topography from approximately 2.5 metres Australian Height Datum to 55 metres Australian Height Datum. The steeper parts of the site drain to the wetland which occupies the northern portion of the site and to lower-lying sections in the south-eastern portion. From these points, runoff eventually drains into the Terranora Broadwater which is separated from the site by the residential land uses to the west and south.

Slope analysis and stability issues have been analysed in report 'B17439/1-B' prepared by Coffey Geosciences Pty Ltd, April 2002. The key issues identified are discussed in the latter sections of this report.



Context Map