

PRELIMINARY ASSESSMENT

PART 3A ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979
REQUEST FOR CONCEPT PLAN APPROVAL

Proposed Residential Subdivision at Banyula Drive Old Bar Precinct 2A - Taree LGA

Prepared for

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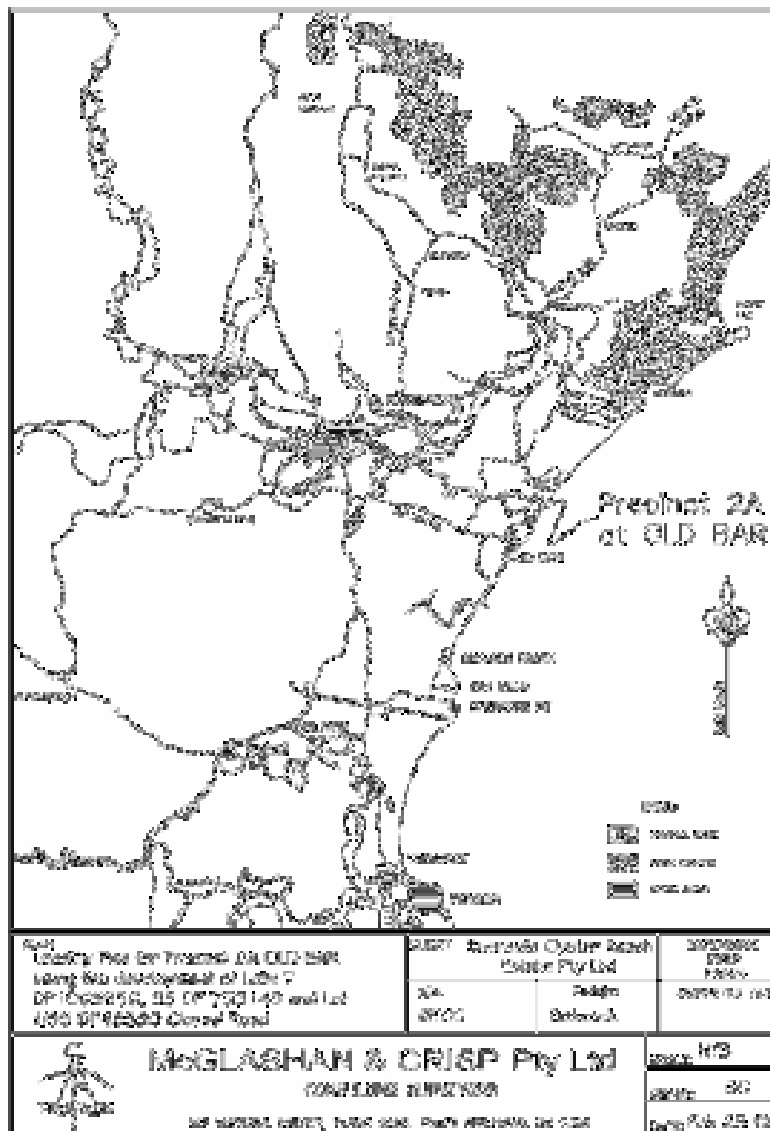
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SITE INFORMATION & KEY ISSUES

1. BACKGROUND

The subject site is located at Old Bar which lies approximately 13 kilometres east of the Taree CBD. The site has a total area of 31.6 ha and is irregular in shape. Less than half of the site (13.5ha) is zoned for residential purposes.

The site slopes gently (2%) from south to north. And drains to the north and east with waters discharging into SEPP 14 Wetland No. 571. The northern extents of the site are covered by lowlying coastal wetland that forms part of the fluvio-deltaic complex of the Manning River South Channel. The site has been used for cattle grazing, dairying and agricultural activities for at least 100 years.



The subject site is identified as Precinct 2A in the Old Bar Wallabi Point Development Strategy (GTCC 2001) which is a planning strategy covering lands in Old Bar & Wallabi Point endorsed by the then Department of Urban Affairs and Planning. That strategy identified the subject site as being suitable for residential development.

In September 2003 a Local Environmental Study (LES)¹ for Precinct 2A was presented to Council and formed the basis of a subsequent Local Environmental Plan (*LEP Amendment No. 54 GG 18.3.2005*), which zoned the land part 2(a) Residential, part 6(a) Public Open Space, and part 7(a) Environmental protection. The issues associated with the development of the site were fully explored in an LES and the

LEP process which included consultation with government agencies, community consultation, and endorsement by DIPNR. A summation of the environmental issues relative to urban development of the land was provided by way of the Town Planner's report to GTCC dated 10 March 2004.

¹ Terra Consulting - September 2003



In preparing a concept plan for the property, an area of land lying immediately to the west of the site has been included due to this land falling within an identifiable development precinct. This parcel of land comprises an area of 6ha and is located within Precinct 2B, and is currently the subject of a draft LES and masterplanning process. This land was not included as part of Precinct 2A due to the need for a major sewer pump station to be constructed to service the development of Precinct 2B. Only the lands included in Precinct 2A are capable of draining to an existing sewer system.



Figure 1 Site looking south west from rear Garnet Cres.



Figure 2 SEPP 14 Wetland No. 571

2. PROPOSED DEVELOPMENT

Precinct 2A comprises an area of 31.6 hectares. The area of 2(a) zoned land comprises 13.5 hectares and has the capacity to be subdivided into 130 allotments. Due to the requirements to construct perimeter roads, the development will be very 'road hungry' and result in a yield of less than 10 lots per hectare.

The adjoining land parcel located in Precinct 2B comprises about 6ha of elevated land with a development potential of 50 lots.

The balance of Precinct 2A comprises land zoned 6(a) Public Open Space (5ha) and 7(c) Environmental Protection (14ha).

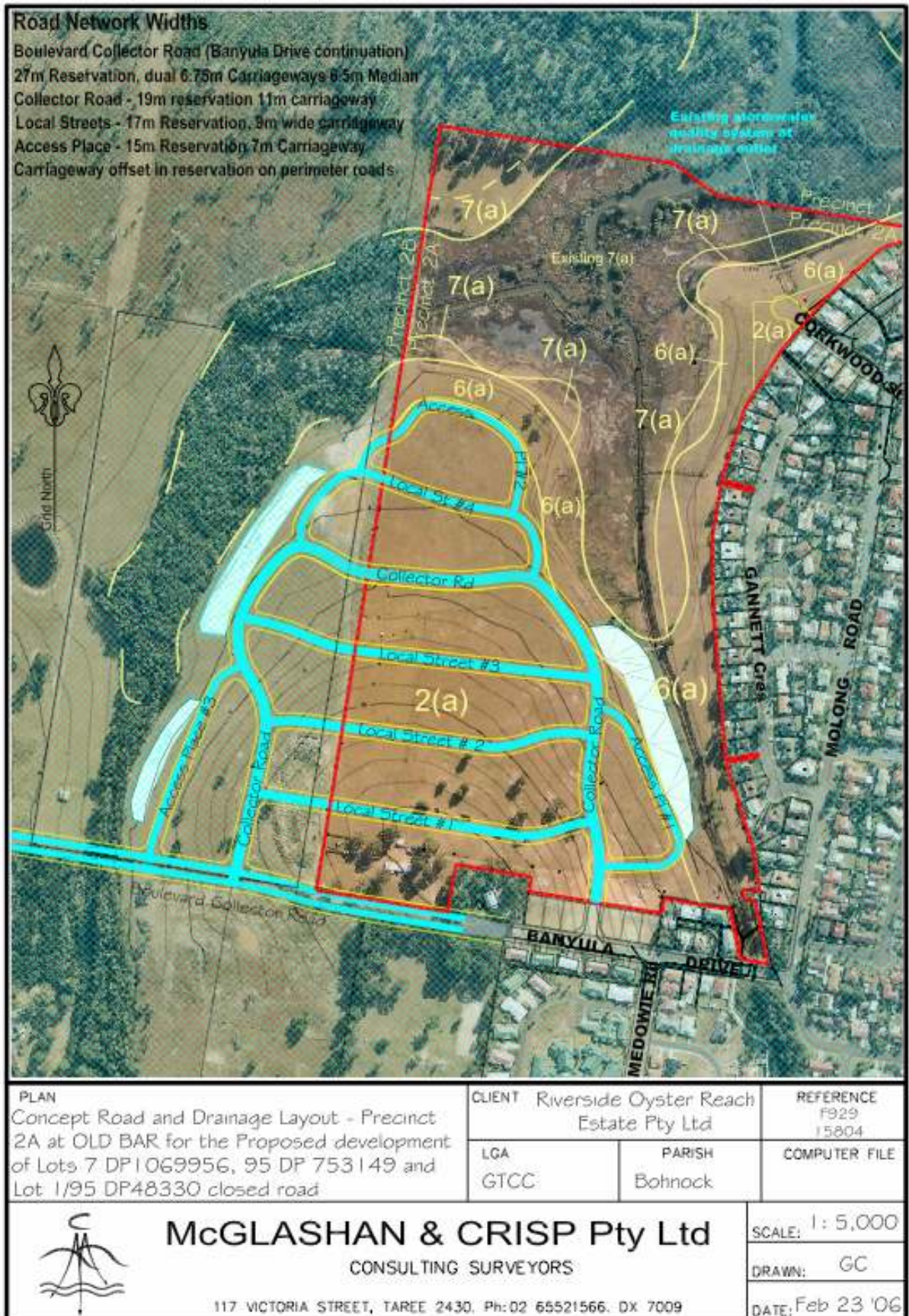
The site adjoins an established urban area and will form a logical extension to the village of Old Bar. When completed the development will result in improved community access and management of a coastal wetland and an increased area of passive recreation. The proposed development will involve the construction of roads, water and sewer reticulation, bushfire protection, public walkways, landscaping, electricity and communications, stormwater drainage infrastructure, and restoration of degraded wetland areas.

The 2(a) A concept plan showing the location of roads and stormwater control devices is provided. The plan includes the parcel of land lying to the east of the subject site. This parcel of land is proposed to be zoned 2(a) residential as recommended in a LES being undertaken for Precinct 2B. It is proposed that the concept plan be inclusive of this land parcel as the two parcels comprise a neighbourhood planning precinct.

The development of the site would be undertaken in a number of stages commencing from Banyula Drive and progressing in a northerly direction.



Figure 3 Adjoining residential development - Corkwood Street



3. ZONING

The subject site was rezoned to permit residential, environmental protection, and open space landuse by way of GTLEP 1995 Amendment No. 54 of 18 March 2005. The site is zoned 2(a) residential, 6(a) Public Open Space and & 7(a) Environmental Protection – Greater Taree LEP 1995. The zoning was determined following the completion of a LES for the land, and in consultation with various government agencies.

The proposed development is not inconsistent with the provisions of the LEP or any of Council's DCP's, codes or policies.

4. PLANNING FOCUS MEETING

A planning focus meeting was held on site on Wednesday 13 July 2005 attended by representatives of DIPNR, RFS and Council. Representatives of Department of Fisheries (Scott Carter) and DEC have visited the site during the LES/LEP process. The primary issue raised during this meeting was the management of the 6(a) land and 7(c) lands.

5. KEY ISSUES

The following are considered to be the key issues which will need to be managed in the development and addressed in the Concept Plan. These issues were identified in the LES and in various discussions and correspondence between agencies and Taree Council during the LES/LEP process.

5.1. STORMWATER MANAGEMENT

The management of stormwater and maintenance of water quality are considered to be the primary land management issue in this development. A water management system has been designed by Geoff Winning, a well regarded wetland ecologist and is provided as **Appendix A**. Water sensitive urban design principles are to be incorporated into the road and subdivision design.

5.2. OWNERSHIP OF SEPP 14 WETLAND No. 571

Council has entered into a Deed of Agreement (*dated 1.7.2004*) with the owners of the land requiring the dedication to Council of the land zoned 6(a) and 7(c) (*SEPP 14 - Wetland 571*) at the time of subdivision.

5.3. VEGETATION ENHANCEMENT

The site contains four vegetation communities – mangrove riparian forest, saltmarsh, melaleuca/casuarina swamp forest, and cleared land (disturbed grassland) with scattered eucalypts and melaleucas. Retention and enhancement vegetation contained within the 6(a) and 7(c) zoned areas is necessary to improve ecological habitat and the long term sustainability of the wetland.



Figure 4 Salt Marsh

5.4. VISUAL AMENITY

Due to the lack of existing vegetation on the site, the development will have a visual impact on the existing landscape. Landscaping of open space areas and streetscapes will be required to mitigate impact.

5.5. BUSHFIRE MANAGEMENT

The provisions of Planning for Bushfire Protection Guidelines need to be applied to the site. The proposal to incorporate these controls within the public reserve areas and the use of a perimeter road are consistent with the Guidelines.

5.6. SEDIMENT CONTROLS

The control of sediment during the construction and early development phases is important in ensuring minimal impact on the wetland.

5.7. TRAFFIC

Vehicle access to the development is via Banyula Drive and Medowie Road. Banyula Drive is proposed to be extended and form a Boulevard link back to Old Bar Road. The proposed development does not have a direct impact on the State Road network or RTA infrastructure. The proposed road network is consistent with the adopted Old Bar/Wallabi Point Development Strategy and the recently completed draft masterplan for Precinct 2B. A traffic study undertaken by Maunsell Aecom for Greater Taree Council (6 January 2006) for Precinct 2B concluded Banyula Drive would carry a future peak loading of less than 200 vehicle per hour and annual daily traffic flows of 2500 vehicles.

5.8. FLOODING

The effects of flooding on the site were assessed in the LES. This assessment concluded the peak 100 year ARI flood in the vicinity of Oyster Arm is 2.3m AHD. Flood levels across the site were determined based upon catchment flows with a tailwater level set at 2.3m AHD. All land zoned 2(a) Residential lies above 2.3m AHD.