

ENVIRONMENTAL ASSESSMENT

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

Proposed 98 Lot Residential Subdivision Lot 7 DP 1069956 Banyula Drive Old Bar

Precinct 2A - Taree LGA

Prepared for

Riverside Oyster Reach Estate Pty Ltd



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Information sheet showing who prepared the report

ENVIRONMENTAL ASSESSMENT

This Environmental Assessment was prepared under the provisions of the Environmental Planning and Assessment Act 1979

Environmental Assessment prepared by:

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Part 3A Activity

Proponent Name: Riverside & Oyster Reach Estate Pty Ltd

Proponent Address: PO Box 272 OLD BAR NSW 2430

Land on which activity to be carried out: Lot 7 DP 1069956 Banyula Drive, Old Bar – City of Greater Taree

Project: Staged 98 Lot Residential Subdivision & Public Reserve

Environmental Assessment Declaration

I declare that I have prepared this Environmental Assessment to the best of my knowledge, and:

- It has been prepared in accordance with the relevant provisions of the Environmental Planning and Assessment Regulation 2000;
- The information which it contains is neither false nor misleading information.

Signature

A handwritten signature in black ink, appearing to read 'R Bennett', with a stylized flourish at the end.

Name: Richard Bennett

Date: December 2007

CHECKLIST OF DIRECTOR GENERALS REQUIREMENTS

The following key environmental issues were considered through the engagement of specialist consultants.

- Archaeological Assessment - *Purfleet-Taree Local Aboriginal Land Council*.
- Flora and Fauna - *Orogen Pty Ltd*.
- Infrastructure provision - *McGlashen & Crisp*.
- Stormwater Management Plan - *McGlashen & Crisp and WBM*.
- Traffic Assessment - *Northern Transport Planning*.
- Bushfire hazard assessment - *Orogen Pty Ltd*.
- Landscape Management - *ID Landscape Management Pty Ltd*.

The following table summarises the issues raised in the Director-General's Environmental Assessment Requirements and where they have been addressed in this document and the associated set of maps.

KEY ISSUE	REPORT REFERENCE	CONSIDERATION
Flora & Fauna	2.4	Assessment of Threatened Species and impact on aquatic ecology and wildlife corridors.
Infrastructure Provision	2.5, 2.16	Assessment of availability of water, sewer and electrical services and required augmentation.
Subdivision Layout	2.12	Details of lot layout and future ownership of 6(a) and 7(a) zoned land
Water Cycle Management Flooding	2.6, 2.7	Detailed stormwater assessment prepared. The proposed development area lies above the 1% flood level.
Traffic, Vehicular Movement and Road Design	2.8, 2.12	Traffic assessment undertaken with consideration of impact upon Old Bar Road during peak periods. Subdivision layout provides a collector road with two points of access to Banyula Drive - future Boulevard Link Road.
Design & Visual Amenity	2.14, 2.13	The provisions of <i>Coastal Design Guidelines</i> have been duly considered in preparation of the road pattern. A landscape management plan accompanies the application.

Cultural Heritage	2.3	An assessment of aboriginal cultural heritage was undertaken during the LES process. No known sites are located within the area of land proposed for residential development.
Hazard Management & Mitigation	2.9, 2.10, 2.11	A Bushfire Assessment was prepared and the recommendations have been incorporated into the design.
Public Access and Community Services	2.15, 2.12, 2.13	<p>Pedestrian and cycleway linkages are provided to link with both the existing village and future development of Precinct 2B.</p> <p>Existing community facilities have capacity to meet expectant demand from an additional 98 families.</p>

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Appendix B - Flora and Fauna, *Orogen Pty Ltd*.

Appendix C - Infrastructure provision - *McGlashen & Crisp*

Appendix D - Stormwater Management Plan - *McGlashen & Crisp and WBM*.

Appendix E - Traffic Assessment - *Northern Transport Planning*.

Appendix F - Bushfire hazard assessment - *Orogen Pty Ltd*

Appendix G - Landscape management plan - *ID Landscape Management Pty Ltd*.

Appendix H - Potential for Site Contamination Checklist

Appendix I - Director Generals Requirements

EXECUTIVE SUMMARY

It is proposed to undertake a 98 lot residential subdivision on Lot 7 DP 1069956 Banyula Drive, Old Bar. The land has an area of approximately 31 hectares and is known as Precinct 2A. The site traverses a part of Oyster Creek, which is a SEPP 14 Wetland # 571. The Director- General of the Department of Planning issued Environmental Assessment Requirements for the proposal in March 2007. Specialist studies were prepared to ensure these requirements were fully explored and the resultant design satisfied the environmental safeguards as provided for in the Act.

Only 13.5 hectares of the site is zoned 2(a) Residential and has the potential to be subdivided into 140 allotments. This Project Application comprises 98 of these allotments. The balance of the site and the adjoining lands will be subject to latter applications when sewer infrastructure is available. The adjoining land parcel located to the west (Lot 110 - part of Precinct 2B) comprises about 6ha of elevated land with a development potential of 55 lots. A road layout concept extends over these lands which collectively will accommodate some 195 dwellings.

The balance of the site comprises land zoned 6(a) Public Open Space (5ha) and 7(c) Environmental Protection (14ha). These lands will be transferred to the Council as development proceeds.

The site adjoins an established urban area and the proposed development 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.

Access to the development will be off Banyula Drive. A traffic assessment concluded that the traffic generated by the development can be readily accommodated within the existing street system without a lowering in the level of service. The extent of the proposed development area for this application has been determined by available sewer infrastructure. The balance of the site will only become economic to develop when major sewer infrastructure associated with the development of Precinct 2B is constructed. The timing of these works are unknown.

The primary focus for design of the subdivision, as identified in the LES/LEP studies, has been the management of stormwater flows. A comprehensive stormwater management plan has been prepared for the expanded 195 lot development. While the area of the site proposed to be developed is generally clear of native vegetation, the development does have a potential to impact on wetland ecology. An assessment of flora & fauna addressed this issue and identified the need for a ring road separating urban development from public reserve lands. This road will also assist in ensuring compliance with bushfire requirements.

The proposed development is located some distance from the coastline and the Manning River and is not considered to be a sensitive location in terms of visual impact. Due to spatial relationships and vegetation, the resultant single/two storey development will not be visible from a waterway, beach or coastal headland.

Relevant agencies, including Taree City Council, have been consulted during the preparation of the subdivision design and environmental assessment. The proposed mitigation measures will ensure the environmental impact of the development on the receiving environment will be low.