

# 1. PROJECT OVERVIEW

## 1.1. Description

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)<sup>1</sup> 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 habitat. 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.

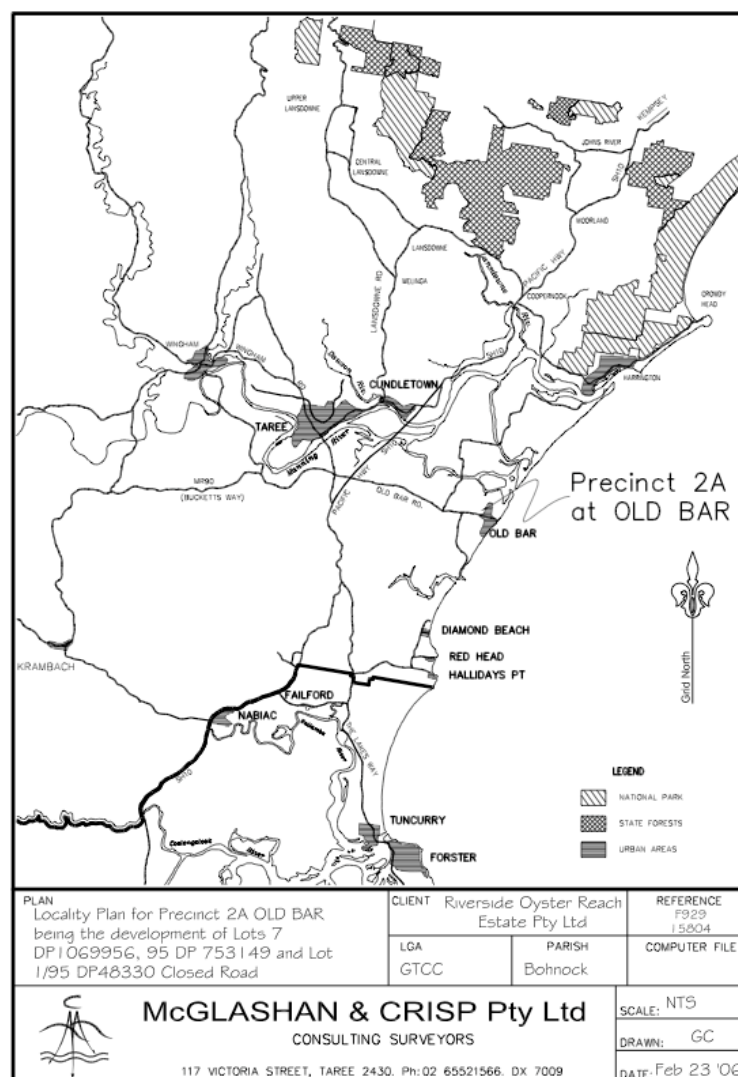


Figure 1 Location Plan

<sup>1</sup> LES - Old Bar Precinct 2A Terra Consulting - September 2003

The subject site (Lot 7 DP 1069956) comprises an area of 31.62 hectares. The site, known as Precinct 2A traverses a part of Oyster Creek, which is a SEPP 14 Wetland # 571.

Some 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.

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 forms 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.

A concept plan showing the location of roads and stormwater control devices is provided. The plan includes the parcel of land lying to the west of the subject site. This parcel of land is proposed to be zoned 2(a) residential as recommended in the adopted LES for Precinct 2B. In undertaking the various environmental studies for this application, this enlarged area was incorporated into these assessments and forms part of the material presented with this application. The collected sites are considered to comprise a definable neighbourhood planning precinct.

Access to the development will be off Banyula Drive. The development will be undertaken in a number of stages commencing from Banyula Drive and progressing in a northerly direction. It is anticipated the 98 allotments would be constructed and marketed over a five year period.



*Figure 2 Adjoining residential development - Corkwood Street*