

1.2 Project Justification

The site planning process included a site analysis that determined opportunities and constraints for development of the land as a residential estate. This analysis considered:

- Existing zoning;
- Results of the detailed ecological assessment of the site;
- Provision of public open space and protection of SEPP 14 Wetland;
- Placing development on land that is unconstrained from environmental impact;
- Connectivity to adjoining land - Precinct 2B
- Best management stormwater and water quality control;
- Services capability and location on the site;
- Existing road access.

The resultant subdivision is consistent with the finding of the Local Environmental Study and is supportive of the provisions of SEPP 71. The development is confined to the residentially zoned land and provides protection to sensitive coastal environments.

2. SITE ANALYSIS

2.1. Overview

The subject site being Lot 7 DP 1069956 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 nearest parts of the site are located 1300 metres from the Pacific Ocean and 2000 metres from the Manning River South Channel.

The site slopes gently from south to north towards Oyster Creek, and slightly more steeply towards the east. Average slope to the north is approximately 1.3° , while to the east is approximately 0.6° . To the east the site drains towards Banyula Creek, which drains some of the existing urban area of Old Bar and flows through the site, eventually draining to the SEPP 14 Wetland No. 571 and Oyster Arm. Elevation over the site ranges from 16m AHD at the southern end to <1m AHD, being the areas of wetland and saltmarsh.

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 wetlands are constrained to the south by bedrock which underlie the more elevated areas of the site. The site has been used for cattle grazing, dairying and agricultural activities for at least 100 years.



Figure 1 Location of site to Pacific Ocean and Manning River.

The site contains only limited areas of remnant native vegetation, confined to the lower (northern) portions of the property, where high water tables and Oyster Creek provide conditions conducive for salt marsh and mangrove communities. A variety of Eucalypt trees are scattered towards the southern end of the site adjacent to the cattle yards and sheds. The cattle yards and sheds are the only physical improvements on the property and these will be demolished.



Figure 2 Site looking south west from rear Garnet Cres.



Figure 3 SEPP 14 Wetland No. 571