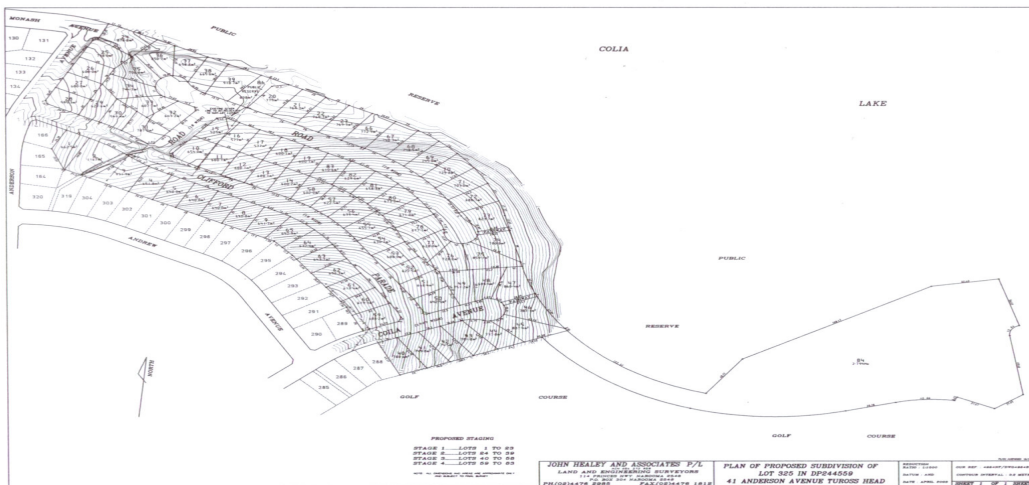


MAJOR PROJECT PRELIMINARY ASSESSMENT

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for Bay Urban Developments Pty Ltd

LOT 325 DP 244559 ANDERSON AVENUE, TUROSS HEAD



1.0 **Proposed Project**

Approval is sought for an urban infill residential subdivision comprising 83 conventional allotments, one residue lot, one (1) drainage reserve lot and associated road construction. It is proposed to be undertaken in 5 distinct stages consisting of:

- Stage 1a Lots 24 to 28 (North western end of Anderson Avenue)
- Stage 1b Lots 1 to 22 (Central portion of site)
- Stage 2 Lots 23 to 38 (Western portion of site)
- Stage 3 Lots 39 to 57 (Eastern portion of site)
- Stage 4 Lots 58 to 82 (Rear South eastern lots and front eastern lots)

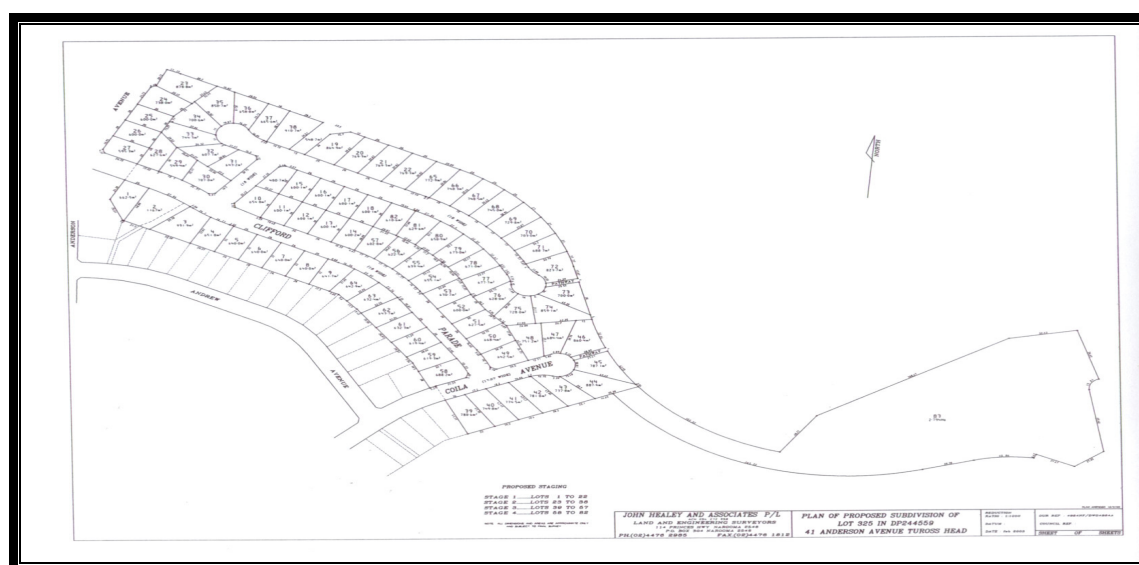


Figure 1 Subdivision Layout

The subdivision is a conventional low density allotment layout with allotments ranging in size from 525m² to 1167m² with an average size of 686m².

The subdivision pattern is characterised by two proposed primary east west aligned roads that run parallel to Coila Lake shoreline and reinforce the existing established street pattern in the locality. The subject site is well serviced with road connectivity. The primary access to the subject site is via Anderson Avenue which intersects with the primary collector road into Tuross Head, being Hector McWilliam Drive. The subdivision also obtains access from Coila Avenue and thirdly to the west via Monash Avenue. Proposed residue lot 84 has access to Monash Avenue and Chauvel Crescent. Anderson Avenue is a 20 metre wide road reserve and Coila Avenue is a 17 metre wide road reserve.

The predominant orientation of the allotments within the subdivision is north east to south west. However the eastern and western edges of the subdivision are characterised by east west orientated allotments. The subdivision pattern enables northern aspect for the majority of the allotments and maximises solar access penetration.

The proposed subdivision incorporates water sensitive urban design measures recommended by Storm Consulting comprising swale drains on one side of each road to ensure phosphates, nitrates and sediments are appropriately contained and diverted towards Council's stormwater drainage system without adversely impacting Coila Lake. The proposal also incorporates the provision of gross pollutant traps, bioretention trenches, rainwater tanks to detain and retain runoff reuse.

The subdivision pattern has been generated in order to:

- Create a subdivision layout that maximises amenity for future residents with convenient access to open space;
- Minimise environmental impacts upon the Coila Lake Estuary system;
- Ensure provision of sensitive water quality measures to protect the Coila Lake Estuary system;
- Establish an interface with the adjoining northern public reserve and provide for public connectivity to Coila Lake;
- Create a subdivision layout that maximises solar access penetration to future dwellings;
- Create a road network that reinforces the existing established street pattern;
- Limit the subdivision's visual impacts upon Coila Lake and public places;
- Minimise amenity impacts upon existing established adjoining and adjacent residential properties

2.0 Site Details

2.1 Location

The subject land constitutes an urban infill subdivision that is located within the present town boundaries of Tuross Head at the lower northern base of a ridge line that divides Coila Lake from the Tuross River. The site is located within the 1 kilometre coastal zone and comprises "sensitive coastal land".

More specifically it is located at the northern termination of Anderson Avenue and Coila Avenue. It also has access to Monash Avenue from both the west and east. It has frontage to an existing unimproved natural foreshore reserve that fronts the southern bank of Coila Lake and is located on the lower north western side of the Tuross Head Country Club Golf course.

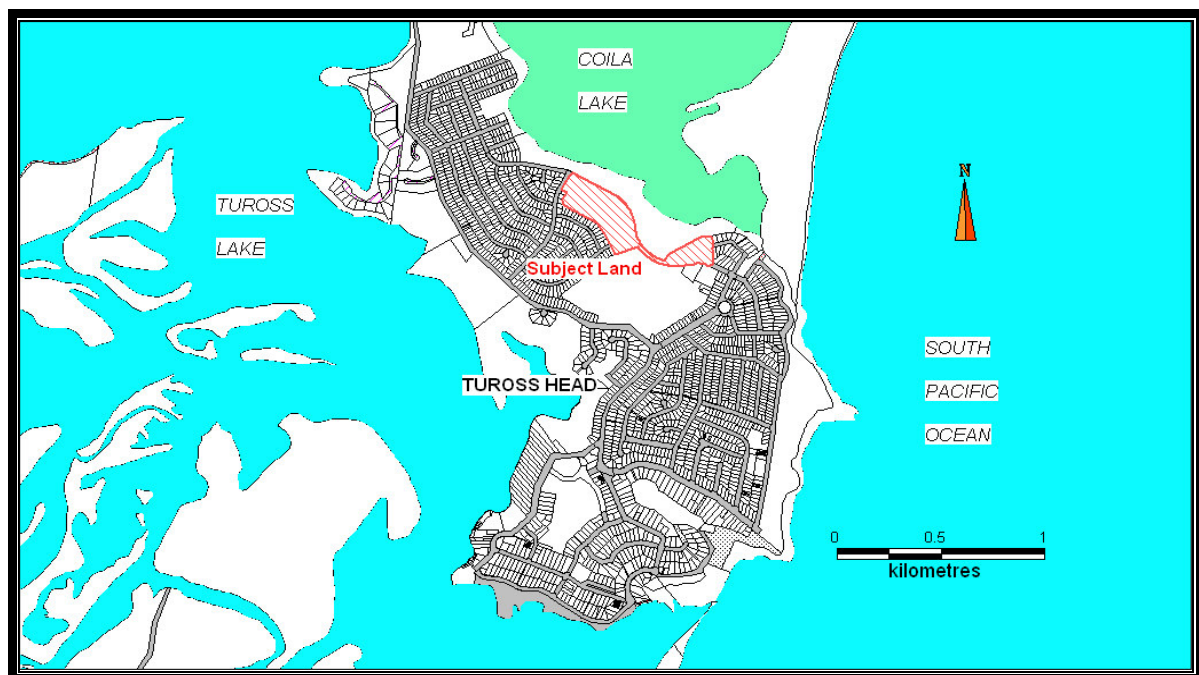


Figure 2 Tuross Head Township

2.2 Site Description

The property's current legal description is Lot 325 DP 244559.

The subject site is a large vacant irregular shaped parcel of land with a total area of 10.19 hectares. Approximately 7.4 hectares of the site is proposed to be developed with conventional residential allotments, whereas the remaining 2.79 hectares forms part of a proposed residue lot (Lot 84).

The site has a gradual fall of approximately 0-5 degrees towards Coila Lake. The highest point of the site is the south eastern corner with an elevation of 16m AHD (Lots 59 to 61) where the extension of Coila Avenue is proposed. The lowest point is the north western frontage of the site to the adjoining northern foreshore reserve with an elevation of approximately 2 metres AHD.



Photo 1 View facing east across site from Anderson Avenue

2.3 Site Context

The surrounding land use in the area is mixed. The subject site fronts onto an existing foreshore reserve that fronts the southern bank of Coila Lake and constitutes a saline wetland. To the west and east of the site is established low density residential housing, whilst to the south east is the Tuross Head Country Club Golf Course. The site is located approximately 400 metres west of the Tuross Head Country Club House.

3.0 Relevant Planning Instruments

3.1 Eurobodalla Urban Local Environmental Plan 1999

The proposed subdivision is permissible under Clause 64 of Eurobodalla Urban Local Environmental Plan 1999 with consent.

The subject land has three (3) different land use zonings applying to it under the provisions of Eurobodalla Urban Local Environmental Plan 1999. The vast bulk of the site is zoned 2g Residential-General however the far north western portion of the site with frontage to Anderson Avenue is zoned 3a Business. The far eastern portion of the subject land where residue lot 84 is proposed is zoned part 6a1 Public Open Space and part 2g Residential-General. The unconstructed and 1970 designed paper road extension of Monash Avenue across the front northern portion of the site is unzoned under Urban LEP1999.

In respect to the current part 3a Business zoning of the site, it is proposed to submit a concurrent rezoning LEP Amendment to Eurobodalla Shire Council to rezone that portion of the site to 2g Residential-General in accordance with the provisions of the Master Plan.

The 6a1 Public Open Space zone applies to the western portion of proposed residue lot 84 which no development is proposed of under the Master Plan.

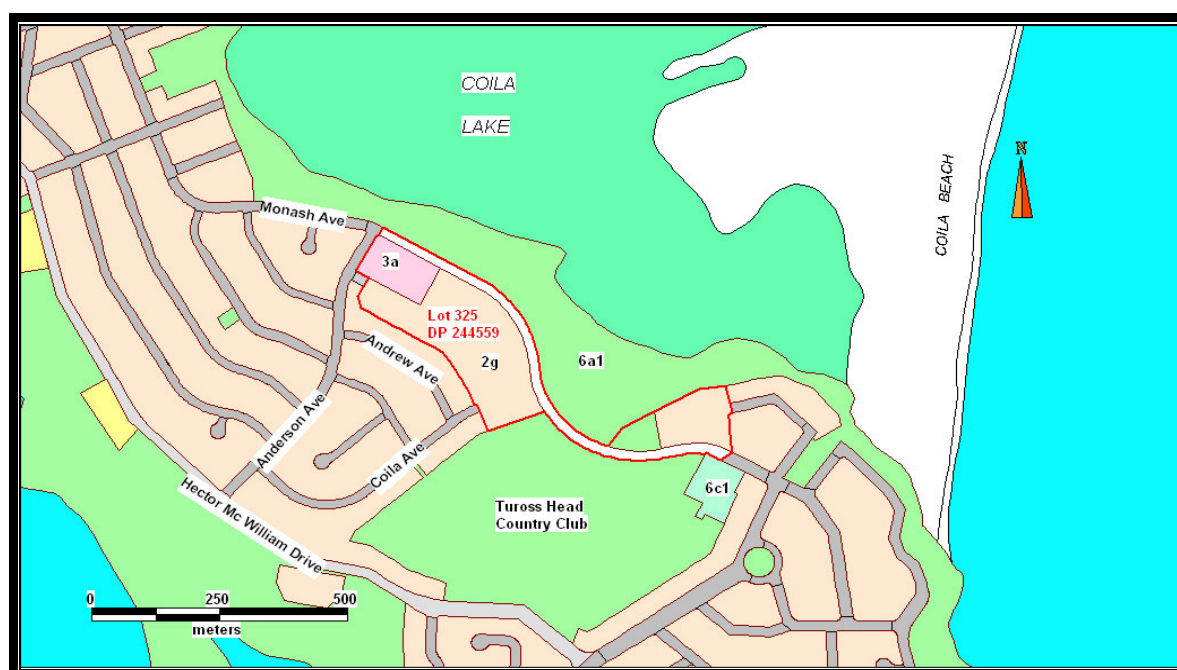


Figure 3 Eurobodalla Urban Local Environmental Plan 1999 zoning map

The proposed subdivision constitutes a low density residential subdivision that is clearly consistent with objective (a) (i) of Eurobodalla Urban LEP 1999.

The subdivision is also in keeping with the existing established low density (single freestanding dwellings) character of residential development located at the southern rear and also western side of the site.

Strict built form controls will be implemented to ensure that the future built environment is sensitive to existing residential development and the surrounding natural environment.

3.2 Draft Eurobodalla Urban Settlement Strategy

Eurobodalla Shire Council is presently publicly exhibiting its Draft Urban Settlement Strategy with the primary aim of achieving a sustainable urban settlement pattern. Under the Draft Urban Settlement Strategy the subject land is identified with two different landuse classifications. The eastern 2/3rds of the site is identified as a low density "Coastal Village urban area" and the western 3rd of the site is identified as "Existing location or possible future location for local shops".

The subdivision layout seeks approval to use the entire site for residential purposes and has no commercial land allocation. A detailed Town Planning submission will be prepared to Eurobodalla Shire Council during the public exhibition period of the draft settlement strategy providing justification as to the residential suitability of the entire site. Additionally the submission will provide planning rationale why the existing shopping centre located in Evans Street should be reinforced as the primary commercial centre to service the needs of Tuross Head residents rather than a split commercial arrangement that could reduce the economic viability of the areas commercial needs.

3.3 Residential Design Code

The proposed subdivision is subject to assessment under the Residential Design Code, which stipulates development guidelines for Residential Subdivisions. In particular the DCP requires a minimum allotment size of 450m².

It is noteworthy that the proposed allotment sizes in the subdivision vary from 525m² to 1167m² with an average area of 686m² and comply with the minimum permitted allotment size of 450m².

The subdivision is also consistent with the objectives and subdivision design principles applying to the property under the Residential Design Code. It is considered that the proposed allotment sizes, depths and configurations are consistent with the physical characteristics and capability of the site.

3.4 State Environmental Planning Policy No.14-Coastal Wetlands

The subject site directly adjoins SEPP 14 Wetland No.24-Coastal Swamp Oak on the adjoining northern foreshore reserve.

The bulk of SEPP 14 Wetland No.24 fronts the eastern portion of the subject land and the Tuross Country Club Golf Course. At the closest point, the proposed subdivision is located approximately 40 metres from the nominated wetland however the setback is variable to a maximum setback of approximately 70 metres. Subject to implementation of sensitive urban water quality measures as recommended by Storm Consulting and recommendations of the Flora and Fauna Report prepared by PMA Consulting, no adverse impacts upon the nearby SEPP 14 wetlands are foreseen.

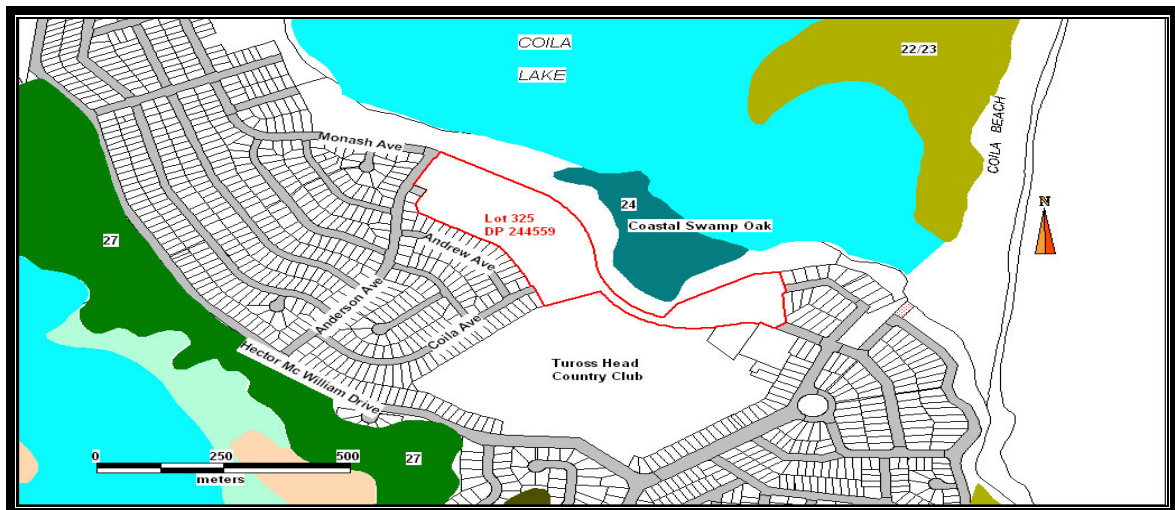


Figure 4 SEPP 14 Coastal Wetlands

4.0 Key Issues

4.1 Zoning

The far north western portion of the site with frontage to Anderson Avenue is zoned 3a Business under Eurobodalla Urban Local Environmental Plan 1999. It is proposed to submit a concurrent rezoning LEP Amendment to Eurobodalla Shire Council to rezone the 3a Business portion of the site to 2g Residential-General.

4.2 SEPP 71 Sensitive Coastal Land

The site is located within the 1 kilometre “coastal zone” as defined under Section 4A of the Coastal Protection Act 1979 and also constitutes “sensitive coastal land” as defined under the provisions of State Environmental Planning Policy No.71-Coastal Protection.

4.3 Drainage Depression

The western portion of the site is traversed by an existing drainage channel tail out that falls towards the adjoining foreshore reserve and ultimately Coila Lake. The drainage depression has been created as a result of flows from the directly adjoining upstream urbanised catchment.

The subdivision proposes the piping of a 160m length section of the open depression that currently runs from the north western portion of the site behind, Andrew Avenue. The depression extends from a 1200mm diameter pipe outlet across the site a distance of approximately 350 metres to Coila Lake.

The former Department of Infrastructure Planning and Natural Resources advised in writing via letter dated 12 May 2004 that the depression did not constitute a “creek” as defined under the Rivers and Foreshores Improvement Act and accordingly the development is not integrated. A copy of the correspondence is attached for the Department’s advice.



Photo 2 View of existing drainage depression facing west across the site

4.4 Flooding

The lower north western frontage of the site to the adjoining foreshore reserve is proposed to be filled above the 1% AEP level to 3.0 metres AHD. The minimum required habitable floor level is RL3.3m and accordingly the front north western lots bordering the foreshore reserve require an additional 1.0 to 1.2 metres of fill to reduce the difference in height between the ground surface and habitable floor level.

Eurobodalla Shire Council has undertaken studies to determine the extent of ocean inundation around Coila Lake and particularly estimate 1% flood levels. As a consequence of the flood analysis, Eurobodalla Shire Council has adopted a conservatively high open coast setup level of 2.8m AHD. Given requirement for an additional 0.5m freeboard the studies have established a habitable floor level of RL 3.3m for properties surrounding Coila Lake.

4.5 Scenic Amenity

The site has a high level of visual significance given its close proximity to Coila Lake. The site also has a high level of visual significance viewed from the elevated Tuross Country Club and the directly adjoining northern foreshore reserve. Accordingly the future built environment needs to be sympathetic to the scenic qualities of Coila Lake. The following design controls are recommended to minimise the subdivision's visual impacts.

- Establish a landscape buffer zone to the foreshore reserve;
- Low front fencing height of 1.2 metres to adjoining foreshore reserve with sensitive screen landscaping provision. (Refer appendix 9 for interface cross section prepared by Lush landscapes);
- Front row of subdivision to foreshore reserve to be restricted to single storey dwellings;
- Restrict roof pitch on front row of dwellings to 17.5 degrees

4.6 Foreshore Reserve Interface and linkages

The proposed subdivision directly fronts onto an existing natural foreshore reserve with frontage to Coila Lake. Eurobodalla Shire Council in conjunction with the Tuross Progress Association propose the continuation of the Tuross Boulevard cycleway/pedestrian link across the reserve to Monash Avenue west. Importantly the subdivision design provides a pedestrian linkage to the foreshore reserve and cycleway.

Screen landscaping buffer is proposed along the northern interface of the estate to the adjoining foreshore reserve so as to create a transitional interface effect and harmonise the future built and natural environments with the natural foreshore reserve.

4.7 Conservation of Water Quality and Use

Given the sensitivity of the site and close proximity to Coila Lake, Storm Consulting was commissioned to prepare a detailed stormwater master plan for the subdivision.

The proposed stormwater system design includes Water Sensitive Urban design (WSUD) principles incorporating gross pollutant traps and absorptive roadside swale drains to reduce flow peaks and to manage nutrients and suspended solids. Storm Consulting have developed a Stormwater Master Plan for the subdivision, including modelling using the *MUSIC* Software.

The development has been designed according to water sensitive urban design principles to ensure that runoff from the development site meets Council objectives for stormwater quality, ie 75%, 45% and 45% reductions, respectively for TSS, TP and TN. Additionally a Gross Pollutant Trap is recommended to offset the loss of water quality buffering associated with piping a section of drain that flows to the lake.

The Stormwater Master plan also incorporates estuary management recommendations from the Tuross and Coila Lake Estuary Management Plan. Key aspects of the plan are the minimisation of catchment (diffuse) and point source pollutant loads and the maintenance of existing water quality.

Appropriate soil and erosion controls will also be implemented at the construction stage in accordance with recommendations of the Soil and Water Management Plan prepared by Geoff Excell and Associates.

5.0 Consultation

Consultation has occurred with the Subdivisions Section of Eurobodalla Shire Council who raised no objection in principle to the proposal subject to the preparation of detailed constraint analysis reports which have subsequently been undertaken. Additionally the former Department of Infrastructure Planning and Natural Resources raised no objection in principle to the proposal following an on-site meeting and confirmed by letter dated 12 May 2004.

6.0 Conclusion

A detailed constraint analysis has been undertaken of the site involving the preparation of a bushfire assessment report by Geospatial Integrity, a Flora and Fauna Report by PMA Consulting, a Soil and Water Management Plan by Geoff Excell and Associates Pty Ltd. Importantly a detailed Stormwater Master Plan has been prepared by Storm Consulting to ensure the provision of sensitive water quality measures to ensure no adverse impacts upon the Coila Lake estuary. The Storm Consulting report also addresses the subdivision's consistency with the recommendations of the Tuross and Coila Lake Estuary Management Plan. Key recommendations of the estuary management plan have been incorporated into the proposal.

The subdivision has been prepared with consideration of the key principles of NSW Coastal Guidelines. In particular the subdivision pattern reinforces the existing established road hierarchy, enables convenient access and connection to nearby public open space, sensitively addresses the interface of the adjoining public foreshore reserve and provides for protection and interfacing of the natural edges the subdivision to the foreshore reserve and Coila Lake.

The proposed subdivision is permissible in the 2g Residential General zone under Eurobodalla Urban Local Environmental Plan 1999 which the bulk of the site is zoned and it is also consistent with the objectives of the zone. The proposal will necessitate a rezoning of the 3a Business portion of the site to 2g Residential. It is acknowledged that Eurobodalla Shire Council is currently publicly exhibiting its Draft Eurobodalla Urban Lands Settlement Strategy that identifies the bulk of the site for low density “coastal village” urban development and the western portion of the site as a “possible location for local shops”.

In view of the above, the proposal is considered appropriate and endorsement of it by the Minister is recommended.

