



#### **7.5.4 Environmental Constraints**

A significant proportion of the land is affected by the 1 in 100 year flood event, although land directly adjacent to Yellow Rock Road and the existing developed areas at Yellow Rock is above the flooding constraint. With the exception of flooding the land is free from any major environmental constraints.

#### **7.5.5 Visual Impact**

The development of the flood free portion of the land is unlikely to have a significant visual impact.

#### **7.5.6 Conclusion**

Whilst only a relatively small portion of land (2ha) exists above the flooding constraint, it lies adjacent to the existing developed area at Yellow Rock and is considered to be suitable for residential development with the potential of 20 residential lots (based on 10 lots/ha). A Development Control Plan should be prepared prior to the release of any land for residential purposes.

### **7.6 South Urunga Investigation Area (Area 4)**

#### **7.6.1 Physical Description**

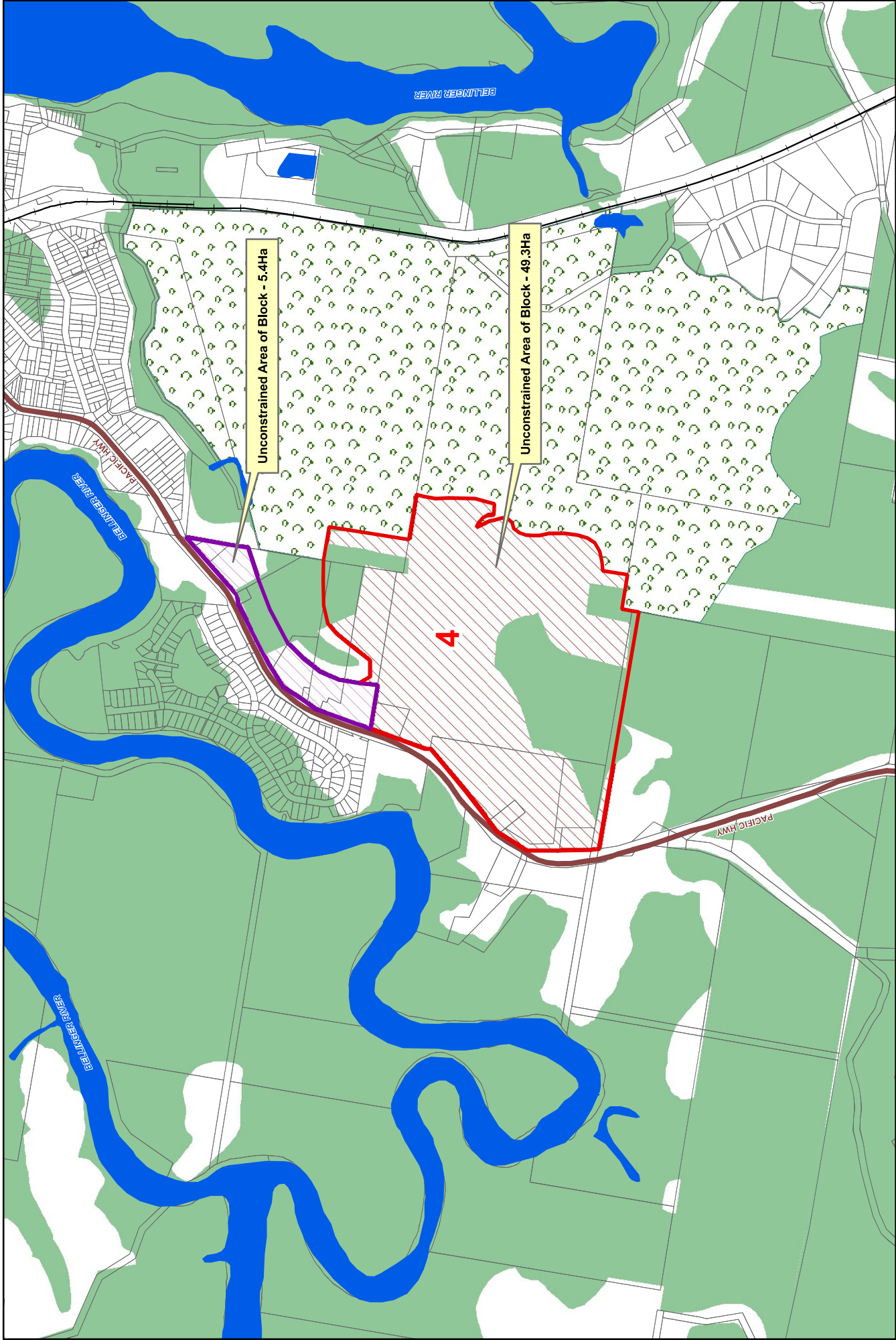
The South Urunga land is located on the southern outskirts of Urunga and occupies an area of land of approximately 49ha. The land is generally bound by Hillside Drive to the north, and the Pacific Highway to the west. The land is predominantly cleared however large areas of vegetation surround the land. The land is sensitively positioned in terms of two adjoining SEPP 14 wetland areas and the Urunga Lagoon. The significance of the Lagoon in terms of its ecosystem and recreational value has been acknowledged in the "Urunga Lagoon Management Guidelines, September 2003". Figure 7-5 illustrates the South Urunga Investigation Area and its location in relation to existing development.

#### **7.6.2 Existing Development**

There is a considerable amount of land currently zoned for residential development in the South Urunga area. Much of this land however is considered to be environmentally sensitive and is covered by the exclusion zone under Bellingen LEP 2003.

#### **7.6.3 Access**

Access to the land is via the Pacific Highway.



**Scale** 1:15 000

0 100 200

metres

Map projection: GDA2013, Australian Albers Equal Area projection  
 Grid: Map Grid of Australia, Zone 56

**CLIENTS**

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**PEOPLE**

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**LEGEND**

Major Water Body

Major Road/ Highway

Railway

Cadastral

Area of Potential Environmental Constraint

Proposed Residential Area

Area of Limited Potential for Residential Development

**Figure 7-5 South Urunga Investigation Area (Area 4)**



#### **7.6.4 Environmental Constraints**

The vegetation on and adjoining the land and associated bushfire hazard represents a constraint to residential development. A recent Ecological Assessment commissioned by Council revealed that a large portion of the adjoining land is significantly constrained in terms of habitat value and the presence of threatened flora and fauna species. The high quality habitat forms a corridor linking the wetlands to the north of the land with State Forest to the south of Hungry Head Road. Additional declarations of Endangered Ecological Communities have further influenced the suitability of the adjoining land for residential purposes.

#### **7.6.5 Visual Impact**

Any future development of the most western portion of the land will be visible from the existing Pacific Highway. Given that the land slopes towards the east away from the highway and is surrounded by vegetation, it is unlikely to result in a significant visual impact.

#### **7.6.6 Conclusion**

Those cleared portions of the land adjacent to the Pacific Highway are considered to be most suitable for residential development. Other vegetated areas to the east may be suitable for some development depending upon the presence of threatened flora and fauna species and EECs. The land is expected to yield up to 250 potential lots. The development potential of land located between the existing urban area and the main investigation area may be constrained by the requirement for bushfire buffers and acoustic setbacks. Council has repealed the previous Development Control Plan that applied to South Urunga in recognition of its incompatibility with current environmental legislation and it is considered that Council should also seek to rezone areas of land with high conservation value from 1(d) Investigation and 2(b) Village to 7(s) Special Emphasis Zone. It is recommended that Lot 1 DP 1078804 should be included within Schedule 6, Clause 12 permitting the subdivision of the subject land into 2 with the erection of a dwelling house being permissible on the resulting allotment.

### **7.7 Dorriggo Investigation Area (Area 5)**

#### **7.7.1 Physical Description**

The land is located to the east of the existing urban area of Dorriggo and is bound by Old Coramba Road, Bangalow Street and Kurrajong Street. The land is predominantly undulating but has moderate to steep slopes in parts. Figure 7-6 illustrates the Dorriggo Investigation Area and its location in relation to existing development, whilst Figure 7-7 illustrates the Dorriggo Investigation Area.