

SUPPLEMENTARY INFORMATION FOR PROJECT APPLICATION

APPLICANT: Allen, Price & Associates

CLIENT: Malbec Properties Pty Limited

SITE: Lot 171 DP 1081810 Highview Drive, Dolphin Point

DATE: 14 December 2005 **APA REF:** 24163 SGD

This report supplements our earlier report dated 15 September 2005 and addresses those matters outlined in Department of Planning correspondence dated 22 November 2005.

KEY ISSUES

(a) Consultation

In consideration of the proposal, consultation was had with the Roads and Traffic Authority, Department of Environment Conservation, Department of Planning, Department of Natural Resources, and Shoalhaven Council. Unsuccessful attempts were made to consult with the Rural Fire Service.

No community group exists to serve the Dolphin Point locality.

Stemming from this consultation, the following key issues have emerged:-

- any subdivision of the scale proposed would require preparation of a Traffic Impact Statement to comply with SEPP 11 – Traffic Generating Development. Intersection modelling using the “SIDRA” programme required to analyse impact of the development on the Princes Highway for the AM and PM peaks, including a 10 year projection for traffic growth.
- an assessment would need to be made having regard to threatened flora and fauna to be submitted with an application.
- with respect to aboriginal archaeology, it is necessary to consult the “*Aboriginal Cultural Heritage: Standards and Guidelines Kit*”.
- Consideration of the management of natural water courses and drainage, and maintain the integrity of the vegetation along drainage channels,
- the proposal should be designed to integrate with adjoining sites in relation to wildlife corridors, public reserves and the like.

(b) Proponent’s Assessment

Based on our experience in undertaking subdivisions in the City of Shoalhaven area, the following key issues will require consideration in the assessment of this proposal:-

- i. Threatened species,

The site is forested with native vegetation, much of which will require removal to accommodate residential development and asset protection. This will require the preparation of a specialist ecological study to assess the impacts of such works on flora and fauna, specifically those that are identified as being threatened.

- ii. Access and traffic,



The site is accessed via the Princes Highway at a newly constructed roundabout. Given the scale of the subdivision, it will be necessary to prepare a Traffic Impact Statement to comply with SEPP 11 – Traffic Generating Developments. This will have to consider the traffic impacts of the development within the site, existing village, and on the newly constructed roundabout which provides the intersection from the subject site and surrounds to the Princes Highway. It is intended to engage specialist traffic consultants to consider this issue.

iii. Bushfire,

The site is identified by Shoalhaven Council mapping as being bushfire prone. It will be necessary to consider the impact of bushfire on the proposal, identify relevant asset protection zones, perimeter roads, and ensure that these are appropriately located to avoid ecologically significant areas. Bushfire Consultants will be engaged to consider this issue and advise on appropriate mitigation.

iv. Aboriginal archaeology,

We are aware that land adjoining the subject site has been the subject of aboriginal archaeological investigations which have revealed the presence of aboriginal sites. Although the subject land is different to that adjoining, given that it comprises higher lands which are forested with native vegetation, it is appropriate to investigate this issue. Given the specific nature of this, it is intended to engage specialist archaeologists to undertake the necessary investigations.

v. Water quality,

Wetlands are located in the north-western corner of the site, which drain into Lake Burrill east of the Princes Highway, which ultimately leads to the ocean. In addition, a natural watercourse/drainage line is located in the south-western portion of the property. As a result, it will be necessary to consider the impacts of the development on the hydrology, relevance of drainage detention, and the integrity of the natural drainage channels in order that water quality is maintained.

In addition, as the construction will involve significant site disturbance, the control of stormwater, soil erosion and sediment control will be essential to maintain water quality.

vi. Character,

The site adjoins the existing coastal village of Dolphin Point and it will be necessary to ensure that any new subdivision results in residential development that maintains the existing and desired future character.

vii. Open space,

As the subdivision is a reasonable scale, it will be necessary to consider the provision of passive open space within the subdivision. Such will need to consider the ecological constraints/opportunities the site presents, and how it is integrate with passive open space provided on adjoining lands.

viii. Infrastructure provision.

As with any subdivision, the provision of all essential infrastructure will require consideration.

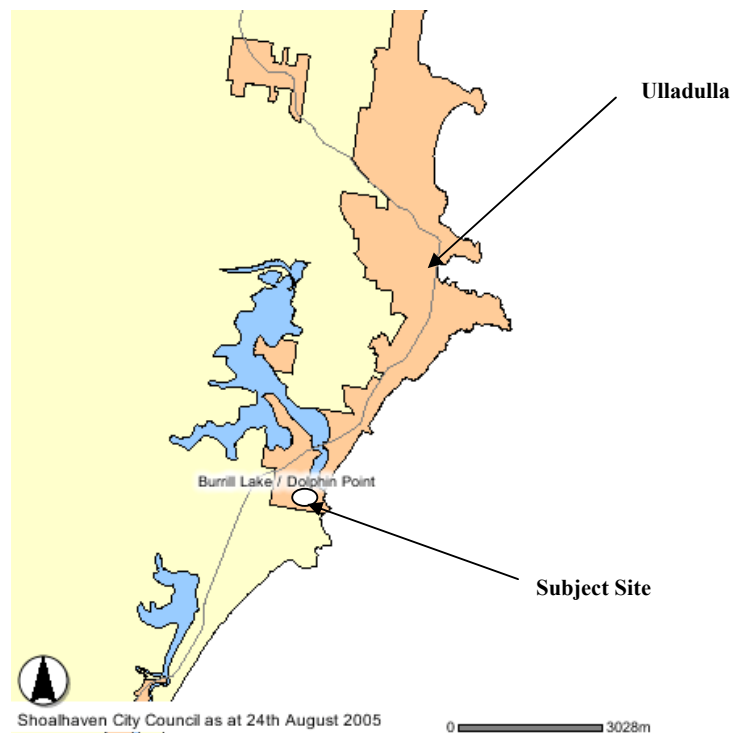
PRELIMINARY ASSESSMENT



- (a) The application is for the subdivision of the site into approximately 170 residential allotments. At this stage, preliminary plans have not been prepared as all relevant environmental constraints have not been identified. This will have a significant bearing on what is ultimately proposed as the environmental constraints will determine those areas of the site that are suitable for development and those which may need to be preserved, or are otherwise constrained.

Despite this, it is expected that the resulting subdivision will have the following general characteristics:-

- Residential lots with areas ranging from 500 m² to 750 m²,
 - Provision of a perimeter road along the southern boundary of the site, providing asset protection for bushfire mitigation purposes, as well as minimising edge impacts on the adjoining National Park,
 - Reserve for passive open space purposes along natural drainage lines,
 - Road hierarchy based around a collector road through the middle of the site linking with the existing village and the adjoining undeveloped site to the west, and
 - General compliance with Shoalhaven Council's Planning Policy No 1.
- (b) The site is located at Dolphin Point, a coastal village located approximately 6 km south of Ulladulla on the south coast of NSW, within the City of Shoalhaven. The site is located east of the Princes Highway, some 200 metres from the Pacific Ocean.



According to the 2001 Census, Dolphin Point has a population of 207 persons and has experienced a compound growth rate in the order of 1.7% over the past six years. Dolphin Point immediately adjoins Burrill Lake to the west, and Kings Point to the north to form a local community of some 1,900 persons.



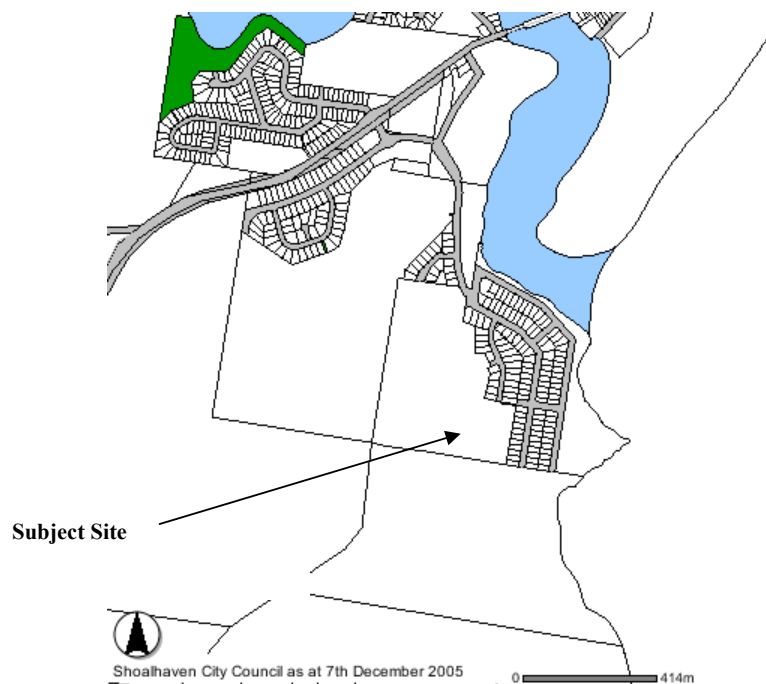
Ulladulla is the main town servicing the southern Shoalhaven, and together with immediately surrounding urban areas has a population in the vicinity of 10,000 according to the 2001 Census.

Existing development at Dolphin Point consists of predominantly single housing and a caravan park. Although principally single housing predominates, a variety of forms are present, from modest weekender type accommodation with simple design constructed in lightweight materials, through to more substantial two storey dwellings, particularly where sited close to the actual coast, where water views are obtainable.

The site is the subject of a recent successful land claim by the Ulladulla Aboriginal Land Council. Prior to this, the site was vacant Crown Land.

The site has an area of some 16.39 hectares, and is irregular in shape. The site adjoins:-

- undeveloped private land to the west that is also zoned for residential purposes. It is understood that this land will be developed in the near future,
- to the north and east are small residential style allotments within the bounds of the existing Dolphin Point village, and
- National Park to the south.



The site adjoins a number of made public roads and unmade road reserves within Dolphin Point.

- (c) The subdivision is likely to be affected by the following environmental planning instruments, Development Control Plans and Policies.

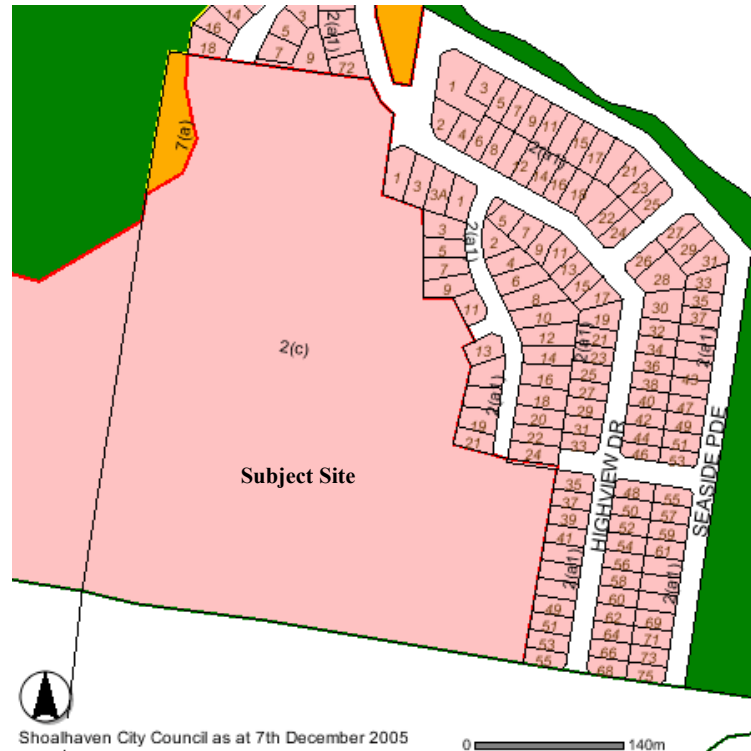
Local

- **Environmental Planning Instruments**

The site is zoned part Residential 2(c) and Part Environment Protection Ecology 7(a) under the provisions of Shoalhaven Local Environmental Plan 1985. As can be seen on the following



zoning plan, a small portion of the site in the north-western corner of the site is zoned 7(a), with the remainder of the site having a 2(c) zone.



The 7(a) land is unlikely to be subdivided, instead forming part of open space to be provided on the site. The Residential 2(c) zone is a flexible zone that allows a variety of housing types, including traditional detached dwellings, along with higher density residential development such as villas and townhouses. Subdivision of the site is permissible with consent pursuant to Clause 10 of SLEP.

Shoalhaven LEP has no special standards/requirements applying to the subdivision of land zoned for residential purposes. Shoalhaven LEP includes a number of 'Environmental Clauses' that require consideration of additional matters, contingent on site characteristics and other locational criteria. These may have some application to the consideration of a subdivision application and will be investigated upon more detailed assessment of site constraints.

The land is identified by Council mapping as being bushfire prone and consequently, Clause 28 of SLEP applies.

- **Development Control Plan**

There are no place based DCPs applying to the site.

The site is affected by Shoalhaven Council's generic Subdivision Code – DCP 100 which provides the requirements for subdivision, such as minimum lot size, road widths and the like.

- **Policies**



The site is affected by the provisions of Shoalhaven Planning Policy No 1 (SPP 1) which aims to guide subdivision on certain 2(c) lands in the southern portion of the Council, and includes the subject site. In relation to this property, SPP 1 details the location of 'in principle' collector and perimeter roads, open space and drainage reserves, along with natural drainage lines.

Regional

The site is within the area affected by the provisions of Illawarra Regional Environmental Plan No 1.

State

The subdivision of the site at the scale anticipated is likely to invoke the requirements of State Environmental Planning Policy 11 – Traffic Generating Developments. This will require the preparation of a Traffic Impact Statement.

The provisions of State Environmental Planning Policy 44 – Koala Habitat may have application dependent on the ecological investigations that are undertaken.

The site is within the area affected by the provisions of State Environmental Planning Policy 71.

The proposal is also likely to be affected by the Major Proposals State Environmental Planning Policy as outlined above.

(d) Preliminary consultations were had with the following agencies:-

- Roads and Traffic Authority – Mr Chris Millet – Wollongong Office

Any subdivision of the scale proposed would require preparation of a Traffic Impact Statement to comply with SEPP 11 – Traffic Generating Development. Intersection modelling using the "SIDRA" programme required to analyse impact of the development on the Princes Highway for the AM and PM peaks, including a 10 year projection for traffic growth.

- Department of Environment & Conservation – Mr Luke Bond and Mr Phil Boot – Queanbeyan Office

The Department were contacted in relation to two matters; flora and fauna impacts (Luke Bond), and aboriginal archaeology (Phil Boot).

In relation to Flora and Fauna issues, it was indicated that an assessment would need to be submitted with the application.

With respect to aboriginal archaeology, advice was given to consult the "*Aboriginal Cultural Heritage: Standards and Guidelines Kit*".

- Department of Natural Resources – Mr David Zerafa – Nowra Regional Office

Issues raised as follows:-

- Consider the management of natural water courses and drainage,
- Threatened Species issues,
- APZ to avoid water course objectives,
- The residential zoning of the land is likely to exclude application of the Native Vegetation



Act.

- The proposal should be designed to integrate with adjoining sites in relation to wildlife corridors, public reserves and the like.
- Department of Planning

Meeting with Mr David Mutton and Ms Sri Soerono to obtain information relating to the process to be followed under the Major Projects SEPP.

- Rural Fire Service

Unsuccessful attempts were made to consult with the Rural Fire Service. Despite this, we are aware that the site is bushfire prone, and an assessment will be necessary to consider the provision of asset protection zones, perimeter roads and minimise the impact of these upon ecologically constrained areas.

- Shoalhaven City Council – Mr David Pym (Subdivisions Manager) and Mr Lee Carmichael (Senior Development Planner – Subdivisions)

The following issues were raised by Council staff:-

- Maintaining the integrity of vegetation along drainage channels through the site,
- The existing Dolphin Point Rd will be closed by Council and will no longer be available to access the village,
- Consideration to be given to the provision of a new roundabout where the proposed subdivision meets the existing village.
- Community Groups

According to the Shoalhaven City Council web site, no Principal Consultative Body exists for Dolphin Point and surrounds.

- (e) We are not aware of any current regional or local strategies that could affect the project.

ALLEN, PRICE & ASSOCIATES
S G Dixon
Town Planner
December 2005