

ENVIRONMENTAL ASSESSMENT

Concept Approval Application
MIXED USE DEVELOPMENT

DOLPHIN POINT

environmental assessment

PROPOSED STAGED DEVELOPMENT TO PERMIT MIXED USES AT DOLPHIN POINT COMPRISING RESIDENTIAL AND COMMERCIAL DEVELOPMENT

prepared with the assistance of Marchese + Partners Architects

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1.0 EXECUTIVE SUMMARY

This report provides an environmental assessment in respect of a concept plan for a large landholding within the Burrill Lake/Dolphin Point area. The concept plan will allow for the residential subdivision of land in a manner that provides for an appropriate form of development, a cohesive access network and conservation of the scenic and ecological values of the site. It will also provide opportunities for the appropriate development of the remaining land for future residential, commercial and recreational purposes.

The concept plan has allowed for an assessment of the issues and identification of important environmental constraints and opportunities that affect the site.

The concept plan is proposed in a total of 5 distinct areas. Stages 1, 2 and 3 involve residential development. The Stage 1 development has taken place and provides vehicular access to stages 2 and 3. It provides a contextual background to the other stages.

Subdivision layout alternatives have been developed for stages 2 and 3 following an assessment of the environmental constraints and opportunities. The site is suitable for the proposed subdivision. The layouts have been designed to achieve a sustainable community and environment adopting the principles of ecological sustainable development. The subdivision layouts would be consistent with the character of the locality and contribute to an attractive streetscape and landscape setting. The increased traffic flows on the surrounding roads will be acceptable and will not significantly affect the amenity of the area.

The subdivision layout has also provided adequate asset protection zones to mitigate any bushfire hazard.

The concept plan also demonstrates that the part of the site identified as stage 4 is appropriate in terms of the environmental constraints for some form of development. Development will be broadly consistent with the permitted uses as identified in the Shoalhaven Local Environmental Plan 1985 for the Business 3(g) zone.

The concept plan also includes an area for passive open space in stage 5. This area contains a wetland environment and a dam. The ecological significance of these features will be retained and conserved as part of the concept plan.

2.0 DEVELOPMENT PROPOSAL

The development concept is to provide for a mixed-use development comprising residential, commercial and recreational uses in the Burrill Lake / Dolphin Point locality. As part of the development concept it is