



MAJOR PROJECT APPLICATION

APPLICANT: Allen, Price & Associates
CLIENT: Malbec Properties Pty Limited
SITE: Lot 172 DP 755923 Berringer and Cunjurong Point Roads, Manyana
DATE: 22 December 2005 **APA REF:** 24256 SGD

IDENTIFYING KEY ISSUES

(a) Proponent's Consultation

In consideration of the proposal, consultation was had with the Department of Environment & Conservation, Department of Planning, Department of Natural Resources, the Rural Fire Service, the Roads and Traffic Authority and Shoalhaven Council.

No community group exists to serve the Manyana locality.

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

- an assessment would need to be made having regard to threatened flora and fauna to be submitted with an application,
- any subdivision would need to be accompanied by a detailed Bushfire Report, addressing the requirements of "*Planning for Bushfire Protection*",
- analysis must be undertaken of the intersection of Bendalong Road and the Princes Highway to determine its capacity and whether upgrading is required,
- with respect to aboriginal archaeology, it is necessary to investigate the potential for sites within the property and in so doing, consult the "*Aboriginal Cultural Heritage: Standards and Guidelines Kit*" and
- consideration being given to the cumulative impact of water quality in the downstream environment.

(b) Proponent's Assessment

Based on our experience with the subdivision of land within the Shoalhaven, the following key issues will require consideration in the assessment of the proposal:-

i. Threatened species,

The site contains 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,

Manyana is located approximately 12 km east of the Princes Highway, accessed solely via Bendalong Road. 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 intersection of Bendalong Road with the Princes Highway.

iii. Bushfire,

The site is identified by Shoalhaven Council mapping as being bushfire prone, including category 1 vegetation and buffer. It will be necessary to consider the impact of bushfire on the proposal, identify relevant asset protection zones, perimeter roads, ensure that these are appropriately located to avoid ecologically significant areas and apply principles of *Planning for Bushfire Protection*. Bushfire Consultants will be engaged to consider this issue and advise on appropriate mitigation.

iv. Water quality,

The site is traversed by a number of drainage channels, which join at the south of the site towards its middle. 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.

v. Character,

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

vi. 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 integrated with passive open space provided on adjoining lands. The site has been identified in Shoalhaven Council's Section 94 Contributions Plan as providing some 8,304m² of passive open space to cater for a potential 297 new lots within the whole benefit area.

vii. Infrastructure provision.

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

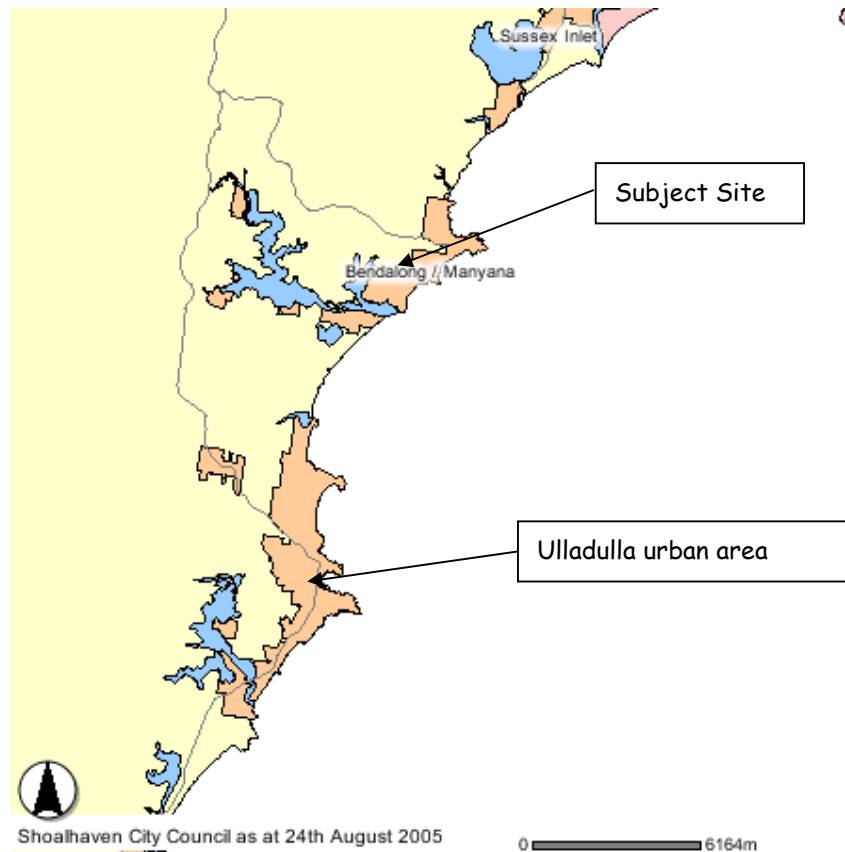


INFORMATION TO BE ADDRESSED

- a) The application is for the subdivision of the site into approximately 180 residential allotments. At this stage, preliminary plans have not been prepared as the relevant environmental constraints have not been identified. This will have a significant bearing on the form and location of allotments 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 characteristics:-

- Residential lots with areas ranging from 600 m² to 1100 m² where greater separation for APZ purposes is likely to be required,
 - Allotments fronting onto both Berringer and Cunjurong Point Roads in accordance with the established character,
 - Vehicular access onto both Cunjurong Point Road and Berringer Road at a location where satisfactory sight distances are ensured,
 - Appropriate Asset Protection Zones on the periphery of the site and adjacent to any retained areas of native vegetation,
 - Reserve for passive open space purposes along natural drainage lines, and
 - Stormwater detention within drainage depressions and near the lower portions of the site.
- b) The site is located at Manyana, a coastal village located approximately 11 km north of Ulladulla on the south coast of NSW, within the City of Shoalhaven. The property is located east of the Princes Highway approximately 12 km by road, and is some 500 metres from the Pacific Ocean.



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 persons, according to the 2001 Census.

Manyana combines with Cunjurong Point to the south to form a census district. According to the 2001 Census, Manyana/Cunjurong Point has a population of 488 persons and has experienced a compound growth rate in the order of 0.8% over the past six years. Existing development at Manyana consists of predominantly single detached housing. Although principally single housing predominates, a variety of forms are present, from modest weekender type accommodation with simple design and lightweight materials, through to more substantial two storey dwellings utilising a combination of materials including masonry and lighter weight materials traditionally used in coastal locations.

The site has an area of some 20 hectares, is generally regular in shape, is mostly forested, and is vacant except for a small clad cottage. The site adjoins:-

- Private land to the east and south which has been subdivided in the past and has been either developed with single houses or is vacant,
- Land opposite Cunjurong Point Road from the site appears vacant and is zoned mostly Village under the IDO, having been deferred from the 1985 LEP,



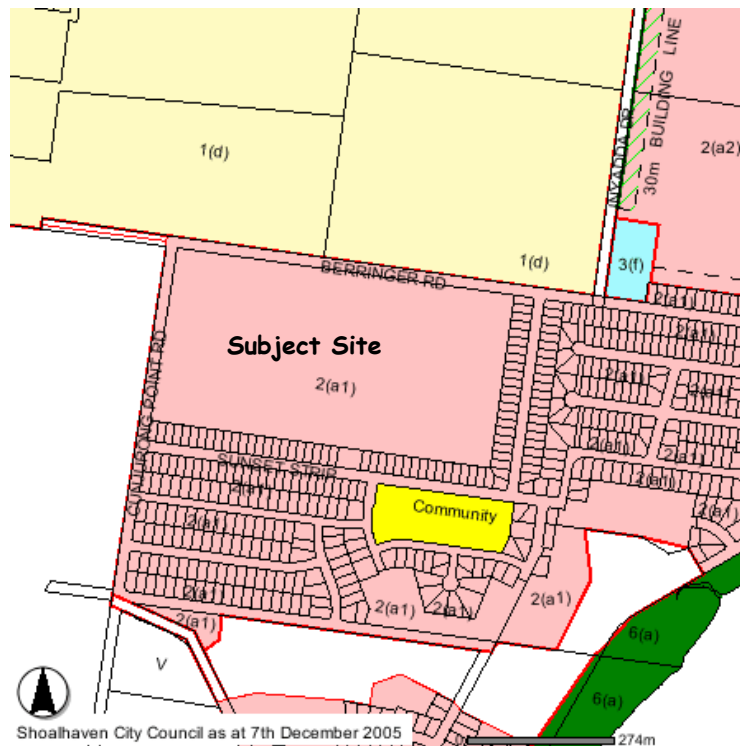
- Land opposite Berringer Road is zoned Rural 1(d) under Shoalhaven Local Environmental Plan 1985 and is undeveloped at this time,
- Land to the north east is undeveloped and zoned for a variety of commercial, residential and low density residential purposes under Shoalhaven Local Environmental Plan 1985. It is this site where a neighbourhood commercial centre is planned to service the locality.

(c) It is considered that the subdivision is likely to be affected by the following environmental planning instruments, development control plans and policies.

Local

- Shoalhaven Local Environmental Plan 1985

The site is zoned Residential 2(a1) under the provisions of Shoalhaven Local Environmental Plan 1985. Following is an extract from SLEP that shows the relevant zonings affecting the site and surrounding locality.



The objectives of the Residential 2(a1) zone “are to provide an environment primarily for detached housing and to ensure that the range of other development permitted in a residential area is compatible with the residential environment.” 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, including minimum allotment sizes or frontages etc, with these being controlled through DCP 100 – Council’s Subdivision Code.



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 implications to the consideration of a subdivision application, however this will depend on further site investigations which are yet to be undertaken.

The land is identified by Council mapping as being bushfire prone and consequently, Clause 28 of SLEP applies. In addition, a bushfire safety authority from the Rural Fire Service would be required to be issued in relation to the subdivision of the site.

- Development Control Plans

There are no place based development control plans applying to the site.

Any proposal for subdivision would be affected by Shoalhaven Council's Subdivision Code – DCP 100 which provides the requirements for subdivision, such as minimum lot size, road widths and the like.

In addition, the site is identified in Shoalhaven Council's Section 94 Contributions Plan which identifies the subject site as contributing some 8304m² of passive open space.

- Policies

We are not aware of any other policies applying to the site that could affect future subdivision.

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.

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

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

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



(d) At this stage, preliminary consultations have taken place with the following agencies and authorities:-

- Department of Environment & Conservation – Luke Bond and 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 proposal.

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

- Shoalhaven City Council – Lee Carmichael (Senior Development Planner – Subdivisions)

The following issues were raised by Council staff:-

- The site is bushfire prone and requires consideration of APZ,
- As the site is forested, consider the impact of subdivision on threatened species,
- Roads and Traffic Authority – Chris Millet – Wollongong

Indicated that intersection modelling using the “SIDRA” programme would be required to analyse the impact of the development on the intersection of Bendalong Road and the Princes Highway, considering whether upgrading is required, allowing for both existing and added development, and also considering impact at the time of subdivision and 10 year growth projection using relevant growth rates.

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

Issues raised as follows:-

- Development must address the cumulative impact on water quality on the downstream environment,
- The residential zoning of the land is likely to exclude application of the Native Vegetation Act.
- 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 – Danielle Simpson

Contact was made with Danielle Simpson of the Rural Fire Service, who indicated



that if the site is bushfire prone, a detailed assessment will be necessary to consider the requirements of Planning for Bushfire Protection.

- Community Groups

According to the Shoalhaven City Council web site, no Principal Consultative Body exists for the village of Manyana.

- (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