

93/1593 * Verons Estate DP 9897 Sussex Inlet File No 90/2440

This item was withdrawn and dealt with separately;

- + RECOMMENDED that -
- + (a) Council resolve to prepare a draft local environmental plan over lots 1 to 32 DP 9897, Verons Estate Sussex Inlet with the objective of allowing for erection of a dwelling on each allotment, the cost of the environmental study and draft plan being met by the individual landowners in accordance with Council's policy.
- + (b) Council adopt in principle the requirement that the servicing aspect of the environmental study provide for -
 - + (i) no extension of water reticulation to the area
 - + (ii) sealed access to all lots
- + (c) Council reiterate to the affected landowners that all costs involved with provision of an acceptable level of services to the area must be borne by the landowners.
- + At the Policy and Planning Committee Clr. Finkernagel declared his interest in this matter being that of a landowner and did not take part in discussion nor vote thereon.

RESOLVED on a Motion of Clr. Hilzinger, seconded Clr. Phelps that the Recommendation of the Policy and Planning Committee be adopted.

Clr. Finkernagel declared his interest in this matter being that of a landowner and did not take part in discussion nor vote thereon.

PLANNING SERVICES

5. * Verons Estate DP 9897 Sussex Inlet. File No 90/2440

During consideration of the Sussex Inlet Structure plan, Council resolved to continue discussions with the landowners in Verons Estate and draw up a draft Deed of Agreement for their consideration.

The Verons Estate is an area of 32 lots zoned Rural 1(a) and Environmental Protection 7(b) under the provisions of City of Shoalhaven LEP 1985 (see attachment). The estate lots are individually owned but are not individual 'existing parcels' for the purpose of the LEP and erection of a dwelling on the lots is not provided for in the LEP. Existing services are inadequate. The purpose of the Council resolution was to determine the ability/willingness of owners to pay so that Council would not be met with infrastructure costs if the land was rezoned. This situation is not uncommon with other situations within the City.

Council staff have carried out preliminary investigations into provision of services in the locality/road access, drainage and water supply. A questionnaire was distributed to the owners in November 1992 requesting advice as to the willingness of owners to contribute to the services (see attachment). Aldermen will note that the proposal involves three levels of road construction based on the traffic generation over a particular section of road.

Further correspondence was forwarded to owners who did not respond and the existing situation is summarised as follows:

- 32 owners were notified and 28 responses received.
- 25 owners stated they were prepared to pay \$9385.00 towards the cost of constructing access roads, several commenting that this would be provided the road was sealed.
- 8 owners stated they were prepared to pay \$11,080 towards the cost of providing a water service to their lot. (14 wished to have town water available).
- 23 owners will contribute \$100 for a consultant to undertake an environmental study.

In respect of the aspect of road access, there is concern by some owners that the standard of road has been reduced to a gravel surface where traffic movements are correspondingly reduced. Based on the comments of owners, it is reasonable to expect that a sealed access will be provided to all properties involved. This is an additional cost of approximately \$735 per lot.

Council has recently addressed several similar situations within the Jervis Bay area by resolution to prepare an environmental study and draft local environmental plan over the areas - Heritage Estates, Jerberra Estate and Nebraska Estate.

On the basis of the responses received by the current owners it is proposed that a similar course of action be undertaken. The environmental study will need to address specific issues relating to social, economic and physical environmental aspects, the detail of which will be subject to approval of the Director of Planning. The cost and method of payment for servicing must be addressed. Council's ability to borrow funds for infrastructure and then fix a special local rate is restricted because of the need for Ministerial approval.

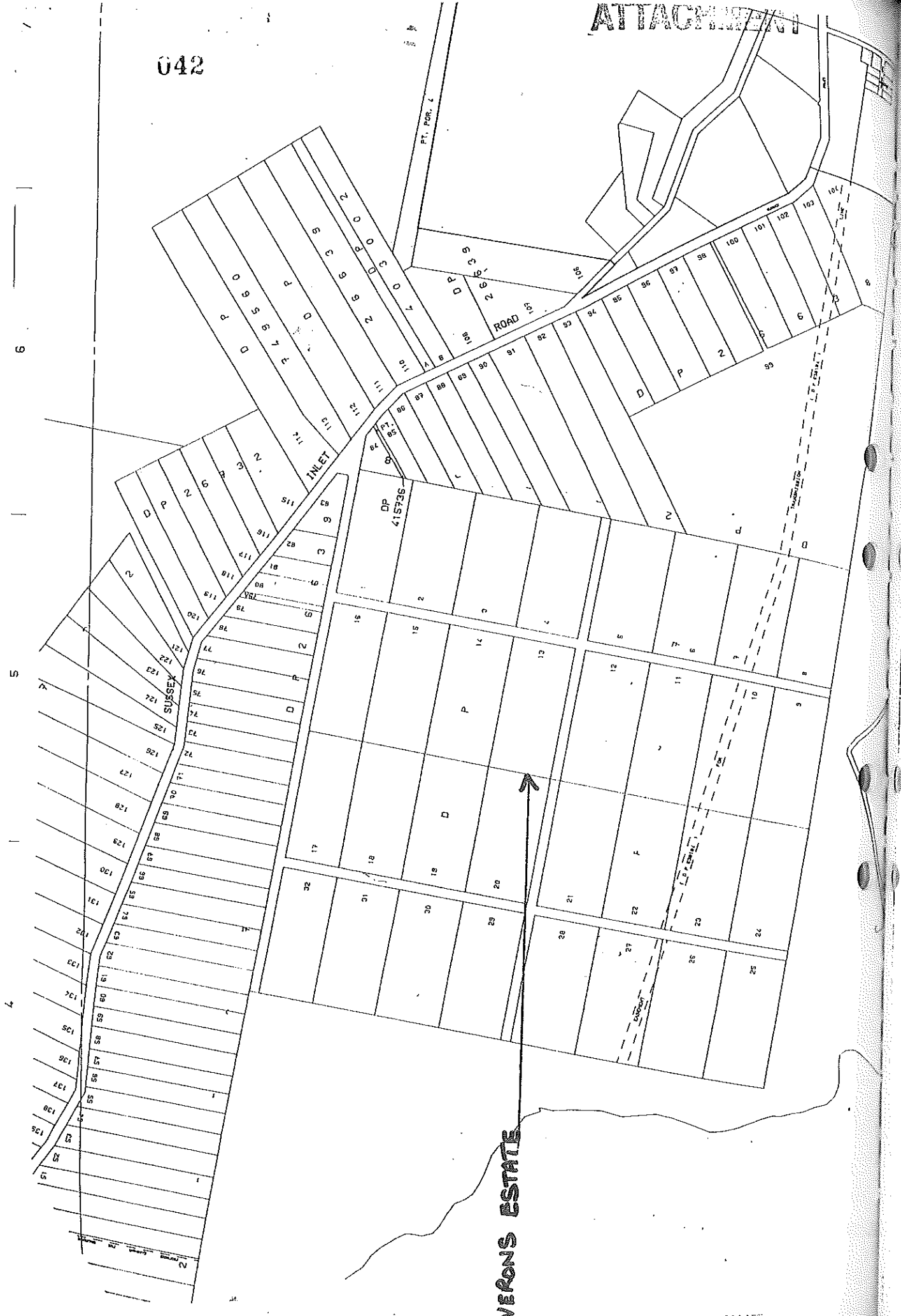
Report - General Manager/Town Clerk - Policy & Planning - 22 June 1993PLANNING SERVICES

Council's Policy and Planning Committee, at the meeting of 1 June 1993 received a report on the proposed Swanhaven Cudmirrah National Park. Part of Verons Estate was within the catchment of Swan Lake and although privately owned, was referenced as being for consideration for inclusion within the park. Details of effluent disposal and any possible effect on Swan Lake will be part of the Environmental Study process.

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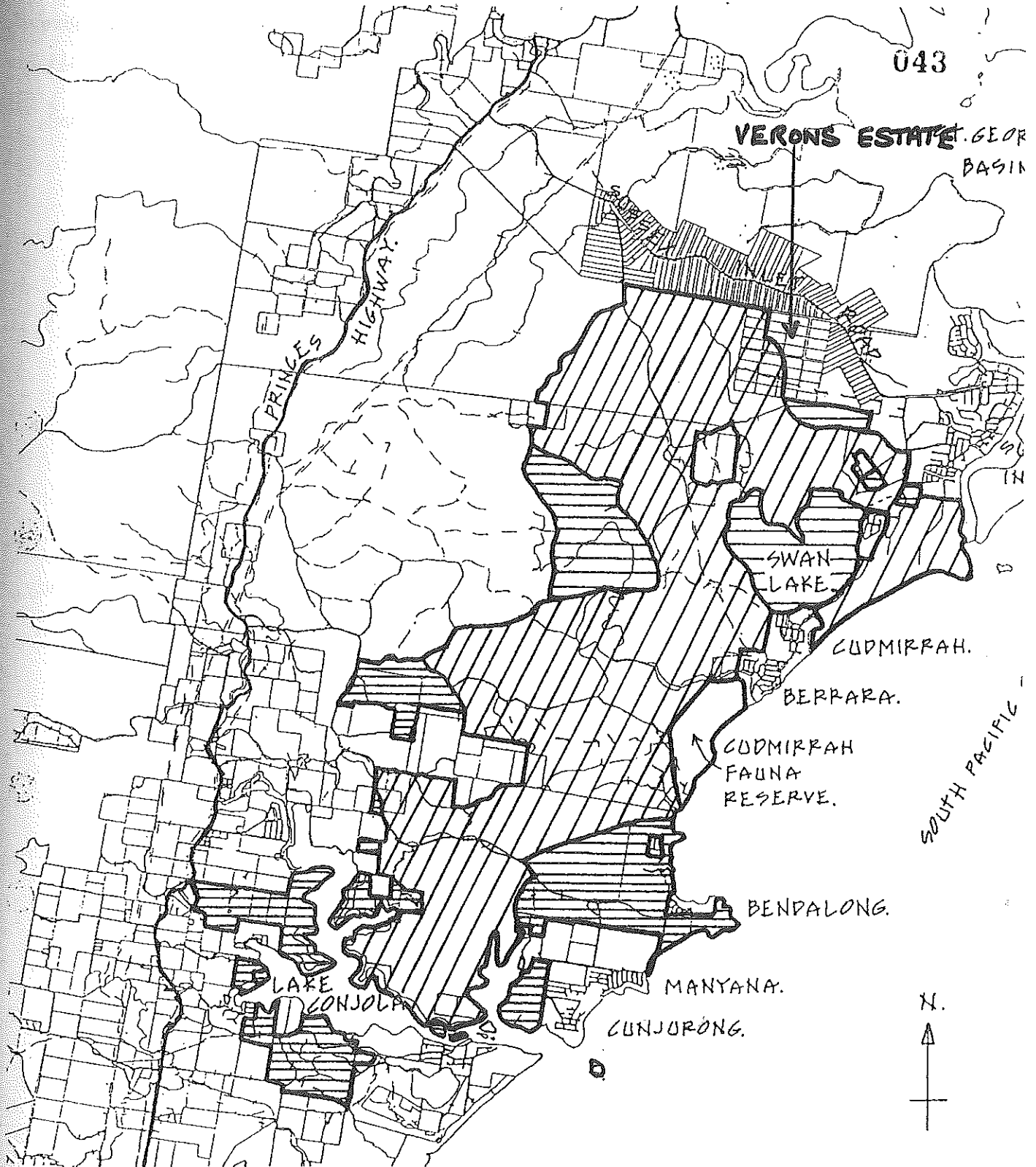


VERONS ESTATE

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ATTACHMENT

043



PROPOSED CUDMIRRAH/SWAN LAKE NATIONAL PARK.



PREVIOUSLY REFERENCED AREA.



NEW ADDITIONS TO PARK PROPOSAL.

ATTACHMENT

044

I am/We are/ the owner(s) of Lot..... in DP 9897. In order that Council may give consideration to rezoning my land to permit development of a dwelling.

1. I am prepared to pay \$9,385.00 towards the cost of constructing access roads within the subdivision.

YES NO

2. I would like town water to be available to my property.

YES NO

3. I am prepared to pay \$11,080.00 towards the cost of providing a water service to the lot.

YES NO

4. I will contribute \$100.00 for a consultant to undertake an environmental study of the area and Council's administrative costs.

YES NO

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.....
Name (Please print)

.....

.....

.....
Signature(s)

.....
Date