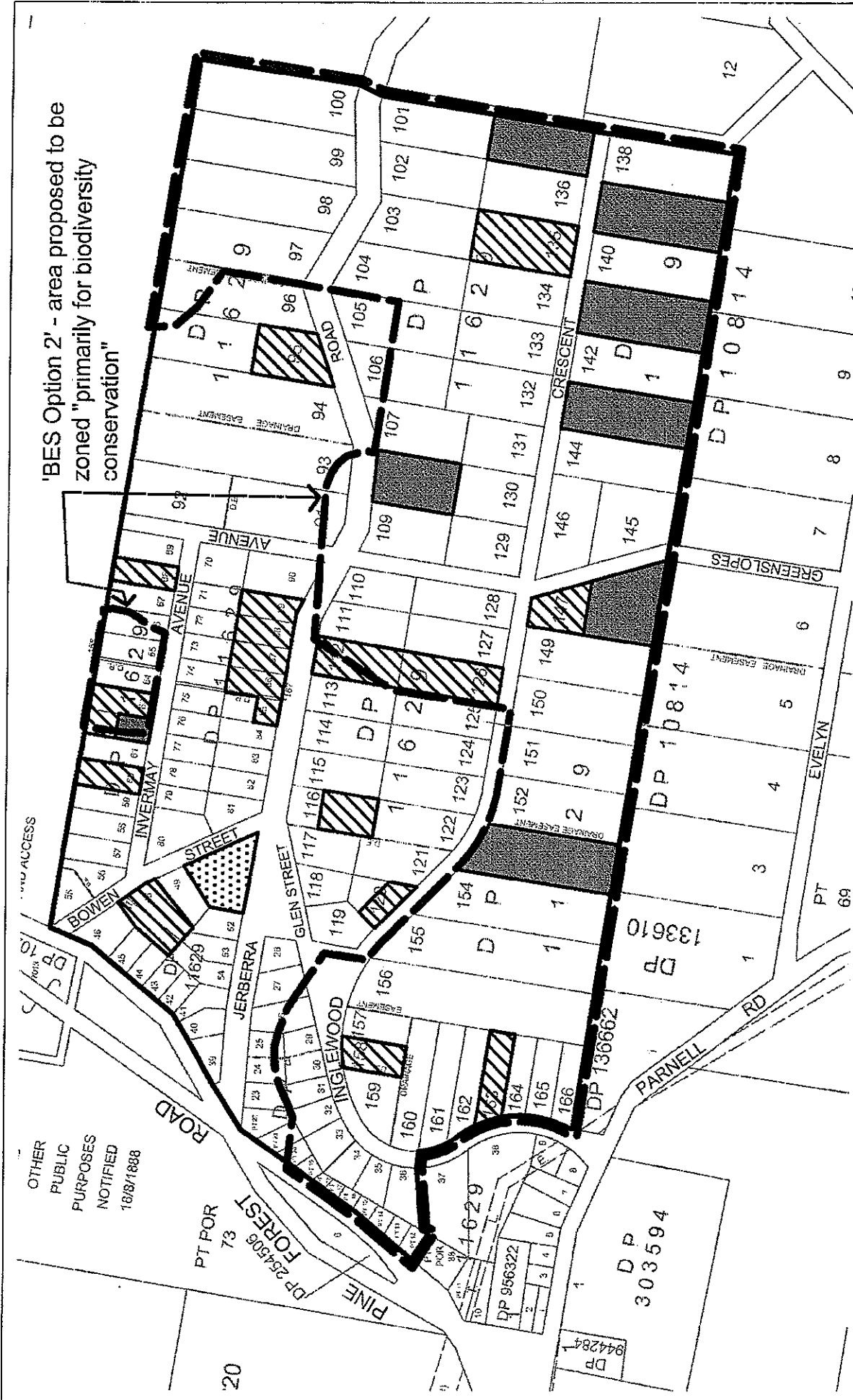


<p>Shoalhaven City Council City Council P.O. Box 4488 3111 60th Street, South Coast NSW DO NOT SCALE</p>		<p>REVISIONS:</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>JAN 08</td> <td>DESIGN AS</td> </tr> <tr> <td>2</td> <td>APR 08</td> <td>DESIGN AS</td> </tr> <tr> <td>3</td> <td>APR 08</td> <td>DESIGN AS</td> </tr> <tr> <td>4</td> <td>APR 08</td> <td>DESIGN AS</td> </tr> </table>		NO.	DATE	DESCRIPTION	1	JAN 08	DESIGN AS	2	APR 08	DESIGN AS	3	APR 08	DESIGN AS	4	APR 08	DESIGN AS
NO.	DATE	DESCRIPTION																
1	JAN 08	DESIGN AS																
2	APR 08	DESIGN AS																
3	APR 08	DESIGN AS																
4	APR 08	DESIGN AS																
<p>SCALE: PLAN 1:500 TO SCALE WORK AREAS: AS SHOWN SECTIONS: AS SHOWN</p>		<p>DATE: 11/10/09 DRAWN BY: [Name] CHECKED BY: [Name] PROJECT: [Name]</p>																
<p>PROPOSED NEW ROAD EAST & WEST CRESCENT, CULBURRA BEACH PRELIMINARY CONCEPT PLAN</p>		<p>PLAN NO. 4852 SHEET NO. 1 No. SHEETS 1</p>																



'BES Option 2' - area proposed to be zoned "primarily for biodiversity conservation"

Lots with substantial structures (based on 2004 audit by Development & Environmental Services)

- Category 2 - Potentially compliant with BCA as non-habitable structure - indicative only.
- Category 3 - Potentially compliant with BCA as dwelling - indicative only.
- Existing authorised dwelling.
- Subject Land

Jerbera Estate

Locality: Tomerong
 Parish: Wandrawandian
 Scale: 1 : 6000
 All dimensions are in metres



OTHER PUBLIC PURPOSES NOTIFIED 18/8/1888

Table 1 - Threatened species constraints and implications of APZ requirements in respect of existing category 3 structures identified in 2004 audit

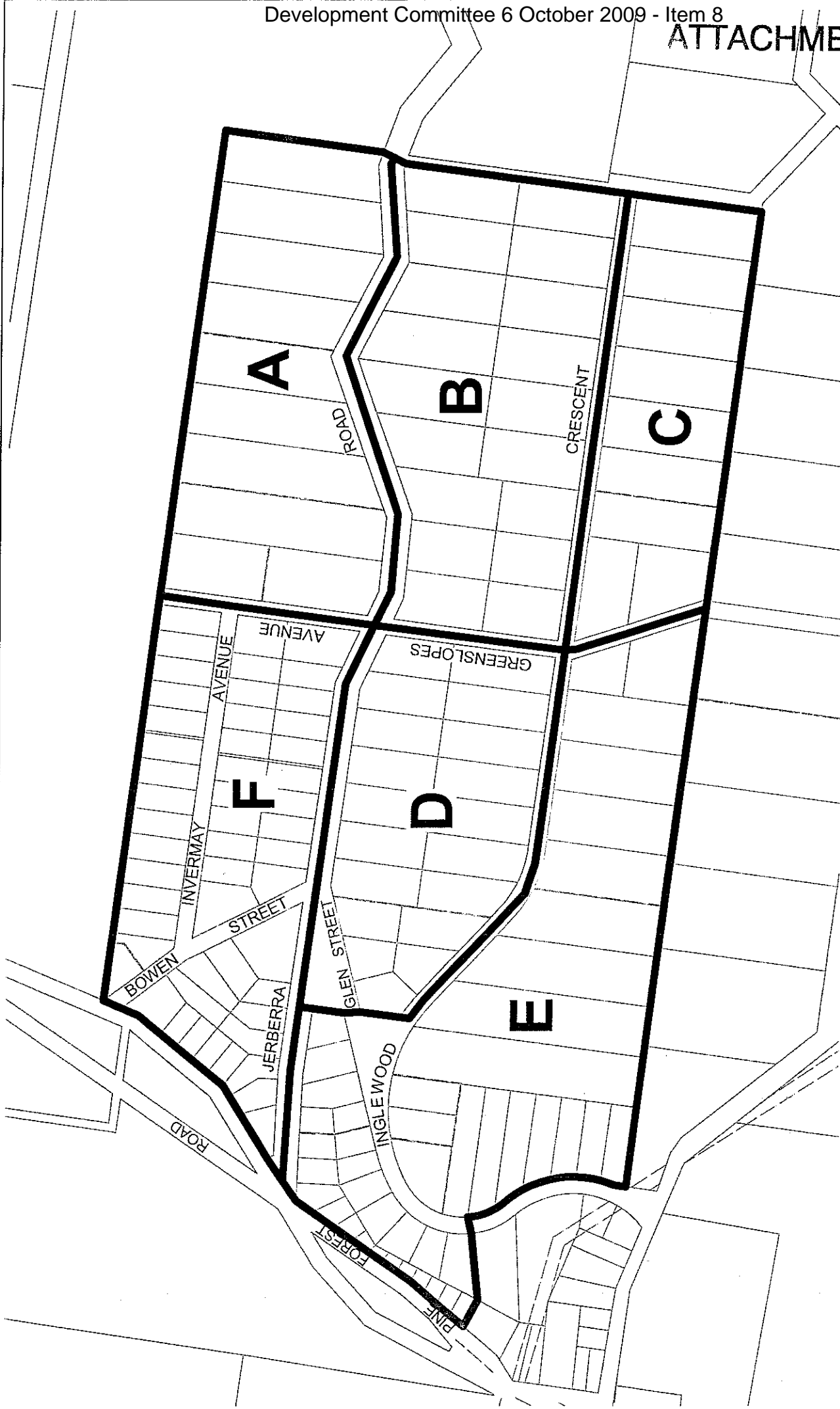
Property	Threatened species constraints		Extent of additional clearing required	Can APZ be provided within the lot?
	Type	Nature of constraints		
Lot 62 [#]	Biconvex Paperbark ¹	Approx. half of the lot falls within the 50m buffer recommended by BES for the Biconvex Paperbark.	Lot has been almost completely cleared. Extent of additional clearing would depend on APZ requirements and location of structure(s). See next comments.	No. The lot is effectively sterilised by APZ requirements. A narrow building envelope could potentially be provided on the western side of the lot if the buffer is reduced to 30 m.
Lot 108	Gang-gang Cockatoo ² nest tree, hollow-bearing trees	Within recommended buffer of Gang-gang nest tree. One hollow-bearing tree is within the indicative minimum APZ.	Minimal – area has been extensively under-scrubbed.	Uncertain - APZ would potentially need to overlap onto lots 107 and 109.
Lot 137	Yellow-bellied glider ³ feed trees, hollow-bearing trees ⁴ Glossy-black Cockatoo ⁵ feed trees	5 habitat trees are within the indicative minimum APZ.	Clearing for APZ may be needed, particularly to the west.	No – APZ would need to overlap onto lot 136.
Lot 139	Yellow-bellied glider feed trees, hollow-bearing trees Glossy-black Cockatoo feed trees	6 hollow-bearing trees around perimeter of minimum APZ. High density of Glossy-black Cockatoo feed trees immediately to west. High density of habitat trees on fringe of APZ. Several other Yellow-bellied Glider feed trees to south and west.	Some additional clearing and under-scrubbing might be needed within the indicative minimum APZ but it should be possible to retain some of the habitat trees.	No - APZ would overlap onto lot 138 and possibly onto lot 140
Lot 141	Yellow-bellied glider feed trees, hollow-bearing trees Glossy-black Cockatoo feed trees	Structure located in close proximity to 7 Yellow-bellied glider feed trees, and numerous hollow-bearing trees and Glossy-black Cockatoo feed trees. The habitat density analysis indicates that the site is highly constrained.	It would be possible to retain some of the trees within the APZ, but this would depend on the landowner given their proximity to the structure.	No - APZ would overlap onto lot 140 and possibly onto lot 142.

Development Committee 6 October 2009 - Item 8

Property	Threatened species constraints		Extent of additional clearing required	Can APZ be provided within the lot?
	Type	Nature of constraints		
Lot 143	Glossy-black Cockatoo feed trees	3 or 4 feed trees are within the indicative minimum APZ.	Buffers of other Glossy-black Cockatoo feed trees and hollow-bearing trees overlap with APZ. Possible to retain at least some of them in the APZ.	No - APZ would overlap onto lot 142 and possibly onto lot 144.
Lot 148	Swamp Sclerophyll EEC ⁶ Biconvex Paperbark	Structure located approx 50m from eastern end of the EEC and Biconvex Paperbark	The buffer would need to be reduced to 20m to provide the APZ. Some clearing and under-scrubbing might be required, particularly to south and west.	No - APZ would overlap onto lot 147 and possibly onto lot 149.
Lot 153	Swamp Sclerophyll EEC Biconvex Paperbark	Structure located approx 40m from main area of the EEC and Biconvex Paperbark. Property access crosses the EEC and Biconvex Paperbark. Alternate access could potentially be provided across other properties along southern boundary, off unformed section of Inglewood Crescent, but this land is currently vegetated and identified as having habitat connectivity value.	The buffer would need to be reduced to approx. 12m to provide the APZ. Additional clearing and under-scrubbing might be required within the APZ.	Uncertain - APZ would probably need to overlap onto lot 154

NOTES:

1. Biconvex Paperbark (*Melaleuca biconvexa*) – listed as vulnerable on TSC Act and EPBC Act
 2. Gang-gang Cockatoo – listed as vulnerable on TSC Act
 3. Hollow-bearing trees – provide habitat for a range of threatened and non-threatened fauna
 4. Yellow-bellied glider – listed as vulnerable on TSC Act
 5. Glossy-black Cockatoo – listed as vulnerable on TSC Act
 6. Swamp Sclerophyll Forest - Endangered Ecological Community (EEC) on TSC Act
- # It would appear that the category 3 structure identified on lot 62 in 2004 no longer exists. It is understood that the structure was destroyed in a fire.



MAP KEY

Locality Tomerong
Parish Wandrawandian
Not to Scale
All dimensions are in metres

LEGEND

A	AREA A	D	AREA D
B	AREA B	E	AREA E
C	AREA C	F	AREA F

Strategy Planning

Planner Eric Hollinger

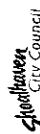
Drawn by S Gray and D J Adams

Checked by

Date September 2009

File No

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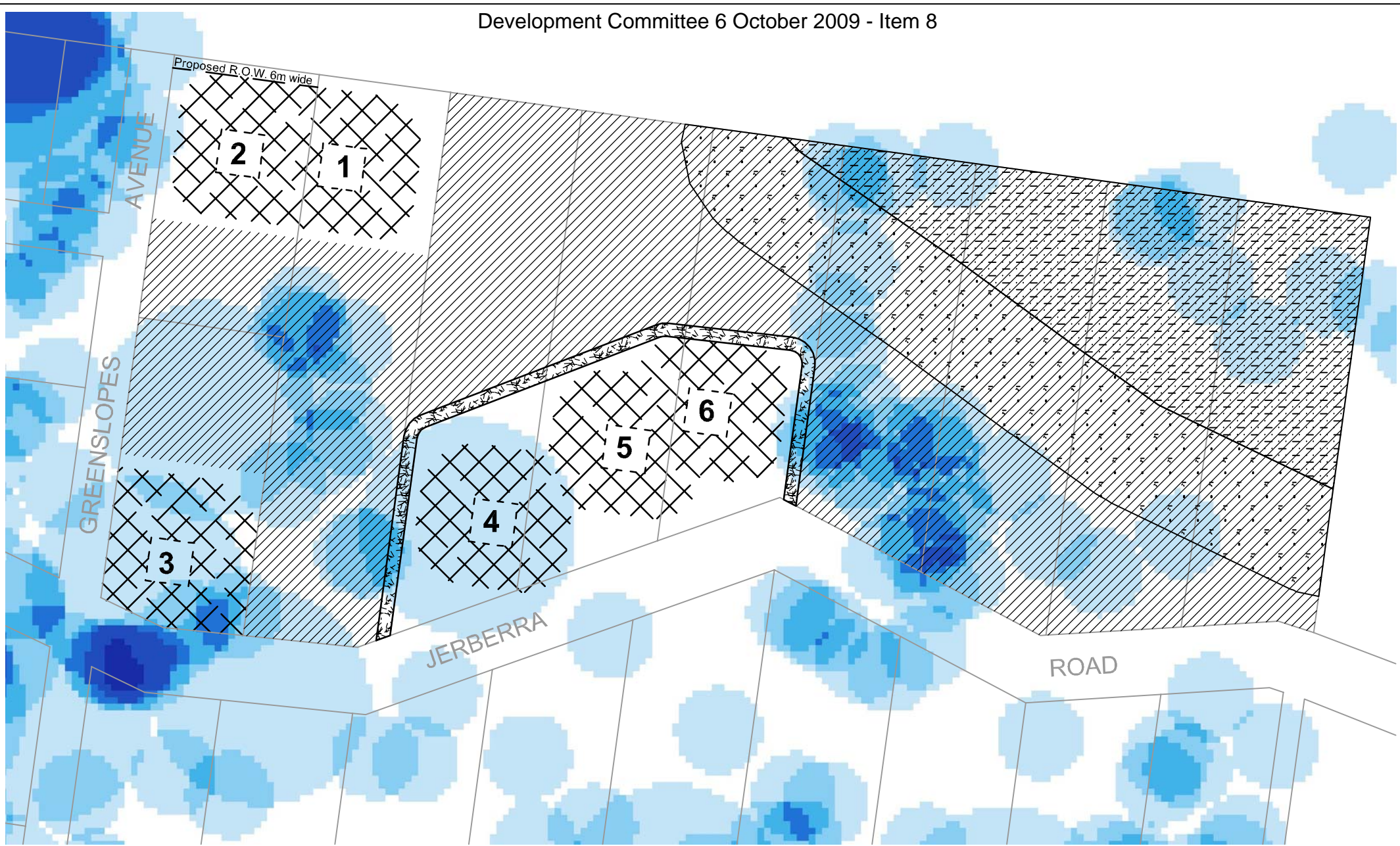


ATTACHMENT "D"

Table 2 - Summary of potential development scenarios in and around areas proposed for conservation in 'BES Option 2'

Area		# lots	# category 3 structures (2004 audit)	# of potential dwelling sites ¹	Comments
ID	Description				
A	North of Jerberra Rd, east of Greenslopes Ave	10	0	Torrens title = 6 Community title = 8	Both scenarios allow for an increased conservation area without sacrificing potential number of dwellings compared to 'BES option 2'. Community title option has a slightly larger development footprint but has 2 more dwelling sites and part of Council's road reserve not otherwise required could be added to the land pool to make this option more feasible.
B	Between Jerberra Rd and Inglewood Cres, east of Greenslopes Ave	18	2	4	Scenarios would potentially allow the majority of threatened species habitat to be retained in one contiguous area. Land would need to be pooled for either scenario to be implemented.
C	Between Jerberra Rd and Inglewood Cres, east of Greenslopes Ave	9	3	1	The potential additional dwelling site could be considered in addition to, or as an alternative to the category 3 structure on lot 141 which is in a more ecologically constrained location. Refer to Table 1.
D	Bordered by Jerberra Rd, Inglewood Cres, Glen St & Greenslopes Ave	19	0	2	6 lots are wholly or partly within the area proposed for conservation in BES Option 2. 2 dwelling sites could be considered in this area. The adjoining 13 properties would be considered at a later stage for residential development, although this area contains several Yellow-bellied Glider feed trees and other habitat trees.
E	Between Jerberra Rd & Inglewood Cres east of Glen St & south of Inglewood Cres west of Greenslopes Ave	45	2	3	Area E is problematic due to the number of properties and nature of flora and fauna constraints. 3 potential dwelling sites close to Inglewood Cres have been suggested for consideration. A potential dwelling site has also been proposed on the eastern side of this area. Due to the combined constraints of the Biconvex Paperbark, bushfire planning requirements, and onsite effluent disposal, a maximum of two dwellings would be possible in the northern part of Area E that directly fronts Jerberra Rd. See further comments below.
F	North of Jerberra Rd & west of Greenslopes Ave	50	1	To be determined	Most of Area F is in the area to be investigated for residential development at a later stage. Depending on the buffer required to the Biconvex Paperbark, 8-10 of the 15 lots north of Invermay Ave could be considered for residential development. On-site effluent disposal would be the key consideration for the remaining lots.

¹ Excluding areas to be investigated for residential development









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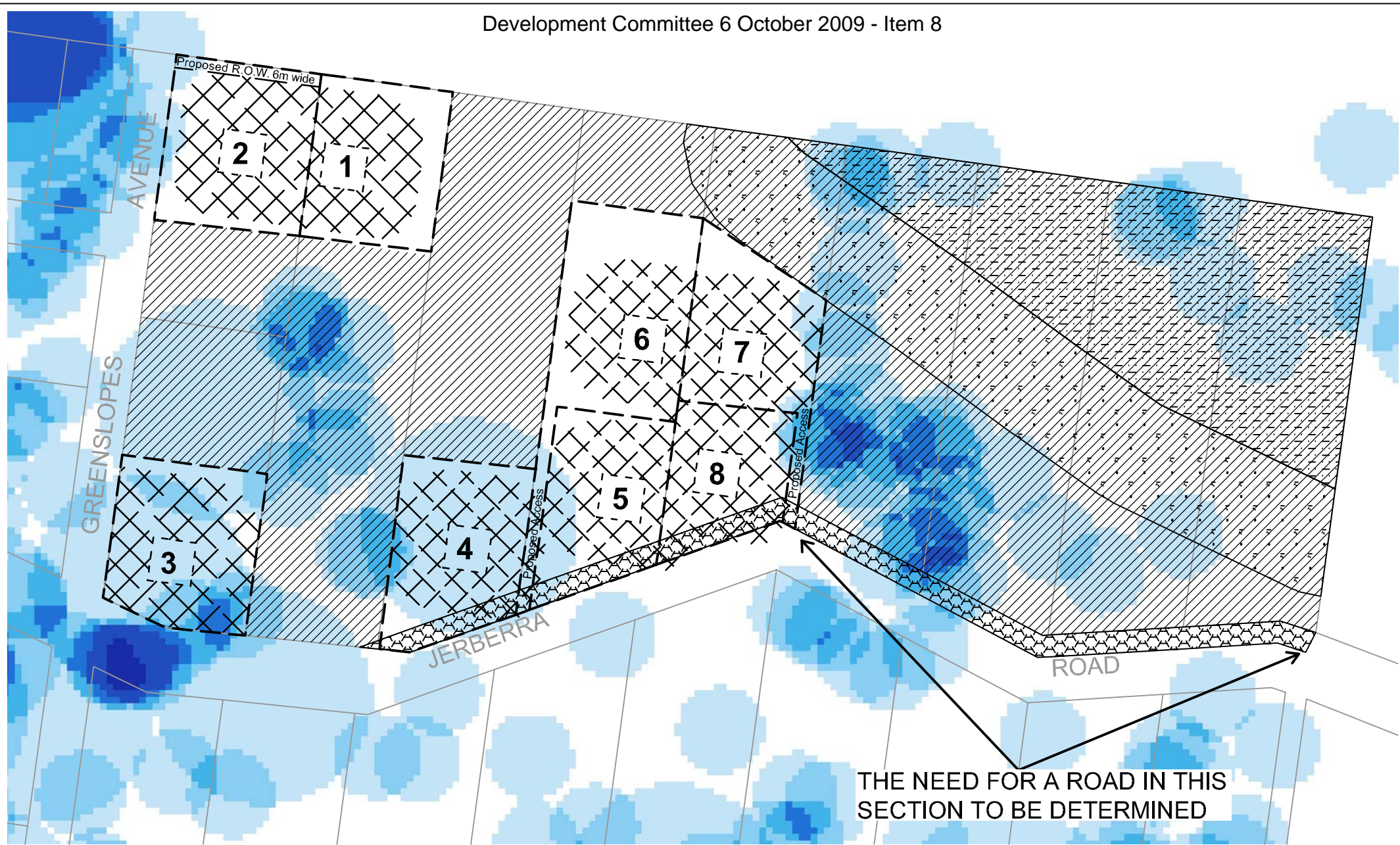
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-  Indicative Minimum Asset Protection Zone (APZ) Based On Level 3 Construction)
-  Potential Building Envelope (20m x 20m)

-  Suggested Fire Trail (6m wide, Perimeter Access For Fire Fighting To Be Reviewed)
-  Eastern Bristlebird Habitat & Swamp Schlerophyll Forest EEC
-  50m Buffer from EEC

AREA A - Scenario 1

Locality Tomerong
 Parish Wandrawandian
 Not to Scale
 All dimensions are in metres





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LEGEND

- Suggested Conservation Area and Boundary
- Indicative Minimum Asset Protection Zone (APZ) Based On Level 3 Construction
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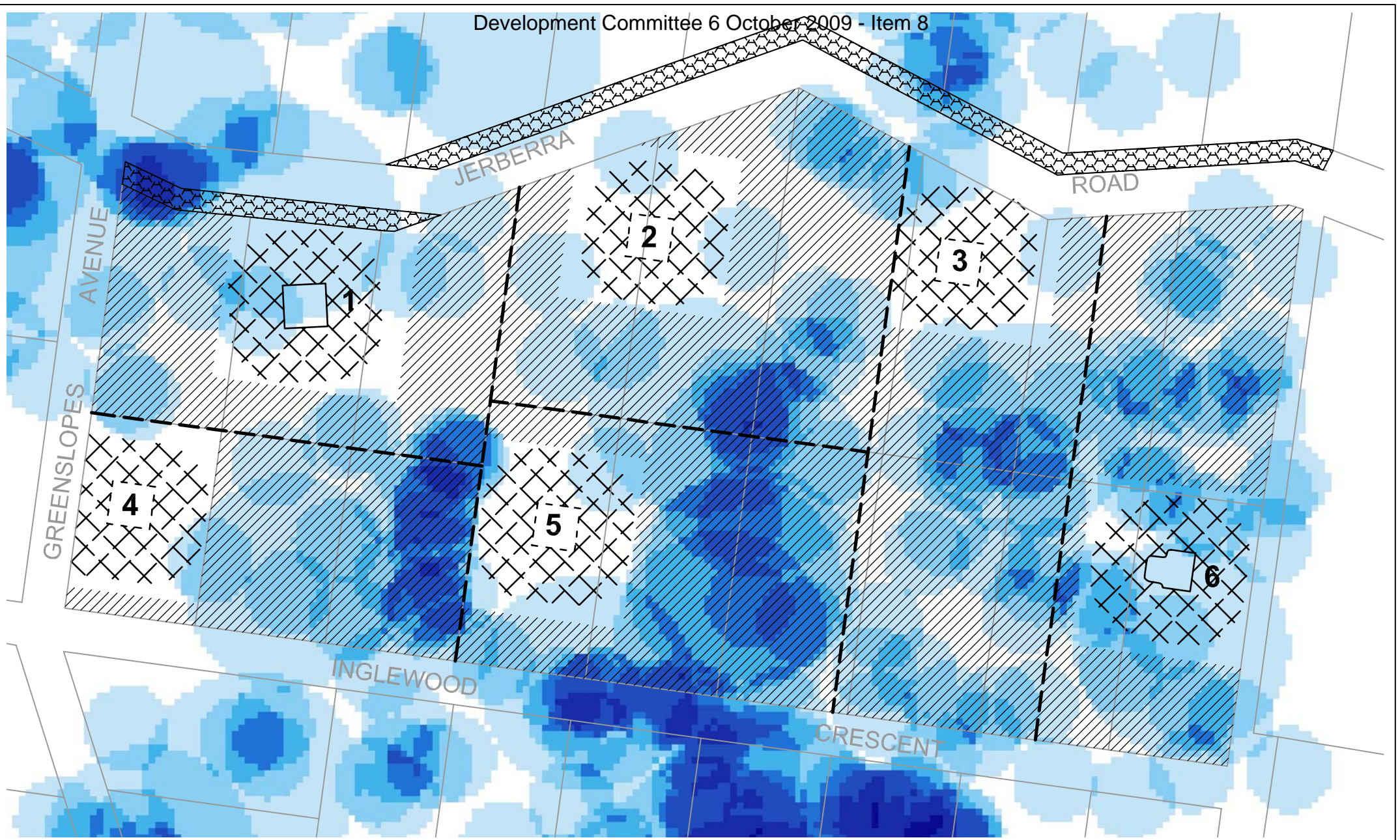
- Hypothetical Lot Boundary
- Road Reserve Potentially Not Required For Road Construction
- Eastern Bristlebird Habitat & Swamp Schlerophyll Forest EEC
- 50m Buffer from EEC

NOTE:
 ACCESS FOR FIRE
 FIGHTING VEHICLES
 TO BE DETERMINED

**AREA A - Scenario 2
 COMMUNITY TITLE**

Locality Tomerong
 Parish Wandrawandian
 Not to Scale
 All dimensions are in metres











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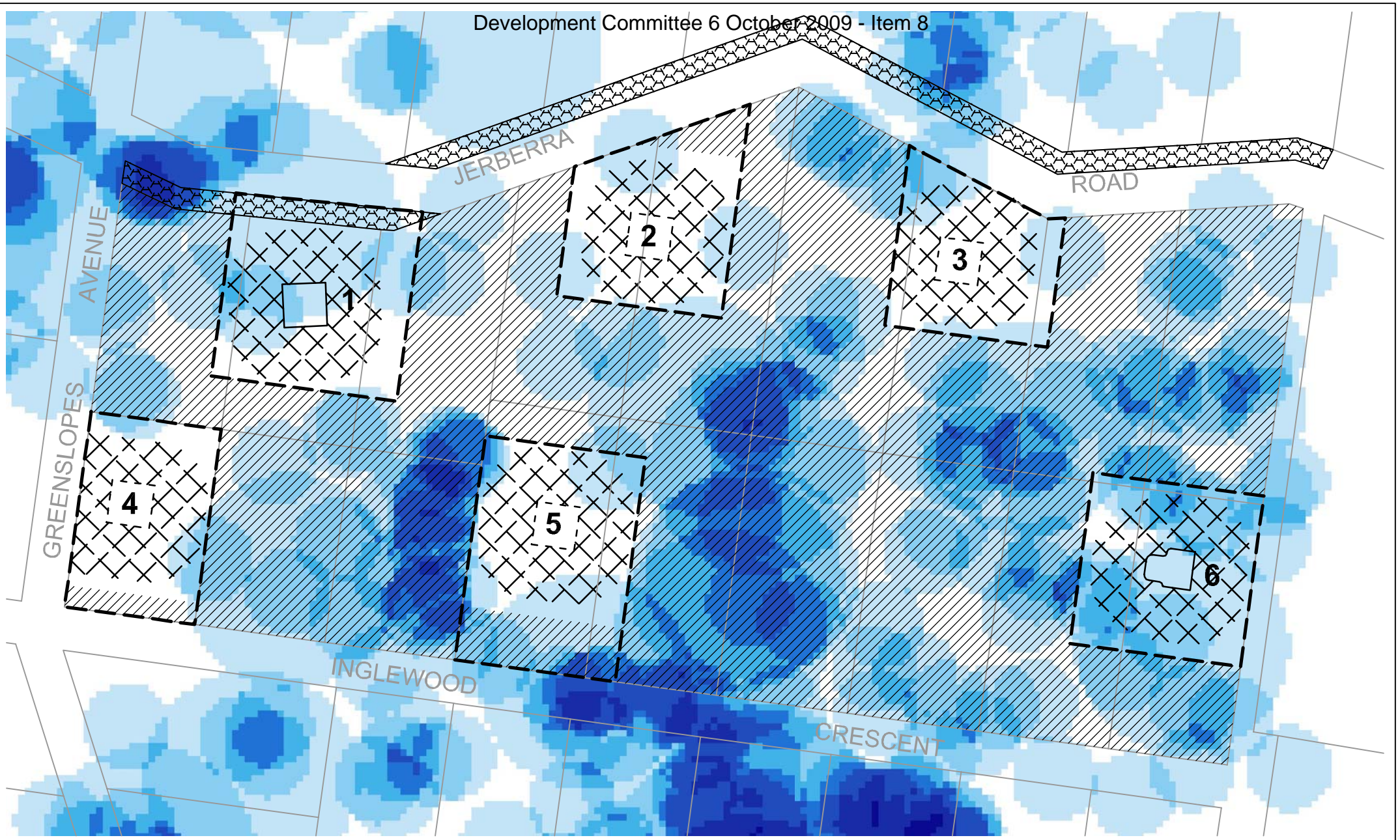
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-  Indicative Minimum Asset Protection Zone (APZ) Based On Level 3 Constructiott
-  Potential Building Envelope (20m x 20m)

-  Road Reserve Potentially Not Required For Road Construction
-  Hypothetical Subdivision Layout
-  Existing Category 3 Structure Identified In 2004 Audit


NOTE:
 ACCESS FOR FIRE
 FIGHTING VEHICLES
 TO BE DETERMINED

AREA B - Scenario 1
**CONSOLIDATION &
 RESUBDIVISION TORRENS TITLE**
 Locality Tomerong
 Parish Wandrawandian
 Not to Scale
 All dimensions are in metres











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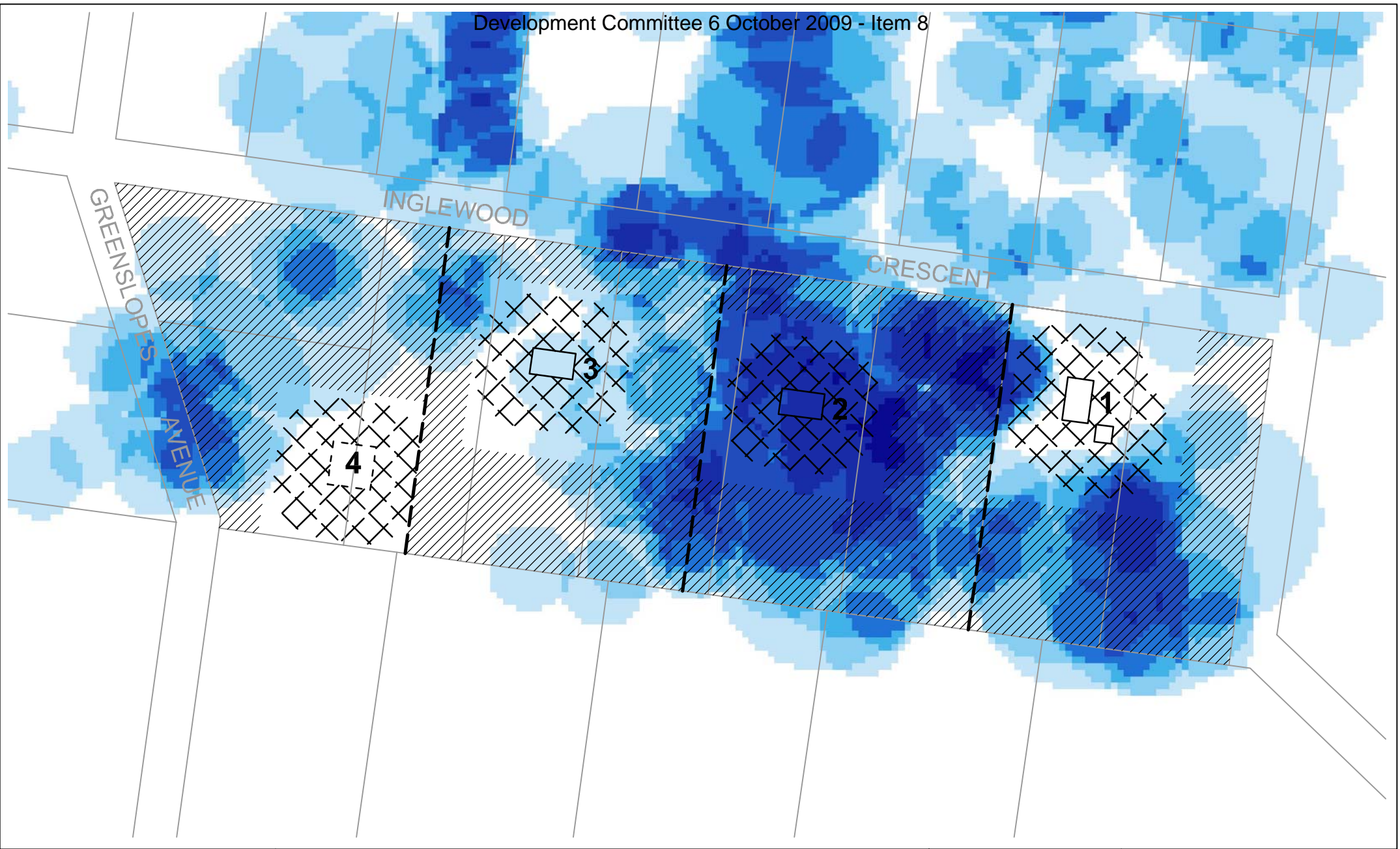
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-  Indicative Minimum Asset Protection Zone (APZ) Based On level 3 Construction
-  Potential Building Envelope (20m x 20m)
-  Road Reserve Potentially Not Required For Road Construction
-  Hypothetical Lot Boundary
-  Existing Category 3 Structure Identified In 2004 Audit


NOTE:
 ACCESS FOR FIRE
 FIGHTING VEHICLES
 TO BE DETERMINED

**AREA B - Scenario 2
 COMMUNITY TITLE**




Locality Tomerong
 Parish Wandrawandian
 Not to Scale
 All dimensions are in metres







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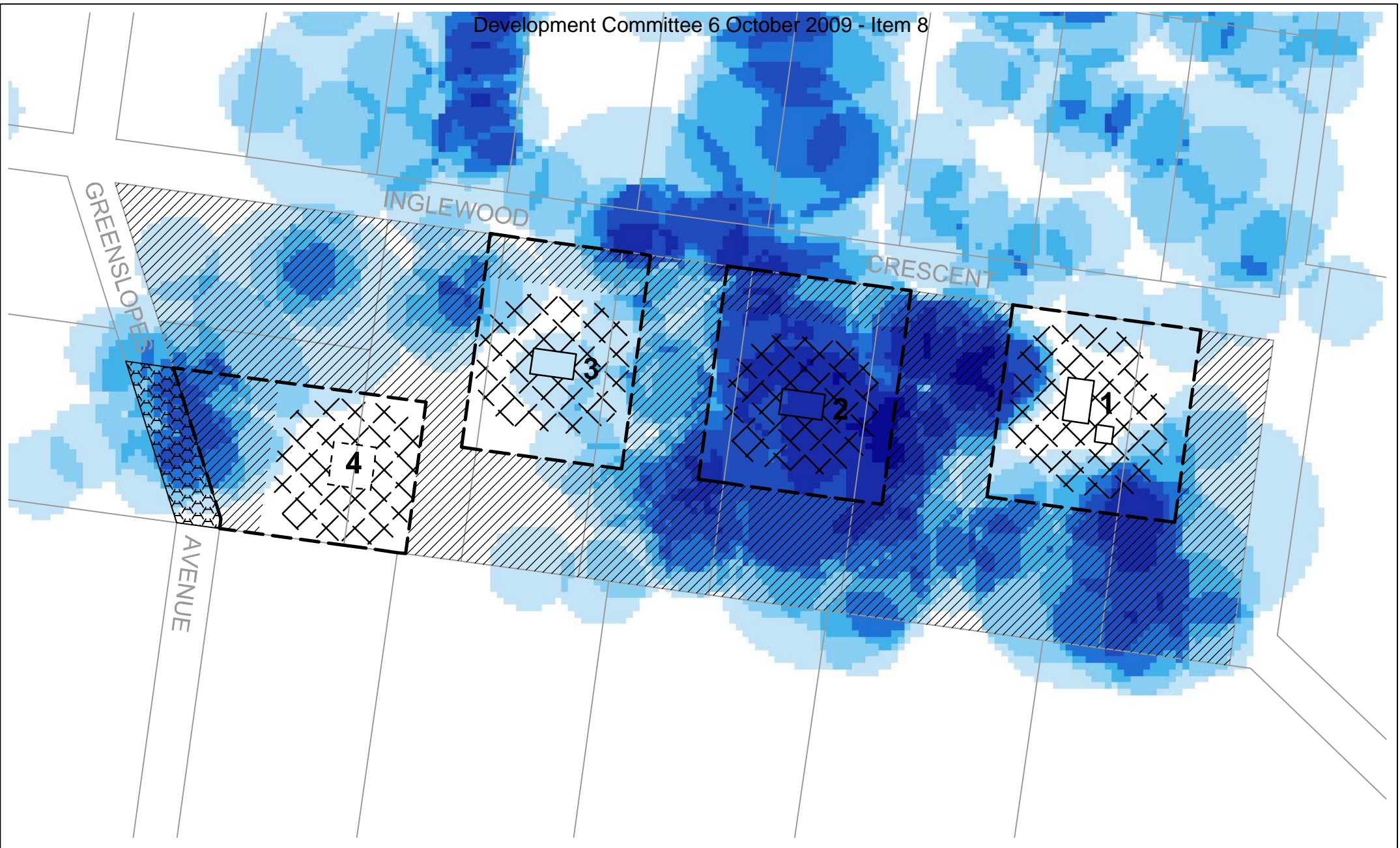
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-  Indicative Minimum Asset Protection Zone (APZ)
Based On Level 3 Construction
-  Potential Building Envelope (20m x 20m)

-  Hypothetical Lot Boundary
-  Existing Category 3 Structure
Identified In 2004 Audit


NOTE:
 ACCESS FOR FIRE
 FIGHTING VEHICLES
 TO BE DETERMINED

AREA C - Scenario 1
CONSOLIDATION &
RESUBDIVISION TORRENS TITLE
 Locality Tomerong
 Parish Wandrawandian
 Not to Scale
 All dimensions are in metres











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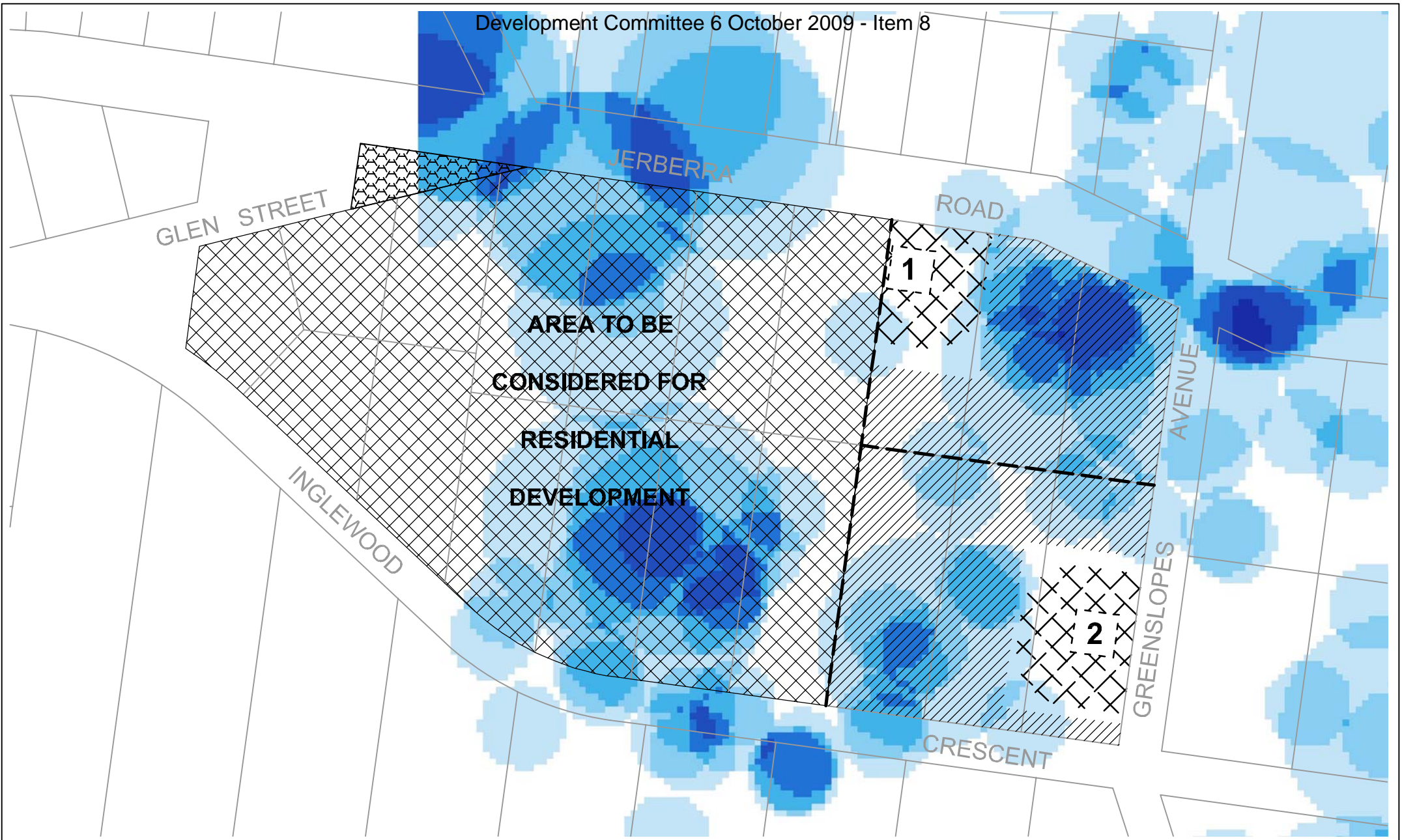
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-  Existing Category 3 Structure Identified In 2004 Audit

NOTE:
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AREA C - Scenario 2

Locality Tomerong
 Parish Wandrawandian
 Not to Scale
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GLEN STREET

JERBERRA ROAD

ROAD

AVENUE

GREENSLOPES

INGLEWOOD

CRESCENT

**AREA TO BE
CONSIDERED FOR
RESIDENTIAL
DEVELOPMENT**




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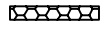
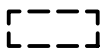
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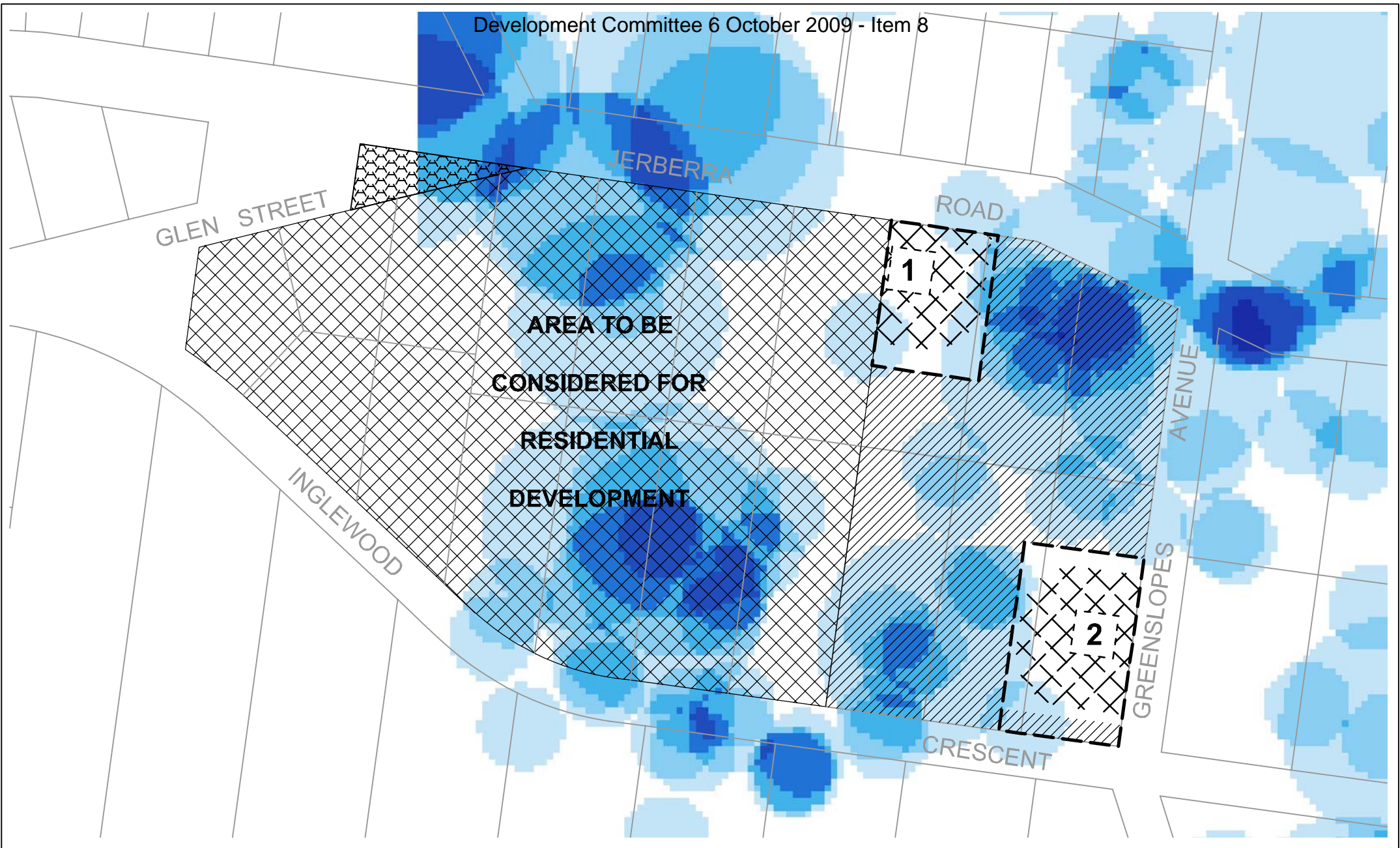
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-  Indicative Minimum Asset Protection Zone (APZ) Based On level 3 Construction
-  Potential Building Envelope (20m x 20m)

-  Road Reserve Potentially Not Required For Road Construction
-  Hypothetical Lot Boundary


NOTE:
 ACCESS FOR FIRE
 FIGHTING VEHICLES
 TO BE DETERMINED

**AREA D - Scenario 1
 CONSOLIDATION &
 RESUBDIVISION TORRENS TITLE**
 Locality Tomerong
 Parish Wandrawandian
 Not to Scale
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






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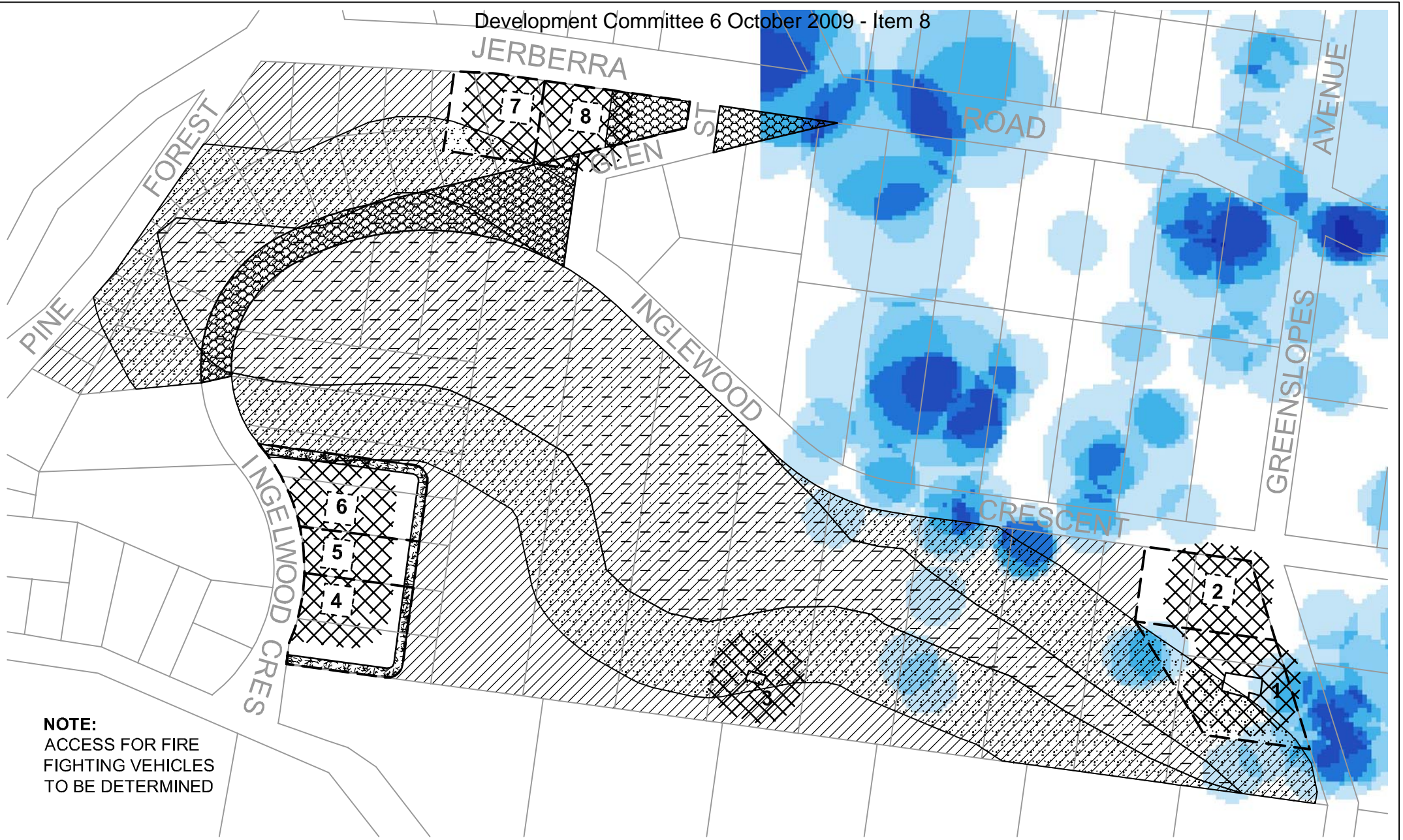
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-  Suggested Conservation Area and Boundary
-  Indicative Minimum Asset Protection Zone (APZ) Based On Level 3 Construction
-  Potential Building Envelope (20m x 20m)
-  Road Reserve Potentially Not Required For Road Construction
-  Hypothetical Lot Boundary

NOTE:
 ACCESS FOR FIRE
 FIGHTING VEHICLES
 TO BE DETERMINED

**AREA D - Scenario 2
 COMMUNITY TITLE**
 Locality Tomerong
 Parish Wandrawandian
 Not to Scale
 All dimensions are in metres





NOTE:
ACCESS FOR FIRE
FIGHTING VEHICLES
TO BE DETERMINED

Strategy Planning
Planner Eric Hollinger
Drawn by S Gray and D J Adams
Checked by
Date September 2009
File No



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LEGEND

- Suggested Conservation Area and Boundary
- Indicative Minimum Asset Protection Zone (APZ) Based On level 3 Construction
- Potential Building Envelope (20m x 20m)

- Hypothetical Lot Boundary
- Biconvex Paperbark EEC
- Vegetated Buffer from EEC
- Existing Category 3 Structure Identified In 2004 Audit

- Suggested Fire Trail (6m wide) Perimeter Access For Fire Fighting To Be Reviewed
- Road Reserve Potentially Not Required For Road Construction

AREA E

Locality Tomerong
Parish Wandrawandian
Not to Scale
All dimensions are in metres









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LEGEND

-  Biconvex Paperbark EEC
-  Vegetated Buffer from EEC
-  Suggested Fire Trail (6m wide, Perimeter Access For Fire Fighting To Be Reviewed)
-  Existing Authorised Dwelling

AREA F
 Locality Tomerong
 Parish Wandrawandian
 Not to Scale
 All dimensions are in metres

