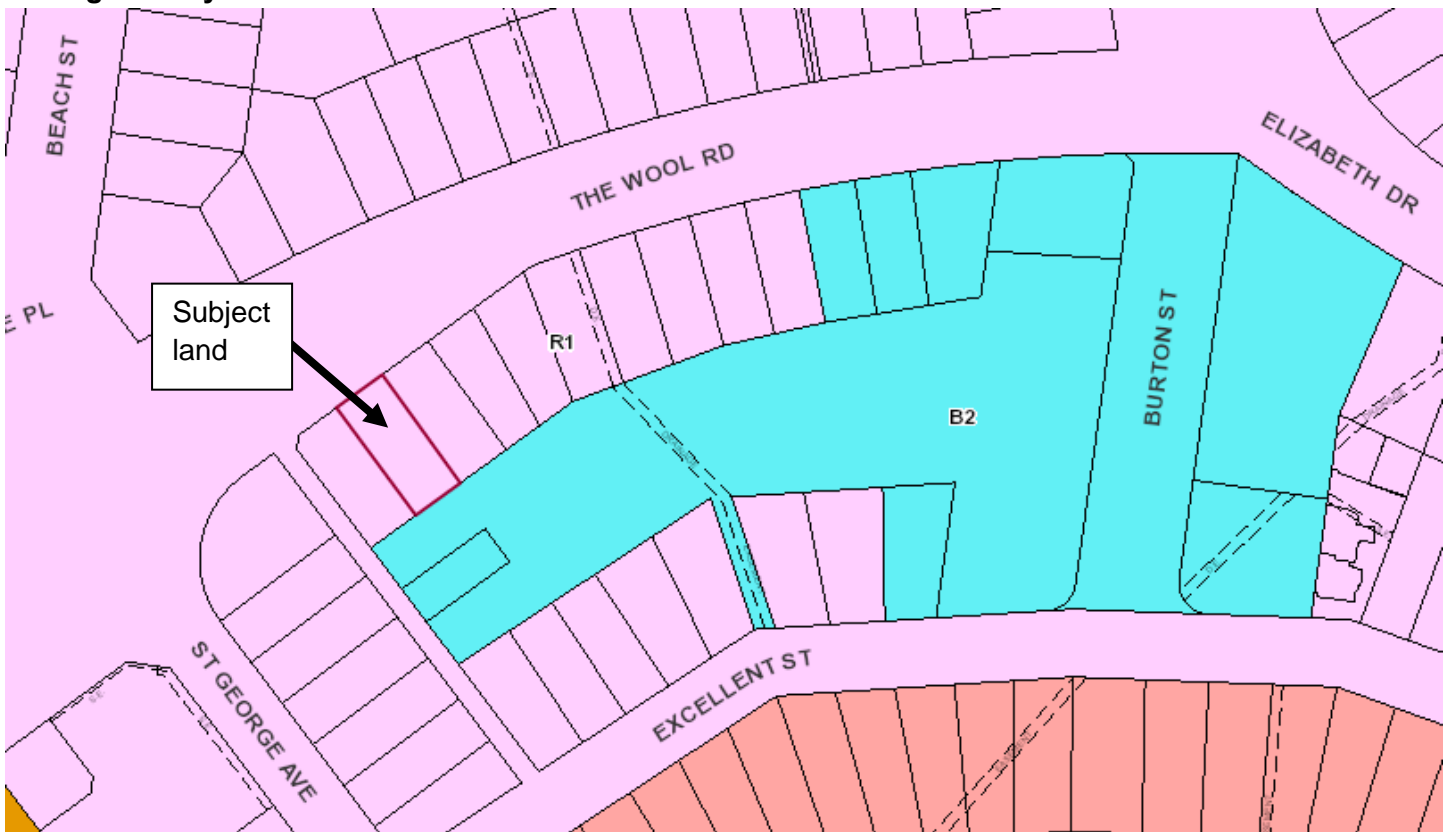


**Subject Land - Lot 2 DP539865 (no.28) The Wool Road, Vincentia**

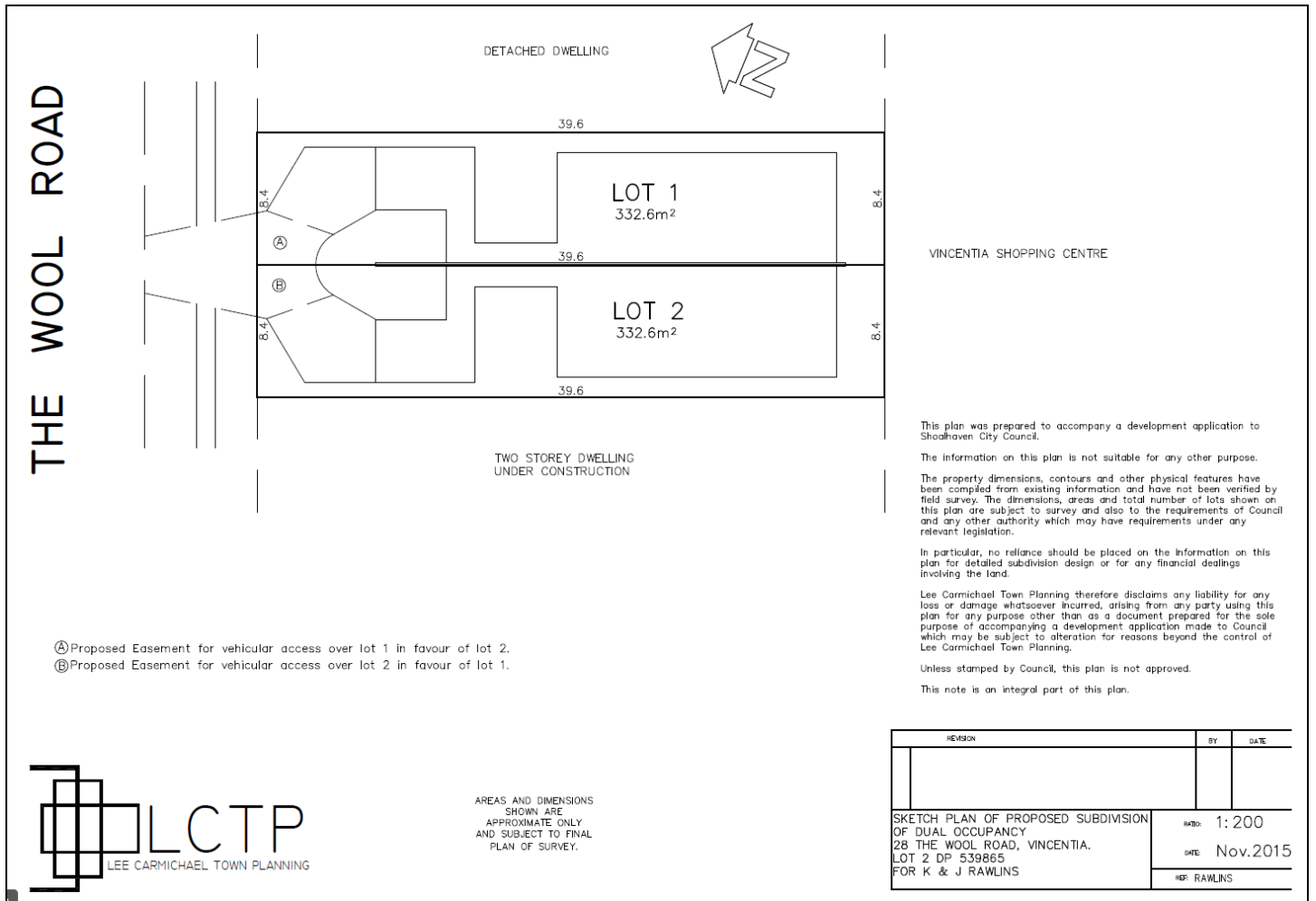
**Location**



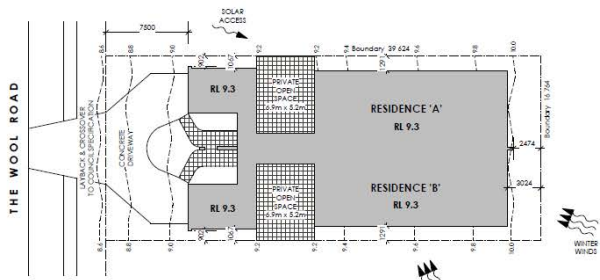
**Zoning Overlay**



DA15/2576 – Stage 2 Proposed Torrens Title Subdivision



DA15/2576 – Stage 1 Approved Dual Occupancy Development (under construction)



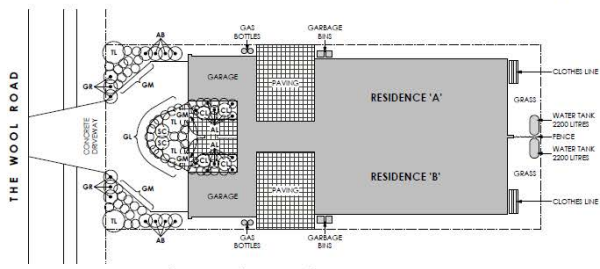
Site Plan / Analysis

Scale 1:200 @ A2  
 CONDITIONS AS SHOWN ARE FROM AN ASSUMED DATUM  
 & ARE APPROXIMATE ONLY

Schedule of Areas	m <sup>2</sup>
Site	1144.7
Residence 'A'	131.0
Residence 'B'	131.0
Garage 'A'	22.0
Garage 'B'	22.0
Courtyard 'A'	26.6
Courtyard 'B'	26.6
Floor Space Ratio	15.7%
Driveway	102.7
Area for Landscaping	21.9%

GENERAL NOTES

- CONSTRUCTION TO BE IN ACCORDANCE WITH B.C.A. & RELEVANT AUSTRALIAN STANDARDS
- STRUCTURAL INFORMATION TO BE ON BESS DETAILS
- DO NOT SCALE OFF DRAWINGS, USE FIGURED DIMENSIONS
- ALL DIMENSIONS & LEVELS TO BE CHECKED & CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION
- ALL FABRICATED STEEL TO BE HOT DIP GALVANIZED AFTER FABRICATION
- TERMITE MANAGEMENT AS PER AS 3660.1: 2000
- STORMWATER TO CONNECT TO COUNCIL'S EXISTING STORMWATER SYSTEM
- THE REFERENCE TO HARDWOOD MEANS BLACKbutt, KWILA (MERSAU), RIVER RED GUM, SILVERTOP ASH, SPOTTED GUM OR TURPENTINE



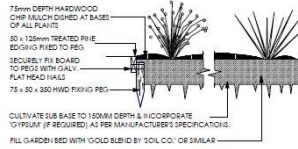
Landscaping Plan

Scale 1:200 @ A2

ABBREV.	BOTANICAL NAME	POT SIZE	DENSITY
AB	ASTROTRIFOLIUS Blushing Beauty	200mm	1200mm
AL	ACACIA Simeghif	140mm	500mm
CL	CALLISTEMON Little John	200mm	600mm
GL	GREVILIA Lady O'	140mm	600mm
GM	GREVILIA Moonlight	200mm	600mm
GR	GREVILIA 'Rays in Garden'	200mm	600mm
SC	STYDUM Cascade	200mm	1000mm
TL	TETSTALIA LAURINA	27 Litre	As Shown

LANDSCAPING NOTES

- STOCKPILE ALL TOPSOIL TO BE USED ON GARDEN BEDS
- ALL GARDEN BEDS TO BE WELL HARROWED TO A DEPTH OF 100mm
- GYP-SUM TO BE APPLIED WHERE REQUIRED TO MANUFACTURER'S INSTRUCTION
- ADDITIONAL TOPSOIL WHERE REQUIRED TO BE FREE DRAINING MIX, 24% PER SAND - 40% COCKPIT MIX
- MULCH TO BE 75mm DEPTH HARDWOOD CHIPS
- WATER IN PLANT WELLS THREE (3) TIMES PER WEEK WELL ESTABLISHED
- AVOID ROOTS OF EXISTING TREES. HAND CULTIVATE IN THESE AREAS
- TURF TO BE 50 WATER BUFFALO - LAD ON 75 - 100mm OF TURFGRASS SOIL MIX OR EQUIVALENT

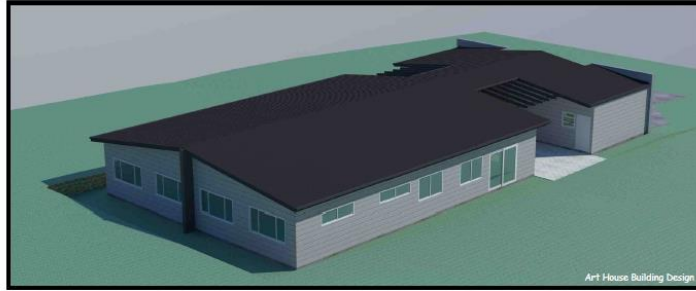


Garden Bed & Lawn Edges Detail



REVISION  
 A - Approved  
 B - Construction  
 C - Final  
 D - Final  
 E - Final  
 F - Final  
 G - Final  
 H - Final  
 I - Final  
 J - Final  
 K - Final  
 L - Final  
 M - Final  
 N - Final  
 O - Final  
 P - Final  
 Q - Final  
 R - Final  
 S - Final  
 T - Final  
 U - Final  
 V - Final  
 W - Final  
 X - Final  
 Y - Final  
 Z - Final

	PROJECT	Proposed Dual Occupancy	JOB NO.	1338
	ADDRESS	28 The Wool Rd., Vincennes	REVISED	4
P.O. Box 284 Vincennes N.S.W. 2246 Phone: (02) 4443 7799, (04) 13 22 8311 Fax: (02) 4443 7799 Email: info@art-house.com.au Web: www.art-house.com.au	CLIENT	K.D.R.	DRAWN	IA
	DATE	As Shown	DATE	DEC. 2015



K.D.R. Dual Occupancy



**Applicant's submission pursuant to Clause 4.6 of Shoalhaven Local Environmental Plan 2014**

The following comments are made in support of this proposal and to justify the request made for this application to be approved pursuant to Clause 4.6 of the SLEP 2014:

- 1) The provision of the SLEP 2014 which requires variation is Clause 4.1. This clause is not expressly excluded from the operation of Clause 4.6 of the SLEP 2014.
- 2) The standard being varied is the 500m<sup>2</sup> minimum lot size.
- 3) The land is with the R1 zone.
- 4) The objectives of the zone have been outlined earlier in this report.
- 5) The objectives of Clause 4.1 are as follows:
  - a. *to ensure that subdivision is compatible with, and reinforces the predominant or historic subdivision pattern and character of, an area,*
  - b. *to minimise any likely impact of subdivision and development on the amenity of neighbouring properties,*
  - c. *to ensure that lot sizes and dimensions are able to accommodate development consistent with relevant development controls.*
- 6) The extent of the variation is 33.48% with the proposed lot sizes at 332.6m<sup>2</sup>.
- 7) The proposal is consistent with the objectives of the R1 zone for the following reasons:
  - a. The proposal contributes towards providing additional saleable housing in the locality.
  - b. The proposal adds to the variety of housing in the locality.
- 8) The proposal is consistent with the objectives of the development standard for the following reasons:
  - a. The proposal is to subdivide a dual occupancy. The construction of the new buildings is permissible within the zone and the act of subdividing the finished development will in no way impact on the character of the area.
  - b. There is no reason to believe that the subdivision will not be compatible with the established subdivision pattern.
  - c. The Lot sizes and dimensions proposed have been designed to accommodate each new dwelling proposed. The dual occupancy complies with the relevant development controls applicable under the Shoalhaven DCP 2014.
- 9) Strict compliance with the development standard in this instance is not considered necessary for the following reasons:
  - a. The site is within an established area comprising a range of lot sizes and development types.
  - b. As outlined above, the proposed subdivision if approved will not result in development taking place that would be contrary to the objectives of the R1 zone or the objectives of Clause 4.1.

- c. It is clear that the proposed subdivision element of the proposal will not impact on either the built or natural environment in any way.
- d. Being located so close to the commercial core of Vincentia, the site is suitable for the development proposed.
- e. The proposal to subdivide the finished development will enable each new dwelling to be on-sold to new owners following completion of the build. The new dwellings are to be constructed to meet Council's established 'adaptable housing criteria' which means that each new dwelling will be constructed such they are more suitable for aged and / or disabled persons. This coupled with the central location of the development makes this proposal one worthy of support. There is a well-documented need for smaller dwellings, located on smaller low maintenance lots in well-serviced localities throughout the Shoalhaven. This demand is mainly being driven by the Shoalhaven's ageing population. The subject land is located adjacent to Vincentia's shopping centre which includes a large retail supermarket, post office, hair salons, cafes, takeaway food outlets, medical professionals and more. Further, the site is located in very close proximity to the Vincentia Medical Centre.
- f. The extent of the variation sought being 33.48% may seem significant, however, the Council made an error upon introduction of the Shoalhaven Local Environmental Plan for the subject land and surrounding properties. This is explained as follows:
  - i. When the SLEP 2014 was made, most residentially zoned parcels of land within either the R1 or R2 zone were noted as being within 'Area 1' or 'Area 2'. These areas relate to dual occupancy subdivision areas.
  - ii. All land within Vincentia zoned R1 and R2 is noted as being within 'Area 1'. This means that the minimum subdivision lot size for subdivision of dual occupancies is 350m<sup>2</sup> for Vincentia.
  - iii. The Council has acknowledged the error made by failing to note the subject land (and surrounding properties) as being within a dual occupancy subdivision area (Area 1 in this case). The Council is now taking the necessary steps to rectify the situation and it is in the process of amending the SLEP 2014 to ensure that the subject and surrounding land is within 'Area 1'.

10) The contravention of the 500m<sup>2</sup> development standard in no way known to the author of this report raises any matter of significance for State or regional environmental planning. Further, there are no identifiable public benefits of the maintaining the 500m<sup>2</sup> development standard in this instance. The proposal does not represent a substantial departure to said standard and this report demonstrates the merits of the application justify approval of the same.

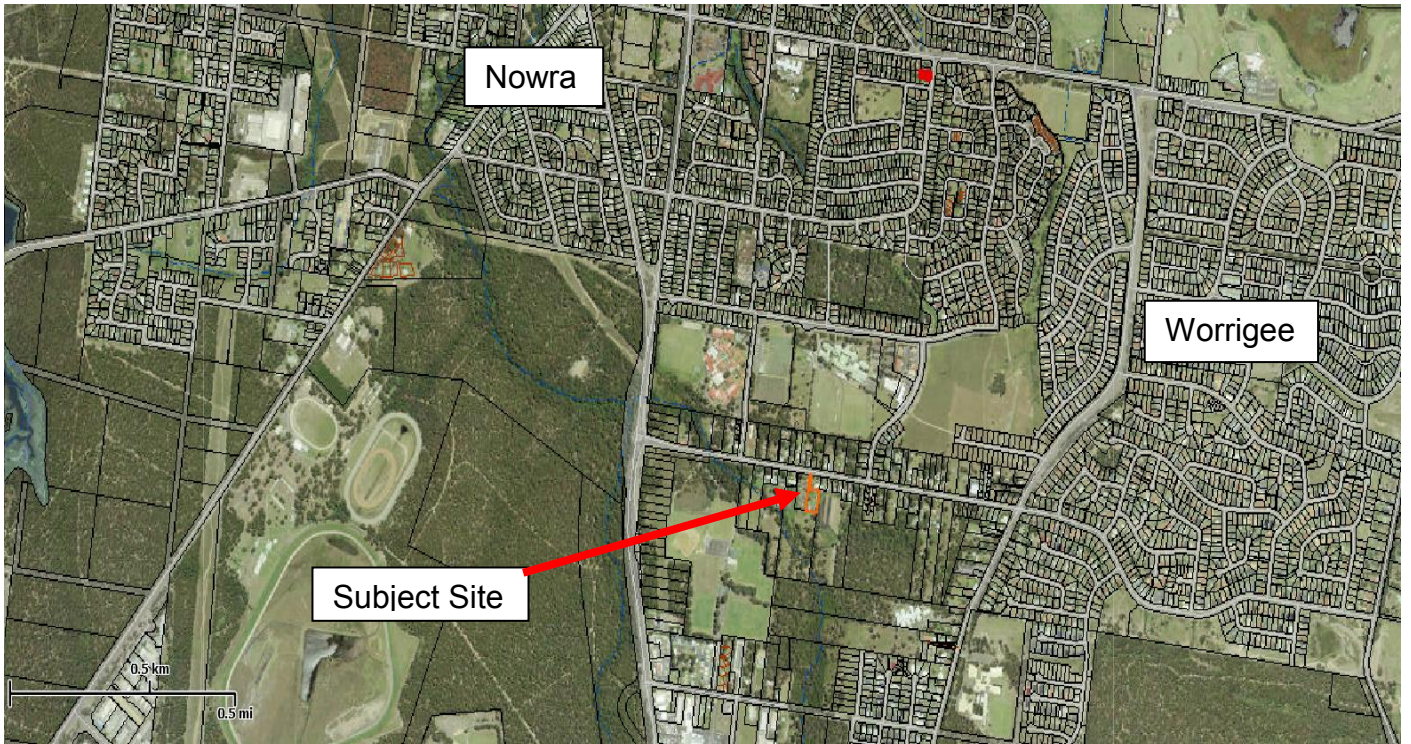
11) Due to the size, scale and nature of the development coupled with the minor variation sought, the proposal will not hinder the attainment of the objects specified in Section 5(a)(i) and (ii) if the EP&A Act.

- 12) The site is not one that is sensitive to threatened species issues, it is not bushfire prone and it is not flood prone. The site is not steep or unstable land and for these reasons, it is considered that there are sufficient environmental planning grounds to approve the proposal.
- 13) The proposal is within the public interest for reasons outlined above.

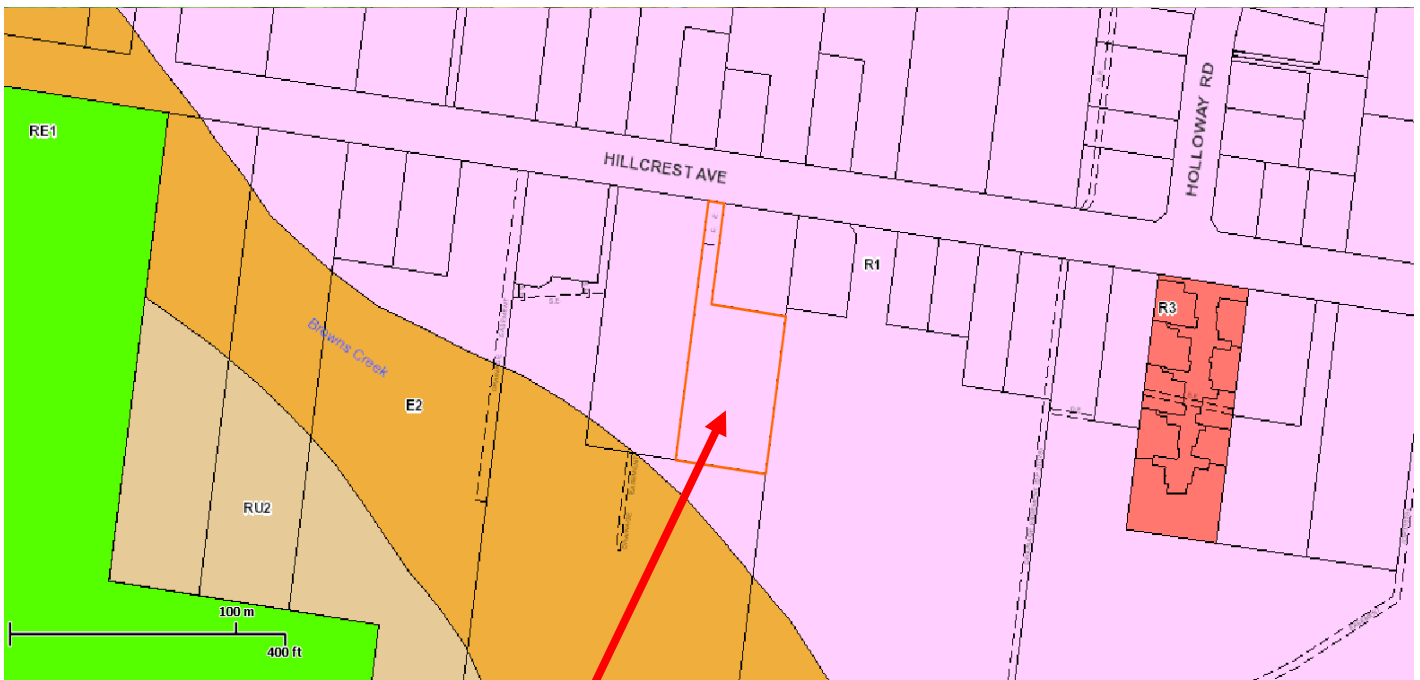
It is requested that for reasons outlined above and throughout the remainder of this report, the Council approve the creation of the lots proposed.



Site Location Plan

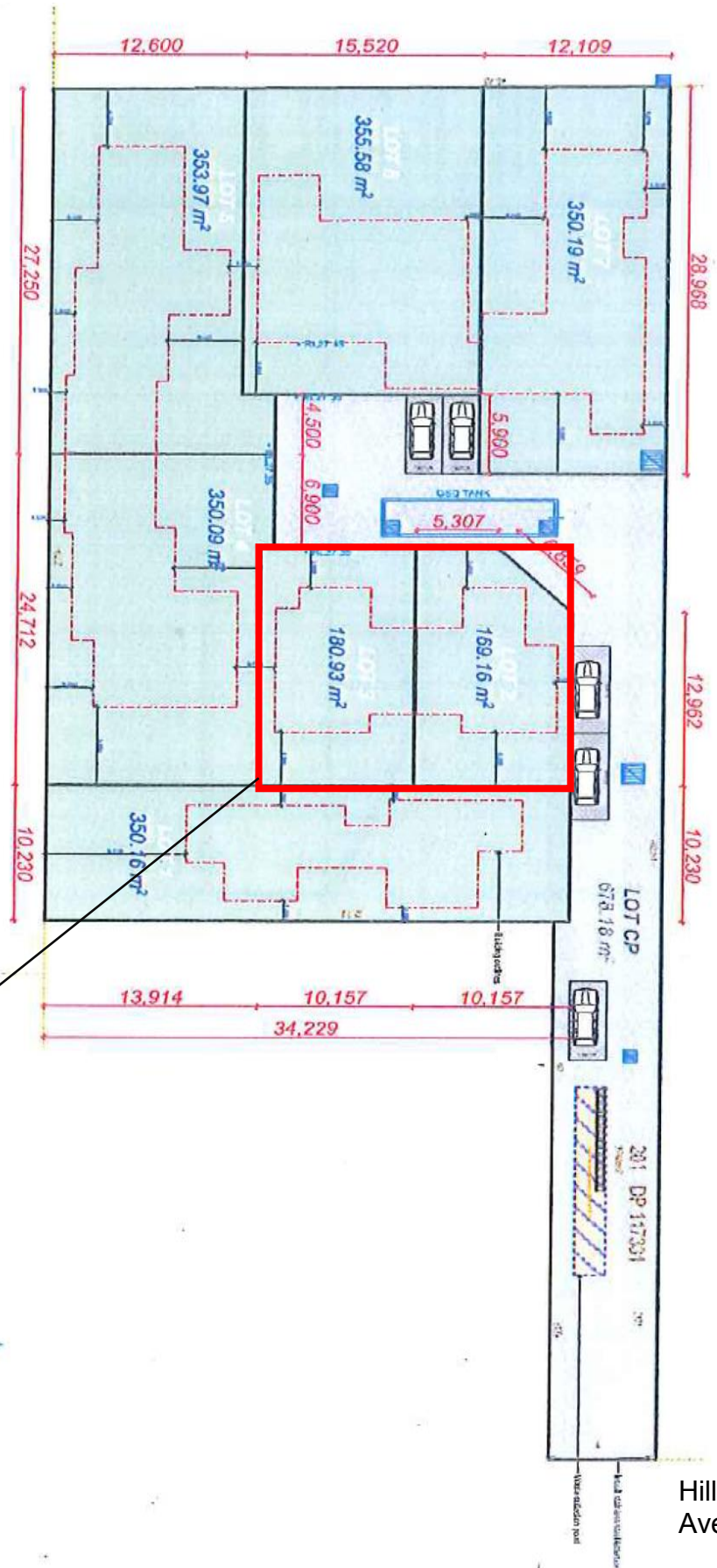


Site Zoning Plan – Shoalhaven Local Environmental Plan 2014



Subject Site – 54A Hillcrest Avenue, South Nowra



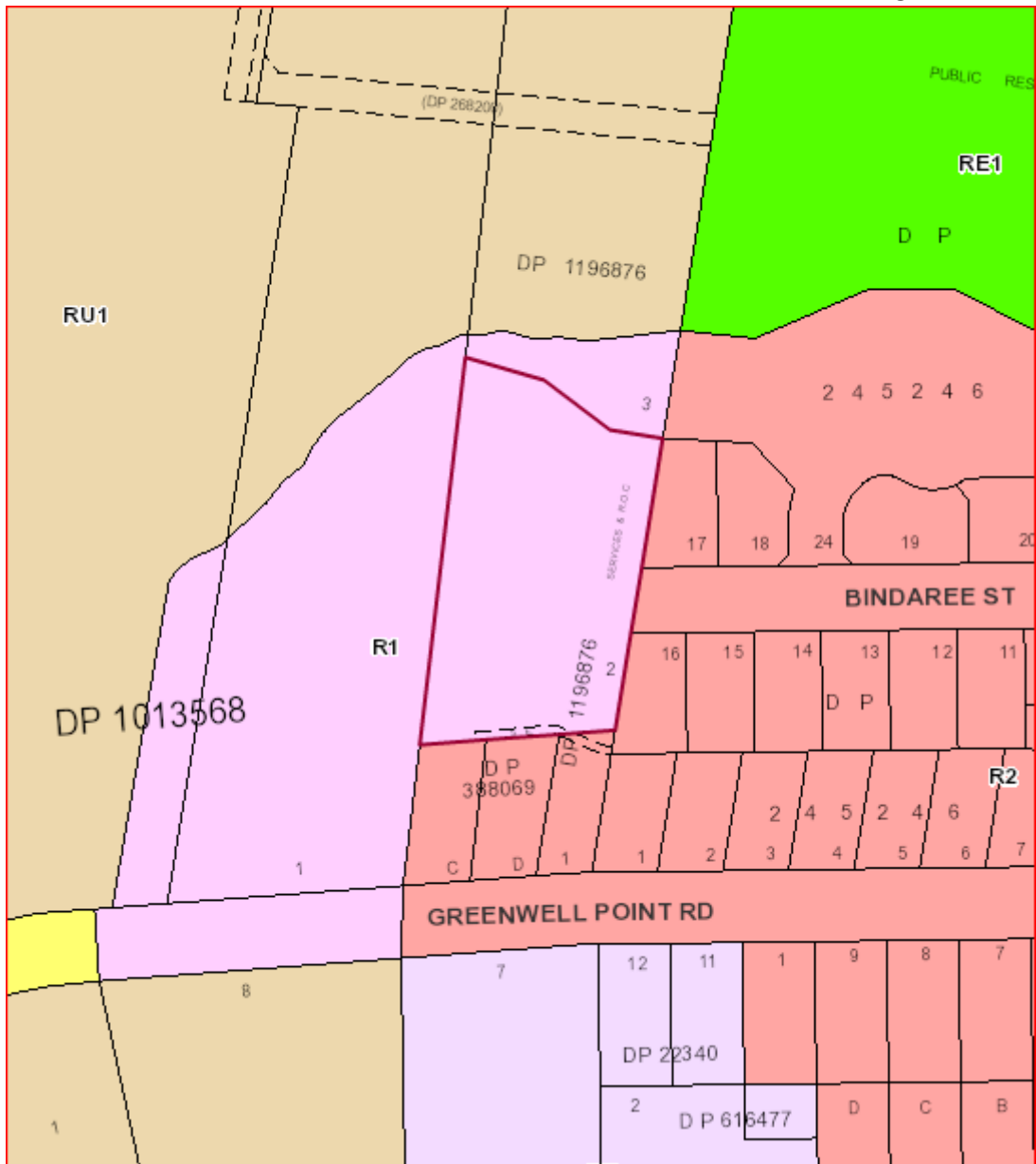


2 Lots under minimum lot size

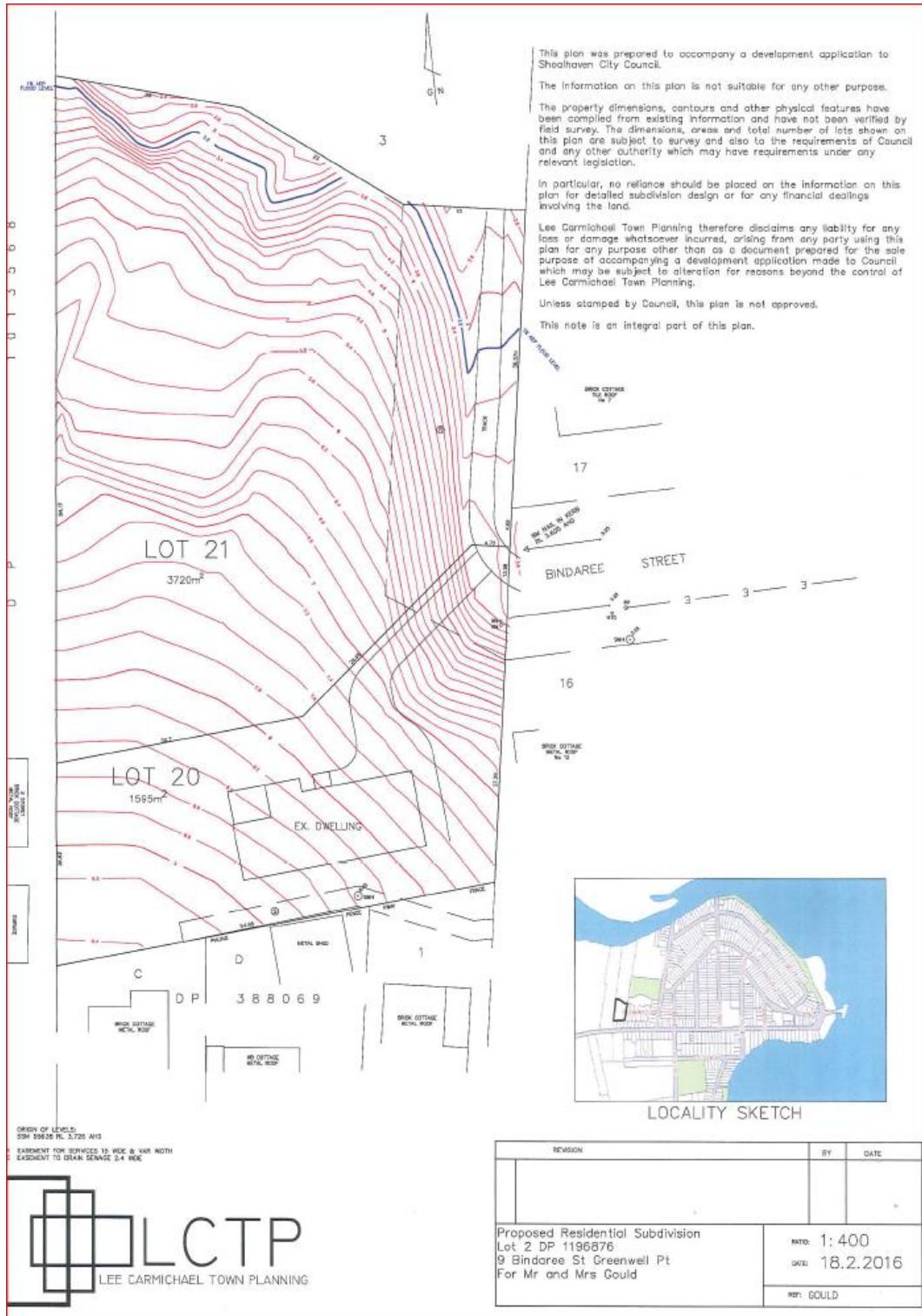
Subdivision Plan

Hillcrest Avenue

ATTACHMENT A



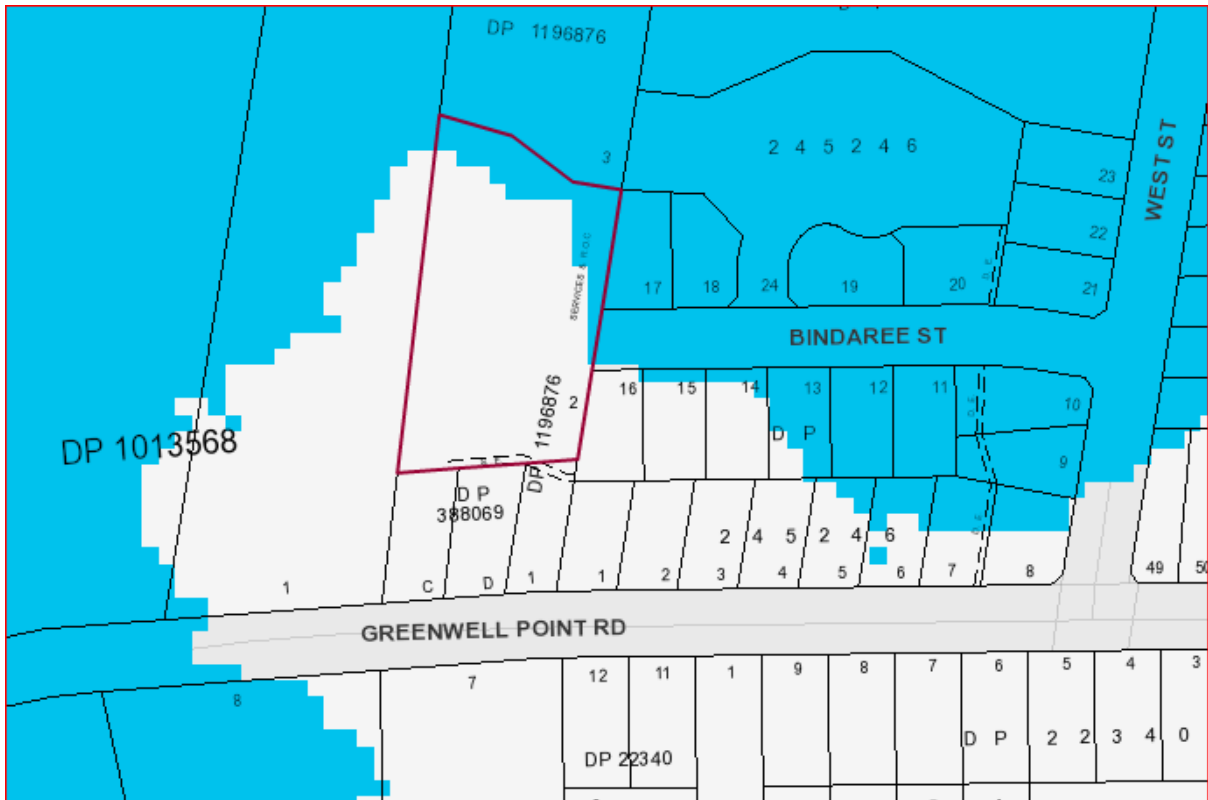
GIS Zone Map



**Proposed Plan of Subdivision**



ATTACHMENT C



GIS - Flood Planning Area

Owner/ Applicant	Project Location	Heritage Item and Level of Significance	Description of Project	Project Cost (lower quote)	Received Grant Amount
St Luke's Anglican Church	68A Princess Street, Berry	Victoria Anglican Church & Memorial Gates  LOCAL	Construct replacement doors to main church entry and to the Church Vestry	\$3,830	\$1,915.00
Donna Payne	73 Wason Street, Milton	Late Victorian weatherboard residence  LOCAL	Roof Repairs – replace roofing, ridge capping	\$7,200	\$2,500.00
Gloria Nolan	11 Pulman Street, Berry	"Lynstowe"— Colonial style weatherboard cottage and former grist mill  LOCAL	External Painting of 2 rear walls	\$6,270	\$1,500.00
Elizabeth & Chris Simnadis	23 Albany Street, Berry	Inter-war Federation style weatherboard cottage and fence  LOCAL	Replace existing front retaining wall & front fence	\$7,875	\$3,000.00
Alan & Marg Sherringham	1165 Bolong Road, Coollangatta	Victorian Georgian style farmhouse and trees  LOCAL	Repaint Exterior Cottage Walls	\$14,806	\$2,000.00
Judith Saw	32 Woodstock Road, Croobyar	Former Victorian brick gatehouse to Mount Airlie including elm trees and orchard  LOCAL	Repaint Exterior Cottage Walls	Quote 1 = \$13,500 Quote 2 = \$7,150	\$2,000.00

Owner/ Applicant	Project Location	Heritage Item and Level of Significance	Description of Project	Project Cost (lower quote)	Received Grant Amount
Jennifer De Lacey	91 Greenwell Pt Rd, Greenwell Point	Colonial weatherboard cottage (former Greenwell Point schoolhouse)  LOCAL	Replace 2 front windows, (possible enlargement of 1) & repaint exterior of house	Painting Quotes - \$5,940 to \$8,690 Window Quotes - \$5,192 & \$8,118 (1 quote for \$2,035 is for remove window and install already supplied windows by owner)	\$3,000.00
Lewand & Parsons	141 Princes Hwy, Milton	Victorian weatherboard hall (former Salvation Army hall)  LOCAL	Replace roof, guttering, downpipes, paint exterior, re-stump foundations, repair/replace windows	\$17,250	\$4,090.00
Francesca Pami	19 Ferry Lane Nowra	Victorian Georgian style timber slab cottage  LOCAL	Re-flash Chimney, fix water leak on chimney and replace roof section around chimney	\$1,472	\$735.00
Susan McIntosh	94B Tannery Rd Berry	"Woodside Park"—dairy farm complex and gatehouse  LOCAL	Repair windows  <b>Note: Work did not proceed</b>	\$3,520  <b>Note: not included in total amount</b>	\$1,760.00  <b>Note: not included in total amount</b>
			<b>TOTAL</b>	<b>\$84,138</b>	<b>\$20,740</b>



**Shoalhaven City Council Local Heritage Fund for 2015–2016 financial year**

**Final Project Report**

Heritage item address: St Luke’s Anglican Church  
68A Princess Street, BERRY

Project description: Replace Entry & Vestry Doors

Reason for the project: Replace doors due to dry-rot & shrinkage

Heritage item listing: Local

Applicant name: St Luke’s Anglican Church

Date commenced: September 2015

Date completed: March 2016

Total project cost: **\$4537.00**

Applicant contribution: **\$2519.00**

Local heritage fund contribution: **\$2622.00**

**ORIGINAL WORKS**



MAIN ENTRANCE

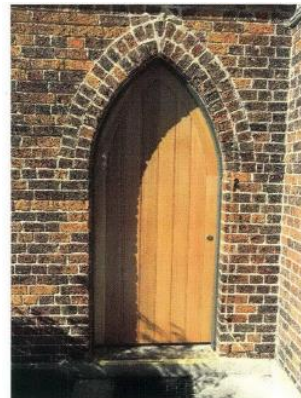


VESTRY

**COMPLETED WORKS**



MAIN ENTRANCE



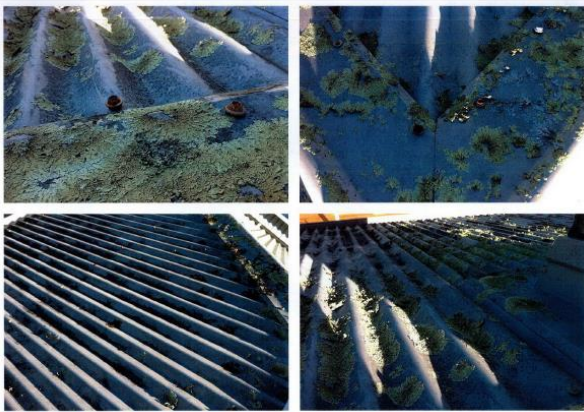
VESTRY

**Shoalhaven City Council Local Heritage Fund for 2015–2016 financial year**

**Final Project Report**

Heritage item address: 73 Wason Street, Milton  
 Project description: Roof repairs, including roofing & ridge capping  
 Reason for the project: Parts of existing roof corroded  
 Heritage item listing: Local  
 Applicant name: Donna Payne  
 Date commenced: December 2015  
 Date completed: December 2015  
 Total project cost: **\$7045.00**  
 Applicant contribution: **\$4545.00**  
 Local heritage fund contribution: **\$2500.00**

**ORIGINAL ROOF CONDITION**



**COMPLETED WORKS**



**Shoalhaven City Council Local Heritage Fund for 2015–2016 financial year**

**Final Project Report**

Heritage item address: 11 Pulman Street, Berry  
 Project description: Re-Painting of 2 External Walls  
 Reason for the project: Maintain condition of original weatherboards  
 Heritage item listing: Local  
 Applicant name: 11 Pulman Street, Berry  
 Date commenced: October 2015  
 Date completed: December 2015  
 Total project cost: **\$3450.00**  
 Applicant contribution: **\$1950.00**  
 Local heritage fund contribution: **\$1500.00**

**ORIGINAL WORKS**



**COMPLETED WORKS**





**Shoalhaven City Council Local Heritage Fund for 2015–2016 financial year**

**Final Project Report**

Heritage item address: 1165 Bolong Road, Bolong  
 Project description: Repaint External Walls  
 Reason for the project: Maintain condition of original weatherboards  
 Heritage item listing: Local  
 Applicant name: Allan Sherringham  
 Date commenced: February 2016  
 Date completed: February 2016  
 Total project cost: **\$14806.00**  
 Applicant contribution: **\$12806.00**  
 Local heritage fund contribution: **\$2000.00**

**ORIGINAL WORKS**



**COMPLETED WORKS**



## Shoalhaven City Council Local Heritage Fund for 2015–2016 financial year

### Final Project Report

Heritage item address:	32 Woodstock Road, Croobyar
Project description:	Repaint External Walls
Reason for the project:	Maintain condition of original weatherboards
Heritage item listing:	Local
Applicant name:	Judith Saw
Date commenced:	December 2015
Date completed:	December 2015
Total project cost:	<b>\$7130.00</b>
Applicant contribution:	<b>\$5130.00</b>
Local heritage fund contribution:	<b>\$2000.00</b>

#### ORIGINAL WORKS



#### COMPLETED WORKS



The southern wall was covered in mould and had to be pressure-washed before any paint preparation could commence. The northern side of the house had faded from the sun and the window putty had cracked and crumbled as a result of full sun exposure.

The house had not been painted for at least twenty years, so was in a state of peeling, fading and cracking. I last went there in 2010 and have only two photos of the front of the house from the road, so it doesn't show enough detail of the condition of the paint - it does show the condition of the roof at that time which indicates the overall condition of the place at that time.



**Shoalhaven City Council Local Heritage Fund for 2015–2016 financial year**

**Final Project Report**

Heritage item address: 91 Greenwell Point Road, Greenwell Point  
Project description: Replace 2 front windows  
Reason for the project: Replace windows with 2 slightly larger windows  
Heritage item listing: Local  
Applicant name: Jennifer De Lacey  
Date commenced: November 2015  
Date completed: November 2015  
Total project cost: **\$7227.00**  
Applicant contribution: **\$4227.00**  
Local heritage fund contribution: **\$3000.00**

**ORIGINAL WORKS**



**COMPLETED WORKS**





**Shoalhaven City Council Local Heritage Fund for 2015–2016 financial year****Final Project Report**

Heritage item address: 141 Princes Highway, Milton

Project description: Replace roof & re-stump foundations

Reason for the project: Roof in very poor condition and foundations require stabilising

Heritage item listing: Local

Applicant name: Danielle Lewand

Date commenced: September 2015

Date completed: October 2015

Total project cost: **\$9350.00**

Applicant contribution: **\$5260.00**

Local heritage fund contribution: **\$4090.00**

**ORIGINAL WORKS****COMPLETED WORKS**

## Shoalhaven City Council Local Heritage Fund for 2015–2016 financial year

### Final Project Report

Heritage item address:	19 Ferry Lane, Nowra
Project description:	Re-flash Chimney & repair water leak
Reason for the project:	Leaking roof/chimney area
Heritage item listing:	Local
Applicant name:	Francesca Pami
Date commenced:	February 2016
Date completed:	February 2016
Total project cost:	<b>\$1472.00</b>
Applicant contribution:	<b>\$737.00</b>
Local heritage fund contribution:	<b>\$735.00</b>

#### ORIGINAL WORKS

No original photo was taken prior to work commencing – the water leak was not able to be identified in photographs

#### COMPLETED WORKS



**Shoalhaven City Council Local Heritage Fund for 2015–2016 financial year**

**Final Project Report**

Heritage item address: 23 Albany Street, Berry

Project description: Replace existing front retaining wall and front fence by rebuilding to original appearance including restoration of front path and steps

Reason for the project: Restore to original condition

Heritage item listing: Local

Applicant name: Chris & Elizabeth Simnadis

Date commenced:

Date completed:

Total project cost: **\$7875.00**

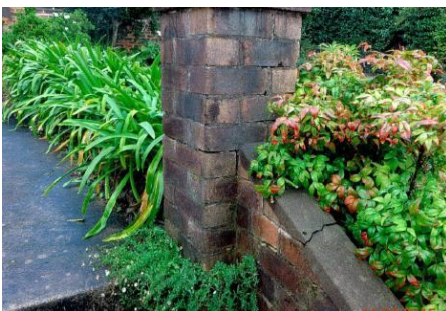
Applicant contribution:

Local heritage fund contribution: **\$3000.00**

**ORIGINAL WORKS**



**COMPLETED WORKS**



**Shoalhaven City Council Local Heritage Fund for 2015–2016 financial year****Final Project Report**

Heritage item address: 94 Tannery Road, Berry

Project description: Replace damaged glass and window frames

Reason for the project: Glass is damaged and window frames have dry-rot

Heritage item listing: Local

Applicant name: Susan McIntosh

Date commenced:

Date completed:

Total project cost:

Applicant contribution:

Local heritage fund contribution: **\$1760.00**

Unfortunately, due to circumstances beyond the control of Susan McIntosh, she was unable to proceed with the works and the contribution of \$1760 has not been expended.