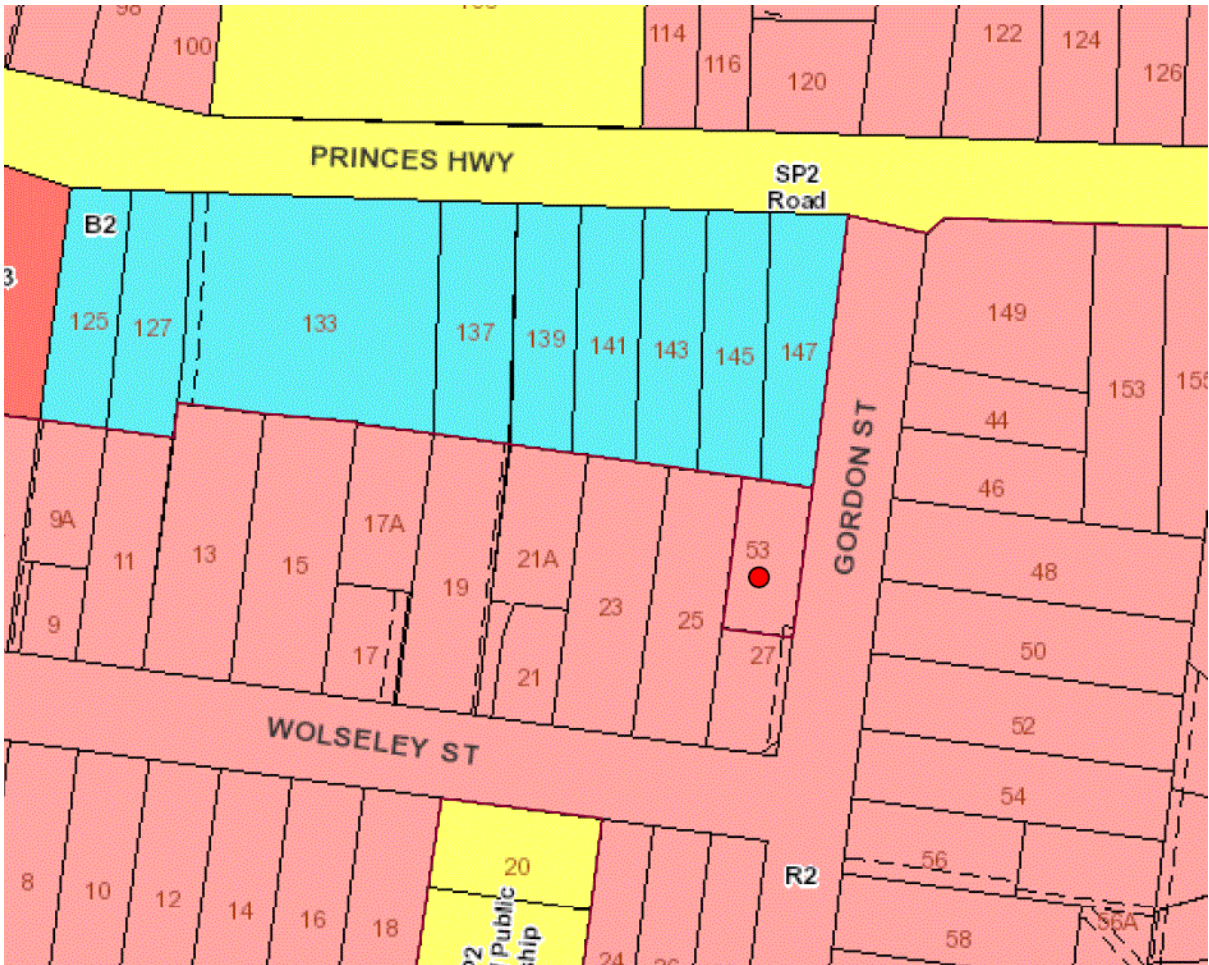


DA15/1507 – 53 Gordon St Milton



SCANNED

Shoalhaven City Council - Ulladulla

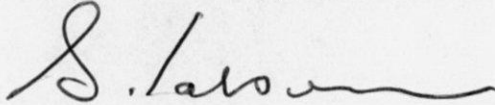
Shayne Larsen
65 Mitchell Parade Mollymook
0428783913
shayneplarsen@gmail.com

- 6 NOV 2015

File No: DA 14-1662

Referred To: Warwick Papworth

I would like to submit a request for subdivision DA 14/1662 to be reconsidered using the attached 4.6 variation.



Shayne Larsen
Date 5/11/15

Attachment A

Matters to be addressed in a written request to vary a development standard

To be submitted together with the development application (refer to EP&A Regulation 2000 Schedule 1 Forms).

Note: If more than one development standard is varied, an application will be needed for each variation (e.g. FSR and height).

1. What is the name of the environmental planning instrument that applies to the land?

Shoalhaven Local Environment Plan 2014

2. What is the zoning of the land?

R2 – Low Density Residential

3. What are the objectives of the zone? Attach a zoning map of the land and surrounding properties

To provide for the housing needs of the community within a low density residential environment.

To enable other land uses that provide facilities or services to meet the day to day needs of residents.

To provide an environment primarily for detached housing and to ensure that other development is compatible with that environment

4. What is the development standard being varied and its numeric value? e.g. 40ha lot size. Attach a map of the development standard for the land and surrounding properties.

Minimum subdivision lot size – 500m²

5. Under what clause is the development standard listed in the environmental planning instrument?

Clause 4.1 & 4.1A

6. What are the objectives of the development standard?

4.1

(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.

4.1A

(1) The objective of this clause is to encourage housing diversity without adversely impacting on residential amenity.

7. What is proposed numeric value of the development standard in your development application and the percentage variation (between your proposal and the environmental planning instrument)?

Proposed lots sizes 193 sq metres and 212 sq metres with residual common properties 273 sq metres with a percentage variation of 61.4% variation from the development standard.

8. How is the proposal consistent with the objectives of the zone in which the development is proposed to be carried out?

The dual occupancy development has been constructed and is completed and meets the objectives to provide the housing needs of the community within a low density residential environment. The dual occupancy development is compatible to the detached housing in the locality. The strata subdivision of the existing dual occupancy will not alter the compliance with these objectives.

9. How is the proposal consistent with the objectives of the development standard?

As the dual occupancy has already been assessed, approved and completed it is consistent with the character of the area and the existing subdivision pattern. The strata subdivision of the existing dual occupancy will not have any additional impact on the amenity of the neighbouring properties. As the development is already complete the lot sizes of the strata subdivision accommodate dual occupancy development controls. The strata subdivision of the dual occupancy encourage housing diversity and will allow separate ownership of the two units and will not alter the existing impact on the residential amenity.

10. How is strict compliance with the development standard unreasonable or unnecessary in this particular case?

The strata subdivision of the dual occupancy cannot practically comply with the development standard as it is located on a lot of 675 sq metres and the strata subdivision proposes subdivision of the building rather than a torrens title subdivision intended by the development standard.

11. How would strict compliance with the development standard hinder the attainment of the objects specified in Section 5(a)(i) and (ii) of the EP&A Act.

Strict compliance with the development standard would prevent the subdivision of the dual occupancy and therefore separate ownership of the units would not be available to provide more affordable housing in the locality that may not be otherwise available.

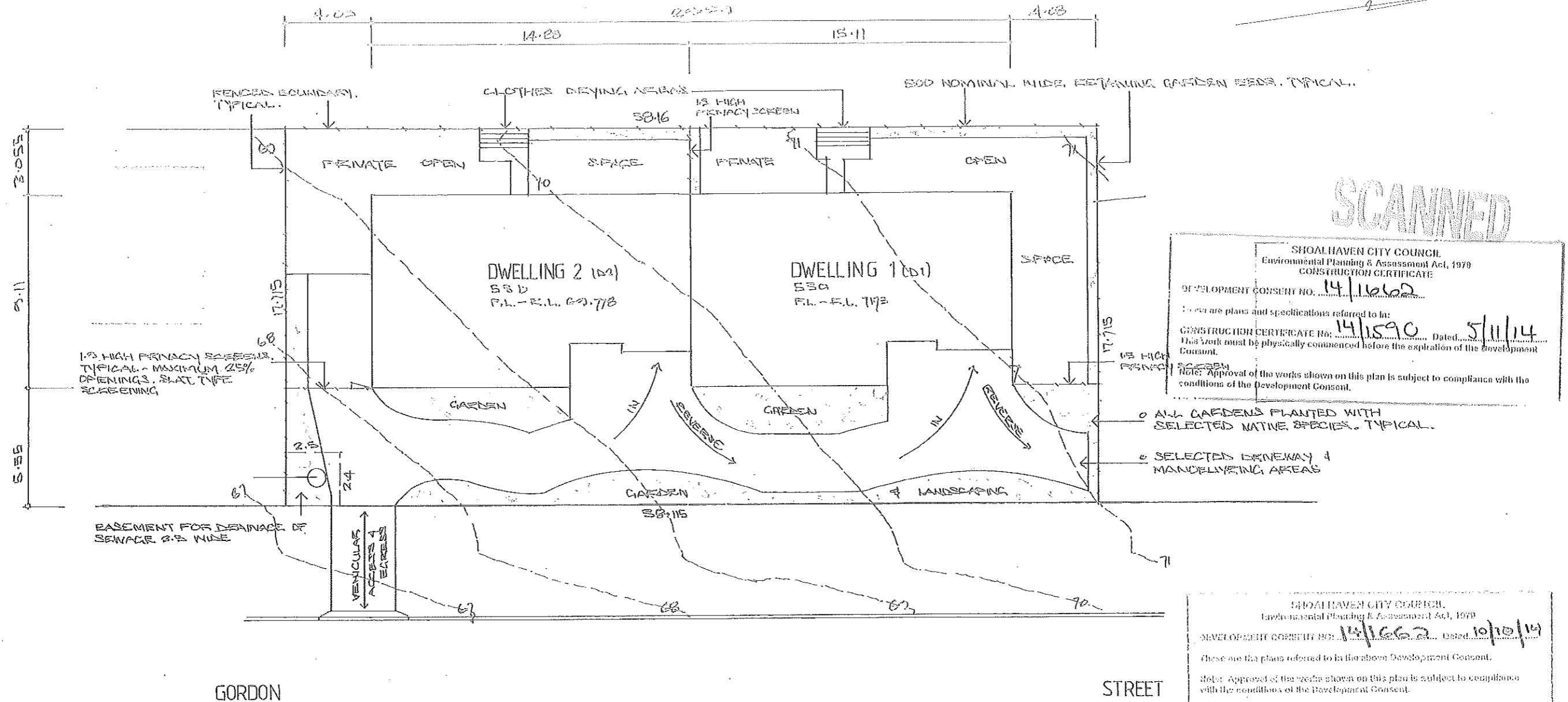
12. Are there sufficient environmental planning grounds to justify contravening the development standard? Give details.

The proposed strata subdivision of the dual occupancy will not alter the development in any way and will not change the impact on amenity in the neighbourhood.

13. How will the proposal be in the public interest?

The strata subdivision will assist in providing affordable housing in the locality.

Adapted from: Varying development standards: A Guide, August 2011, Department Planning & Infrastructure



GORDON

STREET

SITE PLAN

AREAS	m ²	
APPROX. LANDSCAPED AREA	245.9	approx. 36% OF SITE AREA
TOTAL FLOOR AREA D1	124.8	
GROSS FLOOR AREA D1	116.3	
TOTAL FLOOR AREA D2	122.7	
GROSS FLOOR AREA D2	116.1	
FLOOR SPACE RATIO	0.35:1	
SITE	673.6	

NOTE

- EACH DWELLING TO COMPLY WITH DEVELOPMENT CONTROL PLAN B7 (IN PARTICULAR WITH PART 1.12)
- EACH DWELLING TO HAVE 2500L MINIMUM RAINWATER TANK ON THE SITE.
- STORMWATER DRAINAGE INTO COUNCIL SYSTEM.
- EACH DWELLING TO HAVE ELECTRIC BOOSTED SOLAR HOT WATER SERVICE. 26-30 KECS OR BETTER.

LANDSCAPING - SELECTION OF INDICATIVE INDIGENOUS SPECIES. 120 NOMINAL TOTAL PLANTINGS POSITIONED TO OWNER'S INSTRUCTION.

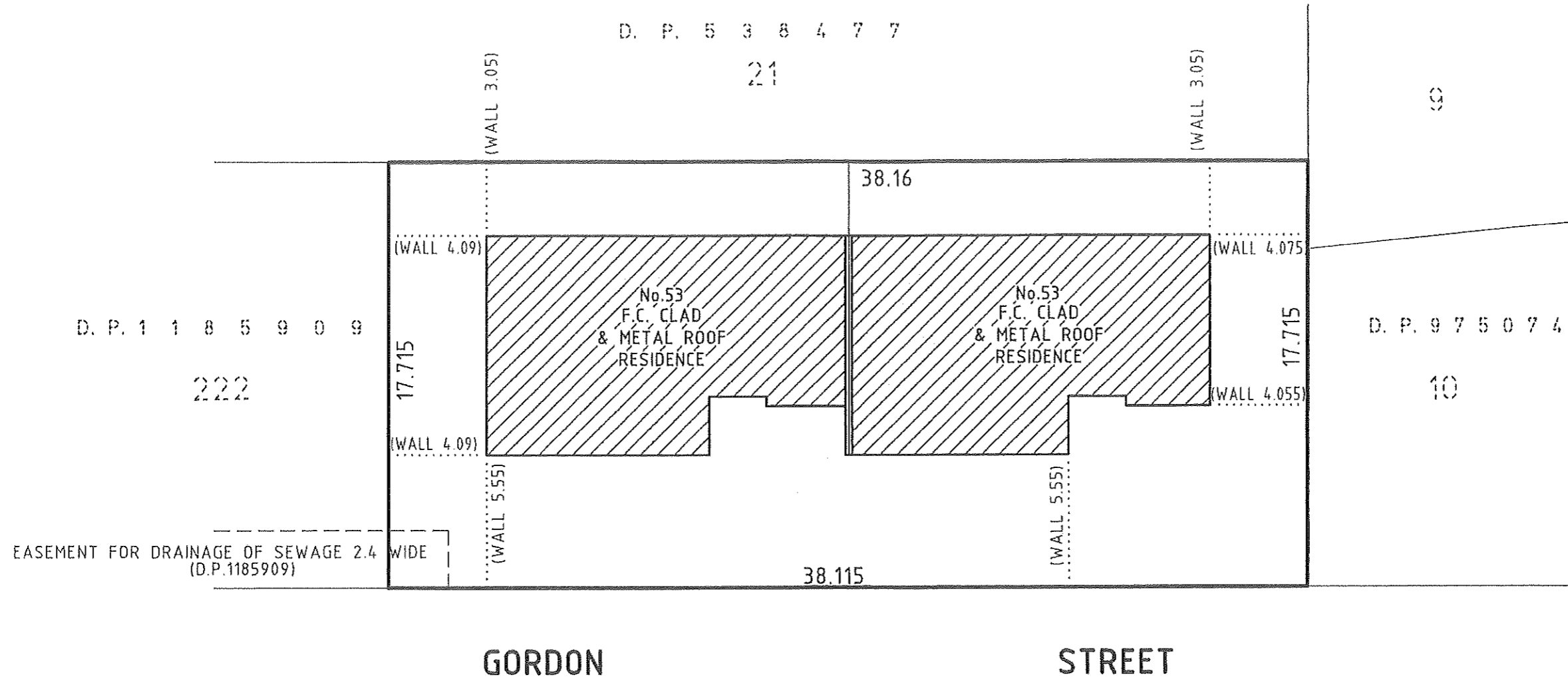
GROUND COVER ADIANTUM FORMOSUM, DIANELLA CAERULEA, GODENIA OSTA, HIBBERTIA SERICEA, LOMANEA LONGIFOLIA, VIOLA HEDERACEA

SHRUBS ANICIZATHOS HYBRID, BANKSIA SPINULOSA, BANKSIA DELONGIFOLIA, CALLISTEMON PALUDOSUS, CLADYXON ALUTIFOLIA, CORREA REFLEXA, ISOPOGON ANEIMONIFOLIUS, ISOPOGON ANETHIFOLIUS, LEPTOSPERMUM SCIAE

ABSA Multi-Dwelling Project Certification
 Association of Building Sustainability Assessors

Certification Number	1006537243
Certification Date	11/07/2014
Assessor Name	Ian Ferguson
Assessor Number	20867
Assessor Signature	<i>[Signature]</i>

PROPOSED DUAL OCCUPANCY DEVELOPMENT FOR J. NELMES & S. LARSEN ON LOT 221 DP 1185909 (No.53) GORDON ST., MILTON.		PLANS BY: PREMIER COAST PLANS PH (02) 4455 3234	
SCALE	DATE	DRC. NO.	
1:200	MAY 2014	3760-1	

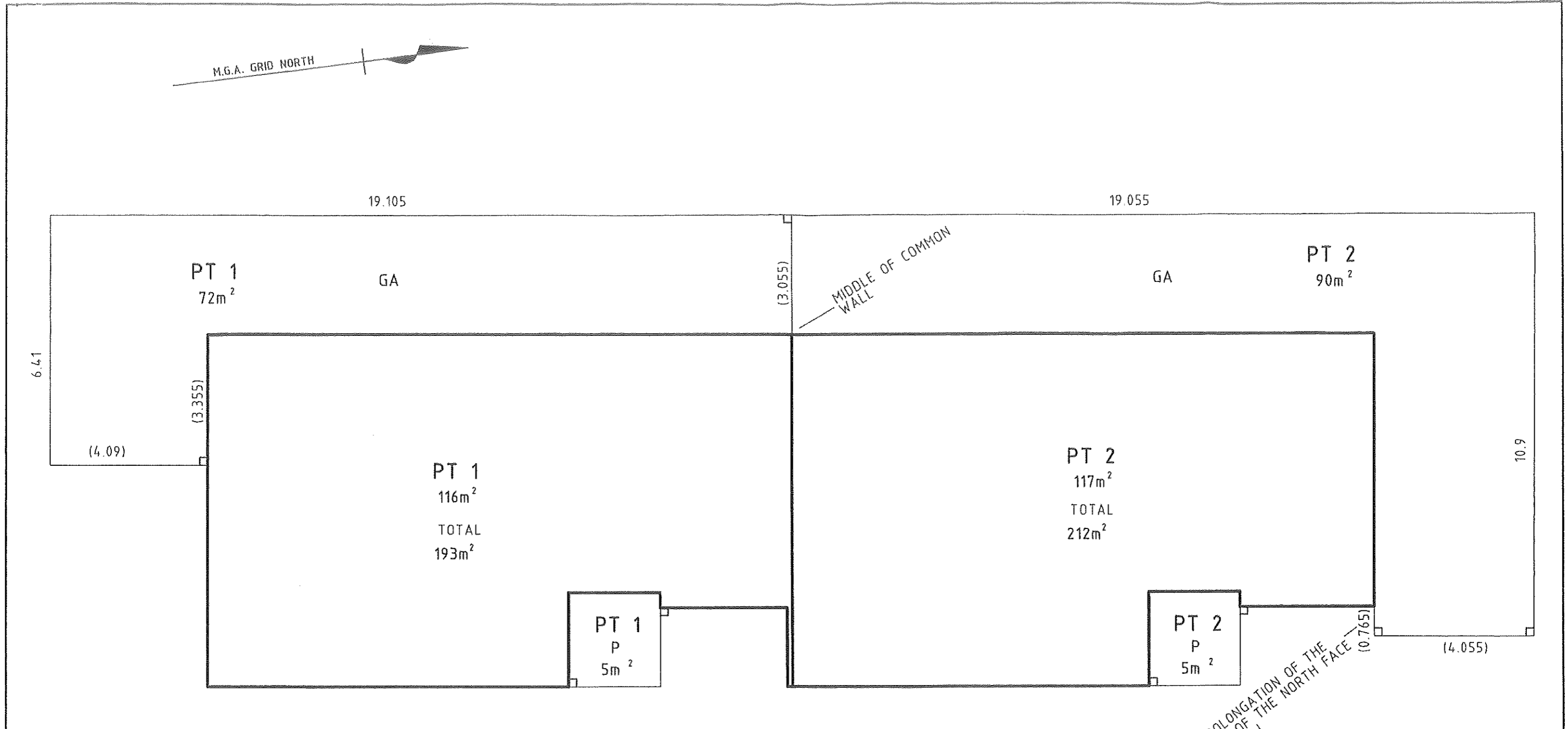


LOCATION PLAN

RECEIVED
12 JUN 2014

BY:

Surveyor : PHILLIP JOHN BROWN Surveyor's Ref : 4348 Subdivision No : Lengths are in metres. Reduction Ratio 1 :200	Registered	SP
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THE STRATUM OF EACH GARDEN AREA EXTENDS FROM 2 BELOW TO A HEIGHT OF 5 ABOVE THE UPPER SURFACE OF THE FLOOR OF ITS RESPECTIVE UNIT EXCEPT WHERE COVERED.

THE STRATUM OF EACH COVERED PORCH AND COVERED VERANDAH EXTENDS TO A HEIGHT OF 2.5 ABOVE THE UPPER SURFACE OF ITS FLOOR EXCEPT WHERE COVERED.

ALL RETAINING WALLS THAT FORM PART OF LOT BOUNDARIES ARE COMMON PROPERTY

ALL UNDERGROUND PIPES, PUMPS AND ELECTRICAL COMPONENTS ARE COMMON PROPERTY

THE ELECTRIC DRIVEWAY GATE AND ALL ITS CABLES AND COMPONENTS ARE COMMON PROPERTY

THE ELECTRIC GENERATOR AND ALL ITS CABLES AND COMPONENTS ARE COMMON PROPERTY

NOTE:-
ALL AREAS ARE APPROXIMATE.

☐ DENOTES 90°

GA: GARDEN AREA
P: COVERED PORCH

FIRST LEVEL

RECEIVED
12 JUN 2014

BY:.....

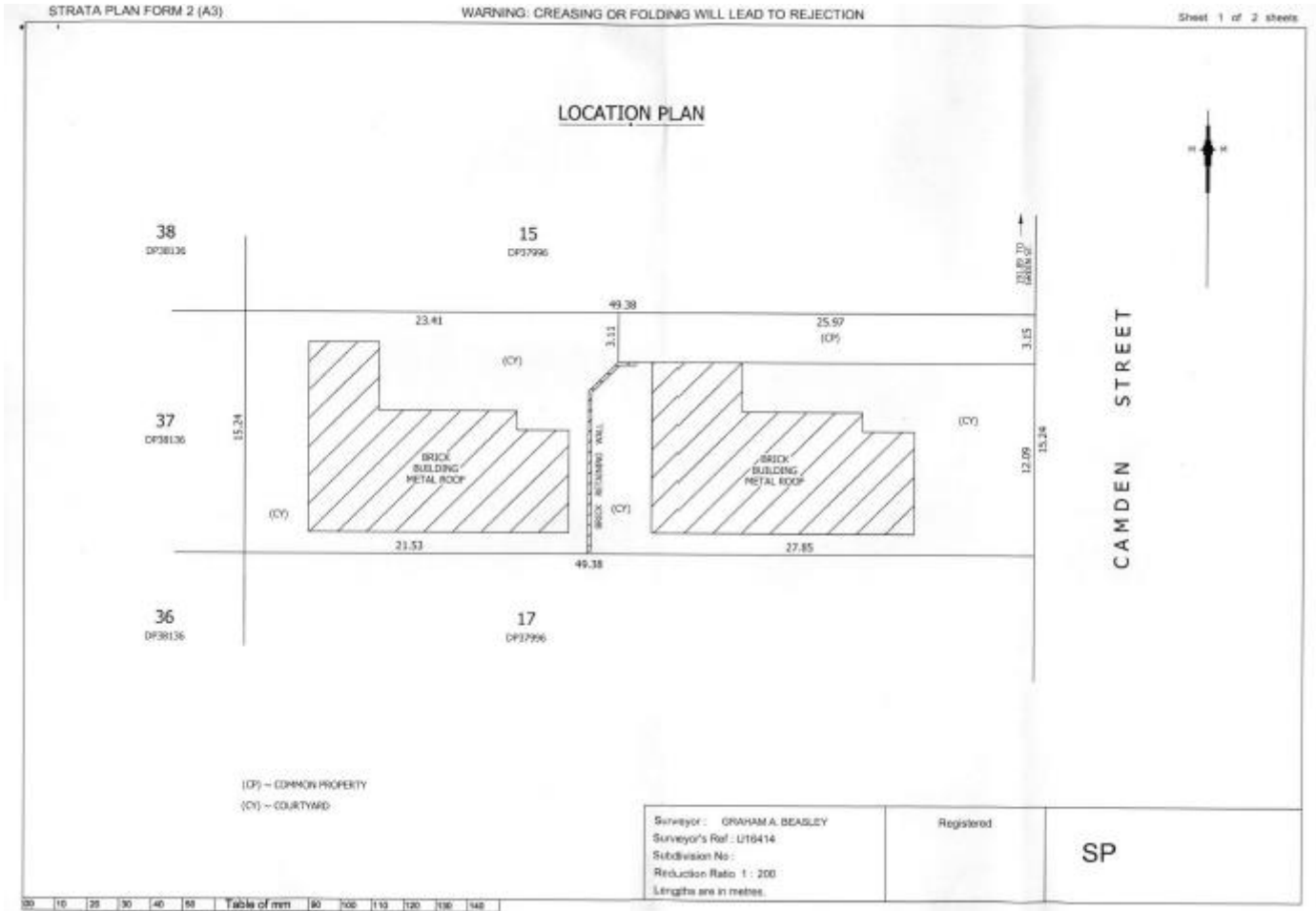
Surveyor : PHILLIP JOHN BROWN Surveyor's Ref : 4348 Subdivision No : Lengths are in metres. Reduction Ratio 1:100	Registered	SP
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Location



SF10485

PLAN OF PROPOSED SUBDIVISION



Applicant' Submission

The two provisions in Clause 4.6 which are to be addressed are:

- (a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
- (b) that there are sufficient environmental planning grounds to justify contravening the development standard.*

The 350m² development standard contained in Clause 4.1A, is considered to be unreasonable and unnecessary in the circumstances of this case as the dual occupancy has been constructed and the subdivision does not result in any further environmental consequences through the placement of a notional boundary around the driveway and between each dwelling.

- The detached dual occupancy is located upon a property that is over 700m². If this was proposed as a Torrens title subdivision, Lot 2 would comply in area with the LEP 350m² development standard because the length of the driveway would be include in the area of the lot.
- Lot 1 has an area of 333m² being approximately 5% deficient of the 350m² development standard, where Lot 2 is similarly deficient with an area of 335m². This deficiency does not compromise the intent of the development standard and compliance is considered to be unreasonable and unnecessary.
- The purpose of Clause 4.6 is to provide for flexibility in the development standard. This application demonstrates that there is not an adverse environmental impact as a result of this subdivision, and the basis of the variation in the lot size results from a requirement to maintain an area of common property in the strata subdivision.
- Complying with the 350 minimum lot size does not result in any better environmental outcome for the adjoining residential area. There is no adverse impact on the amenity of the adjoining residential development through permitting separate title to these approved dwellings.
- The public interest is not compromised by this variation because there are no added adverse environmental or social implications arising from the subdivision of the land.
- Public interest has been addressed and assessed and considered to be acceptable in the approval of the original dual occupancy development application.
- The public interest is not compromised because of utilising a clause which provides flexibility in applying the development standards.
- The proposal is consistent with the zone and clause objectives.



Bridge Rd, Nowra NSW 2541 02 4429 3111
Deering St, Ulladulla NSW 2539 02 4429 8999

Address all correspondence to
The General Manager, PO Box 42, Nowra NSW 2541 Australia
DX5323 Nowra Fax 02 4422 1816

Council Reference: 1379E (D15/225479)
Your Reference: LAC15/148

Select Committee on the Regulation of Brothels
Parliament of NSW
Macquarie Street
SYDNEY NSW 2000

By email only: ROBInquiry@parliament.nsw.gov.au

Dear Mr Alister Henskens SC, MP

Submission - Inquiry into the Regulation of Brothels

Council welcomes the opportunity to provide a submission to the Inquiry into the Regulation of Brothels in New South Wales.

Brothels are currently permitted with consent in the B3 Commercial Core zone (limited to Nowra and Ulladulla CBDs) in Shoalhaven as long as they comply with the necessary controls and requirements outlined in the Shoalhaven Local Environmental Plan 2014 and other regulations. We do not currently have any legal brothels operating in the City. The undertaking of sex services as a home occupation (sex services) is currently prohibited in all zones across Shoalhaven.

The Shoalhaven Development Control Plan 2014 contains Chapter G24: Restricted and Sex Services Premises which provides guidelines for the location, design and operation of sex services premises. The chapter is available on [Council's website](#).

Problems and issues have arisen, however, in relation to 'unlawful brothels' operating without approval in locations which may cause land use conflicts, public health concerns and adverse amenity impacts, including in areas frequented by children.

The burden of proof currently rests with Council to gather evidence to prove that identified premises are being used for the purpose of a brothel. Current legislation limits the use of circumstantial evidence to prove a premises is being used for the purpose of a brothel under the Restricted Premises Act. This essentially requires Council to employ a private investigator to engage in sexual activity on multiple occasions to prove the premises is operating as a brothel. The use of private investigators is resource intensive and costly, and in relation to unlawful brothels, also raises other issues such as possible sex with minors.

Legislative and/or regulatory changes are needed to provide for an increased broadness and availability of the use of circumstantial evidence to prove that unregulated, unlawful brothels are operating and to make it easier to uphold NSW law in relation to unlawful brothels. Council would welcome any positive changes or improvements in this regard.

If you need further information about this matter, please contact Steven Horvath, Planning & Development Services Group on (02) 4429 3570. Please quote Council's reference 1379E (D15/225479).

Yours faithfully



Gordon Clark
Strategic Planning Manager

19 August 2015

**Summary of Submissions - Planning Proposal (Rezoning & Subdivision)
Lot 4 DP 834254, Beach Road, Berry**

	Document No/Name	Date Received	Summary of Submissions	Comments / Response
1	D15/350205	25/11/15	<p>Against the proposal - but suggests improvements for a more acceptable proposal.</p> <ul style="list-style-type: none"> • Lot size – lot size equates to high density residential which doesn't match character of surrounding area and semi-rural feel – suggests 20-22 lots is more suitable and match precedent subdivisions along Beach Road. • Waste Management – no sewerage disposal services; lot sizes will not allow for envirocycle systems, will impact neighbours. • Road & Traffic impacts – increased traffic from increase in residency could prove dangerous. • Natural Springs – natural springs will impact building envelopes on affected lots. 	<p>The recommendation in the report addresses the comments raised in this submission by recommending amendments to the proposal to address key planning issues, including the specific issues outlined in this submission.</p>
2	D15/352299	27/11/15	<p>Would support a revised proposal that addresses concerns with lots, waste, traffic and drainage issues.</p> <ul style="list-style-type: none"> • Lot sizes – all blocks should be a minimum 1.2 hectares in size. • Road and traffic impacts – increased residents would exacerbate the bad state of repair of Beach Rd. • Environment – protect Coomonderry Swamp from any runoff. • Drainage and runoff – the number of blocks proposed puts a big strain on this situation, development will cause increased water flow due to, roads, driveways, mown lawns, run off from springs on the hill above will flow down to Campbell's Run. 	<p>The recommendation in the report addresses the comments raised in this submission by recommending amendments to the proposal that to address key planning issues, including the specific issues outlined in this submission</p>
3	D15/353059	27/11/15	<p>Against the current proposal – would support an amended PP if concerns with lots, traffic and wastewater are addressed.</p> <ul style="list-style-type: none"> • Lot sizes – 47 lots is an over development as it doesn't suit character of the area – suggests 32 would more suitable. Minimum lot size should be 1 hectare. Needs to be large enough to sustain large water tanks, and suitable envirocycle. • Waste water & drainage - overflow will impact surrounding neighbours. Already have difficulty with drainage. • Traffic & roads - increase in cars will make Beach road even more dangerous. 	<p>The recommendation in the report addresses the comments raised in this submission by recommending amendments to the proposal that to address key planning issues, including the specific issues outlined in this submission</p>

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4	D15/353697	30/11/15	<p>Against the proposal- makes suggestions for an improved proposal.</p> <ul style="list-style-type: none"> • Lot sizes – out of character with surrounding area and precedent set – suggests 20 lots between 1.5 and 2 hectares is more suitable. • Waste Management – no sewer, and lot sizes too small for an envirocycle system • Natural Springs – run off from springs will cause damage and water issues to surrounding neighbours. • Local Road – road is already dangerous, increased residency will prove further danger, no pathway. 	<p>The recommendation in the report addresses the comments raised in this submission by recommending amendments to the proposal that to address key planning issues, including the specific issues outlined in this submission</p>
5	D15/354149	30/11/15	<p>Against the proposal.</p> <ul style="list-style-type: none"> • Keep the land rural rather than another housing zone. 	<p>Objection noted. As outlined in the report, Council has the option to refuse to support the proposal which would see the land remain in a rural zone.</p>
6	D15/354588	30/11/15	<p>Against the current proposal - would support an amended proposal if addressed concerns with lot sizes, traffic impacts, waste water.</p> <ul style="list-style-type: none"> • Lot sizes – developments should be aligned to previous R5 developments on Beach Rd – be at least 1.2ha in size and upwards. • Traffic & Road impacts – increased numbers will prove further danger on the already dangerous road. • Water – provisions for water tanks needs to be in lot sizing. • Waste Management – need sufficient area for envirocycle systems, run off will affect Coomonderry Swamp. • Natural Springs – two natural springs need to be taken into account in proposal and will impact on proposed lots 37-39. 	<p>The recommendation in the report addresses the comments raised in this submission by recommending amendments to the proposal that to address key planning issues, including the specific issues outlined in this submission</p>
7	D15/357464	2/12/15	<p>Against the current proposal but would support an amended proposal that addresses concerns with lots sizes, traffic impacts:</p> <ul style="list-style-type: none"> • Lot sizes – keep in line with previous sub-divisions, minimum lot size of 1ha. • Character impacts - does not suit surrounding area's rural character. Retain the essence of the RU1 zone. • Traffic & Road impacts – Beach road would struggle with increased traffic. Repairs to Beach Rd are needed and a footpath. 	<p>The recommendation in the report addresses the comments raised in this submission by recommending amendments to the proposal that to address key planning issues, including the specific issues outlined in this submission</p>

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8	D15/357748	2/12/15	<p>Against the proposal in its current form, makes suggestions:</p> <ul style="list-style-type: none"> • Lot size – not in keeping with existing zoning, doesn't suit surrounding area, minimum lot size of 1.5 ha. • Water and Waste – block sizes raise concerns regarding runoff and dispersal of effluent. • Environmental impacts – mature trees should be protected in Coomonderry Swamp and National Park should be protected. • Zoning – the edge of the E2 zoning should be in line with Campbell's Run and Berry Beach estates. 	<p>The recommendation in the report addresses the comments raised in this submission by recommending amendments to the proposal that to address key planning issues, including the specific issues outlined in this submission</p>
9	D15/358700	3/12/15	<p>Supports the proposal.</p> <ul style="list-style-type: none"> • Lot sizes - block sizes are sufficient, development would provide jobs, proposal is not impacting or encroaching on Coomonderry Swamp. • Traffic and Road impacts – negative impacts of increased traffic, a pushbike or pedestrian lane along Beach Rd is required. • Infrastructure - power cuts occur frequently and need to be addressed. • Compliance - house designs need to comply with original plans approved by Council. 	<p>The recommendation in the report addresses the comments raised in this submission by recommending amendments to the proposal that to address key planning issues, including the specific issues outlined in this submission</p>
10	D15/359376	3/12/15	<p>Against the proposal, makes suggestions.</p> <ul style="list-style-type: none"> • Lot Size – blocks should be at least 2.5 acres, won't suit surrounding character. • Waste water – septic systems will all flow into other blocks and E2 zones. • Road – Beach Rd will need an upgrade to accommodate for increased traffic. • Visual impacts from roadway, detracting from rural area. • Land donation to government – community would like more information about this. 	<p>The recommendation in the report addresses the comments raised in this submission by recommending amendments to the proposal that to address key planning issues, including the specific issues outlined in this submission</p>
11	D15/359440	3/12/15	<p>Against the proposal, makes suggestions for an amended proposal.</p> <ul style="list-style-type: none"> • Lot sizes – blocks should be minimum 1ha. • Zoning – no development on SW slopes, only on NE facing side of the hill with screen plantings. The SW slope towards the swamp should be zoned E2. • Visual impacts - development doesn't keep with surrounding character. • Road & traffic impacts – increases in cars travelling the road would prove dangerous. • Waste water – runoff could flow into Coomonderry Swamp, which needs to be protected, onsite sewage systems often fail • Infrastructure - improve internet speed. 	<p>The recommendation in the report addresses the comments raised in this submission by recommending amendments to the proposal that to address key planning issues, including the specific issues outlined in this submission</p>

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12	D15/359620	3/12/15	<p>Against the current proposal, would support an amended proposal that addresses concerns.</p> <ul style="list-style-type: none"> • Road & traffic impacts – increased traffic on Beach Rd. • Lot sizes – ambience of area will be changed, lack of room for septic, water tank and house. • Environmental – blocks located downhill to the swamp will impact the runoff to the Swamp, impact on the Golden Bell Frog. • Visual impacts - tree line needed to reduce eye sore impact. 	<p>The recommendation in the report addresses the comments raised in this submission by recommending amendments to the proposal that to address key planning issues, including the specific issues outlined in this submission</p>
13	D15/359721	3/12/15	<p>Against the proposal but makes suggestions for addressing concerns.</p> <ul style="list-style-type: none"> • Rezoning – modifying SLEP 2014 is unacceptable considering the community consultation processes that occurred. An E2 buffer zone is needed around wetland and should have canopy trees planted and no development allowed. E2 area should be used for the wildlife corridor area. • Lot sizes – small lot developments would negatively impact on tourism, doesn't suit surrounding developments. • Environmental – impact fauna mobility and create fire hazards. • Runoff issues - septic tanks will flow into the swamp. • Further studies - public exhibition of an on-ground flora and fauna assessment and cultural heritage assessment seeking community feedback. • Berry Wildlife Corridor – Berry Landcare has been awarded a grant for the Berry Corridor by the NSW Environmental Trust which includes Berry Bush Links within the subject land. 	<p>The recommendation in the report addresses the comments raised in this submission by recommending amendments to the proposal that to address key planning issues, including the specific issues outlined in this submission</p>
14	D15/360631	4/12/15	<p>Against the proposal.</p> <ul style="list-style-type: none"> • Rezoning – zoning should not be altered considering the community consultation process for SLEP 2014. • Lot sizes – two thirds of the lots proposed are below a 1ha minimum and smaller than the R5 minimum. • Visual impacts - proposal would have higher visual impact than neighbouring sub-division. 	<p>Objection noted. As outlined in the report, Council has the option to refuse to support the proposal which would see the land remain in a rural zone.</p>

15	D15/360829	4/12/15	<p>Against the proposal but makes suggestions for a more acceptable rezoning of the subject land.</p> <ul style="list-style-type: none"> • Lot sizes – does not suit surrounding developments, size needs to be minimum 1ha, development would lead to future developments that would encroach on the swamp. • Proposed zoning – does not align with zoning of adjoining land and the planning principles that went behind them – land south of ridge is exclusively zoned E2 with no dwellings, structures or effluent drainage permitted. • Traffic & Road impacts – increased vehicles would make Beach Rd impassable. • Environmental impacts – impacts on the swamp. • Effluent & Drainage - water quality impacts, water resources in regards to Coomonderry Swamp would be an issue, there won't be sufficient space for effluent management combined with effects of springs, effluent system failure would widely contaminate sensitive ecosystems. • Precedent would be set if this proposal is approved for further development along beach road and Agars Lane would increase encroachment and negative impacts on the swamp. 	<p>The recommendation in the report addresses the comments raised in this submission by recommending amendments to the proposal that to address key planning issues, including the specific issues outlined in this submission</p>
16	D15/360984	4/12/15	<p>Against the proposal.</p> <ul style="list-style-type: none"> • Suggests Council rejects outright and ensure any future proposals are more in keeping with the existing community and environment. • Lot Sizes – lack of coherence with surrounding developments, • Inconsistent with Council plans and visions. • Visual impacts not considered. • Community life impacts not considered. • Environmental impacts – impacts on environmental integrity of the land, the adjacent park and the wetlands. • Infrastructure impacts – pressure on community and infrastructure services from large numbers of dwellings 5km from Berry Township. • Sets a precedent for development of surrounding areas. 	<p>Objection noted. As outlined in the report, Council has the option to refuse to support the proposal which would see the land remain in a rural zone.</p>

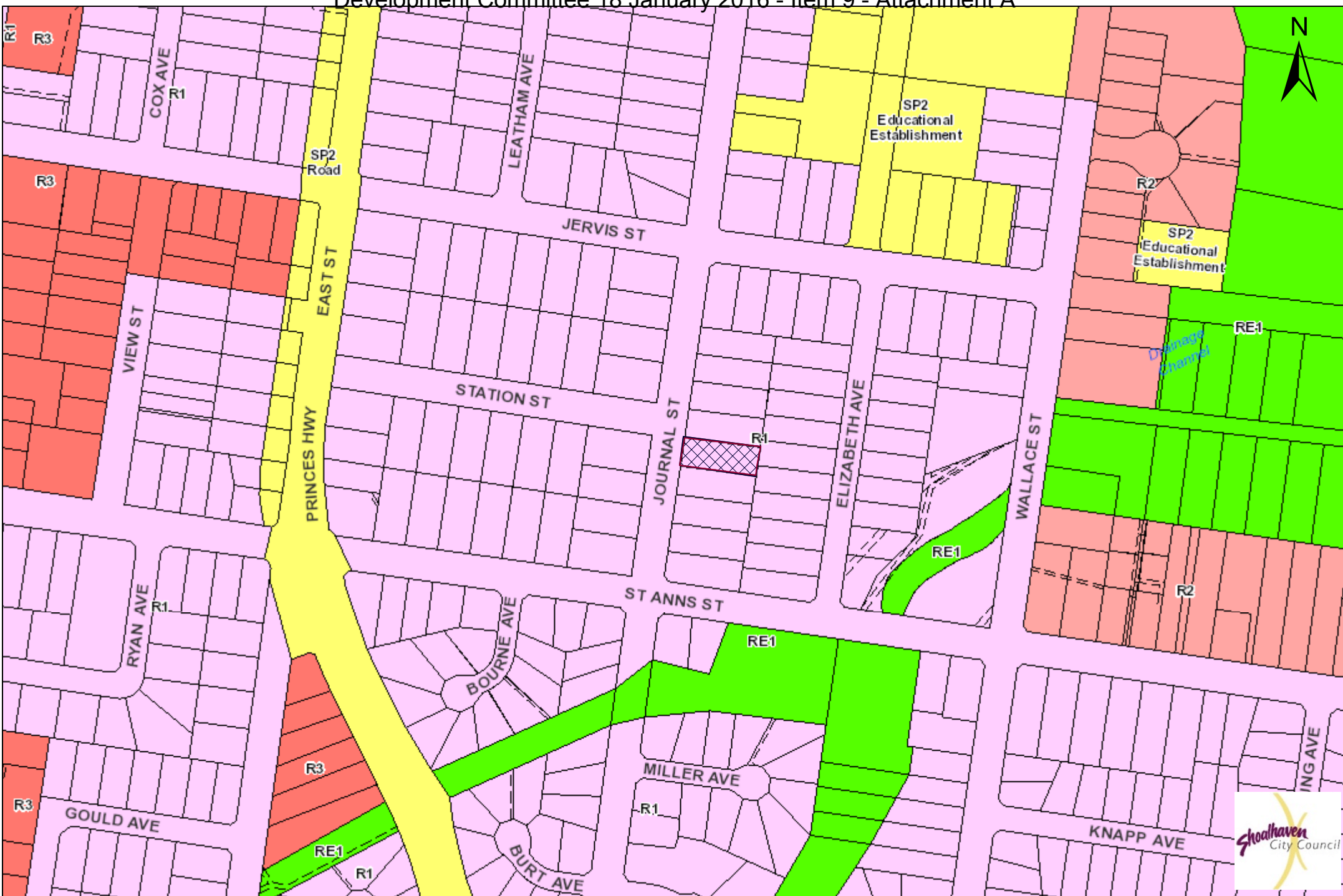
17	D15/361378	4/12/15	<p>Against the proposal but contains suggestions for a more acceptable proposal.</p> <ul style="list-style-type: none"> • Zoning – zone the slope facing the swamp from the top of ridgeline downwards to E2 and not grant consent for any development – consistent with adjoining estates. • Zoning - zone the swamp and the area immediately above the swamp E1 in line with surrounding properties so that rehabilitation can commence. • R5 zone should only include areas that drain away from the swamp towards Beach Rd. • Environmental impacts – land on the slope above the Coomonderry Swamp should all be zoned E2 to be consistent with surrounding estates and protect the swamp and development not approved in this area. • LEP activities listed as permitted with consent in E2 areas should not be permitted. • Zone the patch of forest area on proposed site to E2 to preserve viability of local wildlife and suggests to enhance connectivity to zone an E2 wildlife pathway connecting the swamp, Beach Rd canopy and large pond opposite Beach Rd. • Water – potential for bog/flooding issues. • Lot Sizes – does not suit surrounding developments, visual impact, character impacts – ensure large enough to be consistent with adjoining subdivisions. • Tourism impacts – negative impacts if development set a precedent for surrounding areas. • Traffic & Road – road plans are placed through existing dams and wet areas, would require frequent repairs, proposed intersections are placed in blind spots for oncoming traffic creating safety issues. • Further studies should be undertaken of the subject land to identify springs/bogs/seeps and protect them. 	<p>The recommendation in the report addresses the comments raised in this submission by recommending amendments to the proposal that to address key planning issues, including the specific issues outlined in this submission</p>
18	D15/361385	4/12/15	<p>Against the proposal in its current scale and concept:</p> <ul style="list-style-type: none"> • Environmental – impacts on Coomonderry Swamp and the farmland opposite, swamp should be completely protected by Council and State Government. • Sets a precedent for future development of farmland surrounding Berry. • Drainage and effluent issues currently exist and would be exacerbated by the proposal. • Visual and character amenity impacts – the proposal is incompatible with surroundings. • Tourism – proposal would lower tourism rates. • Lot Sizes – too small, development should be in close vicinity to the Berry town with appropriate facilities. • Berry Wildlife Corridor - the proposal lies in centre of this funded wildlife corridor. 	<p>The recommendation in the report addresses the comments raised in this submission by recommending amendments to the proposal that to address key planning issues, including the specific issues outlined in this submission</p>

Development Committee 18 January 2016 - Item 8 - Attachment A

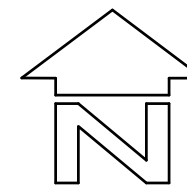
19	D15/361494	4/12/15	<p>Against the proposal -highlights issues to consider.</p> <ul style="list-style-type: none"> • Environmental – impacts on Coomonderry Swamp and its protected flora and fauna, run off from the septic systems would harm the environment. • Traffic & Road impacts – Beach Rd would not be able to sustain the increased traffic. • Lot Sizes – 46 residential blocks doesn't maintain the area as rural. 	<p>The recommendation in the report addresses the comments raised in this submission by recommending amendments to the proposal that to address key planning issues, including the specific issues outlined in this submission</p>
20	D15/361602	4/12/15	<p>Against the proposal.</p> <ul style="list-style-type: none"> • Lot Sizes – size and amount of blocks is inconsistent to the planning principles of the area, negative visual impact, rural landscape will be lost, highly increased noise levels. • Environmental – breakdown in septic systems would have a disastrous effect on the health of the swamp, impacts on forest and wildlife corridor. • Traffic and road impacts – Beach Road is unsuitable to carry the increased traffic and would need an upgrade, suggests upgrading Toolijooa Road as an alternative route to the new highway to minimise negative impacts. 	<p>The recommendation in the report addresses the comments raised in this submission by recommending amendments to the proposal that to address key planning issues, including the specific issues outlined in this submission</p>
21	D15/362387	7/12/15	<p>Generally against the proposal but contains a suggested improvement to PP by only extending E2 zone to the ridgeline.</p> <ul style="list-style-type: none"> • Current zoning is appropriate but best rezoning outcome would be to extend the E2 zone to the ridgeline, against R5 rezoning. • Environmental – negative impact on the Coomonderry Wetland ecosystem, negative impact on Foys Swamp and reduce potential for future rehabilitation. • Environmental impacts of development – lower water quality, weed invasion, and predation on native fauna and endangered species. Puts at risk endangered and general flora and fauna in the Coomonderry wetlands. • Inconsistent with SEPP 14 and Draft Coastal Management SEPP. • While adding wetland area into the national park is good, it should not be used as a trade-off for further development on the wetland margins due to negative impacts of urbanisation on the wetland ecosystem. 	<p>The recommendation in the report addresses the comments raised in this submission by recommending amendments to the proposal that to address key planning issues, including the specific issues outlined in this submission</p>
22	D15/362554	7/12/15	<p>Against the proposal as it compromises the integrity of the surrounding environment especially Coomonderry Swamp.</p>	<p>Objection noted. As outlined in the report, Council has the option to refuse to support the proposal which would see the land remain in a rural zone.</p>

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23	D15/362929	7/12/15	<p>Against the proposal:</p> <ul style="list-style-type: none"> • No further progress of the PP until further studies on fauna and flora impacts undertaken. • Proposal is not in the public interest. • Environmental impacts – concerned about impacts on the Berry Wildlife Corridor. • Against any rezoning of the land and against any development in the E2 zone around the swamp. • GMS should not be ignored by the PP. • Lot sizes - The small lot sizes and associated residential development would be detrimental on developing the berry wildlife corridor. • Environmental - Flora and fauna surveys and impact assessments should be undertaken prior to any progress of the PP. 	<p>Objection noted. As outlined in the report, Council has the option to refuse to support the proposal which would see the land remain in a rural zone.</p>
24	D15/363002	7/12/15	<p>Against the proposal.</p> <ul style="list-style-type: none"> • The directions contained in the GMS and SLEP 2014 and community consultation involved should be adhered to. • The proposal is not in the public interest. 	<p>Objection noted. As outlined in the report, Council has the option to refuse to support the proposal which would see the land remain in a rural zone.</p>
25	D15/363742	7/12/15	<p>Against the proposal.</p> <ul style="list-style-type: none"> • Lot sizes – inappropriately sized lots. • The outcomes of the GMS and SLEP 2014 should not be ignored. • Zoning - against rezoning RU1 and E2. • Not in public interest. 	<p>Objection noted. As outlined in the report, Council has the option to refuse to support the proposal which would see the land remain in a rural zone.</p>
26	D15/368861	11/12/15	<p>Representation on behalf of a community member. Community member is against the proposal but makes suggestions for addressing concerns.</p>	<p>The recommendation in the report addresses the comments raised in this submission by recommending amendments to the proposal to address key planning issues, including the specific issues outlined in this submission.</p>



PROPOSED NEIGHBOURHOOD TITLE SUBDIVISION



NOTE:

This plan was prepared for Mr. D. Lovett as an indicative subdivision design to accompany a subdivision application to Shoalhaven City Council.

The information shown on this plan is not suitable for any other purpose.

The property dimensions, contours and other physical features have been compiled from existing information and have not been verified by field survey.

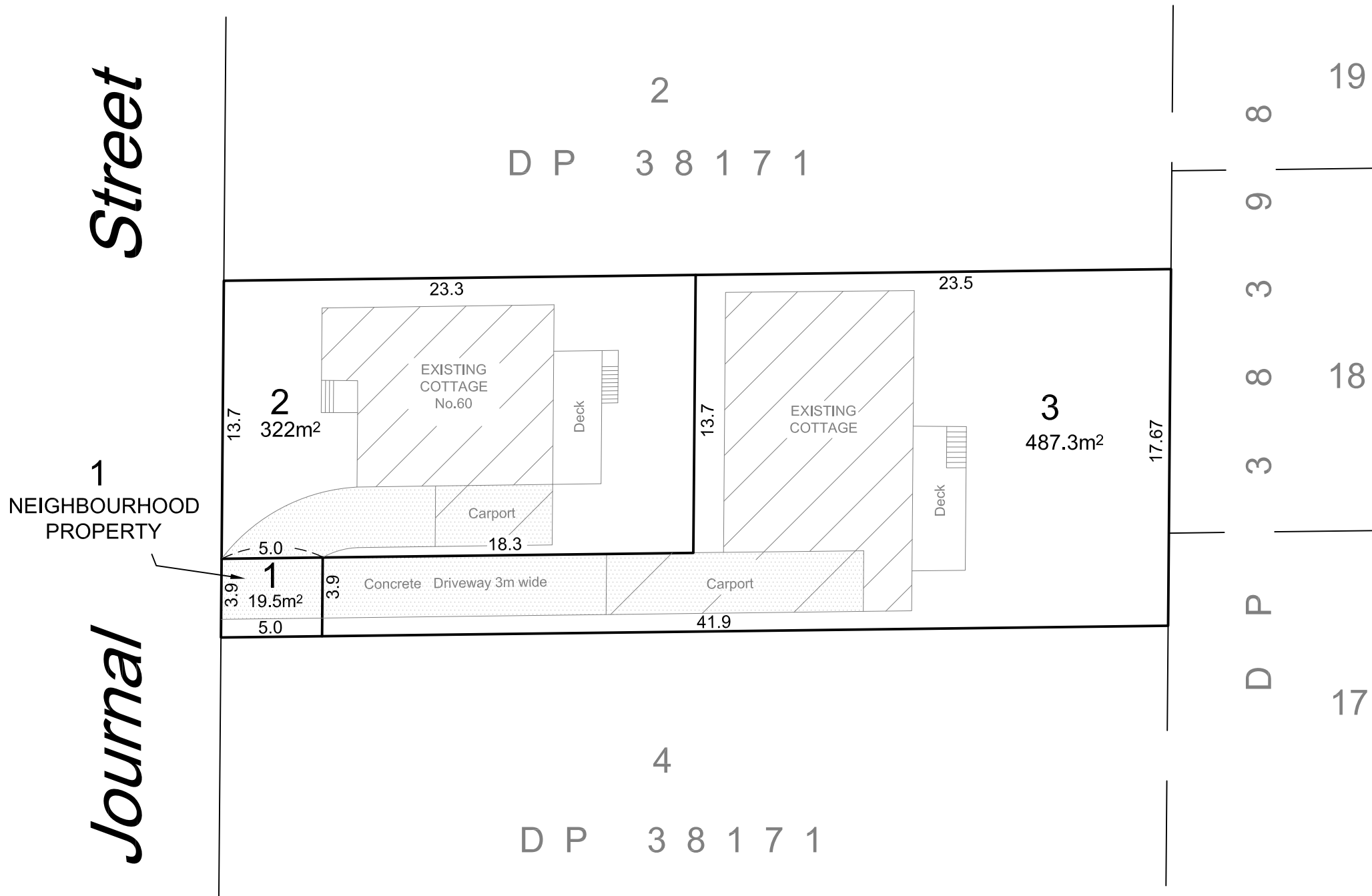
The dimensions, areas and total number of lots shown on this plan are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation.

In particular, no reliance should be placed on the information on this plan for detailed subdivision design or for any financial dealings involving the land.

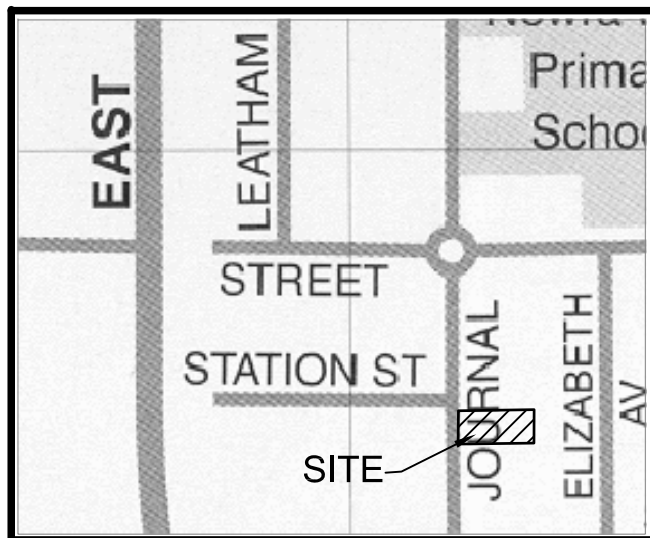
Allen Price & Scarratts therefore disclaims any liability for any loss or damage whatsoever or howsoever incurred, arising from any party using or relying upon this plan for any purpose other than as a document prepared for the sole purpose of accompanying an application to council for subdivision and which may be subject to alteration for reasons beyond the control of Allen Price & Scarratts.

Unless stamped by Council, this plan is not a plan of an approved subdivision.

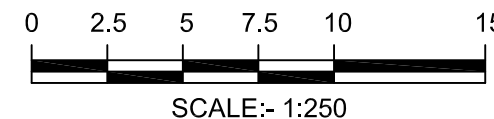
This note is an integral part of this plan.



Locality Sketch



Map drawn and published by Cartodraft Aust P/L



REV	DESCRIPTION	BY	DATE
01	Addition of Neighbourhood Property	KR	20.10.2015

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SKETCH PLAN OF PROPOSED
 NEIGHBOURHOOD TITLE SUBDIVISION
 OVER LOT 3 DP 38171
 AT No. 60 JOURNAL STREET, NOWRA
 FOR MR. DAVID LOVETT

RATIO: **1:250**
 (AT A3 ORIGINAL)
 DRAWING NUMBER
26546-01

DATE OF PLAN:
07.10.2015
 SHEET **1** OF **1** REVISION **01**

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