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URBAN ASSESSMENTS  
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## PRELIMINARY ASSESSMENT

### 1.0 PROPOSED PROJECT

Approval is sought for a 5 lot residential subdivision of a property located at Canberra Avenue, South Durras.

The residential subdivision proposes 4 lots similar sized lots at the rear of the property ranging in area from 1239m<sup>2</sup> to 1398m<sup>2</sup> and a residue lot with an area of 3400m<sup>2</sup>. The 4 rear western lots are vacant and the larger front lot is occupied by an existing dwelling and 2 freestanding buildings which comprise 3 cabins.

Access to the subdivision is proposed a 6 metre wide carriageway located along the southern side boundary of the property.

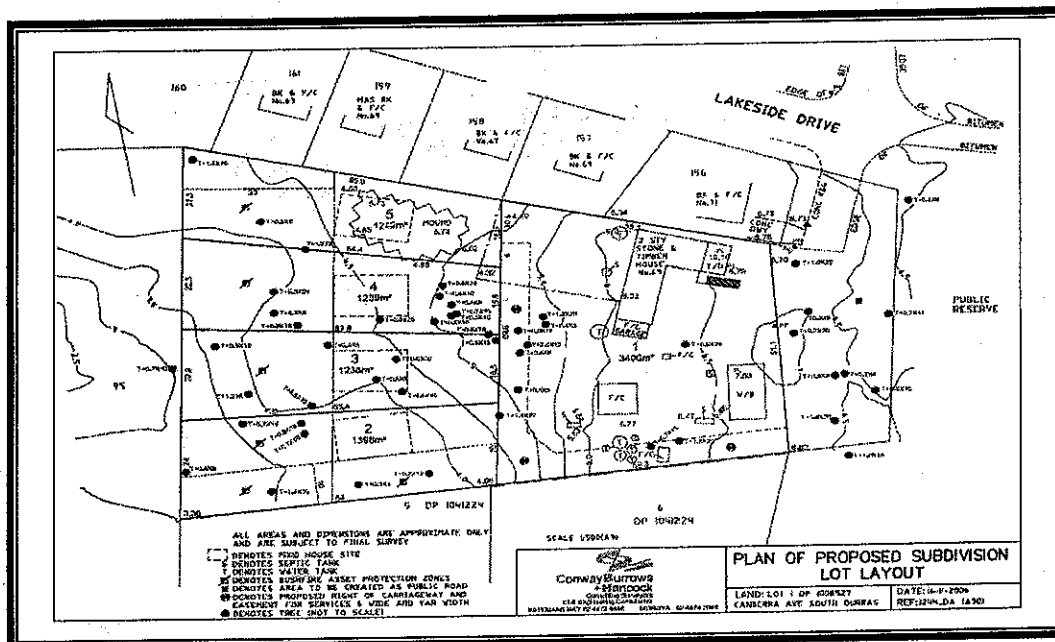


Figure 1 Subdivision Layout

### 2.0 SITE DETAILS

#### 2.1 Site Location

The subject site is located on the southern side of an unformed extension of Canberra Avenue, South Durras, approximately 20 metres south of the Lakeside Drive intersection.

## 2.2 Site Description

The property's legal description is Lot 1 DP1008527.

The property is a large roughly shaped rectangular lot with an area of 8549m<sup>2</sup> which has a frontage of 51.1metres to an unformed extension of Canberra Avenue.

The property currently comprises a part stone and timber two storey dwelling in the front north eastern corner. Two older style timber buildings comprising three cabins are also located upon the eastern frontage of the property.

The subject site is generally level with a very marginal fall to the rear of the site. The site comprises extremely disturbed and fragmented vegetation in the form of scattered Stringybark & Spotted Gums.

## 2.3 Site Context

The site is located within a low density residential context and directly adjoins existing residential properties that front Lakeside Drive and comprises single storey dwellings. The site directly also fronts a public reserve to Beagle Bay and backs onto Murramarang National Park.

## 3.0 STATUTORY PLANNING CONSIDERATIONS

### 3.1 Eurobodalla Urban Local Environmental Plan 1999

The subject land is zoned 2g Residential General under the provisions of Eurobodalla Urban Local Environmental Plan 1999 and the proposed subdivision is permissible under Clause 64 with consent.

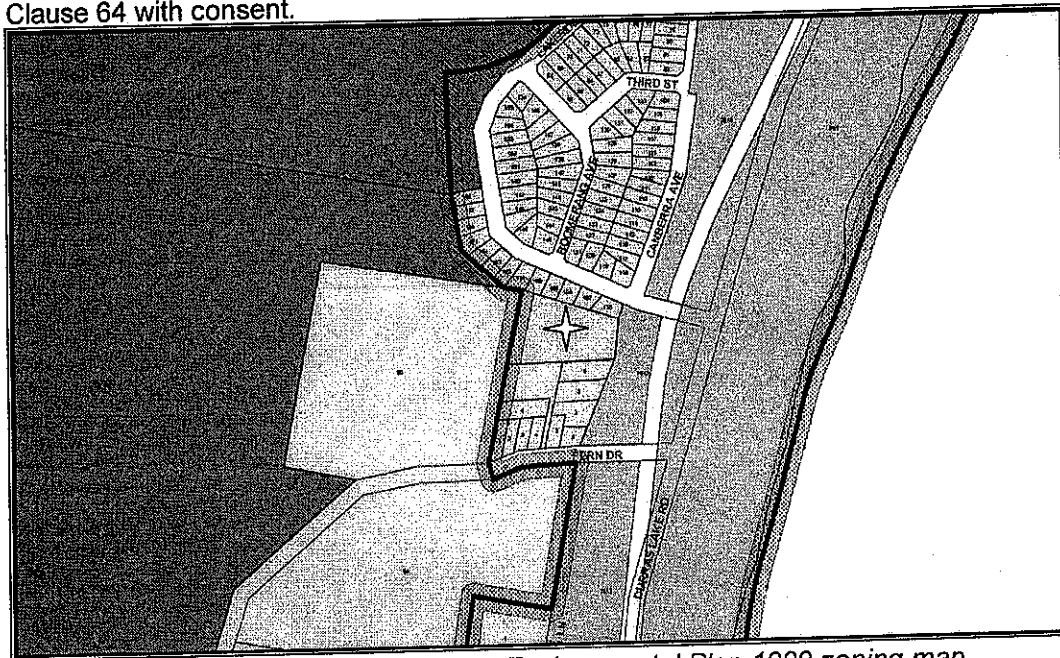


Figure 1 Eurobodalla Urban Local Environmental Plan 1999 zoning map

### 3.2 Eurobodalla Settlement Strategy

The subject land is identified as suitable for "coastal hamlet development" under the provisions of the Eurobodalla Settlement Strategy.

The proposed low density nature of the subdivision is consistent with the intended coastal hamlet development objectives for the area.

### 3.3 Residential Design Code

The proposed subdivision is subject to assessment under the Residential Design Code, which stipulates development guidelines for residential subdivisions.

In particular the DCP requires an allotment sized of 1500m<sup>2</sup> unless it can be demonstrated that less area is required to dispose of treated effluent then lot sizes less than 1500m<sup>2</sup> will be considered.

It is noteworthy that the proposed allotment sizes over the rear western halve of the subdivision vary from 1239m<sup>2</sup> to 1398m<sup>2</sup>. The front allotment containing the existing dwelling has an area of 3400m<sup>2</sup>

A detailed Waste Water Disposal Report has been prepared by John Condon & Associates Pty Ltd advising that the proposed allotments are capable of accommodating an on-site effluent treatment system.

### 3.4 Eurobodalla Coastal Settlement Guidelines

The proposed subdivision is subject to consideration under the Eurobodalla Coastal Settlement Guidelines which primarily aims to maintain the natural character of the locality.

The subdivision has been sympathetically designed with attention to the development guidelines and objectives of the Coastal Settlements DCP. In particular the minor scale of the subdivision is generally in keeping with the natural and unspoilt character of the South Durras village. Also the allotment sizes are generally substantially larger than other allotments in the locality. Accordingly it is considered that the subdivision will not adversely impact upon the existing established settlement character of South Durras.

### 3.5 State Environmental Planning Policy-Major Projects

The proposed subdivision is classified as a "major project" under the provisions of Schedule 2 Part 3A of the Major Projects State Environmental Planning Policy given it the property is located within a coastal location and proposes the creation of more than 2 allotments of land in a subdivision of a property that will not be connected to an approved sewerage treatment work or system that is classified as a "sensitive coastal location".

### 3.6 State Environmental Planning Policy No.71-Coastal Protection (SEPP 71)

The site is located within the 1 kilometre "coastal zone" as defined under Section 4A of the Coastal Protection Act 1979 and also constitutes a "sensitive coastal location" as

Preliminary Assessment- 5 lot Residential Subdivision, Canberra Avenue, South Durras

defined under SEPP 71 given it directly abuts Murramarang National Park. The future built environment needs to be carefully considered so as to preserve the character and scenic qualities of the locality.

### 3.7 Draft South Coast Regional Strategy

The Department of Planning publicly exhibited its Draft South Coast Regional Strategy in July 2006 which applies to the local government areas of Shoalhaven, Eurobodalla & Bega Valley and sets the regional planning for the next 25 years to 2031.

The proposed subdivision is generally consistent with the objectives of the Draft Regional Strategy.

## 4.0 KEY ISSUES

### 4.1 Bushfire

The subject land is classified as bush fire prone under the NSW Rural Fire Services Bushfire Classification Mapping. Accordingly a detailed Bushfire Assessment report has been undertaken by Geospatial Integrity Pty Ltd as to the subdivision's suitability.

The Bushfire Assessment Report makes recommendations in respect to asset protection zones, construction standards, access requirements, etc.

### 4.2 Stormwater

Appropriate soil and erosion controls will need to be implemented at the construction stage of the subdivision.

### 4.3 Character

As the subject land is sited in a scenic coastal location of South Durras, future development needs to be sensitive of the coastal hamlet's characteristics.

### 4.4 Effluent Disposal

A detailed On-Site Effluent Management Report has been prepared by John Condon & Associates Pty Ltd detailing that effluent disposal from future dwelling on the proposed lots can be suitably treated.

The report advise that a conventional aerated wastewater system (AWTS) is unlikely to be suitable for the soil type that the property possesses an a treatment system which incorporates an amended soil is recommended. In particular one system that is deemed suitable is an Ecomax amended soil mound treatment system which involves importing soil to treat wastewater on the site. Treatment can use either a septic tank or an aerated system, although a septic tank is recommended for the site

### 4.5 Murramarang National Park

The property does abut onto Murramarang National Park. Future development needs to be sensitively designed so as to ensure no adverse impacts upon Murramarang National Park.

#### **5.0 CONCLUSION**

The proposed subdivision is permissible under clause 64 of Eurobodalla Urban Local Environmental Plan 1999 with consent.

The subdivision is also consistent with the Eurobodalla Settlement Strategy that identifies the site as for low density "*coastal hamlet urban development*".

The proposed subdivision is generally consistent with Council's Residential Subdivision Design Guidelines in respect to lot sizes.

In view of the above, the proposal is considered appropriate. It would be appreciated if the Director General's Requirements could be issued for the subdivision.