

**Sally Munk - FW: COMBERTON GRANGE - Shaolin Development - Traffic, Fire and Noise**

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 Subject: COMBERTON GRANGE - Shaolin Development - Traffic, Fire and Noise  
 Date: Tue, 20 Nov 2012 23:51:58 +1100

The exhibition period for the proposed Comberton Grange development has not been extended

but we've been given an additional 14 days to forward submissions to the Department. Now closing date will be 18th December 2012.

A paper copy of the application is now available at the Vincentia Leisure Centre.

The Application figure given for car spaces on site is approximately 972 (not clear if that includes the 6 coach spaces and two bus bays) to accommodate:

150 / 300 students; 30 / 50 monks; 20 / 50 Chinese medical practitioners in temple area and health and wellness precinct; 18 hole golf course and club house; rooms and cabins for up to 500 guests; 200 seat restaurant and cafe for 100 patrons; 3 storey convention centre; village centre with professional, community and commercial services (e.g. chemist, bakery, fast food and supermarket).

And, three 2 storey residential precincts (A, B and C) for a total of 300 dwellings described as detached, medium density and villa developments for permanent occupancy (1, 2 and 3 bedroom) and including independent / assisted living villas for older residents with medical and home care support.

And, a 3 storey multi unit (number unspecified) of one, two and three bedroom serviced apartments above the retail / commercial premises in the village centre.

NOTE: NSW Department of Planning document 'South Coast Regional Strategy' (2010) states "no new towns or villages will be supported unless compelling reasons are presented".

The NSW Planning Department's requirements for the project noted that "consideration should be made to having access to the site via only one road, either Forest Road or Comberton Grange Road".

The majority of the site, except for floodplain is within a vegetation category 1 bush fire zone.

In assessing the Shaolin proposal in 2008 Shoalhaven City Council estimated that it could ultimately generate some 15,000 vehicle movements a day with approximately 3/4 of this traffic to / from the north and the rest to / from the south.

The site is also located under the two nautical mile wide helicopter flight corridor from HMAS ALBATROSS and the Jervis Bay training area. A 2008 noise assessment report by The Acoustic Group Pty Ltd (consulting acoustical and vibration engineers) recommended that all habitable buildings be insulated against aircraft noise but noted that treating the interior of buildings would not mitigate impacts on the use and enjoyment of private outdoor spaces.

Shaolin say the proposed development aims to create a tourist attraction in a tranquil setting???

Thanks, (pass it on)  
JUDY G.

