

3.05 The Subdivision Concept

Figure 12 illustrates the integrated Subdivision Concept showing key aspects of the design.

These are:

- Protecting vegetation along major drainage lines and developing building envelopes and setbacks that respond to environmental constraints.
- Introducing clusters of building to provide a visually sensitive development that maintains the character of the site.
- Introducing drainage covenant reserves within private properties to protect natural drainage lines.
- Avoiding any development in the sensitive low lying areas of the site.
- Introducing a permanent pond along Salt Water Creek to visually enhance the setting and promote ecological values.
- Consolidating smaller lots on north facing slopes to maximize solar exposure
- Allocating larger lots on steeper slopes where there is more flexibility with the building footprint.
- Introducing a green buffer between the George Bass Drive and the development to mitigate its visual exposure.



LEGEND

LOTS

- Large single lots: > 1000 m²
- Single lots: > 700m²
- Small single lots: 550m²
- Attached double lots: ≥ 700m²

OPEN SPACE, CIRCULATION & DRAINAGE

- Open space
- Possible community title open space (multi purpose trail OPZ)
- Road reserve
- Pedestrian / nature trail
- Pedestrian boardwalk
- 4 Metre multipurpose fire / recreational trail
- Exiting drainage lines
- 5 Year floodlevel
- 100 Year floodlevel
- Drainage covenant
- Water quality ponds
- Property boundary

SCALE 1:5000
0 50 100 150 200m

Figure 12: Subdivision Concept Plan

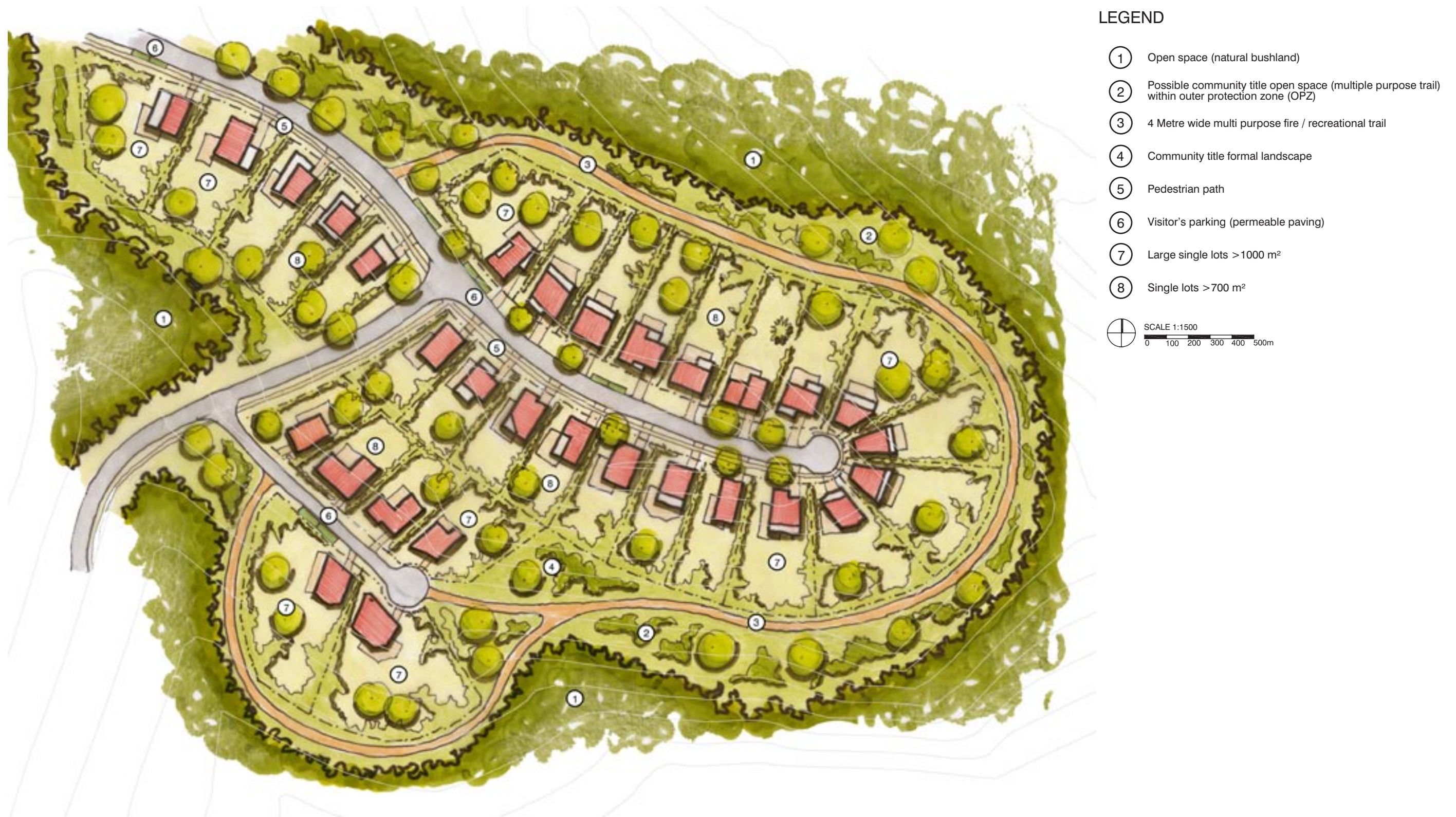


Figure 13: Partial plan showing different lot groups and the interaction between open spaces



Sympathetic built form character in a similar environment

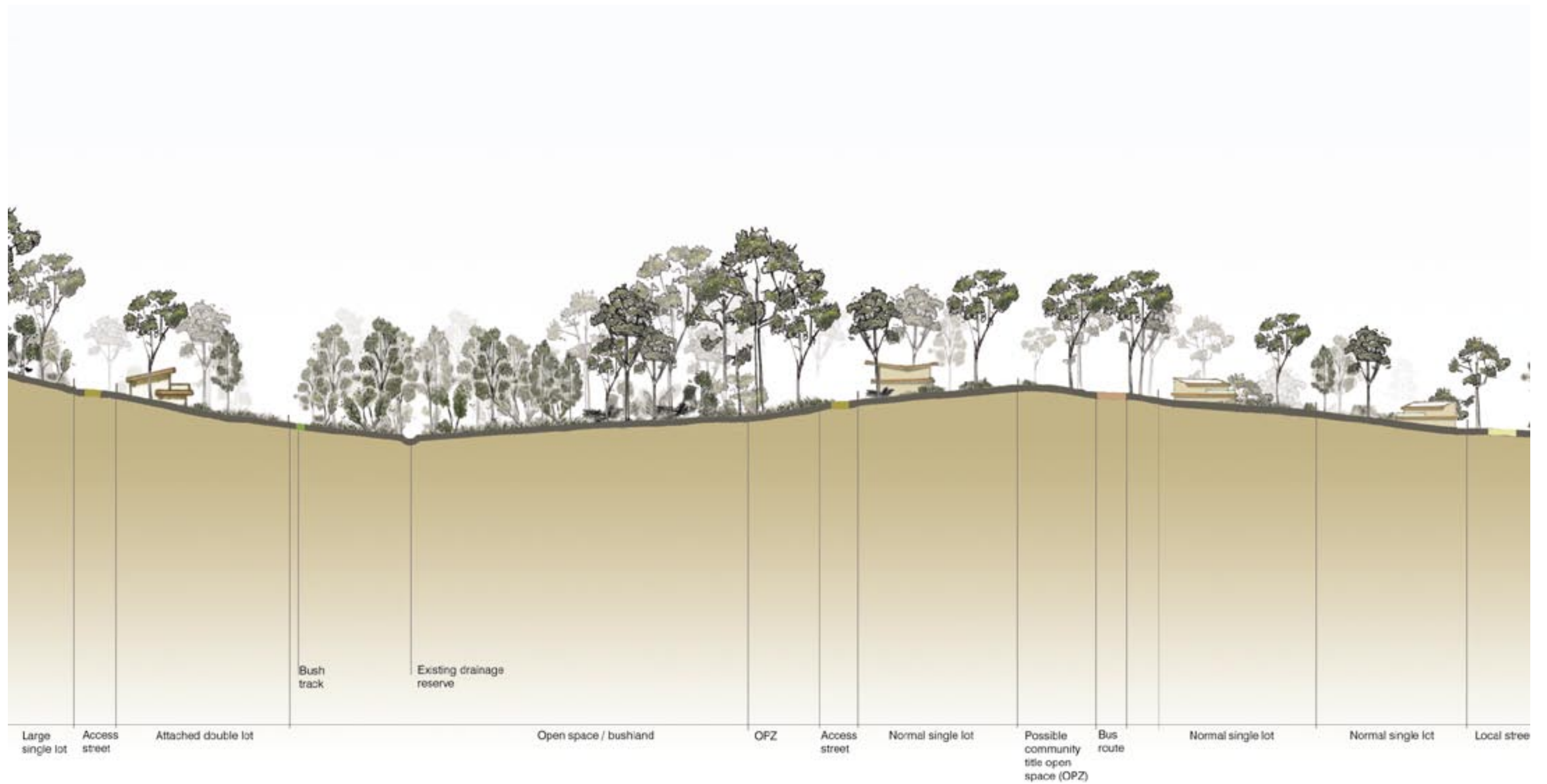


Figure 14: Section A-A

SCALE 1:1000
0 10 20 30 40 50m

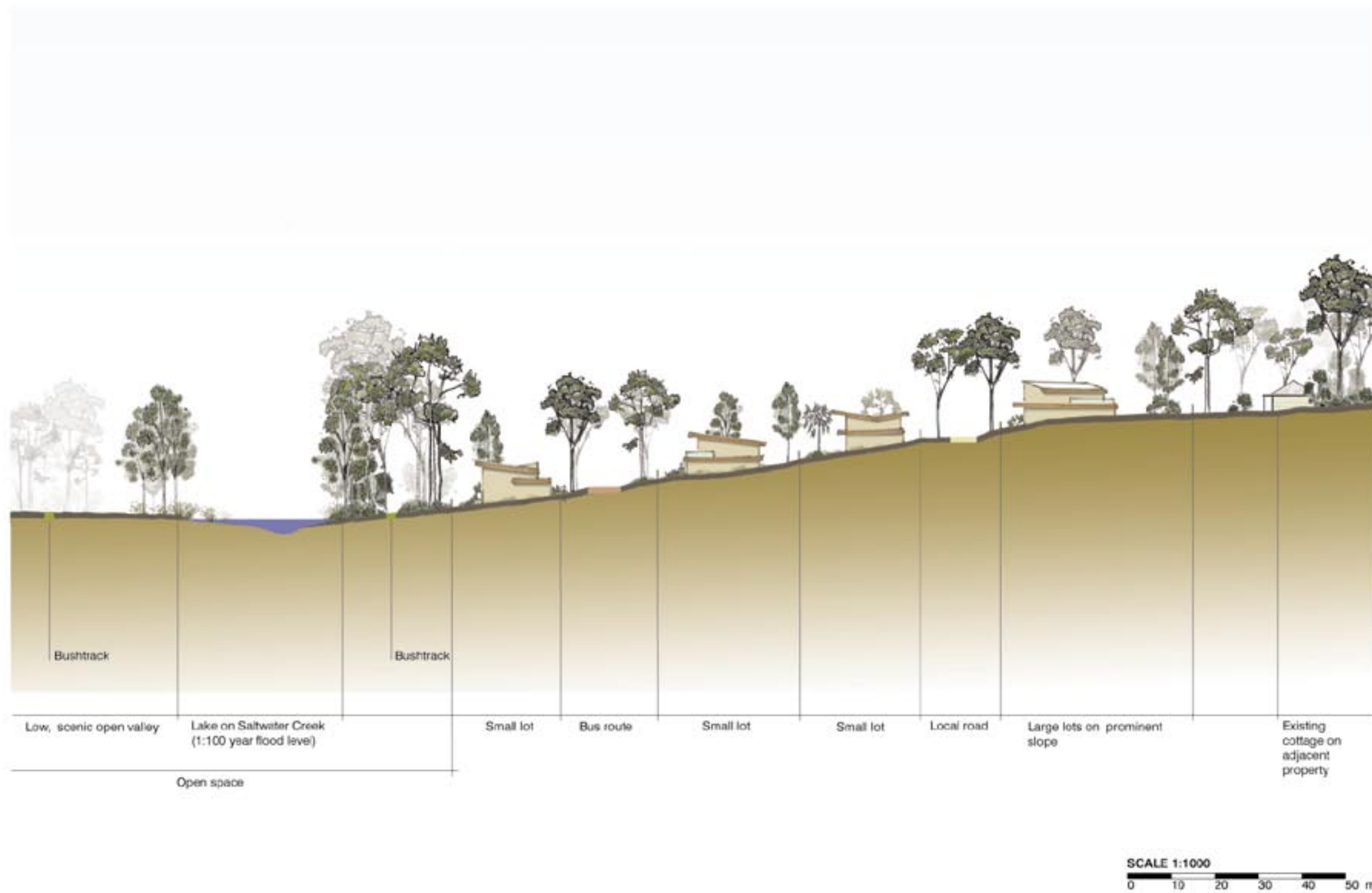


Figure 15: Section B-B

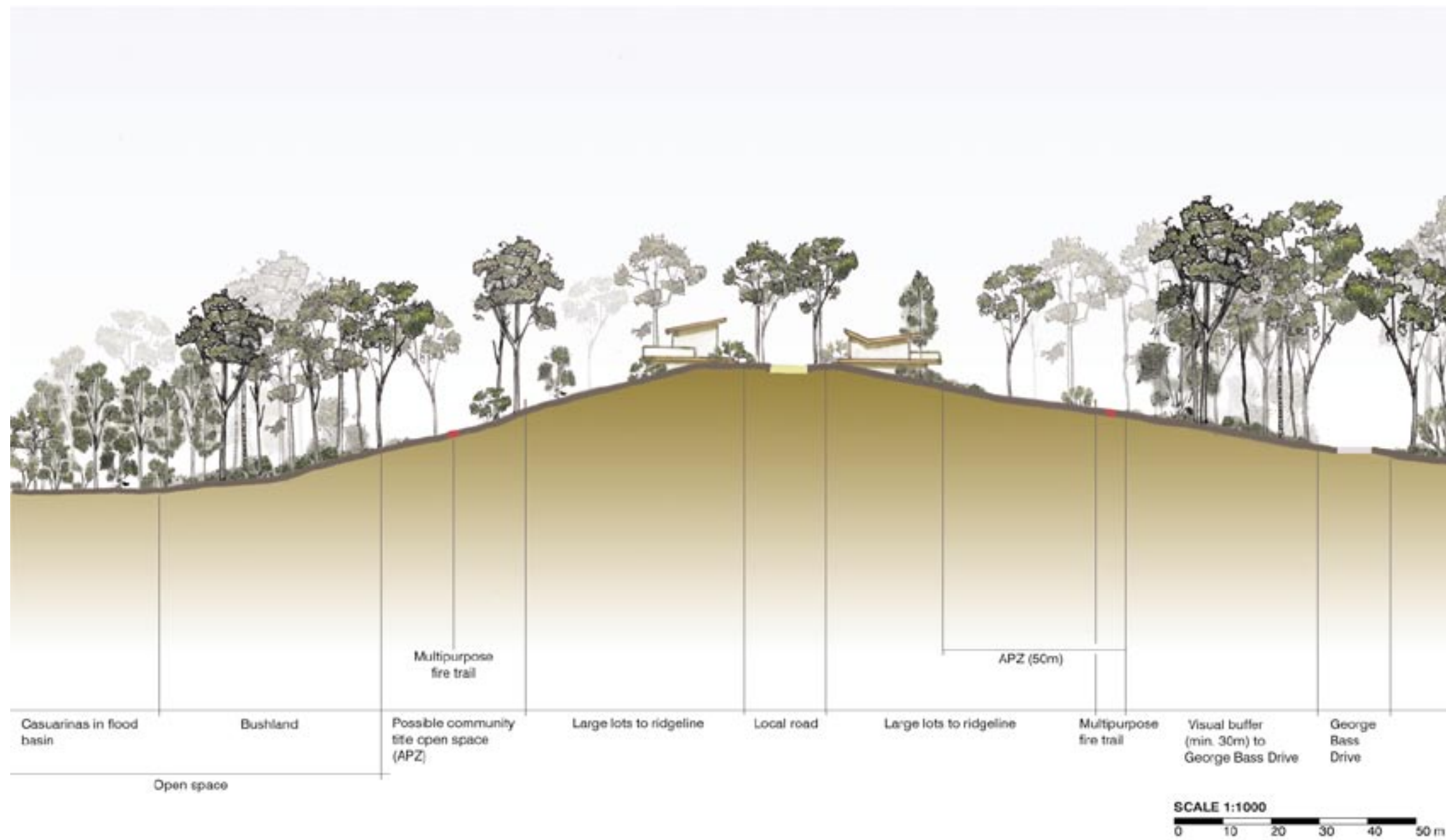


Figure 16: Section C-C



Figure 17: Detail Plan showing relationship between building block, IPZ and OPZ.

Following consultation with various Authorities, the Subdivision Concept was further refined as an optional scheme.

Key differences between the two schemes as outlined in figure 18, include:

- Introduction of a fire trail and reconfiguration of lots towards the northern side of the site to improve fire protection;
- Substitution of lot placement to cater for fauna crossing;
- Introduction of a pocket park to visually reinforce the significant ridgeline and partially screen development within the site;
- Reconfigured lot layout to minimise cul-de-sac configurations and improve fire safety;
- Reconfigured swale at southern side of site and introduction of a detention pond; and
- Consolidation of smaller lots on the north facing slopes to maximize solar exposure.

Figure 19 illustrates the optional Masterplan and includes the changes listed above. In addition, the area of water quality ponds has been reduced to less than half a hectare surface area.

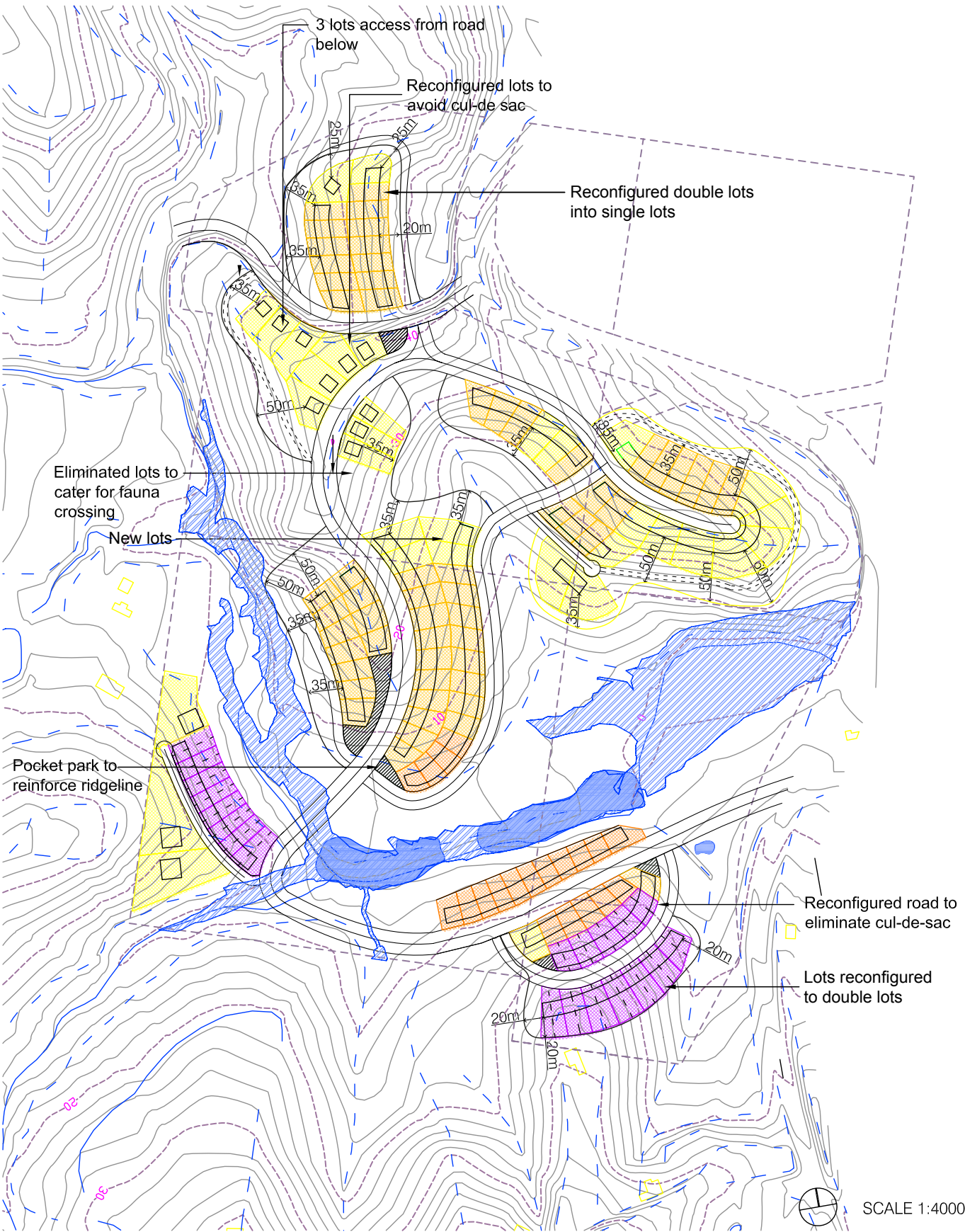


Figure 18: Outline illustrating differences between Masterplan and optional Masterplan.



LEGEND

LOTS

- Large single lots: > 1000 m²
- Single lots: > 700m²
- Small single lots: 550m²
- Attached double lots: ≥ 700m²

DIVERSE

- Open space
- Possible community title open space (r
- Public open space
- Road reserve
- Pedestrian / nature trail
- Pedestrian boardwalk
- 4 Metre multipurpose fire / ring road
- Existing drainage lines
- 5 Year flood level
- 100 Year flood level
- Drainage covenant
- Water quality ponds
- Property boundary

SCALE 1:5000
0 50 100 150 200m

Figure 19: Optional Subdivision Concept.

4.0 PLANNING PROVISIONS

The land is zoned 10 (Urban Expansion Zone) under the Eurobodalla Rural Local Environmental Plan 1987. The proposed subdivision concept is permitted under the zoning with consent. Eurobodalla Shire Council's Residential Design Code Development Control Plan is applicable and has been taken into account in the formulation of the subdivision concept. A Settlement Strategy has been adopted by Council that reinforces the land at Rosedale is to be utilized for urban purposes.

NSW's Coastal Policy 1997, SEPP 71-Coastal Protection, SEPP 2005-Major Projects, and the South Coast Regional Strategy all apply to the site. The subdivision concept is in keeping with the aims, objectives and principles espoused in these documents. The Independent Panel recommendations in the South Coast Regional Strategy suggest that development on the Rosedale site needs to take into account the sensitive nature of parts of the land. Residential development should attempt to achieve a range of housing types to meet demographic change with a higher overall yield than traditionally achieved in adjoining areas.

5.0 KEY ISSUES

Meetings have been held with Government Departments and Eurobodalla Shire Council on a number of occasions. The first was with the then Department of Infrastructure, Planning and Natural Resources (DIPNR); Rural Fire Service and Eurobodalla Shire Council on 20 November 2003. A separate meeting was held with The NSW Rural Fire Service on 19 December 2003. A follow up meeting was held on 18 March 2004 with DIPNR and Eurobodalla Shire Council. At a further meeting with DIPNR on 2 September 2005 the Rosedale proposal was discussed. The Rosedale site was also assessed by the Independent Panel commissioned by the NSW Government as part of the development of the South Coast Regional Strategy.

Key issues arising from the consultations include:

- ☐ Appropriate approaches to reducing bushfire hazard
- ☐ Lot sizes
- ☐ Vegetation retention
- ☐ Visual impacts from North and South Rosedale and George Bass Drive
- ☐ Use of edge roads
- ☐ Clearing for asset protection zones on land steeper than 25%
- ☐ Use of community title over asset protection zones and fire trails
- ☐ Dedication of land for public reserves
- ☐ Appropriate zonings for sensitive areas
- ☐ Riparian buffer/wildlife corridor

- ☐ Potential lot yields as Eurobodalla Shire Council anticipated a higher yield for the land than is proposed to be achieved
- ☐ Water quality of Salt Water Creek