



**Shaolin Tourist & Residential Development**  
**Comberton Grange, South Nowra, NSW**  
Response to Environmental Assessment Submissions  
MP06\_0135

December 2013

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**RESPONSE TO ENVIRONMENTAL ASSESSMENT SUBMISSIONS  
& PREFERRED PROJECT REPORT****MP06\_0135: Tourist and Residential Development, Comberton  
Grange, South Nowra, NSW****1.0 INTRODUCTION**

The Environmental Assessment for the Concept Plan application of the proposed Tourist and Residential Development at Comberton Grange, South Nowra for the Shaolin Temple Foundation (Australia) Pty Ltd was submitted to the NSW Department of Planning on October 2012 and was publically exhibited for a period of 4 weeks from 5 November 2012 to 4 December 2012. Submissions were extended for a further 2 weeks until 18 December 2012.

In total, 15 referral agencies (comprising State government agencies and authorities, and Shoalhaven City Council) and 49 public submissions were received in response to the Concept Plan application.

The submissions were supplied to the Applicant and Consultant Team under s.75H(5) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The submissions were reviewed and evaluated by the Consultant Team, and in accordance with s.75H(6) of the Act, responded to the issues raised.

**2.0 KEY ISSUES**

Key issues raised in regard to the Concept Plan Application comprise:

1. Eastern Conservation Area
2. Riparian and wetland areas
3. Property ownership and residential development
4. Height of the Village Centre Precinct (Residential Precinct D)
5. The Quarry and proposed Chinese Garden Precinct
6. Infrastructure provision
7. Proposed traffic signals at the Princes Highway/ Forest Road intersection
8. Bushfire
9. Traffic and access
10. General issues
11. Revisions to consultants' reports
12. Statement of Commitments

### 3.0 RESPONSES TO KEY ISSUES

Responses to key issues raised are as follows:

#### 3.1 Eastern Conservation Area

##### 3.1.1 Addition of the Eastern Conservation Area to Jervis Bay National Park

**Issues:**

The South Coast Independent Review Panel (in the *South Coast Independent Review Panel's South Coast Sensitive Urban Lands Review* – October 2006) acknowledged the importance of the eastern portion of the site (east of the existing quarry and including the SEPP 14 wetland at the south-eastern corner of the site) for its habitat and corridor functions and the presence of Endangered Ecological Communities (EECs).

The *South Coast Regional Strategy* recommends that “the eastern portion of the site (east of the quarry, including the SEPP 14 wetlands in the southern corner of the site) should be added to Jervis Bay National Park”. Agencies who have raised an issue for preference to the land dedication are the Southern Region of NSW Department of Planning & Infrastructure and Department of Primary Industries (Fisheries NSW).

In order to ensure the long-term protection of this area, this area is to be dedicated as per the Panel's (recommendations and not simply preserved as an environmentally sensitive plan.

**Response:**

The proponent acknowledges that the eastern portion of the site is of high conservation value, but does not agree that this portion of land should be added to the Jervis Bay National Park.

Ben Addison, Regional Manager Illawarra Office of Environment and Heritage and Greg Tedder, District Operations Manager, NSW National Parks and Wildlife, in a meeting indicated that vesting land to National Parks is not preferred and that the authorities are receptive to the zoning of environmentally sensitive land within the site to E2, E3 or E4 zonings, depending on the specific areas of the land's sensitivity and desired future land use.

Measures to be adopted by the Proponent to conserve these environmentally sensitive areas of the site include land use zoning and management measures. The Office of Environment and Heritage recommends a management plan and permanent protection of the Eastern portion of the site such as:

- Voluntary Conservation Agreement under the *National Parks and Wildlife Act 1974*;
- Trust Agreement under the *Nature Conservation Trust Act 2001*;
- Conservation Property Vegetation Plan under the *Native Vegetation Act 2003*; or
- Similar mechanism.

A Biodiversity Banking Scheme is the Shaolin Foundation's preferred choice of protection plan. A Biodiversity Banking scheme would be implemented to manage land for conservation whilst generating income. The scheme would enable “biodiversity credits” to be generated by the landowner who will commit to enhancing and protecting biodiversity values on the land through a bio-banking agreement. Credits could be used to counterbalance/ offset the impacts on biodiversity value that

are likely to occur as a result of development. These credits could then be sold, to generate funds for the management of the site. The credits could also be sold to those seeking to invest in conservation outcomes, including philanthropic organisations and government.

### 3.1.2 Land use zoning

#### Issues:

The Office of Environment & Heritage recommends that the eastern portion of the site, wetlands and riparian corridor should be zoned **E2 Environmental Conservation** under *Shoalhaven Local Environmental Plan 2012* (SLEP) 2012.

#### Response:

Currently, Shoalhaven LEP (Figure 1) has identified the:

- Eastern portion of the site (except for the quarry and its curtilage) as zoned **RU2 Rural Landscape**; and
- SEPP 14 wetlands (at the south-eastern portion of the site) as zoned **E2 Environmental Conservation**.

Zone	
B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B5	Business Development
B7	Business Park
E1	National Parks and Nature Reserves
E2	Environmental Conservation
E3	Environmental Management
IN1	General Industrial
IN2	Light Industrial
IN4	Working Waterfront
R1	General Residential
R2	Low Density Residential
R3	Medium Density Residential
R5	Large Lot Residential
RE1	Public Recreation
RE2	Private Recreation
RU1	Primary Production
RU2	Rural Landscape
RU3	Forestry
RU5	Village
SP1	Special Activities
SP2	Infrastructure
SP3	Tourist
W1	Natural Waterways
W2	Recreational Waterways
W3	Working Waterways

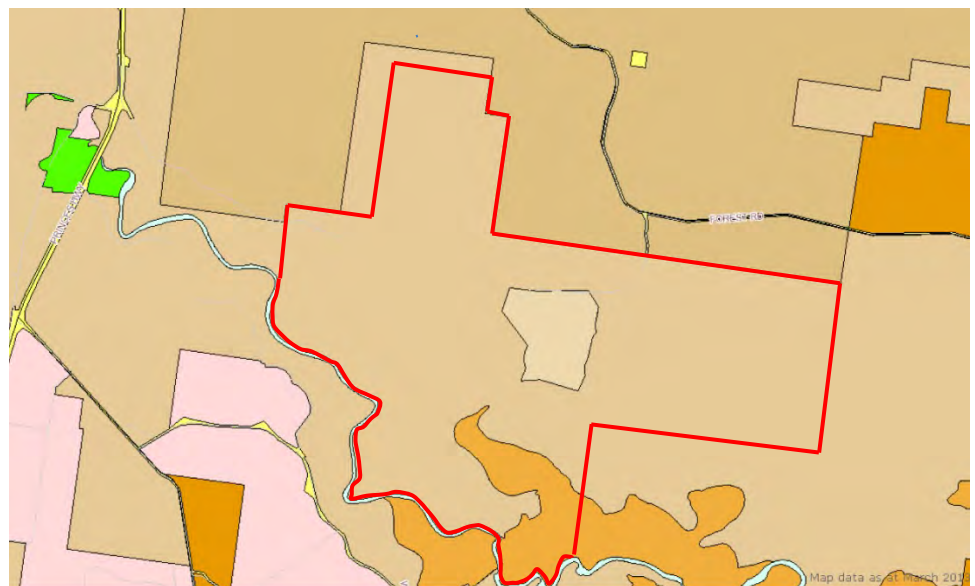


Figure 1: Draft Shoalhaven LEP – Zoning Map

The proponent proposes that the portions of the site:

- to the **east of the quarry** be zoned **E4 Environmental Living**; and
- **wetlands and riparian corridors** along the major tributaries of Georges Creek and along Currumbene Creek be zoned **E2 Environmental Conservation**.

The comparative land use objectives and permissible uses of the E2 and E4 zones are:

E2 Environmental Conservation	E4 Environmental Living
<b>Objectives:</b> <ul style="list-style-type: none"> <li>To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values; and</li> <li>To prevent development that could destroy, damage or otherwise have an adverse effect on these values.</li> </ul>	
<b>Permitted uses with consent</b> within the zone, include: <ul style="list-style-type: none"> <li>Bed and breakfast accommodation;</li> <li>Dwelling houses;</li> <li>Environmental facilities;</li> <li>Environmental protection works;</li> <li>Recreation areas;</li> <li>Sewerage systems;</li> <li>Water supply systems.</li> </ul>	
	<ul style="list-style-type: none"> <li>To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.</li> <li>To ensure that residential development does not have an adverse effect on those values.</li> </ul>

The **E4 zone** will have the additional benefit to the Proponent of the ability to include eco-tourist facilities within the Eastern portion of the site.

Eco-tourist facilities as defined in the draft SLEP 2013 means a building or place that:

- Provides temporary or short-term accommodation to visitors on a commercial basis, and*
- Is located in or adjacent to an area with special ecological or cultural features, and*
- Is sensitively designed and located so as to minimise bulk, scale and overall physical footprint and any ecological or visual impact.*

*It may include facilities that are used to provide information or education to visitors and to exhibit or display items.*

Environmental safeguards for the development of eco-tourist facilities are outlined in Clause 5.13 of SLEP.

### **Proposed zonings**

The following zonings, corresponding to Draft Shoalhaven LEP, are proposed for the site:

#### **A. Quarry Precinct**

The **Quarry Precinct** is proposed to remain as **RU1 Primary Production**.

This zone will enable, with consent, land uses to include:

- Agriculture;
- Camping ground;
- Community facilities;

- Eco-tourist facilities;
- Environmental facilities;
- Extractive industries;
- Food and drink premises;
- Information and education facilities;
- Open cut mining;
- Plant nurseries;
- Recreational areas;
- Roads;
- Rural worker's dwellings;
- Tourist and visitor accommodation (except for hotel or motel accommodation);
- Water recreation structures.

***B. Residential Precincts A & B***

It is proposed that Residential Precincts A & B be zoned **R1 General Residential**, as an objective of this zone is "to provide for a variety of housing types and densities", and will enable the flexibility of future dwelling provisions within the proposed dwelling numbers.

This zone will enable, with consent, land uses to include:

- Attached dwellings;
- Community facilities;
- Dual occupancies;
- Dwelling houses;
- Multi-unit dwelling houses;
- Roads;
- Semi-detached dwellings;
- Seniors housing;
- Tourist and visitor accommodation.

***C. Residential Precinct C***

It is proposed that **Residential Precinct C**, including the access road (extending from Comberton Grange Road) be zoned **R2 Low Density Residential**, as an objective of this zone is "to provide an environment primarily for detached housing and to ensure that other development is compatible with that environment".

This zone will enable, with consent, land uses to include:

- Dwelling housings;
- Community facilities.

***D. Buddhist Temple Sanctuary, Health and Wellness and Village Centre Precincts***

It is proposed that these precincts, inclusive of the roads and open space areas within these precincts, be zoned **B4 Mixed Use**, as an objective of this zone is "to provide a mixture of compatible land uses".

This zone will enable, with consent, land uses to include:

- Child care centres;
- Commercial premises;
- Community facilities;
- Educational establishments;

- Entertainment facilities;
- Function centres;
- Hotel and motel accommodation;
- Information and education facilities;
- Medical centres;
- Recreation facilities (indoors);
- Roads;
- Seniors housing
- Serviced apartments;
- Shop top housing.

***E. Hotel and Information Precincts and remaining areas within the site***

It is proposed that the Hotel Precinct and remaining areas retain its **RU2 Rural Landscape** zone, with an objective of the zone is “to maintain the rural character of the land”.

This zone will enable, with consent, land uses to include:

- Camping grounds;
- Charter and tourism boating facilities;
- Community facilities;
- Eco-tourist facilities;
- Environmental facilities;
- Farm buildings;
- Information and education facilities;
- Intensive plant agriculture;
- Plant nurseries;
- Recreational areas;
- Recreation facilities (indoors, outdoors and major);
- Roads;
- Rural industries;
- Rural worker’s dwellings;
- Tourist and visitor accommodation;
- Water recreation structures;
- Water supply systems.

***F. Site east of Georges Creek tributary***

It is proposed that the site, east of Georges Creek tributary, be zoned **E4 Environmental Living**. This zone will enable, with consent, land uses to include:

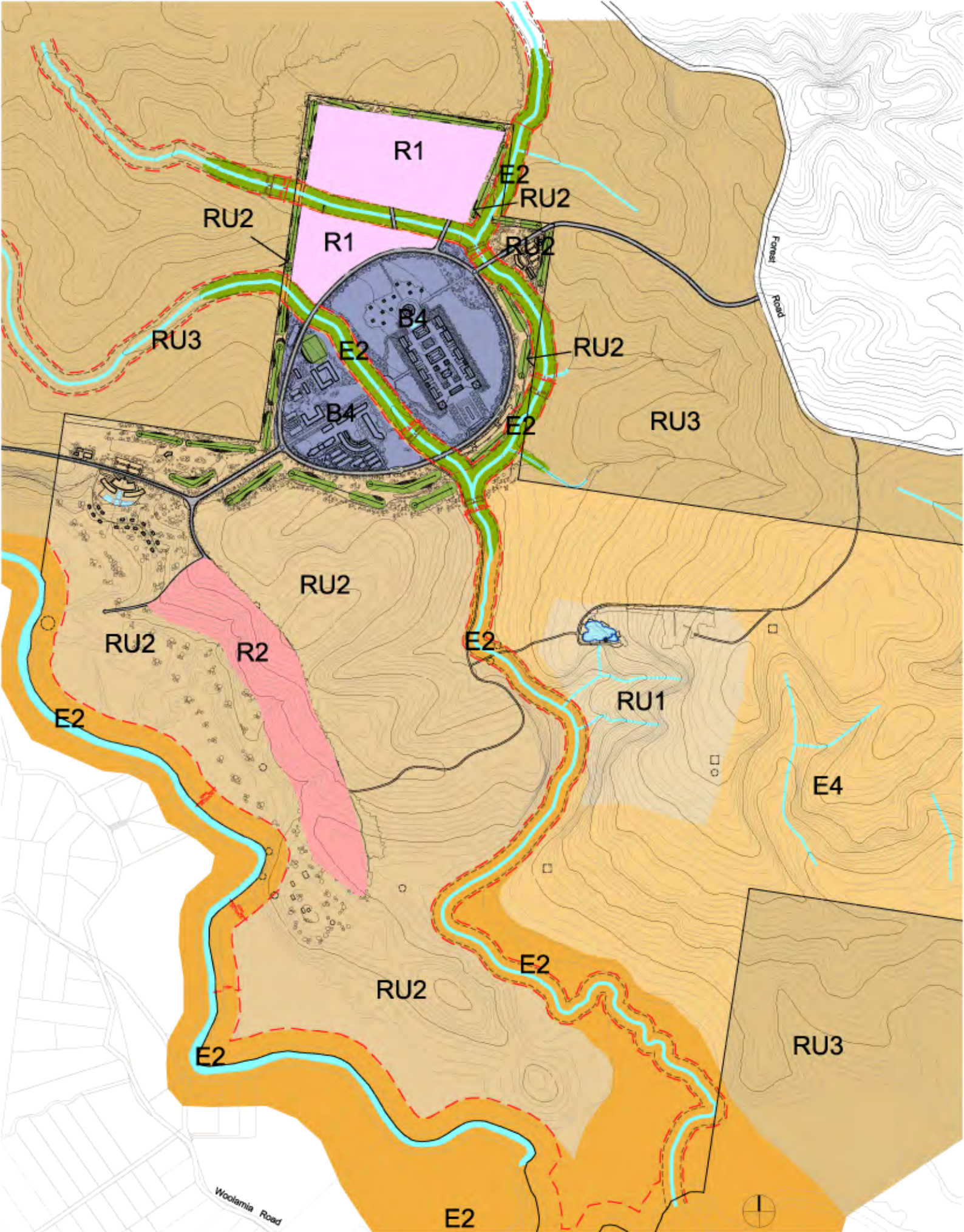
- Eco-tourist facilities;
- Environmental facilities;
- Roads.

***G. SEPP 14 wetlands and riparian corridors***

It is proposed that wetlands and riparian corridors along the major tributaries of Georges Creek and along Currumbene Creek be zoned **E2 Environmental Conservation**, as objectives of this zone are “to protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values” and “to prevent development that could destroy, damage or otherwise have an adverse effect on these values.”

Refer to Figure 2 (07062-MP31): Proposed land use zonings for the site.





### **3.1.3 Plan of Management**

***Issues:***

The Plan of Management (PoM) must be specific to the land.

***Response:***

A site-specific Plan of Management (PoM) would be developed in conjunction with the National Parks and Wildlife Service, and with consultation with Shoalhaven City Council and the Office of Environment and Heritage. The Shoalin Foundation's preferred option is for the implementation of a Biodiversity Banking and Offset Scheme. The PoM for the Eastern portion of the site will be provided at future development application stages.

The Statement of Commitments will acknowledge requirement of preparation of a Plan of Management for Currumbene Creek, wetlands and riparian areas of the site.



## **3.2 Riparian and Wetland Areas**

### **3.2.1 Illustrative plan of riparian areas**

**Issues:**

Riparian areas are to be illustrated on a plan which clearly shows the proposed development footprint and the riparian corridor widths either side of the creeks and the SEPP 14 wetland. This plan must be referenced with an appropriate legend illustrating a:

- 50m riparian zone for Georges Creek (40m fully vegetated and a 10m buffer on each side of the creek);
- 100m riparian zone for Currambene Creek and the SEPP 14 wetlands; and
- Relevant setbacks for the minor and major creek lines of Georges Creek.

**Response:**

Setbacks as outlined above will be complied with.

It is noted that the Office of Environment & Heritage recommends a:

- Minimum 50m setback from Currambene Creek – 100m setback provided; and
- Minimum 30m clear of minor creeklines of the Georges Creek system – 50m setback from either side of other creeks on the site.

Plan of riparian corridors illustrating the above is attached. The Statement of Commitments will acknowledge the maintenance of these setbacks.

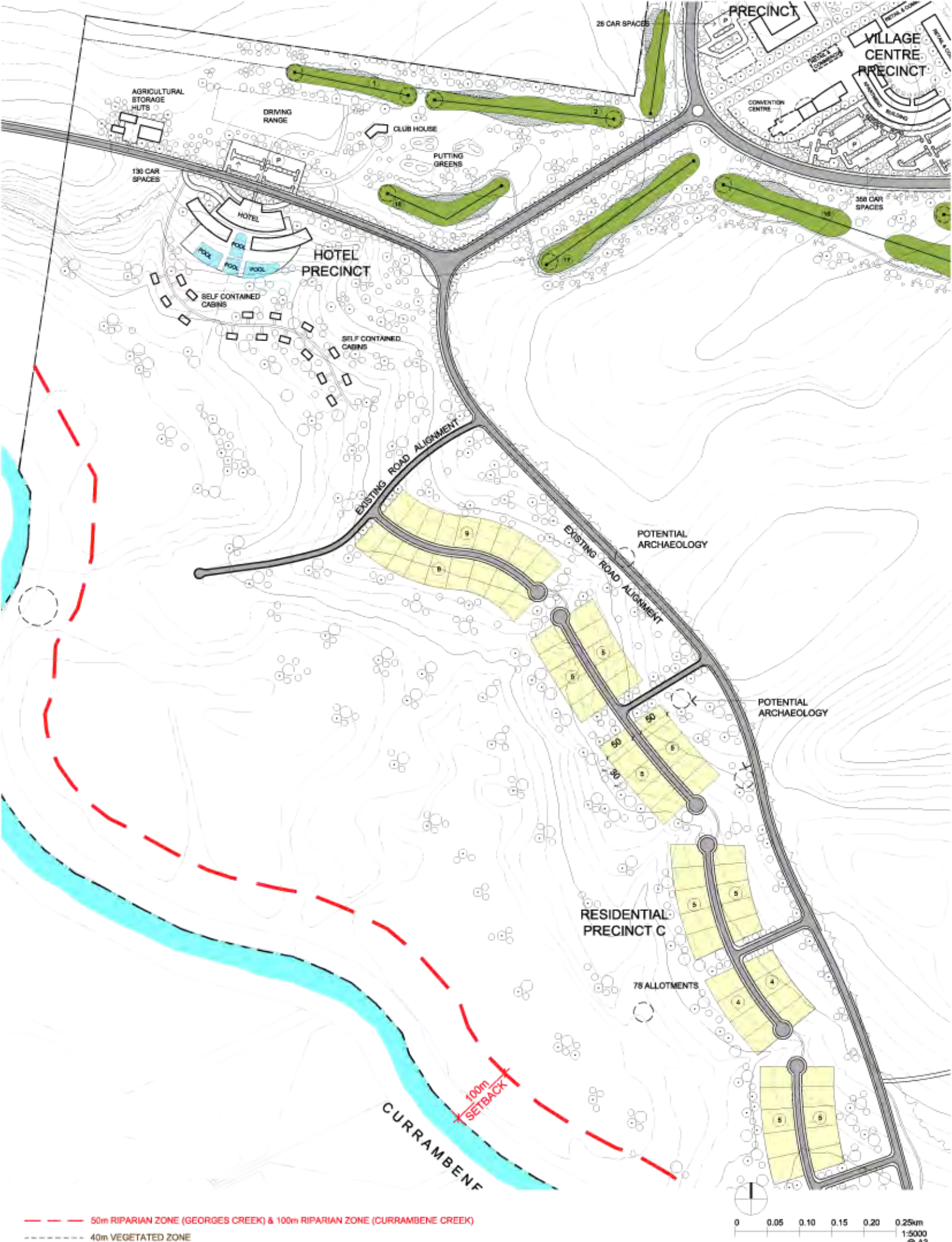
Refer to:

- Figure 3 (MP26) – *Proposed Masterplan – Part 1: Development setbacks from riparian corridors* (Northern portion of site);
- Figure 4 (MP27) – *Proposed Masterplan – Part 2: Development setbacks from riparian corridors* (South-Western portion of site);
- Figure 5 (MP28) – *Proposed Masterplan – Part 3: Development setbacks from riparian corridors* (Southern portion of site);
- Figure 6 (MP29) – *Proposed Masterplan – Part 4: Development setbacks from riparian corridors* (Central Eastern portion of site).
- Figure 7 (MP30) – *Proposed Masterplan – Development setbacks from riparian corridors.*









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**Shaolin Tourist & Residential Development**

Project **Comberton Grange Nowra NSW**

Client **Shaolin Temple Foundation**

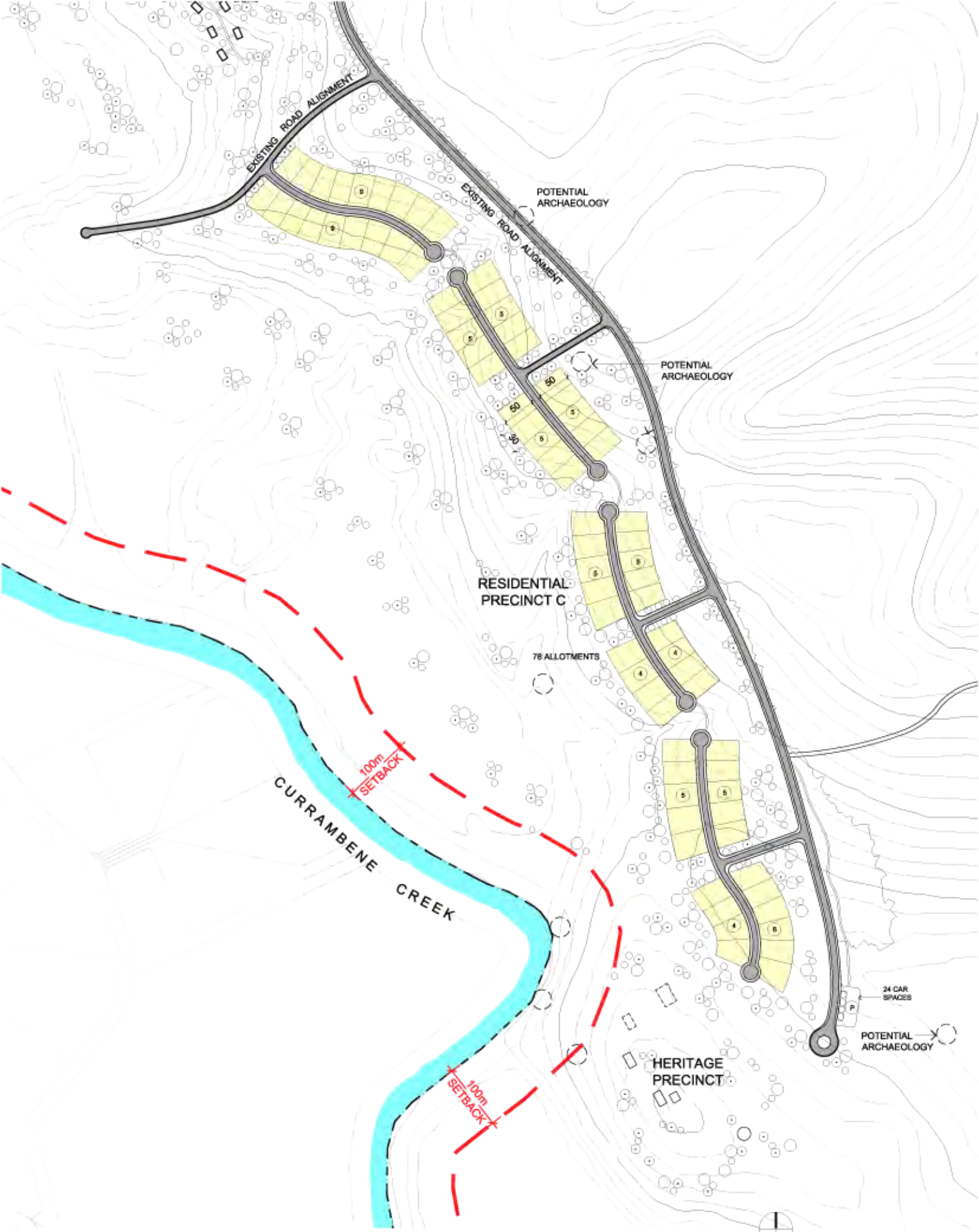
Title **Proposed Masterplan - Part 2**

Date **1-Nov-13**

Dwg No **07062 MP 27**

Dn/Ch **nj/at**

Issue **A**



--- 50m RIPARIAN ZONE (GEORGES CREEK) & 100m RIPARIAN ZONE (CURRARBENE CREEK)  
 - - - 40m VEGETATED ZONE



0 0.05 0.10 0.15 0.20 0.25km  
 1:5000  
 @ A3





--- 50m RIPARIAN ZONE (GEORGES CREEK) & 100m RIPARIAN ZONE (CURRUMBENE CREEK)  
 - - - 40m VEGETATED ZONE



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Project **Comberton Grange Nowra NSW**

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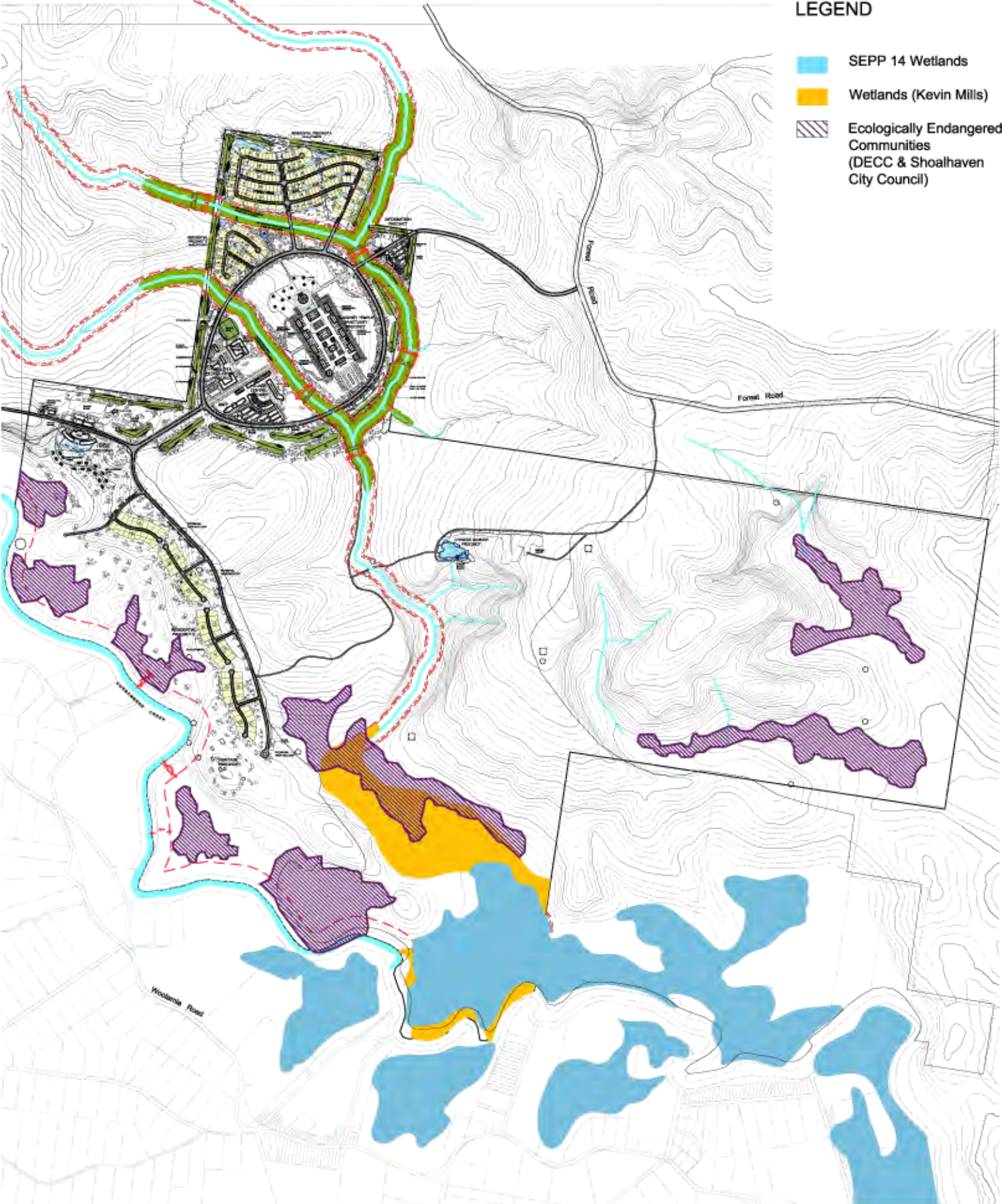
**Proposed Masterplan - Part 4  
 Development Setbacks from  
 Riparian Corridors**

Title		Dn/Ch	ng/at
Date	1-Nov-13		
Dwg No	07062 MP 29	Issue	A



# LEGEND

- SEPP 14 Wetlands
- Wetlands (Kevin Mills)
- Ecologically Endangered Communities (DECC & Shoalhaven City Council)



--- 50m RIPARIAN ZONE (GEORGES CREEK) & 100m RIPARIAN ZONE (CURRAMBENE CREEK)  
 --- 40m VEGETATED ZONE



### 3.2.2 Proposed Plan of Management (PoM) of riparian areas

**Issues:**

The proposed PoM for the rehabilitation and management of Currumbene Creek, wetlands and minor riparian zones (as for the Eastern Conservation Area) should address:

- Management of the interface between the development and aquatic areas within and adjacent to the site,
- Passive recreation issues; and
- Rehabilitation issues.

The PoM should be provided via a private land conservation instrument and be registered on the title.

**Response:**

The proposed PoM for the rehabilitation and management of Currumbene Creek, wetlands and riparian corridors shall address the issues outlined above and its linkage to a private land conservation instrument.

The PoM for the rehabilitation and management of riparian areas will be developed in consultation with Shoalhaven City Council and the Office of Environment and Heritage. The PoM will be provided via a private land conservation instrument and be registered on the title. The PoM will be provided at future development application stages.

The Statement s will acknowledge the requirement of preparation of a Plan of Management for Currumbene Creek, wetlands and riparian areas of the site. The Plan of Management will be prepared in conjunction with National Parks and Wildlife Service to ensure that these areas are properly managed in accordance with the proposed land use zoning.

### **3.3 Property Ownership and Residential Development**

#### **3.3.1 Property ownership**

***Issues:***

The proposed subdivision of the residential component of the proposal fails to achieve the Panel's recommendation in that the development does not remain in a single ownership. The residential component is capable of being severed from the tourism component, which would render the development as not an integrated use of the site.

The document requires amendment to state that there is no intention for subdivision (in any form) of the residential or tourist component of the development.

***Response:***

The ownership of the site and its development is the Shaolin Temple Foundation (Australia) Pty Ltd.

The Proponent acknowledges that there will be no subdivision of residential or tourist developments on the site, and no community title arrangement.

The residential component of the development will, however comprise allotments with fences to delineate an occupation curtilage, to enable each allotment occupant be responsible for the care and maintenance of their tenanted land and dwelling.

#### **3.3.2 Amount of residential development**

***Issues:***

The Panel recommended a maximum of 300 dwellings on the site, which is exceeded by the proposal, as there are an unidentified number of dwellings proposed in residential units within Residential Precinct D.

The proposal is to be amended to ensure that the total residential component of the project is less than 300 dwellings (including the residential flat building/ serviced apartments and future land uses referred to in the EA).

If it is intended that Precinct D is to contain only short stay tourist serviced apartments, this needs to be clearly identified in the PPR and all references to residential uses deleted.

***Response:***

The residential portion of the development shall comprise a maximum of 300 dwellings on the site, being:

- Residential Precinct A: 173 lots
- Residential Precinct B: 49 lots
- Residential Precinct C: 78 lots

**Total: 300 lots**

The Village Centre Precinct has a serviced accommodation component (apartments) catering for the temporary accommodation of tourist families seeking independent, but fully serviced accommodation, for longer stay visits to either the tourist complex or its health facilities. These apartments will be occupied by overseas and regional visitors



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wishing to stay on a temporary basis, from a week to up to 3 months (p.63 E-A Report). Parking related to this tourist accommodation will be located within the basement levels of the building.

The development will comprise single, two and three bedroom serviced apartments for tourist purposes, with a large proportion of dwelling units designed with universal housing design guidelines. (p.73 E-A Report).

### 3.4 Height of Village Centre Precinct

**Issues:**

The proposed 6 storey Village Centre Precinct building (2 storeys of commercial/retail and 4 storeys of multi-unit residential above) is inconsistent with the rural nature of the site.

The building is inconsistent with the various objectives and mitigation measures proposed in the Visual Assessment Report (October 2012).

If higher development, up to 6 storeys, is to be pursued, this is to be fully justified, with explanation on how the outcome will be satisfactory in the context of the overall development that there is a need for a particular building form to enable the number of units to be realised. Photomontages of the likely built form should be provided in the PPR.

**Response:**

The maximum permissible height under Draft SLEP 2013 is 11m for this area (being 3 storeys in height).

The buildings within the Temple Precinct will exceed the 11m maximum permissible height, which has been declared by the NSW Department of Planning & Infrastructure as being acceptable.

The height of building within the Village Centre Precinct will not exceed the maximum permissible height of 11m.

### 3.5 The Quarry and Proposed Chinese Garden Precinct

#### 3.5.1 Use of the Quarry

**Issues:**

The use of the quarry is inconsistent in the EA and needs further clarification.

**Response:**

Historically, under the ownership of Council, the mining of the quarry had already ceased as Council did not consider the future mining financially viable.

It is currently not the intention of the Proponent to mine the quarry as it is also not economically viable to do so. However, it is the intention of the Proponent to continue to hold the licence, but the quarry will not be reopened in the near future.

Shoalhaven City Council supports the retention of the quarry reserve in the longer term and suggests to the Proponent that the quarry licence to be maintained. Council supports low-key development within the buffer area which does not involve any habitable accommodation (letter from Council to CM+ dated 5 August 2013).

#### 3.5.2 Buffer zone

**Issues:**

The Mineral Resources Branch of the Department of the Trade & Investment (Resources & Energy) correspondence dated 14 December 2012 raised concerns in respect to the buffer zone.

If the quarry is to continue, or even if the option is left open, the buffer zone illustrated in the EA must be amended and relevant justification under the SLEP 1985 for development within the buffer zone provide.

**Response:**

The future use of the quarry is responded in Section 3.5.1 of this report.

The Chinese Garden Precinct is located within the buffer zone of the quarry. This precinct is currently proposed (under Shoalhaven LEP) to be zoned **RU1 Primary Production**. The proposed use of this precinct for recreational purposes is permitted within this zone.

This garden precinct will be developed when quarrying ceases to take place. Unless authorised by the Mineral Resources Branch that the status of the quarry is to be kept open, revitalisation of the existing sedimentation dam with a proposed garden precinct is a viable development option for this precinct. Shoalhaven City Council (as stated in s.3.5.1) supports low-key development within the buffer area which does not involve any habitable accommodation

**3.5.3 Proximity of the Chinese Garden Precinct to the existing Quarry*****Issues:***

This is potentially incompatible given the quarry allows for blasting and use of heavy machinery.

***Response:***

The Quarry is not anticipated to be mined for its resources in the foreseeable future as it is not economically or financially feasible to do so. The Chinese Garden Precinct would be suspended from use should the quarry be re-opened in the future.

The Environmental Protection Agency has indicated to the Proponent that the licence for the quarry should not be surrendered, even though there is no foreseeable intention to reopen the quarry.

### 3.6 Infrastructure Provision

#### 3.6.1 Location of services

**Issues:**

A plan showing the location of services and their connection points to existing services (i.e. within the road reserves) is to be provided.

**Response:**

Within the development area, all infrastructure services of water, sewerage, electrical, communications and gas will be located in the road reserves, within pedestrian footpaths. Internal infrastructure services will subsequently run along the road reserves of the new roadway to Forest Road and Comberton Grange Road to required connections to the east and west of the site. Detail of the layouts of these services will be submitted with future development applications for the development precincts.

A Concept Plan showing the location of services within the pedestrian network points is illustrated in:

- Figure 8: *Services infrastructure within pedestrian network – Northern portion of site;*
- Figure 9: *Services infrastructure within pedestrian network – Southern portion of site.*





Figure 8: Services infrastructure within pedestrian network – Northern portion of site



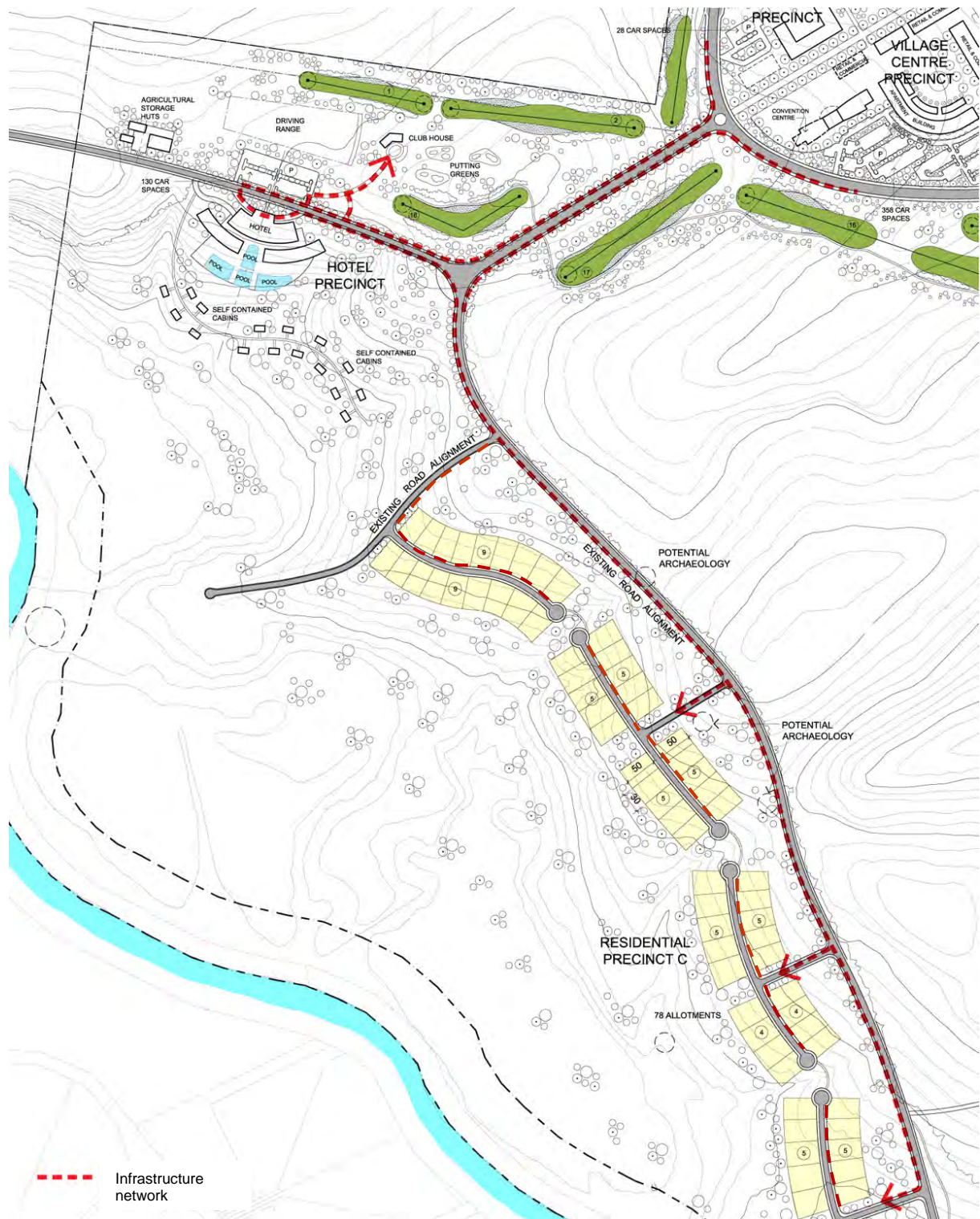


Figure 9: Services infrastructure within pedestrian network – Southern portion of site

### 3.6.2 Commitment to the provision of infrastructure services

#### **Issues:**

Further details are required (including evidence from service providers) regarding the certainty of the provision of infrastructure and services for the development. Revise the SoC to include such a commitment in the PPR.

#### **Response:**

Connections for water and sewer are to be made to Council's reticulated systems. Shoalhaven Water's water and sewer mains are located at Brundee (to the east) and Radar Hill Reservoir (west of Princes Highway). Refer to Figures 10 and 11.

Length of connection:

- to the east (Brundee): approx. 3.1km
- to the west (Radar Hill): approx. 3.4 km.

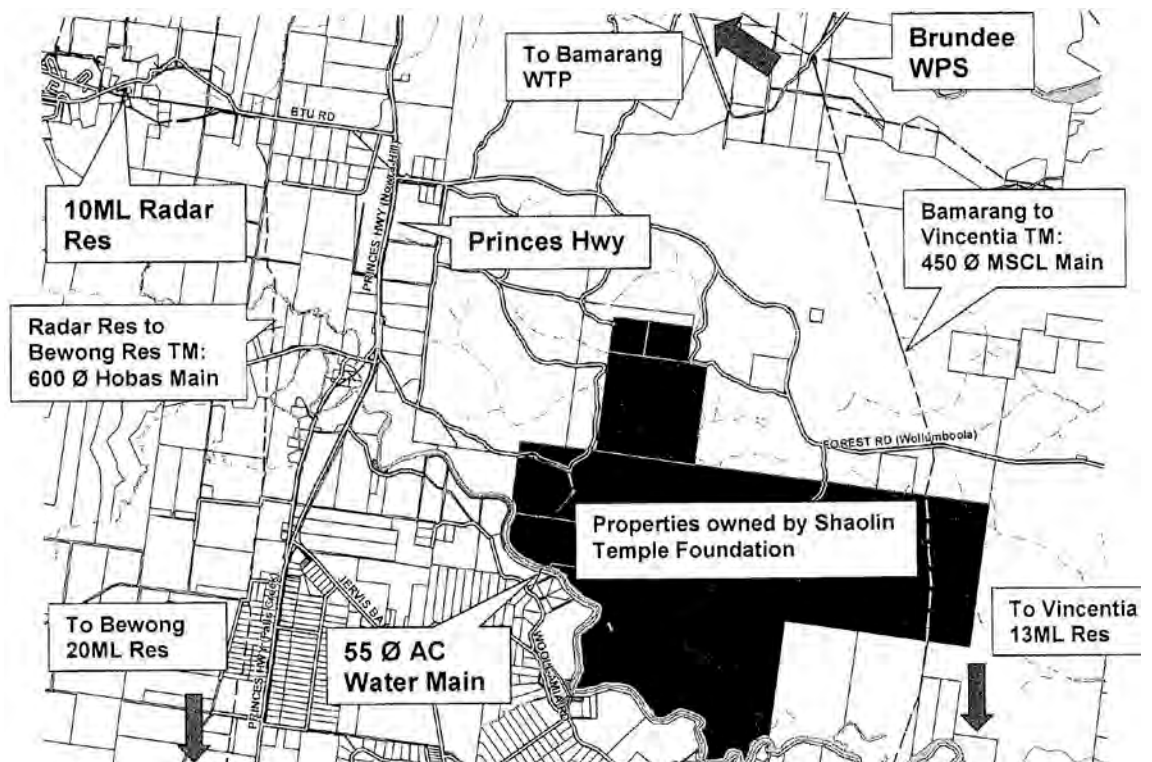


Figure 10: Location of water mains (source: Shoalhaven Water)

Shoalhaven Water advised (on 13 June 2013) that in general, both options are hydraulically feasible.



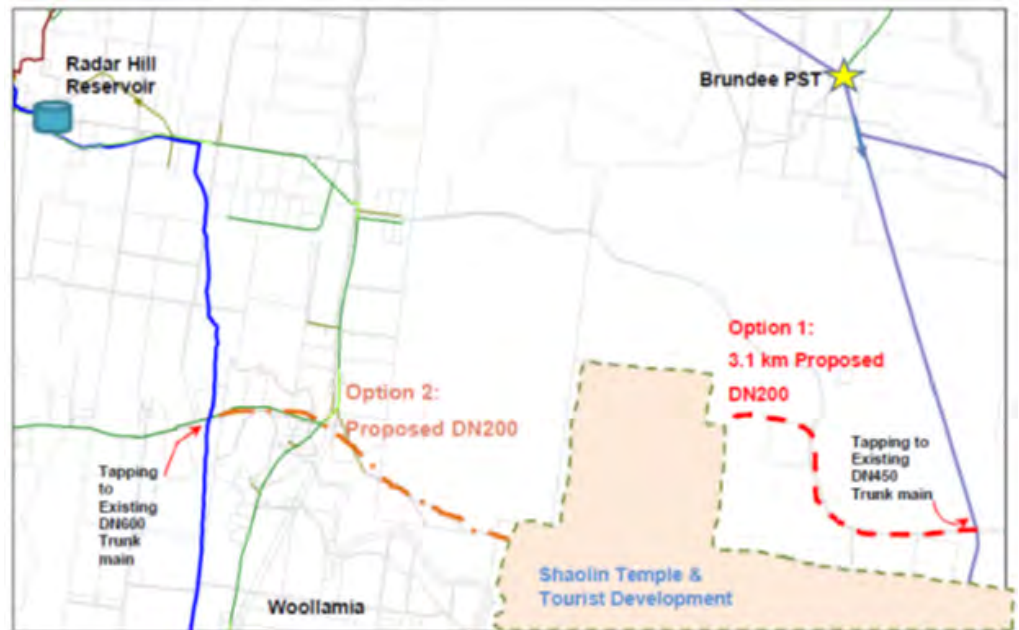


Figure 11: Location of potential infrastructure connections to trunk mains from site

#### **To the east of the site:**

The Brundee trunk main (being the Brundee-Vincentia supply system) is a 450mm diameter MSCL trunk main that traverses the eastern part of the site. The trunk water main can provide limited water supply by gravity means at low demand periods, and may require the construction of a local reservoir to supply adequate flow and pressure to the development. However, the capacity of Vincentia reservoir has been exceeded, based on the approximate demand loading under design peak day demand.

#### **To the west of the site:**

To the west of the site (on the western side of the Princes Highway) a 600mm Hobas trunk main runs in a north-south direction. The Shaolin Temple substation demand was loaded onto a DN660 in the Radar Hill trunk system and 2041 PDD run results indicate that no additional boosting is required on top of the head maintained by the Radar Hill reservoir. The Radar Hill option to the west may therefore be a more cost-effective solution with all gravity supply system and no need for additional pumping (as advised). Reticulation within the site would be along the road reserves of the proposed internal road network.

Discussions with Shoalhaven Water have taken place and the Proponent's preferred option is for water services to be sourced from the Radar Hill trunk main (to the west).

The Proponent is committed to provide infrastructure services to the site and will be undertaking further discussions with infrastructure providers of Shoalhaven Water and other State authorities to ensure that the site is supplied with the required infrastructure.

### **3.7 Proposed Traffic Signals at the Princes Highway/ Forest Road Intersection**

**Issues:**

The Traffic Report in the EA proposes traffic signals to be provided at the intersections of the Princes Highway and Jervis Bay Road.

RMS's correspondence dated 11 December 2012 does not support traffic signals (as proposed in the Traffic Report), but requires an alternative solution to maximise road safety and still maintain the level of service through the intersection.

The proposed treatment of this intersection, with reference to the staged nature of the development, needs to be reviewed.

**Response:**

The Proponent acknowledges that traffic signalisation is not recommended by the RMS within a 100km zone and a roundabout at this location would equally be not suitable.

The Proponent acknowledges that the SIDRA analysis on the Princes Highway-Forest Road intersection indicates that the right turn from Forest Road into the Highway under the 120<sup>th</sup> Highest Hour traffic volumes is operating at Level of Service D in the PM peak hour and has no spare capacity to cater for any additional volume of traffic generated by the proposed development without either traffic signals or grade separation of the right turn into the Highway.

The RMS has indicated that, to maintain the 100km speed limit, signalisation or a roundabout are not acceptable solutions to the subject intersection. The RMS has currently constructed a seagull intersection at the Princes Highway-Forest Road intersection to alleviate the existing traffic, with dedicated lanes for all turns to and from the Highway.

Taking into consideration the detailed design and development approval processes required, the development is not anticipated to be operation until 2016. The development will be staged such that:

- **Stage 1** will comprise site clearing, infrastructure works and bulk earthworks;
- **Stage 2** will comprise construction of the Temple and limited supporting tourist and residential developments.
- **Subsequent stages** will comprise further tourist and residential developments.

Until tourist and residential occupancy commences within the development, the extent of traffic at the Princes Highway/ Forest Road intersection is not anticipated to incur the need for a grade separated interchange. The Proponent request that the current upgraded seagull intersection be considered satisfactory until occupancy stage.

It is proposed that negotiations with the RMS for the design and construction of a grade separated interchange be part of the detailed design for the construction of the buildings (Stage 2).

A Preliminary Concept Design for the grade separated interchange has been provided in this submission. Refer to Figure 12: *Preliminary Concept Design for grade separated interchange* (source: Lyle Marshall & Associates, traffic consultants).



### **3.8 Bushfire**

#### **Bushfire Risk Category**

The site is located within an area containing Category 1 vegetation, mapped in Shoalhaven City Council's fire areas.

#### **Fire Protection Requirements**

The proposed development must comply with the requirements of:

- *Planning for Bushfire Protection* (PfBP);
- AS 3959 (2009) – *Construction of buildings in bushfire-prone areas*; and
- Building Code of Australia.

The **residential** portions of the development are to comply with PfBP Section 4.1.3 – *Standards for Bushfire Protection Measures for Residential and Rural Residential Subdivisions*.

The **tourist** component of the development is to comply with PfBP Section 4.2.7 – *Standards for Bushfire Protection Measures for Special Fire Protection Developments*.

This is a Project Application for a Concept Plan Development Approval and the measures and assurances for bushfire protection have been addressed in the EA report and in this Preferred Project Report to the level that the application affords.

#### **3.8.1 Clarification of building requirements**

##### **Issues:**

Identify that all future buildings will be able to meet the Classification of buildings requirements under the BCA and the relevant section of *Planning for Bushfire Protection* (PfBP) to be outlined as well as minimum construction levels for AS 3959-2009.

##### **Response:**

The uses of the buildings are described in Section 7.6 of the EA Report. The classification of the buildings is as follows:

- Residential Precincts A, B & C:
  - Class 1a – single dwellings.
- Buddhist Temple Precinct:
  - Class 9b – assembly building of a public nature; and
  - Class 3 – residential building for long term or transient living for a number of unrelated persons;
- Information Precinct:
  - Class 6 – building for the retail sale of goods or the supply of services to the public;
  - Class 9b – assembly building; with
  - Open car parking areas.
- Education Precinct:
  - Class 9b – assembly building;
  - Class 3 – residential portion of a school; and
  - Open car parking areas.
- Village Centre Precinct:
  - Class 5 – office for professional or commercial purposes;

- Class 6 – buildings for retail sale of goods or supply of services direct to the public;
- Class 2 – building with 2 or more separate dwelling to be used as serviced accommodation for tourist purposes;
- Class 7a – car park integrated with the development; and
- Open car parking areas.
- Hotel Precinct:
  - Class 3 – residential part of the Hotel;
  - Class 6 – portion of the building for retail sale of goods or supply of services direct to the public (dining areas, bars, shops and kiosks part of a hotel);
  - Class 7a – car park integrated with the Hotel.
- Health and Wellness Precinct:
  - Class 9a – health care building;
  - Open car parking areas.
- Chinese Garden Precinct:
  - Class 10a – non-habitable building.

The Chinese Garden precinct comprises gardens and open pavilions and covered walkways around the existing lake/ dam. The construction of buildings and APZs around this precinct will be designed to comply when a future Development Application is submitted for development within this precinct.

The Hotel, Temple Sanctuary, Information, Health and Wellness, Village Centre and Education Precincts will be assessed under section 4.2 – *Planning Controls for Special Fire Protection Purposes* (SFPP) of *Planning for Bushfire Protection* (PFBP).

The Residential Precincts (A, B & C) will be assessed under section 4.1 – *Planning Controls for Residential and Rural Subdivisions* of PFBP.

### **3.8.2 Asset Protection Zones**

***Issues:***

Asset Protection Zones (APZs) in accordance with PFBP need to be shown on the Concept Plan.

***Response:***

For the **Residential Precincts:**

The Bushfire Assessment Report prepared by Conacher Environmental Group assesses the residential precincts to have a recommended width of 25m surrounding the precincts.

**Residential Precinct A** will have APZs of at least:

- 25m (external of each allotment) surrounding the precinct – Outer Protection Area (OPA);
- 5m (internal of each allotment) as private open space, setback from the rear alignment of each allotment parcel – Inner Protection Area (IPA); and
- 50m (external of the Inner Protection Area) and of golf course and open space surrounding a majority of the precinct; with

- **Total of 80m** between most dwellings and surrounding bushfire hazard area, which exceeds the required APZ distances recommended in the *Bushfire Assessment Report*, assessed in accordance to Appendix 2 of PfBP.

**Residential Precinct B** will have APZs of at least:

- 25m (external of each allotment) surrounding the precinct – OPA;
- 5m (internal of each allotment) as private open space, setback from the rear alignment of each allotment parcel – IPA; and
- 50m (external of each allotment) of golf course (to the west), open space to the north-east and south-east) and open space and minimum 18m of road corridor (to the south-east) of the precinct; with
- **Total of 80m** between most dwellings and surrounding bushfire hazard area, which exceeds the required APZ distances recommended in the *Bushfire Assessment Report*.

**Residential Precinct C** will have APZs of at least:

- 25m (external of each allotment) surrounding the precinct – OPA;
- 12m (internal of each allotment) as private open space, setback from the rear alignment of each allotment parcel – OPA;
- 60m (external of each allotment) of open space to the south-west of the precinct, fronting Currumbene Creek;
- 75m (external of each allotment) of open space and road corridor to the north-east of the precinct, fronting the forested area; with
- **Total of between 97-112m** between each dwelling and surrounding bushfire hazard area, which exceeds the required APZ distances recommended in the *Bushfire Assessment Report*.

**Buddhist Temple Sanctuary Precinct** will have APZs of at least:

- 70-100m from the external walls of buildings within the precinct; and
- An additional 18m road corridor surrounds 3 sides of the precinct.
- **Total from at least 100-120m** between the buildings of the Temple Precinct and surrounding bushfire hazard area, which exceeds the required APZ distances recommended in the *Bushfire Assessment Report*.

**Health and Wellness Precinct** will have APZs of at least:

- **At least 70m** from the external walls of buildings within the precinct, which is in accordance with the required APZ distances recommended in the *Bushfire Assessment Report*.

**Village Centre Precinct** will have APZs of at least:

- **At least 70m** from the external walls of buildings within the precinct, which is in accordance with the required APZ distances recommended in the *Bushfire Assessment Report*.

**Information Precinct** will have APZs of at least:

- **At least 25m** from the external walls of buildings within the precinct.

Precincts classified as Special Fire Protection Purposes (SFPP) will have safe emergency evacuation procedures and areas of refuge within the precincts, such as within car parking areas and public open spaces.

The development area encircled by the ring-road (except for the riparian corridors), the Residential and Hotel Precincts and golf course will be designated as an asset protection zone with landscaping and vegetation within these precincts to comply with PfBP Appendix 5: *Bush Fire Provisions – Landscaping and Property Maintenance*.

Additionally, due to the isolated nature of the site, future dwellings will be constructed to at least Bushfire Attack Levels of BAL 12.5 and BAL 19, in accordance with construction requirements of AS 3959 (2009) – *Construction of Buildings in Bushfire Prone Areas*. Construction levels will be further determined at the development application stage for the detailed design of each precinct.

Further APZ details will be provided at the Detailed Design of each precinct and with corresponding future development applications.

Asset Protection Zones within the development site are illustrated in:

- Figure 13 (07062-MP12(B): *Bushfire APZ Map – North*;
- Figure 14 (07062-MP13(B): *Bushfire APZ Map – South*; and
- Figure 15 (07062-MP14(B): *Bushfire APZ Map 2 – South*.

### **3.8.3 Access**

#### **Issues:**

Details of whether the proposed roads will satisfy the acceptable solutions for public road access pursuant to Clause 4.1.3 of PfBP. A perimeter road or a perimeter private trail for the development should be considered in accordance with Council's DCP 100 (element RE15) and PfBP.

#### **Response:**

The principal areas of the **tourist precincts** are encircled by a perimeter road (Road Type A). This main road system has a vehicular two-way carriageway of 9m kerb to kerb with total road corridor width of 18m, which complies with s.4.1.3 of PfBP.

Roads to **Residential Precincts** comprise:

- Entry roads to residential precincts (Road Type C) – two-way vehicular carriageway of minimum 6m wide with 2m wide centre swale;
- Local roads to allotments (Road Type E) – two-way vehicular carriageway with collective width of 7.6m.

Access and public road design are outlined in s.7.17.2 & 7.17.3 of the EA Report, and additionally references s.4.1.3 of PfBP.

Cul-de-sacs will incorporate turning circles with a minimum 12m outer circle radius. All cul-de-sacs will be linked to fire rails, which in turn are linked to the road network. Additionally, fire trails are strategically located within residential roads to provide pedestrian and emergency access to adjoining golf course.



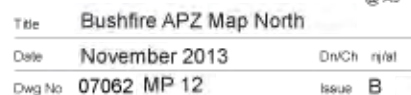
**RESPONSE TO ENVIRONMENTAL ASSESSMENT SUBMISSIONS**  
**MP06\_0135**

Proposed Tourist & Residential Development at Comberton Grange,  
South Nowra, NSW

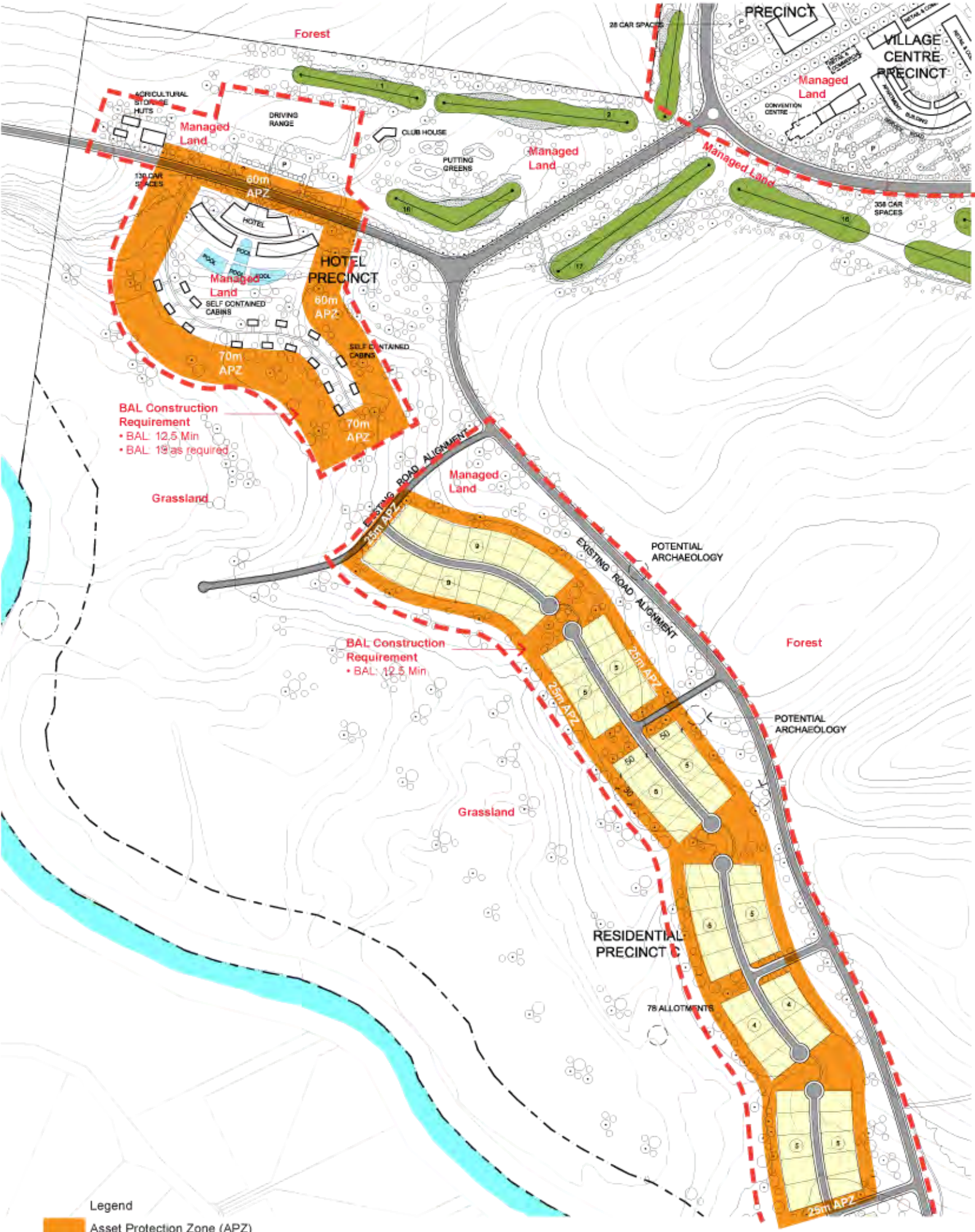
Fire trails will be provided around the perimeter of the northern development site, along the external boundary of the golf course encircling this portion of the site. Fire trails are to be minimum 3.5m wide and constructed to the required cross-falls. Refer to s.7.17.5 – *Fire Trail Design* in the EA Report.

Refer to Figures 13 (MP12(B)), 14 (MP13(B)) and 15 (MP14(B)) for Asset Protection Zones and Access Routes.

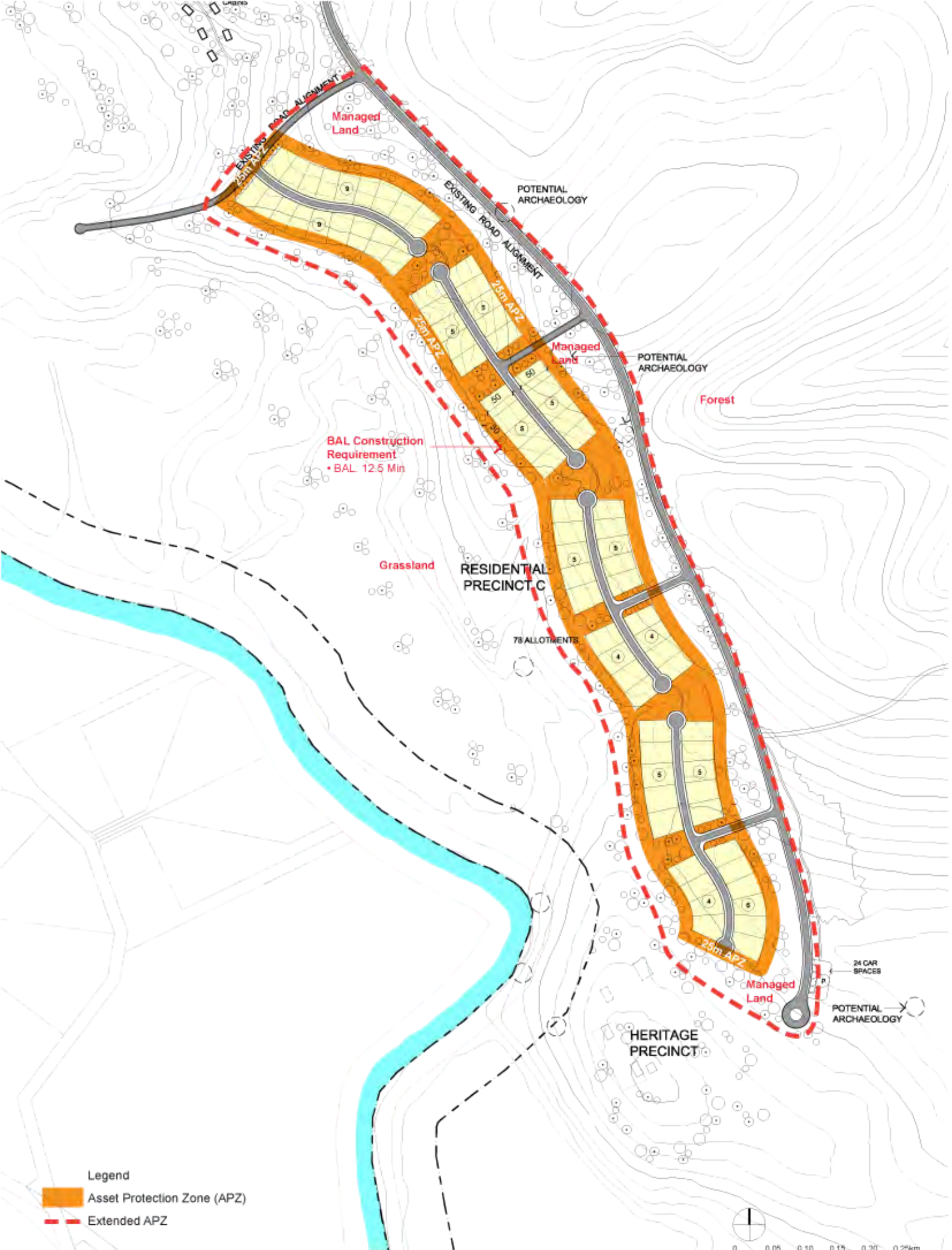












### **3.8.4 Services**

**Issues:**

Services – identify if the development will be serviced by reticulated water supply and fire hydrant systems.

**Response:**

The development will be serviced by both reticulated and non-reticulated water supplies. The development will be serviced by reticulated water supply if the minimum 10,000 litres dedicated water supply for each occupied building cannot be met.

Water for fire will be supplied by the site water main, with 4 hours of fire water storage provided. Anticipated fire water storage requirement for the site is approximately 300,000 litres (300KL). The water tank for fire will be located adjacent to the potable water tank in the Information Precinct, at the entry to the site. A brigade booster assembly and on-site booster pumps will be located adjacent to the potable water tank, in a position accessible to the Fire Brigade. A 150mm fire hydrant ring main will reticulate throughout the development with external hydrants and individual connections to large buildings. Refer to section 7.13.5 – *Fire hydrant system* in the EA report.

Fire hydrant services will comply with AS 2419.1 (2005). These infrastructure systems will fully designed with future Development Applications for the detailed design of each building and precinct.

### **3.8.5 Emergency and evacuation planning**

**Issues:**

Commentary is needed as to how all the components of the development will be able to satisfy these requirements.

**Response:**

Emergency and evacuation planning strategies and measures have been discussed with Rural Fire Service (RFS) and will be addressed in the Detailed Design of the development to comply with section 4.2.7 – *Emergency and evacuation planning* of the PfBP, and submitted with subsequent Development Applications for the detailed design of each precinct and building. These include:

- Provision of refuge areas within each tourist and residential precinct, such as in open space and car parking areas;
- An Emergency and Evacuation Management Plan consistent with the RFS *Guidelines for the Preparation of Emergency/ Evacuation Plan*;
- Compliance with AS 3745 (2002) – *Emergency control organisation and procedures for buildings, structures and workplaces*.

The Shaolin Foundation will be constructing a fully equipped fire station to Rural Fire Service standard and providing a fire truck within the development, located close to the Comberton Grange Road entrance. The building and associated equipment will be part of the NSW Rural Fire Service as Rural Fire Brigade. As discussed with Superintendent Mark Williams, Shoalhaven District Manager (emails dated September 2013), these services will be used to serve this development as well as provide additional benefit to the surrounding community. Further discussions on the details of this provision will be undertaken with Shoalhaven Rural Fire Service.



### 3.9 Traffic and Access

#### 3.9.1 Public or private roads

**Issues:**

The full ownership of the proposed roads within the development is unclear. Comberton Grange Road extends into the site in the vicinity of the proposed Hotel and Residential C Precincts and is a public road within the site.

This may need to be formally closed or its alignment amended and agreements may be necessary for the RFS if the roads are private.

**Response:**

The internal roads will be private. However, the roads will be constructed to Council's standards (as per DCP 100 – *Subdivision Code*). Should the roads be public at a future stage, these will be dedicated to Council under the Roads Act.

Comberton Grange Road, within the site, is an unformed dirt track. The status of Comberton Grange Road within the site is to be a private road, but the alignment of the road within the site will generally be retained.

#### 3.9.2 Comberton Grange Road

**Issues:**

Confirmation that this road is for emergency use only (sections 7.7.3 & 7.7.4 of the EA).

The road must be constructed to AUSTROADS standards and mechanisms to control access to emergency use must be illustrated.

**Response:**

Comberton Grange Road is to be used as a secondary road, required (in discussions) by the Rural Fire Services and agreed to by Shoalhaven City Council) for emergency access for bushfire and other emergency escape routes.

The road will be constructed to AUSTROADS standards. The route for mains water reticulation to the site will be through Comberton Grange Road.

#### 3.9.3 Access from Forest Road

**Issues:**

A non-mountable and landscaped rural road roundabout should be provided on Forest Road to accommodate the impacts of the proposal as lane and shoulder widening is likely to be warranted.

**Response:**

The Traffic Impact Assessment recommends a type CHR right turn treatment as illustrated in Figure 6.39 *Warrant for Rural Turn Lanes in Austroads Guide to Engineering Practice Part 5 – Intersections at Grade*. A CHR intersection is preferred as, in the opinion of the Traffic Consultant, it is a better and safer intersection in this rural environment.

A non-mounted and landscaped rural road roundabout is an alternative, with:

- a single circulating lane, 7m wide and one lane on each approach;
- a central island of minimum radius of 16m;
- in compliance with AUSTROADS *Guide to Road Design, Part 4B – Roundabouts*; &
- associated lighting.

Both these proposed intersections will comfortably carry the future 2021, 120<sup>th</sup> HH peak hour plus ultimate development traffic, with no adverse traffic impacts (p.44 Traffic Impact Report).

The intersection design will be undertaken in consultation with Council, and will be designed in accordance with AUSTROADS standards.

#### **3.9.4 Forest Road**

***Issues:***

The Traffic Report has not considered AUSTROADS guidelines for the lane and shoulder widths on Forest Road to accommodate the impacts of the proposal as lane and shoulder widening is likely to be warranted.

***Response:***

Forest Road has been upgraded by Council and is wide enough for traffic to developments and settlements east of the Princes Highway. Widening will occur at the intersection of Forest Road with the new access road into the Comberton Grange development.

The detailed design of the Forest Road to the proposed site access road as well as lane and shoulder widths on Forest Road will be discussed with Council at future stages of detailed Development Applications for the development. The design will incorporate AUSTROADS guidelines.

#### **3.9.5 Roads and flood level**

***Issues:***

Clarification that all internal roads will be constructed above the 1 in 100 year flood levels for all-weather use in accordance with DCP 100 – *Subdivision Code* and DCP 106 – *Development on Flood Prone Land* is required.

***Response:***

All internal roads will be constructed above the 1 in 100 year flood level for all weather use, in accordance with Shoalhaven DCPs 100 and 106, to meet Council's road construction requirements.

### 3.10 General Issues

#### 3.10.1 Potential impact of and to adjoining Forestry operations

**Issues:**

There is limited consideration of potential impacts from the adjoining forestry operations on the proposed development (s.8.20, pp.229-230 of the EA) including noise (trucks and chainsaws) and smoke from hazard reduction burning.

Further consideration of the potential impact of forestry operations on the development is required.

**Response:**

The Proponent acknowledges the noise and burning activities of the adjoining land owning authority, Forests NSW.

Whilst these activities are not desirable adjacent to residential areas and contravenes the ecological sensitivity of the site and its surrounding areas, the rights of the adjoining land authority must be acknowledged. Forests NSW states that their timber harvesting activities will occur intermittently, but may last for a period of 3-6 months. Hazard reduction burns are anticipated to occur every 7 years.

#### 3.10.2 Staging

**Issues:**

The EA refers to staging (s.7.20) with the Temple constructed in Stage 1 and the facilities and residential lots developed incrementally. Further details are required on the likely staging of the proposal.

**Response:**

It is anticipated that the construction works schedule is as follows:

- Site preparation works are not anticipated to commence until 2014 and completed at the end of 2015;
- Temple precinct anticipated to commence in 2015 and completed mid-2017;
- Infrastructure and road network to commence in mid-2016 and be completed at the end of 2018.

Traffic movements, post-occupation of the site, will not occur before the end of 2017.

Once the Temple is completed in 2017, the Proponent will undertake to do further traffic movements studies as the surrounding road network external to the site will be impacted by new developments in the area.

#### 3.10.3 Water quality

**Issues:**

The water quality objectives nominated for pollution removal from stormwater referred to in the Water Management Report (September 2012) (s.5.4 & 6.4) must refer to the *NSW Water and River Flow Objectives*, consistent with the ANZECC 2000 Guidelines.

***Response:***

The standard that was nominated for pollution removal from stormwater (comprising primary, secondary and tertiary treatment methods) exceed the requirements of ANZECC for urban environments. Treatment of runoff rates was undertaken up to 65% of the 1 year ARI, whereas NNZECC requires 25-50%.

**3.10.4 Noise*****Issues:***

The Department of Defence supports the recommendations of the Noise Report (June 2012) which recommended the noise levels predicted by The Acoustic Group of 58-70 dBA be adopted for design purposes.

The EA is to be amended to incorporate all the recommendations of the Noise Report.

***Response:***

The noise levels of 58-70 dBA will be adopted in the design of dwellings along the flight corridor and achieve the optimum indoor design sound levels in the building envelope as recommended in the Noise Report (June 2012) and identified in s.8.13.2 of the EA Report.



## 4.0 STATEMENT OF COMMITMENTS (Revised)

In accordance with the former Part 3A of the Environmental Planning and Assessment Act 1979, the following are commitments to be made by the Shaolin Temple Foundation (Australia) Limited for environmental management and mitigation measures on the site arising from the development proposal.

Commitment	Timeframe	Responsibility for action
<p><b>4.1 Indigenous Heritage</b></p> <p>Where development intrudes on Aboriginal recorded sites of archaeological sensitivity identified in the <i>Aboriginal Cultural Heritage Assessment</i> and referred to in Section 8.1 of the E-A report, the following mitigation actions are to be followed, of:</p> <ul style="list-style-type: none"> <li>▪ Mitigation measures recommended for each recorded site as outlined in the Aboriginal Heritage Assessment to include: <ul style="list-style-type: none"> <li>– Inspection by qualified archaeologist with potential archaeological subsurface investigations undertaken, depending on the level of significance of the find;</li> <li>– Collection and removal of the artefact(s) from the area of impact by the qualified archaeologist;</li> <li>– Subsurface investigations of the area.</li> </ul> </li> <li>▪ The protocols for the unanticipated discovery of archaeological material and suspected human remains are to be adopted and complied with during construction activities involving ground surface disturbance and excavation.</li> <li>▪ Artefacts are to be recorded and collected as prescribed in the Aboriginal Heritage Assessment Report, prepared by Navin Officer Heritage Consultants, with any recovered Aboriginal objects managed according to a long term management strategy determined in consultation with the Jerrinja Local Aboriginal Land Council (JLALC) and other registered Aboriginal stakeholders.</li> </ul>	At development application for precincts with archaeological sensitivity	Development proponent
<p><b>4.2 European Heritage</b></p> <p><b>4.2.1 Heritage Precinct</b></p> <p>Development within visual catchment of the former Homestead site are to undertake the following ameliorative measures to:</p> <ul style="list-style-type: none"> <li>▪ Maintain a heritage curtilage of at least 50m from the Homestead site to development as illustrated in the Concept Masterplan;</li> <li>▪ Consider height, form and scale of the development, in accordance with the <i>Urban Design Guidelines for Precinct and Building Design</i> (Section 7.16) of the EA Report;</li> <li>▪ Retain existing significant vegetation; and</li> <li>▪ Provide landscape buffers with screening of development through planting, in accordance with the <i>Urban Design</i></li> </ul>	At submission of development application for detailed design of Residential Precinct C	Development proponent

Commitment	Timeframe	Responsibility for action
<i>Guidelines for Precinct and Building Design</i> (Section 7.16) and <i>Landscape Design</i> (Section 7.18) of the EA Report.		
<b>4.2.2 Pastoral landscape</b> Development within Residential Precinct C, above the floodplains of Currumbene Creek, are to undertake the following heritage conservation practices to: <ul style="list-style-type: none"> <li>Retain intact contiguous bays of 19<sup>th</sup> century post and rail fencing of the Cooriang Estate paddock within the pastoral landscape;</li> <li>Relocate sections of fencing, where such items are located within the proposed allotments areas, and housed within the proposed Cultural Museum in the Information Building, or in a location where the remnant fencing can be displayed; and</li> <li>Photographically archive fencing to be removed prior to removal.</li> </ul>	At submission of development application for detailed design of Residential Precinct C	Development Proponent
<b>4.2.3 Archival recording</b> Implement a photographic archival recording of all heritage elements affected by the proposed development in accordance with the NSW Heritage Council's <i>How to Prepare Archival Records of Heritage Items</i> (1998) and <i>Photographic Recordings of Heritage Items Using Film or Digital Capture</i> (2006).	Prior to development consent for detailed design of Residential Precinct C	Development proponent
<b>4.2.4 Interpretation Strategy</b> Prepare an Interpretation Strategy on the former Homestead site and farm complex, based on the archaeological remains of the buildings.	Prior to development application for the Homestead site	Development proponent
<b>4.2.5 Conservation Management Strategy</b> <ul style="list-style-type: none"> <li>Prepare a Conservation Management Strategy to guide the management and conservation of heritage fabric;</li> <li>Prepare a Maintenance Plan to ensure that: <ul style="list-style-type: none"> <li>Remnant structures are maintained and not deteriorate in an uncontrolled manner; and</li> <li>Pastoral lands and significant remnants of early agriculture are not covered in thick vegetation.</li> </ul> </li> </ul>	Prior to development application for the Homestead site	Development proponent

Commitment	Timeframe	Responsibility for action
<p><b>4.3 Ecology and Native Vegetation</b></p> <p>There are no threatened flora and fauna located within the development footprint of the site. Development will not occur within endangered ecological communities, SEPP 14 wetlands, freshwater wetlands or riparian corridors.</p> <p>The proposed development is limited to the areas identified in the South Coast Sensitive Urban Lands Review (2006) as suitable for development, being the:</p> <ul style="list-style-type: none"> <li>Northern portion of the site;</li> <li>Cleared land at the south-western portion of the site above the floodplain of Currumbene Creek; and</li> <li>Central portion of western forested areas.</li> </ul> <p><b>4.3.1 Habitat corridors</b></p> <p>Maintain in the Jervis Bay REP habitat corridor and riparian corridors along the Georges Creek tributaries, by ensuring development is sensitively sited and constructed to provide landscape and habitat connectivity through the development's endemic open space areas. These corridors will be maintained in their natural state and augmented as required to the approval of the Rural Fire Service and Office of Environment and Heritage.</p> <p>Further environmental assessment will be undertaken for any future managed camping or eco-tourist facilities within the Eastern Conservation Area and habitat corridor.</p>	At submission of development application and construction	Development proponent
<p><b>4.3.2 Riparian corridors</b></p> <p>The Category 1 environmental corridors along the main tributaries of Georges Creek (within the northern portion of the site) and along Currumbene Creek (at the southern portion of the site) will be maintained. Any intrusion on these corridors of road crossings, pedestrian paths and golf courses are to minimal, with services located outside these core riparian zones (CRZs).</p> <p>These environmental corridors (CRZ) will have:</p> <ul style="list-style-type: none"> <li>Minimum setback of 100m from Currumbene Creek;</li> <li>Minimum setback of 100m from SEPP 14 wetlands (located at the SE portion of the site, adjacent to Currumbene Creek;</li> <li>Minimum 50m setback from each side of the Georges Creek tributaries (40m fully vegetated and 10m buffer zone).</li> </ul> <p>To minor creeklines flowing into the Georges Creek tributaries (Category 3 corridors) – bank stability and water quality of these CRZs are to be maintained to prevent accelerated rates of soil erosion and to enhance water quality, with:</p> <ul style="list-style-type: none"> <li>Minimum 10m setback from each side of the watercourse.</li> </ul>	At submission of development application and construction	Development proponent

Commitment	Timeframe	Responsibility for action
<b>4.3.3 Wetlands</b> Development will be kept clear of the SEPP 14 wetlands and flood plains along Currumbene Creek. All stormwater discharge will be treated prior to entering the CRZ and creek lines.	At submission of development application and construction	Development proponent
<b>4.3.4 Crown Land Reserve</b> The Crown Land Reserve, located 30.5m (100 ft) along both sides of Currumbene Creek, with the reserve on the north-eastern side of the Creek being within the Comberton Grange site: <ul style="list-style-type: none"> <li>The management of the Reserve and planting within the Reserve will be undertaken in consultation with Shoalhaven City Council who is responsible for managing the reserve on behalf of Crown Land.</li> <li>The 100m wide riparian buffer zone adjacent to Currumbene Creek will be revegetated and managed in conjunction with Council who is responsible for managing the Crown Land (30.5m) portion of the zone. Detailed landscape design of this corridor will be prepared.</li> </ul>	At submission of development application for detailed design of the development	Development proponent
<b>4.3.5 Management strategies</b> <b>A. Management of the Eastern and Western forests</b> A compensation package will be developed as an environmental offset to the impact of the development on flora and fauna, which comprises: <ul style="list-style-type: none"> <li>Management of the Eastern and Western Forests, with a Plan of Management to guide the protection and enhancement of forests for conservation.</li> <li>The incursion of approximately 34.5 hectares at the northern portion of the Western forest into the Jervis Bay REP habitat corridor is to be compensated with an environmental offset with the Eastern portion of the site to be included within the REP corridor. This area will be retained and conserved as an environmentally sensitive area.</li> </ul> <b>B. Rehabilitation and management of Currumbene Creek, wetlands and minor riparian zones</b> The wetland areas near Currumbene Creek and creeklines throughout the site will be managed for their conservation with: <ul style="list-style-type: none"> <li>Revegetation of the riparian zone and the flood plain areas of Currumbene Creek are to utilise locally occurring species to provide the opportunity for increasing the extent of existing ecologically endangered vegetation communities on the site.</li> <li>Any plantings or manipulation of vegetation must be authorised by Shoalhaven City Council (manager of the land).</li> </ul>	At submission of development application for detailed design of the development	Development proponent



Commitment	Timeframe	Responsibility for action
<p><b>4.3.6 Plan of Management</b></p> <p>Prepare a Plan of Management, in consultation with the NSW Office of Environment and Heritage, and in accordance with Shoalhaven City Council's <i>Generic Community Land Plan of Management – Natural Areas</i> (2001), that will guide the protection and enhancement of forests for conservation.</p> <p>The Plan of Management for the rehabilitation and management of environmentally sensitive areas will address matters to include:</p> <ul style="list-style-type: none"> <li>Conservation and protection of endangered ecologically communities and forests;</li> <li>Management of ecologically endangered communities (EECs) of wetland and riparian areas along Currumbene Creek and Georges Creek tributaries, with revegetation to increase the extent of existing ecological endangered vegetation communities of Swamp Oak Floodplain Forest and Floodplain Swamp Forest.</li> <li>Management of the interface between the development and aquatic areas within and adjacent to the site;</li> <li>Access issues and prevention of uncontrolled vehicular access to and through natural areas, to prevent degradation of these areas;</li> <li>Passive recreation issues;</li> <li>Regeneration and rehabilitation issues;</li> <li>Water quality control;</li> <li>Protection of foreshore, riparian and coastal vegetation to reduce soil erosion and improve water quality, as this vegetation can act as soil stabiliser and prevents erosion;</li> <li>Protection during construction activities, stormwater management following completion of development;</li> <li>Pest, pet and feral animal control;</li> <li>Weed and rubbish dumping;</li> <li>Management of walking trails in accordance with the <i>Shoalhaven Walking Tracks Strategy</i>.</li> </ul> <p>The Plan will be prepared:</p> <ul style="list-style-type: none"> <li>In consideration of the core objectives for natural area management, community values and legislative requirements that guide land use and management;</li> <li>With due consideration of other Plans of Management for woodlands in the surrounding area/ adjoining forests;</li> <li>In compliance with the core objectives for the various categories of natural land as stated in Shoalhaven's <i>Community Land Plan of Management – Natural Areas</i>;</li> <li>In accordance with the overall landscape framework for the site in terms of its landscape design and character, and plant selection for climate, sustainability and bushfire considerations.</li> </ul>	<p>At submission of development application for detailed design of the development</p>	<p>Development proponent</p>

Commitment	Timeframe	Responsibility for action
<p><b>4.4 Remedial Plan for Site Contamination</b></p> <p>Whilst the overall potential for site contamination has been identified to be low, the following management measures for site preparation are to be undertaken:</p> <ul style="list-style-type: none"> <li>Existing buildings and other structures identified in the Southern Development Area are to be inspected by an occupational hygienist, with any asbestos containing material to be removed off site by a licensed contractor and the underlying soils and surrounding area be validated by an occupational hygienist using visual and laboratory analytical validation methods.</li> <li>Material that has been coated with lead paint is to either be sealed or removed off the site to prevent lead contamination of soils.</li> <li>Any stockpiled material currently identified on site is to be assessed for its suitability to be reused on site or be disposed off-site with appropriate classification prior to development.</li> <li>Land filling located adjacent to Currumbene Creek consisting of bottles, ceramics, fabric, corrugated iron, terracotta pipes, old washing machine drum and corrugated iron tank observed in the creek, are to be removed off site following appropriate classification. If signs of contamination such as staining, odours or asbestos containing materials are encountered, the underlying soils are to be validated.</li> </ul> <p>Following clearing, areas inaccessible at the time of this assessment are to be inspected by a qualified consultant to assess for potential signs of contamination.</p> <ul style="list-style-type: none"> <li>For verification purposes, low density sampling is to be undertaken across the site, particularly in future areas, following site clearing and an inspection. Low density sampling are to be undertaken at a nominal rate of 1 sample per 10 ha and samples are to be analysed for heavy metals, TRH, BTEX, PAH, OCP, OPP, PCB and asbestos.</li> </ul>	Prior to construction works	Development proponent
<p><b>4.5 Acid Sulphate Soils Management Plan</b></p> <p>An Acid Sulphate Soils Management Plan will be prepared if acid sulphate soils are detected throughout the development/ construction phases of the project.</p>	Prior to building construction	Development proponent
<p><b>4.6 Bushfire Protection</b></p> <p>The site is located within a Category 1 Vegetation of Shoalhaven City Council's fire area.</p> <p><b>4.6.1 Bushfire protection measures</b></p> <p>The <b>residential</b> precincts of the development will comply with <i>Planning for Bushfire Protection (PfbF)</i>, section 4.1.3 – <i>Standards for Bushfire Protection Measures for Residential &amp; Rural Subdivisions</i>.</p>	At submission of development application for detailed design	Development proponent

Commitment	Timeframe	Responsibility for action
<p>The <b>tourist, education and health</b> precincts will comply with PfBF, section 4.2.7 – <i>Standards for Bushfire Protection Measures for Special Fire Protection Developments</i>.</p> <p>Bushfire protection measures that will be implemented include:</p> <ul style="list-style-type: none"> <li>▪ Provide clear separation of buildings and bushfire hazards in the form of fuel reduced APZ, of inner and outer protection areas and defensible space;</li> <li>▪ Maintain the recommended APZ widths for the various development precincts;</li> <li>▪ Construction standards and design of buildings are to be in accordance with <i>Planning for Bushfire Protection</i> (NSW RFS 2006) and AS 3959 (2009) – <i>Construction of buildings in bushfire prone areas</i>;</li> <li>▪ Compliance of access roads with the above standards;</li> <li>▪ Provide adequate water supply and pressure;</li> <li>▪ Provide suitable landscaping to limit the spread of fire in accordance with PfBP, Appendix 5 – <i>Bushfire Provisions on Landscaping and Property Maintenance</i>; and</li> <li>▪ Implement emergency management, arrangements for fire protection and/ or evacuation.</li> </ul> <p>Provide emergency evacuation procedures and areas of refuge within the tourist, education and health precincts to comply with BPfBP, s. 4.2.7 – <i>Emergency and evacuation planning</i>, to include:</p> <ul style="list-style-type: none"> <li>▪ Provision of refuge areas within each tourist and residential precinct;</li> <li>▪ An Emergency and Evacuation Management Plan in accordance with RFS <i>Guidelines for the Preparation of Emergency/ Evacuation Plan</i>;</li> <li>▪ Compliance with AS 3745 (2002) – <i>Emergency control organisation and procedures for buildings, structures and workplaces</i>. </li></ul>	<p>of the development</p>	
<p><b>4.6.2 Fire hydrant system</b></p> <p>Install a separate fire storage system in accordance with NSW Code of Health Guidelines to provide water for fire-fighting requirements. Anticipated fire water storage requirement for the site is approx. 300,000 litres, with water for fire supplied by the site water main. Recycled stormwater is to be additionally used for fire-fighting.</p> <p>Provide a brigade booster assembly and on-site booster pumps located adjacent to the tank, in a position accessible to the Fire Brigade. A 150mm fire hydrant ring main will reticulate throughout the development with external and individual connections for large buildings.</p>	<p>At submission of development application for detailed design of the development</p>	<p>Development proponent</p>

Commitment	Timeframe	Responsibility for action
<p><b>4.7 Infrastructure – Electrical Services</b></p> <p><b>4.7.1 Electrical infrastructure installation</b></p> <p>Liaise with relevant supply authorities for the detailed design and provision of all electrical, gas and communication infrastructure to the proposed development. To safeguard against bushfire, infrastructure to be located underground.</p> <p>Provide the funding and installation of network connection assets, high voltage cables and associated switch gear in accordance with Integral Energy's Network Connection Contestable Works General Terms and Conditions.</p>	At submission of development application for detailed design of the development	Development proponent
<p><b>4.7.2 Use of renewable energy</b></p> <p>The use of renewable energy will be explored and implemented to reduce the energy demand from the supply authority. Measures include:</p> <ul style="list-style-type: none"> <li>▪ Use of photovoltaic (PV) system – depending on economic and locational feasibility, and extent of power generated;</li> <li>▪ Exporting of power to the authority grid during the day and import power at night;</li> <li>▪ Storage of energy generated within the site for use as required;</li> <li>▪ Use of hybrid or mixed mode mechanical systems, efficient fittings and appliances, automatic timers and controls in the detailed design of each building;</li> <li>▪ Implementation of energy management systems in building use; and</li> <li>▪ Use of natural gas instead of electrical power as energy source.</li> </ul>	At submission of development application for detailed design of the development	Development proponent
<p><b>4.8 Infrastructure – Water Supply and Reuse</b></p> <p>Liaise with Shoalhaven Water for the detailed design and provision of water and sewerage services to Council's existing reticulated systems.</p> <p>Implement water efficient strategies to minimise water supply from authority mains and potable water use, to include:</p> <ul style="list-style-type: none"> <li>▪ Rainwater harvesting from roofs with storage via water tanks for non-potable water usage for toilet flushing, domestic clothes washing, mechanical cooling, landscape irrigation and external water usage (grey water strategy);</li> <li>▪ Installation of a potable water storage tanks to each dwelling and a reservoir on the site, sized to reduce peak loads on the authority supply and to provide back-up in the event of loss of supply. The reservoir will be reticulated to serve the buildings on the site;</li> </ul>	At submission of development application for detailed design of the development	Development proponent



Commitment	Timeframe	Responsibility for action
<ul style="list-style-type: none"> <li>▪ Explore black water recycling measures and the economy of implementation;</li> <li>▪ Use of water efficient appliances; and</li> <li>▪ Monitoring of water use via a water management system.</li> </ul>		
<p><b>4.9 Flood Prevention</b></p> <p>Whilst all the proposed development areas are above the Probable Maximum Flood (PMF) level with the exception of roads crossing the creeklines, the proposed development is to ensure that:</p> <ul style="list-style-type: none"> <li>▪ All residential allotments located above the 100 year ARI flood line;</li> <li>▪ Additional clearance provided at the upstream side of all road crossings of major creeks (Georges Creek and its two tributaries) to allow for possible backwater from bridges or culverts;</li> <li>▪ Floor levels for all buildings to be at least 500mm above the 100 year ARI flood levels;</li> <li>▪ The golf course possibly extending within the 100 year ARI flood extents but no associated structures to be located within this zone;</li> <li>▪ Any structures within the PMF flood extents designed to withstand Probable Maximum Flows; and</li> <li>▪ Design and construction of all road and pedestrian crossings of Georges Creek and its tributaries are to be undertaken in accordance with: <ul style="list-style-type: none"> <li>– <i>Fisheries NSW Policy and Guidelines for Fish Friendly Waterway Crossings</i> (2004); and</li> <li>– <i>Why Do Fish Need to Cross the Road? Fish Passage Requirements for Waterway Crossings</i> (2004).</li> </ul> </li> </ul>	At submission of development application for detailed design of the development	Development proponent
<p><b>4.10 Water Cycle Management</b></p> <p><b>4.10.1 Integrated Water Cycle Management Plan</b></p> <p>An Integrated Water Cycle Management Plan for the detailed design of the site and to augment the Integrated Water Cycle Management Strategy is to be implemented, to address:</p> <ul style="list-style-type: none"> <li>▪ Rainwater harvesting;</li> <li>▪ Use and reuse of potable and non-potable water throughout the site. This would include calculations of potable and non-potable usage with regard to building usage, number of occupants, water and sewer fixtures, etc.;</li> <li>▪ Centralised capturing of stormwater from dwellings and buildings for site landscape irrigation and golf course watering (greywater strategy);</li> </ul>	At submission of development application for detailed design of the development	Development proponent

<ul style="list-style-type: none"> <li>▪ Water harvesting and reuse, with: <ul style="list-style-type: none"> <li>– Detailed design and final location of rainwater harvesting tanks and ponds, sizing, on a water balancing analysis for the specific building use, areas of upstream catchment, integrated with the landscape design based of the area; &amp;</li> <li>– Final location of water harvesting tanks and sizing, based on a water balance analysis for the specific building use.</li> </ul> </li> <li>▪ Use of Water Sensitive Urban Design (WSUD) Strategies for filtering/ screening of stormwater drainage, with implementation of screening (primary), stormwater filtering (secondary) and bioretention (tertiary). Measures include: <ul style="list-style-type: none"> <li>– Capture and treatment of stormwater drainage through gross pollutant traps fitted with hydrocarbon separation prior to use for landscape irrigation or discharge into the creek system; and</li> <li>– Construction of swales to retard flow, treatment of flows through wetlands before discharging into the creek system.</li> </ul> </li> <li>▪ Sedimentation and erosion control (comprising primary, secondary and tertiary treatment methods) for the protection of the site's natural water courses for construction and post-construction, with detailed strategies and measures, at the detailed design of each precinct.</li> </ul>		
<p><b>4.10.2 Golf Course Pollution Management Plan</b></p> <p>The design of the golf course will:</p> <ul style="list-style-type: none"> <li>▪ Limit pesticide and fertiliser use (to turfed tees and greens);</li> <li>▪ Ensure selection of pest resistant and low nutrient grasses; and</li> <li>▪ Divert surface runoff into bioretention swales at the edge of these areas.</li> </ul> <p>A Golf Course Pollution Management Plan will be prepared in the detailed design of the course. The Management Plan will include:</p> <ul style="list-style-type: none"> <li>▪ Procedures for identification, storage and safe use of pesticides and fertilisers;</li> <li>▪ Recommendations to minimise the areas where pesticides and fertilisers are to be used;</li> <li>▪ Procedures for recording the usage of pesticides and fertilisers by area and over time; and</li> <li>▪ Procedures for maintenance of water quality control devices.</li> </ul>	At submission of development application for detailed design of the development	Development proponent

Commitment	Timeframe	Responsibility for action
<p><b>4.11 Roads and Traffic</b></p> <p><b>4.11.1 Forest Road/ Princes Highway intersection</b>          At the intersection of Forest Road and Princes Highway, provide an intersection treatment that will maximise road safety and ensure a satisfactory level of service is maintained through the intersection, when the development reaches occupancy stage. Measures include provision of a grade separated interchange for the right turn from Forest Road to Princes Highway.</p> <p>The detailed design of the intersection will be undertaken in conjunction with and to the approval of the Road and Maritime Services (RMS) and to AUSTROADS standards.</p>	Prior to permanent occupation of the development	Development proponent
<p><b>4.11.2 New Access Road/ Forest Road intersection</b>          A CHR right turn intersection will be provided at the intersection of the new access road and Forest Road. The detailed design of the intersection will be to AUSTROADS standards and in conjunction with and to the approval of Shoalhaven City Council.</p>	At submission of development application for detailed design of development	Development proponent
<p><b>4.11.3 Comberton Grange Road</b>          Comberton Grange Road is to be used as a secondary road, required (in discussions) by the Rural Fire Services and agreed to by Shoalhaven City Council) for emergency access for bushfire and other emergency purposes. The route for mains water reticulation to the site will be through Comberton Grange Road.</p> <p>The road will be constructed to:</p> <ul style="list-style-type: none"> <li>▪ AUSTROADS standards; and</li> <li>▪ Shoalhaven DCP 100 – <i>Subdivision Code</i>.</li> </ul>	At submission of development application for detailed design of the development	Development proponent
<p><b>4.11.4 Internal roads</b>          All internal roads will be constructed:</p> <ul style="list-style-type: none"> <li>▪ Above the 1 in 100 year flood levels for all weather use;</li> <li>▪ In accordance with Shoalhaven DCP 100 – <i>Subdivision Code</i> and DCP 106 – <i>Development on Flood Prone Land</i>; and</li> <li>▪ To AUSTROADS standards.</li> </ul>	At submission of development application for detailed design of the development	Development proponent
<p><b>4.11.5 Car parking</b>          Car parking provision for the proposed tourist development is less than Council's Car Parking DCP 18's recommendations. This is due to the multiple use of the site and the anticipated visitation to the facility by a predominance of international visitors travelling by organised coaches/ buses.</p> <p>Dedicated overflow areas will be provided within the site where occupation rates exceed the on-site parking facilities, to avoid unregulated car parking within the development.</p>	At submission of development application for detailed design of the development	Development proponent

Commitment	Timeframe	Responsibility for action
<p><b>4.12 Noise</b></p> <p>The noise levels of 58-70dBA will be adopted in the design of the residential developments along the flight corridor to achieve optimum indoor sound levels in the building envelope.</p> <p>Habitable buildings are to be insulated against aircraft noise in accordance with the requirements of AS 2021 (2000): <i>Acoustics – Aircraft noise intrusion – Building siting and construction</i>, with mitigation measures to reduce indoor noise levels to include:</p> <ul style="list-style-type: none"> <li>▪ Insulation to walls and roof to suit attenuation measures required;</li> <li>▪ Minimum 3mm thick glass; and</li> <li>▪ Acoustic seals to external doors.</li> </ul>	At submission of development application for detailed design of the development	Development proponent
<p><b>4.13 Visual Mitigation</b></p> <p>Mitigate the visual impact of development on this environmentally sensitive site in accordance with the visual mitigation objectives to:</p> <ul style="list-style-type: none"> <li>▪ Create contemporary, wooded tourist and residential precincts that respect the rural setting of the Comberton Grange complex and surrounding forested areas;</li> <li>▪ Mitigate development impacts on the visually sensitive former Homestead precinct and its rural character;</li> <li>▪ Preserve existing trees, woodlands and endangered ecological communities;</li> <li>▪ Plant new trees, indigenous to the site, and enhance the rural character of the site; and</li> <li>▪ Appropriately control development to improve the visual qualities of the site.</li> </ul> <p>Implementation of mitigation measures is to be in accordance with the Mitigation and Management Measures of this report (Section 8.14.3) for the overall site and its development precincts.</p>	At submission of development application for detailed design of the development	Development proponent
<p><b>4.14 Ecologically Sustainable Development</b></p> <p><b>4.14.1 Sustainable approach</b></p> <p>The development is to be guided by a “whole-of-life” ESD approach – from the masterplanning of the site, the design of individual precincts and buildings, selection of building materials and finishes, construction methods, to the management of the facilities, implemented by all parties involved from the design, construction to the management of the development.</p>	At submission of development application for detailed design of the development	Development proponent



Commitment	Timeframe	Responsibility for action
<p><b>4.14.2 Site planning and design measures</b></p> <p>The following ESD parameters are undertaken in the design of the development:</p> <ul style="list-style-type: none"> <li>Retain significant trees and areas of ecological value. Minimise the destruction of biodiversity and retain as much habitat as practicable with limiting development areas to existing cleared sites and areas of secondary vegetation or low vegetation value.</li> <li>Avoid disturbance to and minimise site impact on the natural features of the site and its environmental and ecological values;</li> <li>Minimise site impact of cut and fill by siting residential allotments and road along the contours of the site;</li> <li>Building siting – consider topographical features and drainage patterns in road and subdivision layout. Design for allotments which enable orientation of buildings for optimum solar access in winter and for natural ventilation;</li> <li>Augment the site's ecological values with new landscape planting to attract wildlife and new habitats.</li> </ul> <p>Implement a climate responsive design in the siting and design of buildings and dwellings, with development designed to optimise the use of:</p> <ul style="list-style-type: none"> <li>Passive design strategies in the design of the buildings;</li> <li>Microclimate control of the external environment;</li> <li>Active systems that conserve energy and minimise operational energy and CO<sub>2</sub> production. Power consumption demand will be reduced through appropriate building design and management;</li> <li>Design and selection of materials to contribute to the sustainability of the development; and</li> <li>Minimise or avoid the use of toxic chemicals in building materials and finishes.</li> </ul>	<p>At submission of development application for detailed design of the development</p>	<p>Development proponent</p>
<p><b>4.14.3 Water conservation and management</b></p> <p>Implement water-efficient strategies to minimise potable water use, its supply to the site and its discharge onto the site and its natural waterways, with strategies to include:</p> <ul style="list-style-type: none"> <li>Rainwater harvesting to reduce potable water usage;</li> <li>Use of water efficient appliances; and</li> <li>Monitoring of water uses via a water management system.</li> </ul>	<p>At submission of development application for detailed design of the development</p>	<p>Development proponent</p>

Commitment	Timeframe	Responsibility for action
<p><b>4.14.4 Water reuse and stormwater management</b> Implement Integrated Water Cycle Management and Water Sensitive Urban Design Strategies for the proposed development comprising:</p> <ul style="list-style-type: none"> <li>▪ Harvesting of rainwater – from roofs for storage and reuse primarily for toilet flushing, with overflow from these tanks directed through inter-allotment drainage to communal storage ponds for use as irrigation to communal gardens and soft landscaped areas;</li> <li>▪ Harvesting of surface water– for use for golf course, landscape and agricultural irrigation with water collected in water bodies around the site and reused;</li> <li>▪ Maintenance of surface water quality by screening, filtration, sedimentation and bioretention to remove and retain suspended and dissolved pollutions; and</li> <li>▪ Sediment and erosion control measures during construction and post-construction.</li> </ul>	At submission of development application for detailed design of the development	Development proponent
<p><b>4.14.5 Solid and waste management</b> Implement solid and waste management measures to include:</p> <ul style="list-style-type: none"> <li>▪ Encouraging recycling of materials;</li> <li>▪ Reduction in waste generation;</li> <li>▪ Use of on-site waste disposal; and</li> <li>▪ Control of disposal of waste.</li> </ul>	At submission of development application for detailed design of the development	Development proponent
<p><b>4.14.6 Social commitment</b> Implement ESD strategies in the operational management of the facilities.</p>	At submission of development application for detailed design of the development	Development proponent
<p><b>4.15 Universal and Adaptable Housing</b> Provide universal and adaptable housing within the development by implementing universal and adaptable housing design guidelines for dwellings and residential developments to provide flexible usability of dwellings for a range of future needs of all age groups to ensure that ageing-in-place can occur.</p> <p>Design guidelines to be referred to include:</p> <ul style="list-style-type: none"> <li>▪ Landcom Universal Housing Guidelines (2008);</li> <li>▪ Liveable Housing Design Guidelines (2012);</li> <li>▪ Accessible Housing Guidelines (September 2009) – Urban Land Development Authority (ULDA);</li> <li>▪ Accessible Housing (November 2011) – UDLA.</li> </ul>	At submission of development application for detailed design of the development	Development proponent

Commitment	Timeframe	Responsibility for action
<b>4.16 Development at Comberton Grange</b> The tourism component of the development will remain the predominant use with associated residential development for every stage of the development.	At all stages of development	Development proponent
<b>4.17 Eastern Portion of the Site and SEPP 14 Wetlands</b> The Eastern portion of the site (east of the quarry) and the SEPP 14 wetlands (at the south-eastern portion of the site) will be conserved through appropriate land use zoning and an environmental management plan to ensure the permanent protection of these lands, with measures such as a: <ul style="list-style-type: none"> <li>Voluntary Conservation Agreement under the National Parks and Wildlife Act 1974; or</li> <li>Biodiversity Banking Scheme/ Agreement to management the land for conservation to enable biodiversity credits to be generated to enhance and protect the biodiversity values on the land.</li> </ul>	At submission of development application for detailed design of the development	Development proponent