

Shaolin Tourist Residential Development

Comberton Grange, South Nowra
Part 3A Project Application

Prepared for: Shaolin Temple Foundation (Australia) Ltd.

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SHAOLIN TOURIST AND RESIDENTIAL DEVELOPMENT COMBERTON GRANGE, SOUTH NOWRA Part 3A – Major Projects Application

1.0 PART 3A PROJECT APPLICATION

This submission, comprising a Project Application and Preliminary Environmental Assessment, has been prepared by Conybeare Morrison, on behalf of the Shaolin Temple Foundation, for a tourist and residential development at Comberton Grange, South Nowra, NSW.

The purpose of this submission is to:

1. Seek a declaration by the Minister under Section 75E of the EP&A Act and Clause 6 of the *State Environmental Planning Policy (Major Projects) 2005*, that the proposed development be considered as a “Major Project” to which Part 3A of the Environmental Planning and Assessment Act 1979 applies. The development of the type described in Schedule 1 (Classes of Development) of the Major Projects SEPP, and is a major project to be determined under Part 3A of the Environmental Planning and Assessment Act 1979.

Group 6 of Schedule 1, Item 17 – Tourist, convention and entertainment facilities, applies to:

Development for the purpose of tourist related facilities, major convention and exhibition facilities or multi-use entertainment facilities that:

- (a) *has a capital investment value of more than \$100 million; or*
- (b) *employs 100 or more people; or*
- (c) *has a capital investment value of more than \$5 million and is located in an environmentally sensitive area of State significance.*

The proposed development, as a class of development, satisfies the above criteria of (a), (b) and (c) of the above criteria. For:

- (a) – refer to Section 5.5 relating to *Capital Investment Value of the Project*, of this report;
- (b) – refer to Section 5.1 relating to the *Development Proposal*; and
- (c) – the development is not within Environmentally Sensitive Areas of State Significance as defined in SEPP (Major Projects). Refer to Section 5.4 relating to the *Assessment of the Location of the Development within an Environmentally Sensitive Area of State Significance*.

Whilst the site has vegetation communities of high significance including Endangered Ecological Communities, there are no areas of declared critical habitat within the site under the *Threatened Species Conservation Act*. To date, only 2 areas in NSW have been declared critical habitat under the Act (EDO NSW (Ltd) Fact Sheets, updated 21 April 2008). Development is not proposed in areas of critical habitat or in endangered ecological communities.

The southern portion of the site is located within the SEPP 71 – *Coastal Protection* zone (Figure 14). However, there are no buildings or structures greater than 13m in height located within the zone that would come under the criteria of Schedule 2, Item 1 – *Coastal areas* in SEPP (Major Projects).

The south-eastern portion of the site is within a *Sensitive Coastal Location*. As defined by (4) of Schedule 2, Item 1 of this clause:

Sensitive coastal location means any of the following which occur within the coastal zone:

- (a) land within 100m above mean high water mark of the sea, a bay or an estuary;
- (b) a coastal lake;
- (c) a declared Ramsar wetland within the meaning of the *Environmental Protection and Biodiversity Conservation Act 1999* of the Commonwealth;
- (d) a declared World Heritage property within the meaning of the *Environmental Protection and Biodiversity Conservation Act 1999* of the Commonwealth;
- (e) land declared as an aquatic reserve under the *Fisheries Management Act 1994*;
- (f) land declared as a marine park under the Marine Parks act 1997;
- (g) land within 100m of any of the following:
 - (i) the water's edge of a coastal lake;
 - (ii) land to which paragraph (c), (d), (e) or (f) applies;
 - (iii) land reserved under the *National Parks and Wildlife Act 1974*;
 - (iv) land to which SEPP 14 – *Coastal Wetlands* applies.

Portions of the site are located within a *Sensitive Coastal Location*. These comprise:

- **Currambene Creek**, which adjoins the southern boundary of the site, is a major estuary as listed in the Department of the Environment, Water, Heritage and the Arts, referred to in (a) and (f) of the above definition. A public reserve (Crown Land created in 1956) adjoins both sides of the creek. The width of the reserve defined as being 100 feet (30.5m) from high water mark. The *sensitive coastal location*, of 100m curtilage of the mean high water mark of Currambene Creek, is referenced from the edge of the reserve + 69.5m.
- **SEPP 14 – Coastal Wetlands No. 333** is located at the south-eastern portion of the site, referred to in (g) (iv) of the above definition.

However, no development is proposed to be sited within a *sensitive coastal location*, being 100m:

- above the mean high water mark of Currambene Creek (a); or
- within No. 333 SEPP 14 wetland (g)(iv).

(Refer to *Environmental Constraints* and *Masterplan* layouts in Section 6).

Additionally, the South Coast Panel's recommendation in the *South Coast Sensitive Urban Lands Review* states that:

The site is unsuitable for development in areas characterised as floodplain (1:100 year flood), the eastern vegetated portion of the site (east of the existing quarry), the SEPP 14 wetland and where EECs occur.

2. Request the Minister rezone the land for the proposed land uses not currently permissible under Shoalhaven LEP 1985 under Clause 75R(3A) of the EP&A Act 1979 to amend an environmental planning instrument to modify the provisions of the LEP to carry out the proposed land uses of the development.
3. Request the Minister to authorise the submission of a Concept Plan for the development.
4. Request, if the Minister agrees that the proposal falls within Part 3A, that the Director-General of the Department of Planning issues the requirements for the preparation of an Environmental Assessment Report to accompany Concept Plan for the proposed development. The Preliminary Assessment is submitted to the Department to assist the Director-General in determining the scope and extent of the environmental assessment required to accompany a development proposal for the tourist and residential development.

The Preliminary Assessment of the development proposal is as follows:

2.0 THE SITE

2.1 Site Area and Location

The site is the Comberton Grange site comprising approximately 1,248 hectares and is located:

- 12km south of Nowra CBD;
- 6km south of South Nowra; and
- 6km west of Jervis Bay.



Figure 1: Regional Locality Plan (source: GHD)

The site is located 2km east of the Princes Highway and is located within the Shoalhaven local government area.

The property is classified as Operational land under the provisions of the Local Government Act 1993 and is owned by the Shoalhaven City Council. Council has entered into a contract to sell the land to the Shaolin Temple Foundation for the purposes of the proposed development. The Contract for Sale is conditional upon the determination of the development as a Major Project under Cl.6 of the EPA Act 1997.

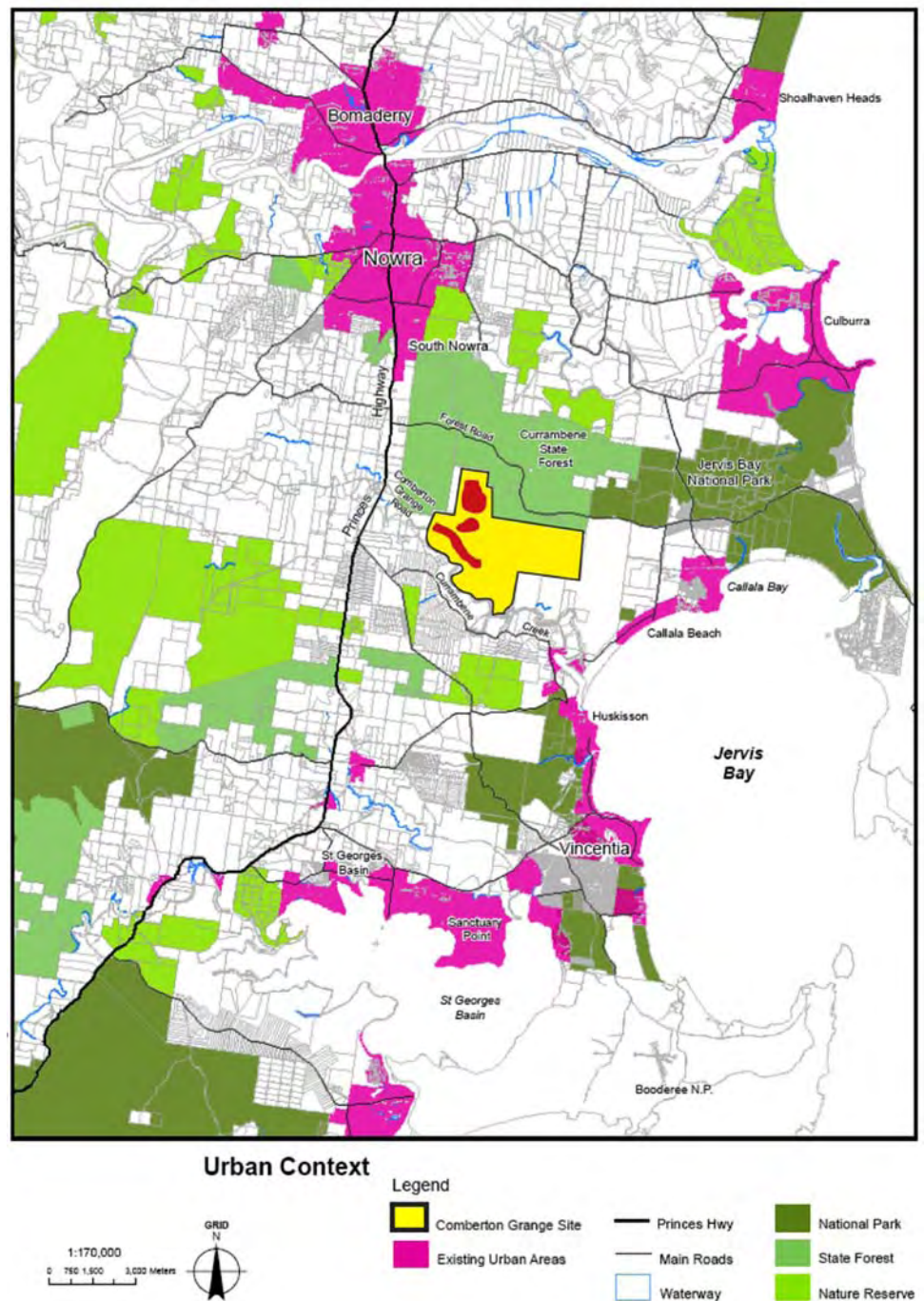


Figure 2: Urban context (source: GHD)



Figure 3: Local Context

2.2 Legal Description and Land Ownership

The site consists of 7 allotments, being:

- Lot 1 DP 725955
- Lot 1 DP 550098
- Lot 4 DP 63405
- Lots 59 DP 755928
- Lot 60 DP 755928 and
- Lot 61 DP 755928

The land is owned by Shoalhaven City Council.

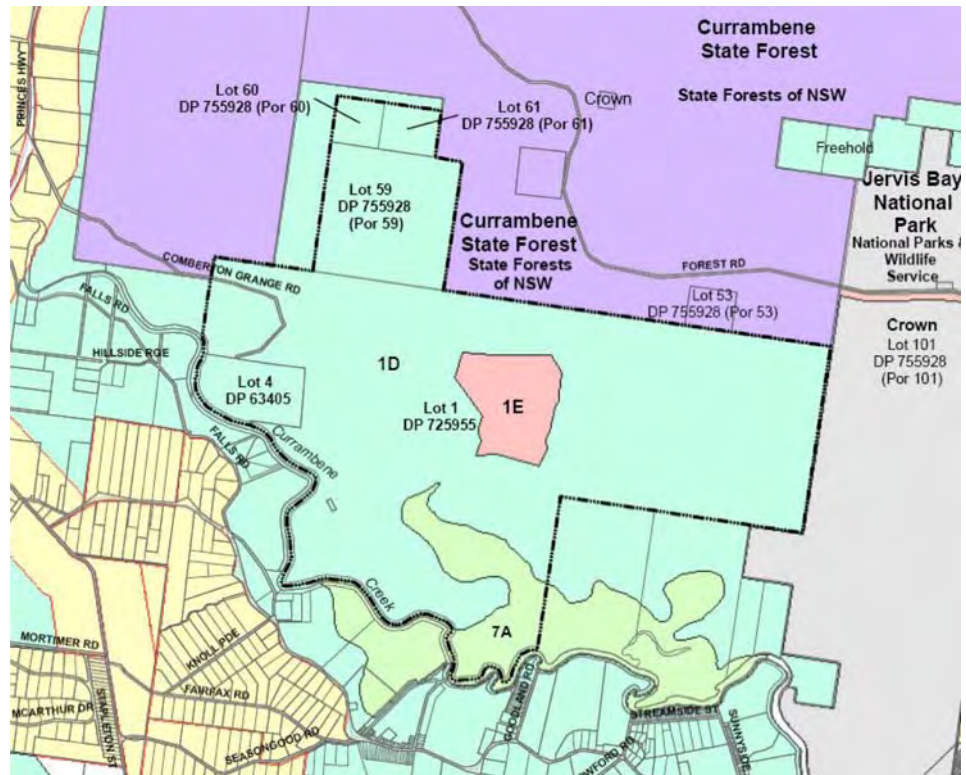


Figure 4: Property Titles and Land Use Zoning (source: GHD)

2.3 Site Description and Existing Uses

The site has its southern boundary to Currambene Creek which drains to the east to Jervis Bay. There is a 30.5m (100 feet) public reserve (Crown Land) along Currambene Creek. Currambene Creek is a Sanctuary Zone within the Jervis Bay Marine Park and is defined as an estuary by the former Department of Water Resources. The northern boundary of the site adjoins the Currambene State Forest. To the east of the site is Crown land and freehold land.

The former Comberton Grange homestead, located in the south-east corner of the site, was destroyed by fire in 1990. Some farming structures remain including sheds, water tanks and fencing.

An existing sandstone and dolerite quarry used by Council for the harvesting of road base material is within the centre of the site and has an unsealed access from Forest Road. There is a sedimentation control dam downstream of the quarry.

Information from Council indicates that the quarry currently has development consent for a maximum annual production of 55,000 tonnes, but production has been limited to 25,000 tonnes on average. Extraction of material to date has consisted of low quality sandstone.

The quarry has been identified by the Department of Primary Industries (DPI) as being regionally significant due to the importance of its in-ground resource. The DPI has advised that the dolerite is generally overlain by a substantial thickness of sandstone, with the dolerite being a more significant hard rock construction resource.

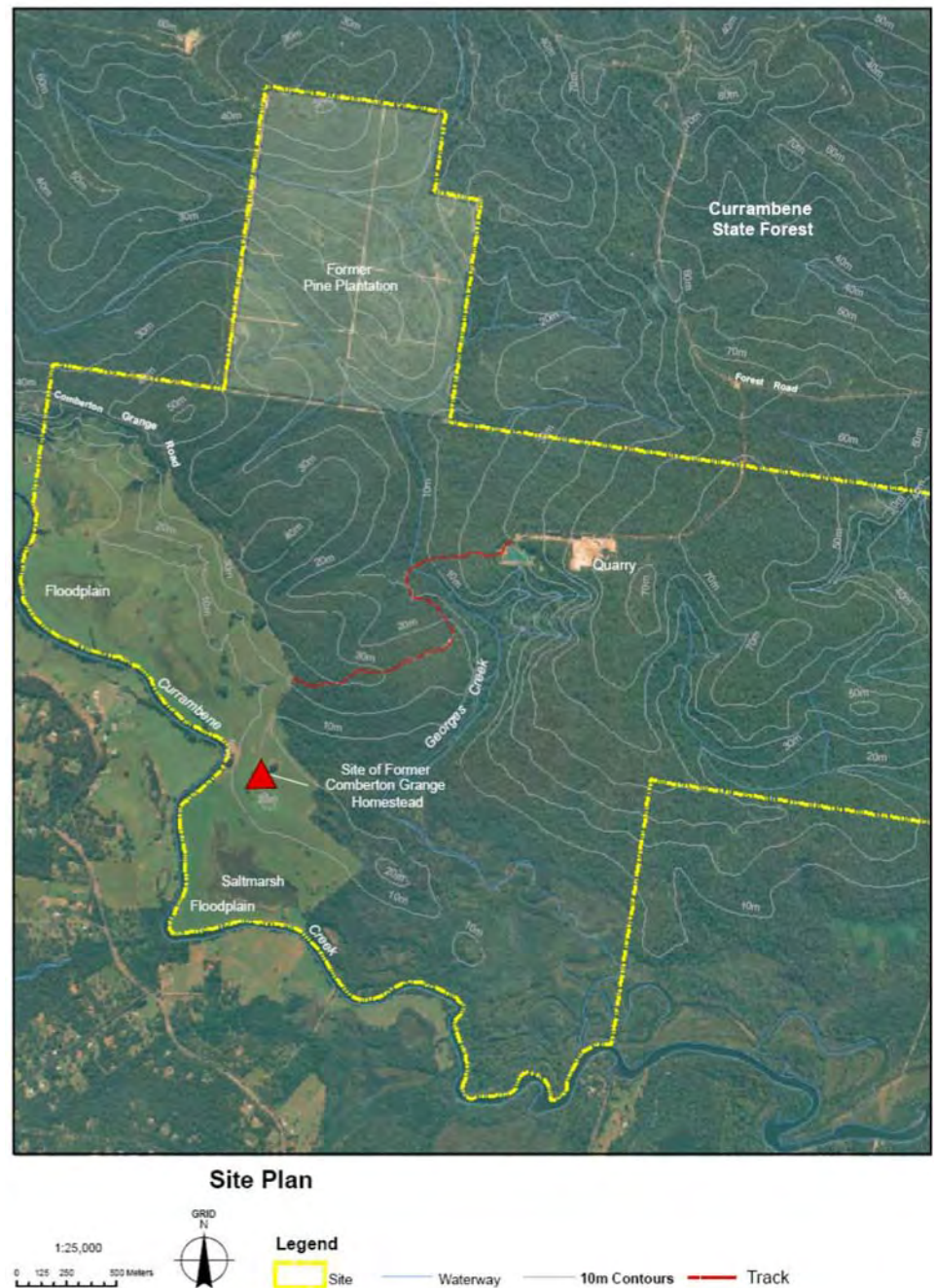


Figure 5: Site plan (source: GHD)

2.4 Site Access

Access from the site from Nowra is via two rural standard roads, off the Princes Highway:

- Forest Road – which is a collector road located to the north of the site. The road has just been sealed as an all-weather road by Shoalhaven City Council; and

- Comberton Grange Road – which is located to the west of the site. The road provides direct, unsealed access to the site as well as to a number of rural properties near the Princes Highway. A right turning lane for traffic from the south is currently available at the intersection of the Pacific Highway with Comberton Grange Road.

There is excellent access to Jervis Bay and the beaches of Culburra.

Currambene Creek is navigable by small craft, between Huskisson on the shore of Jervis Bay and the site.

2.5 Site Topography

The site is characterised by low undulating hills with moderate slopes that fall to the south to the flatter floodplains adjoining Currambene Creek. The site rises from less than 1m AHD along the banks of Currambene Creek to a maximum height of 76m AHD towards the eastern boundary. Slope gradients range from less than 2% to up to 8% in the western part of the site, with some isolated areas of up to 15% slope. Gradients of between 12-20% are located on slopes falling towards Currambene Creek.

The topography of the former pine plantation site is undulating with gradients ranging from 50m AHD at the north-western corner to below 10m AHD along the drainage lines. Slope gradients in this area are generally less than 10% and average approximately 4-5%.



Figure 6: Site topography

2.6 Site Hydrology and Flooding

The site is within the Currumbene Creek Catchment, which has an area of 165km² and comprises 60% of the Jervis Bay catchment. The catchment drains from Comberton Grange Road in a south-westerly direction through a series of gullies and depressions toward the floodplain of the creek. Currumbene Creek and its associated wetlands form part of an important resource that is highly valued for its recreation and habitat significance.

The catchment includes 8 SEPP 14 wetlands along the Currumbene Estuary. No. 333 wetland is located on the south-eastern portion of the site north of Currumbene Creek. Additionally, 4 freshwater intermittent wetlands are located within the 1 in 100 year ARI flood level.

Preliminary assessments by DNR estimate a localised to substantial flooding potential near Currumbene Creek. Approximately 100ha of the western section of the property along the Currumbene Creek (along the southern boundary of the site) is affected by the 1 in 100 year ARI flood event. Part of the site is covered by the *Currumbene Creek Flood Study* (1982) and the *Currumbene Creek and Moona Moona Creek Flood Studies* (November 2006). The site is unlikely to be affected by coastal inundation or sea level rise (South Coast Sensitive Urban Lands Review).

DNR has identified groundwater, in the presence of “significant aquifers” (Coastal Sands Aquifers and Alluvial Aquifers, with high yield and water quality) on the site around the foreshore areas of Currumbene Creek (South Coast Sensitive Urban Lands Review).

2.7 Geology and Soils

The geological structure of the Comberton area is dominated by Nowra Sandstone composed of sand, silts and clays of Permian age. There are smaller areas of Tertiary Nepheline Basalt located near the Currumbene Creek.

The soil of the site has been identified as Nowra and Shoalhaven soil landscapes. The soils of the area have been classified as Red-Yellow Podzolic Soil with fine sandy loam underlain by a fine light sandy clay to medium clay.

The soils of the plantation area have a sandy loam upper horizon with a medium-heavy clay lower horizon, which may be prone to erosion and waterlogging.

The soils have a moderate tendency to erode except at slopes greater than 10%.

The site has a low level of soil and landscape constraint, however, low-lying floodplain areas adjacent to Currumbene Creek have moderate to very high soil and landscape constraints. These areas are most susceptible to acid sulphate soils and are located on the low-lying floodplain below 6m AHD (South Coast Sensitive Urban Lands Review). However, this land is unlikely to be developed due to flooding.

2.8 Site Flora

2.8.1 Description

The site is predominantly covered in native forest comprising a number of vegetation communities of high conservation significance, including Endangered Ecological Communities (EECs) and forest types identified in the Southern Rivers Catchment Action Plan to be of high conservation priority. The *Shoalhaven City Council Vegetation Mapping* (2005) displays a number of vegetation communities present on the site which include Scribbly Gum Silvertop Ash Forest/ Woodland, Blackbutt Forest/ Woodland and Spotted Gum Forest. Nine vegetation communities have been identified on the site.

There is a substantial area of cleared grazing land of approximately 200ha to the south, bounded by Comberton Grange Road and Currumbene Creek. This cleared area is the site of the former Comberton Grange homestead and farm.

The former pine plantation site, on the northern side of the site, comprises approximately 166ha. The area contains plantation remnants, native forest regrowth as well as mature eucalypts. The vegetation across this area consists of a range of different communities comprising dry sclerophyll forest, which is the vegetation type, with sparse eucalypt canopy and a cover of sclerophyllous shrubs and a sparse undercover of sedges and grasses. The plantation was commenced by Council as part of its waste water recycling scheme (South Coast Sensitive Urban Lands Review).

The dry sclerophyll and riparian vegetation has the potential to provide habitats for a range of fauna including amphibians, birds, bats, aboreal mammals, ground dwelling mammals and reptiles.

2.8.2 Threatened Flora Species

No threatened or other significant plant species have been found in the cleared land of the study area, as advised in a report by Kevin Mills & Associates, 2001.

Parts of the site contained declared Endangered Ecological Communities (EEC) under the Threatened Species Act. These are Floodplain Swamp Forest, Swamp Oak Floodplain Forest, Coastal Sand Swamp Forest and Illawarra Lowlands Grass Woodland. These communities are located in parts of the floodplain or around the wetlands in the south-eastern corner of the site and extend to the lower reaches of Georges Creek. Saltmarshes and mangroves occur along the banks of Currumbene Creek.

2.9 Site Fauna

2.9.1 Description

The site is recognised in the Jervis Bay REP 1996 as being part of a habitat corridor. A habitat corridor, identified in the REP, crosses a central portion of the site.

Currumbene Creek has been declared a Sanctuary Zone within the Jervis Bay Marine Park, is listed on the Commonwealth Directory of Important Wetlands in Australia and the estuary falls in the area covered by Southern Rivers Catchment Management.

The site, with its vegetation species of forest, woodlands, wetlands (fresh and saline), remnant plantation and clearings, supports a diverse range of habitats for mammal,

bird, reptile and amphibian species. The wetlands associated with the creek have conservation values and provide valuable habitat for waterfowl, indigenous freshwater fauna and threatened and biogeographically important species.

2.9.2 Threatened Fauna Species

There are six fauna species of National Environmental Significance (NES) listed under the Commonwealth Environment Protection and Biodiversity Act 1999 (EPBC Act) that are known to occur in the vicinity of the site. These are the Regent Honeyeater, Giant Burrowing Frog, Green and Golden Bell Frog, Spotted-tailed Quoll, Grey-headed Flying Fox and Broad-headed Snake.

2.10 Estuaries and Wetlands

Currambene Creek, defined as an estuary, is one of the major waterways flowing into Jervis Bay. The creek, which adjoins the southern boundary of the site, is tidal and much of the lower part of the estuary is relatively undisturbed. The creek has been declared a Sanctuary Zone within the Jervis Bay Marine Park, is listed on the Commonwealth Directory of Important Wetlands in Australia, and falls in the area covered by the Southern Rivers Catchment Management. The maintenance of the water quality of the creek is of primary concern (South Coast Sensitive Urban Lands Review).

The Department of Natural Resources (DNR) has mapped Currambene Creek as a Category 1 watercourse requiring a riparian protection width of 50m either side of the waterway. Other watercourses on the site have been mapped as Category 2 watercourses requiring 30m of riparian protection either side of the waterway (South Coast Sensitive Urban Lands Review).

The wetlands of Currambene Creek are both fresh and salt water in nature and have conservation and habitat value. Freshwater wetlands occur on the floodplains and saltwater wetlands occur along the creek. Currambene Creek is tidal with both saltmarsh and mangroves found along its banks.

SEPP 14 – *Coastal Wetlands* Wetland No. 333 occurs in the south-eastern corner of the site bordering Currambene Creek and Georges Creek. Wetlands associated with Currambene Creek include both fresh and saline water bodies, with freshwater wetlands occurring on floodplains and saltwater wetlands occurring along the creek. A number of wetlands present on the site are not listed under SEPP 14 and these include a substantial area of the lower Georges Creek/ Currambene Creek and the paddocks of Comberton Grange.

2.11 Bushfire

The majority of the site, except for the floodplain area adjoining Currambene Creek, is within a Vegetation Category 1 bushfire zone. Construction must have regard to AS 3959: *Construction of Buildings in Bushfire Prone Areas and Planning for Bushfire Protection*. A minimum of 20m wide fuel free zone and a 20m wide fuel reduced zone for buildings adjacent to the forest has been recommended in the Kettle Report 2001 (p.111).

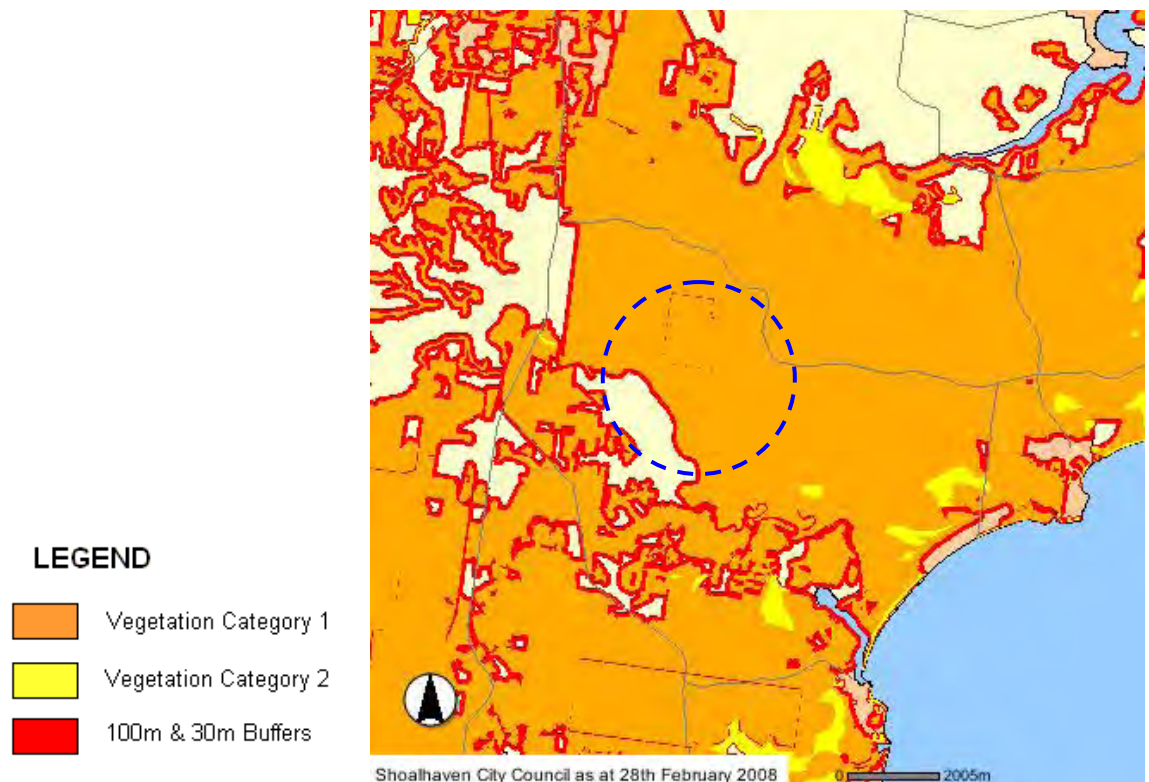


Figure 7: Bushfire zone (source: Shoalhaven City Council)

2.12 Heritage Significance

2.12.1 European Heritage

The Comberton Grange Homestead is classified on the Register of the State Heritage Inventory (NSW), on the Register of the National Trust (NSW) and is listed on the Shoalhaven City Council's draft heritage list. The Currumbene Creek Estuary is included as a component of the Jervis Bay Landscape Conservation Area (National Trust NSW) 1998. However, the Homestead was destroyed by fire in 1990. The site of the Homestead, its outbuildings buildings and gardens are located on the south-western slopes, directly above the floodplain area. The former historic Cooriang farming estate was located on the south-western corner of the cleared area.

2.12.2 Aboriginal Heritage

Aboriginal occupation of the Jervis Bay area dates back to at least 3000 years.

A number of Aboriginal archaeological sites have been identified to have moderate to high significance within its local context. A possible burial ground may be located adjacent to Currumbene Creek and may have local and potential regional significance. Most areas of potential heritage sensitivity are located adjacent to Currumbene Creek on the floodplains (South Coast Sensitive Urban Lands Review).

The Jerrinja Local Aboriginal Land Council (JALC) owns a property adjacent to the north-western portion of the site.

2.13 Existing Services

2.13.1 Utility Services

The site is connected to power and telephone of limited capacity which meets current needs. A trunk water main that services Callala Beach and Callala Bay crosses the eastern end of the site. Council's Reticulated Effluent Management Scheme (REMS) and sewer pressure mains are located within 3.5km of the site.

2.13.2 Water Supply

The area is served by the Northern Shoalhaven Water Supply Scheme. Raw water is pumped from the Shoalhaven River at Burrier approximately 47km upstream of the ocean estuary outlet. The water is pumped to a storage dam at Bamarang near Nowra West and to water treatment plants at Bamarang and Flatrock. The site is likely to be sourced from the Brundee Trunk main which has a 450mm diameter main located approximately 5km east of the site, supplying the townships of Woolamia, Huskisson and Vincentia. The development may need to consider the construction of a local reservoir to supply adequate flow and pressure to the proposed development.

2.13.3 Water Quality

Due to the soil and biophysical constraints on the site, a high level of effluent treatment is required to minimise the threat to downstream waters. This includes:

- (a) Secondary treatment of waste water to reduce the pollutants and pathogens contained in effluent;
- (b) Minimising runoff and maximising infiltration after development.

3.0 ENVIRONMENTAL ISSUES AND ASSESSMENTS

3.1 Key Environmental Issues

The following **key environmental issues** at Comberton Grange have been identified in the *South Coast Sensitive Urban Lands Review*. These comprise:

Native flora and fauna:

Currambene Creek is declared a Sanctuary Zone within the Jervis Bay Marine Park and is listed on the Commonwealth Directory of Important Wetlands in Australia. The wetlands associated with the Creek have conservation value and provide valuable habitat for waterfowl, indigenous freshwater fauna and threatened and biogeographically important species.

Estuaries and wetlands:

Maintenance of water quality in Currambene Creek is important as the creek flows into Jervis Bay where the most extensive seagrass communities in NSW occur. Protection of Currambene Creek and associated wetlands is essential.

Soil and landscape capability:

Acid sulphate soil risks exist on parts of the southern creek foreshore of the site and may severely affect the adjacent water body if disturbed.

Groundwater:

Groundwater resources towards the central region of the site and along the southern edge of the site, around Currambene Creek, may be degraded through contamination by land use activities.

Soil and flood risk:

Erosion, acid sulphate soils and flood risk are highest within the low lying floodplain areas near the banks of Currambene Creek and require riparian protection in order to maintain water quality.

Cultural heritage:

Areas around Currambene Creek have the greatest cultural heritage constraints.

Aircraft noise impacts:

The site lies on an established flight path 2 miles wide between Jervis Bay and the HMAS Albatross airfield. The site is close to the flight path of Runway 26. The Department of Defence has raised the issue of potential adverse noise impacts from military aircraft flying over the site as the flight path is in constant use during the week and on weekends, during major fleet or army exercises. Aircraft movements during exercises may vary from 10-50 per day with outside exercises between 25-100 times or more per week.

The Review report recommends that the possible noise impacts from the airfield be considered, in line with the Minister's Direction No. 12 – Development near Licensed Aerodromes under Section 117 of the EP&A Act.

3.2 Environmental Constraints

The low-lying floodplain areas adjacent to Currumbene Creek have the greatest constraints of:

- ecological values
- soil and landscape
- potential for flooding and
- cultural heritage

3.3 Environmental Measures

The *South Coast Sensitive Urban Lands Review* advises that development is considered acceptable if adequate measures are taken to ensure that:

- Riparian vegetation is rehabilitated and protected;
- There is no significant disturbance to saltmarshes and mangroves along the banks of Currumbene Creek;
- There is no significant disturbance to other EECs on the site;
- Water quality of Currumbene Creek is maintained;
- There is the no significant disturbance to areas with high cultural heritage values; and
- Sufficient natural vegetation is retained within habitat corridors on the site to maintain the integrity of these corridors.

Areas identified in the Review as suitable for development include the cleared and elevated grazing land immediately south of Comberton Grange Road and the former pine plantation site.

The eastern portion of the site, east of the Quarry and the SEPP 14 Wetland in the southern portion of the site are not suitable for development as the area provides habitat for threatened species and support Endangered Ecological Communities.



Figure 8: Environmental Offsets (source: GHD)

4.0 PLANNING FRAMEWORK

4.1 Statutory Planning Framework

The following State and Regional statutory planning instruments relevant to the site and the proposed development include:

- Shoalhaven Local Environmental Plan (LEP)1985
- South Coast Regional Strategy – 2006-31
- The Jervis Bay Regional Environmental Plan (REP) 1996
- Illawarra Regional Environmental Plan 1
- SEPP 11 – Traffic Generating Development
- SEPP 14 – Coastal Wetlands
- SEPP 71 – Coastal Protection
- SEPP 44 – Koala Habitat Protection
- SEPP 55 – Remediation of Land
- SEPP (Major Projects) 2005
- SEPP (Seniors Living) 2004

4.2 Background Studies

4.2.1 Kettle Environmental Study and Planning Report

David Kettle Consulting Services in association with Morse McVey and Associates, Navin Officer Heritage Consultants and Kevin Mills and Associates prepared a report dated October 2001, *Environmental Study and Planning Report in respect of the Development Potential of Comberton Grange Property, Lot 4 DP63405, Lot 1 DP550098 and Lot 1 DP725955, Currambene.*

The allotments reviewed in the Study comprise approximately 1084 hectares and included:

- | | |
|-------------------|---------|
| ▪ Lot 4 DP 63405 | 47 ha |
| ▪ Lot 1 DP 550098 | 0.4 ha |
| ▪ Lot 1 DP 725955 | 1036 ha |

The Report concluded that around 79 hectares was suitable for some form of tourist/ residential development and that the cleared land was capable of accommodating around 200-300 dwellings. The Report did not include the Plantation land to the north of the site.

4.2.2 South Coast Sensitive Urban Lands Review

The *South Coast Sensitive Urban Lands Review*, prepared by an Independent Review Panel in October 2006 on the suitability of development on sites zoned for urban expansion in the South Coast region identified in the *South Coast Regional Strategy*, states that:

- part of the site is suitable for urban development and an integrated tourism and residential development could be supported on the grounds that it has the potential to generate significant tourism and related jobs for the region;
- that any residential component must be integrated with the tourism component of the development, both physically and by legal title, with the development remaining in single ownership.
- the development should contain adequate human services to meet the needs of the future community of tourists, temporary and permanent residents.

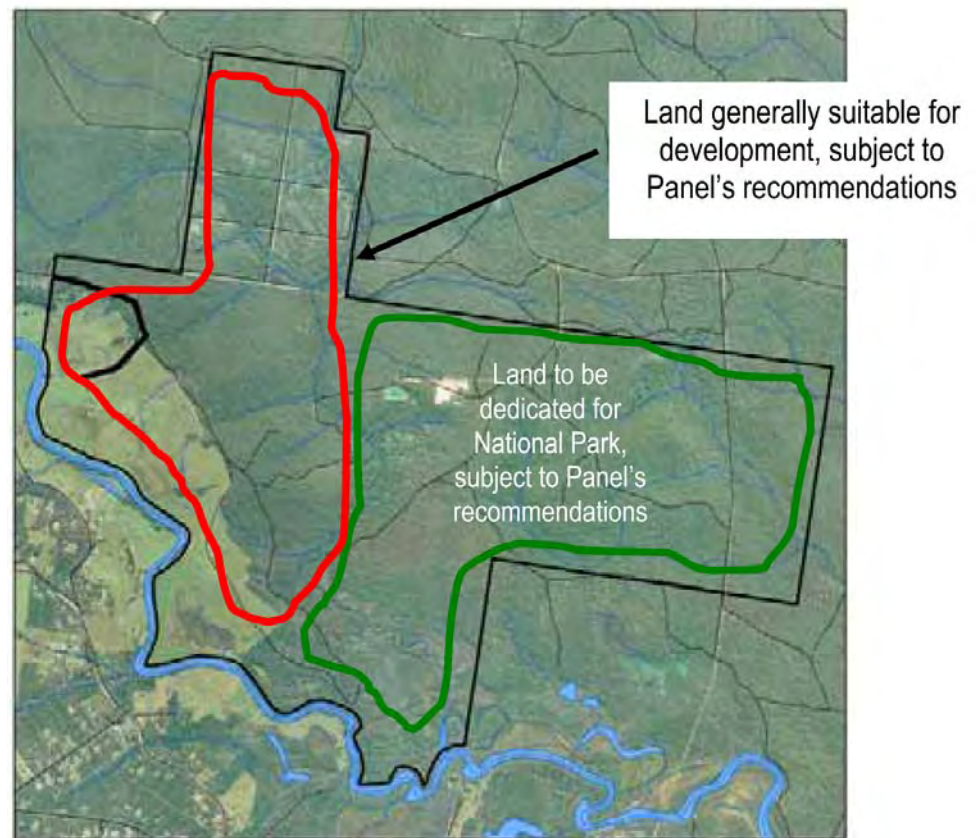


Figure 9: Independent Panel's recommendations for development in Comberton Grange (source: South Coast Sensitive Lands Review)

4.3 Planning Provisions

4.3.1 Shoalhaven LEP 1985

4.3.1.1 Land Use Zoning

Under Shoalhaven LEP 1985, the land is zoned:

- **Rural 1(d) – General Rural** over the majority of the site, with:
 - the minimum lot size for land within this zone is 40 hectares.
 - the zoning allowing for uses such as tourist facilities, educational establishments, institutions and dwellings.
- **Rural 1(e) – Extractive and mineral resources** on the quarry site, with:
 - permissible uses to include agriculture, dwellings and buildings incidental to or subsidiary to agriculture, extractive industries, forestry, generating works, home activities, animal husbandry, mines, roads, roads, turf farming and utility installation.
- **Environmental Protection 7(a) – Ecology**, with
 - permissible uses to include: agriculture, aquaculture, bed and breakfast accommodation, dwelling houses, roads, structures for educational and recreational purposes, utility installations.

SENSITIVE URBAN LANDS COMBERTON GRANGE URBAN EXPANSION AREA

Legend

Highway or Road
River or Creek
Cadastral Boundary
Waterbody
Urban Expansion
Shoalhaven LGA LEP 1985
RURAL
1(d) Rural
ENVIRONMENTAL PROTECTION
7(a) Ecology
RESOURCE UTILISATION
1(f) Rural - Forest
1(e) Rural - Extractive Mineral Resources
Excluded from LEP 1985 by Jervis Bay REP

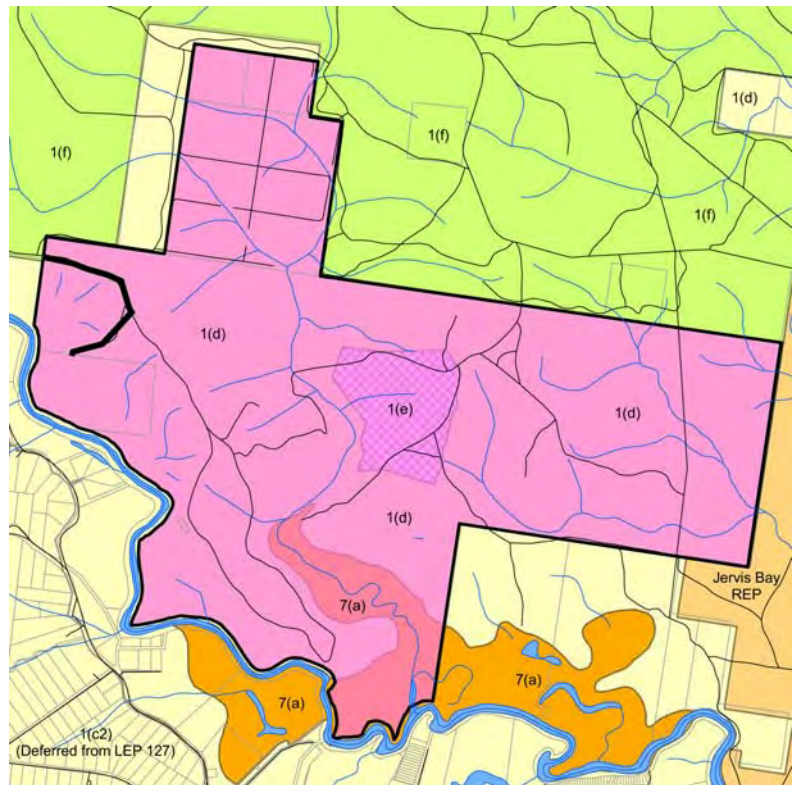


Figure 10: Zoning map for Comberton Grange (source: DoP)

4.3.1.2 Permissibility of the Development under the Land Use Zoning

Assessment of permissibility of the land use for the subject development under the LEP is outlined as follows:

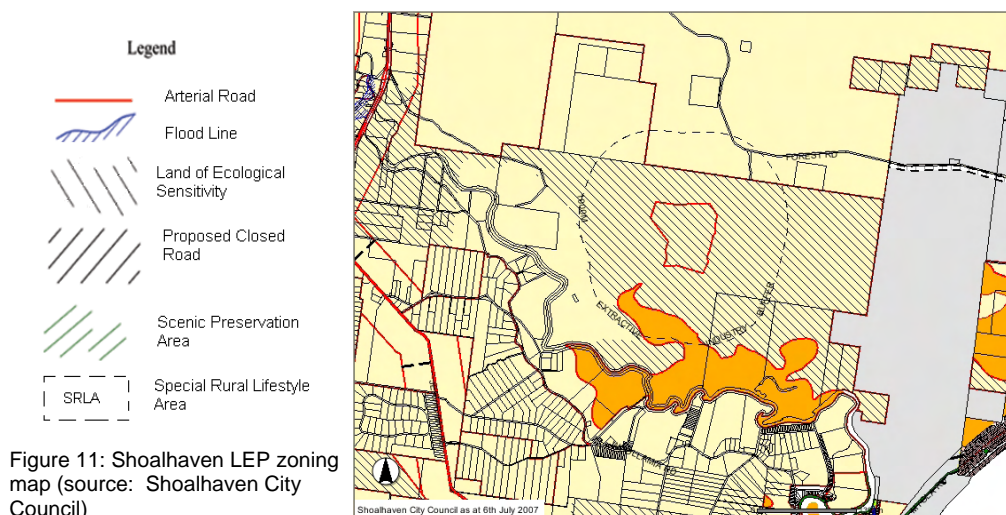
Land use zone	Zoning requirements	Compliance of proposed development
Rural 1(d) – General Rural over the majority of the site	<p>Minimum lot size for a dwelling house within this zone is 40 hectares.</p> <p>The zoning does not prohibit uses such as tourist facilities, educational establishments, institutions and detached dwellings. However, it does prohibit cluster/ multi-unit housing, residential flat buildings and shops.</p> <ul style="list-style-type: none"> Cluster housing is defined by the LEP as “3 or more detached dwellings on a single allotment of land” and Residential flat building is defined as “a building containing 3 or more dwellings”. 	<p>Rezoning of the land is required to enable the development of detached dwellings on less than 1 dwelling/ 40 hectares.</p> <p>Rezoning is required to enable the development of multi-unit dwellings, residential flat buildings and shops.</p>

Land use zone	Zoning requirements	Compliance of proposed development
Rural 1(e) – Extractive and mineral resources on the quarry site	Permissible uses include agriculture, dwellings and buildings incidental or subsidiary to agriculture, extractive industries, forestry, generating works, home activities, animal husbandry, mines, roads turf farming and utility installation. The LEP identifies a buffer area is identified around the quarry. Any development that would sterilise the resource that is extracted at the quarry is not permissible.	Development would comply with the provisions of the LEP.
Environmental Protection 7(a) – Ecology on the south-eastern portion of the site near Currumbene Creek, within the SEPP 14 Wetland area.	Permissible uses include agriculture, aquaculture, ed and breakfast accommodation, dwelling houses, roads, structures for educational and recreational purposes, utility installations.	The types of development proposed within this zone are permissible within the zone.

Tourist development and educational facilities are permissible under the controls of the LEP. However, the following proposed development uses are not permissible under the Plan within the **Rural 1(d) – General Rural zone**, of:

- detached dwellings on less than 1 dwelling/ 40 hectares;
- multi-unit dwellings, such as cluster housing;
- residential flat buildings; and
- shops.

Clause 35A of the LEP identifies a buffer area around the quarry with the requirement that development on the land must not sterilise the resource that is extracted at the quarry. Council states that the buffer area is discretionary, development may occur within this area, but must not inhibit future mining of the quarry.



The Department of Primary Industry has advised that the minerals within the quarry are likely to comprise dolerite and sandstone resources, with dolerite overlain with substantial thicknesses of sandstone. Dolerite is potentially a more significant resource as the sources of hard rock construction materials in the region are scarce. Hence, the resource is valuable to the region and access to the resource would be necessary. Further investigation of the Comberton Grange Quarry would be required by DPI Mineral Resources to provide more up to date advice.



Figure 12: Area of resources on Comberton Grange site (source: Department of Primary Industry)

In summary, the Department of Primary Industry has advised that:

- The quarry is identified as being regionally significant due to the importance of the resource;
- There is a 117 Direction that DPI instrumented that requires Council to have regard for the resource in any rezoning;
- Clause 35 of Shoalhaven LEP 1985 requires that Council must not grant consent for development that would lead to sterilisation of the quarry resource;
- A buffer zone of approximately 1000m in diameter exists as a control in the LEP; &
- Most of the proposed development is to be on land outside the buffer.

4.3.1.3 Rezoning Application

No development is proposed to be sited within a *Sensitive Coastal Location* as defined by Clause 4 of Schedule 2, Item 1 of SEPP (Major projects) 2005, being 100m:

- above the mean high water mark of Currumbene Creek or
- within No. 333 SEPP 14 wetland.

The following proposed development uses are not permissible under the Shoalhaven LEP 1985, within the **Rural 1(d) – General Rural zone**, of:

- detached dwellings on less than 1 dwelling/ 40 hectares;
- multi-unit dwellings, such as cluster housing;
- residential flat buildings; and
- shops.

We request the Minister, under **Clause 75R(3A) – Application of other provisions of Act** of the EP&A Act 1979 to rezone the subject land under the Part 3A process to uses proposed by the development. Under the clause:

- (3A) *The Minister may, by order published in the Gazette, amend an environmental planning instrument to authorise the carrying out of any of the following development (or to remove or modify any provisions of the instrument that purport to prohibit or restrict the carrying out of any of the following development);*
- a) *development that is an approved project;*
 - b) *development that is a project for which a concept plan has been approved (whether or not approval for carrying out the project or any part of the project is subject to this Part).*

Concurrently, Shoalhaven City Council has subsequently resolved and sought the Department of Planning's approval, in October 2007, to prepare a Draft LEP for the subject land to rezone the subject site to accommodate the required (non-complying) land uses of the development in accordance with the recommendations of the *South Coast Regional Strategy*.

The Department of Planning's response to Council (letter of 5th February 2008) states that:

- Council needs to ensure that the outcome is strongly linked to delivering the recommendations of the *South Coast Sensitive Urban Lands Review* for this land, as expressed through the *South Coast Regional Strategy*. This includes the conservation of the eastern portion of the site through addition to the Jervis Bay National Park.
- A suitable mechanism will be required in the LEP, such as an "enabling" or special provisions clause, to restrict potential residential development and ensure it is fully integrated with tourist activities on the land.
- The land to be developed for tourism and residential activities needs to remain in one ownership.
- Council is requested to consult with the Department of Primary Industries and establish the viability of the (quarry) resource for future uses.

4.3.2 South Coast Regional Strategy

4.3.2.1 Outline of the Strategy

The *South Coast Regional Strategy* provides a 25 year planning framework for the entire South Coast region and applies to the local government areas of Shoalhaven, Eurobodalla and Bega Valley and will guide the preparation of all new local environmental plans.

The Regional Strategy will guide the sustainable employment and residential growth whilst protecting valuable agricultural and natural assets. The Strategy caters for a population increase of 60,000 by the year 2031, and the accommodation of an additional 45,600 dwellings and 25,800 new jobs.

A key principle of the Strategy is to discourage new communities and for new residential development to be focused in and around existing towns and settlement and away from

environmentally sensitive areas. Any new development/ urban settlement, not already zoned or mentioned in the Strategy, will only be considered if the development can satisfy the requirements of Sustainability Criteria contained in the Strategy.

The Strategy identifies the Comberton Grange site, along with 16 other sites located in environmentally sensitive locations, as “Sensitive Urban Land”, and provides recommendations from the *South Coast Sensitive Urban Lands Review* in terms of suitability of the site to development, scale and development type.

The *Sensitive Urban Lands Review* of the Comberton Grange site states that:

- part of the site is suitable for urban development and an integrated tourism and residential development could be supported on the grounds that it has the potential to generate significant tourism and related jobs for the region;
- that any residential component must be integrated with the tourism component of the development, both physically and by legal title, with the development remaining in single ownership.
- the development should contain adequate human services to meet the needs of the future community of tourists, temporary and permanent residents.

4.3.2.2 Recommendations for the Comberton Grange Site

The recommendations of the *South Coast Regional Strategy* specific to Comberton Grange are:

Suitability of the site:

- The site is unsuitable for development in:
 - in areas characterised as floodplain (1 in 100 year flood);
 - in the eastern vegetated portion of the site (east of the existing quarry and including the SEPP 14 wetland in the southern corner of the site); and
 - where endangered ecological communities occur.
- The site is suitable for limited development in the:
 - cleared land outside the floodplain;
 - area occupied by the former pine plantation; and
 - plateau land and portions of the western forest areas that are not in the Currumbene Creek floodplain.

Scale and type of land release:

- Development of land is supported only if it comprises a fully integrated tourist facility with associated residential development. The amount of residential development should be limited, with the tourism component being the predominant use.
- Residential development is to be limited to 200-300 dwellings, which could be reviewed upon reaching this level.
- Site planning to include best practice water sensitive urban design (WSUD) to minimise impacts on Currumbene Creek.
- Riparian and wildlife corridors are to be provided along Currumbene Creek of greater than Category 1: 50m buffer on either side of the stream bank.
- The floodplain of Currumbene Creek should be the subject of early revegetation with locally indigenous plant species to restore riparian ecology.

- The density of the residential component, to utilise land resource more efficiently, should be planned to achieve a higher dwelling yield per hectare.
- The land developed for tourism and residential purposes should be retained in one ownership.

Priority and timing:

- Development could occur according to market demand, following adequate environmental, social and economic assessment.

Alternative land uses:

- The eastern portion of the site (east of the existing quarry and including the SEPP 14 wetland in the southern corner of the site) should be added to the Jervis Bay National Park.

4.3.3 Jervis Bay Regional Environmental Plan (REP) 1996

The REP aims to protect the natural and cultural values of Jervis Bay. The Comberton Grange site is located within the boundary of the Jervis Bay REP. The site is identified in the State Government/ Shoalhaven City Council *Jervis Bay Settlement Strategy 2003* as a potential location for a special purpose tourism and residential use. The Strategy outlines a number of issues to be considered, which include effluent disposal, road access, impacts on water quality, threatened species/ native vegetation and the impact on the Comberton Grange quarry.

A major portion of the site, except for the flood plain and cleared land near Currumbene Creek and the former Pine Plantation site are within the habitat corridor identified in Map 3 of the Plan. The proposed development must achieve the aims and outcomes listed for:

- Catchment Protection:
 - to maintain or improve water quality of water bodies;
 - provide sewerage for all new development (unless the development is within an existing unsewered area);
 - protect ecosystems and natural habitats, including waterbodies, from degradation.
- Landscape quality:
 - to maintain the visual quality of a waterbody or a wetland;
 - to maintain distinct urban communities that have an individual identity;
 - to let the landscape, not the structures, be the dominant feature outside the settlements;
 - to allow the existing tree canopy, on or around the site, to dominate.
- Cultural heritage:
 - development not to disturb or destroy any Aboriginal archaeological site unless it has the consent of the Director-General of National Parks and Wildlife;
 - consult the Director-General if the development is within a well-drained area along a major creekline.
- Habitat corridors, with a proposal on land such land:
 - to be designed to minimise disturbance to the existing structure and species composition of native vegetation communities;
 - to allow native fauna and flora to feed, breed, disperse, colonise or migrate;

- regenerate and revegetate degraded lands and landscape with local native species;
 - to retain natural vegetation;
 - to cluster development;
 - to design fences so that fauna movement is not restricted;
 - to minimise the use of herbicides and pesticides;
 - to provide for bushfire protection.
- Tourism development, with a proposal to achieve the outcomes of:
- contributing to the variety of activities for visitors;
 - contributing to the variety of accommodation for visitors;
 - contribute to the visitor appreciation of the natural and cultural values of Jervis Bay.

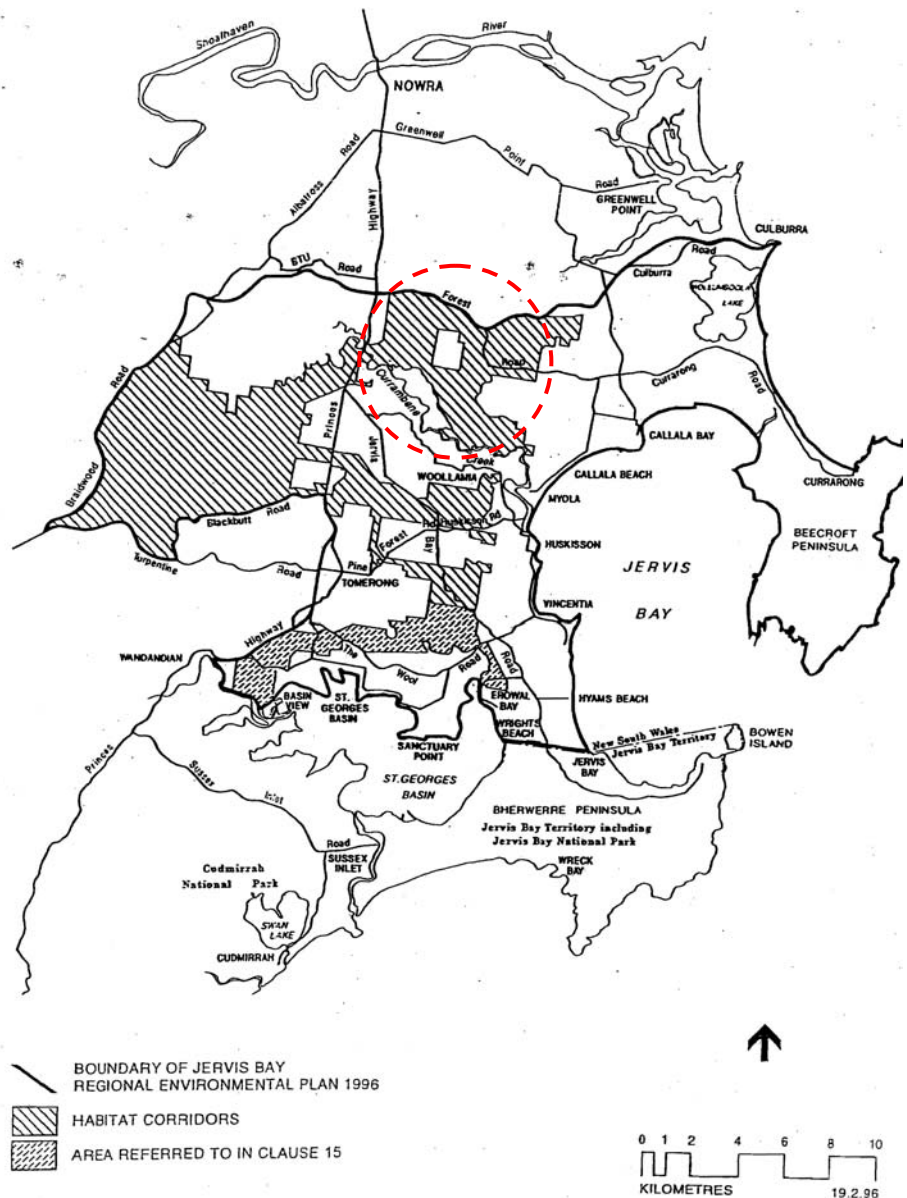


Figure 13: Map of Habitat Corridors – Jervis Bay REP 1996

4.3.4 SEPP 14 – Coastal Wetlands and SEPP 71 – Coastal Protection

SEPP 14 – Coastal Wetland No. 333 occurs in the south-eastern corner of the site and borders Currumbene Creek and Georges Creek. The wetlands include both fresh and saltwater bodies, with freshwater wetlands occurring on the floodplains and saltwater wetlands occurring along the creek.

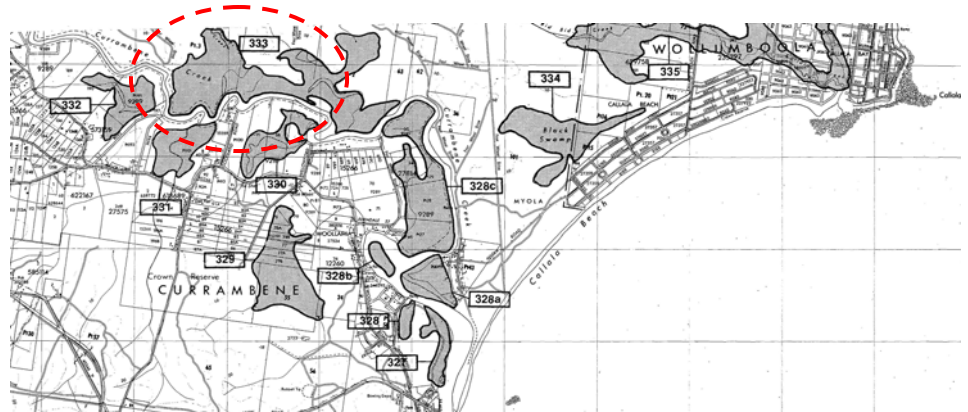


Figure 14: SEPP 14 – Coastal Wetlands map indicating wetland No. 333 located on the site

The south-eastern portion of the site, as shown in Figure 15, is within the Coastal Zone as defined by SEPP 71 – Coastal Protection. The policy applies to land within the coastal zone and land within a sensitive coastal location as defined to mean:

- (a) land within 100m above mean high water mark of the sea, a bay or an estuary;
- (g) (iv) land to which SEPP 14 – Coastal Wetlands applies.

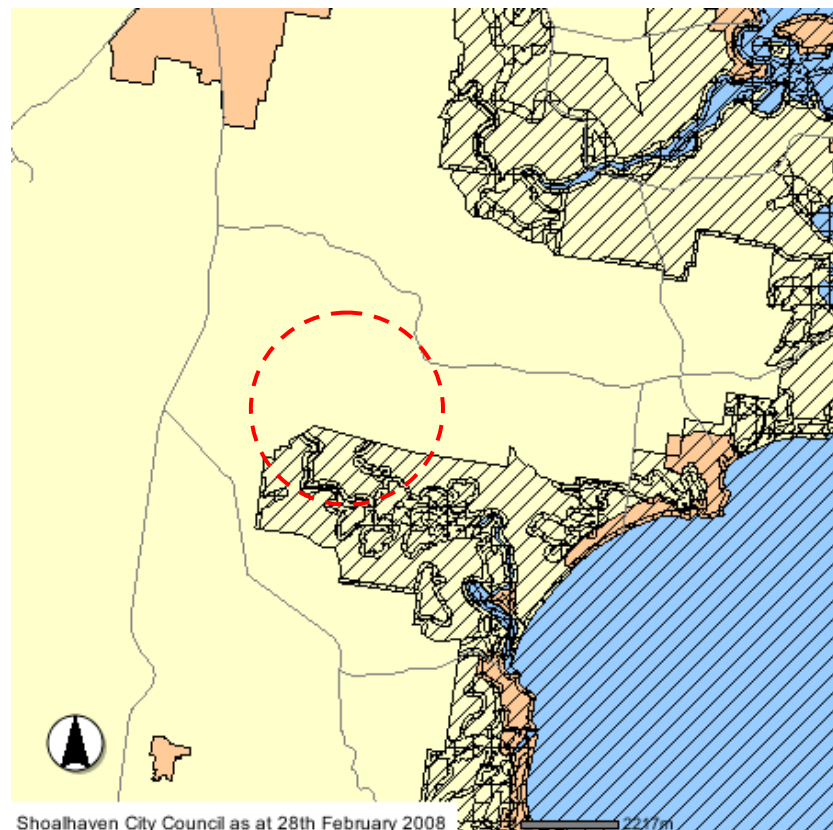


Figure 15: SEPP 71 Coastal Zone, shown hatched. (source: Shoalhaven City Council)

Currambene Creek, which adjoins the southern boundary of the site, is an estuary that flows into Jervis Bay. A public reserve (Crown Land, created in 1956) adjoins both sides of the creek. The width of the reserve is defined as being 100 feet/ 30.5m from High Water Mark. The 100m curtilage of the Mean High Water Mark of Currambene Creek is referenced from the edge of the reserve + 69.5m, and is illustrated in the following map.

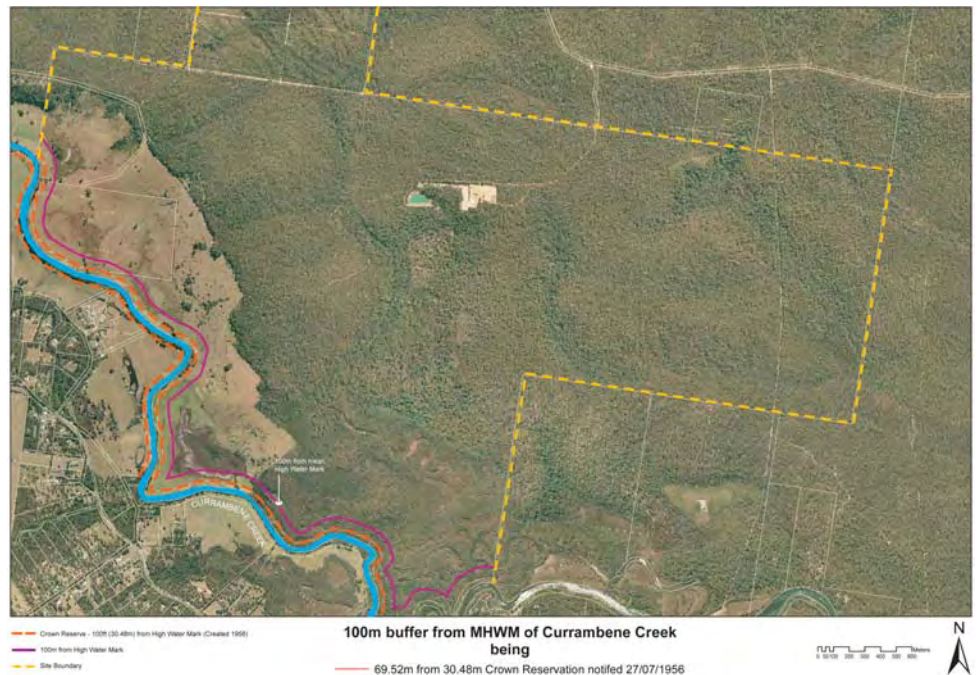


Figure 16: 100m curtilage from Mean High Water Mark of Currambene Creek (source: SCC)

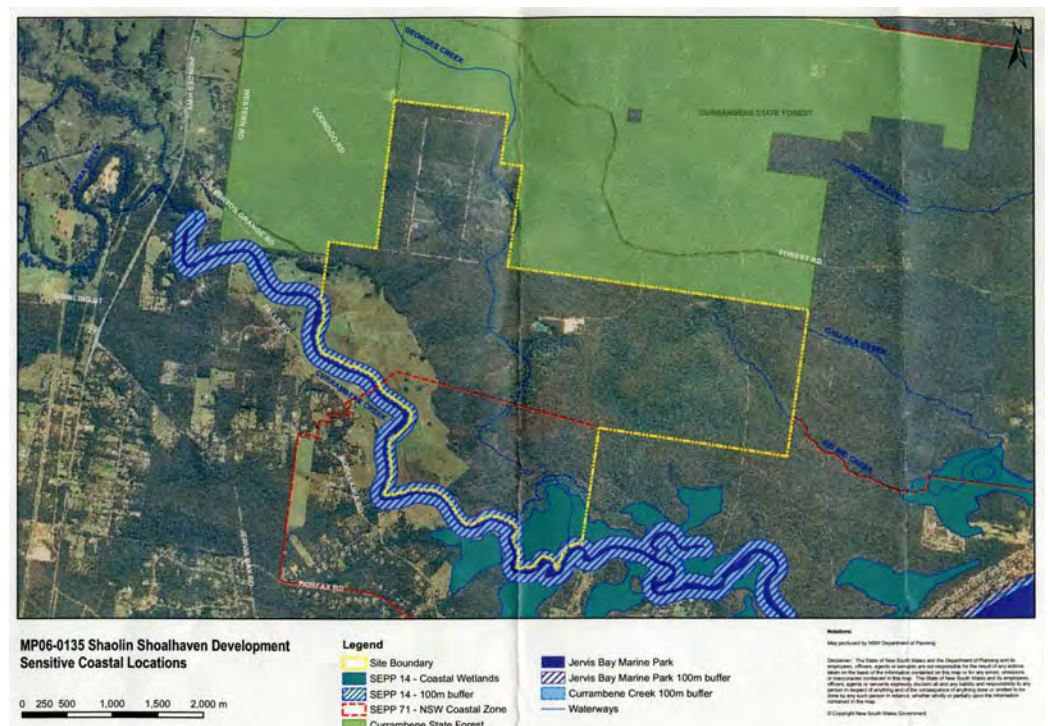


Figure 17: Sensitive coastal locations (source: DoP)

Development on the site must take into consideration the Matters of Consideration outlined in SEPP 71 (Part 2, Item 8), to include:

- opportunities to provide new public access to and along the *coastal foreshore* for pedestrians or persons with a disability (c);
- the suitability of development given its type, location and design and its relationship with the surrounding area (d);
- any detrimental impact that development may have on the amenity of the coastal foreshore and any significant loss of views from a public place to the coastal foreshore (e);
- the scenic qualities of the NSW coast, and means to protect and improve these qualities (f);
- measures to conserve animals and plants and their habitats (h);
- existing wildlife corridors and the impact of development on these corridors (i);
- likely impacts of development on coastal processes and coastal hazards (j);
- measures to reduce the potential for conflict between land-based and water-based coastal activities (k);
- measures to protect the cultural places, values, customs, beliefs and traditional knowledge of Aboriginals (l);
- likely impacts of development on the water quality of coastal waterbodies (m);
- the conservation and preservation of items of heritage, archaeological or historic significance (n);
- the cumulative impacts of the proposed development on the environment (p)(i); and
- measures to ensure that water and energy usage by the proposed development is efficient (p)(ii).

Coastal foreshore, as defined in SEPP 71, means:

Land with frontage to a beach, estuary, coastal lake, headland, cliff or rock platform.

Currambene Creek is defined as an estuary.

5.0 THE DEVELOPMENT MASTERPLAN

5.1 Description of the Project

The proposed development is for a Shaolin Village which will be a high quality tourist and residential complex run by the Shaolin Buddhist order. The Village will accommodate:

- Buddhist Temple Sanctuary with religious facilities, convention centre, amphitheatre and cultural centre, with residential accommodation for resident monks within the religious complex (numbers currently unknown);
- Kung-Fu Academy for up to 500 students with residential accommodation within the Academy;
- Agricultural and herbal farm for traditional medicinal uses;
- 500 bed 4 star hotel with ancillary rooms for staff accommodation (up to 30 rooms);
- up to 300 dwellings comprising:
 - self-contained independent living villas/ adaptable housing for the aged;
 - detached and medium density residential developments;
- small retail, commercial, professional and community services centre; and
- 27 hole golf course and associated clubhouse (optional).

The overall development will be sited within a landscaped setting.

A description of the functional components of the Village is as follows:

5.1.1 Buddhist Temple Sanctuary

The Buddhist Temple Sanctuary comprising a traditionally designed religious walled complex comprising temples, pagodas, meditation and multicultural halls, library, dining hall and residential accommodation for the Abbot and monks arranged around a series of courtyards. Associated non-sectarian public facilities are to be located within the sanctuary comprising a 1500 seat convention centre, a 1000 seat amphitheatre, cultural centre and public amenities. The sanctuary is to be set within a landscaped setting of natural and indigenous forest. Several of the main temple buildings exceed 13m in height.

5.1.2 Kung-Fu Academy

The Kung-Fu Academy, an educational facility run by the Shaolin Order comprising classrooms, indoor gymnasium, library, refectory and self-contained residential accommodation for 500 students.

5.1.3 Hotel

A 500 bed, 4 star hotel to accommodate the public visiting the tourist facility with associated accommodation for its staff.

5.1.4 Self-contained independent assisted living dwellings

Self-contained independent/ assisted living villas for older residents comprising a mix of one, two and three bedroom dwellings, with medical and home care support.

5.1.5 Permanent dwellings

Permanent dwellings providing a range of housing typologies including detached houses on half-acre blocks, medium density townhouses and villa developments. The dwellings are to be designed and integrated within the tourist development with its overall design and siting to reflect the spiritual and aesthetic character of the development. The dwellings are to support the religious and tourist uses of the site and will be developed for permanent occupancy.

5.1.6 Retail, commercial, professional and community services centre

Shaolin Town Centre comprising a small commercial, retail, professional and community services centre to be located at the heart of the development to serve the local needs of the tourist and residential complex.

5.1.7 Golf course

A 27 hole golf course and clubhouse for up to 200 people as an optional provision, as a key recreational facility on the site, would be located on the original cleared farmland.

5.1.8 Existing tracks

An existing vehicular track leads from Comberton Grange Road to the homestead and outbuildings on the north-eastern slopes of Currumbene Creek. The track is a cleared dirt track of approximately 3-4m in width located on the upper slopes overlooking the Creek. It is proposed that the track be retained and upgraded for access for the maintenance of this portion of the site.

5.2 The Development Concept

The aim of the project is to develop a high quality tourist resort based on the religious philosophies, teachings and lifestyle of the Shaolin Buddhist order within a tranquil rural setting. The development will be an integrated tourist facility with associated residential development with a community title under the ownership of the Shaolin Temple Foundation.

The Shaolin Buddhists are a prominent Chinese Buddhist sect with a 1500 year history for its religious philosophy and its Kung-Fu martial arts teachings. The Shaolin has its headquarters in a temple complex at Mount Songshan in Deng Feng City within the Henan Province in the People's Republic of China. Internationally, the religious sect has over 60 million devotees throughout the world. The current leader of the sect is the Abbot and Buddhist Master Shi Yong Xin.

The Shaolin Buddhist philosophy is their fundamental belief in respecting all forms of life. The Shaolin has a strong respect for the environment. This is reflected in their traditional use of natural materials such as stone and wood, and their care and protection of the natural landscaped environment. The Shaolin Temple Sanctuary in China is integrated into the beautiful natural landscape setting on the foothills of Mount Songshan overlooking the city.

The Comberton Grange site was thus selected by the Abbot for its natural environment overlooking Currumbene Creek. The proposed development aims to create a unique tourist attraction with an international appeal, situated within a tranquil setting.

Site Analysis and Concept Plans are attached to Section 6.0.

5.3 Assessment of the Development for Compliance with Statutory Controls

Assessment of the development for compliance with the statutory controls is as follows:

Proposed uses	Assessment of compliance	Compliance
Buddhist Temple Sanctuary comprising religious facilities, convention centre, amphitheatre and cultural centre.	Permissible as a tourist facility within the 1(d) zone of Shoalhaven LEP 1985 and the <i>South Coast Regional Strategy</i> and the <i>South Coast Sensitive Urban Lands Review</i> .	Complies.
Kung-Fu Academy	Permissible as a tourist and educational facility within the 1(d) zone of the LEP and the <i>South Coast Regional Strategy</i> and the <i>South Coast Sensitive Urban Lands Review</i> .	Complies.
Agricultural and herbal farm	Permissible as an agricultural use and as a tourist feature within the 1(d) zone.	Complies.
500 bed hotel	Permissible as a tourist facility within the 1(d) zone of the LEP and the <i>South Coast Regional Strategy</i> and the <i>South Coast Sensitive Urban Lands Review</i> .	Complies.
Up to 300 dwellings The development can physically accommodate up to 300 dwellings on the site as detached and multi-unit dwelling forms.	Not permissible within the 1(d) zone of the LEP. The <i>South Coast Regional Strategy</i> and the <i>South Coast Sensitive Urban Lands Review</i> recommends residential development be limited to 200-300 dwellings, which could be reviewed upon reaching this level.	Non-compliance with the LEP. Rezoning process being undertaken to allow for dwelling houses within smaller allotments and for multi-unit residential developments. Complies with the recommendations of the <i>South Coast Regional Strategy</i> .
Retail, commercial, professional and community services centre	Not permissible within the 1(d) zone of the LEP. Permissible, associated with the tourist facility in the <i>South Coast Regional Strategy</i> .	Non-compliance with the LEP. Complies with the <i>South Coast Regional Strategy</i> .
Golf course	Permissible within the LEP and as a development associated with the tourist facility.	Complies.

5.4 Assessment of the Location of the Development within an Environmentally Sensitive Area of State Significance

Environmentally sensitive area of State significance as defined in SEPP (Major Projects) 2005 means:	Assessment of compliance
(a) coastal waters of the State; or	Development not within this zone.
(b) land to which SEPP 14 – <i>Coastal Wetlands</i> or SEPP No. 26 – <i>Littoral Rainforests</i> applies; or	Development not within littoral rainforests and land within 100m of SEPP 14 land.
(c) land reserve as a aquatic reserve under the <i>Fisheries Management Act 1994</i> or as a marine park under the <i>Marine Parks Act 1997</i> ; or	Currambene Creek is a Sanctuary Zone with the Jervis Bay Marine Park. Development is not within this zone.
(d) land within a wetland of international significance declared under the Ramsar Convention on Wetlands or within a World heritage area declared under the World Heritage Convention; or	Development not within these zones.
(e) land identified in an environmental planning instrument as being of high Aboriginal cultural significance or high biodiversity significance; or	Development not within these zones.
(f) land reserve as a State conservation area under the <i>National Parks and Wildlife Act 1974</i> ; or	Development not within this area.
(g) land, places, buildings or structures listed on the State Heritage Register; or	Comberton Grange Homestead is classified on the Register of the State Heritage Inventory (NSW) and on the Register of the National Trust (NSW). No development is proposed within this area or buildings.
(h) land reserved or dedicated under the <i>Crowns Lands Act 1989</i> for the preservation of flora, fauna, geological formations or for other environmental protection purposes; or	Crown land, for the purpose of a public reserve, is located 30.5m on both sides of Currambene Creek. Development is not within this area.
<p>(i) land identified as being critical habitat under the <i>Threatened Species Conservation Act 1995</i> or Part 7A of the <i>Fisheries Management Act 1994</i>.</p> <p><i>Critical habitat</i> means habitat declared to be critical habitat under Part 3 of TSCA. Part 3 clause 37 – <i>Habitat eligible to be declared to be critical habitat</i>, states that:</p> <p>(1) The whole or any part or parts of the area or areas of land comprising the habitat of an endangered species, population or ecological community or critically endangered species or ecological community that is critical to the survival of the species, population or ecological community, is eligible to be declared under this Part to be the</p>	<p>The site has vegetation communities of high conservation significance including Endangered Ecological Communities (EECs) .</p> <p>No development is proposed within Land of Ecological Sensitivity (as identified in the Shoalhaven LEP), in areas of declared critical habitats under the <i>Threatened Species Conservation Act 1995</i> or within Part 7A of the <i>Fisheries Management Act 1994</i>, or in areas of EECs.</p> <p>There are no areas of declared critical habitats on the site as advised by Kevin</p>

critical habitat of the species, population or ecological community. (2) The regulations may provide that a specified habitat, or habitat of a specified kind, may, or may not, be declared to be critical habitat for the purposes of this Part.	Mills, Ecological and Environmental Consultant. To date, only 2 areas in NSW have been declared critical habitats under the Act (EDO NSW (Ltd) Fact Sheets, updated 21 April 2008).
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In summary, there is no development proposed within Environmentally Sensitive Areas of State Significance.

5.5 Staging of the Development

It is anticipated that the construction of the development will be over a 5-10 year period. The Buddhist Temple Sanctuary will be constructed in the first stage, followed by the residential components of the development. The staging of the development will be subject to demand and availability of site services and infrastructure, as well as the required cash flow.

The independent living units/ villas and the hotel are anticipated to be constructed in two phases, with the second stage commencing as demand arises.

5.6 Capital Investment Value of the Project

The development is anticipated to provide a capital investment value of at least \$370 million, excluding borrowing and other costs of finance and State taxes. The total value of the project is expected to be in the order of \$500 million. Calculations are outlined as follows and exclude consultancy and authority fees:

▪ Preliminaries:		\$ 2.5 million
▪ Buildings and major structures:		\$ 236.5 million
- Temple:	\$ 50 million	
- Hotel:	\$ 70 million	
- Academy	\$ 30 million	
- Retail, commercial & professional facilities	\$ 43 million	
- Residential comprising detached dwellings, townhouses and 2 storey apartments:	\$ 43.5 million	
▪ Earthworks:		\$ 30 million
▪ Roadworks (internal and external):		\$ 14.5 million
▪ Car parks and pavements:		\$ 10.8 million
▪ Infrastructure and services:		\$ 30.5 million
▪ Miscellaneous costs such as:		\$ 15 million
- Landscaping		
- Formal entry statement		
- Walks and trails		
- Testing and materials compliance		
▪ Estimated total:		\$ 339.8 million
▪ Golf course and clubhouse (optional):		\$ 29.5 million
▪ Estimated total including golf facilities:		\$ 369.3 million

5.7 Economic Benefits of the Project

The proposed development is expected to generate high employment activity and economic and tourism benefits for the local and broader community. Expected operational employment generated by the project is in the order of 700 persons. Council itself has forecast that this development will create an additional 3400 full-time positions in the Shoalhaven and surrounding regions for the provision of goods and services. It is anticipated that half of these positions would be located within the Shoalhaven region.

5.8 Council Support

Shoalhaven City Council owns the site and is wholly supportive of the proposed development. Council has signed a Memorandum of Understanding with the Abbot of the Shaolin Temple in 2005 to not only negotiate the sale of the land but to develop cultural and business relationships between the Shoalhaven City and the Shaolin Temple in China.

6.0 SITE ANALYSIS AND CONCEPT PLAN

Preliminary drawings comprise:

- Aerial Photo: 07062_SK080226-01
- Environmental Constraints: 07062_SK080226-02
- Response to Topography: 07062_SK080226-03
- Development Principles: 07062_SK080226-01
- Masterplan: 07062_SK080227-01