

OUR REF: MIM ROS

8<sup>th</sup> July 2008

Attn: Ms Lara Mulligan  
Native Coast Development Pty Ltd  
62 New South Head Road  
EDGECLIFF NSW 2027

Dear Lara,

**RE: Bevia Rd Concept Application (MP05-0199)  
Urban Design Response to Relocation of Southern Access Road and  
Changes to the STP Buffer**

Roberts Day has been engaged to provide revised Concept Application drawings that incorporate the relocation of the Southern Access Road and a change to the buffer of the Tomakin Sewage Treatment Plant.

**MODIFICATIONS TO BEVIAN ROAD CONCEPT APPLICATION**

The amended Concept Application prepared on 8<sup>th</sup> July, 2008 has incorporated the following changes as a response to relocation of the Southern Access Road to the east of Bevia Wetland and STP buffer zone as follows:

1. Realignment of Southern Access Road and Main Street,
2. Relocation of Village Centre (Mixed Residential-Commercial) Zone 200m north east of previous location,
3. Identification of a Deferred Super Lot Area subject to a future Development Application where further odour and noise investigation is required in relation to operation of Tomakin STP,
4. Revision of lot yield and subdivision design arising from relocation of the southern access road,
5. Revision of location of nominated dual occupancy lots

**CHANGES TO BEVIAN ROAD URBAN DESIGN GUIDELINES**

Thoroughfares

With the relocation of the Southern Access Road, Main Street is relocated to run in a north-south direction connecting to the Avenue. The Main Street (Min.13.1m) now consists of a 3.5m travel lane in each direction, parking on one side of the road adjacent to Bevia Wetland Open Space Area and both sides beyond Central Square with a variable verge. The previous Main Street (Min 19m) becomes Park Edge Drive Type 2 (Min16.35m). (Refer Attachment CA-004-I)

Revised Character Zones

The Village Centre of the development is relocated to the east of the southern ridge, further away from the Bevia Wetland. The number of small Main Street grouping of shops is 11, consistent with the number proposed previously, with area ranging from 450-625sqm. Phasing of the retail and mixed residential commercial lots remain the same. (Refer Attachment CA-003-K)

#### Deferred Super Lot Area

An area of approximately 6.08ha that is within 400m of the fence-line of the Tomakin Sewage Treatment Plant and outside Bevia Wetland Conservation and Ecological Area. It is set aside as a Deferred Super Lot Area. This area is subject to separate Development Application with Eurabodalla Council and STP odour and noise assessment. (Refer Attachment CA-003-K)

#### Revised Lot Sizes

As a consequence of relocating the southern access road and the new STP buffer location, the subdivision layout has been reviewed. The average size of lots south of the Knoll has therefore been reduced but no lot is less than 450 m<sup>2</sup>. There is however an increased number of 450-480sqm lots yet the lot size ranges of the respective character zones and lot widths remain unchanged. The integrity of the urban design is maintained. The total number of lots is 792 plus 1 Deferred Super Lot as compared to 806 lots in the previous proposal. (Refer Attachment CA-S07-F)

#### Relocation of Nominated Dual Occupancy Lots

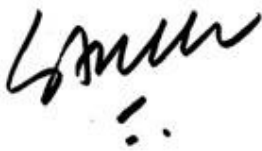
Due to the reduction of average lot sizes, lots with a minimum size of 600sqm (that complies with Council's integrated housing controls of minimum 300sqm) are largely reduced in the Southern Area of the Bevia Road development. The newly nominated Dual Occupancy lots are mostly situated north of the Knoll which creates less visual impact. (Refer Attachment RDSK-117-B).

### **CONCLUSION**

There has been a reduction in the number of lots proposed in the Concept Application. There has been a corresponding increase in the lot density in the southern and central precincts within the walkable radius of the Village Centre Zone.

Roberts Day is confident that the carefully revised Concept Application is consistent with the principles of Traditional Neighbourhood Design and the South Coast character.

Yours sincerely



**Stephanie Wang** BLArch MUDD MPIA  
Urban Designer

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