

Contact: Helen Mulcahy Phone: 02 9228 6328 Fax: 02 9228 6499

Email: Helen.Mulcahy@planning.nsw.gov.au

Our ref: MP05\_0199

Your ref:

File: 9041393

Ms Lara Mulligan Development Director (NSW) Marsim 62 New South Head Road EDGECLIFF NSW 2027

Dear Ms Mulligan

Subject: MP05\_0199 – Proposed Residential Subdivision at Bevian Road, Rosedale – Summary of Submissions (Additional)

I refer to your Environmental Assessment (EA) for the above project, lodged with the Department on 19 February 2008 and accepted on 21 February 2008 and to the Department's previous correspondence dated 17 April 2008 which issued of a copy of responses by government authorities and summary of public submissions.

Please find enclosed details of issues of concern or areas of additional information/clarification required, raised by the Department (refer to **Attachment 1**). As you are aware, the Department has forwarded copies of any agency submissions received since our previous correspondence, including:

- NSW Rural Fire Service
- Department of Lands
- Eurobodalla Shire Council
- Roads and Traffic Authority
- Nature Conservation Council

In order to satisfy the procedural requirements of the Department Attachment 2 provides additional copies of the submissions received from the abovementioned agencies.

The Director-General, pursuant to s75H(6) of the Act, now requires a response to the issues raised in all submissions to be provided, including those issues raised by the Department. A preferred project report is to be prepared if changes are proposed to the project to minimise its environmental impact. If a preferred project report is to be prepared, please advise the Department. In addition, a revised statement of commitments is to be provided incorporating any amendments following your response to submissions.

Please note that the Director-General's Environmental Assessment Requirements dated 28 December 2006, state the "Deemed Refusal" period to be 60 days, which will commence once the Department is satisfied with the response to submissions. It is requested that a response be submitted to the Department within 6 weeks from the date of this letter. Should you be unable to meet this timeframe please contact the Department.

If you have any queries regarding this letter, please contact Helen Mulcahy on 9228 6328 or via email to helen mulcahy@planning.nsw.gov.au.

Yours sincerely

**Heather Warton** 

**Director, Coastal Assessments** 

Department of Planning 33 Bridge Street Sydney NSW 2000 Phone: 9228 6111 Fax: 9228 6455 Website: planning.nsw.gov.au

23.6.08

# ATTACHMENT 1 Department of Planning Issues

### FLORA AND FAUNA

1. Habitat Corridors – Strong connections to a source of fresh water (Bevian Wetland) are important to the viability of local fauna population and, in particular, to the fauna that inhabits the Mogo State Forest. It is acknowledged that the Proponent has engaged in considerable consultation in relation to the required widths of this and other riparian areas on the site. However, whilst it may satisfy the Department of Water and Environment requirements for maintaining water quality, it fails to function as a wildlife corridor as it is truncated by housing lots before the connection is made to other natural areas.

It is therefore requested that Marsim amend the Concept Plan to create a viable physical connection between the SEPP 14 wetland and the Mogo State Forest by extending the 'riparian corridor' that runs in a north westerly direction from the wetland to the western property boundary, preferably intersecting / connecting with the East – West corridor, as indicated on the enclosed plan (Attachment 3).

The Plan outlined in Attachment 3 is indicative and the width and exact route of the corridor can be modified somewhat by the Proponent to achieve the outcome. However, it should be noted that a minimum width of 40 metres would be required to adequately perform the function of a wildlife corridor.

2. Rationalisation of lot layout in NW corner – It is requested that Marsim consider adjusting the positioning of Lot No. U1-1 (1483.6sqm) further to the north in order to consolidate the "green" connections to the west, effectively extending the open space / riparian corridor that runs parallel to the western boundary in this part of the site.

### **TRAFFIC & ACCESS**

 Southern Access Road – the Concept Plan shall be amended to reflect Council's preferred location for the southern access road to the site (as outlined in Council's letter dated 12 June 2008).

### STP BUFFER

4. **Excluded Lots** - the Concept Plan should be amended to exclude the following allotments located in the south eastern corner of the site:

L20 – 4 to 9 (inclusive); L21 – 1 to 11 (inclusive); and L22 – 1 to L22 – 16 (inclusive)

unless documentation can be provided that satisfies the Department and Council that these allotments satisfy the relevant odour and noise management criteria for residential development.

### STATEMENT OF COMMITMENTS

The Statement of Commitments shall be amended to reflect any amendments to the proposal. Please ensure that all commitments clearly indicate the party to be responsible for carrying out the commitment, including monitoring measures.

It is noted that contrary to the information contained in the EA (Conclusion DGR 10.2) the recommendations of the Cultural Heritage Assessment have not been included in the Statement of Commitments.

# ATTACHMENT 2 Copies of submissions received from agencies for MP05-0199 (not previously provided in letter dated 17 April 2008)

- NSW Rural Fire Service Department of Lands Eurobodalla Shire Council
- RTA
- Nature Conservation Council

All communications to be addressed to:

Headquarters NSW Rural Fire Service Locked Mail Bag 17 GRANVILLE NSW 2142

Telephone: (02) 8741 5555

e-mail: developmentcontrol@rfs.nsw.gov.au

Headquarters 1814108

NSW Rural Fire Service 70 15 Carter Street

HOMEBUSH BAY NSW 2127 .

Facsimile: (02)-8741-5550.

COASTAL ASSESSMENT

Hunner

RECEIVED

18 APR 2008

Your Ref: MP 05\_0199

Our Ref: S06/0068

Coastal Assessments
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Attention: Paula Hon

10 April 2008

Dear Sir/Madam,

Re: Request for Environmental Assessment Requirements for 11,29,32,72,102,118,119, 213//755902; 2//627034; 2//623340, BEVIAN ROAD, ROSEDALE NSW

I refer to your letter dated 3 March 2008 seeking the NSW Rural Fire Service environmental assessment requirements regarding bushfire protection for the above property in accordance with section 75F (4) of the *Environmental Planning and Assessment Act 1979*.

The following environmental assessment requirements shall be included in the Director-Generals environmental assessment requirements:

# General

 The development proposal is to comply with the plan of proposed subdivision, DWG No. DRSK-CA-S04, Revision F, dated 23/11/2007, as prepared by Roberts Day Pty Ltd.

### Asset Protection Zone

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building.

2. At the issue of subdivision certificate and in perpetuity, asset protection zones (APZ) shall be provided as detailed within the Bushfire Protection Assessment (ref: 6052B2), including Schedule 1, dated September 2007, as prepared by Conacher Travers. The only modification to the above is that the proposed 34 metre APZ to the north of 'Zone 1' (as shown on Schedule 1) shall be increased to provide an APZ of 41 metres in this location.

APZs associated with the development must comply with the guidelines contained within *Planning for Bush Fire Protection* 2006 and the Service's document 'Standards for asset protection zones'.

- 3. A restriction to the land use pursuant to section 88B of the Conveyancing Act 1919 shall be placed on all lots within the subdivision requiring the provision of asset protection zones (APZ) as identified within the documentation and plans specified within Condition 2 in accordance with Planning for Bush Fire Protection 2006 and the Service's document 'Standards for asset protection zones'.
- 4. Vegetation management throughout the subject site shall be implemented in perpetuity and shall be in accordance with the Fuel Management Plan (ref. 6052FMP), including Schedules 1 and 2, dated September 2007, as prepared by Conacher Travers.
- 5. For Asset Protection Zones (APZ) on slopes greater than 18 degrees, the property shall be landscaped or managed (i.e. terracing) with suitable access being provided to the APZ to ensure the ongoing maintenance of the area. Details of landscaping plans are to be to be submitted for approval to Council/or the Principal Certifier with the Construction Certificate.

### Water and Utilities

The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building.

6. Water, electricity and gas are to comply with section 4.1.3 of *Planning for Bush Fire Protection* 2006.

### Access

The intent of measures for public roads is to provide safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area.

- 7. Public Road Access shall comply with section 4.1.3 (1) of *Planning for Bush Fire Protection* 2006. In this regard the following design standards for public roads are to be incorporated into the development:
  - a) Road(s) shall be two-wheel drive, all weather roads.
  - b) Urban perimeter roads are two-way, with a carriageway 8 metres minimum kerb to kerb.
  - c) The perimeter road is linked to the internal road system at an interval of no greater than 500 metres.

### General Advice - Council to Note

The Service concept subdivision approval is based on information provided within Bushfire Protection Assessment (ref. 6052B2) and Fuel Management Plan (ref. 6052FMP), both dated September 2007 and prepared by Conacher Travers Pty Ltd.

The Asset Protection Zones (APZ) required as part of the development will encompass land that will be located within a riparian corridor/ area. Ecological management of the riparian area may conflict with that required for the APZ's. In this regard the applicant will need to liaise with the NSW Department of Natural Resources to identify their management requirements do not conflict with those required for the APZ's by the NSW Rural Fire Service.

Any further development application for class 1, 2 & 3 buildings as identified by the Building Code of Australia must be subject to separate application under section 79BA of the EP & A Act and address the requirements of *Planning for Bush Fire Protection* 2006.

For any enquiries regarding this correspondence please contact Daniel Copland on 8741 5555.

Yours faithfully,

Development Control Co-ordinator

The RFS has made getting additional information easier. For general information on *Planning for Bush Fire Protection 2006*, visit the RFS web page at <a href="https://www.jfs.nsw.gov.au">www.jfs.nsw.gov.au</a> and search under *Planning for Bush Fire Protection 2006*.



Property & Spatial Information

Heather Warton Director () Coastal Assessments GP0 Box 39 Sydney NSW 2001 5 O'Keefe Avenue (PO Box 303), Nowra, NSW, 2541 Telephone (02) 4428 9131 fax: (02) 4421 2172 Email: O'ndy.Garner@lands.nsw.gov.au www.lands.nsw.gov.au

17th April, 2008

0 ur Ref: 08/1983 Your Ref: MP 05\_0199 File: 9041393

Dear Ms Warton

Subject: Environmental Assessment Exhibition 9 Major Project 05\_0199 9 Proposed Residential Subdivision at Bevian Road, Rosedale

I refer to your letter dated 3rd March 2008 regarding the above mentioned development that has been provided to the Department for comment.

As it is noted that there are several Crown Public Roads within the development area the following information is relevant to those crown public roads.

### Crown roads (I Closing and Purchase

Where Crown roads are involved in the development and are to be amalgamated in the freehold lands, ownership of these lands may only be obtained by way of lodgement of a road closing application with the department, by the applicant in the first instance. Approval in principal will be given if there are no valid objections following advertising of the proposal.

A further road purchase application may then be lodged in order to purchase the land within the road. Unfortunately, no guarantees as to the outcome of the road closing process can be given until submissions have been assessed.

### Crown roads @ Transfer to Council

If there are any proposals regarding construction of Crown roads they will be dealt with in accordance with the Roads Act 1993 and this Department's consent for these works will be required as part of the development approval process.

Council will be required to accept the transfer of the Crown roads requiring construction that provide access to or within the proposed development. An application and the required fee for road transfer must be lodged with this department to enable gazettal of the Crown road.

If Council decline to accept control of the road, the Department will not approve any construction of the road.

It is noted that you have provided copies of correspondence from Eurobodalla Shire Council indicating that Council have no objection to taking ownership of the crown public road once it has been constructed to an appropriate standard (main through road) but the closure and amalgamation of the remainder of the crown public roads will be dealt with as per the above information.

It is stressed that the issuing of this letter should not be regarded as the Department's approval of the development nor its consent to occupy the land prior to determination.

Please contact me on 02 4428 9127 if you have any queries concerning this matter.

Yours sincerely

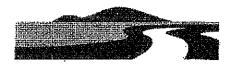
17/4/2008

Cindy Garner
Acting Team Leader
Lands Management South
Crown Lands Division, Nowra
Department of Lands



In Reply
Please Quote:

93.5135.S



### **EUROBODALLA SHIRE COUNCIL**

Good Government, better living

12 June 2008

Department of Planning GPO Box 39 SYDNEY NSW 2001

Attention: Heather Warton

PO Box 99 Moruya NSW 2537email: council@eurocoast.nsw.gov.au website: www.esc.nsw.gov.au DX:4873

Dear Heather

MP 05\_0199 – PROPOSED CONCEPT PLAN FOR RESIDENTIAL SUBDIVISION LOTS 11, 29, 32, 72, 102, 118, 119 AND 213 DP 755902 AND LOT 2 DP627034 AND LOT 2 DP 623340 GEORGE BASS DRIVE, ROSEDALE

I refer to our telephone conversation of the 11 June 2008 in regard to the above subject matter and provide the following confirmation of the outcomes of such discussion.

STP Buffer

Council accepts the proponent's proposal that no residential lot be approved between the STP and the dashed yellow line on the plan entitled "Bevian Road Concept Application – STP Buffer Analysis 4" dated 27 May 2008 and prepared by Candalepas Associates, unless the proponent has demonstrated to the satisfaction of Council, and in turn the Minister, that the location of any lot satisfies the relevant odour management criteria for residential dwellings. It should be noted that in order to comply may necessitate augmentation works to be undertaken to the plant, in which case, all works are to be undertaken at full cost of the developer. Council requests that any approval be appropriately conditioned to ensure this outcome is achieved.

Southern Access to George Bass Drive

Council has significant concerns regarding the appropriateness of the proposed Bevian Road (south) and George Bass Drive junction, and is of the strong belief that a far superior alternative exists by accessing George Bass Drive to the west of the STP and opposite the current access to Barlings Beach.

On the 11 June 2008, a meeting was held between representatives of Marsim and Council at which it was agreed that the abovementioned access point was the preferred option. It was also agreed that the concept plan should be approved with this option as the southern access point to the development. However, it was also agreed that the Bevian Road option should be maintained as an alternative access point should issues arise during the detailed development application level design and assessment which would preclude the preferred option from proceeding. Attached is a site plan showing the location of the preferred and alternative options.

The preferred option involves the need to cross Council's STP site. The land is surplus to Council's needs and with appropriate screening of the STP by the developer, is suitable for the intended purpose. A report will be considered by Council at its meeting on the 24 June 2008. The intent of the report will be to obtain a resolution to facilitate the necessary process to exchange the required land, and to open and close roads associated with pursuing option 1. As advised this proposal impacts only on land owned by Council and the developer. Confirmation of the outcomes of Council's formal consideration of this matter will be provided in writing following the Council meeting:

There is also a water main in the vicinity of the likely road alignment associated with option 1. The water main will need to be considered as part of any road design. Should the water main need to be relocated this will be at the cost of the developer.

### Bevian Road North Access to George Bass Drive

Council acknowledges the separate agreement between Edwards and Marsim concerning access to George Bass Drive. The Council however continues to have concerns regarding the development's northern access to George Bass Drive. Despite these concerns the Council is prepared to allow the Concept Plan to proceed with the understanding that it is only a "Concept Plan" and that a detailed traffic study and design details will need to be provided and considered as part of the design and assessment process. In the event that an appropriate traffic environment cannot be achieved, northern access arrangements will need to be reconsidered and amended accordingly.

Council will arrange discussions with Edwards to negotiate access alignment associated with such development to Rosedale Parade and to facilitate potential connection with the Marsim development at a later stage.

Burri Road Upgrade

Burri Road, an existing road, to the north of the subject land has been progressively sealed by Council. As discussed the additional traffic movements on Burri Road is within the capacity of such road and no further assessment is required. Council will seek to pursue the sealing of Burri Road as part of its negotiations with the proponent in regard to obtaining access over the STP land with Burri Road being sealed to the boundary of the subject land or alternatively Burri Road realigned and constructed internally of the development at the developers cost.

Internal Collector Road

Council confirms its requirement that the internal collection road be constructed to Council's required standards and dedicated to Council as a public road. It is Council's understanding that this is the proponents intention.

Lot Sizes

Council confirms that it has no objection to the proposed allotment sizes.

### Exhibition

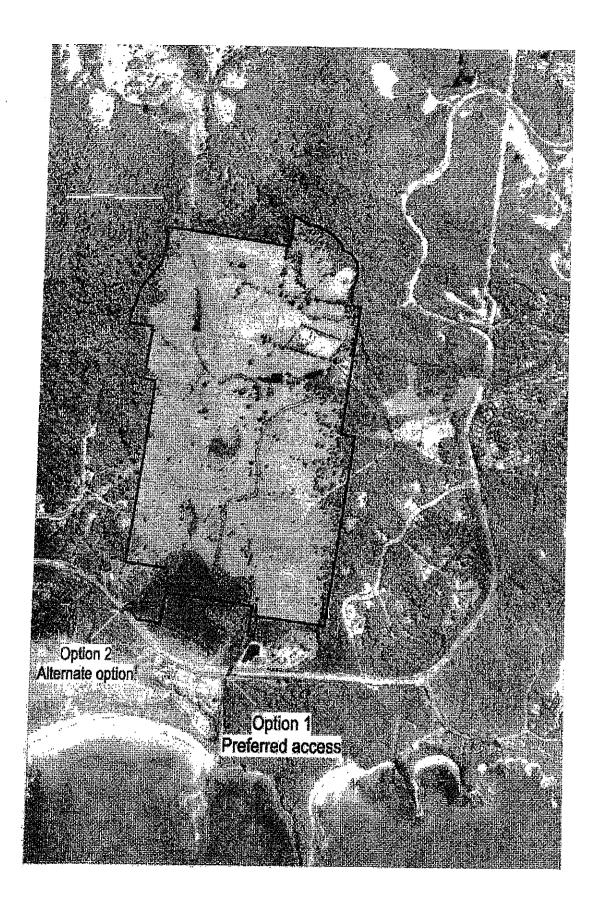
As discussed and agreed, it is believed that the proposed alterations to the access to the site will not necessitate the re-exhibition of the concept plan. This view is based upon the fact that the proposed changes address issues raised in submissions made during the exhibition, and represent an improved traffic management, environmental and urban design outcome.

Should you have any further enquiries in this regard to this matter please do not hesitate to contact the undersigned on 4474-1304.

Yours faithfully

LINDSAY USHER GROUP MANAGER

DEVELOPMENT & NATURAL RESOURCES



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10 Min



Contact: Chris Millet (4221 2570)

Your Ref: MP 06\_0038 & MP 05\_0199

Our Ref: 145DA158 (08/332 & 08/719)

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The Director
Coastal Assessments
Department of Planning
GPO Box 39
SYDNEY 2001

0 5 JUN 2008

SHIRE OF EOUROBODALLA - PART 3A PROJECT APPLICATIONS MP 06\_0038 & MP 05\_0199 - GEORGE BASS DRIVE (MR7630), RESIDENTIAL SUBDIVISIONS, ROSEDALE

Dear Madam

Reference is made to the subject Part 3A Major Project Applications forwarded to the RTA for consideration. The RTA regrets the delay in responding.

George Bass Drive (MR7630) is an unclassified regional road. Based on this, combined with the scale of the subject Major Project Applications, the RTA considers that the assessment of road safety and traffic impacts associated with each of the subject proposals is a matter for Eurobodalla Shire Council and the Department of Planning.

However, the following comments are offered for your consideration:

- The RTA has reviewed the existing speed zone within the precinct and does not support a reduction. Any connection to the existing public road network associated with the subject proposals should comply with minimum safe intersection sight distance requirements as detailed in the RTA Road Design Guide.
- The RTA has received a copy of a letter from the Rosedale Association regarding the design of the junction for MP 06\_0038. This letter was sent to the Department of Planning. As per the aforementioned comments, the RTA considers that the design issues raised are a matter for Council and the Department of Planning.

If you have any questions please contact Chris Millet on 4221 2570.

Yours faithfully

Trish McClure

Manager, Road Safety and Traffic Management Southern Operations & Engineering Services

Roads and Traffic Authority

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COASTAL ASSESSMENT RECEIVED

3 B APR 2008

Level 2, 301 Kent Street, Sydney NSW 2000 Ph: 02 9279 2466 Fax: 02 9279 2499 Email: ncc@nccnsw.org.au Web: www.nccnsw.org.au ABN: 96 716 360 601

The voice for the environment since 1955

24 April 2008

The Director
Coastal Assessments
Department of Planning
GPO Box 39
Sydney NSW 2001

KIM SISIOS MAHON).

Dear Director,

Re: Proposed Residential Subdivision at Bevian Road, Rosedale (MP 05\_0199)

The Nature Conservation Council of NSW (NCC) is in strong opposition to the proposed residential subdivision of land into approximately 800 residential lots at Bevian Road, Rosedale. If allowed to proceed, the plan will have potentially devastating effects on a considerable number of flora and fauna species listed under the NSW Threatened Species Act 1995. In addition, there are a number of ecologically significant areas within the site which may be damaged should the development occur, namely the Bevian Wetlands at the southern portion of the site.

Another striking and immediate concern is the sheer number of proposed residential lots to be subdivided. Such an immense development will bring an enormous number of people into a living area which will likely have trouble supporting such an increase in human population without costly detriment to protected flora and fauna species in the area. The endangered ecological areas within the site also will stand little chance of surviving, should so many people move into the area. The inevitable edge effects and other forms of human impact on the environment have the potential to be ecologically devastating. Even species which are not necessarily threatened in the area may be driven to localized extinction, resulting in depletion of the site's ever-important biodiversity.

The Environmental Assessment for this proposed development seems to belittle the Threatened Species Act, favouring the Environmental Protection and Biodiversity Conservation Act of 1999 for its own ends. This may be due to the fact that threatened species recorded on site were not considered by the latter Act. The environmental and ecological integrity of the proposed development should not be taken for granted.

### Flora and Fauna

The site of the proposed subdivision at Bevian Road is home to at least five (5) threatened species under the Threatened Species Conservation Act of 1995. These species include:

- Powerful Owl (Ninox strenua)
- Glossy Black-Cockatoo (Calyptorhynchus lathami)
- Eastern Freetail-bat (Mormopterus norfolkensis)
- Greater Broad-nosed Bat (Scoteanax rueppellii)
- · Eastern Bentwing-bat (Miniopterus schreibersii oceanensis).

Furthermore, the site may also be home to the Yellow-bellied Squirrel Glider (*Petarus australis*), as it was recorded in the earlier of the two surveys conducted on site.

Though no fauna found on site was considered threatened under the Environmental Protection and Biodiversity Conservation Act (EPBC) of 1999, the potential for four different threatened flora species to be found on site was noted., including:

- Tessellated Spider Orchid (Caladenia tessellate)
- Leafless Tongue Orchid (Cryptostylis hunteriana)
- East Lynne Midge Orchid (Genoplesium vernale)
- Austral Toadflax (Thesium australe)

The potential for these species to exist on site is still further reason to use the precautionary principle and reconsider development at Bevian Road.

Recommendation: That the development not be approved, for the sake of the recorded and any other threatened species potentially on site. At the very least, a Species Impact Statement should be compiled and reviewed appropriately, forestalling any development.

# **Endangered Ecological Communities**

Endangered ecological communities should be treated with respect and great care. On site of the proposed Bevian Road subdivision are two such communities. The first is Swamp Oak Floodplain Forest (SOFF). Found on the coastal floodplains of NSW, the sustenance of this endangered ecological community faces a number of major threats according to the Department of Environment and Climate Change NSW. Among these major threats are:

- Clearing for urban and rural development, and the subsequent impacts of fragmentation,
- Flood mitigation and drainage works,
- Activation of acid sulfate soils,
- Landfilling and earthworks associated with urban and industrial development,

- Pollution from urban and agricultural runoff,
- · Rubbish dumping,
- Localised areas, particularly those within urbanised regions, may also be exposed to frequent burning which reduces the diversity of woody plant species.

Other endangered ecological communities located on site include Freshwater Wetlands on Coastal Floodplains (FWCF). Threats posed to this type of ecological community, according to the Department of Environment and Climate Change NSW, include:

- · Land Clearing.
- · Continuing Fragmentation and Degradation,
- · Flood mitigation and drainage works,
- Filling associated with urban and industrial development,
- Pollution and eutrophication from urban and agricultural runoff,
- Activation of acid sulfate soils.
- · Dumping of landfill, rubbish, and garden refuse,
- Native fauna is threatened by predation, particularly by mosquito fish and cane toads.

Urban development poses a grave threat to both endangered ecological communities on site, as do flood mitigation and drainage works. Rubbish dumping and urban runoff are even more inevitable effects of such a development as the one proposed at Bevian road. While the plan can try to minimize these negative effects, actually doing so will be extremely difficult in practice due to the large scale of the proposed development.

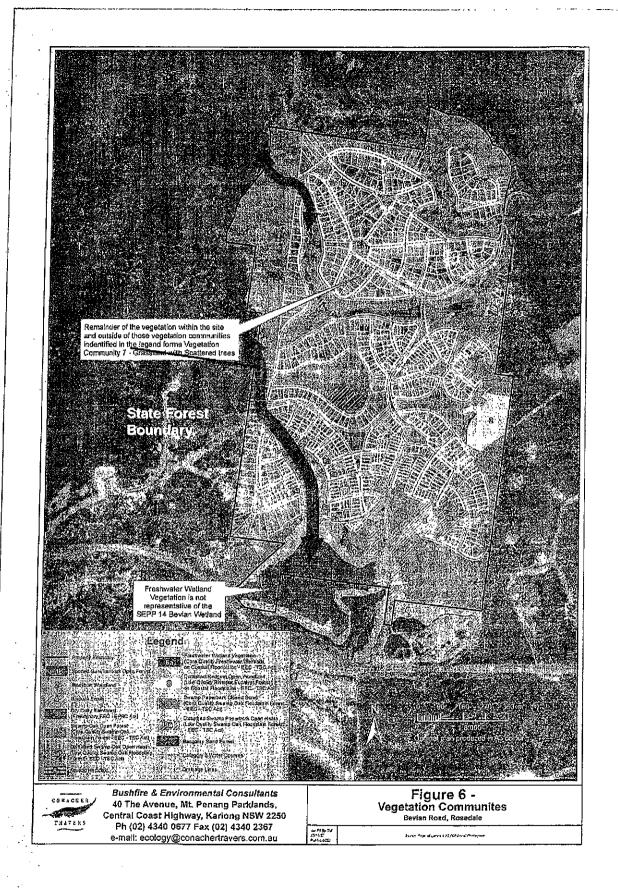
In addition to the inevitable difficulties that will be encountered in trying to protect these endangered ecological communities, the proposed plan for subdivision and development intends to remove a sizeable portion of these areas, including 1.78ha of Swamp Oak Floodplain Forest, as well as 0.36ha of Redgum Open Woodland. Though the plan is to revegetate these communities elsewhere on site, the loss of such areas should be considered quite seriously and avoided to the greatest extent possible. Any revegetation within the site of development will be hard pressed to thrive amongst so many people, as is to be expected in a development with this many residential lots. If the areas are revegetated, then they face what is arguably a severe danger due to impacts from edge effect, human pollution and waste, domestic animals such as cats and dogs, and similar environmental threats that go hand in hand with such a large development.

Recommendation: That the proposed subdivision ought not to be approved, for the sake of protecting the endangered ecological communities on site from the detrimental effects of development and human occupation of the numerous proposed residential lots.

If you have any questions on this matter please contact the Outreach Coordinator, Faith Flanigan at (02) 9279 2466 or fflanigan@nccnsw.org.au.

Yours sincerely,

Cate Faehrmann Executive Director ATTACHMENT 3 Plan outlining required extension of Habitat Corridors



# Attachment 1 Summary of issues raised in public submissions for MP05 0199

# Total number of public submissions received: 32 (32 in objection, 0 in support)

The following is a summary of all public submissions.

### Comment

### 1. Traffic

- Concern that the Traffic Study gives no indication of when the data was collected, particularly because of the disparity between traffic volumes at "high" and "low" season.
- Concern at general increase in traffic and the likely impact on the local road network (George Bass Drive, Burri Road specifically mentioned), including increased potential for vehicle / pedestrian conflict and a call for the developer to install a pedestrian footbridge over George Bass Drive.
- Concern at cumulative traffic impact of the proposal and other proposals in the vicinity (Barlings Beach and Rosedale Farm MP06 0038).
- Concern at noise impacts from increased traffic.
- Speed limit on George Bass Drive should be reduced.

#### 2. Access

- Option 2 is the preferred location for southern access road (or should at least be reconsidered).
   Current location of the southern access road breaches the 50m buffer.
- Concern about the location of the proposed intersection of southern access road with George Bass Drive – at the bottom of a hill, 100km/h speed limit, poor sightlines. Furthermore it is contrary to Council's DCP 160.
- Safety concerns about the proximity of the proposed southern access road and the access to the Barlings Beach development.
- The proposed location of the southern access road, as well as the possible alternatives
  described in the Environmental Assessment, do not adequately protect the ecological, scenic
  and environmental attributes of the Bevian Wetland and are therefore contrary to the
  overarching objectives of the 7a Environmental Protection (Wetlands) zone under the
  Eurobodalla LEP.
- Concern about the proposed location of the northern access road (at the crest of a hill on George Bass Drive).
- Concern about additional traffic and demand for parking at the beach which generates the need for the creation of a new beach access and designated parking area.

### 3. Infrastructure

- Concern about the ability of existing infrastructure / services to accommodate additional demand generated by the proposed development, with particular concern expressed regarding the adequacy of health and medical services / facilities.
- Lack of public transport facilities increases reliance on private vehicles.

### 4. Subdivision Design / Urban Design / Lot Sizes / Density

- Proposed lot sizes do not comply with the Eurobodalla Settlement Strategy and insufficient
  justification is provided to the departure. Action SP19 applies a minimum lot size of 1200sqm to
  the Rosedale Urban Expansion Area. The intention was to ensure that development of Urban
  Expansion land would be compatible with the 2ec Residential Environmental Constraints
  zoning and the character of the existing settlement of Rosedale.
- The documentation does not adequately address nor justify the departure from the minimum lot sizes in the area zoned 1c Rural Small Holdings and the inability of the proposal to satisfy the criteria of Council's Interim Policy for Rural Residential Land.

- General concern about the scale and density of development. Broad consensus appears to be that the yield should be halved (400 - 500 lots) in order to achieve a more sustainable development.
- Concern that the commercial / retail precinct and the community centre should be more centrally located to improve walkability and reduce reliance on private vehicles.
- Raises concern about the creation of small lots on steep land at the southern end of the site. Also raises concern about the subdivision of some of the steep land zoned 1c Rural (SW corner of the site) and suggests that it should not be disturbed - assertion that there is no policy basis to support the development of land with slopes exceeding 25%.

#### 5. Environment

- Concern about the impact on water quality in both the Wetland and Saltwater Creek and the
  cumulative impact of all the current development (especially Rosedale Farm). Requests
  ongoing monitoring of water quality both during construction and post development. Also
  requests monitoring of water quality at effluent outfall at Long Nose Point.
- The 50m buffer proposed to the Wetland is inadequate and should be increased to 100m measured from the top of the bank, consistent with the Department of Natural Resources Strategic Assessment of Riparian Corridors which requires a total buffer of 100m to Category 1 waterways.
- Concerned that the vegetation / wildlife corridor running along the ridgetop east-west is too narrow and does not extend all the way across the site to the western boundary.
- Bevian Road should be retained as a recreation path (ie. the southern access road should be relocated) as the adjacent hedgerow vegetation provides important habitat for bird species and its aesthetic and scientific value has not been recognised.
- Concern about the boardwalk traversing the Wetland rubbish, noise, general degradation; and a recommendation that pedestrian access be relocated to the eastern side of the wetland, away from the waterline.
- General concern about the adequacy of the wildlife corridors supplementary native planting is required along both the eastern and western boundaries of the site to provide connections to / from the State Forest and Burrawang property.
- Concerned that the development does not demonstrate a high degree of sustainability failure to mandate on-site energy production / solar heating / sewage disposal etc.

### 6. Amenity

- General concern about a development of this size and its resultant population eroding the high level of amenity currently enjoyed by local residents. Also expressed in terms of the development being out of character with the existing low density, low key development in the area.
- Concern about the impact of noise both during the construction phase and post development on both existing residents in the area and on the Wetland. Seeks restrictions on construction hours.

### 7. Bushfire Risk

- Concern about bushfire management, specifically that no residential lots should be allowed either west of the westernmost Park Edge Road or north of the northernmost road in the Country Zone.
- Concern that the APZs are insufficient, with particular concern being expressed about the steep land in the south western corner of the site where residential development is proposed.
- The north western corner of the site should not be redeveloped (reference DCP 160) due to its scenic value, steep slopes (areas where slopes exceed 33%) and associated bushfire risk.

### 8. Visual Impact

 Concern expressed that the visual assessment that accompanies the EA is inadequate and dismisses the visual significance of the site, the Eurobodalla National Park and other public foreshore places. The visual assessment should address the impact of the development when viewed from Tuross Head, North Broulee Beach, Broulee Island, Moruya Heads, Pedro Point and Congo as well as from the ocean.

### 9. Social and Economic Impact

- Concern that the proposed development may result in an increase in Council rates.
- The documentation does not provide an economic analysis of whether commercial / retail facilities are required or will be viable. This should be provided prior to any determination of the application.
- Concern that the proposed development will have an adverse impact of property values in the local area.
- Questions the validity of Marsim's projection of 10-15 years for completion of the project when
  considered in tandem with other developments in the vicinity (Barlings Beach, Rosedale Farm)
  and particularly in terms of scheduling competing demands for construction materials and
  equipment, personnel, cumulative construction traffic and other environmental impacts.

## 10. Strategic Planning

- Concern about the location of the proposed development additional housing should be located
  in proximity to existing centres which provide access to employment, schools and other services.
  The existing policy framework (Lower South Coast REP No. 2, South Coast Regional Strategy
  and Eurobodalla Settlement Strategy) clearly directs substantial population growth to locations
  within existing settlements, or to areas immediately adjacent to existing settlements that have
  the capacity to provide the requisite range of services / infrastructure.
- The Proponent should be required to provide strategic justification for the proposal in light of the
  quantum of development approved under MP06\_0038 (141 lot residential subdivision at
  Rosedale) and the recently commenced Barlings Beachside 200+ dwelling development as well
  as the future redevelopment of the Barlings Beach Caravan Park.
- The site is located adjacent to 3 isolated Hamlets (Guerilla Bay, Rosedale and Barlings Beach)
  and therefore the Settlement Strategy places a low priority on its release and development. The
  proposal, given the number of lots and its relationship to the aforementioned Hamlets
  constitutes an inappropriate and sprawling urban development and a resultant loss of settlement
  type and character of existing development.
- Concern that approval of the proposed development will have implications for future zonings in the area.

### 11. Miscellaneous

- Concern expressed that the name "Rosedale" should not be referenced in any way in relation to the development.
- The proponent should be required to make a contribution to the cost of enhancement of Barlings beach Aboriginal Place as future residents will benefit from this facility.