

The site is within Eurobodalla Shire Council's water supply area and as a consequence, is able to be supplied with potable water. A reservoir with a 2 day storage capacity will be required to provide adequate pressure for areas of the site higher than RL 40m AHD;

An existing 450mm trunk main is located in the south eastern part of the site which will require the installation of a pressure main to service the development to supply the abovementioned reservoir. It is noted that the details of the reticulation network will be the subject of future applications submitted to Council;

Notwithstanding the above, potable water usage will be reduced through the use of rainwater tanks and the installation of other water efficient fittings and fixtures;

Country Energy has advised that electricity supply is provided but not reticulated within the site. Consequently the reticulation of power is available from local infrastructure, but it is noted that upgrades to the system may ultimately be required;

No telecommunications infrastructure exists on the site, however Telstra has confirmed that it can service the proposed development from existing optical fibre cable located on the northern side of George Bass Drive; and

Gas is not available in this area.

The Proponent will be responsible for co-ordinating the provision of utility services with the relevant supply authorities.

5.15.2 Community Facilities and Services

Rosedale has access to a range of services and facilities, including district and regional shopping facilities, educational establishments, health services and aged care facilities.

Council has confirmed that Section 94 contributions will be levied on the future proposed development which will provide / augment community infrastructure and facilities to satisfy the additional demand generated by residents of the proposed development.

Furthermore, the Department of Education and Training has also advised that whilst the additional school population generated by the proposed development will require the construction of additional facilities, these can be accommodated on the sites of the existing catchment schools (Broulee Public School and Batemans Bay High School).

5.16 SECTION 94 CONTRIBUTIONS

The Proponent has acknowledged that the proposed development will attract contributions towards public infrastructure and communities facilities which will be payable at development application stage and will be calculated in accordance with Council's Contributions Plan.

It is noted that the development will also be the subject of a levy under the provisions of section 64 of the Local Government Act 1993 and section 302 of the Water Management Act 2000 for the augmentation of Council's water and sewerage works.

6. CONCLUSION

The Department has assessed the EA and has considered the Preferred Project Report and the submissions received in response to the proposal. The key issues raised in submissions related to the location of the southern access road, reinforcing the connection between the Bevia Wetland (primary source of fresh water for wildlife) and the Mogo State Forest, the provision of an adequate buffer to the Sewage Treatment Plant. The Department has considered these issues and a number of conditions are recommended to satisfactorily address of these issues and minimise impacts as a result of the proposal.

The proposed development will allow for the provision of additional developed residential land to allow for future growth in the region and will result in the protection of the riparian and wetland environments on the site. Furthermore, the Concept Application has largely demonstrated compliance with the existing environmental planning instruments and relevant plans and policies.

Furthermore the proposal is considered to be in the public interest for the following reasons:

- The concept plans provide for a range of lot sizes and future housing typologies interspersed with an open space network which incorporates creek corridors, a series of farm dams, stands of existing vegetation and prominent topographic features;
- The subdivision represents a suitable and orderly development of appropriately zoned land contiguous to existing residential neighbourhoods;
- The subdivision responds well to the constraints and opportunities presented by the site and the surrounding context;
- Areas which have been identified as having particular environmental qualities are preserved as part of the development and specifically the proposal provides adequate buffers to the Bevia Wetland and other watercourses / drainage lines through the site; and
- Future generations will benefit from the setting aside (and appropriate zoning) of areas of natural conservation value and significance and from the planned active management strategies in those areas.

The proposed subdivision is in accordance with the zoning for the site; it will make a significant contribution to the local economy; and it will provide housing choice within the Eurobodalla local government area.

On these grounds, the Department considers the site to be suitable for the proposed development and that the project is in the public interest. Consequently, the Department recommends that the application be approved, under Section 750 of the Act, subject to the recommended terms of approval for the concept plan and the requirements for future applications.

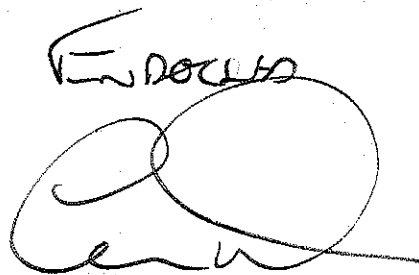
RECOMMENDATION

It is recommended that the Minister:

- (A) approve the concept plan for the project, under section 75O *Environmental Planning and Assessment Act, 1979*; subject to modifications of the concept plan; and sign the Determination of the Major Project (**Tag A**);
- (B) confirm that future applications for subdivision and built form shall be determined under Part 4 of the Act and submitted to Council for determination.

Prepared by:
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Endorsed by:
Heather Warton
Director
Coastal Assessments

A handwritten signature in black ink, appearing to read 'Heather Warton', with a large, stylized circular flourish below the name.

27.8.08