

proposed to expand the residential area of Burrill Lake and Dolphin Point by providing an appropriate subdivision layout in terms of road network and sympathy with the existing local character. The development concept will also allow for future commercial uses and passive recreational purposes that will contribute to the scenic qualities of the locality as well as providing amenity for the future occupants of the residential components.

The subject site enjoys a gateway location on the Princes Highway and delineates the southern most extent of the Burrill Lake / Dolphin Point urban area. The site has a total area of 48.585 hectares and is generally bounded by the Princes Highway, Dolphin Point Road, Barnunj State Recreation Area and existing land zoned Residential 2(c) under Shoalhaven Local Environmental Plan 1985.

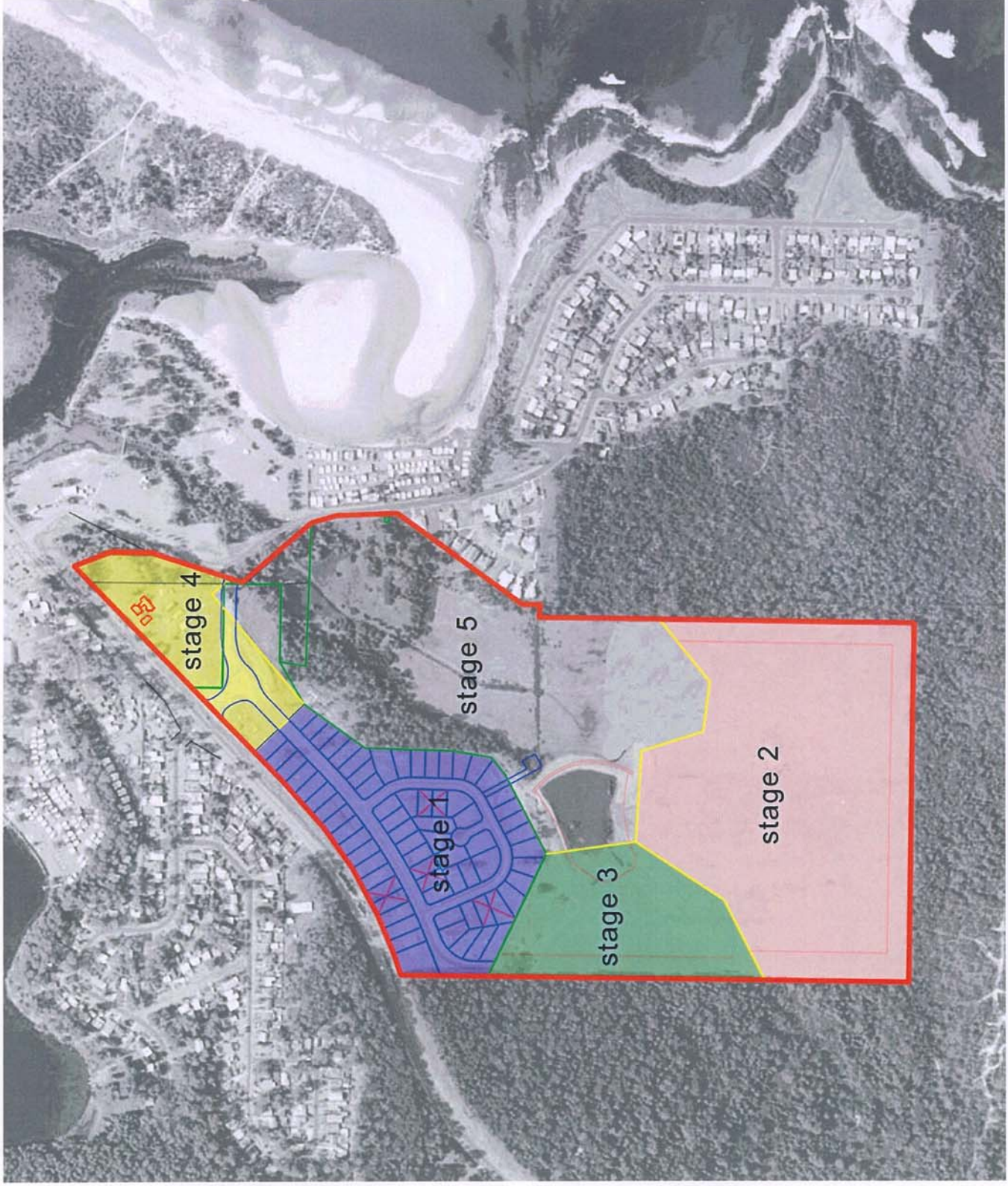
In accordance with Figure 1, the site can be conveniently divided into 5 distinct areas. The development concept for these areas is as follows:

### **2.1 Stage 1 - Residential Development**

The area identified as Stage 1 in Figure 1 is located to the north west of the subject site and involves an area of 9.961 hectares. The former Minister for Infrastructure, Planning and Natural Resources has granted development consent for land subdivision. All subdivision work in accordance with this development consent has been completed. As part of this subdivision, a total of 71 residential allotments and associated road network have been created. Access to this part of the site is via a new roundabout at the intersection of Princes Highway and Dolphin Point Road. A second roundabout has been constructed at the intersection of Dolphin Point Road with Wuru Drive. The majority of these residential parcels have been sold however as yet no dwellings have been constructed. Although this part of the site does not form part of the concept plan, it is relevant to incorporate reference to this stage to provide contextual background.

### **2.2 Stage 2 - Residential Development**

Stage 2 of the development concept is located to the south east of the subject site and involves an area of 15.22 hectares. This part of the site is currently zoned Residential 2(c) under the provisions of the Shoalhaven Local Environmental Plan 1985. It is proposed to subdivide this area into residential allotments. A total of around 134 residential allotments are proposed. The allotments have been orientated to take advantage of the outlook as well as providing opportunities to incorporate energy efficiency into the future design of dwellings. The subdivision layout will retain the single dwelling character of Dolphin Point. The size of the allotments will range from 610.4m<sup>2</sup> to 1806m<sup>2</sup>



**Legend**

- existing stage one subdivision
- proposed stage two subdivision
- proposed stage three subdivision
- proposed stage four subdivision



and each allotment will achieve a rectangular building platform of minimum dimensions of 15 metres by 15 metres.

The size and shape of the allotments are appropriate for the siting and construction of dwellings, ancillary outbuildings, the provision of private outdoor space and landscaping as well as vehicular access and parking. Three alternatives have been provided in relation to layout.

The road network in the subdivision will be designed in accordance with the Australian Model Code for Residential Development (AMCORD) guidelines as well as the Shoalhaven Council's Engineering Design Specifications. Access to this area will be via the road network already constructed through Stage 1 and a newly created road to be provided in Stage 3. The road network will provide a clear hierarchy of roads as well as being adequate to cater for the future demand of traffic.

### **2.3 Stage 3 – Residential Development**

Stage 3 of the development involves an area of 4.98 hectares to the west of the site. This part of the site is located between the residential subdivision of Stage 1 and the proposed residential subdivision in Stage 2. A rezoning application has been submitted to Shoalhaven City Council to rezone this area from Open Space 6(b) (Private) (deferred Residential 2(c)) to Residential 2(c) to allow future urban development. Shoalhaven City Council has requested a number of issues to be further addressed prior to the rezoning taking place. Reports / studies to address these issues are being progressively submitted to Council. Council has advised that subject to these issues being satisfactorily addressed, support to the rezoning request will be provided. Annexure 1 provides copies of correspondence received by Council in respect of the rezoning.

Concept approval is sought for the subdivision layout of Stage 3. This subdivision layout will provide for around 25 additional residential allotments and a road network including a collector road. The collector road will provide access to Stage 2 of the development. This stage of the development will provide an important link between stages 1 and 2, not only in terms of access but also visually, in terms of the character of the locality. The subdivision stages provide an amphitheatre like setting around the passive open space.

The subdivision layout of stage 3 will vary from allotments with a minimum area of 658.1m<sup>2</sup> to a maximum area of 4445m<sup>2</sup>. The layout of each allotment will ensure sufficient space for the construction of a future dwelling.

It is not intended to identify individual allotments in Stages 2 and 3 for medium density development. This form of development is permitted on all of the allotments zoned Residential 2(c). The size and shape of the proposed allotments will allow consolidation and future development for medium density housing depending on market demand.

#### **2.4 Stage 4 – Land Zoned 3(g)**

Stage 4 is located to the north of the site. It is intended that Stage 4 will be developed in accordance with the uses permissible in the Business 'G' (Development Area) 3(g) under the Shoalhaven Local Environmental Plan 1985. The type of permitted uses includes commercial, retail, tourist accommodation and high-density residential accommodation. A submission is concurrently being prepared for lodgement with Council to permit a reduction in the required level of tourist development on land zoned for this purpose. At this early stage the proposal appears to have the support of Council. The outcome of this separate submission will have an impact on the future development of Stage 4. Until the Council determines this issue, it is not possible to finalise the development concept for Stage 4.

#### **2.5 Stage 5 – Passive Open Space**

The remaining area of the site is Stage 5. Stage 5 of the development will involve some form of passive recreational uses. This area contains a wetland as well as a large dam. These features provide a recreational setting that will contribute to an attractive urban environment as well as being focal points for the open space. It is possible that this land may be dedicated to the Council.

The development concept is divided into 5 stages. However it is not intended to necessarily construct the development in this particular order. For the purpose of this report, the word "stage" identifies a particular component of the concept proposal only.

### **3.0 SITE ANALYSIS**

#### **3.1 Site Location**

The subject site is located in Burrill Lake/Dolphin Point approximately 5kms south of the centre of Ulladulla. The location of the subject site is illustrated in Figure 2. The site and its local and regional context are described in the following sections.