## Area Specific Submissions – Bangalee, Budgong, Beaumont, Cambewarra, Illaroo, Longreach, Numbaa, Tapitallee, Terara and Worrigee

<table>
<thead>
<tr>
<th>Number</th>
<th>Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Bangalee</strong></td>
<td></td>
</tr>
</tbody>
</table>
| 99 | Warrah Road, Bangalee  
Likes that they are close to the urban area and to infrastructure, power, water, sewerage and public transport. |
| 49 | I would like our area (Bimbimbie Ave, Bangalee) to be subdivided into min 1000sqm lots |
| 382 | Has an approved subdivision which requires the dedication of 7.25 ha to Council where the LEP shows 36.15 ha.  
Would like the LEP to be amended to show only the land that is required in the consent for dedication. |
| 383 | I like: the environmental conservation area in Bangalee  
I am concerned with: the road stated to go straight through Bomaderry Regional Park with threatened species issues. |
| 655 | Objects to proposed subdivisions SF10230, SF9821 and west of Bangalee Rd (SLEP 2009).  
Concerned with inadequate and rundown infrastructure and services which are insufficient for the current population size of the North Nowra, Illaroo Rd, Cambewarra and Tapitallee precincts. |
| 681 | 102 Gypsy Point Rd Bangalee  
The current rural zoned portion of the 17.29 ha should be changed from E3 to RU2 consistent with the ‘best fit transfer’ from SLEP 1985.  The E3 zone removes the possibility of the landowner undertaking agriculture on the site in the future should he wish to. |
| **Beaumont** | |
| Internal 3 | Information Technology  
Change a portion of Lot 2 DP 849185, Cambewarra Mountain from E2 Environmental Conservation to SP2 Telecommunications  
The land owned by the Crown and whilst telecommunications infrastructure is permissible under the zoning, a change to SP2 Telecommunications will make the use of this portion of the lot as a telecommunications site clearer.  
The portion of land to be changed is based around the coordinates of the existing tower, being East 278293, North 6146321.  An area of at least 200 sqm to be changed to SP2 Telecommunications to cover the tower and associated telecommunications compound. |
| **Budgong** | |
| 177 | Made comment regard community usage of land in Bugdong locality  
Land divided by public roads should be able to utilise the roads as land holdings. |
<p>| 126 | Lot 162 DP 751273 Budgong Road, Budgong - is proposed for educational purposes. Currently 1(d), the proposed RU2 will not permit, suggests RU1 zone. |</p>
<table>
<thead>
<tr>
<th>Cambewarra Village</th>
<th>Attachment A</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Internal 3</strong></td>
<td>Information Technology</td>
</tr>
<tr>
<td>Change a portion of Lot 7308 DP 1165278 (formerly Lot 2 DP 865146) at Leebold Hill from E2 to SP2 Telecommunications</td>
<td></td>
</tr>
<tr>
<td>Currently this lot that is owned by the Crown has two proposed zonings, E2 and SP2. These zonings reflect the previous boundaries. Due to a recent boundary change, the portion of Lot 7308 DP 1165278 (formerly Lot 2 DP 865146) that is occupied by the Council’s telecommunications facility, has been zoned E2, Environmental Protection, whilst another portion of Lot 7308 DP 1165278 (formerly Lot 1 DP 8865146), which is occupied by a Telstra telecommunications facility, has been zoned SP2.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Illaroo</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>6 (internal)</strong></td>
<td>Heritage</td>
</tr>
<tr>
<td>Whilst Bundanon (National heritage significance) has been protected as a heritage item of national significance, the landscape that inspired Arthur Boyd to paint should also be protected through zones that either protect the natural landscape E2 or rural landscapes RU2 (see rural comments below) No area should be zoned RU1. Such zones should apply to the visual curtilage identified in the maps associated with the Draft DCP 76.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Longreach</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>337</strong></td>
<td>Congratulate council on excellent website.</td>
</tr>
<tr>
<td>Request changing the zoning of a Council Reserve on Lot 7 DP 606051 from RE1 to E3. The objectives of RE1 do not provide sufficient environmental protection to this sensitive and fragile riverbank and I also consider there is a planning anomaly.</td>
<td></td>
</tr>
<tr>
<td>Request changing the zoning of a rural property Lot 6 DP 606051 from RU1/RU2 to E3. (As a minimum, request the RU2 zone be changed to E3). RU1/2 provides insufficient environmental protection of this property which joins E3 properties.</td>
<td></td>
</tr>
<tr>
<td>The perceived speculative advantage given to the owner of Lot 6 DP 606051 if the proposed RE1 of Lot 7 and RU1/ RU2 zonings of Lot 6 are approved.</td>
<td></td>
</tr>
<tr>
<td>Council Reserve at Lot 7 DP 606051 and Lot 3 DP 589582 The creation of a new RE1 zone in this area is a major rezoning and is at odds with many residential and environmental features of the surrounding properties.</td>
<td></td>
</tr>
<tr>
<td>The objectives of E3 provides for vastly improved stability, water quality, ecological values and visual amenity of this unstable riverbank area given that the remainder of the Reserve has been zoned E3.</td>
<td></td>
</tr>
<tr>
<td>The current Council Reserve is a continuous Reserve in front of Lots 4 &amp; 5 DP589582 and Lot 6 DP 606051. (Refer to diagram LEP_CurrentZones) Lots 4, 5 &amp; 6 are residential properties.</td>
<td></td>
</tr>
<tr>
<td>I understand the current zoning of the Reserve at Lot 7 is 7d(1) and 1(a) for Lot 3. I understand that Lots 6 &amp; 7 DP 606051 was the last subdivision in this area. Lots 3,4,5,6 and</td>
<td></td>
</tr>
</tbody>
</table>
7 are all part of a scenic section of the Shoalhaven River and the river banks along this section of the river are susceptible to erosion and flooding. I consider that the proposed RE1 zoning of Lot 7 of the Reserve is an anomaly for the following reasons:
- The fine silt river bank on Lot 7 as well as the bank on Lot 3 in front of Lot 5 are similar and are very unstable. The removal of bank vegetation for farming as well as boating activity over the years has caused continuous erosion, particularly during major floods.
- Flooding of Lot 7 and part of Lot 3 in front of Lot 5 has occurred during previous flooding events. Indeed, previous floods have covered most of Lot 6 and water has been near the house on Lot 5.
- The river bank of Lot 3 in front of Lot 4 is the only bank with good bank stability, is not as flood prone and offers a solid shale base for the construction of water recreation structures. If Council was serious about establishing a public river recreation reserve, this would be a more suitable location from a river stability point-of-view and damage to any water recreational structures during flooding could be minimised, particularly if constructed along the main water pipe reserve, which is not flood prone.
- No public road access is available to this Reserve.
- The Reserve and surrounding properties are located in an environmental and scenic sensitive area and the establishment of a RE1 reserve with the potential to have extensive recreational facilities would have a substantial impact on the scenic, environmental and amenity values of the area.

Except for Lot 7 DP 606051, all other Shoalhaven River Reserves are currently zoned 6(a) Open Space.

Lot 6 DP 606051

Given that Lot 6:

- Is a residential property in a sensitive environmental location.
- Backs onto E3 and half of the property has native vegetation.
- Has a designation of “Sensitive area-habitat corridors”.
- The impact of any major development would have a substantial impact on neighbouring residential properties.

Request that Lot 6:
Draft zone RU2 is re-zoned E3.
Draft zone RU1 is re-zoned E3.

Perceived Speculative Advantage
In isolation, the rezoning of Lot 6 & 7 DP 606051 could be considered an anomaly. Also, over the years camping has become a common event on the Reserve during holiday seasons as well as the construction of boating ramps.

When the range of recreational developments now allowed in the RU1 & 2 zones as well as the RE1 zone are taken into account, leads to the perception that these re-zonings would be to the benefit of the land owner of Lot 6 for future tourist accommodation and boating activities and is therefore considered speculative.

RU1 and RU2 Zones -One of the objectives of RU1 is:
To minimise conflict between land uses within the zone and land uses within adjoining zones"
One of the objectives of RU2 is:
To maintain the rural landscape character of the land".
Unfortunately the range of allowable developments will make achieving these objectives very difficult.

27 (CCB) Request changing the RE1 zoning of Council's River Foreshore Reserves from RE1 to E3 for the following Lots:

- RE1 area of Lot 7002 DP 1075730 (Greenwell Point)
- Lot 7003 DP 1075730 (Greenwell Point)
- Lot 7303 DP 1164490 (Fairway Drive near Golf Course)
- Foreshore of Lot 2 DP 540883 (Fairway Drive near Golf Course)
- Lot 117 264090 (Reserve off Yurunga Drive)
- Lot 7004 DP 1002405 (Reserve off Yurunga Drive)
- Lot 431 DP 821464 (Jonsson Road)
- Lot 1 DP 747836 (Rock Hill Road)
- Lot 429 DP 821485 (Stonegarth Road)
- Lot 12 DP 247301 (Koloona Drive)
- River reserve in front of Lot 71 DP 714894 (Koloona Drive)
- Lot 7 DP 606051 (Wogamia Road)

Reason for changing RE1 zones to E3 zones

- Under the umbrella of the Council’s Shoalhaven River Estuary Task Force, a Foreshore Definition Study was completed in 2004 by environmental consultants Patterson & Britton.
- The study undertook a comprehensive river bank erosion survey from Burrier to Greenwell Point.
- The Council Reserves identified above were classified as having moderate to severe bank erosion and required protection.
- The objectives of Public Recreation Zone RE1 do not provide sufficient environmental protection for these sensitive and fragile river foreshores.
- RE1 objectives are based on recreational purposes.
- Zone E3 objectives provide the necessary environmental management of these foreshore reserves to protect the natural, ecological, cultural and scenic values as well as stability and water quality while allowing development for recreational purposes.
- Many of these reserves back onto an E2 or E3 zone. This provides a logical extension of the E3 zone from private properties to the Reserves to avoid conflicting land use issues.

Numbaa

583 Property address / area and map reference: 1178 Comerong Island, Road Numbaa
Thanks Council for the considerable efforts in ensuring community engagement, participation and input into the Draft SLEP 2009 and for the meticulous attention to the principles of “best-fit transfer” of SLEP 1985 to the Draft SLEP 2009.

Concerned with the wording of clause 2 of Schedule 1 Additional permitted use. The exact wording of enabling clause 39 as promulgated in January 1987:

“Boat building and repairs, the excavation of boat mooring facilities and the erection of buildings ancillary thereto, Lot 2 DP 1077521, Comerong Island Road, Numbaa (formerly Lot 21 DP 659549 and prior to that part Lot 21 DP 2813)”

Must be used rather than the proposed wording of:

“development for the purposes of boat repair facilities and moorings”

The wording of these two clauses (the existing and the proposed) is significantly different and removes significant existing rights as currently contained in clause 39 from the subject land.

Please contact prior to the finalisation of clause 2 of Schedule 1 Additional Permitted Use of Draft SLEP 2009.

<table>
<thead>
<tr>
<th>1 (internal)</th>
<th>Economic Development NUMBAA Lots 1 &amp; 2 DP 1077521: Is enabling clause at Schedule 1 Clause 2 equivalent to amendment 9 of LEP 1985? Schedule 1 Cl 2 should at least read “mooring facilities” or “marina” – is not 29 boats at berths a marina? It is more than “boat repair facilities and moorings” It is acknowledged that both lots include land &amp; water (Berry’s Canal). Is it not appropriate that the water part of the lot become W3 (see ASS map) for it will become such. The adjoining ferry corridor should be W3. Would not IN4 be more appropriate.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tapitallee</td>
<td>382</td>
</tr>
<tr>
<td></td>
<td>528</td>
</tr>
<tr>
<td>Terara</td>
<td>684</td>
</tr>
</tbody>
</table>
1. Amend Schedule 1 to enable ‘eco-tourist facilities’ (as defined) specifically on this land. This removes any unintended implications of eco tourist facilities uses applied to Rural zones in other areas of the LGA; or

2. Amend the provisions of the RU1 Zone to allow eco-tourist facilities as a supplementary land use.

### Heritage

| 6 (internal) | Terara School is listed in the IREP but only the school grounds are listed in the SLEP – Administrative error in the crossover of items from previous LEP’s and should be added as an item of State Significance. |

### Education and Communities

| 6(Agency) | The department has no objection to the heritage listing of the original building and significant Hoop Pine and Camphor Laurel trees in the school grounds as items of local heritage significance. The listing of all other building on the school site is not supported. Also the listing of trees on the school property boundary is not supported. |

### Flooding

| 6(internal) | The adopted Terara Village flood risk management plans states that:
- vacant lots cannot be developed for residential buildings unless Council is satisfied that the dwelling house is essential for the proper and efficient use of the land for agricultural or turf farming
- development in a high hazard floodway will only be permitted if it can be shown that there is no other viable alternative. Further considerations would then need to be made regarding the specific location of the development
It is recommended that the draft SLEP be reviewed to incorporate the planning recommendations of adopted floodplain risk management plans. |

### Worrigee

| 31 | Concerned that there is no infrastructure zoning of a future educational establishment in Worrigee.
Concerned that there is not park like setting in Worrigee. |

| 596 | Supports the rezoning of their land at 179 Worrigee Road, Nowra to enable subdivision for 1ha blocks. |

| 683 | Requests that the maximum height of buildings for the medium density site at Worrigee (Lot 1 DP 1130415, Isa Road, Worrigee) be 12m and the FSR be 0.75:1. |