



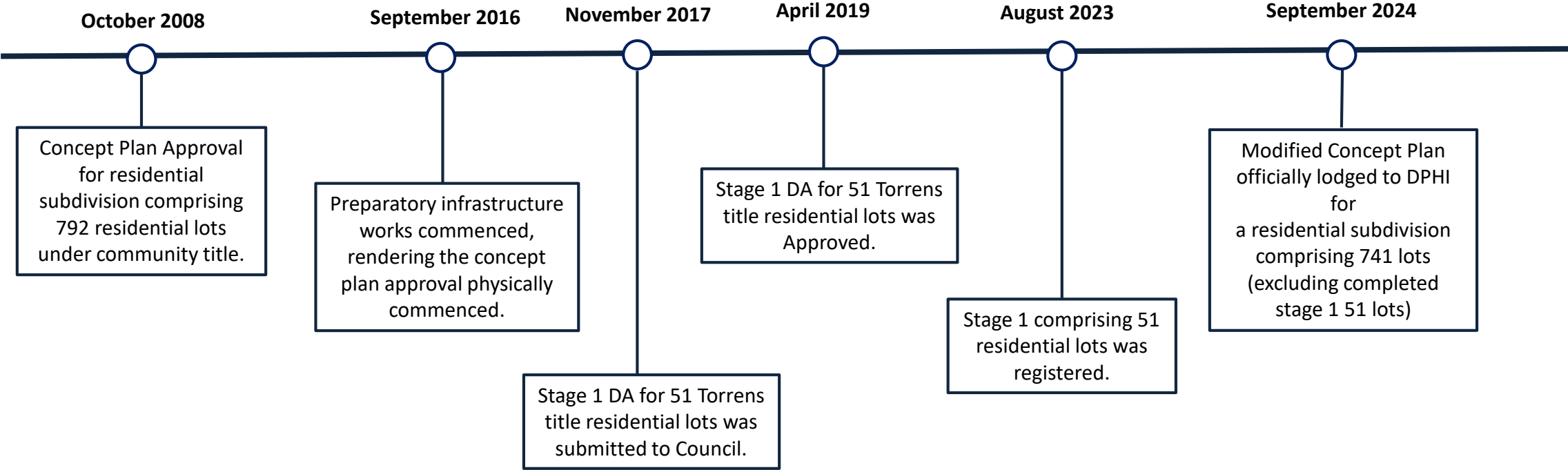
ROSEDALE COMMUNITY ASSOCIATION PRESENTATION

23 October 2024

AGENDA

- Project Background
- Masterplan Evolution
- Key Features of the Masterplan
 - Bushfire Safety
 - Ecology
 - Water Quality
 - Traffic
 - Amenity
- Questions
- Next Steps

Project Background



Concept Plan Approval

- Approval granted in October 2008 under the now repealed Part 3A Environmental Planning & Assessment Act 1979
- 792 residential community title lots, open space, ecological lots and associated infrastructure



Modification Rationale

Key reasons for the modification;

- Approved layout is potentially inconsistent with current environmental, statutory and building standards.
- Inefficiencies in the layout and road network having a greater impact on the environment
- Undesirable community title scheme
- Changes in market conditions and customer expectations
- Reorientation required to physically integrate with completed Stage 1 and Saltwood Estate



Proposed Concept Plan Modification

Improved Outcome:

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- LEGEND**
- COMMUNITY LOTS**
- LAND USE AND DEVELOPMENT LOTS**
- RESIDENTIAL:**
- The Centre Zone (Mixed Residential-Commercial)**
 - Map: Maximum 2 Storages
 - Type/Lot Size: 4500' - 5500'
 - Number of Lots: 80
 - The Centre Zone (Retail)**
 - Map: Maximum 2 Storages
 - Lot Size: 10000'
 - Number of Lots: 1
 - The General Zone**
 - Map: Maximum 2 Storages
 - Type/Lot Size: 4500' - 5500'
 - Number of Lots: 180
 - The Suburban Zone**
 - Map: Maximum 2 Storages
 - Type/Lot Size: 4500' - 7500'
 - Number of Lots: 140
 - The Edge Zone**
 - Map: Maximum 2 Storages
 - Type/Lot Size: 4500' - 10000'
 - Number of Lots: 400
 - The Country Zone**
 - Map: Maximum 2 Storages
 - Type/Lot Size: 45000'
 - Number of Lots: 200
- TOTAL LOTS: 792**
- COMMUNITY BUILDINGS**
- Community Buildings (located in Community Lot NB C1P) (Civic)**
 - Map: Maximum 2 Storages
 - Lot Size: 10000'
 - Number of Lots: 1
- DEVELOPMENT LOTS**
- Delelbert Super Lot Area**
 - Area of future residential development subject to rezoning. Development Application will Council and further approval will depend on rezoning in Other and Open Space areas.
- ROADS**
- Access Road (Min 10m)**
 - Backroad (Min 20.4m)**
 - Main Street (Min 18.0m)**
 - Avenue (Min 24.0m)**
 - Chic Street (Min 14.0m)**
 - Road - Type 1 (14.0m)**
 - Road - Type 2 (15.0m)**
 - Park Edge Drive - Type 1 (15.0m)**
 - Park Edge Drive - Type 2 (16.0m)**
 - Lanes (4.0m)**
 - Existing Road / Maintenance Track**
- OTHER**
- Conservation Area**
 - Open Space, Recreation and/or Facilities (Ecological Zones)**
 - Open Space, Recreation and/or Facilities (Cultural or Unimproved)**
 - Lakes and Dams**
 - Beaver Wetland**
 - Existing Zoning**
 - Site Boundary**
 - Appellation Boundary**
- NOTES:** 1. NOT TO SCALE - Map is a Generalized Plan

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The Proposal

The modified concept plan features;

- 741 residential Torrens Title lots (excl. Stage 1 completed 51 residential lots)
- 48ha of retained managed land
- 6 Bio-retention basins
- Watercourse and Riparian corridors
- Bevian Wetland
- Bushfire Safety
- Village Green
- Hilltop precinct
- Mixed zone
- Pocket parks
- Walking trails and connectivity to Mojo State Forest



Bushfire Safety

The bushfire safety strategy was a key consideration in the modified concept plan.

The update concept plan provides an improved bushfire safety outcome, implementing the 'Planning for Bushfire Protection 2019' Guide through the following measures;

- Expert Bushfire consultant undertook assessment of the surrounding site
- Increased number of properties serviced by a perimeter road.
- Road designs to adhere to emergency access requirements.
- Increased number of ingress/egress points to the site.
- Bushfire focused landscape design
- Asset Protection Zone (APZ) strategy for the site implemented
- A bushfire strategy that has been considered in consultation with the project ecologists to minimise biodiversity impacts.



FIGURE 19: EXTRACT FROM EUROBODALLA SHIRE COUNCILS BUSHFIRE PRONE LAND MAP



Ecology

- Expert project ecologists and riparian consultants undertook ground truthing of the vegetation types onsite in accordance with the current legislation.
- The proposed development footprint boundaries were micro-sited to largely avoid the clearing of high value flora and maintain habitat connectivity through the site.
- There is a positive reduction of vegetation impacted by 9ha from the 2008 Concept plan.
- Retained non developable areas will enable 48ha, an additional 9ha to the concept plan approval of native vegetation to be avoided and managed .

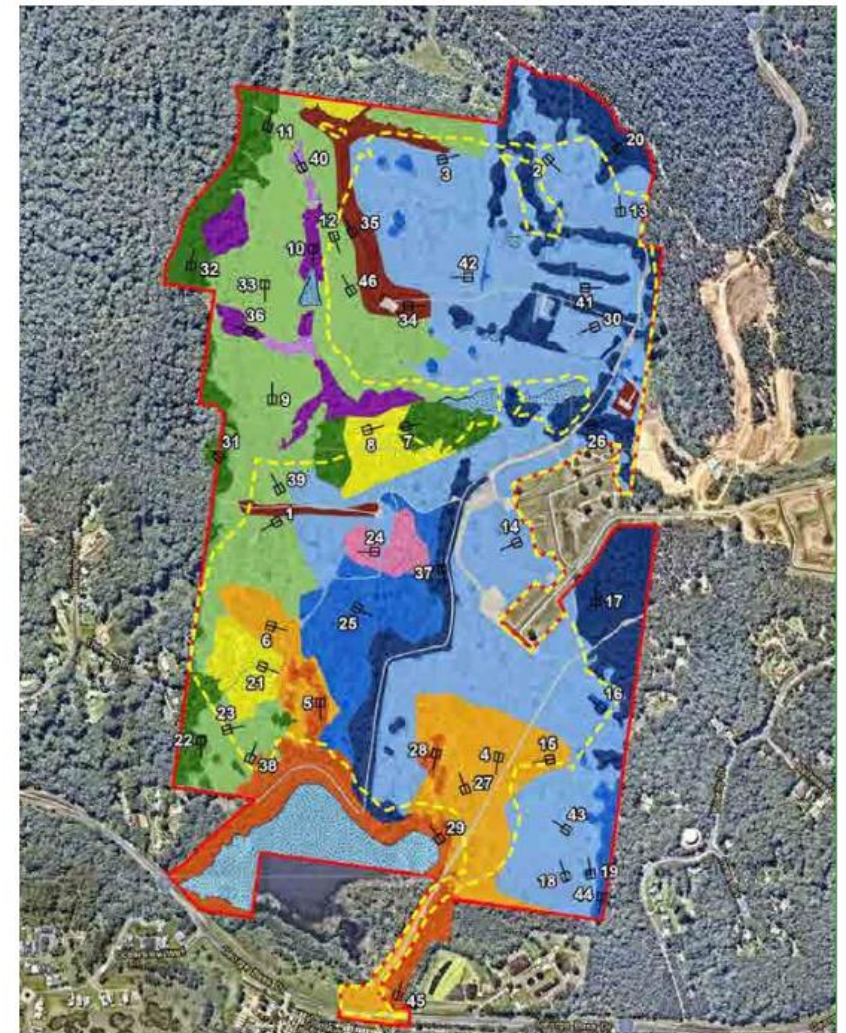


FIGURE 16: VEGETATION ZONES. EXTRACT FROM BDAR BY ECOLOGICAL AUSTRALIA DATED 14 JUNE 2024

LEGEND		
	SUBJECT LAND	
	DEVELOPMENT FOOTPRINT	
	BAM SURVEY PLOTS	
VALIDATED VEGETATION (ELA 2022-2024)		
	3045 GOOD	 3274 GOOD
	3045 LOW	 3274 LOW
		 3274 REGEN
		 3274 EXOTIC
		 3275 GOOD
		 3275 MODERATE
		 3275 LOW
		 3275 REGEN
		 4056 GOOD
		 4056 MODERATE
		 DAM / WATER
		 ROAD/TRACKS/BUILT/CLEARED

Water Quality

- The sites topography directs surface runoff into two catchments Bevan Wetland and Saltwater Creek.
- Water quality sampling was undertaken from surface and groundwater wells to analyse the wetlands functions
- Water quality and quantity standards for runoff from the development complies with Eurobodalla Infrastructure Design Standards.
- The water quality and quantity will be managed through a network of detention and biofiltration basins with secondary water quality benefits provided by rainwater tanks and infiltration.
- Runoff leaving the development is anticipated to be a higher quality than the current state of the receiving waters for both Bevan Wetland and Saltwater Creek

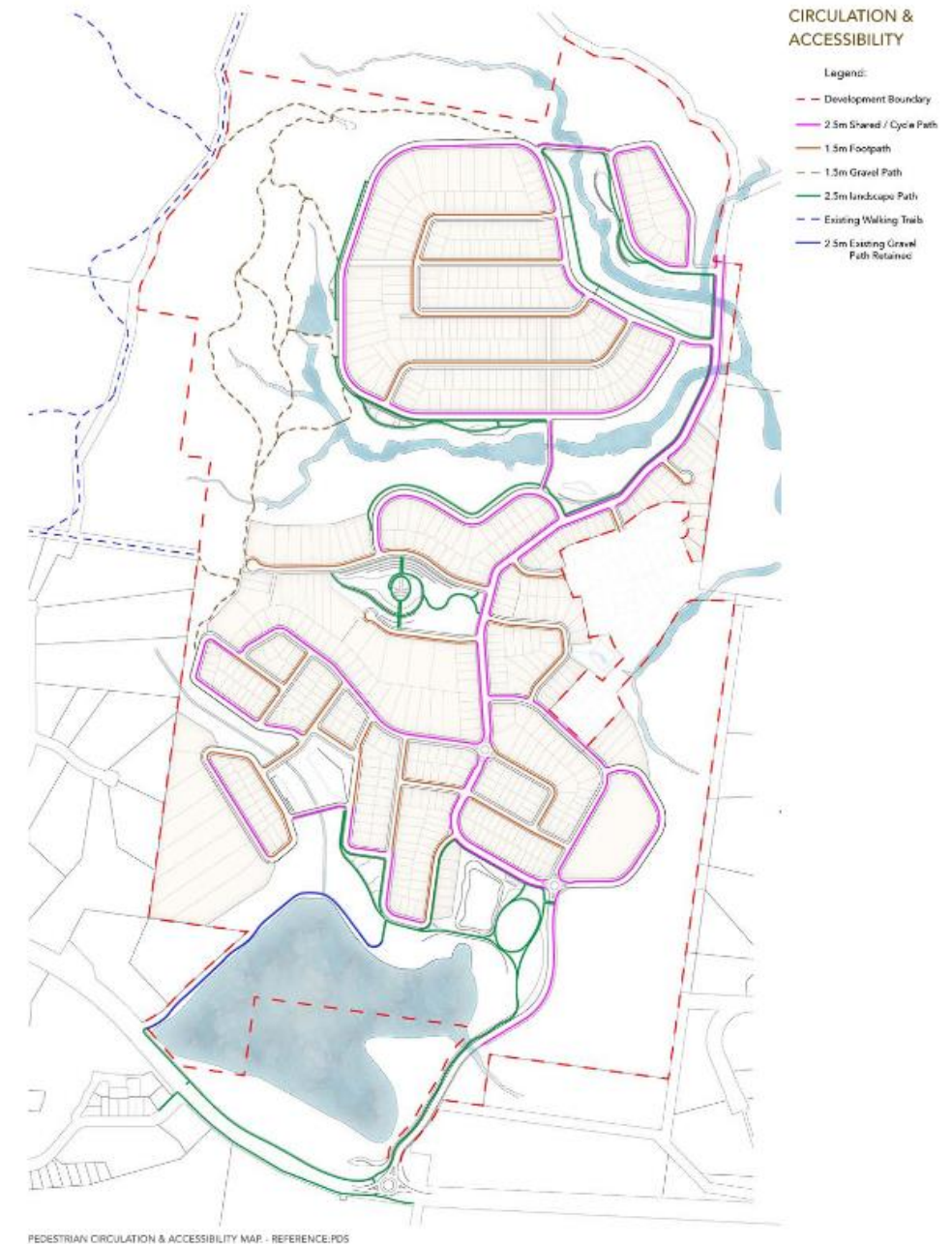


FIGURE 18: RIPARIAN CORRIDORS. EXTRACT FROM RAR BY ECOLOGICAL AUSTRALIA DATED 2 JULY 2024



Traffic & Road Network

- The concept plan modification proposes 3 access points to the development.
- Roads have been designed in accordance with Councils standards.
- Updated traffic volumes counts were undertaken and TfNSW were consulted to provide background growth rates that set the parameter for the model.
- The modelling shows the current road network can accommodate and continue to operate at an acceptable level of service with the proposed development with the provision of future background growth.
- Public transport to the site is proposed via a bus route that will navigate site and out to the wider region
- A network of footpaths, shared paths and walking trails are proposed throughout the masterplan, linking Mogo State forest, the various pocket parks throughout site and providing walkable trails to the many beaches in close proximity.



Site Amenity

The proposed concept plan modification contains various public amenities as apart of the development.

- District park with a large lawn area, play space and amenities building
- The Hilltop Local park which will feature lawn areas, play spaces and structures for picnic facilities.
- Three Pocket parks located within the large vistas of key landscape features, which will offer opportunities for play, exercise and relaxation.



Questions

Next Steps

