

Our Reference: E15.9218

1 March 2016

Ross Newport
President, Broulee-Mossy Point Community Association

brouleemosspoint@gmail.com

Dear Ross,

Thank you for the invitation to address the Broulee-Mossy Point Community Association on 18 February 2016 to provide an update on the planning proposal for the Broulee development area.

I wish to confirm the key points provided by Council to the Association as follows:

- The Gateway Determination from the Department of Planning and Environment supported the proposed E2 zoning of the conservation corridor along George Bass Drive and a section of Broulee Road.
- The Gateway Determination also supported the proposed reduction in minimum lot size from 550m² to 450m² and noted that no change was proposed to the maximum building height standard for the area.
- The Gateway Determination required Council to provide further justification for the location and scale of the proposed R3 Medium Density Residential zone and to prepare a master plan to demonstrate how the proposal will integrate into the scale and character of the Broulee urban area.
- The Gateway Determination also required the master plan to address issues of urban design, management of the conservation areas, traffic, pedestrian/cycling access, stormwater management and any other development control issues.
- In response to the Gateway Determination and the issues raised by the Broulee community, Council has been working with the land owners in the development area to amend the concept plan in the planning proposal and prepare a master plan. The proposed changes to the concept plan, which will be shown in the new master plan, will include:
 - A reduction in the extent of medium density development to within a distance of 800m of the commercial zoned land on Train Street;
 - The provision of an additional area of open space in the southern portion of the development area, so that all future residential lots will be within 400m of local open space, which is in addition to the proposed expansion of Captain Oldrey Park;

- The incorporation of stormwater design principles, including the use of local open space for stormwater detention and filtration;
- Refinement of proposed pedestrian and cycle linkages through the development area; and
- Assessment of potential traffic impacts at key intersections.
- When the concept plan and master plan have been completed, an amended planning proposal will be reported back to Council to endorse for the purpose of seeking a revised Gateway Determination.
- Should a Gateway Determination be issued that enables Council to commence community consultation, Council will be happy to meet again with the Association during the public exhibition period to provide further information on the details of the planning proposal.
- During the public exhibition period, all members of the community will be able to make submissions outlining issues of concern with or support for the planning proposal.
- Following the public exhibition period, Council will review all submissions received and make further amendments to the planning proposal where appropriate.
- A final planning proposal will then be reported back to Council and if Council endorse the final planning proposal, it will be forwarded to the Department of Planning and Environment to make the necessary amendments to the Eurobodalla Local Environmental Plan 2012.

If you require any further information, please do not hesitate to contact Mark Hitchenson on 4474 1314.

Yours sincerely,



Jeff Morgan
Divisional Manager, Strategic Services