

# Planning Proposal Broulee

Broulee-Mossy Point Community Association  
16 July 2015



# Planning Proposal – Broulee

## Purpose of Presentation



- Background
  - Zoning History
  - Biocertification
- Planning Proposal
- Managing future development
- Draft Concept Plan
- Dwelling density and population forecasts

# Planning Proposal – Broulee

## Background – Zoning History - 1976



- Interim Development Order No. 3
- Zone 1(b) Non Urban
- Future Urban In Principle

## Planning Proposal – Broulee

### Background – Zoning History - 1984



- Interim Development Order No. 3 (as amended)
- Zone 2b Residential (Low Medium Density)
- Single dwellings, dual occupancy, medium density housing, residential flat buildings all permissible
- 600m<sup>2</sup> minimum lot size
- 232m<sup>2</sup> for integrated housing

# Planning Proposal – Broulee

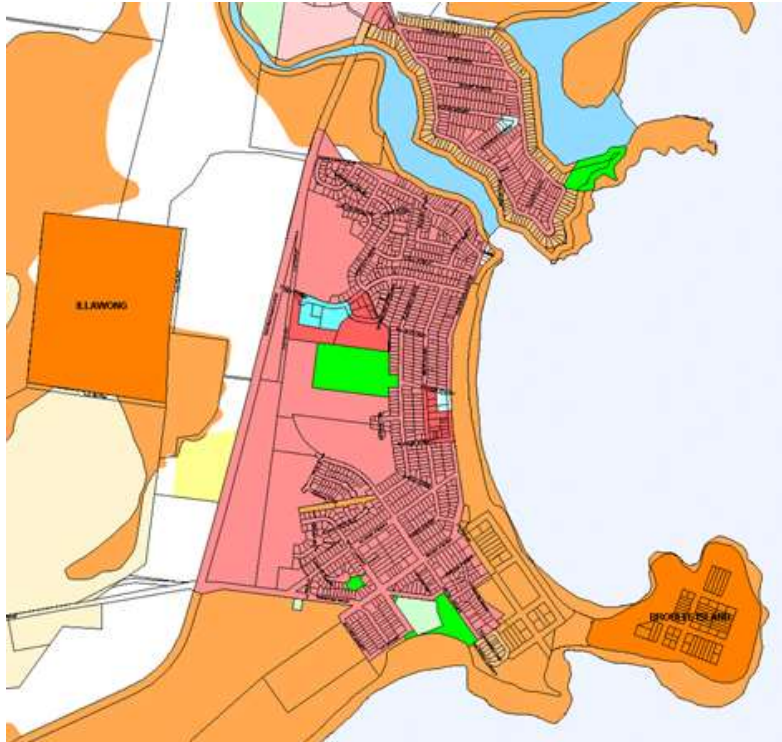
## Background – Zoning History - 1999



- Urban LEP 1999
- Zone 2g Residential - General
- Single dwellings, dual occupancy, medium density housing all permissible
- 450m<sup>2</sup> minimum lot size
- 300m<sup>2</sup> for integrated housing

# Planning Proposal – Broulee

## Background – Zoning History - 2012



- Eurobodalla LEP 2012
- Zone R2 Low Density Residential
- Single dwellings, dual occupancy, multi dwelling housing all permissible
- 550m<sup>2</sup> minimum lot size
- 300m<sup>2</sup> for integrated housing

# Planning Proposal – Broulee

## Background – Biocertification – Development Area



# Planning Proposal – Broulee

## Background – Biocertification – Conservation Area



Conservation corridor (9) along George Bass Drive and Broulee Road required to be rezoned E2 Environmental Conservation

## Planning Proposal – Broulee

### The Planning Proposal

- The Planning Proposal for Broulee proposes:
  - Some changes to land zoning
  - A new lot size development standard
- It is accompanied by:
  - A draft Concept Plan (broad structure of future development)
  - Draft amendments to the Residential Zones Development Control Plan

**Note:** Development of the area will be subject to existing guidelines in the Residential Zones DCP – same guidelines applying to all residential development

## Planning Proposal – Broulee

### What is the Planning Proposal process?

- Council to determine whether to commence process - 23 June 2015
- Draft Planning Proposal submitted to NSW Government for a Gateway Determination
- Gateway Determination by the NSW Government
  - Endorsement to commence process
  - Identifies Agencies to be consulted
  - Outlines community consultation requirements
- Consultation on Draft Planning Proposal
- Council to consider submissions and finalise planning proposal
- NSW Government to consider final planning proposal and make LEP amendments

## Planning Proposal – Broulee

### Why do we need a Planning Proposal?

- Requirement of Biocertification Agreement
  - To rezone conservation corridor to E2 Environmental Conservation
  - Consistency with Council’s Conservation of the Yellow-bellied Glider in the Broulee Area Policy (2002)
- Consider increased diversity and density of housing in Broulee
  - Potential for some additional R3 Medium Density Residential zoning
  - Potential reduction in minimum lot size (return to previous minimum lot size under Urban LEP 1999)
- To facilitate a development form that supports ongoing management of the conservation corridor
- Facilitate economic development – to support existing and future businesses
- Facilitate greater housing diversity – to meet a diverse population need (particularly for an aging population)

## How do we propose to manage development?

### Existing Development Control Plan and Infrastructure Design Standard

- Setbacks
- Building bulk and scale
- Street Frontage and façade treatment
- Style and visual amenity
- Private open space
- Privacy
- Solar access
- Stormwater management
- Footpaths / cycle paths
- Car parking
- Road design

## How do we propose to manage development?

### Draft new Development Controls:

- **Separation of development from conservation corridor**  
Reason: Consistency with Biocertification Strategy – for bushfire protection and minimising environmental impact
- **Development in R3 areas to facilitate conservation in E2 corridor**  
Reason: Management of environmental corridor
- **Minimise new lot boundaries or fences within E2 corridor**  
Reason: Minimise environmental impacts
- **Max 50% of lots less than 550m<sup>2</sup>**  
Reason: Diversity of lot sizes
- **Max 50% of medium density dwellings in the form of residential flat buildings**  
Reason: Diversity of dwelling types

### **Proposed DCP Controls**

- **Retention of habitat features within layout where possible**

Reason: Consistency with Biocertification Strategy

- **Development to be consistent with comprehensive master plans for water, sewer and stormwater**

Reason: Ensure a coordinated approach and design to avoid environmental impacts

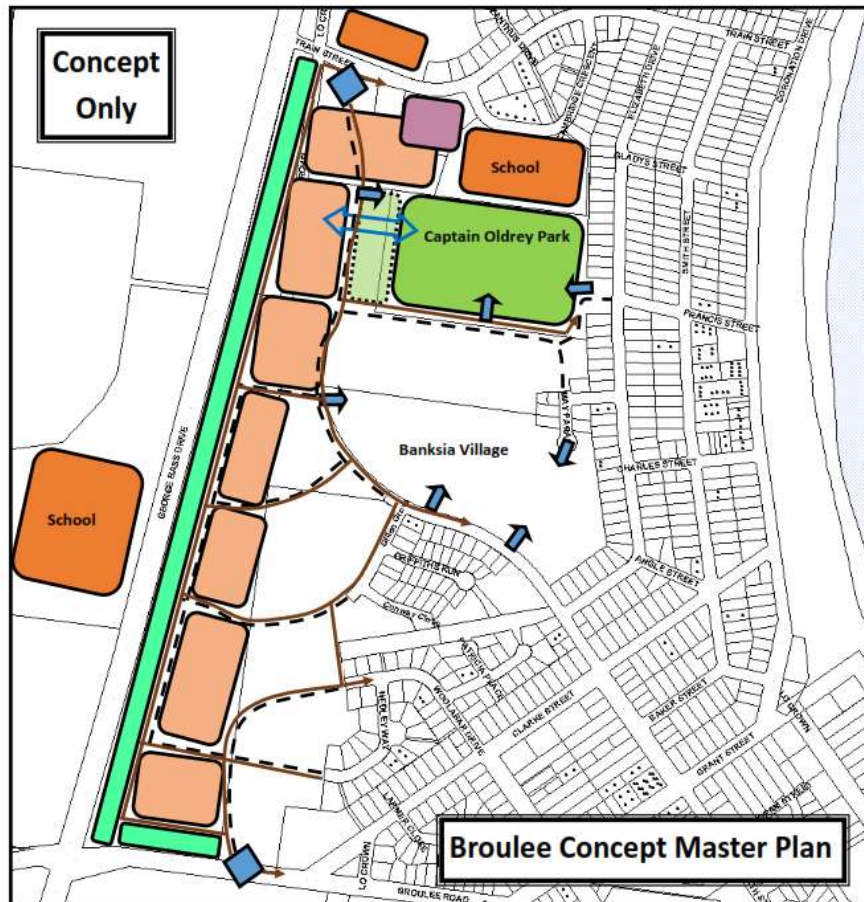
### **Other pre-development requirements**

- **Traffic and Transport Plan**

Reason: Address impact of development on surrounding road and pedestrian network

# Planning Proposal – Broulee

## Draft Concept Plan – Broad Structure



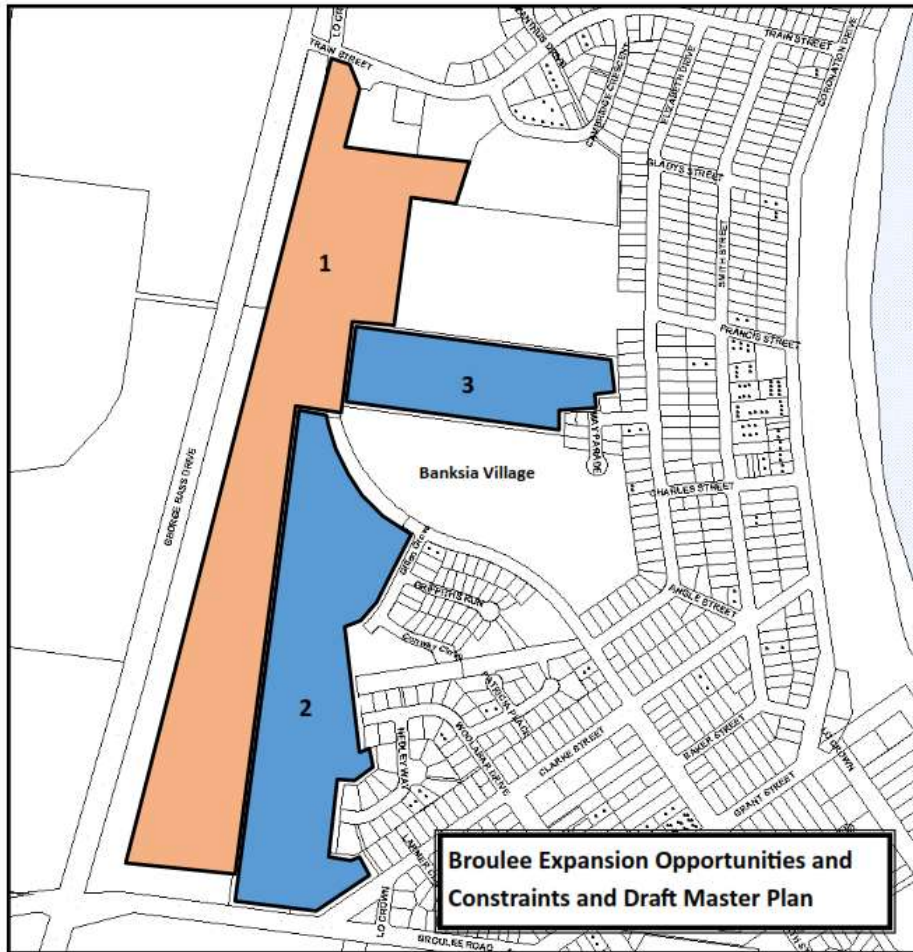
### LEGEND

- Future Shops
- Schools
- Open space
- Possible Future Open Space (area to be determined)
- Biodiversity Conservation Area
- Potential Medium Density Residential
- Major Access Points (to be upgraded)
- Entrance points to Banksia Village and Captain Oldrey Park
- New Roads
- Pedestrian/Cycle Links / Car Parking



**Disclaimer:** This plan is a concept only and is subject to detailed studies and design work being undertaken prior to development. In particular, a traffic study is required to determine the infrastructure requirements within and external to the development area. Detailed concept plans for servicing the development area with sewer, water and stormwater infrastructure are also required prior to any further subdivision of the land.

# Planning Proposal – Broulee

## Draft Concept Plan – Potential dwelling numbers



### LEGEND

-  Low Density Residential @ 10 dw/ha
-  Potential Medium Density Residential @ 20 dw/ha

No.	Area	Potential Dwellings
1	17ha	340
2	12.7ha	127
3	5.5ha	55
<b>Total</b>		<b>522</b>

**Note:** The above areas and potential dwelling numbers are estimates only.

## Planning Proposal – Broulee

### Key themes in Concept Plan

- **Connected streets** – Accessibility, walkability
- **Lot size and dwelling mix** – Variety (dwelling size and design, price points)
- **Consistency** – Low density area same as existing developments
- **Open Space** – Consolidate with existing open space
- **Support viability of business** – medium density near business zone
- **Separation of development from conservation corridor** – Asset protection zones, minimise environmental impact, surveillance of natural/open space areas
- **Support management of conservation corridor** – potential community title
- **Sustainable development** – facilitates walking and cycling, diversity of dwellings, protection of retained environmental assets, economic growth

# Planning Proposal – Broulee

## Dwelling Density - Broulee



Lot mix: 450m<sup>2</sup> to 2000m<sup>2</sup>

Area: 110ha

No. Dwellings/vacant Lots: 1419

**Density: 12.9 dw/ha**

Including Banksia Village: **Density: 13 dw/ha**

Including 500 dwellings in new area:

**Density: 13.3 dw/ha**

# Planning Proposal – Broulee

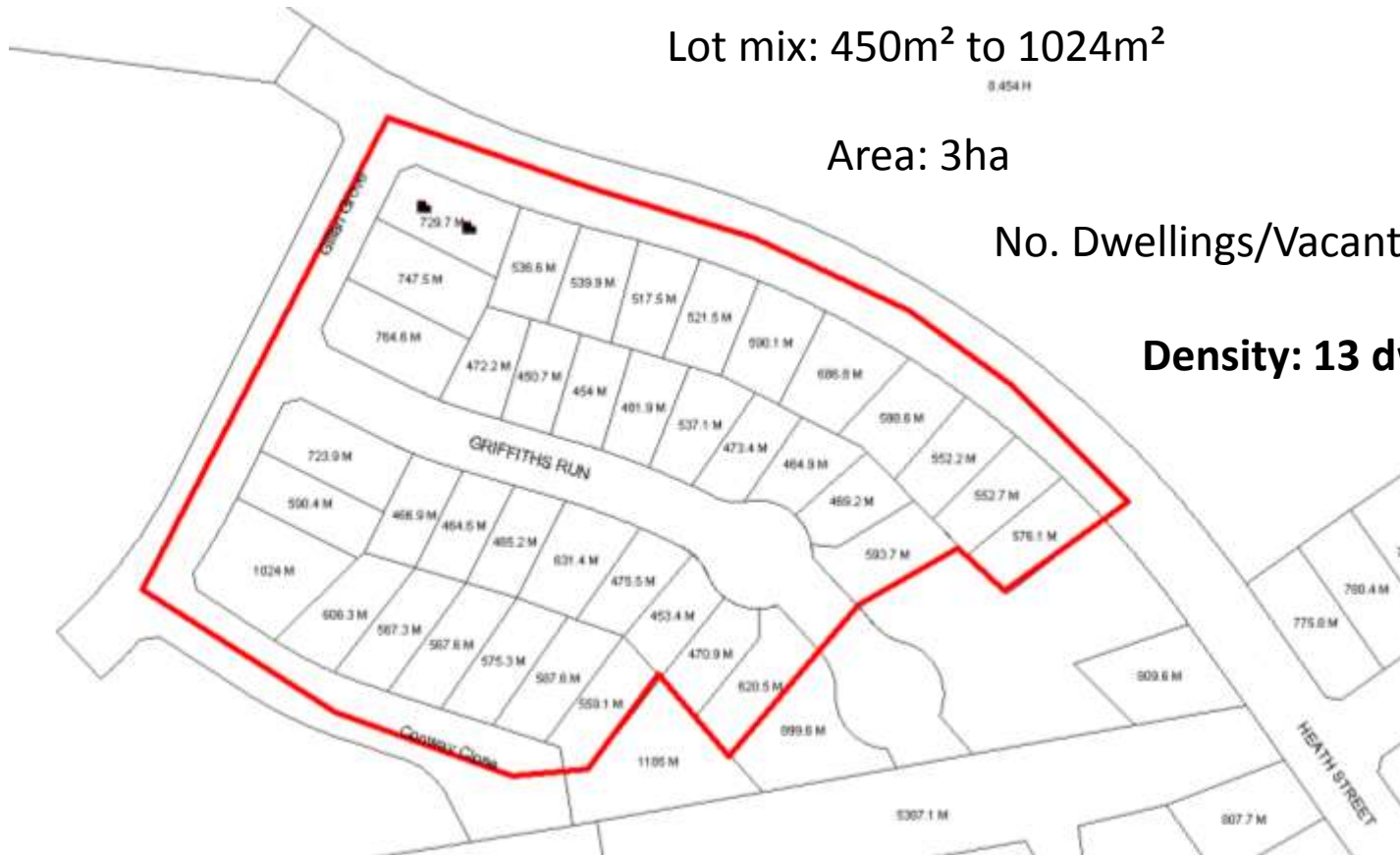
## Dwelling Density – Griffiths Run, Broulee

Lot mix: 450m<sup>2</sup> to 1024m<sup>2</sup>

Area: 3ha

No. Dwellings/Vacant Lots: 40

**Density: 13 dw/ha**





# Planning Proposal – Broulee

## Dwelling Density – Surf Beach



Lot mix: 550m<sup>2</sup> to 3000m<sup>2</sup>

Area: 5.5ha

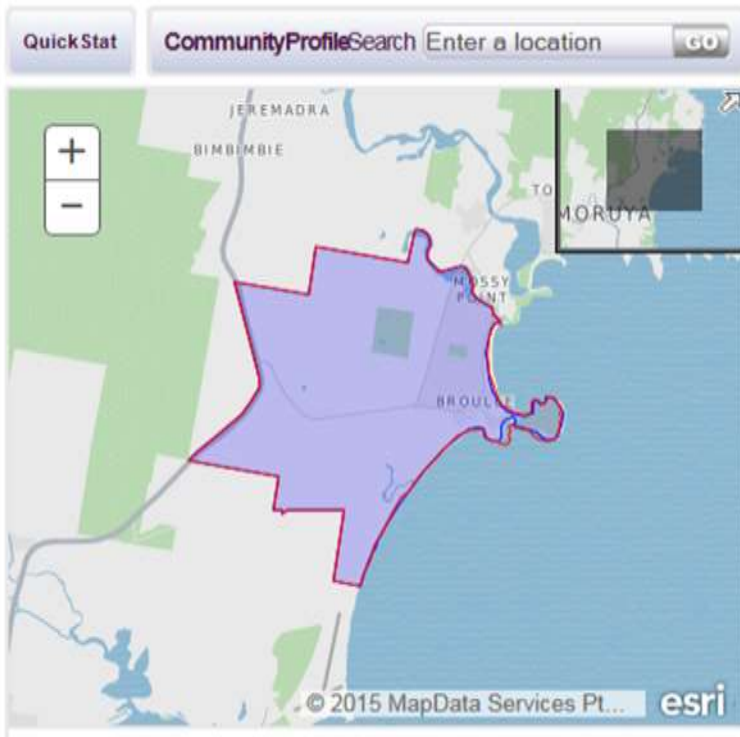
No. Dwellings/Vacant Lots: 105

**Density: 19 dw/ha**

# Planning Proposal – Broulee

## Population forecasts

- Existing actual population of Broulee (2011 Census) – 1432
- Unoccupied dwellings (Census 2011) – 49.5%



- Existing population (assuming full development) – 2300
- Future population, including 500 new dwellings (assuming full development) – 3700
- Future population, including 500 new dwellings (assuming 40% unoccupied dwellings) - 2250

# Questions?