NOTE: This Chapter should not be read in isolation. You may need to consider other chapters of this DCP when preparing your application.
Chapter S2: Badgee Urban Release Area

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Amendment history

<table>
<thead>
<tr>
<th>Version Number</th>
<th>Date Adopted by Council</th>
<th>Commencement Date</th>
<th>Amendment Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>19 April 2016</td>
<td>4 May 2016</td>
<td>New</td>
</tr>
</tbody>
</table>
1 Purpose

The purpose of this Chapter is to facilitate the development of land in the URA in accordance with the provisions of Part 6 Urban Release Areas of the Shoalhaven Local Environmental Plan 2014.

Advisory note: In addition to the provisions outlined in this chapter, you must refer to the supporting map ‘Chapter S2: Roundabout Concept Plan – Sussex Inlet Road’ and supporting document ‘Environmental Management Plan Guide’.

2 Application

This chapter applies to the area known as the Badgee Urban Release Area (URA), as shown in Figure 1 below. The land is located approximately 45km south of Nowra at Sussex Inlet.

Figure 1: Subject Land Map
3 Context

The Badgee URA has been the subject of detailed investigations in relation to the potential for urban development as supported by the Sussex Inlet Settlement Strategy (SISS) and the South Coast Regional Strategy (SCRS). In 2007, Council resolved to rezone the subject land. A Local Environmental Study was completed which formed the basis for a Planning Proposal, which was exhibited in 2012. Council resolved to adopt the Planning Proposal and submit it to the Department of Planning and Environment.

The rezoning was subsequently gazetted in 2013, with two areas of land being deferred from the Plan. The URA has therefore been rezoned to include R1 General Residential, RE2 Private Recreation and E2 Environmental Conservation as shown in Figure 2 below.

![Figure 2: SLEP 2014 Land Zoning Map](image)

4 Vision

The Badgee URA is an extension to the settlement of Sussex Inlet and will strike a balance between urban development of varying densities, conservation and recreation, adjacent to the tidal Badgee Lagoon wetland.
5 Controls

5.1 Desired Character of Badgee URA

5.1.1 Eastern Precinct Desired Character

Relatively low density residential development and extensive open space linkages (including within Asset Protection Zones (APZs)) are appropriate for this precinct and will form a compatible extension to the existing adjoining urban area. The R1 General Residential zone provides for a variety of residential development and other small scale urban uses.

A main east-west flood free access road is to be provided commencing from the southern side of the existing Council open space area zoned RE1 Public Recreation and continuing through the Central and Western precincts.

The Council owned open space area zoned RE1 Public Recreation is to be integrated into this precinct to create a safe, useable link to the existing, adjoining urban area. The RE1 zoned land is to be connected to the residential areas by pathways.

The southern boundary of this precinct adjoins the Badgee Lagoon and SEPP 14 Wetland No. 306. The western boundary of this precinct adjoins the central wildlife corridor that under the SCRS are High Conservation Value (HCV) areas. Setbacks and buffers to these sensitive areas are necessary to ensure no edge effect impacts from development of this precinct.

5.1.2 Western Precinct Desired Character

Large parts of this precinct are cleared or disturbed by the existing Sussex Inlet Golf Course. This area provides opportunity for a variety of residential development densities and other associated urban uses that may include recreation, small scale shopping and community uses. This precinct provides the ‘hub’ which will assist in diversifying housing types, locating any community or commercial uses and increasing social inter-connections.

The area zoned RE2 Private Recreation provides for the existing golf course and any associated structures and/or uses. There are two small degraded waterways within the RE2 zone which are to be rehabilitated and included as part of the open space network. The golf course/open space zoned areas are to be connected by pathways to the ‘hub’.

A main central link road will provide the flood free access road commencing in the Eastern precinct through to Sussex Inlet Road.

The southern boundary of this precinct adjoins the Badgee Lagoon and SEPP 14 Wetland No. 306. The eastern and northern boundaries of this precinct adjoin the central wildlife corridor. These are HCV areas, under the SCRS. Setbacks and buffers to these sensitive areas are necessary to ensure no edge effect impacts from development of this precinct.

5.1.3 Southern Precinct Desired Character

Large areas of this isolated precinct are below the 3.1m flood level and are either forested or disturbed by previous quarry or gravel pit use. Relatively low density residential development and extensive open space linkages (including within APZs) are appropriate for the parts of this isolated precinct that are above the 1% AEP (Annual Exceedance Probability).
This precinct is generally bounded by the Badgee Lagoon, SEPP 14 Wetland No. 306 and Jacobs Drive/ Sussex Inlet Road. Setbacks and buffers to the sensitive areas are necessary to ensure no edge effect impacts from development of this precinct.

Road connections are to be formed at two locations along Jacobs Drive/ Sussex Inlet Road.

5.1.4 Central Precinct Desired Character
This precinct comprises the most significant environmental attributes of the URA, including areas adjoining SEPP 14 Wetlands No. 311 and 306, large areas of endangered ecological communities (EECs) as well as the central wildlife corridor. These are HCV areas, under the SCRS.

As identified in Figure 3, shared pedestrian/cycleways are to be constructed along the length of the flood free access road to facilitate pedestrian and cycle access between the Eastern and Western Precincts. The pathway on one side of the access road will require a width of 2m to provide for a shared cycleway/footpath in addition to the requirements of the Engineering Design Specifications attached to Shoalhaven DCP Chapter G11 Subdivision of Land.

An Environmental Management Plan is to be prepared by a suitably qualified person for this precinct to guide the use and ongoing management of the precinct into the future. This must be prepared in conjunction with the first stage of subdivision.

5.1.5 Objectives
i. Ensure the desired character of the Badgee URA provides a balance between urban development of varying densities, conservation and recreation.
ii. Ensure each of the four Precincts are developed in accordance with the desired character.
iii. To adopt building form and scale that creates and enhances the desired character of each Precinct.

5.1.6 Performance criteria and acceptable solutions

<table>
<thead>
<tr>
<th>Performance Criteria</th>
<th>Acceptable Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td>P1</td>
<td>A1.1</td>
</tr>
<tr>
<td>P2</td>
<td>A2.1</td>
</tr>
</tbody>
</table>

P1: Development subject to this Chapter will create or contribute to the desired character of each precinct in the URA.

A1.1: The development application includes a detailed statement and plans indicating how the proposed development creates or contributes to the desired character as outlined in Sections 5.1.1, 5.1.2, 5.1.3, 5.1.4 and 5.1.5.

P2: A range of lot sizes are provided in the URA, to accommodate a range of dwelling types.

A2.1: Compliance with Shoalhaven DCP Chapter G11 Subdivision of Land.
### Performance Criteria

<table>
<thead>
<tr>
<th>Performance Criteria</th>
<th>Acceptable Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td>P3</td>
<td>A3.1 Residential building heights will generally be limited to one or two storeys in the Eastern and Southern Precinct.</td>
</tr>
<tr>
<td></td>
<td>A3.2 Residential, commercial, recreation and community building heights will generally be limited to one or two storeys on the edges of the Western Precinct, and one, two or three storeys in the ‘hub’ of the Western Precinct.</td>
</tr>
</tbody>
</table>

Built form and scale relates to the desired character of the precinct.
Figure 3: Precinct Concept Plan showing flood free access road
5.2 Subdivision & Staging

Note: State Environmental Planning Policy 71 – Coastal Protection identifies master plan requirements for subdivision in the coastal zone.

5.2.1 Objectives

i. To ensure development opportunities for residential development identified in the adopted Planning Proposal and Part 6 of SLEP 2014 are realised.

ii. To ensure the staging of the subdivision allows for timely and efficient release of urban land, specifically in relation to the provision of infrastructure.

iii. To ensure ongoing protection and maintenance of environmentally significant land.

iv. To ensure compliance with all relevant requirements including Planning for Bush Fire Protection 2006.

v. To enhance community interaction and outdoor activity through the provision of public open space.

5.2.2 Mandatory Controls

C1 All subdivision applications are to include a staging plan, consistent with Figure 4.

C2 Based on Council’s infrastructure availability, initial subdivision stages are to start in the Eastern Precinct followed by the Western Precinct to create the community ‘hub’.

C3 Planning for Bush Fire Protection requirements will be satisfied and APZs will be maintained in perpetuity.

C4 Should a change in the staging plan be proposed, provision of infrastructure will be at the expense of the developer, including construction of the temporary Flood Free Access Road.

5.2.3 Performance criteria and acceptable solutions

<table>
<thead>
<tr>
<th>Performance Criteria</th>
<th>Acceptable Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td>P4 The APZ will not conflict with or impact on bushland conservation areas or other restrictions on the subject lot or adjoining lots.</td>
<td>A4.1 The URA will be subdivided as shown in Figure 3.</td>
</tr>
<tr>
<td></td>
<td>A4.2 Compliance with Shoalhaven DCP Chapter G11 Subdivision of Land.</td>
</tr>
<tr>
<td>P5 Provide local public reserves throughout the URA with adequate road frontages.</td>
<td>A5.1 Local public reserves are provided at a rate of 12sqm per person.</td>
</tr>
<tr>
<td></td>
<td>A5.2 Reserves must comply with the development requirements for a ‘local park’ as per Council’s Public Open Space Plan 2008.</td>
</tr>
</tbody>
</table>
Figure 4: Staging Plan
5.3 Flooding and Flood Free Access Road

Flood studies covering the Badgee area have identified some existing and future development areas to be flood affected and/or isolated in the event of a flood. Specific requirements are therefore identified below in addition to the provisions in Shoalhaven DCP Chapter G9 Development on Flood Prone Land. In particular, construction of a flood free access road (FFAR) is required to ensure safe and timely evacuation in a flood event.

At the commencement of development in the Eastern Precinct, a permanent FFAR is required to be constructed in its entirety between the Eastern and Western Precincts. However, should the staging of development be varied from the stages identified in Figure 4, a temporary FFAR may be provided connecting the Eastern and Western Precincts.

The following controls provide guidance in relation to the construction and maintenance of the temporary FFAR until such time as the permanent FFAR is completed.

5.3.1 Objectives

i. To ensure that development does not increase potential flood risks to people, property and the environment.
ii. To ensure safe and functional flood free access for emergency service workers and safe egress for the residents of the Sussex Inlet area.
iii. To provide a flood free access road (FFAR) between the Eastern and Western Precinct.
iv. To ensure that the provision of a FFAR through the URA is provided from commencement of development in the Western Precinct.
v. To ensure the FFAR is constructed to Council and Planning for Bush Fire Protection requirements.
vi. To ensure the temporary FFAR is maintained to ensure safety and functionality and minimise adverse impacts on the E2 zoned lands in the Central Precinct.

5.3.2 Mandatory Controls

C1 Development complies with the relevant provisions in Shoalhaven DCP Chapter G9 Development on Flood Prone Land.

C2 The FFAR is to be constructed based on current flood information for the area.

C3 The FFAR is to commence to the south of the existing Council open space area in the Eastern Precinct.

C4 The first development application submitted for the Western Precinct shall, at a minimum, include construction of the permanent FFAR within the Western Precinct to Sussex Inlet Road and provision of a temporary FFAR connecting the Western and Eastern Precincts.

C5 The temporary FFAR shall be in the same alignment as the future permanent FFAR or as an alternative, shall utilise existing trails where possible, where upgrading of such trails can be carried out with minimal environmental impact.

C6 The temporary section of the FFAR must comply with Clause 4.1.3 – Access (2) – Property Access of RFS Planning for Bush Fire Protection.
C7 As a condition of consent, the temporary FFAR will be graded, watered and compacted at least once annually with written confirmation of annual grades to be sent to Council.

C8 As a condition of consent, lockable gates and associated barriers are provided at each end of the temporary FFAR. Locks and keys are to be provided by the developer and maintained to the satisfaction of SES, RFS and Council.

C9 As a condition of consent, signage shall be erected within the existing residential area adjacent to the Eastern Precinct, identifying and directing residents to the temporary FFAR and providing 24 hour contact phone numbers of the holders of each of the gate keys.

C10 As a condition of consent, a community education program shall be undertaken in consultation with Council regarding the use of the temporary FFAR. An annual reminder of its use, including locality map, shall be advertised in the local Sussex Inlet paper(s).

C11 A management plan for the temporary FFAR shall be submitted with the first development application for the Western Precinct, detailing how and who will be responsible for managing the following:
   i. Maintenance of the road, erosion and sediment control devices, gates/barriers, gate keys and directional/informational signage;
   ii. Repair of the road after a flood incident; and
   iii. Weed control within the road reserve.

Note: Council's pavement standards do not override any requirements of the NSW Rural Fire Service but are to be used in conjunction.

5.4 Transport Movement Hierarchy

5.4.1 Objectives
   i. To achieve a simple and safe movement system, throughout the URA, for private vehicles, public transport, pedestrians and cyclists.
   vii. To ensure that a roundabout at the intersection of the Flood Free Access Road and Sussex Inlet Road is built at commencement of development in the Western Precinct.
   ii. To minimise impacts associated with the intersection of the Flood Free Access Road with Sussex Inlet Road.
5.4.2 Mandatory Controls

C12 The first subdivision development application submitted for the Western Precinct shall include construction of the roundabout.

C13 The roundabout is to be constructed as part of the road works for the first subdivision in the Western Precinct.

C14 The design of the roundabout and associated road and landscaping works are to incorporate measures to minimise impacts of the roundabout on adjoining properties including (but not limited to) safe property access and amenity such as light spill, noise and vegetation removal.

C15 The design of the roundabout is to incorporate measures to support the speed zone reduction including but not limited to: kerb and gutter, landscaping, signage, street lighting and a footpath/cycleway.

5.4.3 Performance criteria and acceptable solutions

<table>
<thead>
<tr>
<th>Performance Criteria</th>
<th>Acceptable Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td>P6</td>
<td>A6.1 The transport movement hierarchy is consistent with Figure 3.</td>
</tr>
<tr>
<td></td>
<td>A6.2 The development application includes roads, pathways, cycleways, traffic management facilities and parking that support appropriate linkages within and to/from the URA.</td>
</tr>
<tr>
<td></td>
<td>A6.3 Compliance with Shoalhaven DCP Chapter G11 Subdivision of Land.</td>
</tr>
<tr>
<td>P7</td>
<td>A7.1 The intersection and roundabout on Sussex Inlet Road is consistent with the supporting map entitled ‘Chapter S2: Roundabout Concept Plan – Sussex Inlet Road’.</td>
</tr>
<tr>
<td></td>
<td>A7.2 The following matters are to be addressed in the design of the roundabout and associated road and landscaping works:</td>
</tr>
<tr>
<td></td>
<td>• Turning lanes to accommodate a 12.5m rigid vehicle for access to/from Lot 95 DP 26638 (924 Sussex Inlet Road) and Lot 96 DP 26638 (932 Sussex Inlet Road);</td>
</tr>
<tr>
<td></td>
<td>• Access to/from roundabout for approved subdivision SF10392 of Lot 106 DP26639 (919 Sussex Inlet Road);</td>
</tr>
<tr>
<td></td>
<td>• Extension of driveways to match into roundabout where required;</td>
</tr>
</tbody>
</table>
Performance Criteria | Acceptable Solutions
--- | ---
• Minimisation of vegetation clearing for construction of roundabout; | 
• Revegetation of the section of Golfcourse Way to be closed; | 
• Screening for headlights, such as landscape mounds and/or other barriers such as jersey kerbs; | 
• Landscaping including planting of vegetation along western boundaries of Lot 4 DP 568283 (15 Golfcourse Way) and Lot 4 DP713052 (22 Golfcourse Way); and | 
• Stormwater management. |

Note: The supporting map 'Chapter S2: Roundabout Concept Plan – Sussex Inlet Road’ is a concept design only. The final location of the roundabout and other design considerations will be subject to detailed engineering design at DA stage.

5.5 Biodiversity Conservation

Detailed flora and fauna investigations undertaken from 2007 to 2010 identified a range of threatened fauna species such as Glossy-black Cockatoos, Yellow-bellied Gliders, Eastern Pygmy Possums, Owls, and bats. Two threatened orchids (*Pterostylis ventricosa* and *Cryptostylis hunteriana*) were also identified within the URA.

Four of the eight vegetation types identified within the URA are considered to be part of broader EECs, being:

- Coastal Sand Swamp Forest, which is part of the *Swamp Sclerophyll Forest on Coastal Floodplains of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions* and/or *Bangalay Sand forest of the Sydney Basin and South East Corner Bioregions*;
- Estuarine Fringe Forest, which is part of the *Swamp Oak Floodplain Forest of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions*;
- Estuarine Creek-flat Scrub, which is part of the *Swamp Sclerophyll Forest on Coastal Floodplains of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions*; and
- Estuarine Saltmarsh, which is part of the *Coastal Saltmarsh in the New South Wales North Coast, Sydney Basin and South East Corner Bioregions*.

Habitat for most of the threatened fauna and orchids in the URA will largely be retained in the E2 Environmental Conservation zoned lands. The location of this zone has been designed to contain most of the important habitat trees and provide habitat linkages.
5.5.1 Legal requirements for considering the impact of proposed development

The NSW Threatened Species Conservation Act 1995 (TSC Act) provides for the conservation of threatened species, populations and ecological communities of animals and plants. Section 5A of the Environmental Planning and Assessment Act 1979 (EP&A Act) sets out a ‘seven-part test’ for considering the potential impact of a proposed development on critical habitat, threatened species, populations or endangered ecological communities, and their habitats.

As development of land in the URA will potentially impact on known threatened species habitat, a seven-part test will be legally required as part of the development assessment process. A Species Impact Statement (SIS) will need to be prepared if the seven-part test concludes that there will be a significant impact.

5.5.2 Objectives

i. To restore, protect and enhance biodiversity value of the vegetated areas, including any areas which are currently degraded.

ii. To encourage the retention of important habitat trees, including hollow bearing trees within APZs.

iii. To ensure any known sites of the threatened orchid, Pterostylis ventricosa and Cryptostylis hunteriana are managed to ensure no individuals are harmed or removed without the required assessment and approval.

iv. To ensure any residential development is sensitively designed and managed to protect the integrity of surrounding vegetated areas.

5.5.3 Mandatory Controls

C1 An Environmental Management Plan over the Central Precinct must be prepared in conjunction with the first stage of subdivision, prior to issue of the subdivision construction certificate. Refer to Section 6.1 for Environmental Management Plan requirements.

C2 Noxious and/or environmental weeds will be removed from all land.

5.5.4 Performance criteria and acceptable solutions

<table>
<thead>
<tr>
<th>Performance Criteria</th>
<th>Acceptable Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td>P8</td>
<td>A8.1</td>
</tr>
<tr>
<td>Significant impacts on the threatened orchids <em>Pterostylis ventricosa</em> and <em>Cryptostylis hunteriana</em> will be avoided.</td>
<td>All known individuals of the threatened orchids <em>Pterostylis ventricosa</em> and <em>Cryptostylis hunteriana</em> will be retained and protected. Alternatively, a seven-part test and if necessary, a Species Impact Statement (SIS) is provided by the applicant.</td>
</tr>
</tbody>
</table>
### 5.6 Bushfire Risk Management

The URA is identified as Bushfire Prone Land on mapping endorsed by the NSW Rural Fire Service. Application for subdivision in a bush fire prone area is integrated development and requires a Bush Fire Safety Authority under section 100B of the *Rural Fires Act 1997*. Application for subdivision must be accompanied by a bush fire risk assessment report.

#### 5.6.1 Objectives

i. To ensure that appropriate asset protection zones (APZs) are provided and maintained to separate development from potential bush fire hazards.

ii. To ensure that all bush fire protection measures, including the maintenance of fuel loads in APZs and perimeter fire trails are able to be maintained.

iii. To ensure that appropriate vehicular access is provided to cater for fire fighting trucks and other emergency vehicles.

iv. To ensure that bushfire mitigation measures are undertaken in a manner consistent with the known environmental constraints.

#### 5.6.2 Mandatory Controls

C1 All Asset Protection Zones (APZs) are located within the R1 and RE2 zones.

#### 5.6.3 Performance criteria and acceptable solutions

<table>
<thead>
<tr>
<th>Performance Criteria</th>
<th>Acceptable Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td>P10 Environmental attributes within APZs are appropriately managed.</td>
<td>A10.1 APZs will be established with dimensions specified by Planning for Bush Fire Protection.</td>
</tr>
<tr>
<td></td>
<td>A10.2 Important habitat trees or threatened species within the APZs will be retained and managed in accordance with the RFS’s Standards for Asset Protection Zones (available at <a href="http://www.rfs.nsw.gov.au">http://www.rfs.nsw.gov.au</a>).</td>
</tr>
</tbody>
</table>

**Notes:**

1. Reduction of fuel does not require removal of all vegetation.


### 5.7 Stormwater Management

An east-west orientated ridge dissects the URA dividing the site into two main catchments, north of the ridge draining directly to St Georges Basin, and south of the ridge draining to Badgee Lagoon. Groundwater is likely to be at high levels particularly in the lower parts of the URA. The sensitive hydrologic environment requires consideration of stormwater management measures at both a local scale, when individual developments are undertaken, and also at a broader subdivision scale, generally when larger infrastructure works are undertaken.

#### 5.7.1 Objectives

i. Protect and enhance natural watercourses and their associated ecosystems and ecological processes.

ii. Mitigate the impacts of development on water quality and quantity.

iii. To ensure compliance with Water Sensitive Urban Design principles including:
    a. protection of the natural hydrological and ecological processes;
    b. maintenance of the natural hydrological behaviour of catchments;
    c. protection of water quality of surface and ground waters; and
    d. enhancement of visual, social, cultural and ecological values.

#### 5.7.2 Performance criteria and acceptable solutions

<table>
<thead>
<tr>
<th>Performance Criteria</th>
<th>Acceptable Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td>P12</td>
<td>A12.1 An Assessment is prepared showing compliance with Water Sensitive Urban Design principles and levels and forms of On-site Stormwater Detention.</td>
</tr>
<tr>
<td></td>
<td>A12.2 Compliance with Shoalhaven DCP Chapter G2 Sustainable Stormwater Management and Erosion and Sediment Control.</td>
</tr>
<tr>
<td></td>
<td>A12.3 Compliance with Shoalhaven DCP Chapter G11 Subdivision of Land.</td>
</tr>
</tbody>
</table>
5.8 Landscaping Strategy

5.8.1 Objectives

i. To protect and maintain riparian areas and remnant vegetation.
ii. To promote biodiversity through careful native plant selection of local provenance.
iii. To enhance both the public and private domain within the URA, especially visually prominent public open space areas.
iv. To contribute to the overall water sensitive urban design approach within the URA.

5.8.2 Performance criteria and acceptable solutions

<table>
<thead>
<tr>
<th>Performance Criteria</th>
<th>Acceptable Solutions</th>
</tr>
</thead>
</table>
| P26                  | A26.1 The landscape strategy for the subdivision is prepared by a suitably qualified person and includes, as a minimum:  
|                      | • extensive landscaping and street tree planting based around local native species;  
|                      | • protection of riparian areas;  
|                      | • landmark tree planting in entry locations and the community ‘hub’;  
|                      | • continuity and consistency in the streetscape and street furniture;  
|                      | • some deep soil planting to enable a substantial tree cover to be created over time; and  
|                      | • removal of noxious species. |
|                      | A26.2 Compliance with Shoalhaven DCP Chapter G3 Landscaping Design Guidelines. |
|                      | A26.3 Compliance with Shoalhaven DCP Chapter G11 Subdivision of Land. |
6 Advisory Information

6.1 Environmental Management Plan (EMP) requirements

The EMP must be prepared in accordance with the supporting document ‘Environmental Management Plan Guide’ which sets out the following minimum requirements:

1. Statement of Commitments;
2. Site plan;
3. Schedule of works;
4. Monitoring and reporting;
5. Specifications;
6. Contact details; and
7. Qualifications.

6.2 Information required with subdivision applications

In preparing a development application for subdivision development within the URA, your application must include:

• Plans of the proposed development including:
  
  – Site Analysis Plan showing relevant attributes of the site in relation to adjoining land, such as topographic features, orientation of lots, character of surrounding development, flooding drainage constraints, opportunities to link to open space/commercial hubs, provision of services, asset protection zones and vegetation corridors.
  
  – Fully dimensioned plan of subdivision including, were relevant, staging schedule.
  
  – A tree and vegetation plan showing significant individual trees such as Hollow Bearing Trees and Feed Trees which are to be retained within the Asset Protection Zones. Outside of the Asset Protection Zones, a more general plan may be provided showing areas where trees and vegetation are to be removed or retained.
  
  – Preliminary Engineering Plans are required for all subdivision, with particular reference to land or infrastructure to be dedicated to Council.

• A Soil and Water Management Plan.

• Statement of Environmental Effects (SEE) detailing compliance with this Chapter and any other relevant Chapters of Shoalhaven DCP 2014 and statutory requirements. The SEE is to include a Variation Statement if any variation to any DCP requirements is sought.

• The following MAY be required with a development application:
- A Threatened Species Assessment.
- An Effluent Disposal Assessment.
- A Drainage/Stormwater Assessment.
- A Hydraulic Assessment.
- A Traffic Study.

6.3 Contributions

Local infrastructure requirements are to be provided as conditions of consent and development will include contributions levied towards community infrastructure in line with Council’s Contributions Plan and Development Servicing Plans for Water Supply and Sewerage Services.

6.4 Other legislation or policies you may need to check

---

**Council Policies & Guidelines**
- Contributions Plan
- Development Servicing Plans for Sewerage Services 2005
- Development Servicing Plans for Water Supply Services 2005
- Public Open Space Plan 2008

**External Policies & Guidelines**
- AS4970 Protection of trees on development sites
- Planning for Bush Fire Protection 2006
- Standards for Asset Protection Zones 2006
- State Environmental Planning Policy No 14 – Coastal Wetlands
- State Environmental Planning Policy No 71 – Coastal Protection

**Legislation**
- *Coastal Protection Act 1979*
- *Environmental Planning and Assessment Act 1979*
- *Rural Fires Act 1997*
- *Threatened Species Conservation Act 1995*

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**Note:** This section is not exclusive and you may be required to consider other legislation, policies and other documents with your application.