

part of the **DRUCE DP** Group

14 Geary Place
NORTH NOWRA NSW 2541

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Phone: 02 4421 6515

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Developing the Shoalhaven

Monday, 13 May 2019

Dear Members of the Basin Village Forum,

Lot 7 / DP 827728 and Lot 218 / DP 1071257 The Wool Lane, Sanctuary Point

Thank you for having Ernie Panucci and myself attend the Basin Village Forum in April 2019.

We were grateful for the opportunity to discuss our site (albeit very early stages).

We acknowledge the Forum's passed experiences with Developers and appreciate that it may take some time to work through its concerns.

Our first step is to gauge the Forum's support in changing the zone from **IN2 – Light Industrial** to **R2 – Residential**.

This may be a better use of the site. We'd like to provide some additional information attached for your perusal.

Should we pursue a rezone and residential development of this site, we'd greatly accept further discussions with the Forum. We can see there are opportunities to deliver a successful master plan for a new residential community in the Basin.

It would be of great reward to produce a development that was the result of the Developers and community forums working cohesively. Of course, this requires all involved to approach such opportunities with fairness, a "fit for purpose" motive and appreciation of its suitability for the demographic that would eventually live within such a development.

Our investigations will include the initial points raised at the Forum, being:

1. Suitable allotment size
2. Public space vs private space
3. Street scape
4. Environmental integrity
5. Lifestyle – both preservation and future proofing

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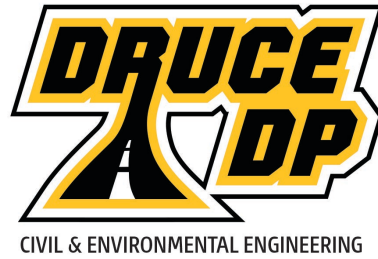
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The site is part of an existing Development Consent (SF7083), which comprised of residential land, industrial land and public reserve. Lot 218 being the industrial portion comprising of 37 allotments which requires each lot to have industrial at the back and residential at the front.

Whilst we continue our investigations, the approved civil works under the above consent and subsequent Construction Certificate will continue.

Again, thank you for the opportunity to open dialogue with the Basin Village Forum.

Should you require further information please do not hesitate to contact me.

Kind regards

The Druce DP Group

Niki Willdig

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Land Development Manager

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Proposal Summary:

The zone "swap" proposal essentially seeks to allow for new residential development, whilst also maintaining a stock of industrial zoned land within the St Georges Basin area for the future.

Lot 7 / DP 827728

- Size: 5.77ha
- Zoned: RU2
- Location: Adjoins east of lands zoned IN2 (Lots 8 & 9/ DP 827728)
- Proposal to rezone from RU2 Rural Landscape to IN2 Light Industrial

Lot 218 / DP 1071257

- Size: 14.22ha
- Zoned: IN2
- Location: immediately north of residential Sanctuary Point Village
- Development Consent for 37 lot residential / industrial subdivision (SF7083)
- Proposal to rezone from IN2 Light Industrial to R2 Low Density Residential

The subject lands and their existing land use zones are shown in Figure below.



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Developing the Shoalhaven

Extract from Shoalhaven Local Environmental Plan 2014

Zone IN2 Light Industrial

1 Objectives of zone

- To provide a wide range of light industrial, warehouse and related land uses.
- To encourage employment opportunities and to support the viability of centres.
- To minimise any adverse effect of industry on other land uses.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To support and protect industrial land for industrial uses.
- To allow a diversity of activities that do not significantly conflict with the operation of existing or proposed development.

2 Permitted without consent

Nil

3 Permitted with consent

Depots; Garden centres; Hardware and building supplies; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Markets; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Roads; Specialised retail premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Centre-based child care facilities; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Environmental facilities; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industries; Information and education facilities; Marinas; Mooring pens; Moorings; Office premises; Open cut mining; Pond-based aquaculture Registered clubs; Residential accommodation; Restricted premises; Retail premises; Sex services premises; Tourist and visitor accommodation; Water recreation structures; Wharf or boating facilities

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Developing the Shoalhaven

Extract from Shoalhaven Local Environmental Plan 2014

Zone R2 Low Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide an environment primarily for detached housing and to ensure that other development is compatible with that environment.

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Jetties; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Semi-detached dwellings; Sewerage systems; Tank-based aquaculture; Water supply systems

4 Prohibited

Any development not specified in item 2 or 3

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