
REPORT OF GENERAL MANAGER

DEVELOPMENT COMMITTEE

MONDAY, 18TH JANUARY 2016

PLANNING AND DEVELOPMENT

ITEMS TO BE DEALT WITH UNDER DELEGATED AUTHORITY

1. **Planning Proposal (Rezoning) - Lot 4 DP 834254 Beach Road, Berry** **File 52163e**
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SECTION MANAGER: Gordon Clark.

PURPOSE:

Obtain direction on the Planning Proposal (PP) that has been submitted for Lot 4 DP 834254, Beach Road, Berry.

RECOMMENDED, in accordance with the Committee's delegated authority from Council, that the Committee:

- a) Give in principle support for the proposed rezoning of Lot 4 DP 834254, Beach Road, Berry and submit a revised Planning Proposal to the NSW Department of Planning and Environment for Gateway determination, subject to:
 - i) Revision of the proposed minimum lot size to ensure the size of future lots is consistent with adjacent subdivisions and can adequately accommodate on site effluent disposal;
 - ii) Revision of the proposed zoning to ensure continuation of the established buffer area to the wetland and appropriate protection of ecologically significant areas;
 - iii) Development to be limited to the north of the ridgeline (i.e. no dwellings south of the ridge) to minimise any potential impact on Coomonderry Swamp, to maintain the integrity of the ridgeline, and to be consistent with the planning outcomes of the adjacent sites.
 - iv) Resolution of the proposed transfer of land to National Parks and Wildlife Service, and the possible need for a Voluntary Planning Agreement.
- b) Advise the proponent and those who submitted comments of this resolution, noting the opportunity for formal comment later in the process; and
- c) Receive a further report following the Gateway determination, if necessary.

OPTIONS

1. Adopt the recommendation - this will enable a revised PP to be submitted for initial Gateway determination on the rezoning proposal and whether any further studies are required. The outcome of any further studies may require the PP to be further adjusted/revised at a later point in the process.
2. Not support the PP - the land would retain its current rural zone and there would be no potential for subdivision of the land or transfer of the Coomonderry Swamp to the State Government. This could also result in the proponent requesting a review of Council's decision by the Joint Regional Planning Panel.
3. Adopt an alternative or revised recommendation - this could delay the process and could also trigger a possible request for a review by the proponents.

DETAILS

Background

Council received a PP for land located at Lot 4 DP 834254, Beach Road, Berry on 13th October 2015. The PP was submitted by Michael Brown Planning Strategies on behalf of the current landowner (EN Hall). The land and its current zoning is shown in Figure 1 below.

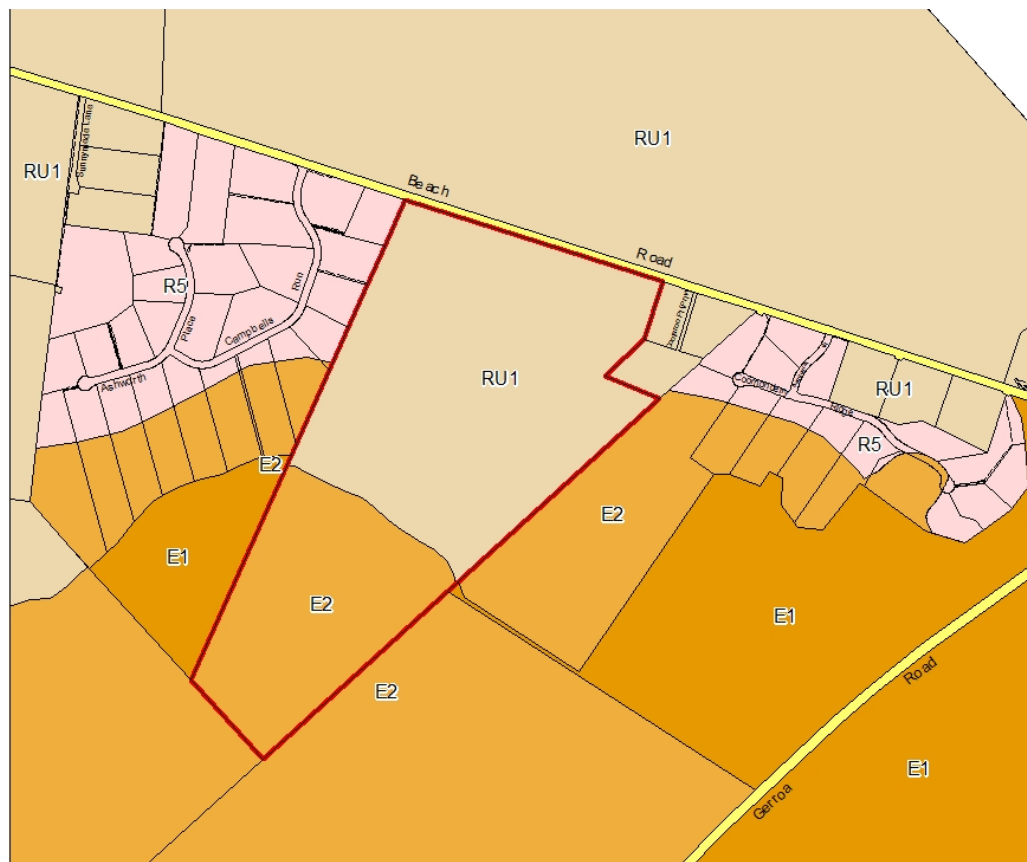


Figure 1: Subject land - current zoning - Shoalhaven Local Environmental Plan 2014

The PP seeks to rezone the land from RU1 Primary Production and E2 Environmental Conservation to R5 Large Lot Residential, E1 National Parks and Nature Reserves, and E2 Environmental Conservation. The proponents PP document includes a concept

subdivision plan (Figure 2) to show how the land could be developed if rezoned. It is proposed that the part of the land within the Coomonderry Swamp would be dedicated to the State government and incorporated into the Seven Mile Beach National Park as an outcome of the rezoning.

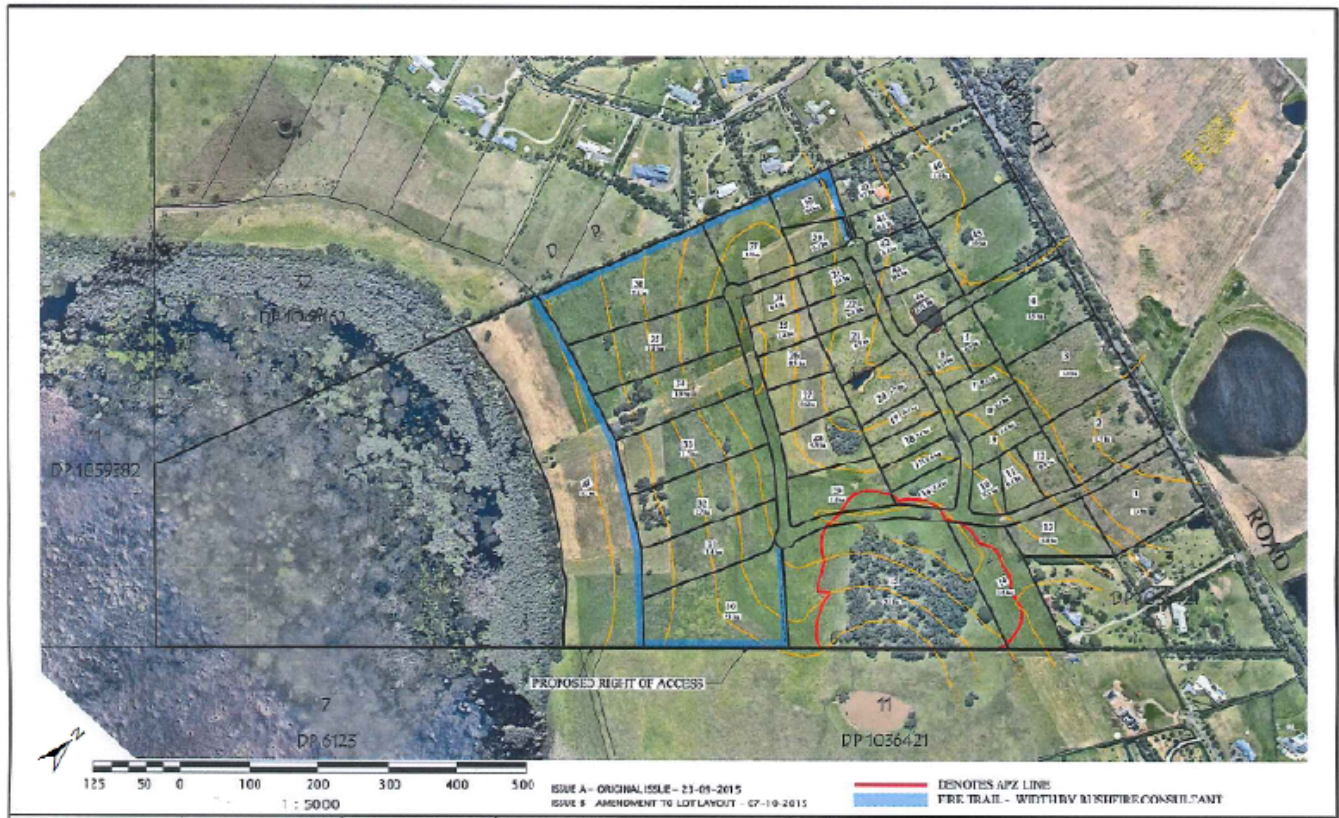


Figure 2: Concept Subdivision Plan

The proponents PP document can be accessed on the internet at:

<http://shoalhaven.nsw.gov.au/My-Council/Public-exhibition/Documents-on-exhibition>

A hard copy of the proponents PP document will be available in the **Councillor's Room** prior to the meeting.

The adjacent land to the east and west of the subject land, was rezoned via an Amendment (No. 166) to the previous Shoalhaven LEP 1985 which was gazetted on 7 July 2000. The objectives of the rezoning were to permit rural smallholding subdivision on the land to facilitate public acquisition of Coomonderry Swamp, to protect landscape values and to preserve as much of the existing forest cover as possible. The subject land would have been included in the rezoning process, however, the landowner requested that their lot not be included.

Community Comment

To assist Council in making a decision on advancing this PP, community feedback on the proposal was sought through an informal consultation process. The PP was made publicly available on Council's website from 23 November to 7 December 2015 (inclusive), and adjoining landowners were notified in writing. A total of 25 written submissions were received including ones from the Berry Forum Committee, Berry Landcare, Gerroa Environment Protection Society and one representation from the Member for Kiama, Gareth Ward MP.

- # A summary of the submissions received is included as **Attachment "A"**. Copies of the actual submissions will also be available in the Councillor's Room prior to the meeting.

Of the 25 submissions received, one (1) submission supported the proposal, 10 submissions were against the proposal and 14 submissions opposed the PP in its current form but provided a number of suggestions as to how issues and concerns could be better addressed. Thus, 15 submissions provided general support for rezoning and subdivision of the land, provided that key issues are addressed.

The key issues raised in the submissions includes:

- Lot sizes – too small, density is too high, suggestions included a 1-2 hectare minimum lot size;
- Siting of lots - locate lots on the north east facing side only, not on the south west slopes that drain towards the swamp and ensure no lots encroach on the swamp or other ecologically significant areas;
- Rezoning – continue the established buffer to the wetland following the planning principles for the adjacent large lot subdivisions;
- Precedent – concerns that development of the land will create a precedent that results in further residential subdivision of the Beach Road, Berry area;
- Visual impacts – the proposed subdivision will have a negative effect on the visual amenity and character of the area, proposal does not suit the existing surrounding rural character of the area;
- Waste water/effluent management and drainage issues - effluent management and runoff is an issue, sufficient space on lots is required for efficient absorption from onsite sewage management systems. May create issue of runoff into neighbouring properties. Water quality and ecology of Coomonderry Swamp which may be impacted by runoff from development combined with overflowing natural springs on the subject and surrounding land;
- Coomonderry Swamp - need to protect the swamp, buffer areas, and ecologically significant flora and fauna from development; buffer area needed around wetland to protect vegetation;
- Traffic and road impacts – proposal will create increased traffic on Beach Road which requires an upgrade/repairs; concerns about impacts on safety and need for a footpath/cycleway;
- Additional consultant studies – undertake flora and fauna; cultural heritage assessment/studies and place on public exhibition;
- Tourism industry impacts – if visual amenity and surrounding rural character is negatively impacted by over development it would impact the local tourism industry;
- Inconsistencies with plans and strategies – inconsistencies of the proposal with completed plans and strategies such as the Shoalhaven LEP 2014 and

Shoalhaven Growth Management Strategy and respecting the community consultation undertaken as part of these planning processes;

- Berry Wildlife Corridor – impacts on fauna and habitat, the subject land is within the wildlife corridor, funding was recently received from NSW Environment trust to Berry Landcare;
- Impacts on a patch of forest, known as “Jim’s Forest” on the land with environmental and community significance should be protected;
- Sustainability – house designs, water tanks; and
- Bush fire risk, flooding and other site constraints being addressed.

Key Issues

The PP was reviewed by Council staff and the key issues and inconsistencies identified with the PP that would need to be addressed or outlined in detail in the Gateway submission, should Council resolve to support the advancement of the PP. These are outlined in the following table:

Issue	Comment
Minimum lot size	The size and location of lots should be consistent with the established subdivision pattern adjoining the subject land. This includes increasing the minimum lot size of the proposed lots and ensuring the subdivision and any resulting dwellings do not extend onto land beyond the ridgeline, which drains into the Coomonderry Swamp.
Proposed Zoning	The proposed zoning should continue the established buffer to the swamp, protection of ecologically significant areas, and limit development south of the ridgeline.
Visual impacts	Larger lot sizes located on the north west slope would reduce visual impacts in conjunction with appropriate screening provided by planting of trees, together with specific development controls.
Waste water, soils, geology, runoff & drainage issues	Larger lot sizes located on the north west slope would better address drainage and waste water issues. Further study of the impacts of natural springs, water cycle management, assessment of the capability of lot sizes for efficient absorption of waste water, and protecting the swamp from run off is required. Clarification of water and sewage infrastructure is required.
Environmental issues & constraints	Appropriate environmental zoning would be required for the swamp and buffer area and other ecologically significant areas on the subject land including, but not limited to, protection of Coomonderry Swamp/SEPP 14 wetland and ecologically significant areas such as the patch of forest known as “Jim’s Forest” and Berry Wildlife Corridor.
Traffic & road impacts	A traffic and transport study would need to be undertaken to address impacts on the road network and safety.
Consultant studies	Additional studies or revisions of existing preliminary studies may be identified if the PP is supported and submitted for Gateway determination. These studies may include flora and fauna, cultural heritage, traffic and transport, site contamination, water cycle, onsite effluent management, etc.

Strategic justification of the proposal	The subject land would have been included in the rezoning process for adjacent land to the west and east, had the landowner not requested in 1995 that their land not be included. The PP is inconsistent with the planning principles for the rezoning of the adjacent land and may also be inconsistent with aspects of regional plans and strategies. It is however considered to be an infill proposal.
Land transfer to National Parks and Wildlife Service	The equity of the NPWS land gifting proposal needs to be further justified regarding the value of the land to be transferred and the benefit that will be gained through the rezoning (ie the value of the land to be transferred vs the value of the development potential created). An independent valuation of the land and analysis is required. The transfer will need to be achieved through a Voluntary Planning Agreement (VPA).
Infrastructure provision	The provision of infrastructure and availability of services such as water and sewer needs to be clarified.
Consistency with Adjacent Subdivision	The PP for the subject land is inconsistent with the planning principles for the adjacent land which included: • Transfer into the ownership of the National Parks and Wildlife Service (NPWS) areas of Coomonderry Swamp and adjacent forest; • Rezone areas outside the Coomonderry Swamp catchment to a rural zone with a minimum lot size of 1 hectare; and • Rezone the balance of the area to an environmental and scenic protection zone. • Specify the maximum number of residential lots.

Recommended Studies

Consistent with the above comments, should the PP be supported by Council, the following studies are recommended to be undertaken following the Gateway determination:

- Independent valuation analysis of the equity of land dedication;
- Flora and fauna impact assessment;
- Agricultural assessment;
- Soils and geology assessment;
- Water cycle assessment;
- On-site effluent management assessment;
- Cultural heritage assessment; and
- Traffic and transport assessment.

The DP&E may also recommend additional studies as part of their Gateway determination.

Next Steps

If Council supports the PP with the recommended changes, staff will submit a revised PP to DP&E for Gateway determination.

As part of the advancement of the PP, should it be supported by Council and receive a favourable Gateway determination, a meeting will be arranged with the NSW Office of Environment and Heritage (OEH), DP&E, and the proponents to discuss the range of matters related to the PP, including the proposed transfer of land to the State Government and the need for a VPA.

CONCLUSION

The PP submitted by the proponents seeks to rezone Lot 4 DP 834254, Beach Road, Berry to enable its subdivision. There are a number of concerns with the submitted PP, particularly in relation to the density and extent of the concept subdivision. The PP should be revised to be consistent with adjacent subdivisions in terms of continuing a similar character of subdivision and the protection of the ecologically significant values of the land. The comments received from the community as a result of initial consultation indicates there is some support for the PP on the land, provided that the issues raised in this report are adequately addressed in any revised PP.

FINANCIAL IMPLICATIONS

The proponent has paid the initial PP lodgement fee in accordance with Council's Fees and Charges. Fees for the remaining stages of the PP will be charged in accordance with Council's Fees and Charges should Council support the proposal advancing. The proponent is also required to fund any studies or staff resources required to progress the PP.

COMMUNITY ENGAGEMENT

Pre-consultation was undertaken from 23 November to 7 December 2015 (inclusive). Should the PP advance formal public exhibition (community consultation) occurs later in the process in accordance with any Gateway determination requirements, relevant legislation and Council's Community Consultation Policy. This will involve notifying all adjoining landowners, the local CCB, and other interested parties.

**Summary of Submissions - Planning Proposal (Rezoning & Subdivision)
Lot 4 DP 834254, Beach Road, Berry**

	Document No/Name	Date Received	Summary of Submissions	Comments / Response
1	D15/350205	25/11/15	Against the proposal - but suggests improvements for a more acceptable proposal. • Lot size – lot size equates to high density residential which doesn't match character of surrounding area and semi-rural feel – suggests 20-22 lots is more suitable and match precedent subdivisions along Beach Road. • Waste Management – no sewerage disposal services; lot sizes will not allow for envirocycle systems, will impact neighbours. • Road & Traffic impacts – increased traffic from increase in residency could prove dangerous. • Natural Springs – natural springs will impact building envelopes on affected lots.	The recommendation in the report addresses the comments raised in this submission by recommending amendments to the proposal to address key planning issues, including the specific issues outlined in this submission.
2	D15/352299	27/11/15	Would support a revised proposal that addresses concerns with lots, waste, traffic and drainage issues. • Lot sizes – all blocks should be a minimum 1.2 hectares in size. • Road and traffic impacts – increased residents would exacerbate the bad state of repair of Beach Rd. • Environment – protect Coomonderry Swamp from any runoff. • Drainage and runoff – the number of blocks proposed puts a big strain on this situation, development will cause increased water flow due to, roads, driveways, mown lawns, run off from springs on the hill above will flow down to Campbell's Run.	The recommendation in the report addresses the comments raised in this submission by recommending amendments to the proposal that to address key planning issues, including the specific issues outlined in this submission
3	D15/353059	27/11/15	Against the current proposal – would support an amended PP if concerns with lots, traffic and wastewater are addressed. • Lot sizes – 47 lots is an over development as it doesn't suit character of the area – suggests 32 would more suitable. Minimum lot size should be 1 hectare. Needs to be large enough to sustain large water tanks, and suitable envirocycle. • Waste water & drainage - overflow will impact surrounding neighbours. Already have difficulty with drainage. • Traffic & roads - increase in cars will make Beach road even more dangerous.	The recommendation in the report addresses the comments raised in this submission by recommending amendments to the proposal that to address key planning issues, including the specific issues outlined in this submission

4	D15/353697	30/11/15	Against the proposal- makes suggestions for an improved proposal. • Lot sizes – out of character with surrounding area and precedent set – suggests 20 lots between 1.5 and 2 hectares is more suitable. • Waste Management – no sewer, and lot sizes too small for an envirocycle system • Natural Springs – run off from springs will cause damage and water issues to surrounding neighbours. • Local Road – road is already dangerous, increased residency will prove further danger, no pathway.	The recommendation in the report addresses the comments raised in this submission by recommending amendments to the proposal that to address key planning issues, including the specific issues outlined in this submission
5	D15/354149	30/11/15	Against the proposal. • Keep the land rural rather than another housing zone.	Objection noted. As outlined in the report, Council has the option to refuse to support the proposal which would see the land remain in a rural zone.
6	D15/354588	30/11/15	Against the current proposal - would support an amended proposal if addressed concerns with lot sizes, traffic impacts, waste water. • Lot sizes – developments should be aligned to previous R5 developments on Beach Rd – be at least 1.2ha in size and upwards. • Traffic & Road impacts – increased numbers will prove further danger on the already dangerous road. • Water – provisions for water tanks needs to be in lot sizing. • Waste Management – need sufficient area for envirocycle systems, run off will affect Coomonderry Swamp. • Natural Springs – two natural springs need to be taken into account in proposal and will impact on proposed lots 37-39.	The recommendation in the report addresses the comments raised in this submission by recommending amendments to the proposal that to address key planning issues, including the specific issues outlined in this submission
7	D15/357464	2/12/15	Against the current proposal but would support an amended proposal that addresses concerns with lots sizes, traffic impacts: • Lot sizes – keep in line with previous sub-divisions, minimum lot size of 1ha. • Character impacts - does not suit surrounding area's rural character. Retain the essence of the RU1 zone. • Traffic & Road impacts – Beach road would struggle with increased traffic. Repairs to Beach Rd are needed and a footpath.	The recommendation in the report addresses the comments raised in this submission by recommending amendments to the proposal that to address key planning issues, including the specific issues outlined in this submission

8	D15/357748	2/12/15	Against the proposal in its current form, makes suggestions: • Lot size – not in keeping with existing zoning, doesn't suit surrounding area, minimum lot size of 1.5 ha. • Water and Waste – block sizes raise concerns regarding runoff and dispersal of effluent. • Environmental impacts – mature trees should be protected in Coomonderry Swamp and National Park should be protected. • Zoning – the edge of the E2 zoning should be in line with Campbell's Run and Berry Beach estates.	The recommendation in the report addresses the comments raised in this submission by recommending amendments to the proposal that to address key planning issues, including the specific issues outlined in this submission
9	D15/358700	3/12/15	Supports the proposal. • Lot sizes - block sizes are sufficient, development would provide jobs, proposal is not impacting or encroaching on Coomonderry Swamp. • Traffic and Road impacts – negative impacts of increased traffic, a pushbike or pedestrian lane along Beach Rd is required. • Infrastructure - power cuts occur frequently and need to be addressed. • Compliance - house designs need to comply with original plans approved by Council.	The recommendation in the report addresses the comments raised in this submission by recommending amendments to the proposal that to address key planning issues, including the specific issues outlined in this submission
10	D15/359376	3/12/15	Against the proposal, makes suggestions. • Lot Size – blocks should be at least 2.5 acres, won't suit surrounding character. • Waste water – septic systems will all flow into other blocks and E2 zones. • Road – Beach Rd will need an upgrade to accommodate for increased traffic. • Visual impacts from roadway, detracting from rural area. • Land donation to government – community would like more information about this.	The recommendation in the report addresses the comments raised in this submission by recommending amendments to the proposal that to address key planning issues, including the specific issues outlined in this submission
11	D15/359440	3/12/15	Against the proposal, makes suggestions for an amended proposal. • Lot sizes – blocks should be minimum 1ha. • Zoning – no development on SW slopes, only on NE facing side of the hill with screen plantings. The SW slope towards the swamp should be zoned E2. • Visual impacts - development doesn't keep with surrounding character. • Road & traffic impacts – increases in cars travelling the road would prove dangerous. • Waste water – runoff could flow into Coomonderry Swamp, which needs to be protected, onsite sewage systems often fail • Infrastructure - improve internet speed.	The recommendation in the report addresses the comments raised in this submission by recommending amendments to the proposal that to address key planning issues, including the specific issues outlined in this submission

12	D15/359620	3/12/15	Against the current proposal, would support an amended proposal that addresses concerns. • Road & traffic impacts – increased traffic on Beach Rd. • Lot sizes – ambience of area will be changed, lack of room for septic, water tank and house. • Environmental – blocks located downhill to the swamp will impact the runoff to the Swamp, impact on the Golden Bell Frog. • Visual impacts - tree line needed to reduce eye sore impact.	The recommendation in the report addresses the comments raised in this submission by recommending amendments to the proposal that to address key planning issues, including the specific issues outlined in this submission
13	D15/359721	3/12/15	Against the proposal but makes suggestions for addressing concerns. • Rezoning – modifying SLEP 2014 is unacceptable considering the community consultation processes that occurred. An E2 buffer zone is needed around wetland and should have canopy trees planted and no development allowed. E2 area should be used for the wildlife corridor area. • Lot sizes – small lot developments would negatively impact on tourism, doesn't suit surrounding developments. • Environmental – impact fauna mobility and create fire hazards. • Runoff issues - septic tanks will flow into the swamp. • Further studies - public exhibition of an on-ground flora and fauna assessment and cultural heritage assessment seeking community feedback. • Berry Wildlife Corridor – Berry Landcare has been awarded a grant for the Berry Corridor by the NSW Environmental Trust which includes Berry Bush Links within the subject land.	The recommendation in the report addresses the comments raised in this submission by recommending amendments to the proposal that to address key planning issues, including the specific issues outlined in this submission
14	D15/360631	4/12/15	Against the proposal. • Rezoning – zoning should not be altered considering the community consultation process for SLEP 2014. • Lot sizes – two thirds of the lots proposed are below a 1ha minimum and smaller than the R5 minimum. • Visual impacts - proposal would have higher visual impact than neighbouring sub-division.	Objection noted. As outlined in the report, Council has the option to refuse to support the proposal which would see the land remain in a rural zone.

15	D15/360829	4/12/15	Against the proposal but makes suggestions for a more acceptable rezoning of the subject land. • Lot sizes – does not suit surrounding developments, size needs to be minimum 1ha, development would lead to future developments that would encroach on the swamp. • Proposed zoning – does not align with zoning of adjoining land and the planning principles that went behind them – land south of ridge is exclusively zoned E2 with no dwellings, structures or effluent drainage permitted. • Traffic & Road impacts – increased vehicles would make Beach Rd impassable. • Environmental impacts – impacts on the swamp. • Effluent & Drainage - water quality impacts, water resources in regards to Coomonderry Swamp would be an issue, there won't be sufficient space for effluent management combined with effects of springs, effluent system failure would widely contaminate sensitive ecosystems. • Precedent would be set if this proposal is approved for further development along beach road and Agars Lane would increase encroachment and negative impacts on the swamp.	The recommendation in the report addresses the comments raised in this submission by recommending amendments to the proposal that to address key planning issues, including the specific issues outlined in this submission
16	D15/360984	4/12/15	Against the proposal. • Suggests Council rejects outright and ensure any future proposals are more in keeping with the existing community and environment. • Lot Sizes – lack of coherence with surrounding developments, • Inconsistent with Council plans and visions. • Visual impacts not considered. • Community life impacts not considered. • Environmental impacts – impacts on environmental integrity of the land, the adjacent park and the wetlands. • Infrastructure impacts – pressure on community and infrastructure services from large numbers of dwellings 5km from Berry Township. • Sets a precedent for development of surrounding areas.	Objection noted. As outlined in the report, Council has the option to refuse to support the proposal which would see the land remain in a rural zone.

17	D15/361378	4/12/15	Against the proposal but contains suggestions for a more acceptable proposal. • Zoning – zone the slope facing the swamp from the top of ridgeline downwards to E2 and not grant consent for any development – consistent with adjoining estates. • Zoning - zone the swamp and the area immediately above the swamp E1 in line with surrounding properties so that rehabilitation can commence. • R5 zone should only include areas that drain away from the swamp towards Beach Rd. • Environmental impacts – land on the slope above the Coomonderry Swamp should all be zoned E2 to be consistent with surrounding estates and protect the swamp and development not approved in this area. • LEP activities listed as permitted with consent in E2 areas should not be permitted. • Zone the patch of forest area on proposed site to E2 to preserve viability of local wildlife and suggests to enhance connectivity to zone an E2 wildlife pathway connecting the swamp, Beach Rd canopy and large pond opposite Beach Rd. • Water – potential for bog/flooding issues. • Lot Sizes – does not suit surrounding developments, visual impact, character impacts – ensure large enough to be consistent with adjoining subdivisions. • Tourism impacts – negative impacts if development set a precedent for surrounding areas. • Traffic & Road – road plans are placed through existing dams and wet areas, would require frequent repairs, proposed intersections are placed in blind spots for oncoming traffic creating safety issues. • Further studies should be undertaken of the subject land to identify springs/bogs/seeps and protect them.	The recommendation in the report addresses the comments raised in this submission by recommending amendments to the proposal that to address key planning issues, including the specific issues outlined in this submission
18	D15/361385	4/12/15	Against the proposal in its current scale and concept: • Environmental – impacts on Coomonderry Swamp and the farmland opposite, swamp should be completely protected by Council and State Government. • Sets a precedent for future development of farmland surrounding Berry. • Drainage and effluent issues currently exist and would be exacerbated by the proposal. • Visual and character amenity impacts – the proposal is incompatible with surroundings. • Tourism – proposal would lower tourism rates. • Lot Sizes – too small, development should be in close vicinity to the Berry town with appropriate facilities. • Berry Wildlife Corridor - the proposal lies in centre of this funded wildlife corridor.	The recommendation in the report addresses the comments raised in this submission by recommending amendments to the proposal that to address key planning issues, including the specific issues outlined in this submission

19	D15/361494	4/12/15	Against the proposal -highlights issues to consider. • Environmental – impacts on Coomonderry Swamp and its protected flora and fauna, run off from the septic systems would harm the environment. • Traffic & Road impacts – Beach Rd would not be able to sustain the increased traffic. • Lot Sizes – 46 residential blocks doesn't maintain the area as rural.	The recommendation in the report addresses the comments raised in this submission by recommending amendments to the proposal that to address key planning issues, including the specific issues outlined in this submission
20	D15/361602	4/12/15	Against the proposal. • Lot Sizes – size and amount of blocks is inconsistent to the planning principles of the area, negative visual impact, rural landscape will be lost, highly increased noise levels. • Environmental – breakdown in septic systems would have a disastrous effect on the health of the swamp, impacts on forest and wildlife corridor. • Traffic and road impacts – Beach Road is unsuitable to carry the increased traffic and would need an upgrade, suggests upgrading Toolijooa Road as an alternative route to the new highway to minimise negative impacts.	The recommendation in the report addresses the comments raised in this submission by recommending amendments to the proposal that to address key planning issues, including the specific issues outlined in this submission
21	D15/362387	7/12/15	Generally against the proposal but contains a suggested improvement to PP by only extending E2 zone to the ridgeline. • Current zoning is appropriate but best rezoning outcome would be to extend the E2 zone to the ridgeline, against R5 rezoning. • Environmental – negative impact on the Coomonderry Wetland ecosystem, negative impact on Foys Swamp and reduce potential for future rehabilitation. • Environmental impacts of development – lower water quality, weed invasion, and predation on native fauna and endangered species. Puts at risk endangered and general flora and fauna in the Coomonderry wetlands. • Inconsistent with SEPP 14 and Draft Coastal Management SEPP. • While adding wetland area into the national park is good, it should not be used as a trade-off for further development on the wetland margins due to negative impacts of urbanisation on the wetland ecosystem.	The recommendation in the report addresses the comments raised in this submission by recommending amendments to the proposal that to address key planning issues, including the specific issues outlined in this submission
22	D15/362554	7/12/15	Against the proposal as it compromises the integrity of the surrounding environment especially Coomonderry Swamp.	Objection noted. As outlined in the report, Council has the option to refuse to support the proposal which would see the land remain in a rural zone.

23	D15/362929	7/12/15	Against the proposal: - No further progress of the PP until further studies on fauna and flora impacts undertaken. - Proposal is not in the public interest. - Environmental impacts – concerned about impacts on the Berry Wildlife Corridor. - Against any rezoning of the land and against any development in the E2 zone around the swamp. - GMS should not be ignored by the PP. - Lot sizes - The small lot sizes and associated residential development would be detrimental on developing the berry wildlife corridor. - Environmental - Flora and fauna surveys and impact assessments should be undertaken prior to any progress of the PP.	Objection noted. As outlined in the report, Council has the option to refuse to support the proposal which would see the land remain in a rural zone.
24	D15/363002	7/12/15	Against the proposal. - The directions contained in the GMS and SLEP 2014 and community consultation involved should be adhered to. - The proposal is not in the public interest.	Objection noted. As outlined in the report, Council has the option to refuse to support the proposal which would see the land remain in a rural zone.
25	D15/363742	7/12/15	Against the proposal. - Lot sizes – inappropriately sized lots. - The outcomes of the GMS and SLEP 2014 should not be ignored. - Zoning - against rezoning RU1 and E2. - Not in public interest.	Objection noted. As outlined in the report, Council has the option to refuse to support the proposal which would see the land remain in a rural zone.
26	D15/368861	11/12/15	Representation on behalf of a community member. Community member is against the proposal but makes suggestions for addressing concerns.	The recommendation in the report addresses the comments raised in this submission by recommending amendments to the proposal to address key planning issues, including the specific issues outlined in this submission.