



IRF22/2172

What We Heard Report – PP-2021-406

Callala Bay, Wollumboola and Kinghorne Point
Halloran Trust Lands Rezoning

July 2022

Published by NSW Department of Planning and Environment

dpie.nsw.gov.au

Title: What We Heard Report – PP-2021-406

Subtitle: Callala Bay, Wollumboola and Kinghorne Point Halloran Trust Lands Rezoning

© State of New South Wales through Department of Planning and Environment 2022 You may copy, distribute, display, download and otherwise freely deal with this publication for any purpose, provided that you attribute the Department of Planning and Environment as the owner. However, you must obtain permission if you wish to charge others for access to the publication (other than at cost); include the publication in advertising or a product for sale; modify the publication; or republish the publication on a website. You may freely link to the publication on a departmental website.

Disclaimer: The information contained in this publication is based on knowledge and understanding at the time of writing [June 22]and may not be accurate, current or complete. The State of New South Wales (including the NSW Department of Planning and Environment), the author and the publisher take no responsibility, and will accept no liability, for the accuracy, currency, reliability or correctness of any information included in the document (including material provided by third parties). Readers should make their own inquiries and rely on their own advice when making decisions related to material contained in this publication.

Acknowledgment of Country

The Department of Planning and Environment acknowledges the Traditional Owners and Custodians of the land on which we live and work and pays respect to Elders past, present and future.

Contents

Executive Summary	2
1 Introduction.....	2
About the planning proposal	2
Background	3
2 Exhibition	3
Exhibition material	3
Webinar	4
Community drop-in session	4
Submissions	4
3 Submissions	4
Agency submissions.....	4
Community submissions.....	8
Submissions about the Biodiversity Certification.....	13
4 Next Steps	13
Attachments	14

Executive Summary

This What We Heard Report relates to the public exhibition of PP-2021-406 (Callala Bay, Wollumboola and Kinghorne Point Halloran Trust Lands Rezoning). A Biodiversity Certification Application was exhibited separately by Shoalhaven City Council and is not covered by this report.

This report is intended to inform the final assessment of the planning proposal. The final assessment will determine whether the proposed LEP should be made, and if so, whether any post-exhibition amendments are required.

The exhibition was led by the Department with support from Shoalhaven City Council. It ran for 61 days between Thursday 14 April 2022 and Monday 20 June 2022. The exhibition was held on the NSW Planning Portal and submissions were made via the portal or by email.

During the exhibition, the Department responded to phone enquiries, managed a dedicated exhibition webpage, hosted an online webinar, and hosted an in-person community drop-in session.

A total of 1040 submissions were received during the exhibition, 11 submissions from government agencies and organisations and 1029 from the community.

The following agencies raised issues with the planning proposal which are summarised in section 3 of this report:

- Shoalhaven City Council
- NSW Rural Fire Service
- Transport for NSW
- Jerrinja Local Aboriginal Land Council.

Of the 1029 community submissions received, there were 1002 which raised objections, 14 which were supportive, and 13 which were 'other'. The key issues raised in community submissions were:

- | | |
|--|------------------------------------|
| • Biodiversity and environmental impacts | • Local character |
| • Housing supply and affordability | • Public transport |
| • Bushfire hazard | • Local and regional plans |
| • Climate change | • Health care |
| • Environmental assessment | • Traffic |
| • Infrastructure | • Lot size |
| • Flood hazard | • Gentrification |
| • Holiday homes | • Independent Planning Commission. |

As noted above, the Biodiversity Certification Application was exhibited separately by Council. Copies of all submissions relating to the Biodiversity Certification Application were forwarded to Council for consideration as the Biodiversity Certification Authority.

1 Introduction

About the planning proposal

The planning proposal seeks to facilitate delivery of additional housing and to preserve the environmental values of certain land (see **Figure 1**) owned by the Halloran Trust in the Callala Bay, Wollumboola and Kinghorne localities.

The proposal seeks to achieve this by amending the *Shoalhaven Local Environmental Plan (LEP) 2014* as follows:

- rezone 517 hectares of land C2 Environmental Conservation
- rezone 38 hectares of land to R1 General Residential in Callala Bay
- rezone 2 hectares C3 Environmental Management to create a bushland reserve within the development area at Callala Bay to help protect a population of the endangered Bauer's Midge Orchid (*Genoplesium baueri*)
- rezone land along the north of the Callala Bay township and the development area RE1 Public Recreation zoning to establish an asset protection zone.

The subject land is mostly identified as a 'deferred matter' and is subject to the provisions of the Shoalhaven LEP 1985. As part of this proposal, the land will be incorporated into the *Shoalhaven LEP 2014*.

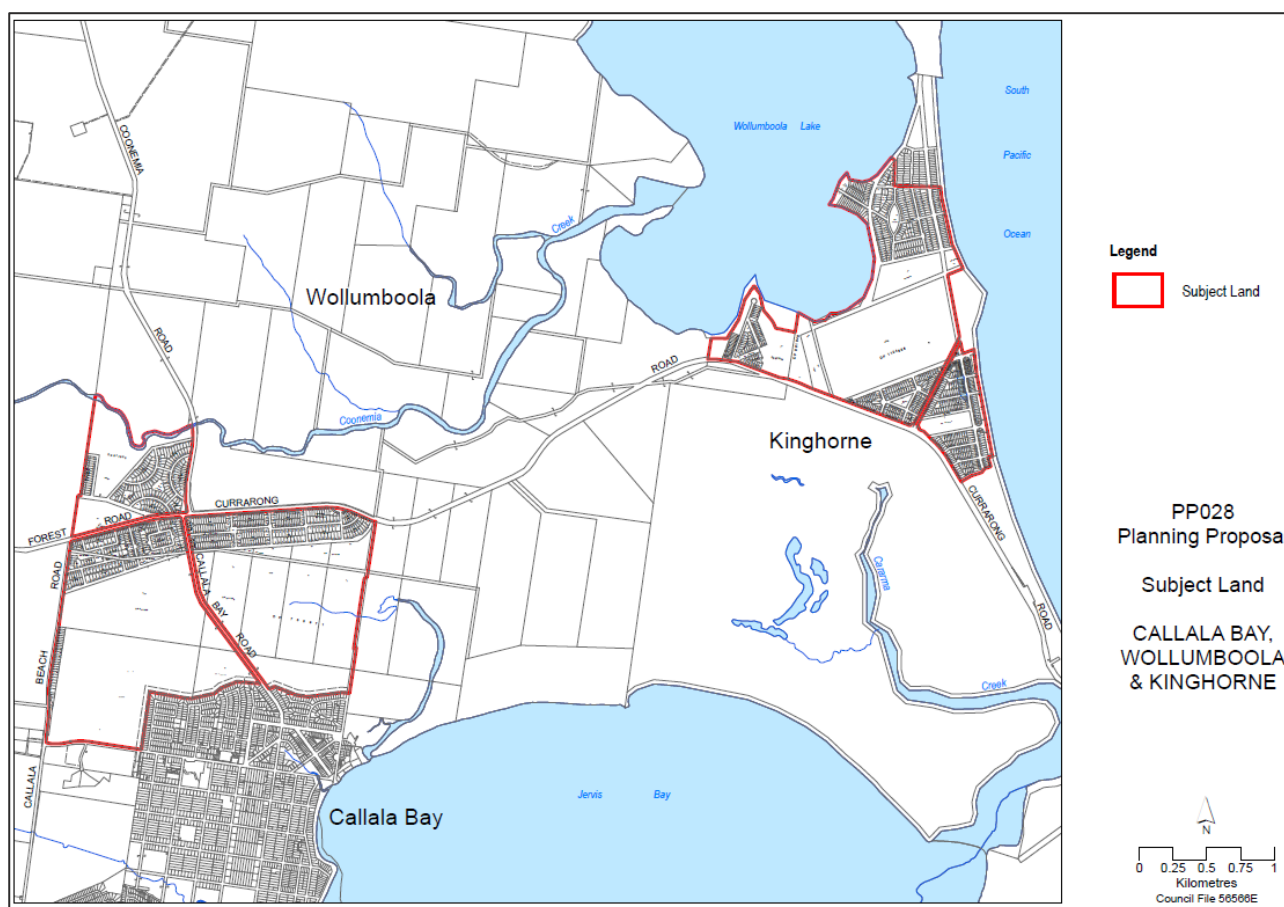


Figure 1: Subject land (Source: Shoalhaven City Council, 2021)

Background

This planning proposal originally formed part of a larger planning proposal which included land at Culburra. The original planning proposal was initiated by the landowner (Sealark Pty Ltd) and Council was the PPA.

In September 2017, Council resolved to split the planning proposal in two. The Culburra land could then undergo more detailed studies, while the land at Callala Bay, Wollumboola and Kinghorne Point could proceed. This was supported by the Department, and a Gateway determination to proceed to exhibition was issued on 13 June 2018.

In December 2021, the Department considered the timing of the planning proposal in consultation with Council. Options were provided to the former Minister for Planning and Public Spaces (Robert Stokes) to accelerate exhibition of the planning proposal.

The former Minister confirmed that the planning proposal is of regional significance and that its finalisation is in the public interest. The former Minister appointed the Secretary of the Department as the alternate PPA on 10 December 2021.

The Department has led the public exhibition of the planning proposal with support from Shoalhaven City Council. Note that the Biodiversity Certification Application has been exhibited separately by Shoalhaven City Council.

This report summarises the public submissions received on the planning proposal during exhibition and will inform the Department's final assessment of the planning proposal.

2 Exhibition

The planning proposal was publicly exhibited on the NSW Planning Portal for 61 days between Thursday 14 April and Monday 20 June 2022. The exhibition was led by the Department with support from Shoalhaven City Council.

Submissions were made during the exhibition period via the planning portal and directly via email.

A printed notification letter and factsheet was prepared by the Department and circulated by Council to surrounding landowners.

During the exhibition period, the Department responded to phone enquiries, managed a dedicated exhibition webpage, hosted an online webinar, and hosted an in-person community drop-in session.

Exhibition material

The proposal's 'Under Exhibition' page on the NSW Planning Portal provided the following information to support exhibition of the planning proposal:

- a brief overview of the proposed changes (including an embedded image of the proposed zoning map),
- an outline of the different responsibilities of the Department and Council,
- copies of the planning proposal and its supporting studies,
- information about the webinar and drop in session,
- information about how to make a submission,
- a frequently asked questions document,
- DPE and Council contact details, and
- a link to Council's exhibition website for the Biodiversity Certification Application.

The Biodiversity Certification Application was exhibited separately by Shoalhaven City Council. The planning proposal webpage made this clear and provided a hyperlink to Council's website for more information.

Webinar

The Department hosted an online webinar on Thursday 5 May 2022 between 5:30 and 6:30pm comprising a short presentation by the Department and proponent followed by an opportunity to ask questions about the proposal via chat function.

The webinar was attended by 35 people. It was advertised on the exhibition webpage and the notification letters provided details about opportunities to get involved.

Community drop-in session

Staff from the Department and Shoalhaven City Council held a community drop in session on Wednesday 25 May 2022 from 6pm to 8pm at the Callala Community Centre (42 Emmett Street, Callala Bay). The session was attended by more than 50 people.

The session was advertised on the exhibition webpage and at the online webinar, and the notification letters identified that the website provided details about opportunities to get involved.

This session gave the public an opportunity to view maps and documents in person, to ask questions face to face, and to make a handwritten submission.

Enquiries about the Biodiversity Certification Assessment were directed to Council.

Submissions

Submissions were received through the planning portal and directly via email to DPE.

Many submissions received via email were a form letter set up through 'Campaign Now' (emails received from "...@campaignnow.co").

3 Submissions

A total of 1040 submissions were received during the exhibition, 11 from government agencies and organisations and 1029 from the community.

Agency submissions

In accordance with the Gateway Determination, the following agencies and organisations were invited to make comment on the planning proposal and provided submissions:

- NSW Rural Fire Service
- Transport for NSW (former Roads and Maritime Services)
- Environment and Heritage Group (former Office of Environment and Heritage)
- National Parks and Wildlife Service
- Department of Primary Industries (Agriculture and Fisheries Divisions)
- Environment Protection Authority (EPA)
- Jerrinja Local Aboriginal Land Council
- Jervis Bay Marine Park (DPI Fisheries) (representing local oyster/aquaculture growers)
- South Coast Mariculture (representing local oyster/aquaculture growers).

In addition to the consultation requirements in the Gateway determination, the Department notified the following agencies and organisations about the exhibition and invited comment, but they did not make a submission:

- Shoalhaven Water
- Endeavour Energy
- Schools Infrastructure NSW.

Submissions received are summarised in **Table 1** below.

Table 1: Agency Submissions Summary

Agency / Organisation	What we heard
Shoalhaven City Council	<p>Shoalhaven City Council made the following comments:</p> <ul style="list-style-type: none"> • The Department should ensure the proposal will achieve a 'maintain or improve' biodiversity outcome in relation to the Greater Glider, Yellow-bellied Glider and Grey-headed Flying-fox. • The Department should seek independent advice on the accuracy and currency of the BCAR considering the 2019/2020 bushfires and recent sightings of endangered species. • Council staff should be involved in ongoing discussions with RFS, the Department and the proponent to ensure bushfire safety for the development area. • The Department should engage with the Aboriginal Land Councils and other indigenous representatives.
Department of Primary Industries (DPI) Agriculture	DPI Agriculture does not raise any objections to the planning proposal and has no further requirements.
Department of Primary Industries (DPI) Fisheries	<p>DPI Fisheries is supportive of the planning proposal.</p> <p>DPI Fisheries commends the conservation of the aquatic habitat and environmental values of Lake Wollumboola through the rezoning of catchment lands to C2 Environmental Conservation zoning and support their inclusion in the National Park.</p> <p>DPI Fisheries commends the stormwater treatment train that is proposed for the development area and is satisfied that it will result in a neutral or beneficial impact on the receiving environment. They note that this stormwater treatment train must be maintained by Council to ensure ongoing effectiveness.</p> <p>DPI Fisheries state that best practice erosion and sediment control measures must be implemented during all future works in the development area and recommend consideration be given to staging the development to reduce erosion risk.</p>
NSW Environment Protection Authority (EPA)	<p>EPA provides no comments on the planning proposal.</p> <p>They note that no activities identified under Schedule 1 of the <i>Protection of the Environment Operations Act 1997</i> are to be carried out on the site and that the planning proposal does not seek to rezone land for industrial use and are therefore of the opinion that there is low risk of land use conflicts.</p>

Agency / Organisation	What we heard
NSW Rural Fire Service (RFS)	<p>NSW RFS generally raises no objections to the planning proposal subject to the following conditions:</p> <ul style="list-style-type: none"> • Future subdivision of the land must comply with <i>Planning for Bushfire Protection 2019</i>. • The provision of a neighbourhood safer place (NSP) is to be included as 'essential infrastructure requirements' under Part 6 of the <i>Shoalhaven LEP 2014</i>. • Council, DPE and the proponent are to be satisfied that the internal road network will provide safe access for occupants and fire fighters in the event of an emergency. The proposal and any traffic assessment reports are to satisfactorily address evacuation of traffic volumes associated with current and future occupants in an emergency scenario and allow access for emergency vehicles. <p>Note that the RFS will not support any reduction in the existing bushfire management practices occurring under current arrangements.</p>
South Coast Mariculture	<p>South Coast Mariculture raises no objections to the planning proposal. Note that their review included consultation with other relevant parties.</p>
Transport for NSW (TfNSW) (former Roads and Maritime Services)	<p>TfNSW requests more information before providing support for this planning proposal.</p> <p>The Traffic Impact Assessment (TIA) is to be updated to include volume counts, SIDRA analyses and future scenario modelling for the Princes Highway/Forest Road and the Princes Highway/Kalandar Street intersections.</p> <p>TfNSW supports development which will reduce car dependency, the opportunity to introduce bus stops (identified in the TIA) should be upgraded to a requirement, and notes that the proposed pedestrian cycleway will need to be designed in accordance with the Cycleway Design Toolbox and should complement the Shoalhaven City Council Bike Plan.</p> <p>TfNSW also notes that concurrence from TfNSW is required for any works within the road reserve of the Princes Highway and that strategic designs, cost estimates and funding mechanisms for such works would need to be prepared.</p> <p>An addendum submission was received on 23 June 2022 which recommended the references to Route 730 in the TIA be corrected to Route 120, identified a potential new bus stop on Callala Beach Road as well as Emmett Street, and noted that population growth is not likely to place demand pressures on existing services.</p>
Heritage NSW	<p>Heritage NSW raises no objections to the planning proposal and supports the proposed conservation objectives.</p> <p>They recommend that Aboriginal community consultation continues for both the conservation and development areas.</p> <p>They also note that future development on the land will require updated Aboriginal cultural heritage assessment and that any future Aboriginal Heritage Impact Permit applications or other referrals to Heritage NSW will be reviewed in accordance with their guidelines.</p>
DPE Biodiversity and Conservation Division (BCD) and National Parks and Wildlife Services (NPWS) (combined submission)	<p>BCD notes that the biodiversity certification work completed in accordance with the biodiversity certification assessment methodology (BCAM) remains valid despite significant bushfire impacts elsewhere in the region. Noted that the principles of maintain or improve, and like-for-like offsetting are embedded in the relevant legislation and accounted for in the BCAM.</p> <p>BCD has a role in ensuring that the BCAM has been applied satisfactorily in the Biodiversity Certification Assessment Report (BCAR) and in considering the Response to Submissions report prepared following its exhibition. These documents</p>

Agency / Organisation	What we heard
	<p>will be considered by BCD before providing the Minister for Environment with any conferral advice about the biodiversity offset scheme.</p> <p>BCD is aware of community concern regarding a perceived lack of assessment for a number of fauna species and reiterates that the BCAM methodology does take into account such fauna and that the BCAR will be reassessed by BCD against this methodology before advice is provided to the Minister of Environment. BCD also notes that the Commonwealth Department of Water and Environment has already provided an approval on 1 June 2021 for the relevant biodiversity and threatened species issues under the <i>Environment Protection and Biodiversity Conservation Act 1999</i>.</p> <p>BCD notes that should the planning proposal and biodiversity certification proceed, there will be further administrative and legal processes involved in the transfer of land to the National Parks system.</p> <p>BCD and NPWS make the following further comments:</p> <ul style="list-style-type: none"> • The addition of land to the national parks system has not yet been assessed or approved and the transferral would take a long time even once approved. Accordingly, the planning proposal wording should be broadened to describe transferral to the national parks system (rather than Jervis Bay National Park) consistent with the wording that will be used in any biodiversity conferral. • Current and proposed tenure, ownership and management responsibilities for the proposed linear reserve and existing APZ need to be confirmed. NPWS will not accept the transfer of any land required for fire management purposes. • The linear reserve will need to serve as a functional asset protection zone (APZ) so that no off-site fire management work will be required and needs to be trafficable to fire fighting vehicles. • Clarification is sought on whether the Crown Road is proposed to be incorporated into the biobank lands. • The planning proposal and BCAR are inconsistent with regard to fencing, buffers, signage and access (including boardwalks or footpaths) for the proposed C3 zone. Utilisation of the space by adjacent residents could increase the risk of damage to the retained <i>Bauer's Midge Orchid</i>. • Confirmation will be sought regarding the ownership of the paper subdivision roads within the biobank site prior to any transfer of land. • Clarification is sought on the location of the firetrail referred to on page 10 of the planning proposal. Notes that reference to firetrail(s) outside the planning proposal's subject land is not relevant, according to the Bushfire Hazard Study (page 11) and planning proposal (page 19). • Confirmation of any potential contamination should be provided for the Lake Wollumboola Biobank site and any remediation works undertaken. This may have already been addressed as part of establishing the Biobank site. • Five individual <i>Bauer's Midge Orchid</i> plants are recorded in BioNet – not one. Neither the Planning Proposal nor the BCA report explains whether the additional four individuals are presumed dead or just not observed at the time of the survey. • Investigation could be undertaken to translocate these individuals to a location within the biobank site. • BCD/NPWS questions whether the Eastern Pygmy-possum movement corridor discussed on page 25 would be functional or effective. • The planning proposal does not refer to biobank site fencing. Clarification is sought regarding whether perimeter fencing will be constructed prior to dedication of the biobank site land. Fencing will be required along the boundary of the biobank site to prevent trail bikes and four wheel drive vehicles entering this land. The fence line of highest priority follows the boundary of the biobank

Agency / Organisation	What we heard
	site and the linear reserve and partially cleared corridor immediately north of the Callala Bay residential area (existing and proposed) i.e. from Sealark Crown road to Callala Beach Road. Fencing will also be required adjacent to key roads (Callala Bay, Callala Beach, Forest and Currarong roads).
Jerrinja Local Aboriginal Land Council (JLALC)	<p>The JLALC submission to the planning proposal raised concerns about the size of the development and its impacts. The submission identifies the importance of this area to the Jerrinja people. The JLALC raises concerns about the ecological and cultural value of the subject land, especially considering the 2019/2020 bushfires.</p> <p>The following concerns are raised in the submission:</p> <ul style="list-style-type: none"> • How can Jerrinja people be satisfied the proposal will achieve a 'maintain or improve' biodiversity outcome for endangered species and their suitable habitat? • The Department should consider currency of the BCAR in light of the 2019/2020 bushfires that the potential value of the proposed biodiversity certification area as a wildlife refuge. • Mitigation measures must be included as conditions of consent for the subdivision development application(s) to minimise harm to biodiversity values within the biodiversity certification area. <p>The submission identifies the land is a crucial wildlife corridor to both JLALC lands and the Jervis Bay National Park and this ecological significance has increased since the Black Summer Bushfires. The submission also refers to the Wallaby drive story in which cultural burns were used and cultural links and connections through the land relating to Bid Bid Creek to Lake Wollumboola.</p> <p>The submission indicated an intention to discuss these concerns with Sealark staff directly and to work cooperatively to address impact concerns.</p>
Department of Planning and Environment (DPE) – Crown Lands	<p>DPE – Crown Lands raises no objection to the rezoning of the Crown Roads involved in the proposal.</p> <p>Crown Lands notes that they will assess the suitability of the roads for closure and inclusion in the Jervis Bay National Park as part of a separate process to be undertaken by Crown Lands and National Parks directly.</p>

Community submissions

1029 submissions were received from the community during the exhibition (1020 from individuals, 9 from community groups). The following community groups made submissions:

- Lake Wollumboola Protection Association
- Huskisson Woollamia Community Voice
- Friends of the Forest
- Our Future Shoalhaven
- Australian Plants Society NSW
- Callala Foreshore Alliance
- Callala area resident members of the liaison & monitoring group
- Callala Environmental Alliance
- BirdLife Shoalhaven.

1002 of community submissions were objections, 14 were supportive, and 13 were 'other' (requests for additional information, comments out of scope, or comments without a clear position for or against the proposal). See **Figure 2** below for a breakdown of submissions.

The 1002 objection submissions includes 623 form letter submissions objecting to the proposal (see information in section 2 about 'Campaign Now'). Many of these included additional individual comments from the community members which were added to the form response.

The key issues raised in the community submissions are summarised in **Table 2** below.

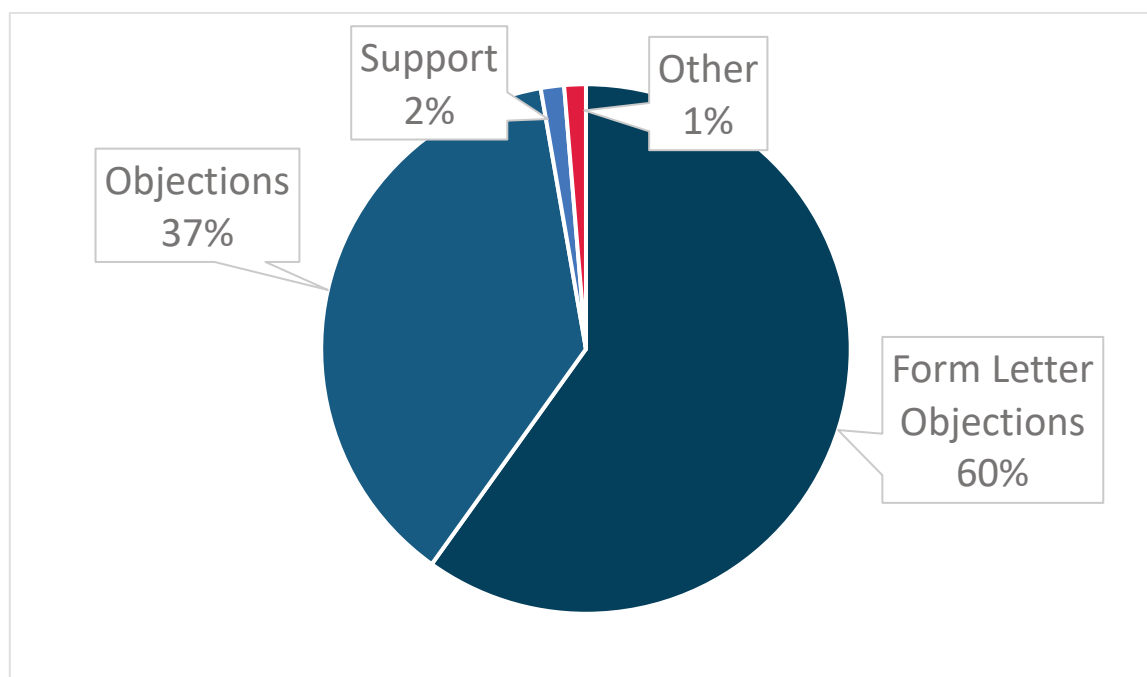















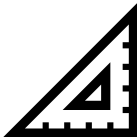
Figure 2: Breakdown of community submissions by position (Object / Support / Other)



Table 2: Summary of community submissions received by the Department during public exhibition

Key theme	What we heard
 Biodiversity, Environmental Impacts Opposition (996 submissions) (97% total community submissions) Support (7 submissions) (0.7% total community submissions)	<p>The community raised concerns about impacts on the local environment and biodiversity. Key issues include:</p> <ul style="list-style-type: none"> The site provides habitat for threatened species such as Greater Glider, Yellow-Bellied Glider, Eastern Pygmy-possum, Powerful Owl, Glossy Black-cockatoo, Gang Gang Cockatoo, Grey-headed Flying-Fox and the Bauer's Midge Orchid. Greater Gliders and Yellow-bellied Gliders have declined in surrounding National Parks in the Shoalhaven area. Greater Gliders and Grey-headed Flying-foxes are listed as threatened under the <i>Environment Protection and Biodiversity Conservation Act 1999</i>. Yellow-bellied Gliders and Eastern Pygmy-possums are listed as threatened under the <i>NSW Biodiversity Conservation Act 2016</i>. Development will increase contaminated runoff into Callala Creek, which is an environmentally sensitive fish breeding area. The land has become a refuge for species which escaped 2019/20 Black Summer bushfires. 40.19ha of unburnt tall coastal forest should be protected for threatened and non-threatened species. The proposal may contribute to Australia's mammal extinction rate. Hollow bearing trees contain nesting hollows for species such as Gliders. Request for the land being rezoned for residential purpose to instead be zoned for National Park. Movement corridors may not be suitable for species such as Eastern Pygmy-possum. Household pets such as free-roaming cats and dogs will impact on wildlife.

Key theme	What we heard
	<ul style="list-style-type: none"> A Fauna Plan of Management should be implemented. <p>Supporting submissions commented on the following:</p> <ul style="list-style-type: none"> Wildlife will adapt to new habitat. Support environment protection measures for Lake Wollumboola Environmental impacts will be minimal
 <p>Housing Supply and Affordability</p> <p>Opposition (658 submissions) (64% total community submissions)</p> <p>Support (5 submissions) (0.5% total community submissions)</p>	<p>The community raised concerns about housing affordability in the area and concerns that the proposal would not improve affordability or provide affordable housing stock. Key issues raised include:</p> <ul style="list-style-type: none"> Staged release of lots over 12 years will not improve housing affordability. The proposal will not provide affordable housing. The proposal will raise housing prices in Callala. <p>Supportive submissions commented on the following:</p> <ul style="list-style-type: none"> The proposal will provide additional housing which is needed in the area as there is a housing shortage. The proposal will support housing affordability. There need to be more opportunities for first homes buyers who wish to remain in the area.
 <p>Bushfire</p> <p>Opposition (614 submissions) (60% total community submissions)</p> <p>Support (0 submissions)</p>	<p>The community raised concerns about bushfire risk and safety. Key issues raised include:</p> <ul style="list-style-type: none"> Development will increase the number of residents exposed to bushfires and make evacuations more difficult. Rezoning will increase forest fire frontage that needs to be defended by limited volunteers. RFS will be unable to respond due to isolated location of site. The area is bushfire prone.
 <p>Climate Change</p> <p>Opposition (594 submissions) (58% total community submissions)</p> <p>Support (0 submissions)</p>	<p>The community raised the concerns that the proposal in relation to climate change. Key issues raised include:</p> <ul style="list-style-type: none"> Forest clearing contradicts NSW goal of halving carbon emissions by 2030. Mature vegetation is the only effective method to capture carbon. Ongoing climate change is a threat to species and the site contains habitat which is necessary for their survival. The proposed land clearing will accelerate climate change impacts.
 <p>Environmental Assessment</p> <p>Opposition (572 submissions) (56% total community submissions)</p> <p>Support (0 submissions)</p>	<p>The community raised concern about the environmental survey data used for the biodiversity certification report being potentially out-dated because it was prepared prior to the 2019/20 bushfire season. Submissions also stated that the proponent should update the environmental assessment or an independent environmental assessment is needed.</p> <p>NOTE: There is some overlap with submissions which relate to the Biodiversity Certification Assessment. This includes concerns raised by community submissions about the NSW Biodiversity Conservation Act biodiversity offset scheme methodology.</p>

Key theme	What we heard
 Infrastructure Opposition (177 submissions) (17% total community submissions) Support (3 submissions) (0.3% total community submissions)	<p>The community raised the following concerns about the impact of the proposal on local infrastructure. Key issues raised include:</p> <ul style="list-style-type: none"> • The existing local infrastructure (unspecified/generally) is already insufficient and will not be able to support population increase. • The stormwater drainage infrastructure is already at capacity and will not be able to manage additional stormwater runoff. • The sewage infrastructure struggles to manage the current population and during holiday season water in Jervis Bay becomes polluted. • The water infrastructure struggles to manage the current population and during holiday season water runs yellow/brown and is not safe. • The proposed houses will be isolated from infrastructure such as hospitals, schools, jobs and TAFE. • The roads are already in poor condition, particularly Forest Road, Coonemia Road, Currarong Road and Callala Beach Road. • The roads are unsafe, narrow, have poor lighting and no road barriers. • The waste management infrastructure will not be able to handle an increase in household waste. • The communications infrastructure (phone and internet) cannot cope with current population. <p>Submissions supporting commented on the following:</p> <ul style="list-style-type: none"> • Increasing in housing and population will grow supporting infrastructure such as shopping centres and schools.
 Flood Opposition (106 submissions) (10% total community submissions) Support (0 submissions)	<p>The community raised concerns about flooding. Key issues raised include:</p> <ul style="list-style-type: none"> • Development will increase runoff and worsen flooding issues for residents on the site south of Emmett Street. • Development will worsen flooding issues on Callala Beach Rd which is already flood prone. • The area is flood prone.
 Holiday Homes Opposition (32 submissions) (3% total community submissions) Support (0 submissions)	<p>The community raised concerns that the proposed dwellings will transition to short-term rentals for holiday homes and Airbnb's and will not contribute to supply in the long-term rental market. Submissions noted that holiday homes will be vacant for most of the year and that homes should be prohibited from transitioning to holiday homes.</p>
 Local Character Opposition (28 submissions) (3% total community submissions) Support (0 submissions)	<p>The community raised the following concerns about the impact of the proposal on local character. Key issues raised include:</p> <ul style="list-style-type: none"> • Population increase will ruin the village character and quiet aspect of the area. • There will be an increase of tourists in the area which will ruin the undeveloped character of the area. • The biodiversity and beaches form part of the local character and the proposal will ruin both. • Natural beauty of the area is being destroyed.

Key theme	What we heard
 Public Transport Opposition (18 submissions) (2% total community submissions) Support (0 submissions)	<p>The community raised concerns there is insufficient public transport in the area and the proposal will increase car dependence.</p>
 Local and regional plans Opposition (11 submissions) (1% of total community submissions) Support (0 submissions)	<p>The community raised concerns that the proposal is inconsistent with local and regional plans. Key issues raised include:</p> <ul style="list-style-type: none"> • The proposal is inconsistent with the aims of the <i>Shoalhaven Local Environment Plan 2014</i> • The proposal is inconsistent with Shoalhaven 2027 – Community Strategic Plan, particularly identified values for “sustainable, liveable environments”. • The proposal is inconsistent with Jervis Bay Settlement Strategy, particularly “Achieving the Vision” and principles of ecological sustainable development outlined in the Strategy. • The proposal is inconsistent with the Illawarra Shoalhaven Regional Plan 2041, particularly Strategy 11. • The proposal is inconsistent with Shoalhaven City Council policy • Proposal contradicts South Coast Regional Growth Strategy 2006-31.
 Health Care Opposition (9 submissions) (0.9% total community submissions) Support (0 submissions)	<p>The community raised concerns about the capacity of the local health care system to support the proposal. Key issues raised include:</p> <ul style="list-style-type: none"> • Doctors are at capacity and are no longer accepting new patients. • Hospitals are currently overloaded. • Health care system cannot support population increase.
 Traffic Opposition (7 submissions) (0.7% total community submissions) Support (0 submissions)	<p>The community raised concerns about the traffic impacts of the proposal. Key issues raised include:</p> <ul style="list-style-type: none"> • Traffic is currently an issue and will worsen with population increase. • Roads are unable to cope with traffic increase. • Increase in traffic with impact intersections, particularly Forest Rd/Callala Bay Rd/Coonemia Rd intersection, Forest Rd/Callala Beach Rd intersection, and Forest Rd/Princes Highway intersection.
 Lot Size Opposition (7 submissions) (0.7% total community submissions) Support (0 submissions)	<p>The community raised concerns about the minimum lot size within the development area and requested that large minimum lot size controls are imposed.</p>

Key theme	What we heard
 Gentrification Opposition (3 submissions) (0.3% total community submissions) Support (0 submissions)	<p>The community raised concerns that the proposal will contribute to ongoing gentrification, which is displacing locals and will change the demographic of the area.</p>
 Independent Planning Commission Opposition (3 submissions) (0.3% of total community submissions) Support (0 submissions)	<p>The community raised concerns that the proposal should be determined by the Independent Planning Commission.</p>

Submissions about the Biodiversity Certification

673 (65%) of the community submissions received during the exhibition related to the Biodiversity Offset Scheme and/or Biodiversity Certification Application which was exhibited separately by Shoalhaven City Council. This is a separate issue to the planning proposal.

Copies of all submissions relating to the Biodiversity Certification Application were forwarded to Council.

Council will be preparing a separate submissions report to address biodiversity certification issues raised in submissions. This report will be provided to the Department of Planning and Environment's environment team to review. The Department will then prepare a report to the Minister for the Environment recommending whether the Minister should biocertify the site. The Minister for the Environment must be satisfied there will be an overall "maintain or improve" outcome.

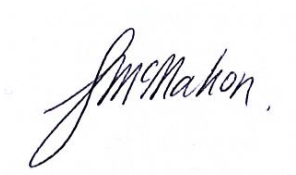
4 Next Steps

This What We Heard Report, prepared by the Department's Agile Planning and Programs team will inform the final assessment of the planning proposal, to be completed by the Department's Southern Region team. The final assessment will make a recommendation to the Minister for Planning (or his delegate) whether the proposed LEP amendments, should be approved, and if so, whether any post-exhibition amendments are required prior to finalisation.



Kelly McKellar

Manager, Agile Planning and Programs



Louise McMahon
Director, Agile Planning and Programs

Assessment officers

Rachel Hughes
Planning Officer,
Agile Planning and Programs
(02) 9995 5936

Kristina Argiropoulos
Student Planner,
Agile Planning and Programs

Attachments

Attachment	Document
A	Planning Proposal (exhibited version)