



# Media Release

---

3 April 2014

## Work to Commence at Jerberra Estate

Shoalhaven City Council Mayor, Joanna Gash has announced the engagement of company Footprint Sustainable Engineering to undertake the investigation, design and documentation of the infrastructure for Jerberra Estate following a public advertising, quotation and award process.

“Development of the estate can now be undertaken in accordance with the recently adopted Development Control Plan. The engagement of Footprint Sustainable Engineering is a welcome first step in the delivery of public infrastructure at the Estate” said Cllr Gash.

Footprint Sustainable Engineering will be commencing investigations on site over the next few weeks starting with land surveying and geotechnical investigations in the road reserves.

Once the data is collected the design process will be undertaken for roads, stormwater and electrical infrastructure.

“The estate will not be provided with water or sewer infrastructure as the Development Control Plan has adopted the approach where developments are self-sustaining for water and sewerage” said Cllr Gash.

The Mayor said the concept design including minimal street lighting, intersection upgrades and bus stops will be presented to landholders at a public meeting. After consultation, the design will be developed and documentation prepared to allow the works to be tendered for construction.

Enquiries should be directed to Cliff Harris, Council’s Project and Contracts Manager on (02) 4429 3378.

**CONTACT:** Mayor, Joanna Gash - 0427 160 172



19 February 2014

## Council welcomes Jerberra Estate planning controls

Shoalhaven City Council Mayor, Joanna Gash has welcomed the announced planning controls for the Jerberra Estate.

The new planning controls will enable sections of land to be developed while also ensuring that environmentally sensitive land is protected.

While all landowners will not be able to develop their land, a total of 87 dwellings can potentially be approved under the new planning controls.

Fifty six lots are able to be developed as stand-alone blocks while the remaining 36 approvals require two or more lots to be amalgamated.

Mayor, Joanna Gash welcomed a conclusion to one of the most vexed and complex paper subdivisions in New South Wales.

"The rezoning concludes a rigorous planning process that recommenced in 2005 after attempts in the 1990s failed to get support," said Cllr Gash.

"Uncertainty over the future zoning of the land has frustrated Council's attempts to resolve the fate of numerous unauthorised structures in the Estate.

"More than 65 of the 152 lots in the subdivision have unauthorised structures from sheds to dwellings."

"The new planning controls provide a legal framework to assess these through a development application process and have unsafe or inappropriate structures removed."

The Mayor said the rezoning was a further example of all levels of government working together to resolve a highly complex and difficult issue.

"The Planning Proposal was prepared by Council in collaboration with the NSW Department of Planning and the Office of Environment and Heritage," said Cllr Gash.

"This has been a long and convoluted process with all agencies actively assisting in a number of landowner engagement activities throughout."

Mayor, Gash said landowners have been paying for the rezoning process through a special rate.

The same approach will be used to recoup costs when constructing the roads and electricity infrastructure.

Enquiries should be directed to Gordon Clark, Council's Strategic Planning Manager on (02) 4429 3355.

**CONTACT:** Mayor, Joanna Gash - 0427 160 172



# Media Release

---

28 October 2011

## Council to undertake Jerberra Estate stormwater management assessment

Shoalhaven City Council last night moved to undertake a stormwater management assessment for Jerberra Estate, one of the last remaining studies to be completed before the planning proposal is publicly exhibited.

This decision comes after the Department of Planning and Infrastructure gave approval for the Jerberra Estate Planning Proposal to proceed in early September.

The Jerberra Estate Planning Proposal will potentially create up to 83 dwelling entitlements.

Shoalhaven City Council Mayor, Paul Green said the Planning Proposal would provide a positive outcome for the majority of landowners while keeping in mind environmental and development concerns.

"Council is working in conjunction with the Department of Planning and Infrastructure to bring the long running issues concerning the Jerberra Estate to a close," said Cllr Green.

"The planning proposal lodged with the Department enables residential development to occur within the estate while also taking into consideration ongoing environmental concerns and current planning requirements.

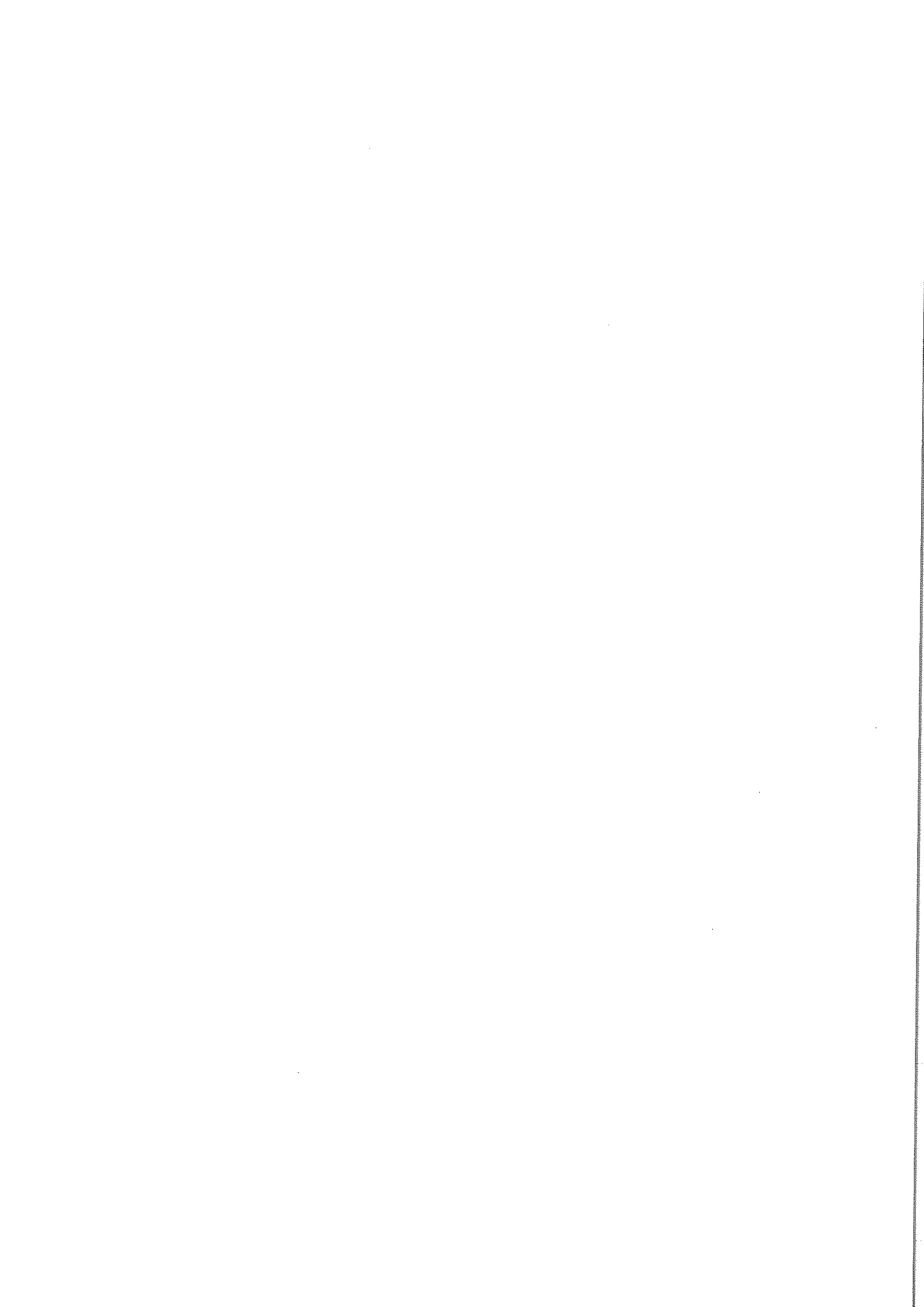
"While Council is looking to work with landowners as much as possible, there are a number of other factors including the protection of high value conservation land as well as the management of bushfire risks, effluent disposal and stormwater run off that need to be taken into consideration."

"While this proposal may not appease all landowners it is impossible to achieve one dwelling per lot given the number of environmental constraints and bushfire risks affecting the land."

"I would encourage all interested residents to view the proposal and make comment when it is placed on public exhibition."

Shoalhaven City Council is aiming to place the document on public exhibition within six months with a view to finalising the plan within one year.

**CONTACT:** Shoalhaven City Mayor Councillor Paul Green (02) 4429 3251  
0423 881 873





# Media Release

---

13 July 2010

## Mayor meets with Minister over Jerberra Estate

Shoalhaven City Mayor Councillor Paul Green has met with the NSW Minister for Planning Tony Kelly on the issue of rezoning Jerberra Estate.

Clr Green said the discussions were fruitful and the Minister has agreed to work with Council to address the rezoning issues as well as the issues of illegal dwellings in the Estate.

"The Minister outlined some options that could address those environmental legislation requirements for the land to be rezoned," Clr Green said.

"The Minister said an existing interdepartmental working group will meet with Council next week to develop the two options for the Estate and these will be presented to landowners."

These options – Community Title and Biocertification for Jerberra Estate – may see the existing individual lots in the Estate given over to common ownership of a protected environmentally significant area and the remaining land reallocated among all landowners in the estate.

Council has been investigating the rezoning of Jerberra Estate for a number of years and has been actively working with State government departments for a resolution to the issue.

Council is working to help pave the way for residential rezoning of Jerberra estate which would achieve a balanced outcome of some residential development together with the conservation of the environmentally significant areas within the estate.

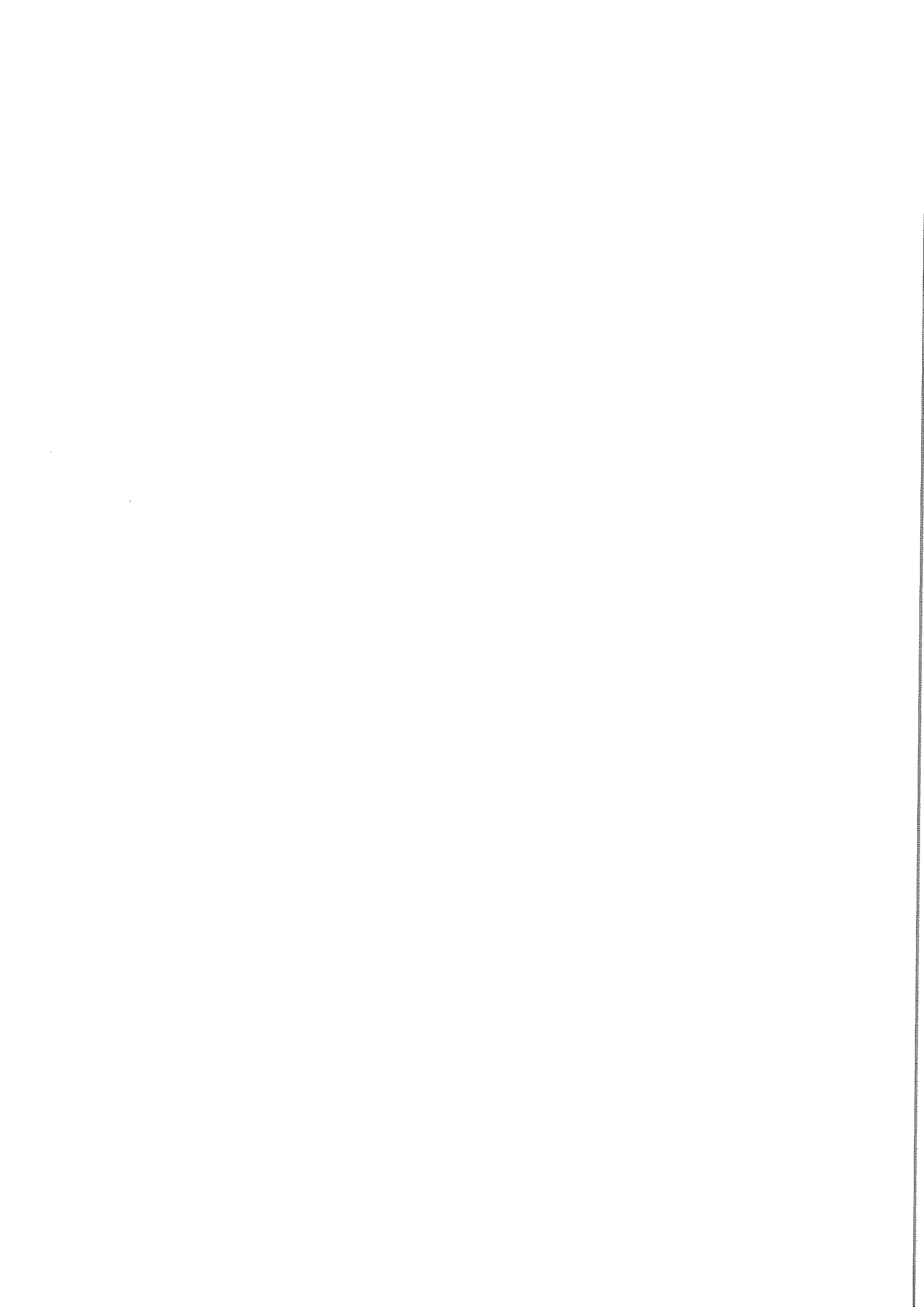
Clr Green said that for these options to be successful all landowners in the Estate would have to work together to develop the proposal.

Meanwhile, Council has extended the deadline – until Friday 16 July – for landowners to respond to Council's solicitors on their timetable to vacate the illegal dwellings on their properties.

The deadline applies to 15 landowners who have built and occupied illegal structures on their properties without Council approval and without Building Code of Australia compliance. Council has no legal ability to approve dwellings on Jerberra Estate due to the current zoning, and understands the impact of its stance on the Estate's residents.

**CONTACT:** Shoalhaven City Mayor Councillor Paul Green

(02) 4429 3251  
0423 881 873







# Media Release

---

9 August 2010

## Seeking Jerberra landowners' views on rezoning options

Shoalhaven City Council, working with the Department of Planning and Department of Environment, Climate Change and Water, has organised an information drop-in day to discuss rezoning options with Jerberra Estate landowners.

The drop-in day has been organised for Saturday 4 September at the Tomerong School of Arts.

Shoalhaven City Mayor Paul Green said the day is an opportunity for landowners to speak in confidence with staff about their personal situation and aspirations for Jerberra Estate.

"We also would like to hear which of the proposed two development options each landowner would prefer to be further investigated," Clr Green said.

"The two rezoning options have been developed using detailed strategic planning studies undertaken in recent years which show that only parts of the Estate are potentially suitable for residential development," said Clr Green.

"These findings are consistent with planning studies undertaken by Council in the 1990s. It is clear that if the outcome is limited by the existing subdivision pattern only a proportion of landowners would potentially benefit due to the need to protect sensitive environmental areas, manage bushfire risk, and provide services and infrastructure.

"There is however an option that could potentially benefit all landowners. This option involves land pooling and subdivision of the least constrained land, under a community title scheme.

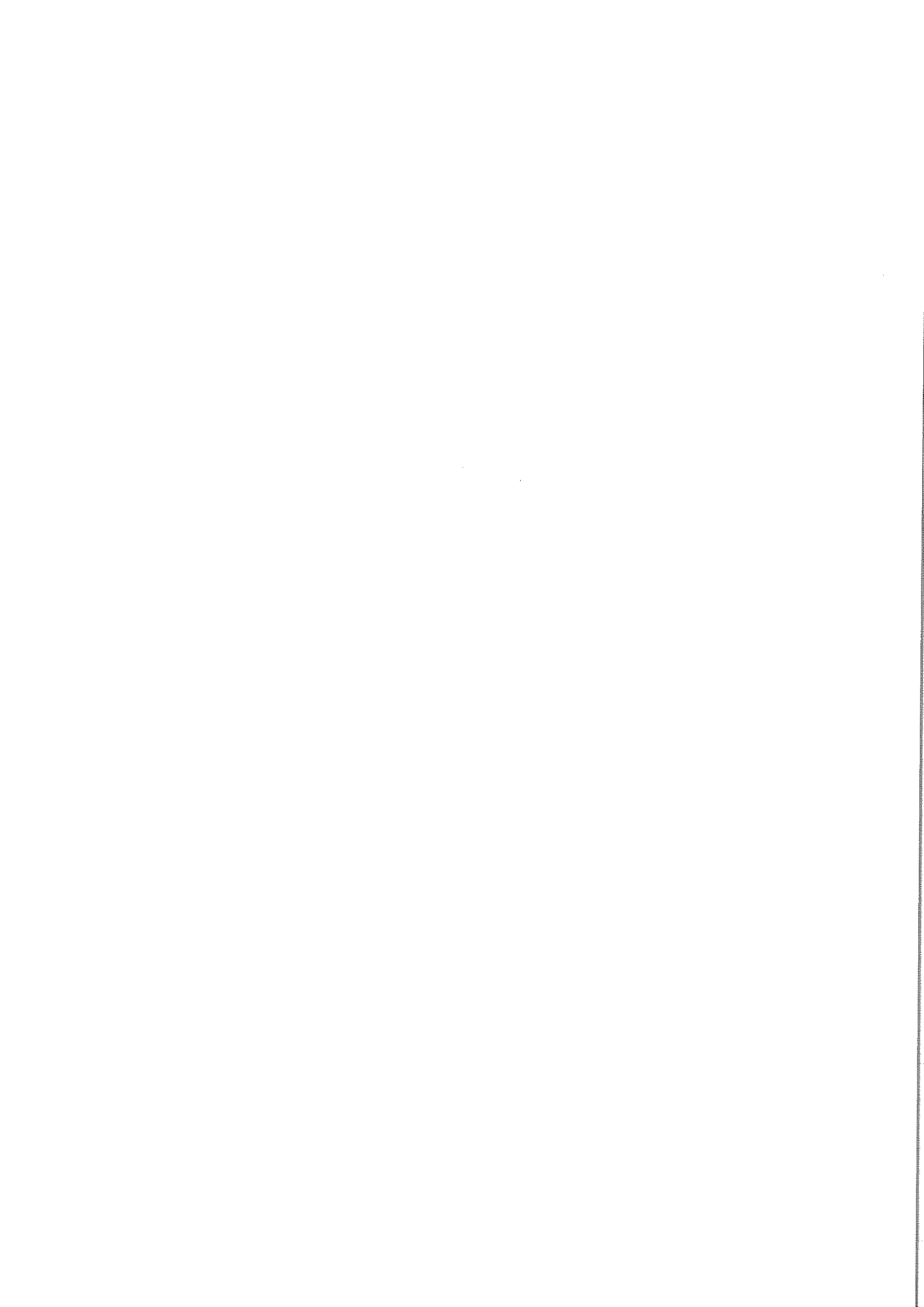
"Once the landowners have a chance to consider the different options and give feedback to Council and the government agencies, a Local Environmental Plan to rezone the land can be exhibited," said Clr Green.

Clr Green will meet again with Minister for Lands Mr Tony Kelly in coming months to review progress of the rezoning investigations.

**CONTACT:** Shoalhaven City Mayor Councillor Paul Green

(02) 4429 3251

0423 881 873





**City Administrative Centre**  
Bridge Road, Nowra NSW Australia 2541  
Phone: (02) 4429 3111 • Fax: (02) 4422 1816 • DX 5323 Nowra  
**Address all correspondence to**  
The General Manager, PO Box 42, Nowra NSW Australia 2541

**Lachlan Harris, Media Manager**  
(02) 4429 3595 ... (02) 4423 2704 (fax) ... 0412 102 790 (mob)  
[harrisl@shoalhaven.nsw.gov.au](mailto:harrisl@shoalhaven.nsw.gov.au)

## Media release

25 January 2006

# Community consultation to help future of Small Lot Rural Subdivisions

Shoalhaven City Council will begin targeted community consultation following Council's decision to seek permission for a specific rate increase to fund investigations for rezoning, road design, and interim works for four small lot rural subdivisions.

Council is planning direct mail and community meetings to help resolve the future development of the four subdivisions. These are known as Heritage, Jerberra, Verons and Nebraska Estates, all situated around the Bay and Basin area.

Council decided at an extra-ordinary Council meeting on Tuesday, 24 January, to include in its current submission to the Minister for Local Government an application for an above rate pegging increase for these four estates.

This increase in rates over a 14-year period will allow Council to investigate the rezoning, design the roads, and fund road works for three of the four estates – Jerberra, Verons, and Nebraska. Heritage Estates will be considered separately. This rate increase will affect only the benefiting land owners of those estates.

Shoalhaven City Deputy Mayor Cllr Peter Murphy who presided at the Extra-Ordinary Council meeting said this decision will help give Council and landowners' certainty over the future development of these estates in the Jervis Bay – St Georges Basin area.

"Council is aiming to ensure that we have environmentally sustainable development that will encourage the economic growth of this beautiful region while at the same time retain its natural appeal," Cllr Murphy said.

There are 152 benefiting lots in Jerberra Estate near Tomerong; 95 in Nebraska Estate near St Georges Basin; and 32 in Verons Estate, near Sussex Inlet. There are approximately 700 benefiting lots in Heritage Estates at Worroving Heights.

Council already has sent letters to all landowners of the estate properties providing information on the rezoning investigations.

### **Background**

These estates were subdivided in early 20<sup>th</sup> century following the development of Canberra. In the early 1980s and 1990s some of the lots in the Estates were sold with the proviso that these lots did not have council infrastructure such as roads or other utilities. Generally, no building approval could be gained for the properties at that stage.

As the properties in these estates have a rateable land value, Shoalhaven City Council has been levying rates from the landowners for the residential non-urban value of the property. The average rate on these properties is around \$334 a year. This is a requirement of the Local Government Act.

In an independent Commission of Inquiry in 1999, provided to the then Minister for Urban Affairs and Planning, Dr Andrew Refshauge, it was recommended that Heritage Estate landowners pay the full cost of providing infrastructure and developing their land. Commissioner Kevin Cleland also recommended that Heritage Estate individual landowners be responsible for the cost of any groundwater drainage required for their individual lots. The Commission of Inquiry was in relation to Heritage Estate alone. Council has decided to use the same principles for the rezoning and development of the other three estates.

Council decided in November 2005 to erect signs and apply for a special rate in the estates.

**CONTACT:** Peter Murphy, Deputy Mayor, Shoalhaven City Council  
(02) 4423 2691 0413 002 556 (mobile)

Maggie Chapman, Senior Project Planner  
(02) 4429 3266

Peter Dun, Director, Finance & Corporate  
(02) 4429 3333

**ISSUED:** Lachlan Harris, Media Manager  
(02) 4429 3595 0412 102 790 (mobile)  
harrisl@shoalhaven.nsw.gov.au

Shoalhaven City Council media releases available under 'Media Releases' on Council's Internet Home Page  
***www.shoalhaven.nsw.gov.au***