

EXPLANATORY STATEMENT

Moss Vale Road South Urban Release Area Draft Plans



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Shoalhaven
City Council

Overview

Moss Vale Road South Urban Release Area (URA) is one of the new living areas identified in the Nowra-Bomaderry Structure Plan (NBSP) that was adopted by Council in 2006 and the NSW Government in 2008.

The land was rezoned in April 2014 when the Shoalhaven Local Environmental Plan (LEP) 2014 was made effective. The land associated with the URA is mapped as "Urban Release Area" which triggers the application of Part 6 of the LEP. Part 6 requires that the following must be satisfied prior to the land being "released"

1. Satisfactory arrangements for State infrastructure;
2. Satisfactory arrangements for public utility infrastructure;
3. Site specific Development Control Plan which also includes identification of local infrastructure projects via a Contributions Plan.

This Draft Planning Package will specifically satisfy part 3 of the above requirements.

Planning Proposal – Amendment to Shoalhaven LEP 2014

The Planning Proposal process enables amendments to be made to the LEP.

The LEP currently maps the minimum lot size for subdivision as 500m² in the R1 General Residential zone in the URA. The purpose of the Planning Proposal is to retain the existing 500m² minimum lot size and introduce an exception to the minimum lot size via a new clause in Shoalhaven LEP 2014 to enable lots as small as 300m² in certain areas / circumstances. The new clause numbering has not yet been allocated, and will be determined as the process is finalised.

The small lots will encourage housing variety, housing affordability and ageing in place. The creation of small lots is only permitted in certain locations and must achieve the following:

- Small lots will have a primary street frontage;
- Small lots will adjoin land identified for open space or the tree-lined boulevards;
- Access to small lots is provided by either a rear laneway or shared driveway.

The Draft Shoalhaven Development Control Plan (DCP) 2014 Chapter includes development controls to give effect to these requirements.

The Planning Proposal is supported by the Integrated Water Cycle Assessment which is part of the Draft Planning Package.

Draft Chapter NB3: Moss Vale Road South Urban Release Area - DCP Amendment No. 19

A DCP supports the provisions in a LEP and expands its principal development standards. It is a locally adopted plan and guides council staff, developers and landowners in the requirements needed and provides guidelines for development.

Draft DCP Amendment No. 19 introduces a new area specific chapter to Shoalhaven DCP 2014, Draft Chapter NB3: Moss Vale Road South URA. The Draft DCP chapter applies specifically to the URA and contains development controls relating to subdivision design, street network and hierarchy, staging, protection of the environment, residential development etc.

The Draft DCP Chapter is supported by the Integrated Water Cycle Assessment and the Moss Vale Road South Tree Species List which forms part of the Draft Planning Package.

References in the Draft DCP Chapter to the exception clause that enables subdivision of lots as small as 300m² has been highlighted throughout the document. The numbering of the clause has not yet been allocated, and will be determined in the finalisation of this process.

Draft Contributions Plan Amendment No. 9

The Shoalhaven Contributions Plan 2010 is Council's instrument which identifies new infrastructure or improvements to existing infrastructure which is demanded by development. Developer contributions are levied as conditions of Development Consent for subdivisions, new development or intensification of an existing development, and where there is a nexus between that development and the infrastructure.

Draft Contributions Plan Amendment No. 9 introduces three new projects for road, open space and drainage infrastructure specifically for the Moss Vale Road South URA. These projects do not include any State infrastructure.

The road project includes design and construction of two new entry roads, eight roundabouts, crossing thresholds and shared paths within road reserves.

The open space project includes the acquisition and embellishment of two large open space areas for the purpose of passive recreation. These open space areas will act as one of the features of the development, they also generally are associated with riparian corridors and sites of significant native vegetation.

The drainage project includes design and construction of eight bio-retention basins, wetland and swale drains. Acquisition of land is identified for some of the basins where they are located outside of the open space areas. The drainage project is informed by the Integrated Water Cycle Assessment which is part of the Draft Planning Package.

Invitation for Submissions

Written submissions are invited and should be addressed to the General Manager, Shoalhaven City Council, PO Box 42, Nowra NSW 2541 or emailed to council@shoalhaven.nsw.gov.au. All submissions must be received in writing by **5pm Friday 2 March 2018** and should quote 55637E.

Submissions may become public documents and may be viewed by other persons on request. All persons who lodge a submission are required to declare any relevant political donations and/or gifts in accordance with Section 147(5) of the *Environmental Planning and Assessment Act 1979*.

Enquiries to Jessica Volkanovski on (02) 4429 3477.

Exhibition Documents

1. Draft Planning Proposal – Amendment to Shoalhaven LEP 2014
2. Draft Chapter NB3: Moss Vale Road South Urban Release Area - Amendment 19 to Shoalhaven DCP 2014
3. Draft Contributions Plan - Amendment 9
4. Integrated Water Cycle Assessment
5. Moss Vale Road South Tree Species List
6. Explanatory Statement
7. Newspaper Advertisement

Copies of the Exhibition Documents are available on Council's website at:

www.shoalhaven.nsw.gov.au/MyCouncil/Publicexhibition

Note: Hard copies of these documents are available for viewing during the exhibition period at Council's Administrative Offices; Bridge Road, Nowra, during business hours.