



Moss Vale Road North Release Area Information Session 9 July 2021



Agenda

1. Background
2. Indicative Development Outcome
3. Planning Documents
 - a) Planning Proposal
 - b) Development Control Plan
 - c) Development Contributions Framework
4. Suburb Arrangements
5. Enabling Infrastructure Delivery Update
6. Next Steps

Release Area Background

- 2006: New Living Area (1,300 homes)
- 2014: Confirmed and expanded
- 2019: Moss Vale Road North Owners Group proposal
 - Increased dwelling yield
 - Adjusted retail centre
 - Adjusted environmental and riparian areas
 - Supported by a set of technical studies.
- 2019: Support for alternative proposal
 - Use of studies as a starting point
 - Accelerated delivery
- 2020: Technical Studies & Gateway Determination
- 2021: Technical Studies & Agency Consultation



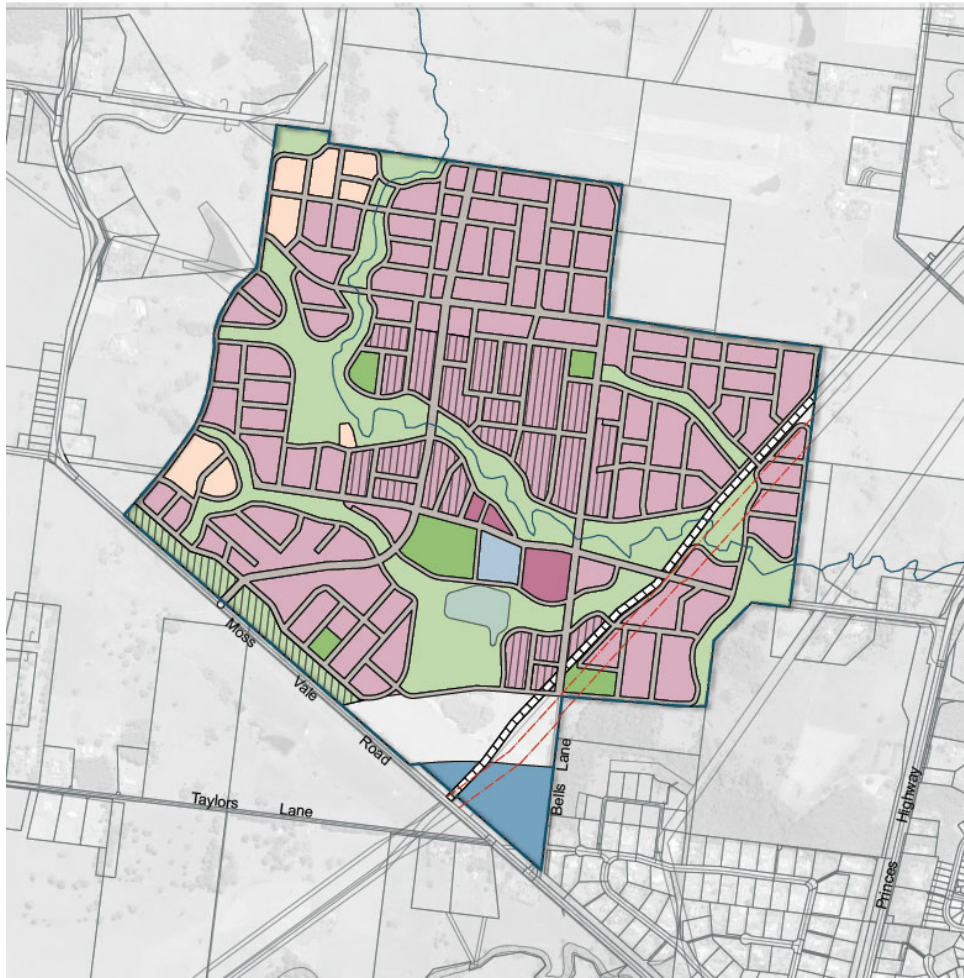
Indicative Development Outcome

Technical Studies:

1. Transport Study (External and Internal)
2. Retail studies (3: Demand Analysis, Centre Location, Design Principles)
3. Safety Management Study for Gas Pipeline
4. Community infrastructure assessment
5. Landscape Assessment (Peer Review)
6. Bushfire Report
7. *Water Management Study*
8. *Flood Modelling*
9. Riparian Corridor & Ecology Analysis
10. Riparian Restoration Plans
11. *Concept design and costing of infrastructure*
12. Funding models for the ongoing management of public land
13. Development Contributions related tasks (legal advice, land valuations, development staging)

NSW Government Agency Consultation (RFS & NRAR still to occur)

Indicative Development Outcome

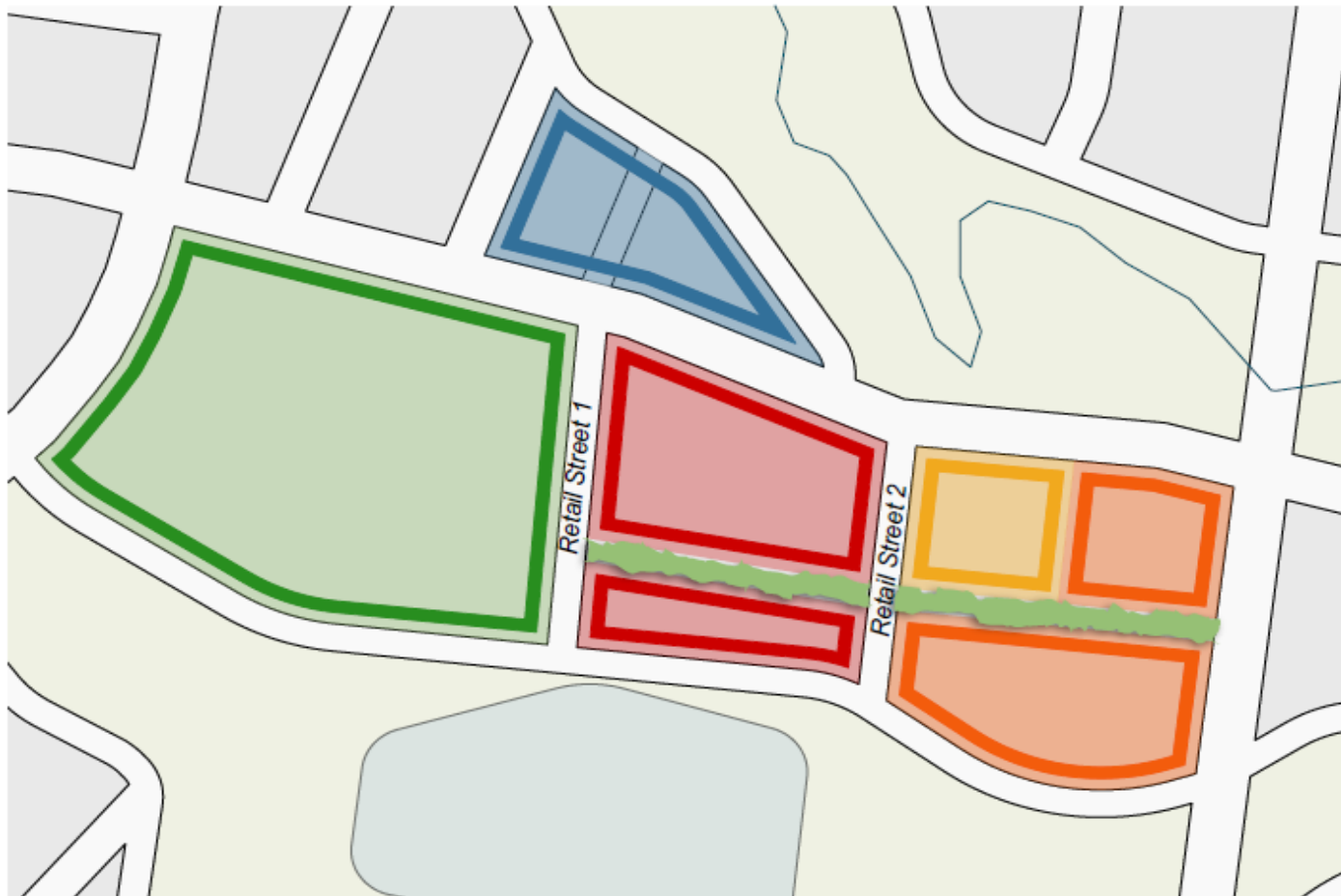


- Small lot housing
- Medium density residential development
- Large lot residential
- Infrastructure easements
- Bushfire
- Road network
- Active and passive open space
- Village (retail) centre







Legend

	URA Boundary		Village Centre Activation Precinct		Vegetated Buffer
	Large Lot Residential		Business Park		Lake
	Standard Lot Residential		Natural Open Space		Eastern Gas Pipeline Easement
	Small Lot Residential		Public Open Space Area		Electrical Easement
	Village Centre Core				

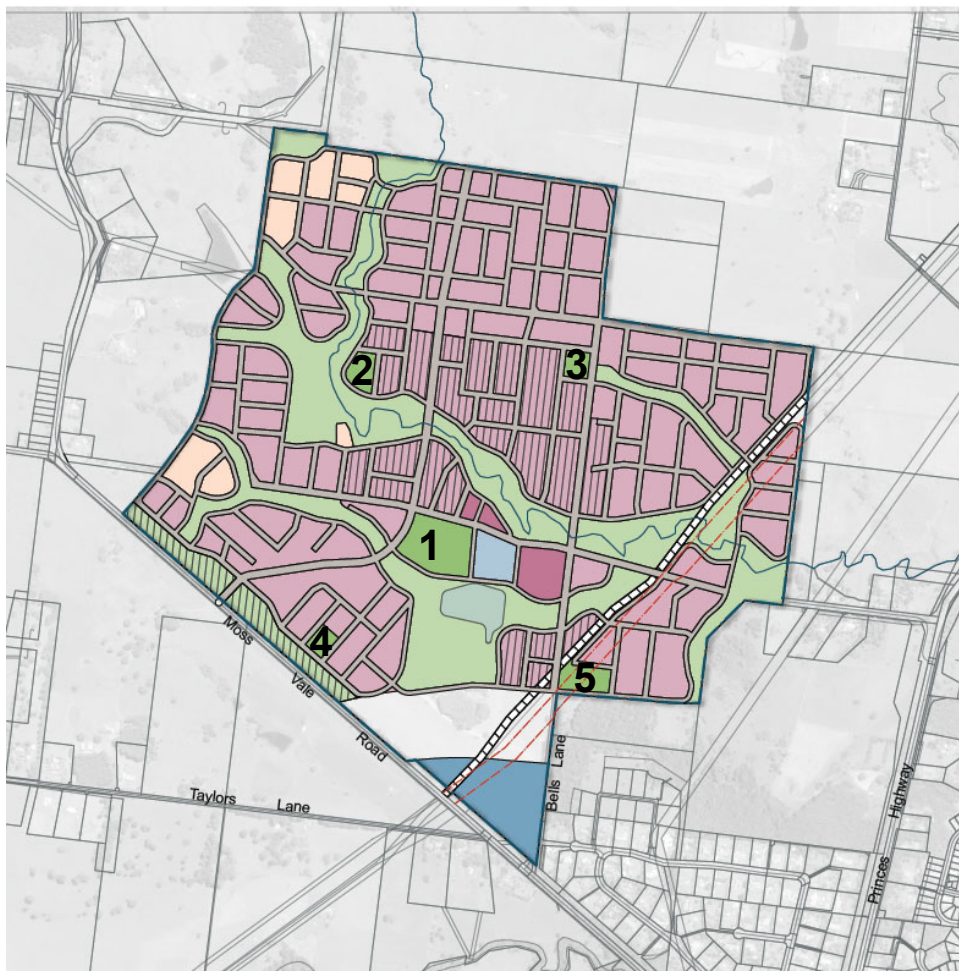
Village (Retail) Centre



Legend

-  The Village Centre Core
-  Village Centre Activation Precinct Area 1
-  Village Centre Activation Precinct Area 2
-  Village Centre Activation Precinct Area 3
-  Public Open Space
-  10m Wide Pedestrian Mall With Existing Trees.

Open Space



Parks

1. 27,000m² active and passive park adjacent to Village Centre
2. 7,200m² nature-based park
3. 6,750m² park
4. 4,500m² park
5. 4,500-6,500m² park

Other:

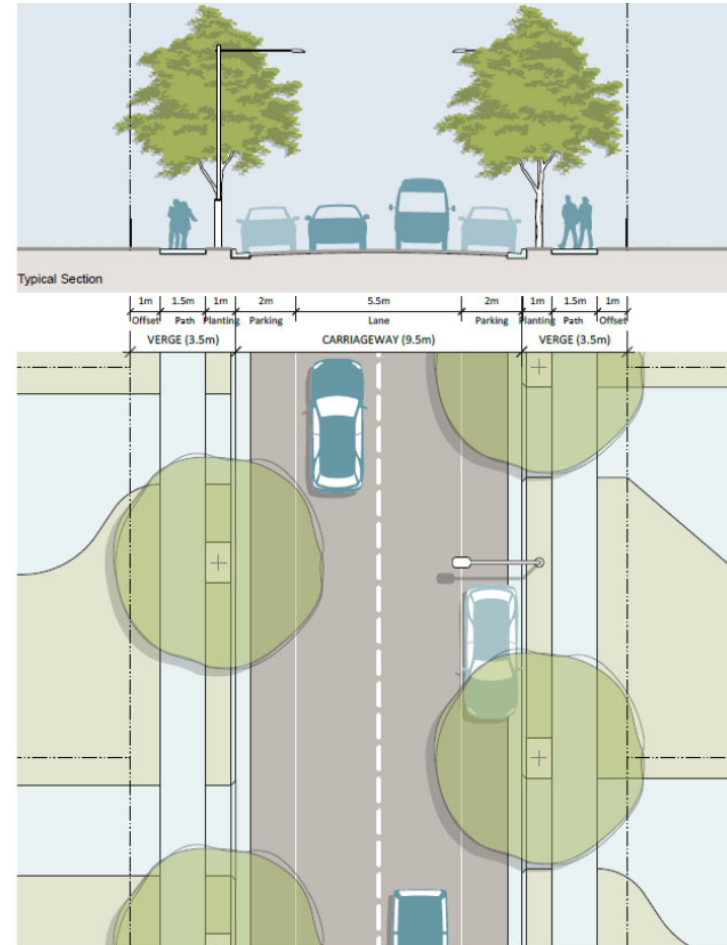
- Natural areas
- Shared user path network

Road Network



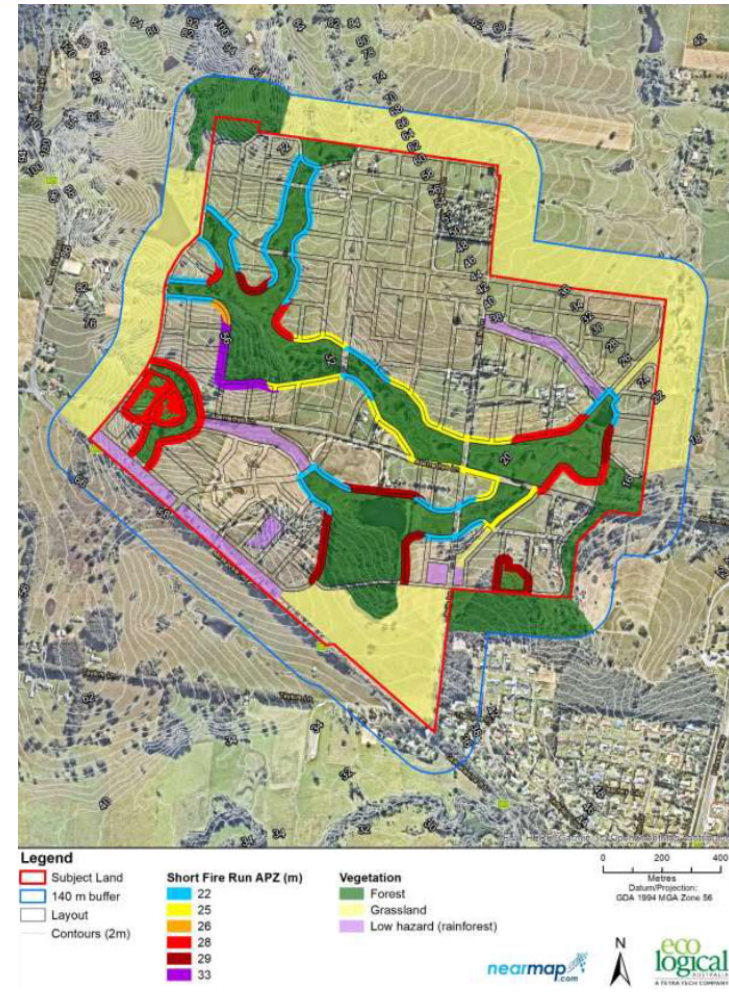
Legend

	URA Boundary		Retail Street		Restricted Access		Priority Control
	Collector Tier 1		Riparian Street		Cul-de-sac Locations		Immediate Connection
	Collector Tier 2		Access Street Tier 1		Roundabouts		Potential Future Connections
	Local Street		Access Street Tier 2		Eastern Gas Pipeline Easement		



Bushfire Considerations

- Contemporary Analysis & Modelling
 - NSW RFS Guidelines
 - Identification of risk and APZs
 - Grassland
 - Future fuel load (riparian corridors, natural areas, and retained vegetation)
- Asset Protection Zones – BAL29
 - Grassland: 10m
 - Corridors: 22-26m
 - Natural areas: 29-33m
- Delivery & management of APZs
 - Road reserve – verge widths, dual use, ongoing management
 - *Secondary option - Property setbacks, restriction of small lots, development controls, property restrictions, ongoing monitoring and enforcement, risk identification*



Indicative Development Outcome Questions

- ???



Planning Proposal (Planning Controls)

- **Gateway Determination: Dec '20**
 - Agency consultation
 - Pre-exhibition check
 - Public exhibition (28 days)
 - No public hearing
 - Plan-making authority
 - **Expires Dec '21**



Planning Proposal (Planning Controls)

Agency Responses Received

- DPIE (Environment Energy and Science)
- Heritage NSW
- Nowra Aboriginal Land Council
- Transport for NSW
- Endeavour Energy
- Jemena

Agency Consultation Outstanding

- Rural Fire Service
- Natural Resources Access Regulator
- Fisheries

Key Considerations

- **NSW Heritage:**
 - Request for Aboriginal Cultural heritage Assessment
 - **Recommended resolution:** Deferred to subdivision applications
- **NSW Environment, Energy & Science**
 - Request for retention of remnant vegetation
 - **Recommended resolution:** Relocation of parks and additional area of large residential lots

Planning Proposal Questions

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Development Control Plan (DCP)

Preparation of DCP:

- Technical Studies
- Internal review:
 - Asset custodians
 - Transport planners
 - Drainage engineers
 - Subdivision engineers
 - Recreation planners

Supported by:

- Integrated Water Cycle Assessment
- Landscape Technical Specifications
- Vegetation Management Plan Requirements

DCP guides:

- Subdivision and staging (TBD)
- Residential development and housing types
- Street network and road designs
- The design, function, and activation of the village centre
- The design of open space and natural areas
- Landscaping strategy
- Management of environmental risks (flooding and bush fire)
- Crossings of and development in the vicinity of infrastructure

Structure of the DCP

- Sections 1-5: Purpose, Application, Context, Objective, Vision
- **Section 6: Key Development Outcomes**
- **Section 7: Subdivision Controls**
- **Section 8: Development in the vicinity of the Eastern Gas Pipeline**
- Section 9: Materials and Colours
- **Section 10: Village Centre Controls**
- **Sections 11 & 12: Low and Medium Density Development Controls**
- Section 13: Fencing.

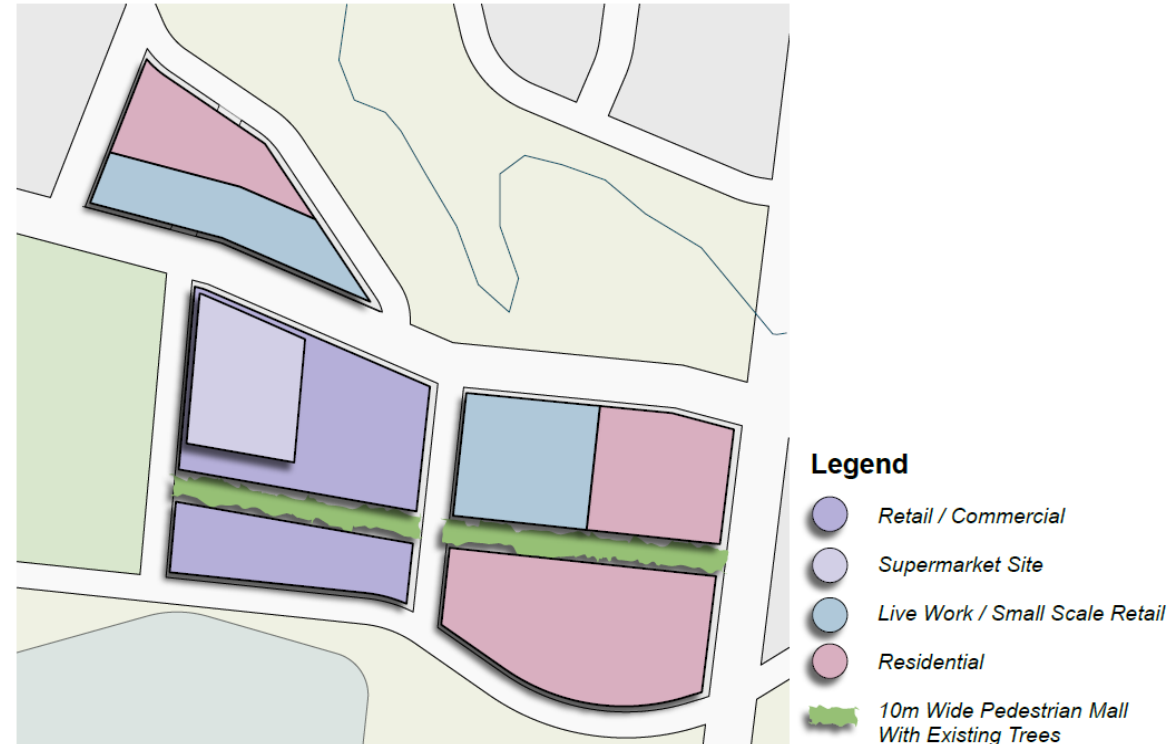
Key Outcomes

- Three key development outcomes:
 1. Housing diversity, including:
 - Small lot (300m² - 499m²) in key areas.
 - Medium density development in key areas.
 - Standard lot residential (500m² - 999m²).
 - Large lot residential >1000m².
 2. Defined road hierarchy.
 3. Environmentally sustainable and adaptable open space areas:
 - Riparian corridors, significant/remnant veg.
 - WSUD elements.
 - Recreation opportunities.
- Design verification statement required - explanation of the design of the subdivision and how it meets the individual key development outcomes. Justification of any variations.



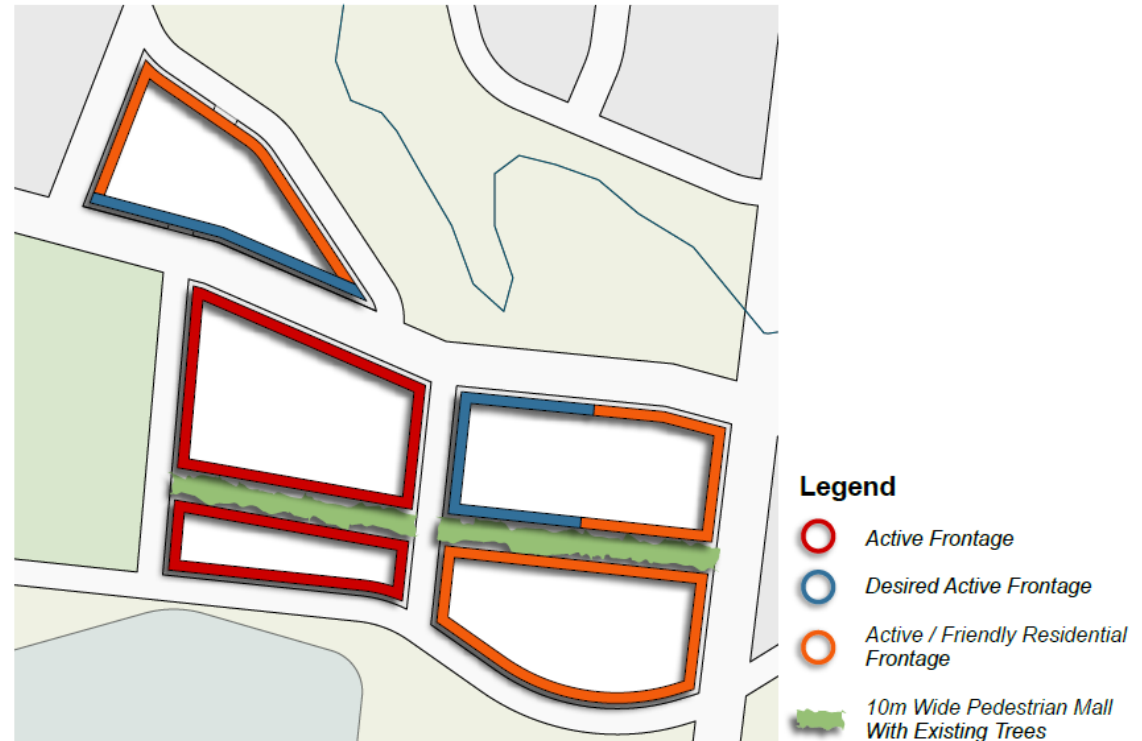
Village Centre – Provisions & Principles

- Mandatory controls:
 - Concept plan required for entire Village Centre as part of the first DA in the stage, achieving objectives and key design principles.
 - Subsequent detailed development applications are to be consistent with the approved concept plan and provide a detailed response to objectives and key design principles.
- The key design principles are a flexible framework to deliver a market driven centre:
 - Land Use.
 - Built form.
 - Movement and access.
 - Public domain.
 - Staging.



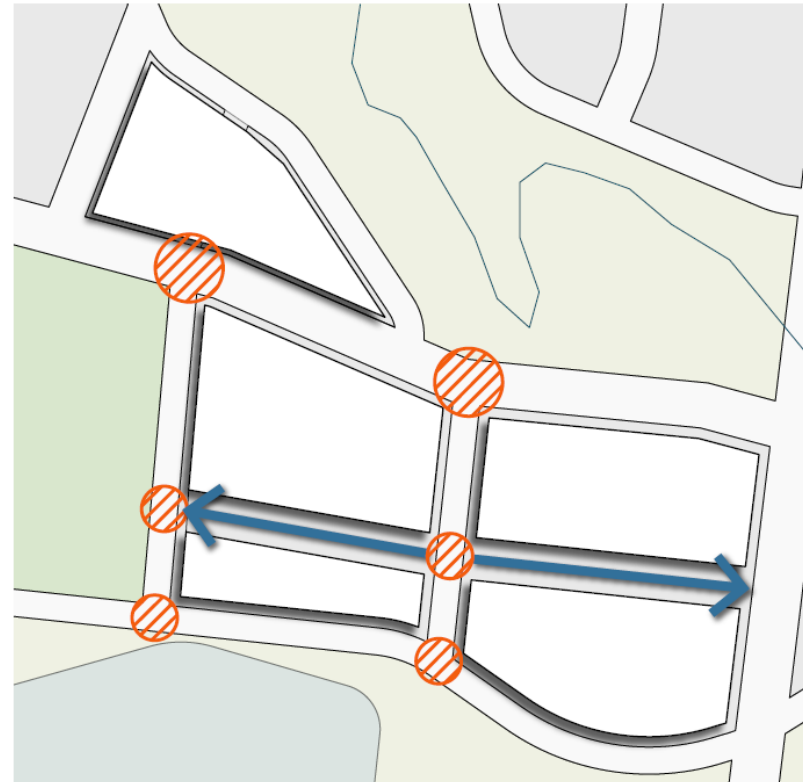
Village Centre – Provisions & Principles

- 3 distinct storeys in Core, transitioning to 3 storeys with recessed top level in the Activation Precinct.
- Active, desired active and friendly residential frontages.
 - Develop active uses and linkages to lake/ natural area and public open space area.
 - Opportunities for outdoor dining along retail streets.
- Non-residential use focus along Abernethys Lane.
- Strong built form interface to Abernethys/ Bells intersection.
- Rear lane servicing and access for residential and non-residential development.



Village Centre – Provisions & Principles

- Centralised parking court to accommodate demand from development sites.
 - Specific parking required onsite for medical centres, childcare centres and supermarket.
- Permeable centre - east-west pedestrian mall along existing stand of Claret Ash trees.
- Establish a strong coordinated public domain, leveraging on the native bushland character. Retention of existing trees where possible.
- Early staging to focus on medium density residential along Abernethys Lane and Bells Lane.
- Opportunities for early activation temporary uses.



Legend

-  Pedestrian Crossings
-  Pedestrian Mall

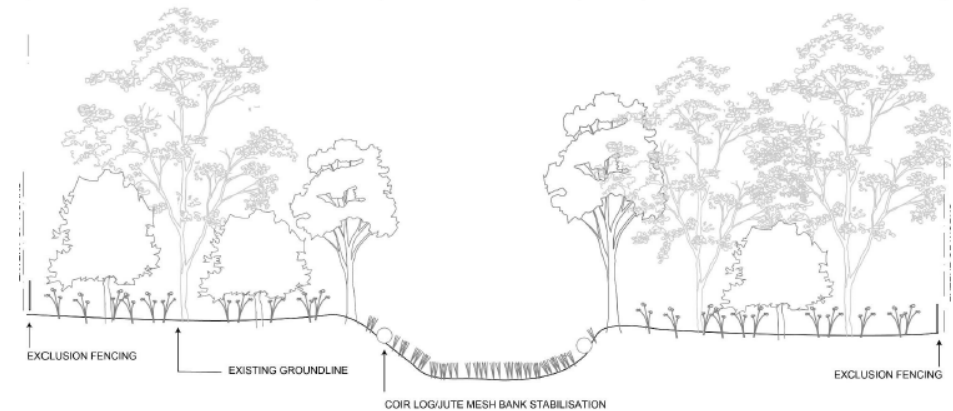
Residential (Housing) Controls

- Low density provisions that respond to site widths.
 - Opportunity for zero lot/attached boundary dwellings.
 - Considers amenity and landscaping.
- Medium density provisions that provide a distinctive medium density character in the URA.
 - Generous FSRs.
 - Up to three stories, recessed third storey beyond Village Core.
- These provisions prevail over other DCP chapters (i.e., G12, G13).
- Adapted from DCP Chapter NB3 and MVRN Owners Group draft DCP.
- Considered Codes SEPP (Greenfield Code & Low Rise Housing Diversity Code).



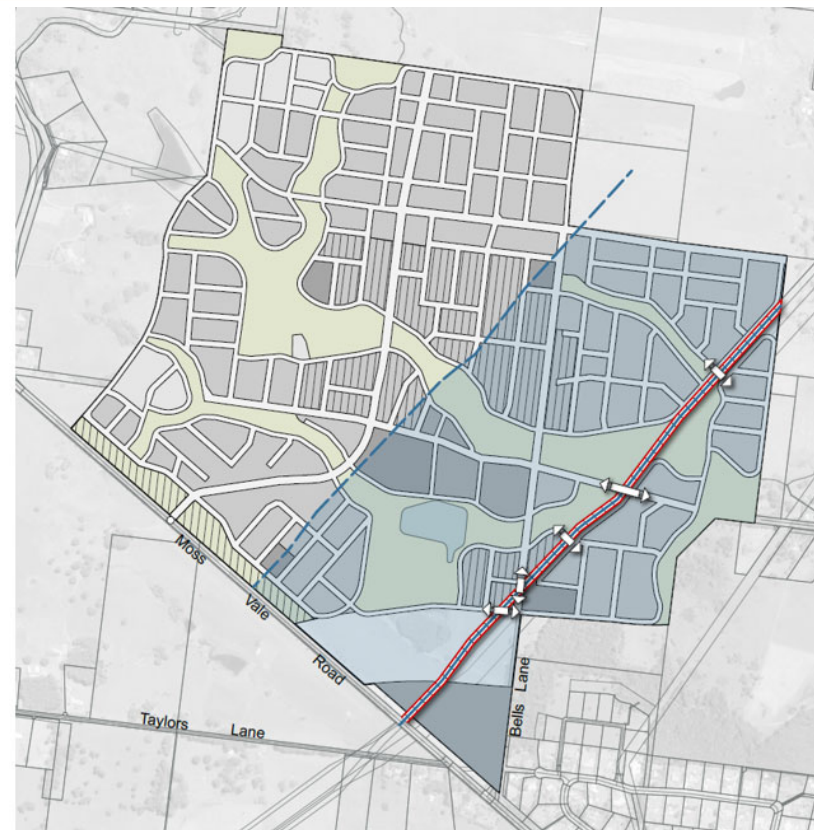
Landscape & Environment

- Protection of remnant vegetation and riparian corridors a high priority.
 - 5-year VMP required for subdivision of E2 zoned land (rehabilitation).
 - Retention of hollow bearing trees (exception safety).
 - Flora and Fauna assessments required for rehabilitation and tree removal, and protection of threatened species.
- Extensive landscaping and street tree planting required throughout URA.



Easements

- Jemena to be consulted prior to lodging any application for:
 - Any activity, development or works in the gas pipeline easement.
 - Any subdivision or sensitive uses in the gas pipeline buffer area.
- Construction safety management study required at DA stage for:
 - Subdivisions within the gas pipeline buffer area.
 - Any gas pipeline road and utility crossings.
- Dedication of the easements required.
- Subdivision of easements to be minimised.
- Development under the high voltage power line easement is restricted.



Legend

- Eastern Gas Pipeline Easement
- Pipe centreline
- 550m measurement length (550m from the easement on either side)
- Road Crossing
- Land in the URA within the 550m measurement length (the buffer area).

Development Control Plan Questions

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Infrastructure Contributions Framework

- **Purpose:**

- Identification of range and cost of infrastructure
 - Roads and paths
 - Drainage
 - Community – parks, playgrounds, etc.
- Mechanisms to secure funding

- **Informed by**

- Expert Advice
 - GLN Planning
 - Lindsay Taylor Lawyers
- Transport Study
- Community infrastructure Assessment
- Water Management Study

- **Other considerations:**

- Contribution reform and cap
- NSW Special Infrastructure Contribution

- **Current Work:**

- Selection of infrastructure
- Concept designs and costings
- Contributions to upgrade existing facilities and services
- Contribution mechanisms
- Land valuation and acquisition
- Triggers for infrastructure delivery
- Funding ongoing management of natural areas
- Other funding sources

Infrastructure Contributions Questions

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Suburb Arrangements

Consultation with NSW GNB:

- New suburb required
 - To distinguish from surrounding areas
 - Emergency and postal services
 - Identity for new community
- Preference for indigenous naming options

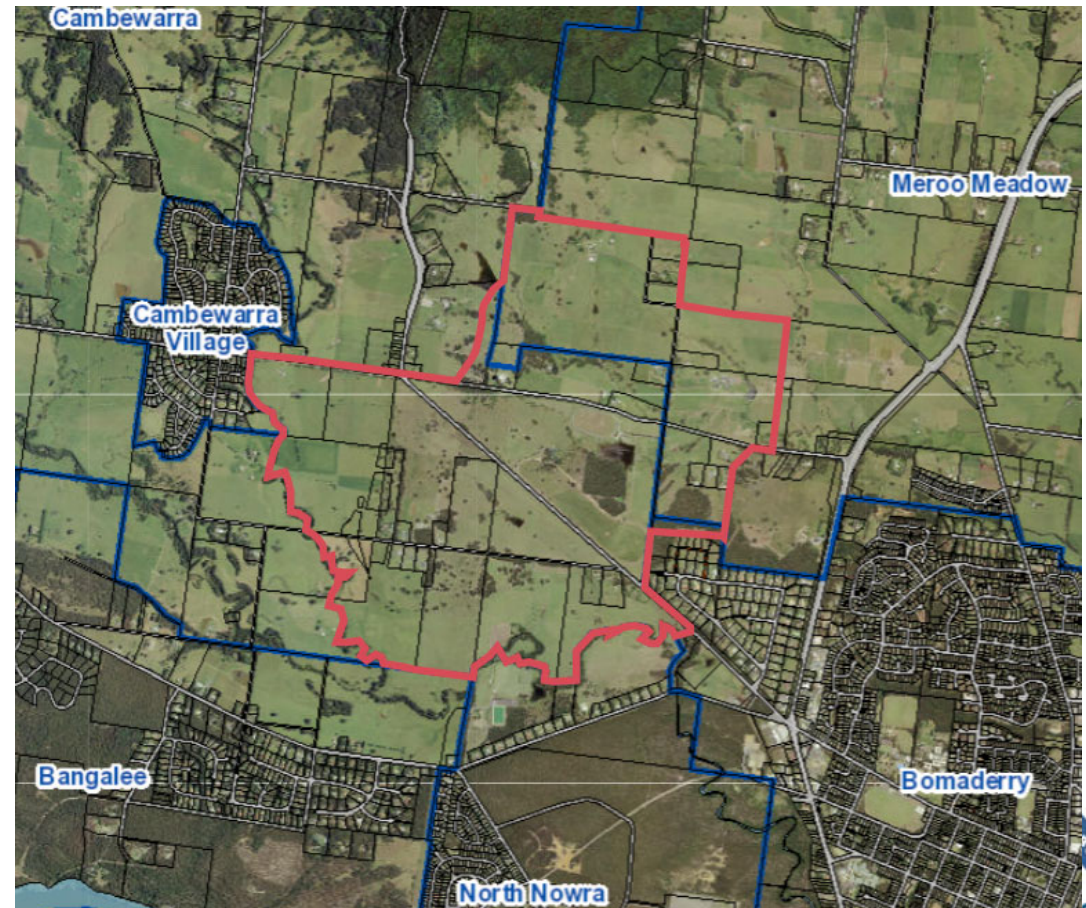
Consultation with Nowra LALC and Council's Aboriginal Advisory Committee:

- *Badagarang* (Bada-garang)
- *Gumbeengang* (Goom-been-gang)

Suburb boundary:

- Merroo Meadow reduced
- Cambewarra reduced
- Minor amendment to Bomaderry

Council & GNB exhibition



Suburb Arrangement Questions

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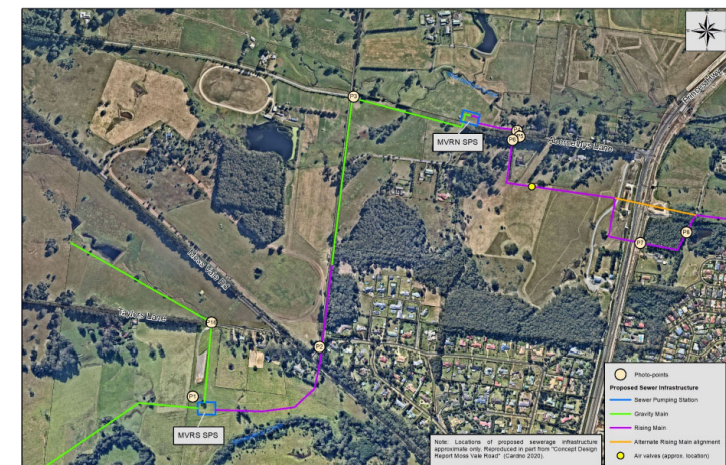
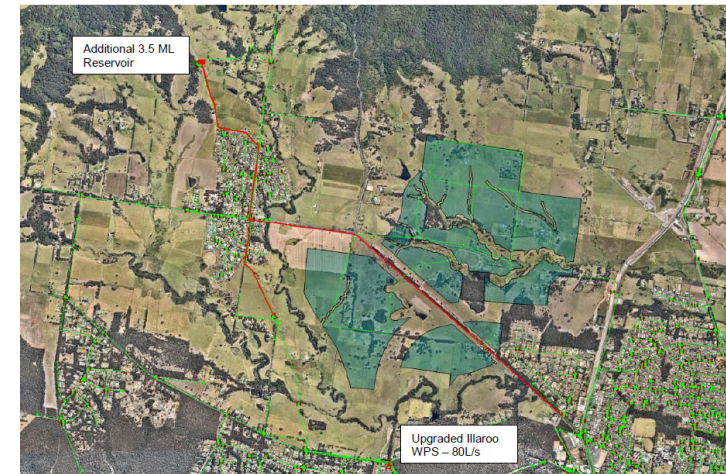
Enabling Infrastructure Delivery Update

Water

- Delivery of new/upgraded mains, pumping stations and a reservoir.
- Currently in detailed design, scheduled to conclude August 2021.
- Delivery in stages from 2022-2029.
- Construction has commenced on new mains along Moss Vale Road and Main Road which will provide interim connection.

Wastewater

- Delivery of new mains, three new pumping stations, and connections to existing Bomaderry wastewater treatment plant.
- Currently in detailed design, scheduled to conclude August 2021.
- Works to be completed in stages over 2023-24.



Enabling Infrastructure Delivery Update

Release area roundabout

- Will provide access into both release areas from Moss Vale Road.
- Detailed design complete.
- Construction to be undertaken by Moss Vale Road South Stage 1 Developer.
- Expected to be completed by the end of 2021.

Moss Vale Road/Bells Lane intersection

- Upgrade to be delivered as part of the Far North Collector Road project.
- Proposed roundabout (subject to TfNSW approval of design).
- Target completion by end of 2021.



Enabling Infrastructure Delivery Questions

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Next Steps

- **Report to Council: 13 Jul '21**

- Exhibition of planning documents
- Exhibition of suburb name
- Continue to identify infrastructure

- **Completion of planning process**

- Remaining studies
- Settle development contributions
- NSW Agency Consultation (RFS & NRAR)
- Public Exhibition (28 days)
- Finalise planning documents

- **Future Council Decisions**

- Post exhibition of planning documents
- Suburb name

- **Finalise suburb arrangements (NSW GNB)**

- Independently administered public exhibition

- **Opportunities for feedback**

- Follow-up meetings
 - Individual
 - Group
- Public Exhibition
- Deputations to Council
- NSW GNB's Process

- **Links to documents:**

<https://www.shoalhaven.nsw.gov.au/Council/Access-to-Information/Planning-Proposals-Pre-gateway>