
GUIDING FUTURE GROWTH SHOALHAVEN CHARACTER ASSESSMENTS

FEBRUARY 2020

RobertsDay
planning·design·place

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PART

ONE

INTRODUCTION

INTRODUCTION

While ‘place character’ has always been an important part of what makes a place unique, it is only recently that it has become a clear and prioritised focus for planning and development in NSW.

Shoalhaven’s uniqueness is defined by its spectacular natural environment, diversity of scenic landscapes, relaxed and unassuming lifestyle, and welcoming community. Like much of coastal NSW, it is also a place that is experiencing growth. A major challenge for Shoalhaven is the provision of new housing to accommodate a growing population without losing the inherent identity and character that makes the area unique.

The Department of Planning (DPE) has engaged RobertsDay to prepare Character Assessments for settlements in the Local Government Area (LGA) to guide future growth and development. DPE and RobertsDay are working together with Shoalhaven City Council to form the project steering committee for this project.

BACKGROUND

In early 2018 Shoalhaven City Council, in close partnership with DPE, resolved to review Shoalhaven Growth Management Strategy (GMS).

The GMS is the overarching strategic plan for Shoalhaven. The purpose of the Plan is to manage the social and economic implications of future growth in Shoalhaven, while also protecting and preserving one of the most defining features of the region; its environmental significance.

The Plan is supported by several local strategic plans, which will also be updated.

PROJECT OVERVIEW

RobertsDay has been engaged to prepare character assessments for settlements in Shoalhaven LGA, in preparation for the review of Shoalhaven GMS.

This document, *Shoalhaven Character Assessments*, details the existing place character of Shoalhaven and 57 of its key settlements, defined as a cluster of housing in an urban zoned area, and describes the ideal future character for each of these. The settlements range in size, role and function. The map on page 7 (opposite) identifies each of the settlements considered in this research.

The character statements in this document will play an important role in the review of the GMS, the Milton-Ulladulla Structure Plan, and the Jervis Bay Settlement Strategy. It will also guide the review of other local strategic plans, and may be used to inform future amendments to the Development Control Plan (DCP).

The character assessments will form a key part of future planning in Shoalhaven, and will ensure that any proposed changes and future development consider the place character and local values.

METHODOLOGY

The character assessments in this document have been prepared based on contextual and qualitative research. Research methods included:

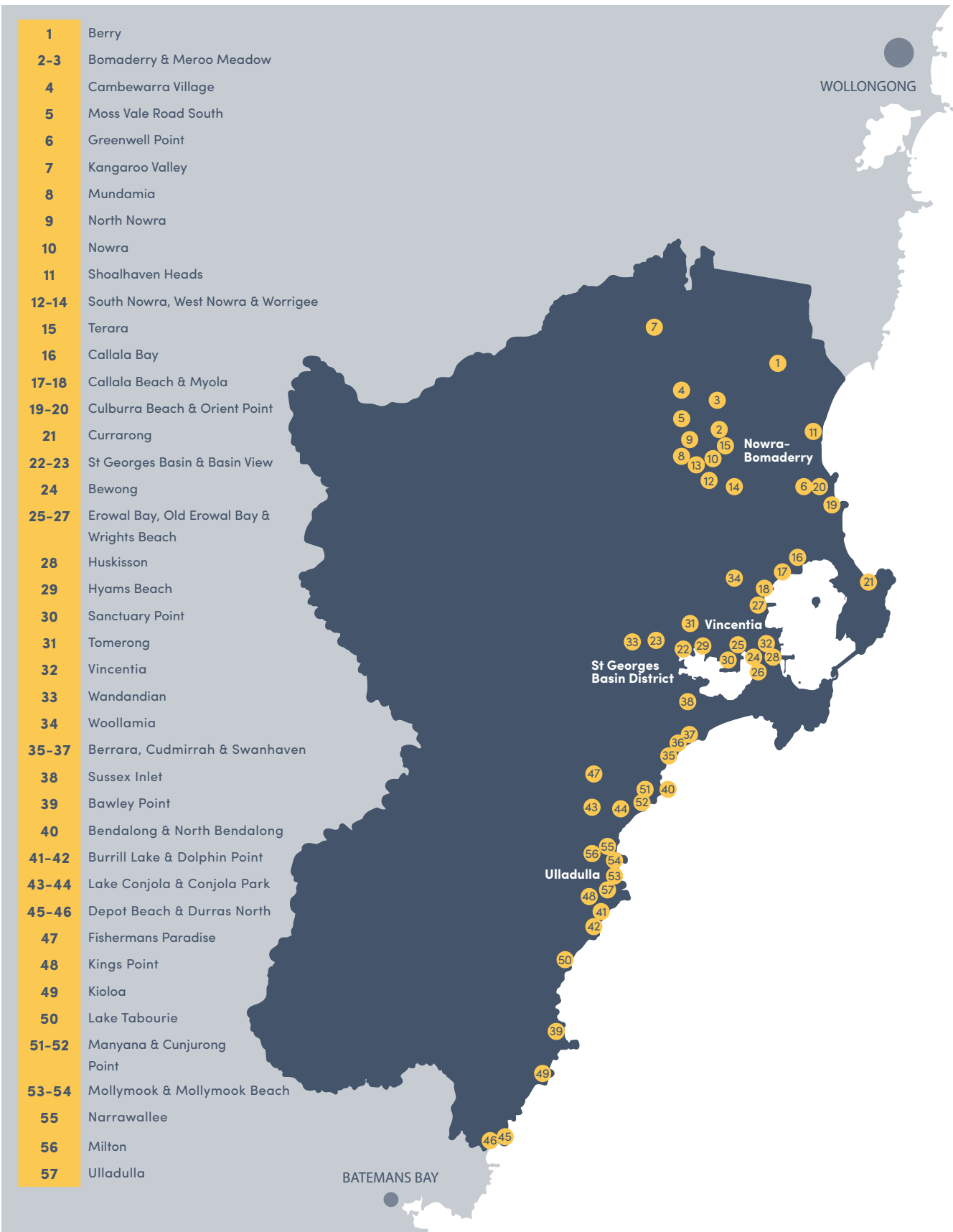
1. Document Review: To understand the strategic and local context, RobertsDay reviewed key documents that inform the project.
2. Desktop Research: RobertsDay undertook desktop research focused on the social, economic, environmental and cultural characteristics of Shoalhaven.
3. Character Audit: RobertsDay visited each of the settlements between 7th and 10th August 2018 to understand the character of each area. The character audit focused on the following five key areas of observational research: Natural Environment and Landscape; Built Form and Land Use; Access and Connectivity; Services and Amenities; and Activity and Community. Key elements of place character were documented in photographs.

A number of the character assessments cover a group of settlements. These settlements have been grouped due to their similarity in character and their proximity and interrelationship with one another. Each group also only contains other settlements from the same strategic plan as one another. The grouped settlements include:

- Bomaderry and Meroo Meadow
- South Nowra, West Nowra, and Worrigee
- Callala Beach and Myola
- Culburra Beach and Orient Point
- St Georges Basin and Basin View
- Erowal Bay, Old Erowal Bay and Wrights Beach
- Berrara, Cudmirrah and Swanhaven
- Burrill Lake and Dolphin Point
- Lake Conjola and Conjola Park
- Depot Beach and Durras North
- Manyana and Cunjurong Point
- Mollymook and Mollymook Beach

Character assessments have been based on desktop and observational research only. The existing and future character assessments will be presented to local communities for feedback and input.

SETTLEMENT LOCATION MAP



WHAT IS PLACE CHARACTER?

DPE define place character as “what makes one neighbourhood distinctive from another”. Rather than just being a description of the physical attributes of a place, it is what a place ‘looks and feels’ like; the way buildings, landscape, environment, land uses, activities, urban structures and community exist together and interact. A strong character is a result of physical, cultural, and social identities that define a place and support its ongoing evolution. Most importantly though, character is defined by the energy that is created by the people who are connected to a place.

Place character must be authentic – that is, defined by its people and activities rather than anything else. The opposite of place character is ‘placelessness’, which is derived from homogeneity in urban environments. A strong place character strengthens the connection between people and the places they share.

Place character can be impacted negatively or positively by change, however once it is changed it is almost impossible to restore. It is therefore important to establish place character and ideal future place character in settlements in Shoalhaven in order to manage change.

A RENEWED FOCUS ON PLACE CHARACTER

In response to concerns from councils and communities, the NSW Government and the DPE have recently reinforced the importance of local place character by requiring the assessment of local character as part of the planning process.

PLANNING CIRCULAR, DPE (2018)

DPE released the Planning Circular PS 18-001 in January 2018, titled ‘Respecting and enhancing local character in the planning system’. The document recognises the importance of local character in planning and development. DPE are currently preparing guidelines to preparing Local Character Statements.

BETTER PLACED, GOVERNMENT ARCHITECT NSW (2017)

The office of the Government Architect NSW released the Better Placed design policy to ensure the delivery of high quality urban design and improved places for people in NSW. It marks a significant shift in the value of good design and ensuring change is reflective of a place’s local character; requiring good design to be “contextual, local and of its place.” Good design is also a new “object” in the amended Environmental Planning and Assessment (EP&A) Act which now means that good design is a prominent feature of legislation, complemented by the Better Placed design policy.

DRAFT URBAN DESIGN FOR REGIONAL NSW: A GUIDE FOR CREATING HEALTHY BUILT ENVIRONMENTS IN REGIONAL NSW (2018)

Building on the approach of the Better Placed design policy, the Government Architect NSW and DPE have collaborated on an unprecedented draft guide aimed at providing practical guidelines in response to the challenges and opportunities facing regional NSW. The draft guide recognises the significance and impact of good quality design in regional communities, acknowledging the unique conditions of regional NSW differing to those in metropolitan centres. The guide aims to provide targeted practical assistance to achieve high quality outcomes for a broad range of environments and settlements, and championed a place-based approach.

“Character is what makes one neighbourhood distinctive from another. It is the way a place ‘looks and feels.’”

– ‘Stepping up planning and designing better places: respecting and enhancing local character’, DPE (2018)



Shoalhaven

PART

TWO

CONTEXT

SHOALHAVEN IN SUMMARY

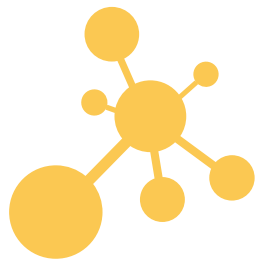


UNIQUE NATURAL SETTING & DIVERSITY OF LANDSCAPES

Shoalhaven is defined by its natural environment. Undulating topography, natural bushland, coastline, waterways, lakes and rural hinterlands create a stunning setting that has a rich diversity of landscapes.

160km long, the coast is very diverse and includes major estuaries, coastal lakes, long rugged beaches, white sandy beaches, small pocket beaches, extensive coastal dune systems, towering sandstone headlands and rugged bluffs.

The extent of the natural landscape creates a sensitive setting and demands a sensitive approach to growth and change. The protection of the natural environment in Shoalhaven is a key community value.



DISPERSED NETWORK OF SETTLEMENTS

The natural landscape and significant environmental barriers it creates has meant that settlements in Shoalhaven are quite dispersed, and some are relatively isolated.

This has resulted in a series of separate and distinctive settlements, which brings a number of challenges. These include access to major centres and services, distribution of limited resources, and effective public transport.

Improving links to Sydney and the Illawarra is also important, to provide greater accessibility to employment and opportunities for new residents to relocate to Shoalhaven.



LACK OF HOUSING DIVERSITY & AFFORDABILITY

Housing in Shoalhaven is predominantly low density separate dwellings and a very small proportion of medium density dwellings, providing little choice or diversity in housing options.

Shoalhaven also has the highest level of housing stress in the Illawarra-Shoalhaven Region, and is one of the least affordable areas.

The impact of this is that it attracts a very narrow range of household types (namely, families with children and retirees), and does not provide affordably priced housing for most very low income renters and low income purchasers.

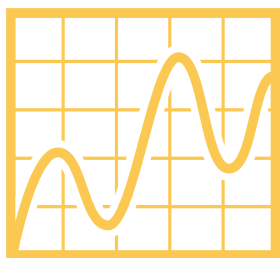


AGING COMMUNITY

Shoalhaven's population is an aging one. The median age of 48 is much higher than in NSW (38 years). 42% are over the age of 55, and 11% are over 75. The high proportion of older people is a result of both community aging in place, and the trend of 'seachanger' and 'tree changers' moving to the area from more urban areas upon retirement.

An aging community bring with it a number of challenges that need to be planned for; specifically, availability and access to aged care services, and appropriate housing choices.

It is important that Shoalhaven fosters active, healthy and safe communities that support an aging population.



FLUCTUATING POPULATION

Shoalhaven is a popular holiday destination and is increasingly attracting more people. It is the most visited LGA in NSW outside of the Sydney Central Business District (CBD), attracting over 3 million visitors a year.

As a result of the large tourism sector, Shoalhaven has a significant transient population. This has both positive and negative impacts, including a large number of vacant holiday homes, rapid population expansion during peak summer season, and difficulty providing adequate services.



RELAXED RECREATION LIFESTYLE

Shoalhaven is well known for its lifestyle benefits; relaxed coastal villages and towns surrounded by natural bushland and rural landscapes, away from the hustle and bustle of more urban areas.

It is a place that offers a variety of recreational opportunities, including but not limited to surfing, swimming, fishing, boating, kayaking, bushwalking, rock climbing and hobby farms.

Shoalhaven's lifestyle attracts two key household types; families with young children and retirees.

REVIEW OF STRATEGIC DOCUMENTS

PLANS FOR A GROWING REGION

ILLAWARRA SHOALHAVEN REGIONAL PLAN (2015)

Department of Planning and Environment

The Illawarra Shoalhaven region is expected to have a population of 500,000 people by 2050. The Illawarra-Shoalhaven Regional Plan is the NSW Government’s strategic policy for guiding land use planning and decision making for the region over the next 20 years, ensuring sustainable and appropriate growth.

It contains the overarching vision for the region, which focuses on maintaining a sustainable and resilient community, strengthening access to nature, employment, health and education, and building a strong network of centres.

Refer to Strategy Map on page 16.

Strategic goals

- A region with a variety of housing choices, with homes that meet needs and lifestyles;
- A region with communities that are strong, healthy and well-connected;
- A region that makes appropriate use of agricultural and resource lands; and
- A region that protects and enhances the natural environment.

Relevance to this project

- The Plan’s vision for the region may influence the future character statements for some of the settlements.
- The Plan identified the key strategic centres for Shoalhaven which will accommodate growth; Nowra-Bomaderry (Major Regional Centre), Ulladulla and Vincentia (Regional Centres).
- Direction 2.2 ‘Support housing opportunities close to existing services, jobs and infrastructure in the region’s centres’ identifies Berry, Nowra-Bomaderry, Huskisson and Ulladulla as areas which are appropriate for new housing.
- Direction 2.3 ‘Deliver housing in new release areas best suited to build new communities, provide housing choice and avoid environmental impact’ has promoted the review of the GMS and driven the preparation of the Character Assessments.
- Direction 3.3 Build socially inclusive, safe and healthy communities’ ensures Neighbourhood Planning Principles are considered when planning for new release areas and town centre revitalisation.

PLANS FOR SUSTAINABLE GROWTH

Shoalhaven City Council have prepared long term strategic plans and policies to help guide and manage growth in a cohesive and sustainable way across the LGA. Council will soon be updating several of these plans and strategies, including the GMS and the Strategic Planning Statement for 2020.

SHOALHAVEN GROWTH MANAGEMENT STRATEGY (2014)

Shoalhaven City Council

The GMS is the key strategic document for the future growth and development of Shoalhaven. It provides growth direction for settlements and identifies appropriate locations for growth. The overriding goal is to ensure that adequate housing is provided to accommodate growth, while ecological environments are retained and enhanced.

Refer to Settlement Hierarchy Map on page 17.

Relevance to this project

- Provides information on where future growth may impact place character by identifying settlements where there is growth potential, and areas with limited or no growth potential.
- Establishes a hierarchy based on size, function, urban form and social characteristics of the settlement.

SHOALHAVEN INTEGRATED STRATEGIC PLAN (2018)

Shoalhaven City Council

Shoalhaven Integrated Strategic Plan is a streamlined document that combines the Community Strategic Plan and Council’s reporting activities/plans. The Plan includes the vision for Shoalhaven 2023, which was developed by Council in collaboration with the community.

Vision 2023

“We will work together in the Shoalhaven to foster a safe and attractive community for people to live, work, stay and play; where sustainable growth, development and environmental protection are managed to provide a unique and relaxed lifestyle.”

Relevance to this project

- Provides insights into what Shoalhaven community values, reinforcing character elements that should be retained, which include natural environment, location to major centres, services and atmosphere.

SHOALHAVEN AFFORDABLE HOUSING STRATEGY (2017)

Shoalhaven City Council

The Affordable Housing Strategy provides a range of potential policy solutions to facilitate additional affordable housing across Shoalhaven. It encourages smaller, well located dwellings near existing transport and services by facilitating new development opportunities for new generation housing.

Relevance to this project

- The focus on smaller dwellings on smaller blocks, new generation boarding housing and ‘Tiny Housing’ to ease housing stress pressures will impact the character of some settlements by increasing housing diversity. Most impact will be in Nowra, Bomaderry, Milton and Ulladulla.

PLANS FOR SETTLEMENTS

Council has also developed several plans for specific areas that provide strategic direction and establish desired future character and development outcomes.

NOWRA BOMADERY STRUCTURE PLAN (2006)

This Plan provides strategic direction and guidance for development and conservation in Bomaderry, Cambewarra, North Nowra, Nowra, and Terara.

Strategic goals

- Sustainable living
- Economic vitality
- Community wellbeing

Relevance to this project

- Identifies Nowra-Bomaderry as the main growth centre of Shoalhaven and reinforces it as the region’s main economic and services centre. The level of growth in this area will impact place character.
- Highlights the importance of the urban/non-urban interface to the future character and amenity of Nowra.
- Identifies a number of Urban Release Areas as areas planned to accommodate growth. These include Moss Vale Road South and Mundamia which are included in this report.

NOWRA CBD PLANS (2017-2018)

As the more important strategic centre of Shoalhaven, the Nowra CBD is a key focus of revitalisation and development. Specific plans for the centre include the Nowra CBD Revitalisation Strategy,

the Nowra Riverfront Strategic Direction and the Nowra CBD Fringe Medium Density Study. The plans have been made with the participation of the community and recognise the importance of a collaborative approach to achieve the visions.

Relevance to this project

- Reinforces the role of Nowra as the civic, community, tourism and recreational hub for Shoalhaven.
- Encourages the improvement, revitalisation and enhancement of the Nowra CBD, which will impact its future character.
- Provides details on the existing character of the Nowra CBD and provides recommendations that will impact future character.
- Provides an overview of previous plans made for CBD and Riverfront.

JERVIS BAY SETTLEMENT STRATEGY (2003)

This Plan provides the strategic framework that guides the growth and conservation of the Jervis Bay region. It identifies potential development areas that require further investigation and identifies issues arising from rezoning and development.

Vision

“To maintain and enhance the marine, estuarine and natural resources by providing balanced future living and visiting opportunities which are environmentally, socially and economically sustainable.”

Continued on page 18.

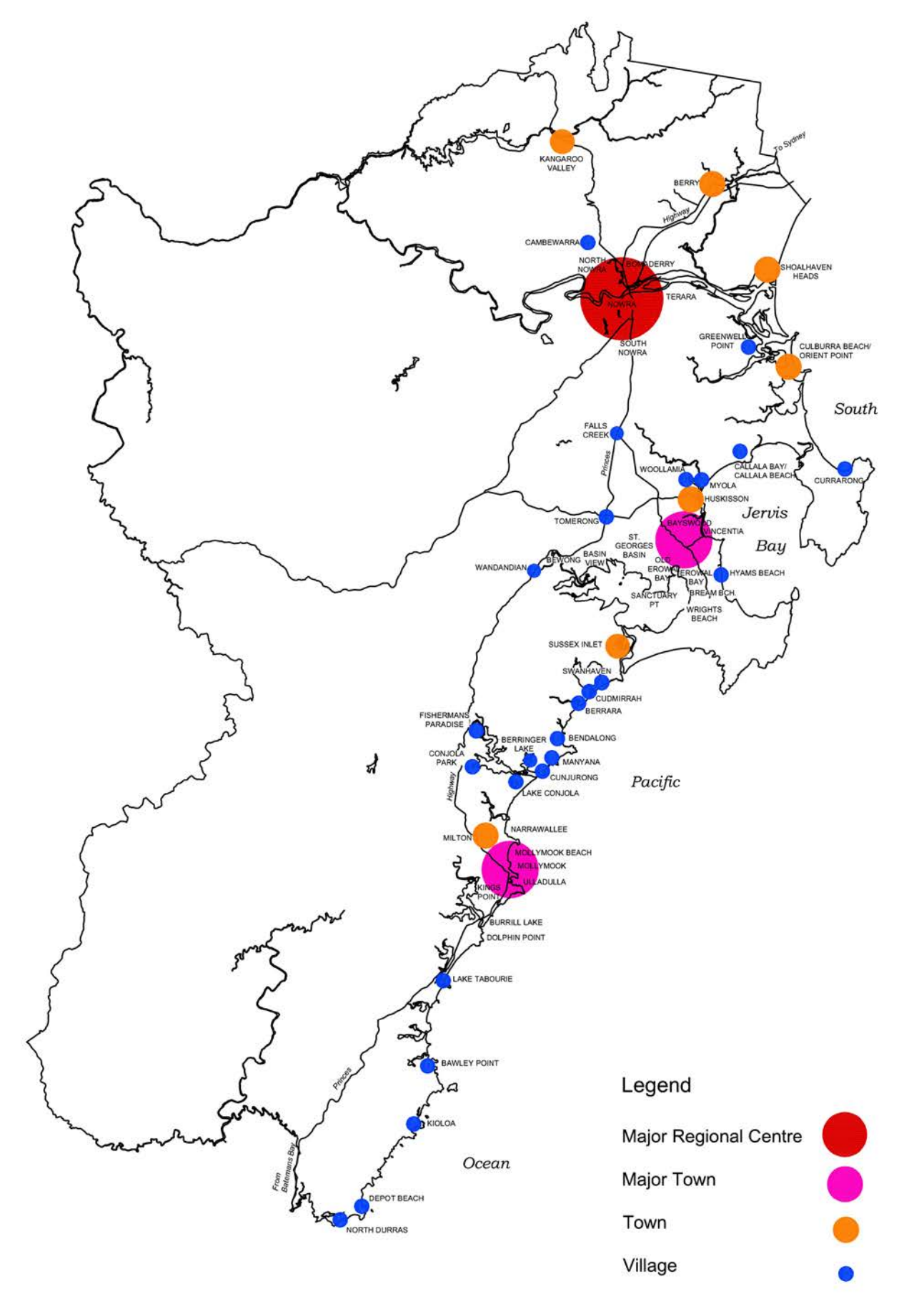
Jervis Bay Settlement Strategy (continued)

“ We will work together in the Shoalhaven to foster a safe and attractive community for people to live, work, stay and play; where sustainable growth, development and environmental protection are managed to provide a unique and relaxed lifestyle. ”

Shoalhaven Integrated Strategic Plan



Illawarra Shoalhaven Regional Plan: Strategy Map



Shoalhaven Growth Management Strategy: Settlement Hierarchy Map

REVIEW OF STRATEGIC DOCUMENTS (CONTINUED)

Relevance to this project

- Identifies a hierarchy of settlements, which may have an impact on existing and future character. Specifically, it identifies areas of potential new settlement around Jervis Bay/St Georges Basin.
- Identifies the Jervis Bay environment as being critical to the local and regional economy, and forms a basis for the character of existing settlements.

SUSSEX INLET SETTLEMENT STRATEGY (2007)

This Plan provides the strategic framework that guides the growth and conservation of the Sussex Inlet region (Cudmirrah, Berrara and Swanhaven). It identifies potential development areas that require further investigation and issues arising from rezoning and development.

Objective

“To ensure that a range of living opportunities for future and existing residents is provided and urban growth is managed sustainably.”

Relevance to this project

- Identifies a hierarchy of settlements, which may have an impact on existing and future character.
- Ensures guidelines are developed to compliment existing residential character and new urban development protects or enhances residential amenity.

MILTON-ULLADULLA STRUCTURE PLAN (1996)

This Plan provides a framework for the future development of the Milton-Ulladulla area. It covers Milton, Narrawallee, Mollymook, Ulladulla, Kings Point, Burrill Lake and Dolphin Point.

Vision

“We will redirect our energies towards:

- A community with pride in itself and its ability to enhance a special environment
- A quality life in a quality environment to share with visitors who understand and appreciate it
- A responsive Council working co-operatively with its community”

Relevance to this project

- Retains Ulladulla as the key local centre
- Focus on building up visitor and tourist attraction and amenities

LOCAL COMMUNITY PLANS

Several local communities in Shoalhaven have prepared Strategic Plans that set out priorities for the future for specific localities. These Plans provide insights into community values, aspirations and priorities. This information has been incorporated into Part 3 of this document.

WHAT DOES THIS MEAN?

The review of strategic documents reveals several themes related to place character in Shoalhaven.

Firstly, the identity of Shoalhaven region is intrinsically linked to its unique and precious natural environment. There is emphasis on the protection of natural landscapes across all strategic plans.

Secondly, there is a recognition that Shoalhaven has a growing population, and the accommodation of this growth must be thoughtfully planned and managed. There is a commitment to ensuring new development is sustainable and appropriate. Although growth will have an impact on Shoalhaven, it is essential that local settlements retain character while sustaining growth.

The strategic plans also demonstrate an important distinction between the settlements and their relationship to one another. These distinctions are directly related to each settlements’ growth potential, amenities and services, and therefore its local character.

Lastly, it is evident that the strategic plans focus first and foremost on putting the needs of local communities first, but there is a recognition of the importance of catering to tourism and visitors.



PLACE SNAPSHOT

A UNIQUE REGION

Shoalhaven region, along NSW's south coast, is a unique combination of major service centres, historic rural towns and coastal villages, surrounded by extensive natural landscape and internationally famed beaches.

The region is located approximately 200km south of Sydney, stretching from Berry and Kangaroo Valley in the north to the Clyde River in the south. It is connected to Sydney via the Princes Highway, which passes through the area, and by the South Coast railway line, which terminates at Bomaderry.

A LIVING ABORIGINAL CULTURE

For 20,000 years, Shoalhaven was inhabited by Indigenous Aboriginal Australians. The area was inhabited by the Wandandian, Wodi Wodi and Murramarang people.

Aboriginal culture in Shoalhaven is widely on display and is a strong influence on place. In 1978 the Jerrinja Tribal Council made the first Aboriginal Land Claim ever made in Australia on areas of Orient Point. The region is rich in history for the Jerrinja community who have supported the local area through gifting land for recreational development and sharing their unique history.

There are many opportunities to engage with and learn about local Indigenous culture and practices. Several places are named in local languages, and places such as Murramarang Aboriginal Area and Booderee National Park are managed and owned by Aboriginal groups.

A RICH HISTORY

In 1822, Alexander Berry took up a land grant on the Shoalhaven River, which marked the beginning of European settlement in the region, threatening the traditional lifestyle of the Aboriginal people. Timber, ship building and local produce were the main industries on which Shoalhaven was built, and by the 1850s, townships in Berry, Bomaderry, Kangaroo Valley, Milton, Nowra and Ulladulla were established. The post-war years saw growth in the coastal areas, and in the 1970s and 80s rapid growth took place as a result of increasing numbers of people seeking holiday and retirement housing.

SHOALHAVEN IS GROWING

A combination of affordability, proximity to Sydney, and lifestyle are contributing to a growing number of people moving to the Illawarra-Shoalhaven region. The population of Shoalhaven LGA is expected to reach between 109,700 and 123,168 by 2036 (based on various projections including the 2016 NSW Official Projections), resulting in an increase of up to 19%. Growth will be mainly driven by net migration, as people move to Shoalhaven for improved lifestyle and affordability. This high-growth area demands a strategic approach to planning decisions and as such Shoalhaven GMS and other supporting strategies provide a critical framework to guide growth in the area.

SUSTAINABLE GROWTH IS CRITICAL

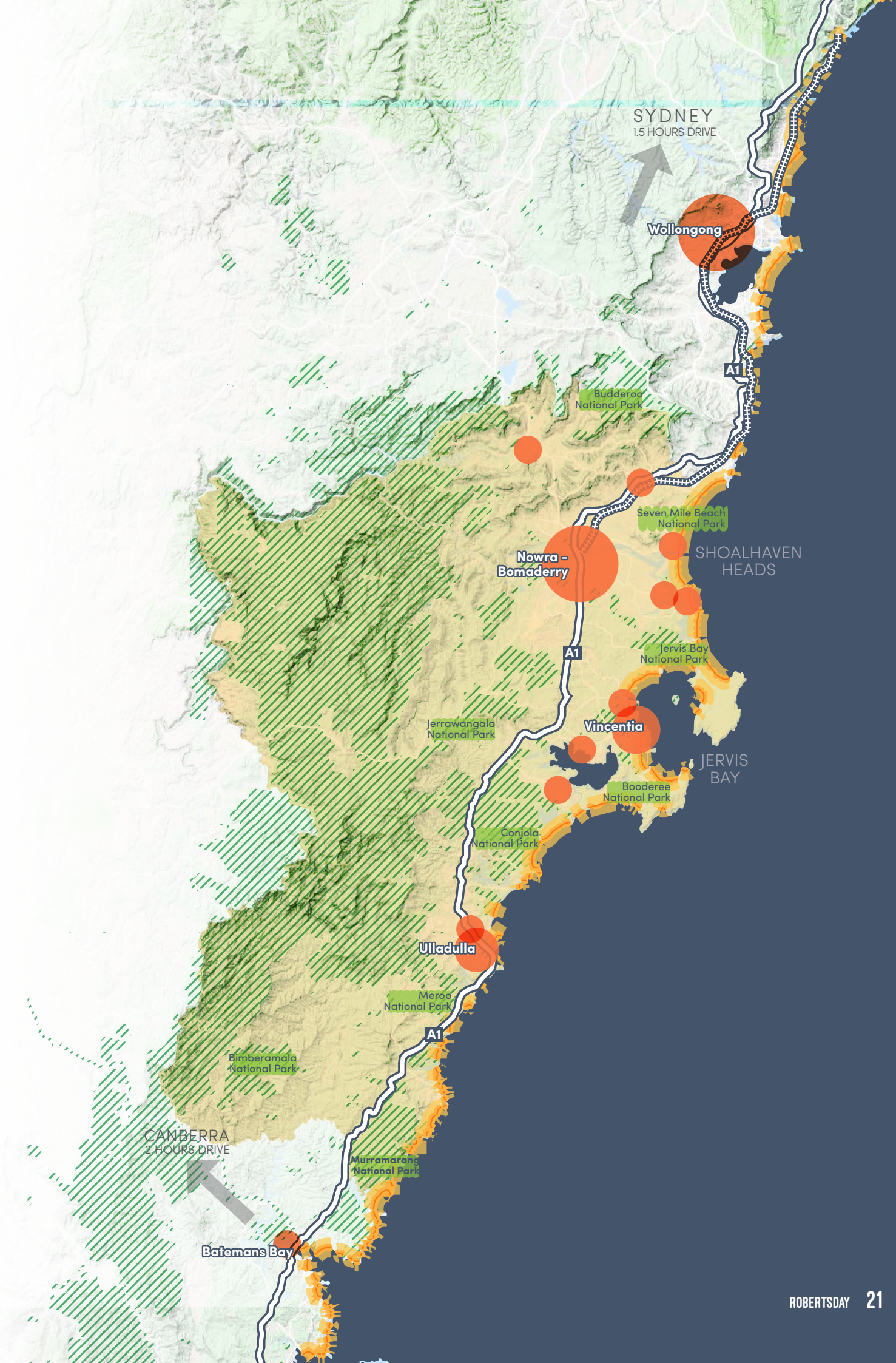
Shoalhaven is well known for its environmental attributes. The LGA has over 160km of coastline, lined with over 100 pristine beaches and bays. Over a third is National Park, and a further 12% is protected.

As an area of natural beauty and resources, it is imperative that growth in Shoalhaven supports and enhances, rather than threatens, the natural environment. Furthermore, future growth and development should create sustainable communities with strong, healthy and well-connected residents who have access to housing which meets their needs.

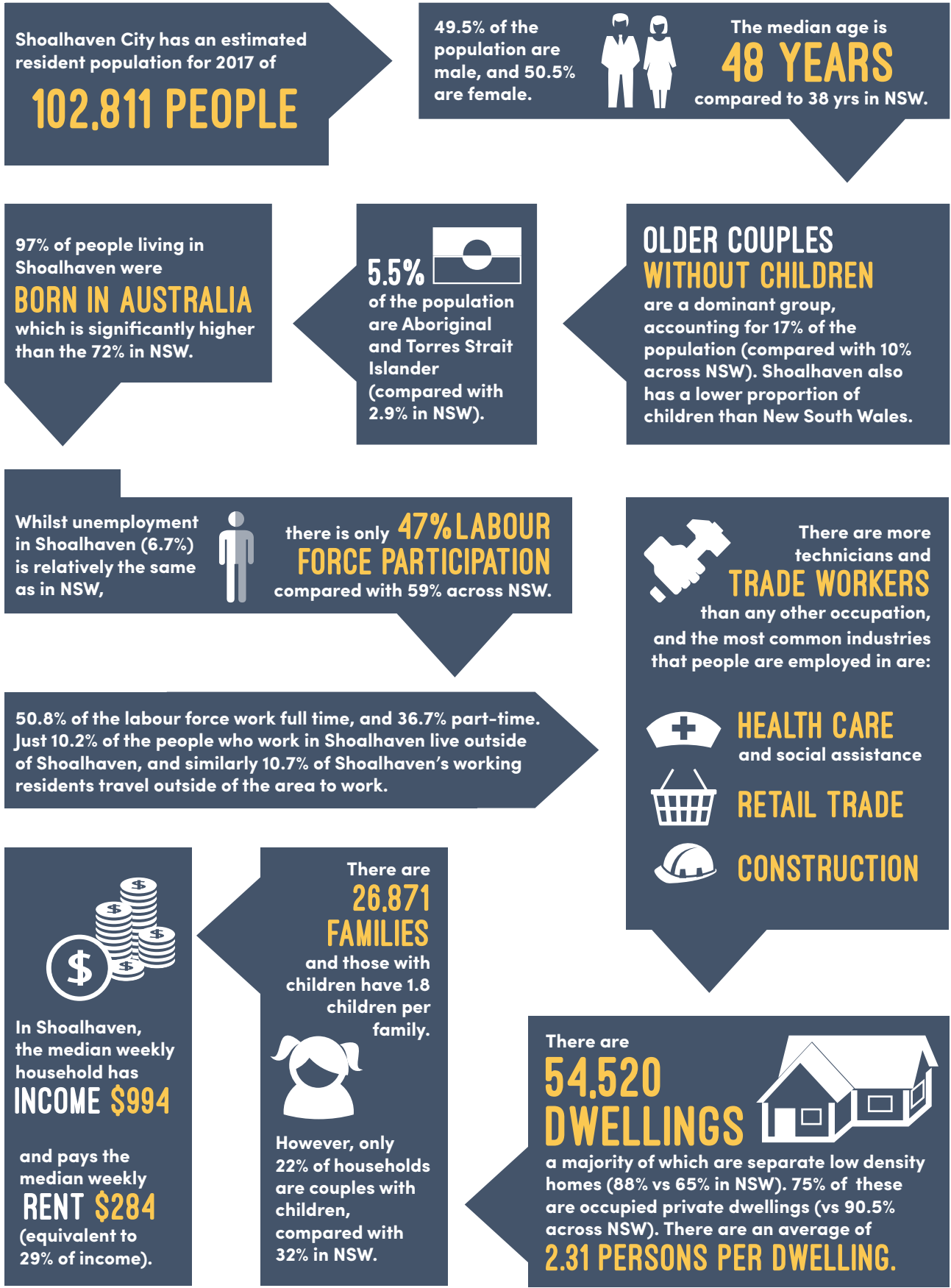
A COLLECTION OF UNIQUE SETTLEMENTS

Shoalhaven's settlements are dispersed across the LGA, forming a 'string' from north to south. While the region has a strong overarching identity, the settlement character assessments recognise and allow for a deeper understanding of individual settlements. Each settlement has its own unique character reflecting heritage, architectural styles, landscape qualities, scale, mass and height, and amenity.

Nowra-Bomaderry is the major regional centre, with Vincentia and Ulladulla servicing southern Shoalhaven and the Bay and Basin Area. In recent years most growth has occurred in the Nowra-Bomaderry area, the Jervis Bay towns, Ulladulla, Milton and Mollymook.



PEOPLE SNAPSHOT





PART

THREE

CHARACTER
STATEMENTS

CHARACTER STATEMENTS SUMMARY

The following pages present the Character Statements for 57 settlements, some of which have been grouped as indicated on the settlement location map on page 7. Each Character Statement includes:

- Existing Character Statement, describing the current identity of the settlement.
- Description of the elements that influence the character across five categories: natural environment and landscape; built form and land uses; access and connectivity; services and amenity; and activity and community.
- Character Assessment that summarises the place elements, sensitivity to change, and recommendations for managing character.
- Supporting images that capture the existing character
- Future Character Statement describing the desired future identity of the settlement which reflects the recommendations.

It should be noted that Character Statements have been developed in the first instance without direct input from local communities.

MAP LEGEND

Small shop

Key open space

Landmark

Community asset

Significant heritage

Train Station

Hospital

School

Beach

Veterinary

Settlement boundary

Town centre

Primary Road

Major access point

Hills/mountains

Bushland

Fields/rural landscape

Water

Significant Views

ELEMENTS TO RETAIN

The positive characteristics of the settlement that have the most influence on the place character and identity, and should be maintained.

ELEMENTS TO IMPROVE

The negative characteristics or missing elements that negatively influence the place character and identity.

SENSITIVITY TO CHANGE

A rating from 1-5 that determines how much the existing place character will be negatively impacted by any change. A rating of 1 is 'Not sensitive to change'. A rating of 5 is 'Highly sensitive to change'.

RECOMMENDATION

A recommendation on how the existing place character should be managed in the future.

Change: The settlement's character could benefit from some change.

Enhance: The settlement could benefit from change, but key character elements should be reflected.

Maintain: The settlement could benefit from some minor changes, but the existing character should be retained.

Conserve: The existing character is very sensitive and influential on place, and should not be changed in any way.

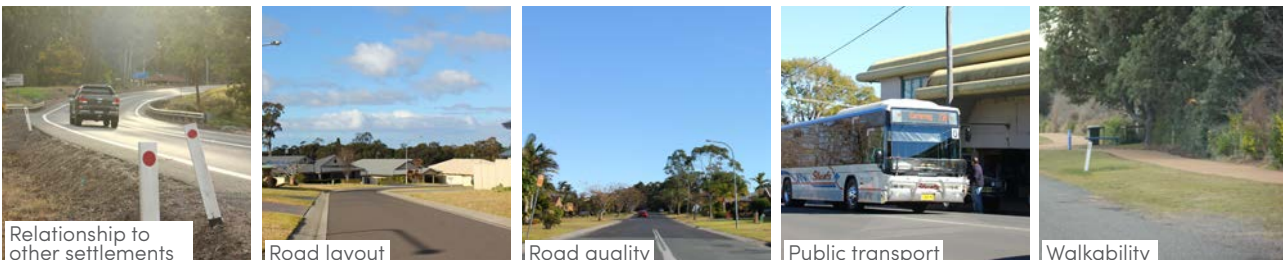
NATURAL ENVIRONMENT & LANDSCAPE



BUILT FORM & LAND USE



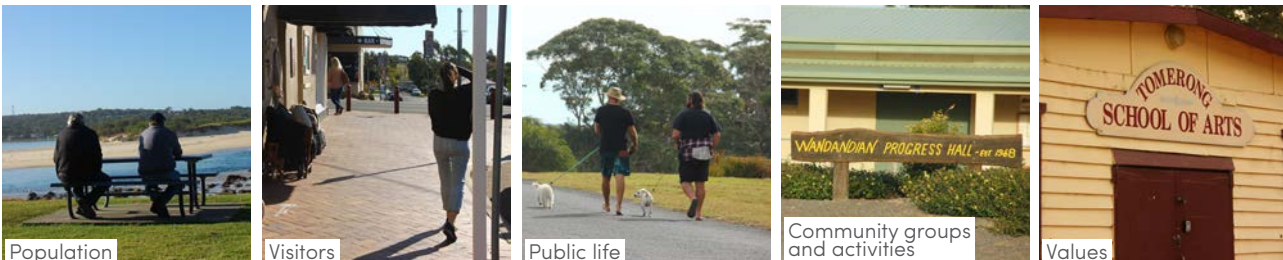
ACCESS & CONNECTIVITY



SERVICES & AMENITY



ACTIVITY & COMMUNITY



1 BERRY

EXISTING CHARACTER

Leafy and surrounded by rolling countryside, Berry is a charming historic town, set within a rural landscape and undulating terrain that oozes sophistication. It is a predominantly residential town with an established retail and commercial core, centered around a vibrant and busy main street. Newer development is located on the settlement edges, to the south and west. Formal and traditional buildings and high quality landscaping contribute to the rural village character of this town. It is highly accessible by road and train and is a destination for visitors. Berry is the gateway to Shoalhaven, and delights and welcomes with its unique and local offer of boutique shops, heritage hotels, cafes, galleries, and restaurants.

NATURAL ENVIRONMENT & LANDSCAPE

Berry is located at the foot of Berry Mountain and is surrounded by large rural lots. Gently undulating topography and roads running east-west frame views to the mountain and celebrate the landscape.

Established trees and well-kept, manicured landscaping in streets, verges and front gardens create a green and leafy, yet formal character.

Well-known destinations, such as the Donut Van, Berry Hotel, and the Great Southern Hotel, act as landmarks, attract visitors and create ‘Insta-moments’.

BUILT FORM & LAND USE

Low density residential housing is supported by a strong and local town centre with retail and commercial uses. Retirement villages and light industrial uses are located south of the main township.

The town is characterised by one storey, heritage style building such as Federation-style cottages. Buildings are predominantly weatherboard and brick, and include wood, metal, handpainting and traditional typography detailing. The colour palette includes white, grey, light blue and yellow.

Some larger 1970s cottages and new brick, contemporary homes on the edges of the town add variety to the built form appearance but are not all in keeping with Berry’s heritage character.

The grid pattern structure of the heritage core, consistency of the built form, moderate setbacks, colours and materials contribute to the streets’ rhythm and add to the formal and traditional character.

Berry’s rich colonial history is reflected in its buildings, many of which are heritage listed, which include houses, hotels, churches and community facilities.

ACCESS & CONNECTIVITY

The town is highly accessible, with Princes Highway and the South Coast rail line providing access to Sydney. The recently opened Berry Bypass has eased traffic congestion in the centre of town, contributing to a safer, more relaxed place experience.

SERVICES & AMENITY

Berry is a small service centre. It provides a range of daily and specialty retail, services and amenity for locals, nearby rural localities, and visitors. These are centred around Queen Street, a traditional high street supported by newer developments. The centre includes supermarkets, bakeries, pharmacies, and dining options, in addition to a curated and local collection of specialty boutique shops (gifts, homewares, galleries, etc). There is a diverse range of recreational, cultural and community facilities, including the well-known destinations of the Berry Museum, Wilson’s Store and the old Berry Council Chambers.

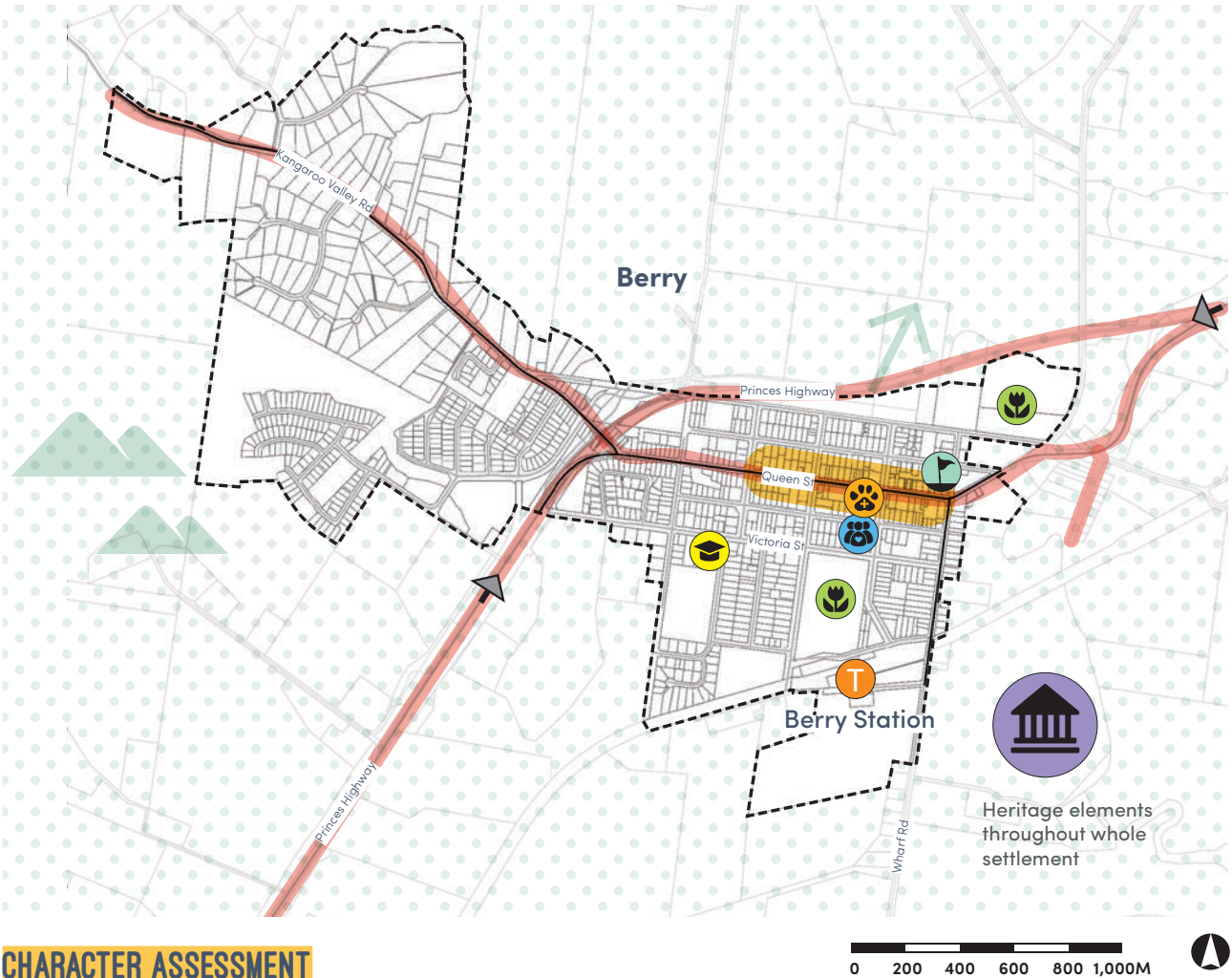
ACTIVITY & COMMUNITY

While Berry is predominantly a residential community, it is a popular destination for tourists and visitors, especially day and weekend trippers from Sydney. The main street is busy and active during the day, and offers several public spaces for gathering.

Community groups and events are evidence of a strong and active community. Berry has a full calendar of events centred on produce, art and culture. Regular events such as the Berry Country Fair, Produce Markets, Flea Markets and artist open days appeal to locals, while annual events such as the Berry Show, Musicale Festival, Garden Festival and Small Farm Field Day are strong visitor attractors.

There is a strong focus on cohesive messaging for tourists and visitors, which strengthens the rural and boutique identity of Berry.

SETTLEMENT MAP - BERRY



CHARACTER ASSESSMENT

ELEMENTS TO RETAIN

- Consistent heritage style buildings, materials, colour palette and detailing
- Formal and well-kept landscaping and maintenance
- Curated and local retail offer
- Full calendar of community-run events that are relevant to place

ELEMENTS TO IMPROVE

- Safe and walkable connections
- A retail presence which continues to cater for the existing and future community, while balancing tourism and increased resident populations
- New developments to be sympathetic to heritage, rural and fine-grain character, ensuring cohesiveness to the heritage core's-built form attributes

SENSITIVITY TO CHANGE



RECOMMENDATION

MAINTAIN

Newer development to the south & south west to be enhanced to reflect the character of the main historic town, whilst maintaining the strong character of the core heritage area.

Berry



Berry





THE FUTURE CHARACTER OF BERRY

Berry, the 'Town of Trees', will continue to be an iconic heritage town that people love to live in and visit. The town values, respects and relies on its unique physical characteristics and rural, boutique character to attract visitors, which underpins its identity and economy. Its historic and leafy setting, showcased through a consistent built form and material palette, will be maintained and reflected in future development, including higher densities. Formal and well maintained trees and landscaping will continue to adorn the streets, and Queen Street will provide a curated, trendy and highly local offer. Berry will invite people to visit, play and stay, but not to the detriment of locals that use the centre every day.

2-3 BOMADERRY & MEROO MEADOW

EXISTING CHARACTER

At the intersection between rural landscape and industrial activity, Bomaderry is a modest suburban settlement with a proud local community. Closely connected to Nowra for major services, the town features a local retail centre anchored by a train station, which caters to everyday needs. Numerous amenities provide opportunities for recreation and relaxation, and the residents express local pride through groups and activities. Whilst the settlement appears tired in places, Bomaderry has a fascinating history dating back to the 1800s, and is a comfortable and unpretentious place with a community focus.

NATURAL ENVIRONMENT & LANDSCAPE

Bomaderry is surrounded by rural scenery with sporadic views to surrounding hills. While the natural scenery forms part of the settlement’s backdrop, the landscape is not overtly celebrated.

To the north of urban development in Merro Meadow, there are a number of farmsteads with livestock grazing amongst a rural landscape.

Major landmarks include the Manildra Group food processing facilities, and Bomaderry Train Station, which is a heritage-listed site.

BUILT FORM & LAND USE

Bomaderry is a residential town with supporting non-residential uses including educational, commercial, retail and recreational, located along primary roads and in the mixed-use town centre.

Housing in Bomaderry is a mix of one and two storey detached houses, with a small amount of medium density dwellings. Houses are wide and generally consistent in design, featuring prominent garages and shallow-pitched tiled roofs. A clear delineation between the public and private realm is marked by prominent driveways and permeable fencing and hedges, which enclose landscaped front yards.

The houses in Merro Meadow along Emerald Drive reflect the same building type and suburban character of dwellings in Bomaderry.

ACCESS & CONNECTIVITY

Bomaderry is well-served by public transport, including a train station which is the southernmost stop on the South Coast Line. Feeder bus services depart from the station, connecting with other nearby towns and down the coast as far as Eden. A number of open spaces link into the regional cycling network.

Two distinct areas characterise the urban structure of Bomaderry, separated by Cambewarra Road. To the south, the streets follow a grid layout, bounded by the railway line and Shoalhaven River, and to the north, a masterplanned street layout includes numerous cul-de-sacs and reduced permeability.

There are currently a number of developed residential lots in Merro Meadow situated along Emerald Drive and accessed via Merro Road.

SERVICES & AMENITY

Bomaderry forms a supporting part of Nowra, the major regional centre. Industrial and manufacturing uses on the settlement edges provide significant employment.

The town centre, situated to the south, is characterised by a traditional main street retail strip and features local shops and services. Smaller retail areas throughout the settlement service local residents and employees.

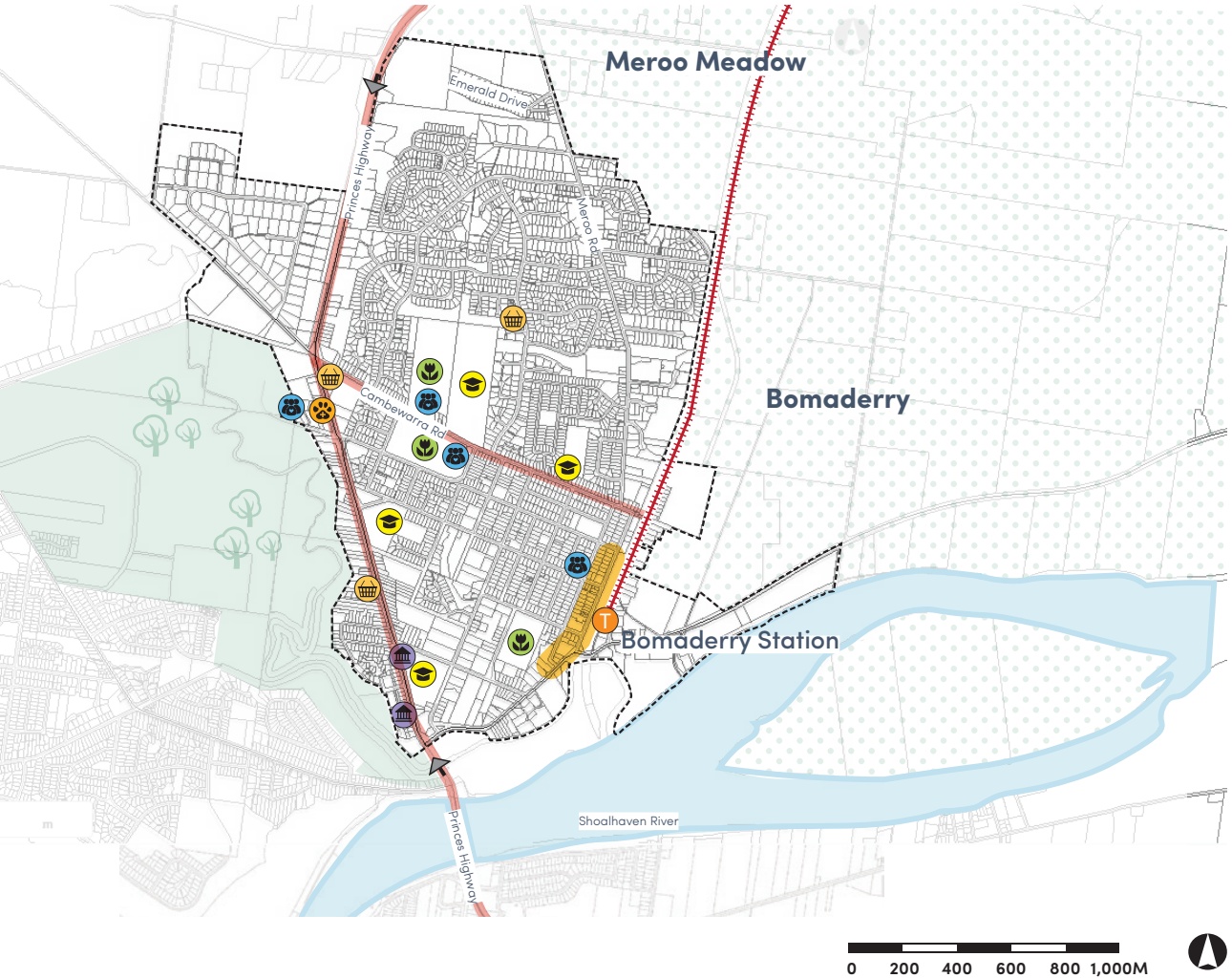
Open spaces include formal planned parks, sporting grounds, and small-scale playgrounds. Additional recreational amenity will be provided as part of Shoalhaven Community and Recreational Precinct Masterplan, which includes a new Indoor Sports Centre.

ACTIVITY & COMMUNITY

The presence of local businesses adjacent to a transport hub bring a sense of vitality to Bomaderry and promote public life. While there is no formalised civic space for people to gather in, there are clear expressions of local pride; including murals, personalised front yards, Nowra Men’s Shed, and the Nowra Players, a non-profit community organisation promoting live theatre.

Waratah Park, a community park established in 2015 commemorates the centenary of the Waratah March.

SETTLEMENT MAP - BOMADERRY & MEROO MEADOW



CHARACTER ASSESSMENT

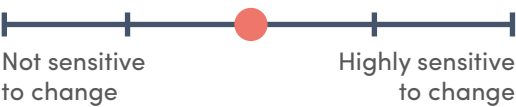
ELEMENTS TO RETAIN

- Public transport connecting to the surrounding area and Sydney
- Nearby industrial uses which provide employment to the local economy
- Local community groups, activities, expressions of creativity and pride in the public realm
- Fine grain* high street retail frontages

ELEMENTS TO IMPROVE

- Tired and dated small retail centre to the north of the settlement
- Heavy car activity along the high street which presents safety concern
- Connection to surrounding landscape and natural elements

SENSITIVITY TO CHANGE



RECOMMENDATION

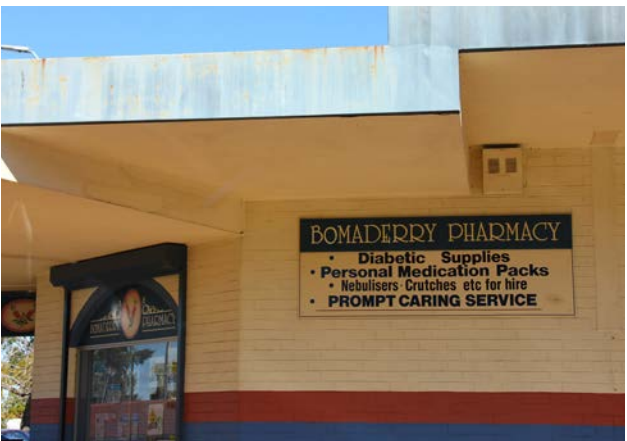
ENHANCE

*Fine-grain development is characterised by small lots, with narrow frontages, minimal setbacks and visually-interesting elements such as doorways, windows and signage at the eye level. Fine-grain streets encourage walking and public life, creating a sense of vitality. Historic main streets are a common example of fine grain development.

Bomaderry & Meroo Meadow



Bomaderry & Meroo Meadow





THE FUTURE CHARACTER OF BOMADERRY & MEROO MEADOW

Bomaderry and Meroo Meadow will continue to serve as a suburban area that is attractive and accessible. Maintaining a close relationship to Nowra, the settlements will continue to provide services, retail, amenity and employment to existing and new residents. A revitalised, walkable and mural filled Meroo Street will strengthen and showcase community activity, maintaining its fine grain* character and leveraging off proximity to the train station. New medium density and affordable housing options will increase diversity, but also reflect built form elements such as brick, pitched roofs, and landscaped front gardens. New development will be highly connected, and supported by increased amenity evenly distributed around the settlement to provide equal access. View corridors to surrounding mountains will be preserved, particularly in Meroo Meadow.

*'Fine-grain' development is characterised by small lots, with narrow frontages, minimal setbacks and visually-interesting elements such as doorways, windows and signage at the eye level. Fine-grain streets encourage walking and public life, creating a sense of vitality. Historic main streets are a common example of fine grain development.

4 CAMBEWARRA VILLAGE

EXISTING CHARACTER

Nestled at the foot of two mountains, Cambewarra Village is a small settlement with a sense of warmth and welcome. Well-maintained lawns and detached homes in suburban and homestead styles imbue a sense of respectful timelessness, complimented by a handful of historic buildings from the 19th Century. A picturesque rural landscape and small local amenities including a school, church and community hall support a comfortable and familiar lifestyle.

NATURAL ENVIRONMENT & LANDSCAPE

Cambewarra Village is located at the foot of Browns Mountain and Cambewarra Mountain, and the journey into the village opens out to showcase idyllic rural scenery. The undulating landscape of the settlement affords all homes views of the pastoral landscape and surrounding mountains. Landscaping within the settlement is formal, contributing to a sense of composure and orderliness.

BUILT FORM & LAND USE

This settlement is characterised by predominantly single storey homes, wide and horizontal in form, with rhythmic facades articulated with windows and large setbacks with prominent garageways.

The pseudo-homestead buildings and material palette of brown and red brick, weatherboarding, and faux-federation detailing make reference to the buildings which are part of Cambewarra Village’s heritage. These include ‘Llanthony’ a two-storey timber house designed and built by Kenneth McKenzie in the 1860s.

Built form is still varied however, and the settlement includes two-storey homes and some homes with striking architectural features and modern materials such as glass balustrades.

ACCESS & CONNECTIVITY

Accessed along the B73 from Nowra to Kangaroo Valley, residents in Cambewarra Village rely on private vehicles, supported by a local bus service. Residential streets and cul-de-sacs are all connected back to Main Road, which forms the central linear spine of the village and is the primary route of entry. Although not all roads feature footpaths, they are sealed and kerbed with low car traffic and slow

speeds.

SERVICES & AMENITY

Cambewarra Village General Store is a multifunctional amenity with convenience retail and a post office. For all other retail, Bomaderry is the nearest service centre, ten minutes’ drive away. Aside from the general store, the settlement includes a Church and School of Arts Hall, both of which are simple wooden structures built by the aforementioned Kenneth McKenzie.

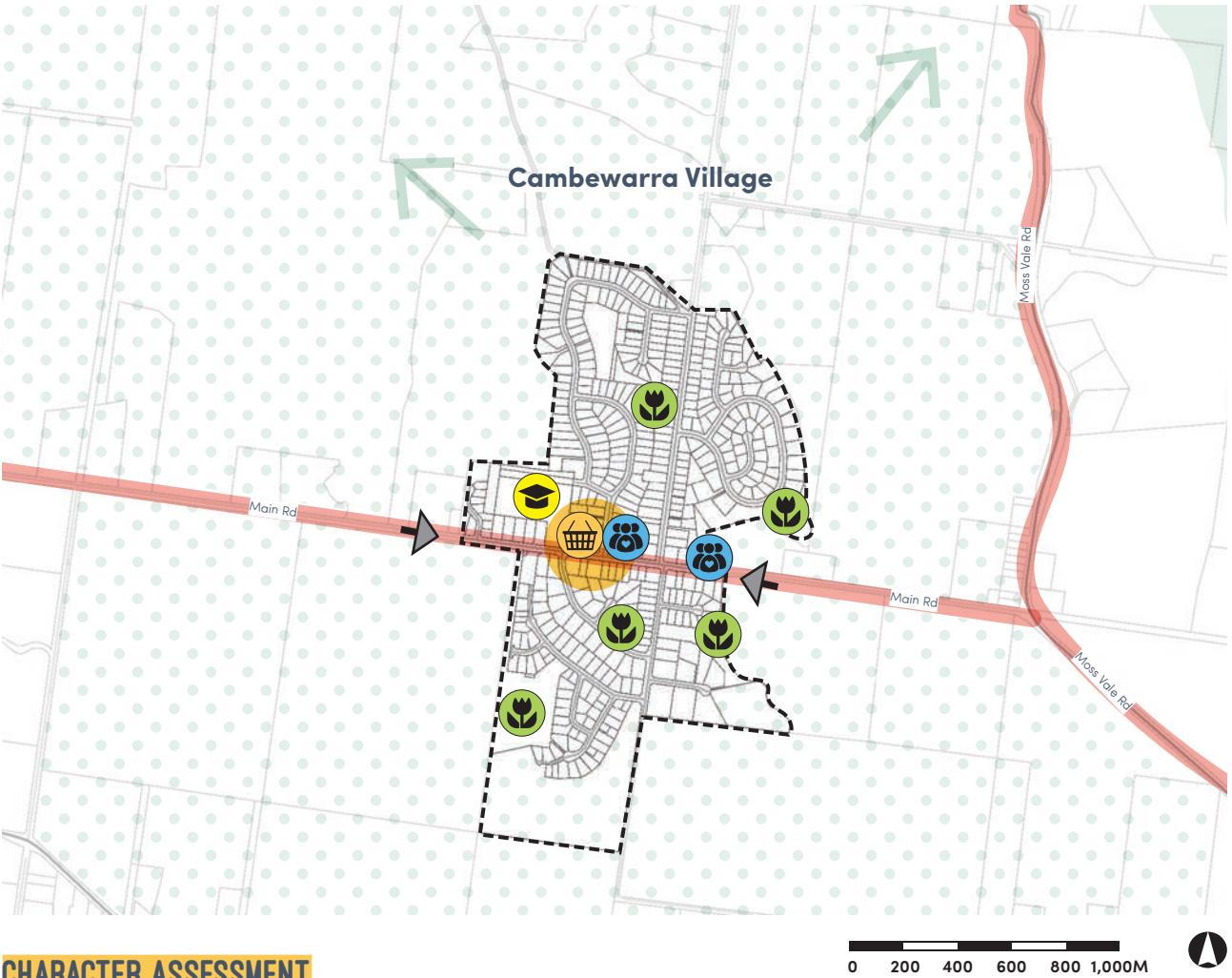
Cambewarra Public School is located near the centre of the settlement, and was first established in 1859 with an enrolment of 48 students. It has since grown, with a student population of over 300 by 2013. The school is a focus for the community who actively support school initiatives.

ACTIVITY & COMMUNITY

Whilst this small settlement features no explicit civic meeting place, there is a clear sense of community activism and activity, as displayed by the well-used community noticeboard for the local residents association.

The public school is clearly a central focus for the community, who actively support school initiatives such as the bi-annual Calf and Craft fair. The School of Arts Hall is also the setting for community groups and activities, which include children’s playgroups and live music performances.

SETTLEMENT MAP - CAMBEWARRA VILLAGE



CHARACTER ASSESSMENT

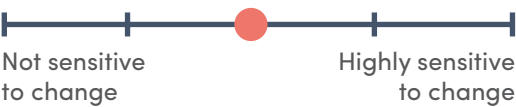
ELEMENTS TO RETAIN

- Significant views to surrounding mountains
- Rich material palette which creates warmth and diversity
- Community energy centred on the school, church, general store and School of Arts
- Presentation of buildings to street as detached dwellings (to be retained in any future development)

ELEMENTS TO IMPROVE

- Limited local amenities with single small store, which could better cater to everyday needs and provide community focal point
- Celebrating fascinating stories associated with the settlement’s heritage
- Diversity of housing sympathetic to the local heritage qualities of the settlement

SENSITIVITY TO CHANGE



RECOMMENDATION

ENHANCE

Cambewarra Village



Cambewarra Village





THE FUTURE CHARACTER OF CAMBEWARRA VILLAGE

Cambewarra Village will remain a small welcoming settlement in a rural landscape. Distinctive views to surrounding mountains, the settlement’s undulating topography, and its heritage assets will persist as the major place features which make it unique. Infill and redevelopment will reflect the current built form character, with predominantly wide, low-rise homes displaying a rich material palette including heritage-inspired features. Although simple in offer, improved local amenities will help to anchor the settlement and meet the daily needs of the community, ensuring that people have a village centre that they can be proud of.

5 MOSS VALE ROAD SOUTH

MOSS VALE ROAD SOUTH URBAN RELEASE AREA

The land covered in the Urban Release Area of Moss Vale Road South is approximately 5km north-west of the Nowra CBD and is south of the Moss Vale Road North Urban Release Area.

The Moss Vale Road South Urban Release Area is set within pastoral landscape which offers high scenic value. Located on the lower southern slopes of the Cambewarra Range, the area is highly visible from the Moss Vale Road tourist drive and the Cambewarra Mountain Lookout. The area is not currently developed.

SETTLEMENT MAP - MOSS VALE ROAD SOUTH



THE FUTURE CHARACTER OF MOSS VALE ROAD SOUTH

The Moss Vale Road South URA will become a highly desirable urban area that complements its natural environment by building on significant assets including riparian corridors and elaborate views of natural features including creeks, sylvan backdrops and pastoral landscapes.

The Moss Vale Road South URA offers considerable opportunities to create a highly desirable residential environment that incorporates large expanses of passive open space that has multiple functions. The open space areas form part of the movement network for pedestrians and cyclists, provide a variety of recreational opportunities, protects riparian corridors, integrate areas of significant and remnant vegetation, and water sensitive urban design.

A variety of residential styles and densities will be provided by encouraging a mix of lot sizes and housing products at different price points. Housing choice in this URA will appeal to a broad future community including first-home buyers and households wishing to downsize; and everyone in between. Increased densities will be located in high amenity areas that can be easily serviced by public transport and public open space, with lower housing density appropriately transitioning into the rural landscape on the edges of the URA.

Source: Shoalhaven Development Control Plan 2014, Chapter NB3: Moss Vale Road South Urban Release Area

6 GREENWELL POINT

EXISTING CHARACTER

Situated on a peninsula overlooking the Shoalhaven River, this quaint fishing village offers a relaxed lifestyle, attracting families and seniors. The settlement is serviced by a small local centre and relies on Nowra for higher order services and amenities. Its physical isolation contributes to its rural setting and sense of sleepiness, while oyster farming and other fishing industries support a maritime and tourism-focused economy. Houses of varied styles and conditions dot the streets, which, combined with a number of heritage buildings and small shops, give Greenwell Point a simplicity and local charm.

NATURAL ENVIRONMENT & LANDSCAPE

Greenwell Point is bound to the east by the Shoalhaven River and Shaws Creek, and exposed open land to the west. There are significant views out across the water and towards Orient Point.

Landscaping within Greenwell Point is generally quite rugged, with bushes and scrubby planting reflecting the coastal conditions of the area. A number of taller, significant trees are planted along the main street, framing the views along this key route. There is also considerable topographic variation throughout the settlement, which is addressed through some split-level homes and streets, as well as steeply sloping driveways. The topography results in a number of pockets of ambiguous open spaces and street reserves, which contribute to the sense of spaciousness.

BUILT FORM & LAND USE

As one of the leading seafood ports in Shoalhaven, land uses include oyster farming, with the farms located at the southernmost end of the settlement. Other non-residential land uses include local shops and services, and tourist accommodation.

There is a diversity of building types, with a mix of 1 and 2 storey homes featuring brick, fibro, corrugated metal and weatherboarding, and painted facades in muted colours. Structures appear well-worn, with clear personal touches and signs of 'do-it-yourself' activity, including sheds and other outbuildings.

ACCESS & CONNECTIVITY

Bounded by the water on most sides, Greenwell Point is relatively isolated. Nowra is the nearest major centre, which is 14km away inland and accessed by private vehicle or local bus service. Greenwell Point Road provides the primary point of access and exit,

and acts as the main street along which local services are located.

SERVICES & AMENITY

The waterfront is a major attraction in Greenwell Point, which features a Foreshore Reserve, play equipment, generous footpath and wharf for boating. A number of eateries are located nearby, attracting tourists with their famous Fish and Chips and other seafood specialties, including local oysters. Small local shops cater for everyday needs such as shopping and fuel, as well as more specialist uses such as an art gallery and trinket shop.

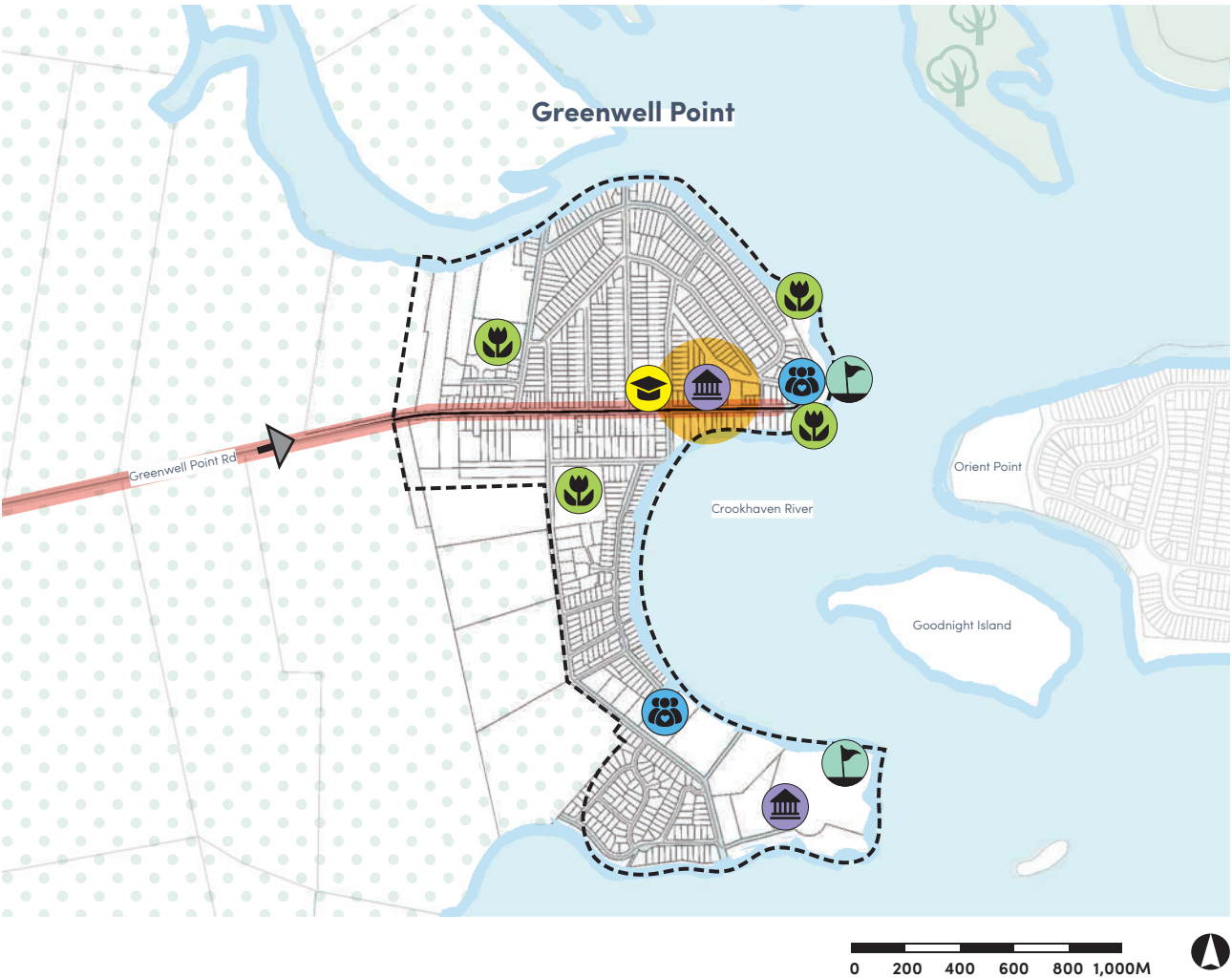
Greenwell Point also offers a Community Memorial Hall, Scouting Hut, and sports field complete with courts.

ACTIVITY & COMMUNITY

Greenwell Point has a small local community with a population of under 2000 people, characterised by seniors and families. Greenwell Point Union Church and Greenwell Point Public School both form focal points for the community, with the former originally a gift to the local community from Mr. David Berry back in 1890 and the latter attended by approximately 80 students.

Maritime activities form a major part of the lifestyle in Greenwell Point, and the main source of income to residents is derived from fishing and tourism industries. Community groups such as Marine Rescue and Senior Citizens reflect the lifestyle and values of the local population.

SETTLEMENT MAP - GREENWELL POINT



CHARACTER ASSESSMENT

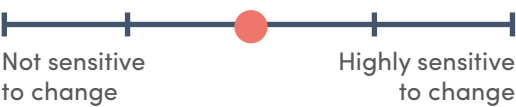
ELEMENTS TO RETAIN

- Maritime industries and lifestyle activities
- Informal planting and streetscape landscape
- Foreshore as the focal point of the settlement

ELEMENTS TO IMPROVE

- Tired and run-down building condition
- Limited retail offer
- Lack of clear street hierarchy and town structure

SENSITIVITY TO CHANGE



RECOMMENDATION

ENHANCE

Greenwell Point



Greenwell Point





THE FUTURE CHARACTER OF GREENWELL POINT

Greenwell Point will provide quality housing anchored by a highly local centre and well-known oyster farming. Celebrating the waterfront as a key destination, ribbons of open space will continue to provide residents walkable recreational amenity and public facilities such as the swimming pool. A cluster of buildings along Greenwell Point Road will provide residents with essential and localised retail and services within walking distance of recreation and amenities. The main street's identity will be defined by its quaint weatherboard buildings and additional large street trees to mark it as a focal point. New development will integrate high quality materials and respect the coastal colour palette of the existing settlement. Greenwell Point will celebrate its relaxed local charm, and develop an authentic brand which strengthens its water-based identity and promotes its fishing focused economy. It continues to provide for a relaxed lifestyle with coastal housing in a rural setting.

7 KANGAROO VALLEY

EXISTING CHARACTER

Kangaroo Valley sits within a lush river valley of the same name, enclosed by sandstone escarpments and green pastures. The settlement has a strong identity as a pioneer town, reflected through heritage buildings, a rustic material palette and traditional signage. Local shops featuring artisanal goods, fresh produce, and lunch and dining options, complimented by a lively calendar of events and opportunities for outdoor recreation, provide amenity for visitors and locals alike. The location nestled in nature, friendly community and layering of time all bestow this rural town with a sense of charm and seclusion.

NATURAL ENVIRONMENT & LANDSCAPE

Kangaroo Valley is accessed along a drive known to be one of the most scenic in the South Coast. The dramatic arrival sequence is heightened by the topography, with Moss Vale Road sloping down into the settlement centre and providing great views and vistas across the valley. There are multiple creeks in the vicinity, and north of the urban area, there is significant vegetation and riparian corridor.

Whilst the surrounding ranges provide landmarks within this varied landscape, there are a number of man-made landmarks, including most notably, the State Heritage listed, Hampden Bridge. Completed in 1898, the bridge is the oldest suspension bridge in Australia.

BUILT FORM & LAND USE

Kangaroo Valley has a strong heritage identity as a pioneer town, which is reflected in its built form. Following thousands of years inhabited by the Wodi-Wodi people, the area was first settled in 1817 and became home to a flourishing dairy and tree felling industry.

Heritage buildings from the 1870s onwards include the Church of the Good Shepherd, the rectory, the local school and courthouse.

In the centre of the settlement along Moss Vale Road, consistent setbacks and building separation create a rhythm to the street. In contrast, most residential buildings have generous setbacks and are set within large lots. Built form types include lodges, cottages, shed structures and civic buildings.

ACCESS & CONNECTIVITY

Moss Vale Road not only provides the major point of entry, but also forms the central spine and high street

of the settlement. Kangaroo Valley feels relatively isolated, with the settlements of Nowra and Berry both 25 minutes' drive away to the south and south-east.

SERVICES & AMENITY

Local services for the community include churches, school, police and ambulance stations, and the federation period Public Hall which faces out onto the large showground.

Recreation and wellness in Kangaroo Valley is also well catered for, with a local swimming pool and gym, as well as a number of health and wellness retreats. These amenities compliment the various guesthouses, holiday homes, and other tourist accommodation in the area. The Pioneer Farm Museum is another local attraction, depicting farm life in the 19th and early 20th century.

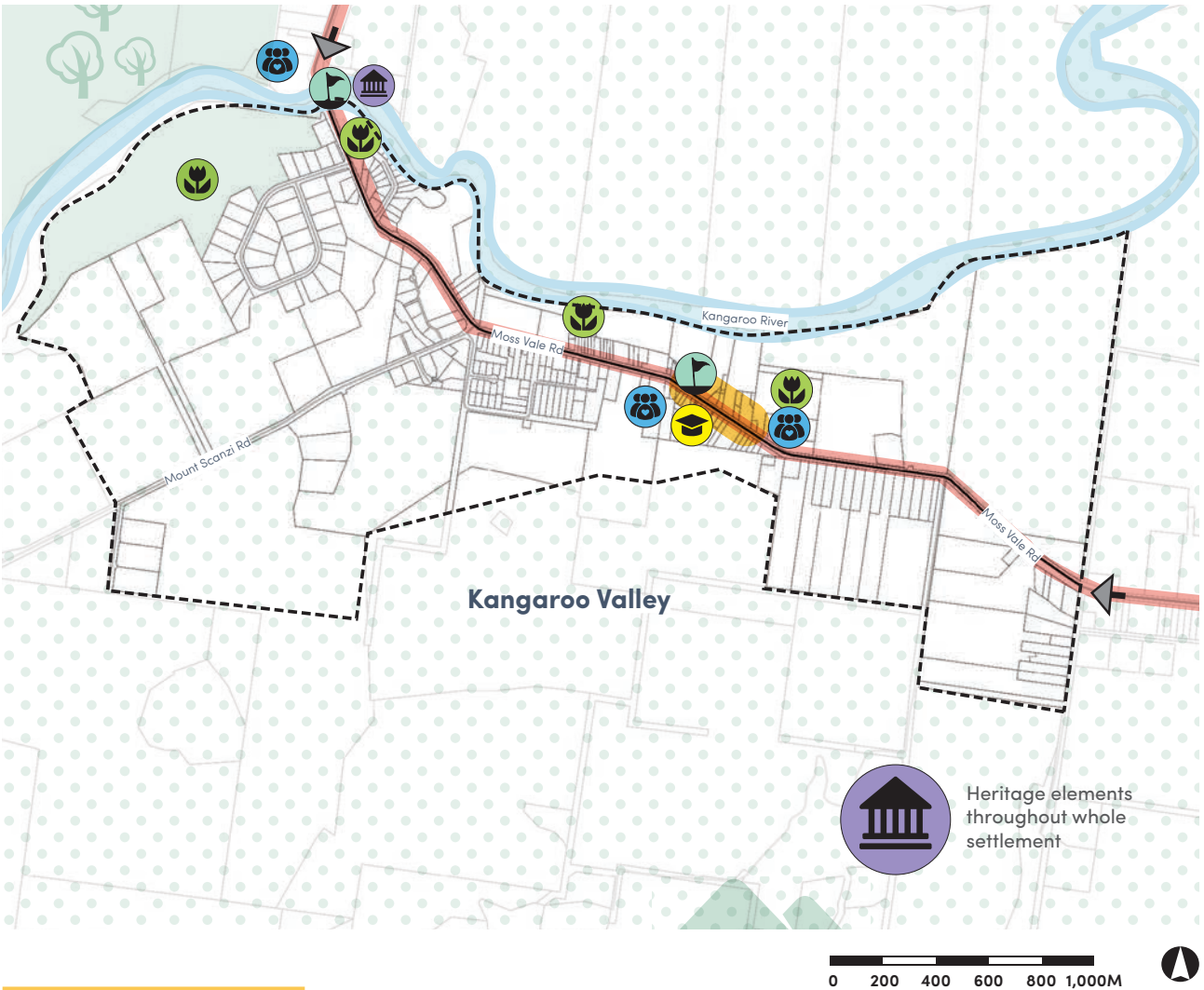
ACTIVITY & COMMUNITY

The Kangaroo Valley community values the settlement's heritage, its natural setting and its ongoing farming industry. These values are reflected through a lively calendar of events which include a Farmers Market, Agricultural and Horticultural Show, and annual Kangaroo Valley Folk Festival.

Furthermore, the strong artistic community mounted a biannual arts and music festival in 2007, which continues to showcase talent from around the world.

Tourism in the area is a major industry, and is promoted by the Chamber of Tourism and Commerce. The main street is bustling with activity and the interaction of locals and visitors alike.

SETTLEMENT MAP - KANGAROO VALLEY



CHARACTER ASSESSMENT

ELEMENTS TO RETAIN

- Intact heritage buildings and strong heritage identity
- Rich material palette with rustic and handmade qualities including wood, sandstone, and tin
- Main street retail as community focus
- Significant natural landscape

ELEMENTS TO IMPROVE

- Limited formal open spaces

SENSITIVITY TO CHANGE



RECOMMENDATION

CONSERVE

Kangaroo Valley



Kangaroo Valley





THE FUTURE CHARACTER OF KANGAROO VALLEY

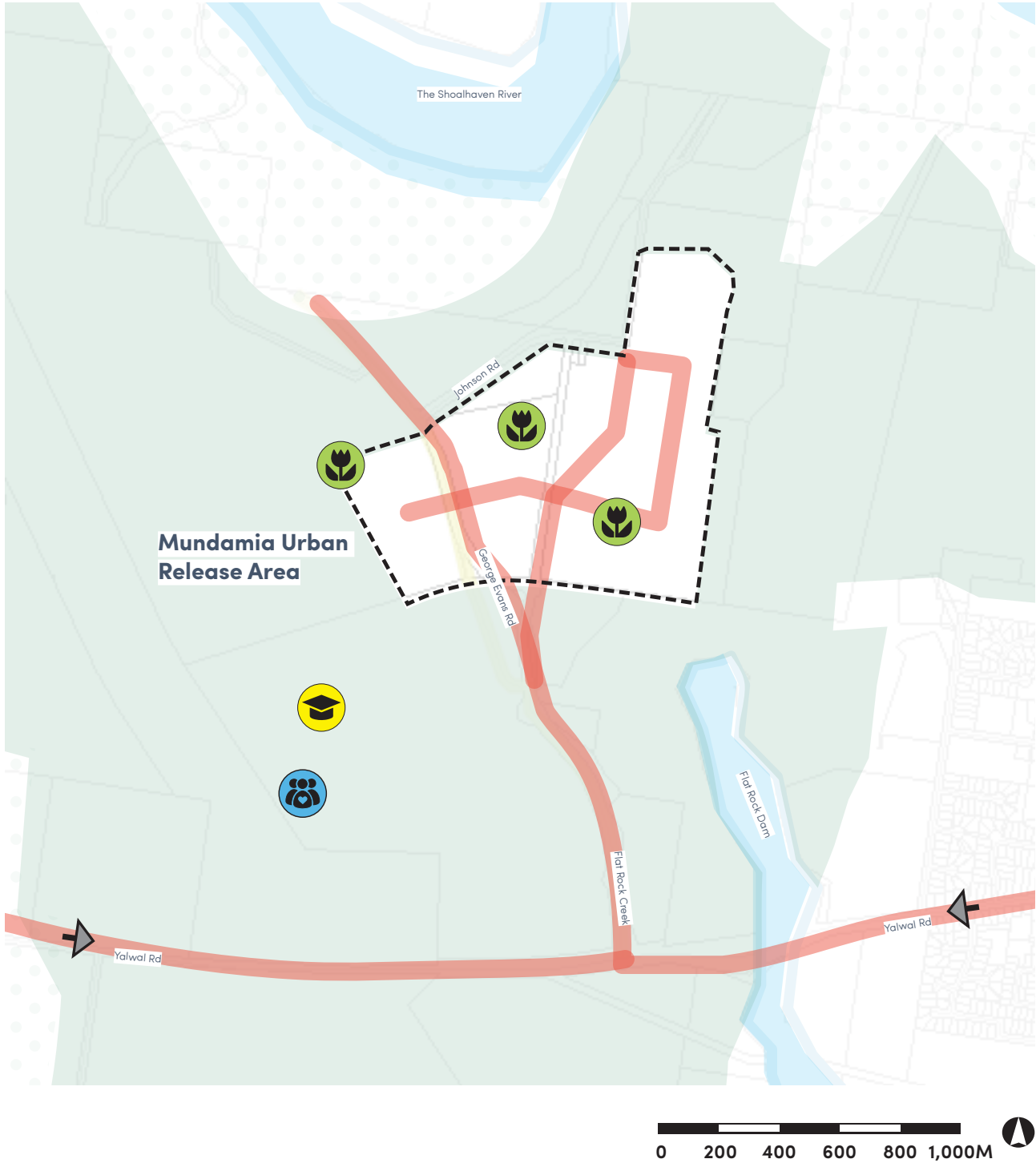
Kangaroo Valley will be conserved as an engaging rural town with an irreplicable combination of culture, heritage and recreation. Heritage and heritage-inspired buildings, and a rich and rustic material palette will reinforce the settlement’s identity as a historic town, which is focused on the centre along Moss Vale Road. Street-based retail will remain the community focus, with distinct signage and local specialty stores which are known to charm locals and visitors alike. Outside of the settlement centre, generous building setbacks and separation will ensure the stunning views of the natural surrounding landscape are retained and the place’s rural character takes precedence. With its incredible natural setting, strong local character and wide-ranging tourist appeal, Kangaroo Valley will continue to be a truly unique destination.

8 MUNDAMIA

MUNDAMIA URBAN RELEASE AREA

The land covered in the Mundamia Urban Release Area is off George Evans Road and is approximately 5km west of the Nowra Central Business District and adjoins the University of Wollongong Shoalhaven Campus. The area is not currently developed.

SETTLEMENT MAP - MUNDAMIA



THE FUTURE CHARACTER OF MUNDAMIA

With close links to Nowra and surrounded by immersive bushland, Mundamia will offer a comfortable community setting. A diversity of housing with a mix of lot sizes and natural material palette will appeal to families, young people, retirees and other people seeking an accessible and contemporary neighbourhood to live in, with a strong connection to nature. Views to the surrounding treetops will be maintained, whilst natural vegetation will permeate the streetscape, mitigating the visual impact of new built form. The settlement will be easy to get around on foot and by bike, with connections to a well-designed and human-scaled community hub which offers amenities and a civic gathering place. Mundamia will also leverage its proximity to the existing University of Wollongong Shoalhaven Campus.

9 NORTH NOWRA

EXISTING CHARACTER

Tucked away between Bomaderry and the Shoalhaven River, North Nowra is a modest suburban settlement with a residential focus and sense of spaciousness. North Nowra offers a small local retail centre, with larger supporting services a five-minute drive away in Nowra. Generous setbacks, landscaped gardens, and predominantly detached houses create a neat and tidy appearance. Whilst a number of tracks connecting to the surrounding bushland provide opportunities for walking, the curving street network and cul-de-sacs reduce legibility and permeability. Simple in appearance, North Nowra allows the greenery of the surroundings to take precedence.

NATURAL ENVIRONMENT & LANDSCAPE

The settlement of North Nowra is surrounded by a number of natural elements, including the Shoalhaven River to the south, which is screened by nature reserve, and the protected bushland of Bomaderry Creek Regional Park to the northeast.

Topography within the settlement is slightly undulating, which affords scenic views from the streets across the nearby treetops. There are a number of well-graded bushwalks in the area such as the Grotto Walk, which overlooks the Nowra Golf Course.

Residential front yards are landscaped and well-kept, whilst street vegetation is generally more ad-hoc. A boulevard of palm trees along McMahons Road frame the approach to the North Nowra Shopping Centre.

BUILT FORM & LAND USE

This largely residential neighbourhood features predominantly single-storey brick homes with an earthy colour palette of reds, browns and creams, and hipped and gabled roofs. There are also a number of dual occupancy dwellings within the settlement.

Land uses in North Nowra include retail, local services such as veterinary clinics and larger industrial services such as automotive repairs, aged care, churches and schools.

ACCESS & CONNECTIVITY

North Nowra neighbours Bomaderry and can be seen as an extension of the settlement, where the primary road, Illaroo Road, meets the Princes Highway. Five minutes' drive away by car, Nowra is the nearest major centre.

The majority of services and non-residential uses are situated along Illaroo Road, which reinforces the street hierarchy. However, the settlement generally displays a car-focused street layout with curving streets and cul-de-sacs, which reduce permeability and walkability.

SERVICES & AMENITY

Situated within a dated low-rise structure fronted by at-grade parking, North Nowra Shopping Centre offers a small selection of local shops and services. Clustered adjacent to the shopping centre is a community centre building, as well as The Tav, a local pub which offers live music and other entertainment.

The settlement features a number of open spaces which contribute to the sense of spaciousness and provide opportunities for recreation, such as Sharman Park and Drexel Park, two soccer fields.

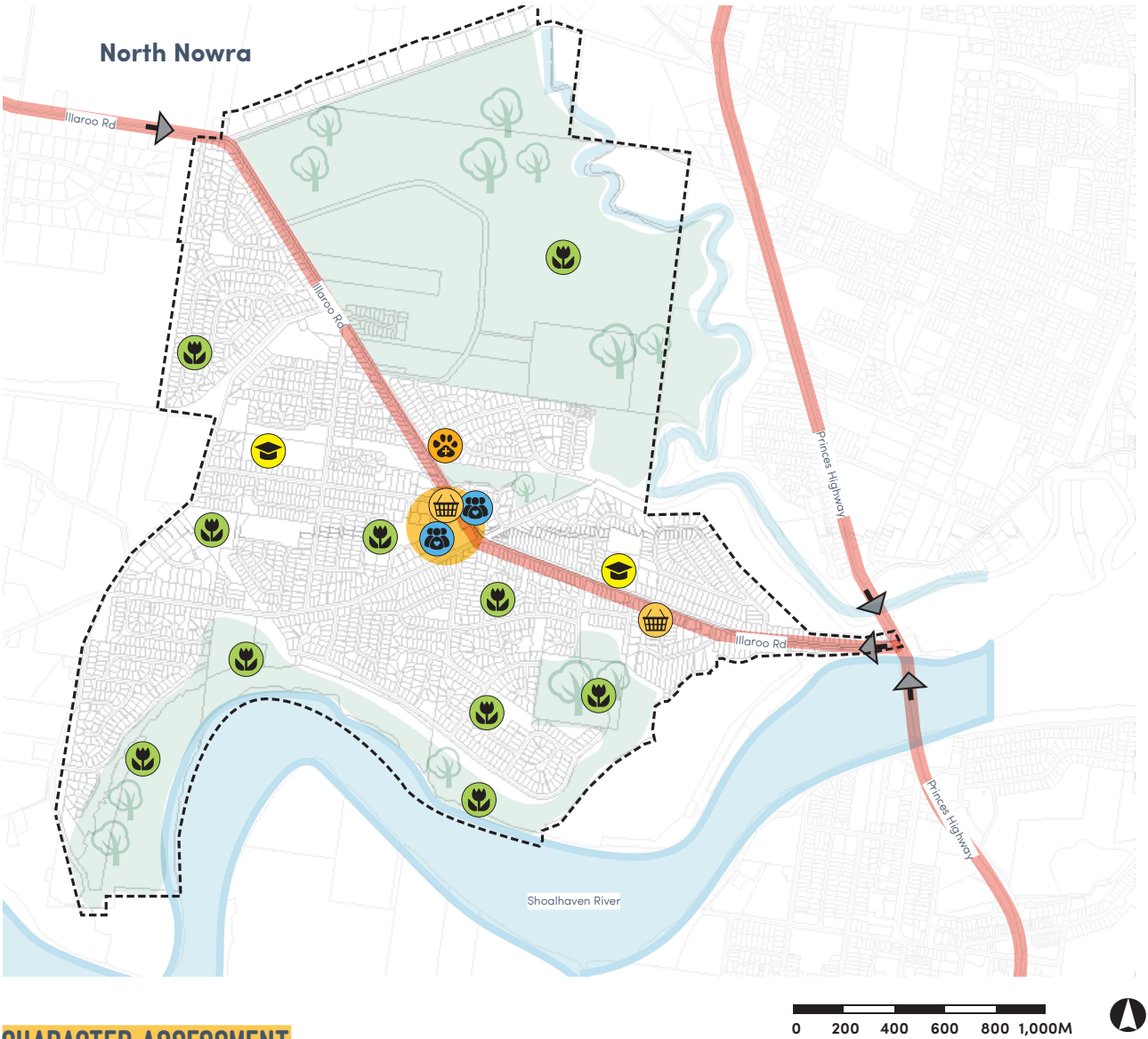
However, North Nowra is also notable for the smaller nature reserves which are dispersed at street corners and behind residential areas. These spaces are important for informal community recreation, with some providing basic playground equipment and access onto a number of creeks within the settlement.

ACTIVITY & COMMUNITY

As a result of the suburban street structure and lack of formal civic gathering spaces, there is little public life on display in North Nowra. Most community activity is centred around the Shopping Centre and Community Centre, the latter of which plays host to a number of community groups such as children's playgrounds, exercise classes, and the Australian Plant Society.

There is also a community garden at the western fringe of the settlement, which is part of Shoalhaven Permaculture Network.

SETTLEMENT MAP - NORTH NOWRA



CHARACTER ASSESSMENT

ELEMENTS TO RETAIN

- Sense of spaciousness and surrounding scenic landscape
- Illaroo Road as a clearly defined primary road

SENSITIVITY TO CHANGE



ELEMENTS TO IMPROVE

- Dated retail centre
- Poor permeability and legibility of street network, with unclear street hierarchy and few pedestrian connections
- Lack of built form diversity

RECOMMENDATION

ENHANCE

North Nowra



North Nowra





THE FUTURE CHARACTER OF NORTH NOWRA

North Nowra will continue to be an understated suburban settlement and a residential suburb of Nowra. The Shoalhaven River and surrounding vegetation will be celebrated and enhanced as a valuable natural setting and recreational amenity, as part of a broader network of open spaces dotted throughout the settlement. It will continue to display a neat and tidy appearance with simple buildings and pleasant suburban streetscapes. North Nowra will offer increased housing diversity including low scale medium density development located around the main roads and proximate to the shopping centre. The shopping centre will be enhanced in conjunction with the community centre and local pub, as an attractive neighbourhood retail hub and meeting place with high visibility.

10 NOWRA

EXISTING CHARACTER

With its well-serviced town centre and river-front setting, Nowra is the administrative and commercial heart of Shoalhaven. This major regional centre offers shops and services to support local residents and people living in the broader area, and whilst built form is largely functional and unpretentious, there is a network of cultural and civic uses which reveal the place’s history and creative flair. The Princes Highway provides access to the settlement, forming a spine and reinforcing the place’s car-dominated character. Driven by commercial and service requirements, Nowra is a pleasant town which serves its community well.

NATURAL ENVIRONMENT & LANDSCAPE

Nowra is situated on the southern bank of the Shoalhaven River, and bounded by Nowra Creek on the northeastern side. The river divides Nowra from its twin-town, Bomaderry, and is spanned by the Nowra Bridge, which was completed in 1881 and provides a landmark and sense of arrival to the settlement.

BUILT FORM & LAND USE

As a major regional centre, land uses in Nowra include retail and commercial, civic and cultural, industrial, employment, and home businesses.

While residential buildings in Nowra are generally single storey, there is a diversity of housing types including walk-up apartment buildings, and multi-unit dwellings. There are also more 2-storey dwellings focused towards the waterfront, where dwellings are generally larger and higher end. The settlement is well populated with hotels and visitor accommodation, including the 4-storey Quest hotel, located on Kinghorne Street.

Car parks and coarse grain development such as bulky goods stores dominate many of the major roads. However, a number of historic buildings add a patina to the streetscapes, such as the characterful Roxy Theatre with its bright Art Deco façade, located on Berry Street.

ACCESS & CONNECTIVITY

Nowra is closely connected to Bomaderry, which provides the nearest rail station, operating services to Kiama and Sydney. Buses provide the major public transport in Nowra, with connections to Ulladulla, Vincentia, Huskisson and other centres.

The Princes Highway forms the central spine of Nowra. Many of the non-residential uses sit along this road and also around the town centre, which is

centred on Junction Street. Generous footpaths, fine grain* retail, and controlled traffic flow create good pedestrian walkability along this main street. However, it is difficult to locate Junction Street, as traffic is directed along the highway, and there is little intuitive wayfinding.

Kalandar Street and Albatross Road connect the settlement to South Nowra, West Nowra, and Worrigea. These two streets bound traditional gridded streets to the north, which reflect a more historic layout, whilst the urban structure to the south, east and west is generally more winding and suburban in character.

SERVICES & AMENITY

The retail offering encompasses shops within the town centre, including local and independent retailers, as well as the Stockland Shopping Centre. There are numerous primary and high schools. Whilst there is scarce other open space, Bens Walk is a publicly accessible waterfront pathway which offers panoramic views across the river. It also connects to Nowra Showground, Hanging Rock Lookout, the Grandstand and Soldier Memorial; a cluster of historic destinations to the west of the settlement.

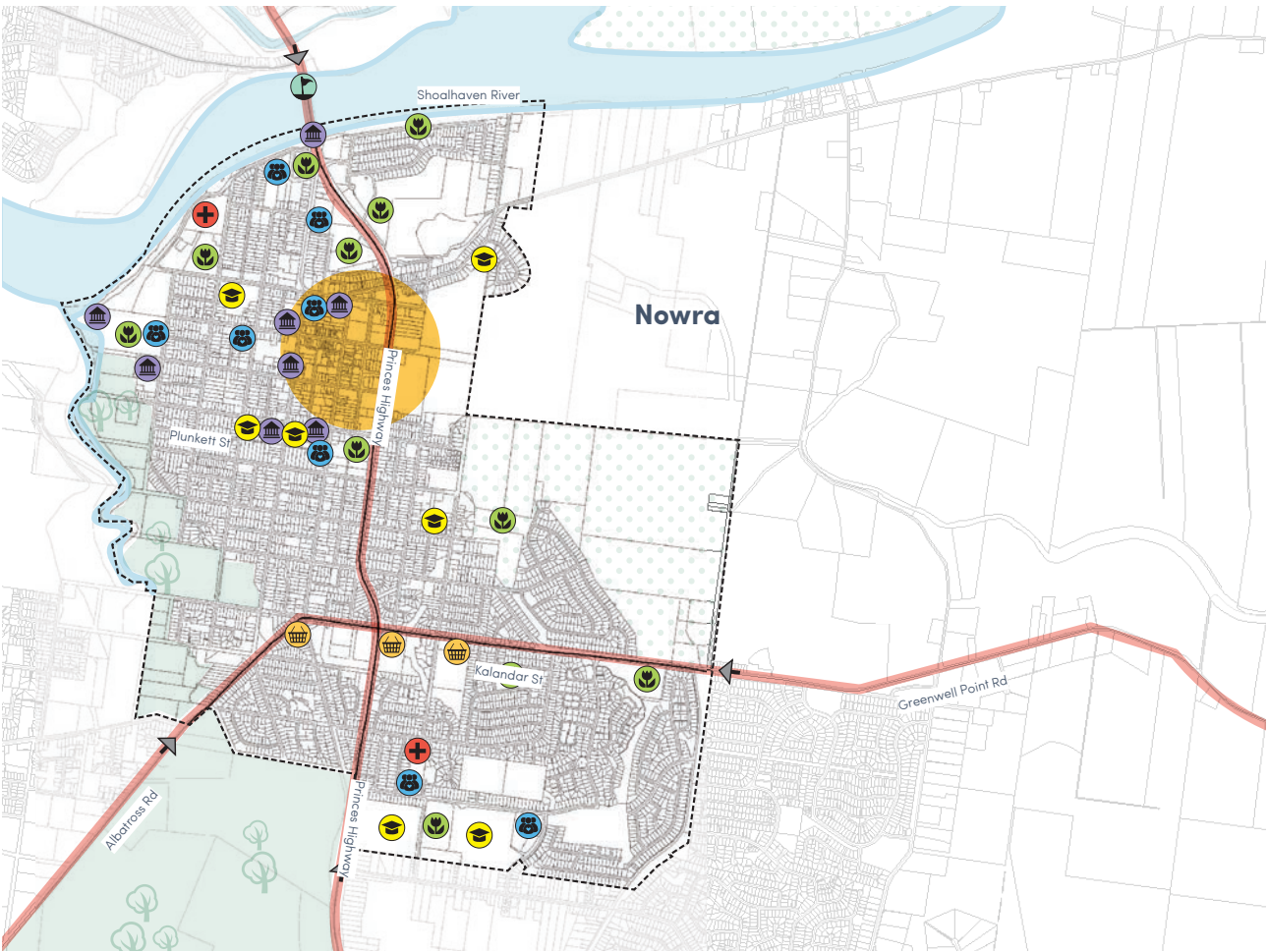
Nowra is also known for its regional cultural offer, with major destinations such as Shoalhaven Regional Gallery and Shoalhaven Entertainment Centre, an iconic, state-of-the-art venue built in 2008.

ACTIVITY & COMMUNITY

Nowra is home to around 9,000 people. 91% of residents were born in Australia, and the population is younger in comparison to the broader LGA. There is a large Aboriginal and Torres Strait Islander population (11.4%), and a relatively high proportion of loneperson households. The popular Nowra Show, founded in 1876, continues to delight and entertain the community, with agricultural and commercial attractions and performances.

*‘Fine-grain’ development is characterised by small lots, with narrow frontages, minimal setbacks and visually-interesting elements such as doorways, windows and signage at the eye level. Fine-grain streets encourage walking and public life, creating a sense of vitality. Historic main streets are a common example of fine grain development.

SETTLEMENT MAP - NOWRA



CHARACTER ASSESSMENT

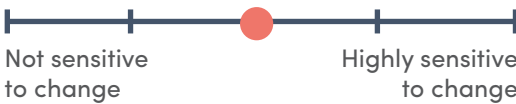
ELEMENTS TO RETAIN

- Publicly accessible waterfront
- Diversity of built form, building types, including medium density
- Buildings which reveal the place history, linked by the Nowra Heritage Walk

ELEMENTS TO IMPROVE

- Hard-to-find town centre
- Lack of open space
- Poor pedestrian safety and walkability outside of the town centre
- Appearance, amenity and accessibility of public domain including riverfront
- Activation of riverfront/improve connection to riverfront
- Housing diversity
- Public and active transport

SENSITIVITY TO CHANGE



RECOMMENDATION

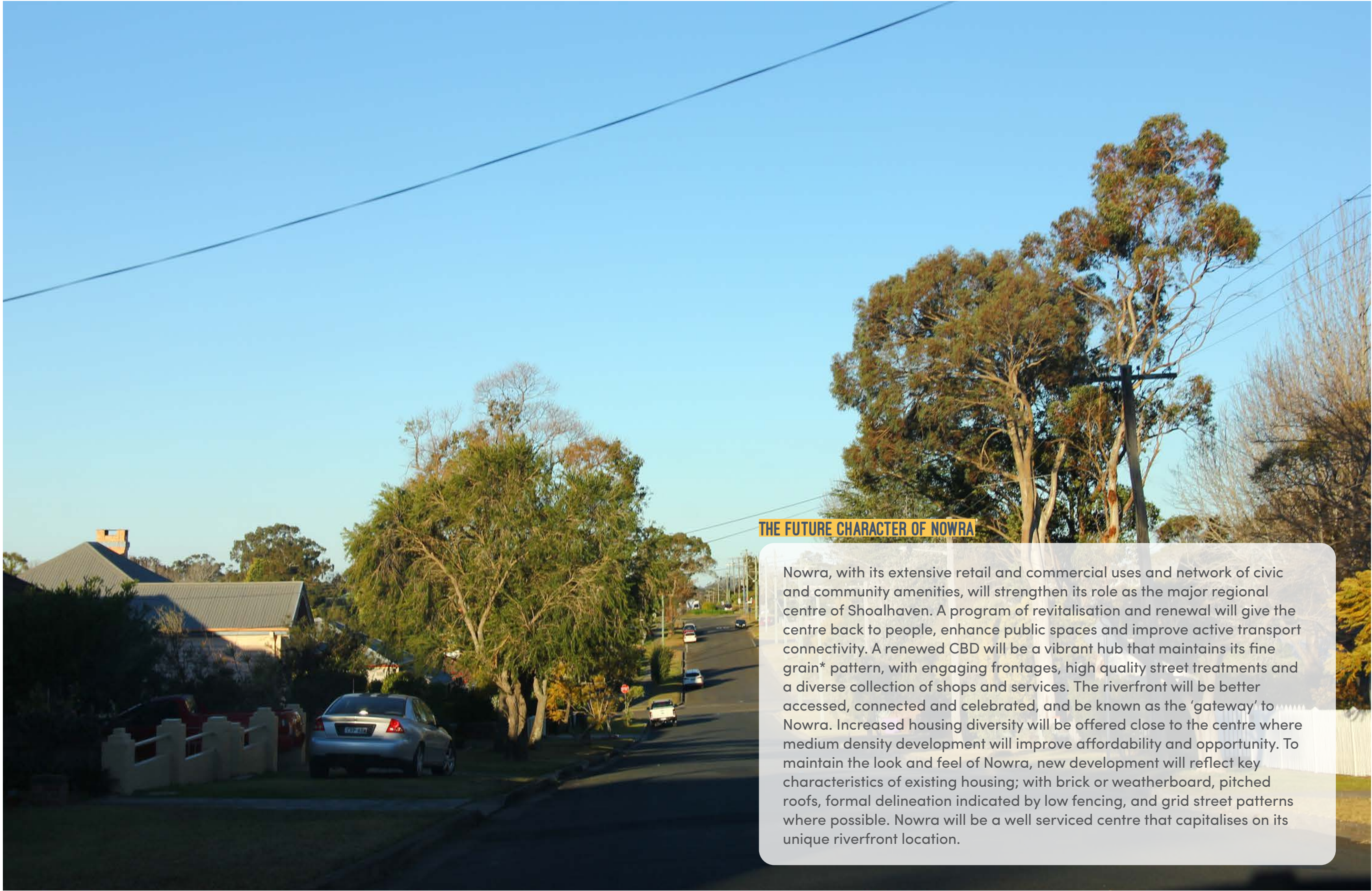
ENHANCE

Nowra



Nowra





THE FUTURE CHARACTER OF NOWRA

Nowra, with its extensive retail and commercial uses and network of civic and community amenities, will strengthen its role as the major regional centre of Shoalhaven. A program of revitalisation and renewal will give the centre back to people, enhance public spaces and improve active transport connectivity. A renewed CBD will be a vibrant hub that maintains its fine grain* pattern, with engaging frontages, high quality street treatments and a diverse collection of shops and services. The riverfront will be better accessed, connected and celebrated, and be known as the 'gateway' to Nowra. Increased housing diversity will be offered close to the centre where medium density development will improve affordability and opportunity. To maintain the look and feel of Nowra, new development will reflect key characteristics of existing housing; with brick or weatherboard, pitched roofs, formal delineation indicated by low fencing, and grid street patterns where possible. Nowra will be a well serviced centre that capitalises on its unique riverfront location.

*'Fine-grain' development is characterised by small lots, with narrow frontages, minimal setbacks and visually-interesting elements such as doorways, windows and signage at the eye level. Fine-grain streets encourage walking and public life, creating a sense of vitality. Historic main streets are a common example of fine grain development.

11 SHOALHAVEN HEADS

EXISTING CHARACTER

Shoalhaven Heads is a charming seaside town at the mouth of the Shoalhaven River, surrounded by diverse natural landscapes. The secluded setting, combined with family-friendly coastal amenities and four major holiday parks uphold the settlement as a popular tourist destination. The informal character of the place and its ad-hoc development over time is reflected in the low-rise buildings with blurred public-private boundaries and informal planting, and the major amenities are open spaces including the beach, sporting ground and golf course. Suited to a laidback lifestyle, Shoalhaven Heads has an honest coastal character.

NATURAL ENVIRONMENT & LANDSCAPE

The settlement fronts the ocean to the east, Seven Mile Beach National Park to the north, verdant land and the Cullunghutti Aboriginal Area to the west, and the mouth of the Shoalhaven River to the south. The Cullunghutti Aboriginal Area was formally recognised and protected as part of Coolangatta Mountain in 2011, and there are significant views to the mountain throughout Shoalhaven Heads. Conversely, although the beach is a major feature of the settlement, views to the ocean are obscured by vegetation, and there is a single point of access.

Landscaping within the settlement is generally informal, with lots of grassy verges and natural planting, including numerous large significant trees.

BUILT FORM & LAND USE

There is little diversity of land use, which is predominantly residential with a number of separated holiday parks and a supporting local centre. Buildings are generally simple in their form and articulation, with flat and pitched roofs and some more modern designs including curved roofs. Whilst built form styles vary, there are consistent setbacks and relatively narrow building separations which creates a rhythm to the street.

Materials used reflect the settlement’s coastal character, and include weatherboard, wood, corrugated iron, fibro and painted render.

ACCESS & CONNECTIVITY

Shoalhaven Heads is connected to Bomaderry, which is 15 minutes’ drive inland, via Bolong Road. Bolong Road forms the major point of entry and exit to the settlement and leads northbound through Seven Mile National Park.

The urban structure is centred on the Vic Zealand Reserve, a major sporting field. Bus services run along Shoalhaven Heads Road, which also forms the major link along which shops and services are located.

SERVICES & AMENITY

Shoalhaven Heads offers a small selection of services and retail to support the permanent local population and seaside tourists, while Bomaderry provides the nearest centre with larger amenities.

Amenities in Shoalhaven Heads include a local grocer/takeaway store, post office, doctor, cafes, petrol station, and small Public School.

In addition to the beach and headland, there is a variety of open spaces throughout the settlement, such as the Vic Zealand Reserve, a skate park, childrens play areas, small reserves, and Shoalhaven Heads Native Botanic Garden.

There are small creative touches throughout the settlement in the form of colourful murals.

ACTIVITY & COMMUNITY

The median age in Shoalhaven Heads is 56, almost 20 years older than that across NSW, and the settlement attracts retirees seeking a laid-back lifestyle. There is also a considerable tourist population which grows in the summer months. Various holiday parks provide accommodation and amenities and offer an accessible getaway with an affordable price point.

A number of local destinations form focal points for the community, such as the popular Shoalhaven Heads Golf Club. Other community gathering places include the Bowling and Recreation Club, Surf Life Saving Club, and Community Centre. The Native Botanic Garden is maintained by local volunteers.

SETTLEMENT MAP - SHOALHAVEN HEADS

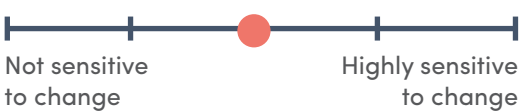


CHARACTER ASSESSMENT

ELEMENTS TO RETAIN

- Significant views to Coolangatta Mountain (Cullunghutti)
- Blurred public-private boundaries promoting the laid-back character
- Accessible and affordable holiday accommodation
- Consistent use of materials which reflect the coastal character

SENSITIVITY TO CHANGE



ELEMENTS TO IMPROVE

- Limited supporting services, including local shopping amenity
- Spread out street design lacking pedestrian infrastructure which impedes walkability
- Tired-looking local centre with potential to become community focal point
- Disjointed town centre
- Accessibility and connectivity of public realm, including local beaches

RECOMMENDATION

ENHANCE

Shoalhaven Heads



Shoalhaven Heads





THE FUTURE CHARACTER OF SHOALHAVEN HEADS

Shoalhaven Heads will continue to be a family-friendly village and a popular visitor destination. It will celebrate and enhance its beaches, recreational offer and open spaces which make it unique. The local centre, focused around Shoalhaven Heads Road, will be strengthened as a focal point for the community; improved public realm, visual appearance and pedestrian connections will transform it into an attractive place to meet, linger and engage. The spacious and informal character of Shoalhaven Heads will be maintained by encouraging grassy verges and soft delineation, and consistent use of existing materials will maintain the coastal character. Amenity and services will be focused on the local population and ensure that the needs of an aging population are met. Shoalhaven Heads will continue to attract those after a laidback lifestyle without compromising convenience.

12-14 SOUTH NOWRA, WEST NOWRA & WORRIGEE

EXISTING CHARACTER

South Nowra, West Nowra and Worrigeer are a collection of residential suburbs framing the major regional centre of Nowra. The settlements are characterised by their car-focused structure and industry situated in South Nowra, with connections further south to HMAS Albatross. The streets feature suburban architecture with wide, low-rise buildings dominated by driveways and paired with minimal landscaping. Although unassuming, each settlement displays different urban structures and act as separate, insular places. Influenced by surrounding industrial and rural areas, South Nowra, West Nowra and Worrigeer have a simple and informal character.

NATURAL ENVIRONMENT & LANDSCAPE

The settlements sit between the urban development of Nowra, and the natural surrounding landscape of bushland to the west, and rural land to the east.

Between West Nowra and South Nowra is the 157 hectare Triplarina Nature Reserve, and south of Worrigeer is the 232 hectare Worrigeer Nature Reserve.

There is generally very little landscaping, with a number of young street trees in Worrigeer and some formalised front yard planting.

BUILT FORM & LAND USE

Land uses in the settlements are largely residential, with light industrial and some basic commercial and services.

Although dwellings have been constructed over different time periods, including a number of new residential estates still under construction, the built form is largely similar in appearance. Buildings are predominantly brick structures, single storey, with gable, hip and cross-hipped tiled roofs. This homogenous dwelling design gives the streets a sense of repetition and lack of personality.

Light industrial uses, particularly in South Nowra, are housed in large shed-like structures predominantly made from metal with bright, simple signage.

ACCESS & CONNECTIVITY

The settlements are divided and characterised by a number of major roads. These include the Princes Highway, which runs north-south through South Nowra, as well as Albatross Road which forms the southern boundary of West Nowra, and Greenwell Point Road, which heads east and provides access to Worrigeer.

Pedestrian walkability is very poor, with major roads dominated by car traffic and creating barriers between destinations.

Each settlement has a noticeably different urban structure. West Nowra has a number of local streets in a loose grid, with secondary streets and cul-de-sacs running off them. South Nowra has a sprawling structure dominated by the light industrial areas, with a number of residential clusters such as the over 50s Rest Point Village and Twin Waters Estate. Worrigeer is largely a new masterplanned community, and its curving streets are highly illegible and have no apparent hierarchy.

SERVICES & AMENITY

The settlements heavily rely on Nowra for all major services and amenities. Fast food outlets, fuel stations and urban services are situated mainly along the highway, and light industrial uses provide some employment. There are a number of home businesses situated throughout, and a planned shopping village under development will provide a small local retail hub to residents of Worrigeer.

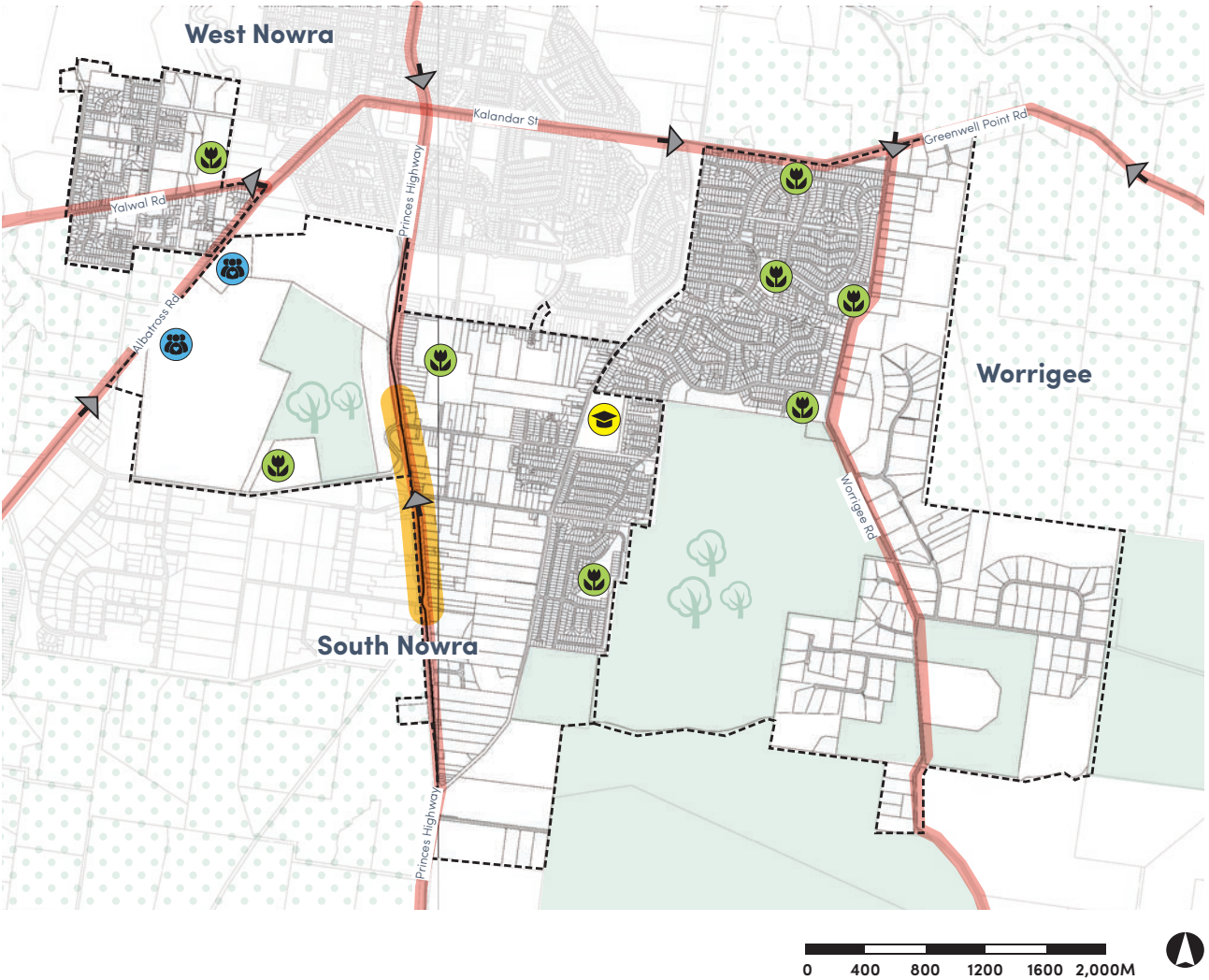
There is generally an underprovision of engaging and well-serviced open spaces.

ACTIVITY & COMMUNITY

South Nowra and West Nowra both have a population of less than 2,000 residents. In contrast, Worrigeer has a population of over 5,000 people and as this masterplanned community evolves there is opportunity for greater sociability, particularly centred on the new shopping village.

Whilst there is little public life and personalisation on display, a Golf course, ex-servicemen's league, Rugby Clubs, and multiple churches all provide gathering places for different groups of the community.

SETTLEMENT MAP - SOUTH NOWRA, WEST NOWRA & WORRIGEE



CHARACTER ASSESSMENT

ELEMENTS TO RETAIN

- Connection to Nowra
- Natural elements including any open spaces and the major Nature Reserves

ELEMENTS TO IMPROVE

- Repetitive built form
- Car-dominated streets and major roads as barriers
- Poor retail and service provision
- Lack of public and active transport connectivity
- Lack of engaging and well-serviced open spaces

SENSITIVITY TO CHANGE



RECOMMENDATION

CHANGE

South Nowra, West Nowra & Worrige



South Nowra, West Nowra & Worrige





THE FUTURE CHARACTER OF SOUTH NOWRA, WEST NOWRA & WORRIGEE

South Nowra, West Nowra and Worrigee will become inspiring, attractive and well established neighbourhoods with a local flair. Continuing to provide residential support to central Nowra, they will maintain their suburban character and provide affordable and diverse housing options for residents in close proximity to retail and services. Improved connections will bring together what is currently fragmented parts, including improved cycling and walking connections to encourage greater uptake of active travel to Nowra CBD. The introduction of small local hubs, increased street tree planting, greater diversity of accessible open spaces, and more community services will help to define a stronger, more localised character and support a growing community. The neighbourhoods will continue to offer residents what they need, while also improving lifestyle opportunities and connection to place.

15 TERARA

EXISTING CHARACTER

Terara is a quaint rural hamlet on the southern bank of the Shoalhaven River. It was the first settlement to be established in this area, and while the town was relocated to Nowra’s current location following a flood, Terara remains with its scattering of heritage and heritage-inspired houses amongst a pastoral landscape. Dairy farming is the primary economic driver for the settlement, which also offers a number of picturesque wedding venues and retreats. Just 3km east of Nowra, the settlement of Terara offers a charming slice of rural waterfront life, while still enjoying proximity to higher order services.

NATURAL ENVIRONMENT & LANDSCAPE

The Shoalhaven River forms the northern boundary of Terara and is the major natural feature. This striking waterbody is framed by distant views of the Cambewarra Range and Berry Mountain, and a number of viewing platforms along West Berry Street provide outlooks and opportunities for boat access.

The settlement is largely set within an agricultural and rural landscape, with impressive trees lining some of the streets and creating an immersive green canopy. It is also all within the Flood Planning Area, with its low-lying land and proximity to the river.

BUILT FORM & LAND USE

Terara features rural residential uses, in addition to a small school and a number of events venues. Whilst development patterns to the south feature larger homes set within lifestyle lots, buildings to the north of the settlement along South Street feature modest setbacks and separations. This gives the streets an intimate and cozy feel which likely reflects the likely character of the village centre in the past.

Terara’s idyllic charm is a result of its traditional built form, including a number of original weatherboard cottages, farmhouses and homesteads.

The newer houses are respectful of this character and are similar in appearance, featuring a pale colour palette, tin roofs, wooden paneling, and verandahs.

ACCESS & CONNECTIVITY

Terara is centred on South Street, which becomes Terara Road and provides access to Nowra.

Although a small rural settlement, there is the provision of bus services along this road into Nowra. Millbank Road is the other major route, connecting

the settlement southbound to Worrigeer. Unkerbed roads further contribute to the settlement’s rustic character.

SERVICES & AMENITY

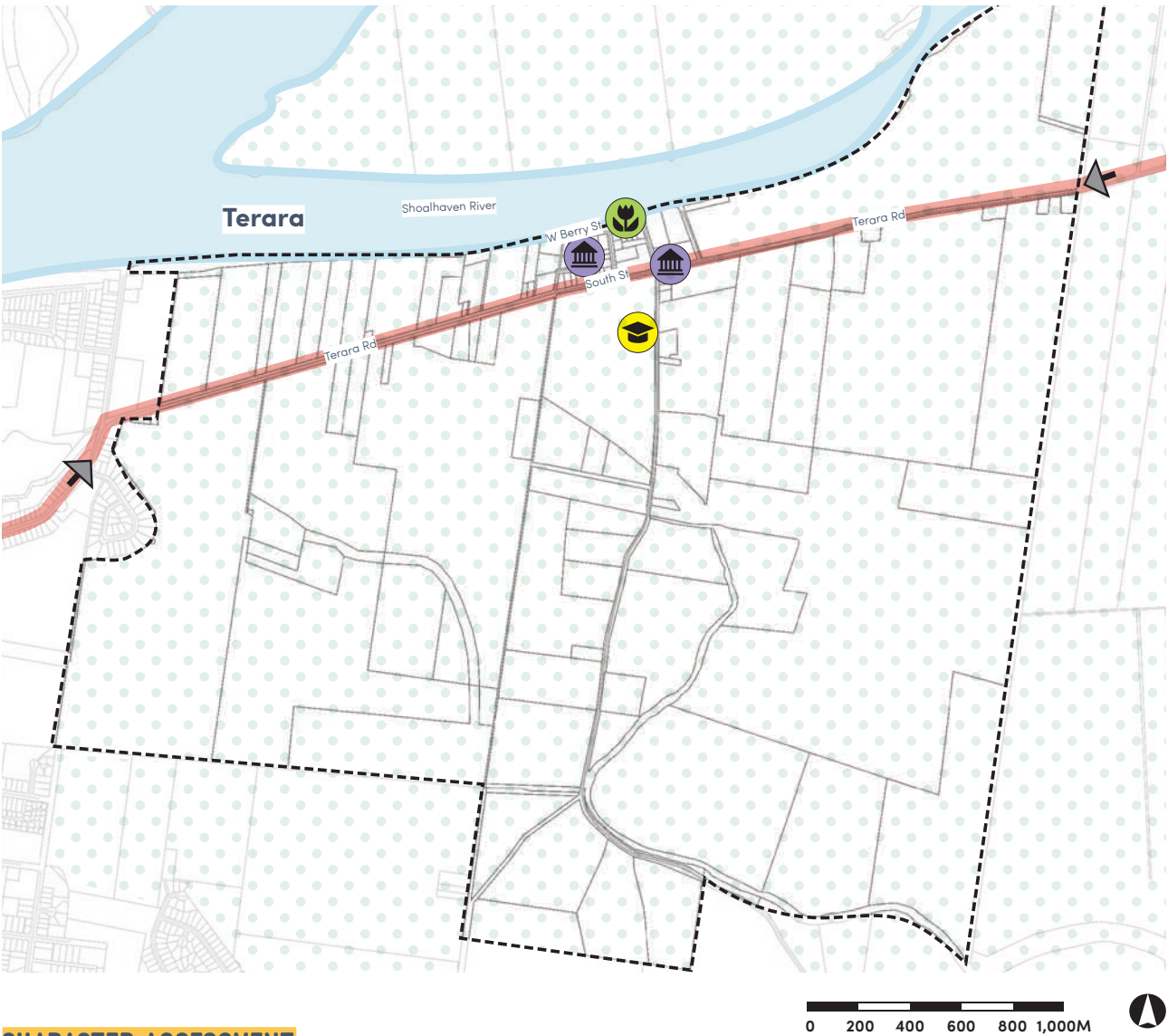
There are no civic or commercial amenities in Terara, with Nowra providing all services and amenities for the community. Terara Public School, which has been established for over 130 years, is attended by almost 90 students including children from the nearby subdivision of Worrigeer.

ACTIVITY & COMMUNITY

As a small settlement with no civic hub or overt centre, there is little public life on display. A number of holiday accommodation options cater to tourists, while visitation is also driven by the various venues for weddings and other events.

Terara Country Music Campout is a popular event with live music performances and camping, which takes place over three days on a local resident’s property along Millbank Road and draws crowds from across the region. The local community are likely involved in other groups and activities taking place in other nearby settlements.

SETTLEMENT MAP - TERARA



CHARACTER ASSESSMENT

ELEMENTS TO RETAIN

- Traditional built form style and rustic material palette
- Access to the Shoalhaven River
- ‘Village centre’ with modest setbacks, large trees and sense of intimacy
- Rural landscape character

ELEMENTS TO IMPROVE

- Sense of connection to the waterfront

SENSITIVITY TO CHANGE



RECOMMENDATION

CONSERVE

Terara



Terara





THE FUTURE CHARACTER OF TERARA

With its important role in the history of Shoalhaven, Terara will maintain its identity as a rural hamlet with a strong heritage character. This charming settlement will continue to be centred on the school and the more compact street layout along South Street. Cottages, farmhouses and homesteads featuring rustic materials and pale wooden facades will sit comfortably within the picturesque rural landscape and imbue a sense of timelessness.

16 CALLALA BAY

EXISTING CHARACTER

With the pristine waters of Jervis Bay at hand and a relaxed beach culture, Callala Bay is a comfortable place to live. This coastal village is situated 14km from the Princes Highway and is closely connected with the neighbouring settlement of Callala Beach, to which it provides local services. While the northern portion generally reflects a more suburban character, the entire settlement feels spacious and green, due to its generous-sized buildings which sit amongst natural landscaping. Callala Bay is a pleasant settlement best known for its waterfront location and the recreation opportunities that it presents.

NATURAL ENVIRONMENT & LANDSCAPE

Callala Bay is located on the northern shore of Jervis Bay, and is enclosed by bushland on all sides. The crystal-clear waters of Jervis Bay and surrounding areas are rich in ecological and cultural significance, with frequent dolphin spottings among other natural attractions.

Although situated adjacent to the water, the settlement is relatively inwards looking and the beach access points such as the jetty and Marine Parade provide the only major ocean views.

The majority of landscaping is very natural, with a mix of native and tropical trees providing a variety of greenery and cooling tree canopy. There is generally a sense of lushness.

BUILT FORM & LAND USE

Apart from a small retail centre and school, land uses in Callala Bay are residential. There is a sense of spaciousness throughout the settlement, however this is focused more so in the southern aspect of the settlement, where building setbacks are expansive, with some lots fronting directly onto the water. In the northern half, north of Emmett Street, there is a more suburban character with smaller setbacks, and more regular building separation which creates a rhythm to the street.

Dwellings are generally large buildings including both one and two storeys, in a mix of styles ranging from simple boxy forms and beach cottages, to more complex structures with more articulation and detailing, through to traditional 'project' homes.

ACCESS & CONNECTIVITY

Callala Bay has a close relationship to Callala Beach and Myola, the neighbouring settlements connected via Callala Beach Road. Callala Bay and Callala

Beach are also linked via the shared bridge connection over Callala Creek along Silkwood Walk. Callala Bay area can be accessed via a number of routes including from Nowra along Coonemia Road and Forest Road leading to Currarong Road; then onto Callala Bay Road. Forest Road provides connection inland towards the Princes Highway, and eastbound to the secluded settlement of Currarong.

Emmett Street is the settlement's main street, along which a number of services are located, as well as basic pedestrian infrastructure including safe crossings. In contrast, throughout the remaining majority of the settlement there are no pedestrian footpaths and streets are generally unkerbed. Cycling is also observed as a popular and convenient mode of transport within the settlement.

SERVICES & AMENITY

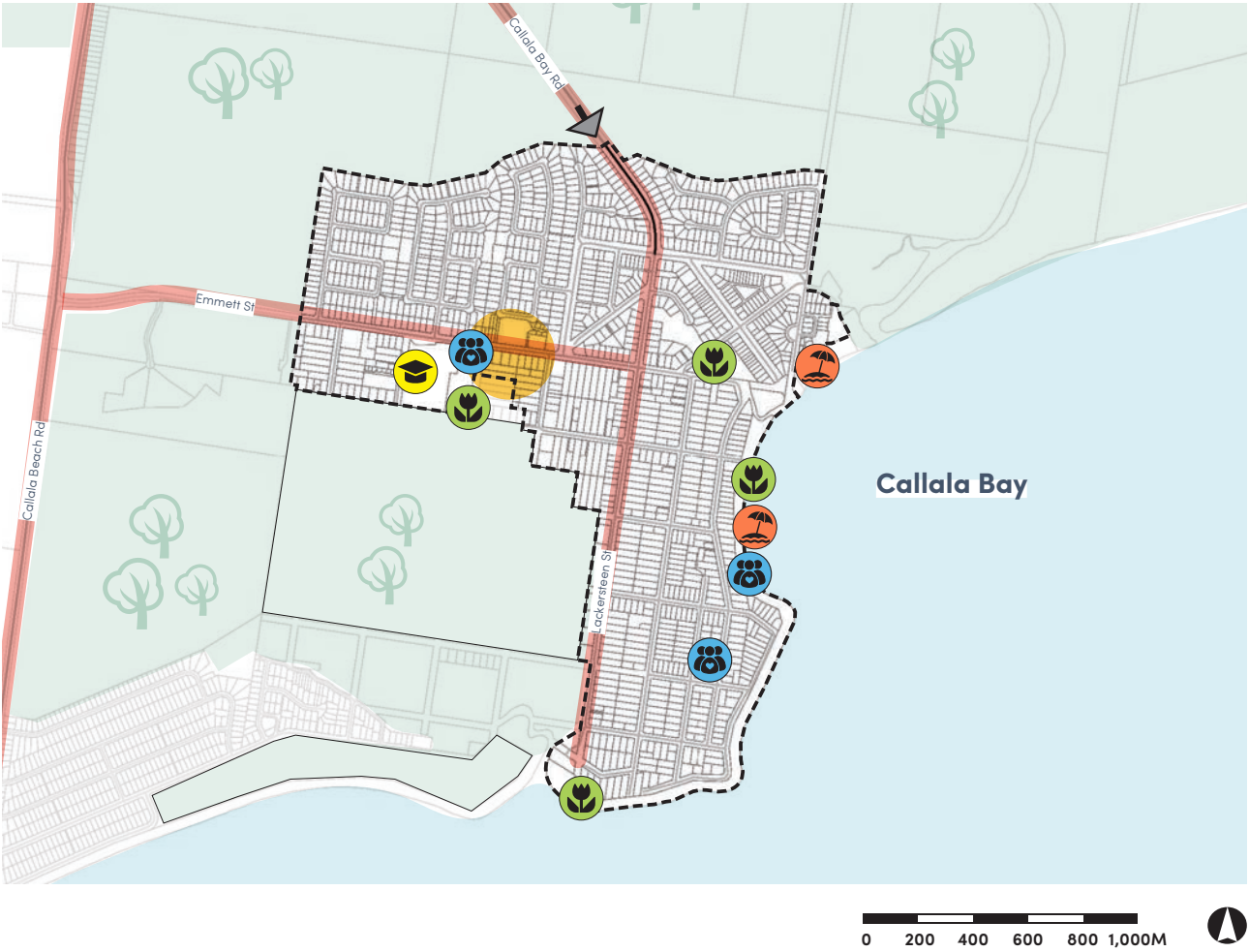
Bayview Plaza, a considerable-sized retail centre along Emmett Street, plays host to between 10 and 20 small businesses that support the everyday retail needs of the community. This centre also serves the residents of Callala Beach, Myola and Currarong. Other services include a public school, childcare, sportsground, associated recreation areas, medical centre, fire station and community centre.

ACTIVITY & COMMUNITY

Callala Bay has a family-friendly character, as well as an appeal to older people seeking a welcoming and comfortable place to live.

The waterfront is a major community amenity, with groups such as the Jervis Bay Sailing Club conducting weekly races from the Callala Bay Boat Ramp. Other group activities include aqua exercise, folk dance, yoga, seniors socialising, gardening and bushcare. The retail centre and school also act as community focal points and generate public life. Other popular activities include walking, cycling, fishing and craft activities.

SETTLEMENT MAP - CALLALA BAY



CHARACTER ASSESSMENT

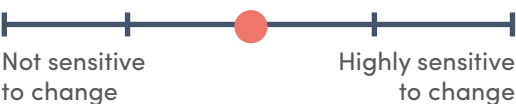
ELEMENTS TO RETAIN

- Emmett Street as the settlement 'centre' with shops and services
- Spacious and green character
- Some pedestrian infrastructure and signs of active transport

ELEMENTS TO IMPROVE

- Sense of connection to the waterfront
- Retail centre which is slightly tired in appearance
- Treatment of entry points, particularly the transition from rural road to village setting
- Amenities and services for existing and future residents

SENSITIVITY TO CHANGE



RECOMMENDATION

ENHANCE

Callala Bay



Callala Bay





THE FUTURE CHARACTER OF CALLALA BAY

Callala Bay will be a family-friendly coastal village with a sense of comfort and community. A variety of building styles will cater to different tastes and needs, while remaining generous in proportion. To the north of the settlement, streets will reflect a more suburban character, and streets in the south will provide a greater sense of spaciousness and informality. Residents of the settlement will satisfy daily needs at the local retail centre, which will be rejuvenated in appearance. The shops, school and amenities along Emmett Street will form a community hub which promotes social interaction and unites the northern and southern parts of the settlement. Active transport will be encouraged, connecting Callala Bay and complimenting its relaxed beach culture and recreation focus.

17-18 CALLALA BEACH & MYOLA

EXISTING CHARACTER

In a unique setting on the shore of Jervis Bay, Callala Beach and Myola offer a comfortable and secluded place to live and holiday. Aside from a selection of holiday accommodation, these coastal villages are purely residential in function and rely on the neighbouring settlement of Callala Bay for local services. Callala Beach and Myola are unique in their urban structure, with distinctive linear streets which hug the coastline, populated with generous-sized houses in a mix of architectural styles. Callala Beach and Myola are pleasant waterfront settlements with a sense of seclusion.

NATURAL ENVIRONMENT & LANDSCAPE

Callala Beach and Myola sit on the northern shore of Jervis Bay, surrounded by National Park, conservation areas and rural landscape. The settlement is focused around the unspoiled beach and its pristine waters, and many of the lots offer sweeping views of the Bay.

The majority of landscaping is very natural, with a mix of native and tropical vegetation. Myola is more densely wooded, with tall trees which significantly contribute to the character.

BUILT FORM & LAND USE

Aside from a holiday park in Myola, land uses in the settlements are purely residential. Houses are mixed in character but generously sized, with a varied material palette of fibro, brick and weatherboard. There is a notable number of more modern structures which feature elements such as glass balustrades, circular windows, and unusual roof shapes. A single 4-storey apartment building is located in the centre of the settlement.

ACCESS & CONNECTIVITY

Callala Beach and Myola are fairly isolated settlements, with access from the Princes Highway via Forest Road and then along Callala Beach Road into Callala Beach. Bus services also connect the settlements to Nowra, which is a 30-minute connection.

Callala Beach is structured as a series of three major streets, each around 2.5km long, which run parallel to one another and to the beach. This linear pattern ensures the street network is legible, although it also creates a sense of monotony. Myola is a more organic settlement, mainly structured around Catherine

Street, and connected to Callala Beach via Myola Road, which cuts through thick bushland and is lined by a shared walking and cycling pathway.

As in Callala Bay, cycling and pedestrian activity is noticeably popular throughout these settlements.

SERVICES & AMENITY

Services in the settlements are limited to a small takeaway food store and community hall, and they rely on the neighbouring Callala Bay for the provision of goods and services. To the north of Callala Beach, the RSL Country Club is a hospitality and recreation hub with regular entertainment and a golf course.

While the beach provides the major open space amenity, the unique urban structure features a series of circular road reserves which play the role of neighbourhood 'pocket parks' complete with planting, street furniture and play equipment. Other open space amenities include a tennis court, and Silkwood Walk, a shared pathway around the headland connecting the settlements to Callala Bay.

ACTIVITY & COMMUNITY

Callala Beach and Myola promote a beach-front lifestyle with a strong tourist appeal, as demonstrated by the high proportion of holiday rental properties and the Myola Tourist Park.

As in Callala Beach, boating activities remain popular, and Myola provides waterfront access to Currumbene Creek along which the Woollamia Boat Ramp and Huskisson Wharf can be accessed.

The Callala Beach Community Hall provides a meeting place for the local community and is frequently hired by a number of community groups.

SETTLEMENT MAP - CALLALA BEACH & MYOLA



CHARACTER ASSESSMENT

ELEMENTS TO RETAIN

- Significant natural bushland reserve surrounding character including flora and fauna
- Unusual street layout with circular open spaces
- Varied material palette including more modern architectural features
- Some pedestrian infrastructure and signs of active transport

SENSITIVITY TO CHANGE



ELEMENTS TO IMPROVE

- Lack of services and amenities, including public domain improvements
- Access and amenity of space along the foreshore for public use, as well as a sense of connection to the waterfront
- New development to reflect the settlement's predominate coastal material palette
- Streetscape planting to be consistent with the surrounding leafy character

RECOMMENDATION

MAINTAIN

Callala Beach & Myola



Callala Beach & Myola





THE FUTURE CHARACTER OF CALLALA BEACH & MYOLA

The pleasant waterfront settlements of Callala Beach and Myola will maintain their sense of comfort and seclusion. The settlements will continue to be defined by their unique road structure running parallel to the waterfront. Existing open spaces, situated in unique circular road reserves, will be celebrated and enhanced with improved maintenance and modern amenities, while signage to the waterfront will enhance the sense of connection to the waterfront. Callala Beach and Myola will retain their generous low-rise dwellings and distinctive bush surroundings which create a sense of seclusion.

19-20 CULBURRA BEACH & ORIENT POINT

EXISTING CHARACTER

Culburra Beach and Orient Point offer a unique trifecta of river, beach and lake. With Nowra a 20-minute drive away, the settlements are well-served despite their relative isolation. Culburra Beach is the main centre serving the surrounding coastal villages, and offers a good selection of shops and services, which display a distinct local identity. Noticeable topography affords many streets and lots significant views to the surrounding natural scenery. Orient Point is the unique setting of the first Aboriginal Land Claim ever made in Australia, by the Jerrinja Local Aboriginal Land Council. Culburra Beach and Orient Point are easygoing beach towns with a strong community presence at their heart.

NATURAL ENVIRONMENT & LANDSCAPE

Culburra Beach and Orient Point sit on the southern side of the mouth of the Crookhaven River. With the Shoalhaven River situated just further north, this area forms part of Australia's Oyster Coast. The settlements are also located to the north of Lake Woolumboola and enclose Curleys Bay, with views across the Bay to the settlement of Greenwell Point.

Landscape within the settlements is natural and informal, with some large trees set within generous street reserves and large residential setbacks.

BUILT FORM & LAND USE

Both settlements are predominantly residential in use. Land uses in Culburra Beach also include commercial, education, a holiday park and churches. Within Orient Point, the Jerrinja Aboriginal Community occupies an area which includes houses, open spaces and a Medical Centre.

Built form includes a mix of 1 and 2 storey buildings which are predominantly brick and render painted in bright colours, with some weatherboard. Styles include flat-roofed beach houses with upper-level balconies, a small number of 2-storey apartments, and more traditional suburban style homes with shallow-pitched tiled roofs, particularly in Orient Point.

Eclectic architectural detailing includes curved roofs, protruding forms, unusual window shapes and faux-heritage columns.

ACCESS & CONNECTIVITY

Culburra Beach and Orient Point are relatively isolated due to their peninsula location. Culburra Road provides the single point of access, and bus services offer connections to Nowra and the neighbouring Greenwell Point.

Culburra Beach features an unusual street layout thought to be inspired by the designs of Walter Burley Griffin. It includes two sets of streets arranged in concentric semi-circles, connected by The Lake Circuit. Prince Edward Avenue is the major street running northbound which provides access to Orient Point.

SERVICES & AMENITY

Although retail and commercial uses are generally housed in dated and poor-quality structures, there is a considerable number of characterful small shops and cafes. Other personal touches throughout the retail centre include mosaic benches, painted lamp posts, murals and a coffee shop in a caravan. The centre is also supported by light industrial and larger retail, including a major supermarket tenant.

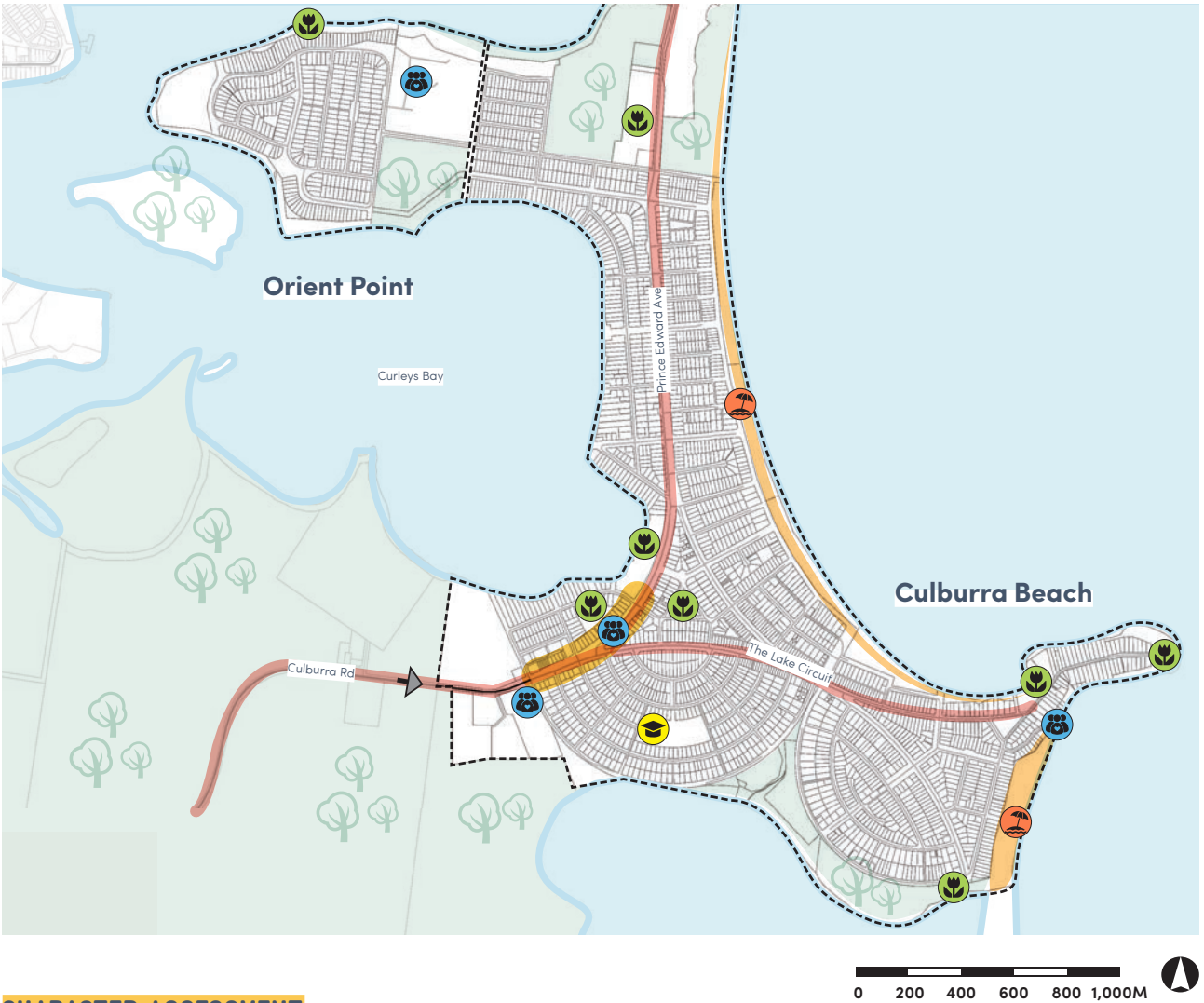
Warrain Beach is a major attraction, popular for surfing as well as swimming, fishing and relaxing. Open spaces such as a skatepark, soccer ground and tennis court all complement the waterfront amenity. The settlements also provide a range of accommodation options for tourists.

ACTIVITY & COMMUNITY

Culburra Beach and Orient Point have a combined population of around 3,500 people with a median age of 53 years. This small seaside town and popular holiday destination attracts people seeking a beach-based lifestyle, surf-culture and sense of community, with a busy calendar including markets, beach-based events, and the annual Burradise Festival.

Residents share a passion for sports and recreation, and Culburra Beach is home to rugby and soccer teams as well as the Nowra-Culburra SLSC. The distinctive Burradise Community Garden is a delight for green-fingered locals.

SETTLEMENT MAP - CULBURRA BEACH & ORIENT POINT

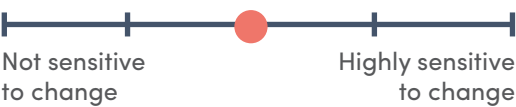


CHARACTER ASSESSMENT

ELEMENTS TO RETAIN

- Creative touches and personalised retail in the centre
- Sense of community pride through activities and groups
- Views to the surrounding natural scenery
- Unusual 'garden suburb' street network

SENSITIVITY TO CHANGE



ELEMENTS TO IMPROVE

- Dated retail centre
- Highly varied architectural styles lacking cohesion
- Diversity of housing including medium density
- Accessibility and active transport links
- Wayfinding, streetscape and public domain landscape experience

RECOMMENDATION

ENHANCE

Culburra Beach & Orient Point



Culburra Beach & Orient Point





THE FUTURE CHARACTER OF CULBURRA BEACH & ORIENT POINT

The easygoing beach towns of Culburra Beach and Orient Point will be celebrated and enhanced as liveable, well-served places with a strong sense of community and family-friendly atmosphere. Signs of creative expression and the vibrant events calendar will continue to display local pride and sense of belonging, while the garden suburb-inspired street layout will be maintained as a distinct characteristic. Local shops and services will be updated in appearance to create an attractive community heart, around which medium density development will be located, reflecting the rhythm and scale of the shops and the demand for town houses. Active transport links throughout will offer improved accessibility to amenities, celebrate Prince Edward Avenue as a central boulevard which connects the two settlements, and promote healthy outdoor lifestyles.

21 CURRARONG

EXISTING CHARACTER

Nestled amongst bushland, Currarong is a tiny coastal haven with pristine beaches and world-class fishing. The settlement has a single point of access, and its isolation is part of its appeal. Freshly painted beach-front cottages display a sense of pride and are compact in appearance. With a modest population of 500 people, Currarong is a precious and secluded settlement that remains respectful of the stunning natural landscape which surrounds it.

NATURAL ENVIRONMENT & LANDSCAPE

Currarong is situated adjacent to Jervis Bay, at the northern edge of the Beecroft Peninsula. Its waters are a haven for marine life, and the settlement offers coastal vantage points with spectacular views. There are 14 surrounding beaches, including Abrahams Bosom Beach on the northern edge of the settlement which includes a natural rock pool. Currarong Creek also runs through the settlement.

The surrounding bushland greenery provides an immersive green backdrop, while landscaping in the settlement is more subdued.

There is little to moderate street planting, which is mainly informal and scrubby in character, in addition to some palms and simple planting in front yards.

BUILT FORM & LAND USE

Residential and holiday accommodation are the main land uses in the settlement, complimented by small amenities, a church and fire station.

Houses are predominantly single storey dwellings, rectilinear in form with lightly pitched roofs and simple articulation. Verandahs and patios are also commonplace, providing sun-soaked outdoor areas for respite and relaxation.

Weatherboard and fibro is the prevailing building cladding, with newer structures maintaining consistency in style. Well-kept facades are freshly painted in maritime hues.

ACCESS & CONNECTIVITY

Callala Bay is the nearest local centre for everyday retail, and Nowra the nearest major centre for larger goods and services, a 10-minute and 30-minute drive away respectively.

The settlement is structured as two halves, divided by Currarong Creek and connected via Currarong Road. A number of walking tracks punctuate the bushy peninsula and provides access to a series of unspoiled beaches and fishing spots.

SERVICES & AMENITY

Services in Currarong are basic, with a small general store, a newsagent and a café, as well as a licensed Bowling and Recreation Club which includes a bistro. Playgrounds and tennis courts provide recreation opportunities, and there is a handful of small reserves, most of which provide beach access. Car parking, boat ramp and public toilets also support beach users. Currarong Beachside Holiday Park offers cabins and space for camping.

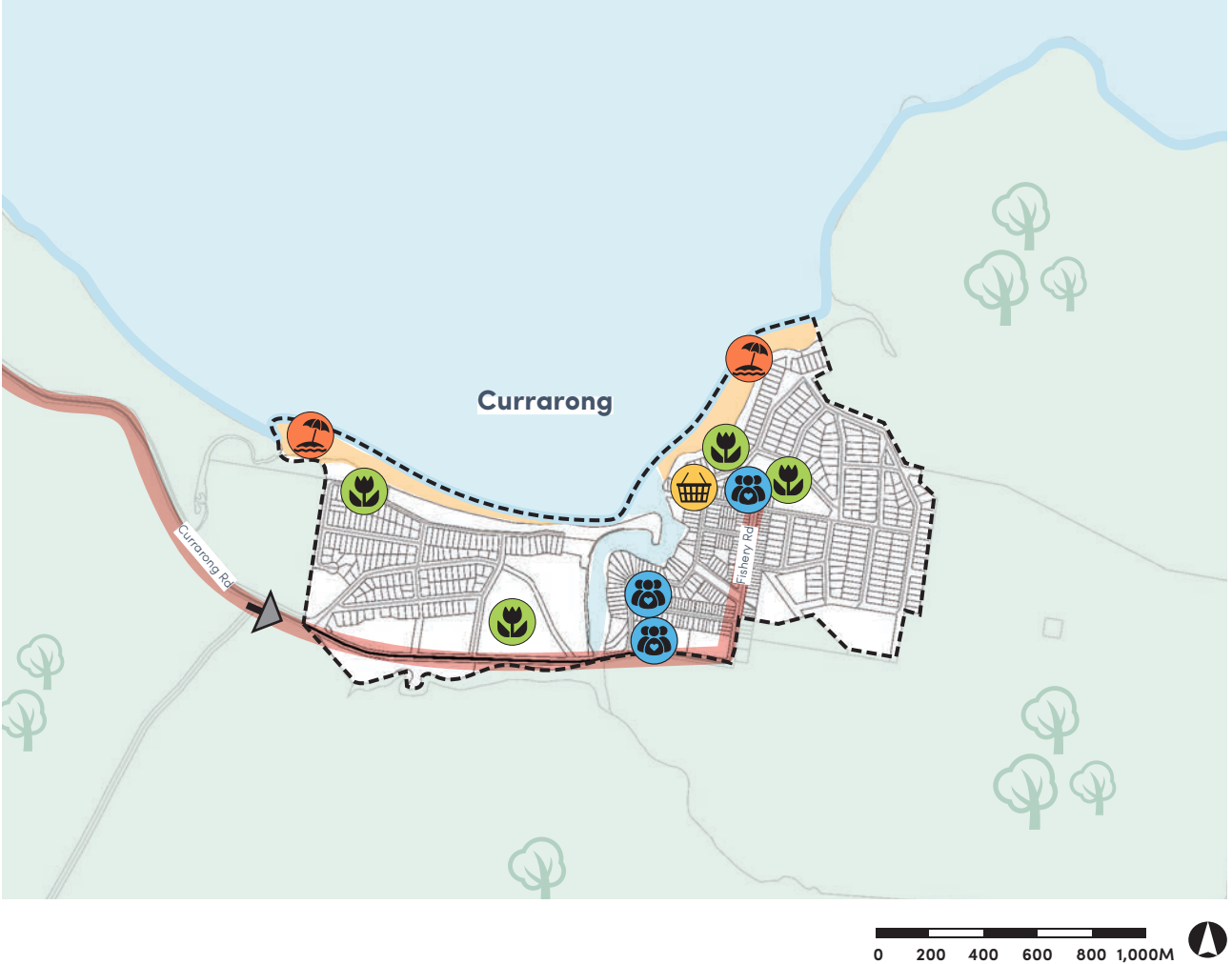
ACTIVITY & COMMUNITY

Predominant activities in Currarong are water-based, including rock, beach and ocean fishing for which the settlement is well-known. The area is also renowned for its scuba diving and snorkeling, as well as whale and dolphin watching.

Marked by its tiny scale, and with no apparent civic centre, there is very little public life on display. However, the tourist population brings energy and activity to the settlement in the summer months, adding to the permanent population of around 500 people.

60% of permanent residents are 55 years and over, with residents attracted to the undisturbed and simple lifestyle that Currarong affords.

SETTLEMENT MAP - CURRARONG



CHARACTER ASSESSMENT

ELEMENTS TO RETAIN

- Well-maintained built form with a consistent material and colour palette
- Unspoiled waterfront and natural surroundings
- Sense of seclusion
- Presentation of buildings to street as detached dwellings (to be retained in any future development)

SENSITIVITY TO CHANGE



ELEMENTS TO IMPROVE

- Lack of central or civic gathering place
- Connectivity between retail, open spaces and other amenities

RECOMMENDATION

MAINTAIN

Currarong



Currarong





THE FUTURE CHARACTER OF CURRARONG

The tiny, secluded settlement of Currarong will retain its modest coastal character. The surrounding natural landscape will be protected as an important ecological element which also contributes to Currarong’s identity. Buildings will maintain their well-kept facades with a consistent material palette of weatherboard, fibro and maritime colour, and man-made elements and intentional planting will remain unobtrusive. The small retail offering and open spaces will be better connected throughout the settlement, providing local residents and holidaymakers safe and easy access to amenities all within close proximity to the pristine beaches of the Beecroft Peninsula.

22-23 ST GEORGES BASIN & BASIN VIEW

EXISTING CHARACTER

On the shores of an inland sea, St Georges Basin and Basin View are comfortable settlements with a suburban feel. Predominantly residential, they area well serviced with basic retail and views of the surrounding treetops. Simple houses with generous setbacks and heritage-inspired features sit comfortably within informal vegetated surroundings and give Basin View and St Georges Basin an uncomplicated charm.

NATURAL ENVIRONMENT & LANDSCAPE

The settlements sit on the shores of St Georges Basin, an inland sea adjacent to Jervis Bay, and Corramy Regional Park forms the western boundary. Views to the surrounding treetop canopies create a green setting, although relatively flat topography limits views to the water.

The bushland character of the settlement surroundings permeates into the urban area itself, where landscaping is organic and informal, with a number of tall and distinctive trees such as eucalypts. However, newer development in St Georges Basin has noticeably less landscaping, and that which is there is more formal.

BUILT FORM & LAND USE

Land uses are predominantly residential with large rural lifestyle lots on the fringes, supported by essential retail and services, education, retirement living and light industrial services.

Built form is a mix of one and two storey buildings. While housing is varied, similar styles and streetscapes are clustered together creating different character areas within the settlements. However, houses are generally simple in design with flat and gable roofs. Structures are mostly made from brick, but fibro and weatherboard are also common. Some structures display 'rustic' colours (reds, greens, browns) and heritage-inspired features.

Areas of newer development have less landscaping, more formal, kerbed roads.

ACCESS & CONNECTIVITY

The close proximity of the settlements to the Princes Highway ensures residents can access other settlements with ease. The Wool Road provides the major access point and connects the two settlements.

The urban structure is made of simple rectilinear blocks, and has clearly been shaped by the natural landscape, with streets in the eastern portion running in parallel to the water's edge.

Some walking and cycling infrastructure connect Basin View and St Georges Basin. Bus services connect the two and provide access to Sanctuary Point and Vincentia.

SERVICES & AMENITY

The waterfront is a major recreational amenity for the settlement, however, despite being publicly accessible it is not well signposted. Basin View Boat Ramp provides waterfront access, and situated adjacent is a large open space, complete with small amenities, car park and play equipment. Although generous in size, any available open spaces throughout the settlement are generally uninspiring.

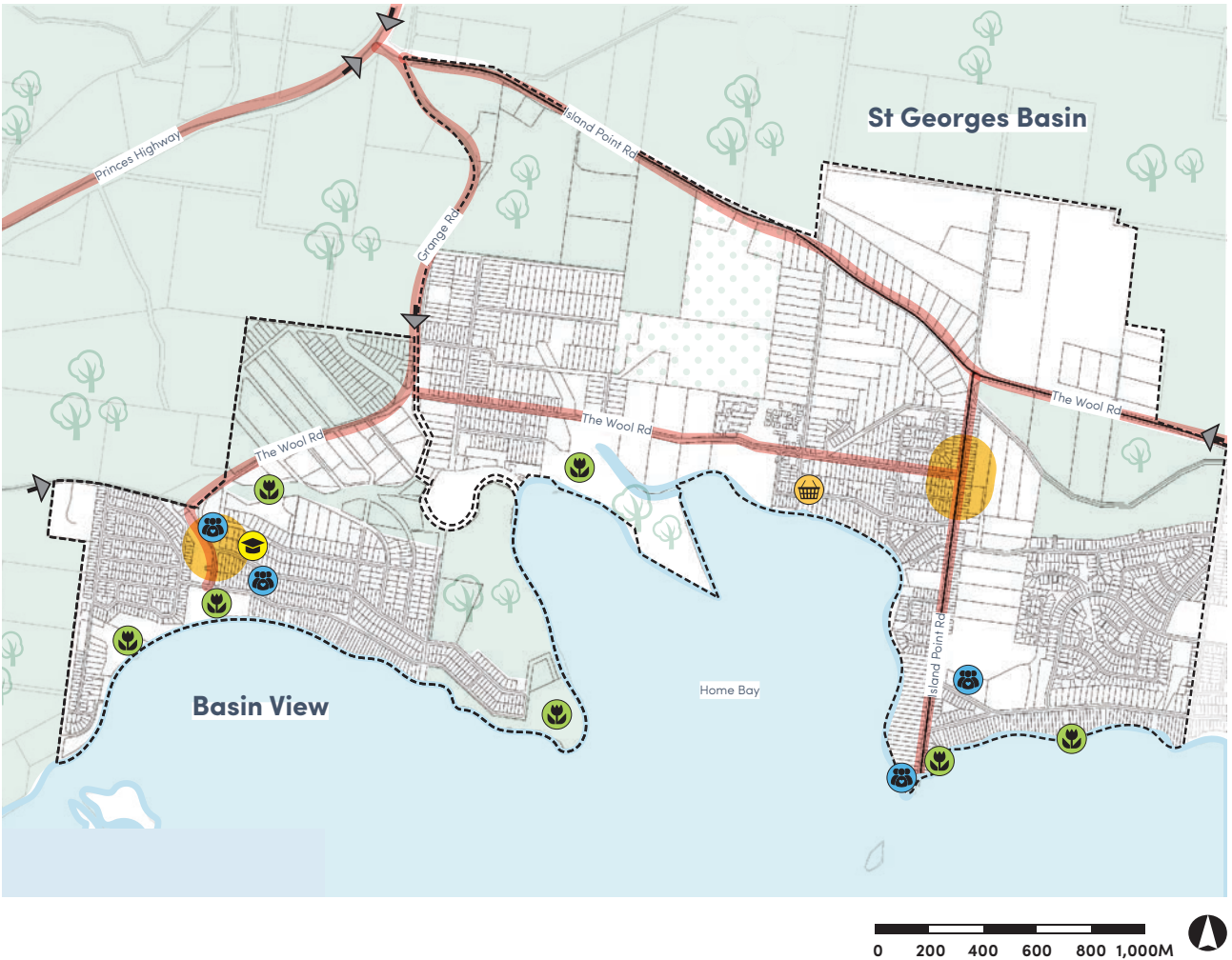
Basin View Shopping Village offers a handful of small local shops and services, situated in a tired-looking brick structure. St Georges Basin provides a similar scale and variety of shops, and Vincentia offers the nearest higher order centre, 12km away.

The Public School has around 400 students enrolled, and there is also a local childcare centre.

ACTIVITY & COMMUNITY

Most households are composed of families, which are primarily couples without children, followed by couples with children. A retirement village on the western edge of the settlement caters to aged residents, and the presence of the school and childcare contributes to the settlements' family-friendly character. The local population are closely linked with the residents of the neighbouring settlements, and the Basin Villages Forum represents the voice of the collective local community.

SETTLEMENT MAP - ST GEORGES BASIN & BASIN VIEW



CHARACTER ASSESSMENT

ELEMENTS TO RETAIN

- Heritage-inspired building elements
- Informal landscaping which includes tall and distinctive trees
- Simple buildings which imbue an uncomplicated charm

ELEMENTS TO IMPROVE

- Poor signage to the waterfront
- Lack of major community amenities
- Small, tired retail centre

SENSITIVITY TO CHANGE



RECOMMENDATION

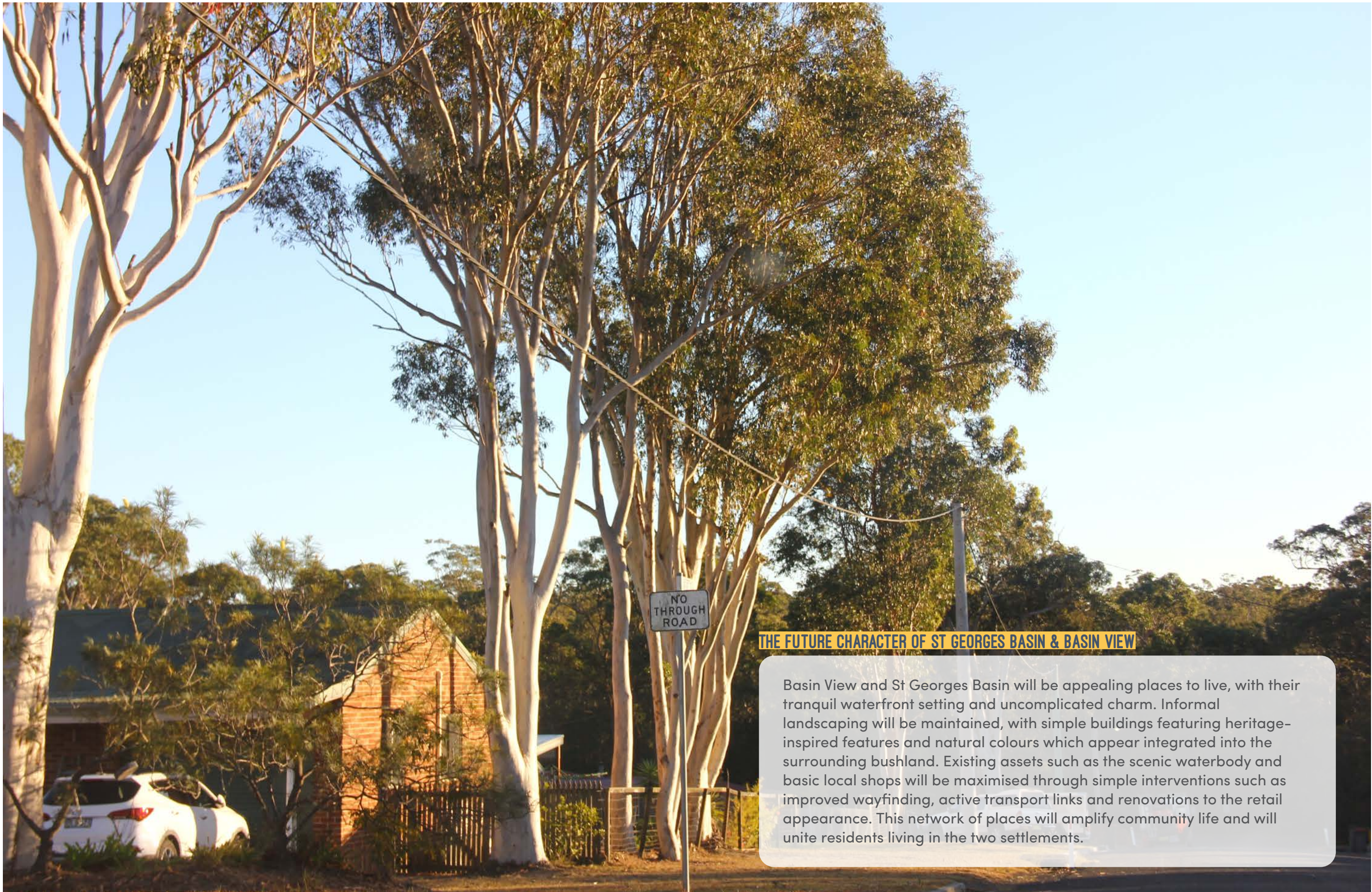
ENHANCE

St Georges Basin & Basin View



St Georges Basin & Basin View





THE FUTURE CHARACTER OF ST GEORGES BASIN & BASIN VIEW

Basin View and St Georges Basin will be appealing places to live, with their tranquil waterfront setting and uncomplicated charm. Informal landscaping will be maintained, with simple buildings featuring heritage-inspired features and natural colours which appear integrated into the surrounding bushland. Existing assets such as the scenic waterbody and basic local shops will be maximised through simple interventions such as improved wayfinding, active transport links and renovations to the retail appearance. This network of places will amplify community life and will unite residents living in the two settlements.

24 BEWONG

EXISTING CHARACTER

Bewong is a relaxed and compact hamlet on the edge of Wandandian Creek. The Princes Highway bisects the area, with dwellings located directly off the Highway on the southern side and a service station nearby. Single storey dwellings in brick and weatherboard have a rustic, homespun character, with personal touches on display. The cluster of homes are set within a leafy landscape which reflects the surrounding natural bushland and contribute to Bewong’s rural lifestyle character.

NATURAL ENVIRONMENT & LANDSCAPE

Bewong is bounded to the south by Wandandian Creek, which enters St Georges Basin to the south east. Land in Bewong along the creek is set within a Flood Planning Area.

To the northwest of Bewong is Jerrawangala National Park, and to the southeast is Corramy Regional Park. Landscaping within the settlement reflects this natural bushland character, with tall and leafy trees framing the streetscape and partially obscuring the buildings.

Front gardens generally have informal planting.

BUILT FORM & LAND USE

Bewong is predominantly made up of rural residential lots and features around 40 dwellings. There are a number of properties offering holiday accommodation, in addition to a fuel station and adjacent light industrial use.

Dwellings in Bewong are all single storey. They include large, low-rise brick homes with very wide frontages and a suburban character, as well as modest weatherboard cottages and buildings with some heritage-inspired features.

Some houses are clearly defined from the street, with large formal driveways and setbacks, while others are more informal in character with much smaller setbacks and separations, particularly along the western side of Bottle Brush Avenue. A number of dwellings also include outhouses and garages which provide space for ‘do-it-yourself’ activities.

ACCESS & CONNECTIVITY

Bewong is situated alongside the Princes Highway. Although its proximity to this major road defines the settlement, it is not directly linked to any other settlements. Wandandian and Tomerong are nearby

settlements which share a similar rural character, connected by the Princes Highway.

The settlement structure is defined by the Highway which runs east-west through the settlement, with the primary residential road, Bottle Brush Avenue, leading off the highway to the south.

SERVICES & AMENITY

The only services that the settlement offers are the service station which offers a small selection of basic goods and the accompanying Bewong Roadhouse café. Vincentia is the nearest major settlement for a good selection of retail and services and is a 15-minute drive away to the east.

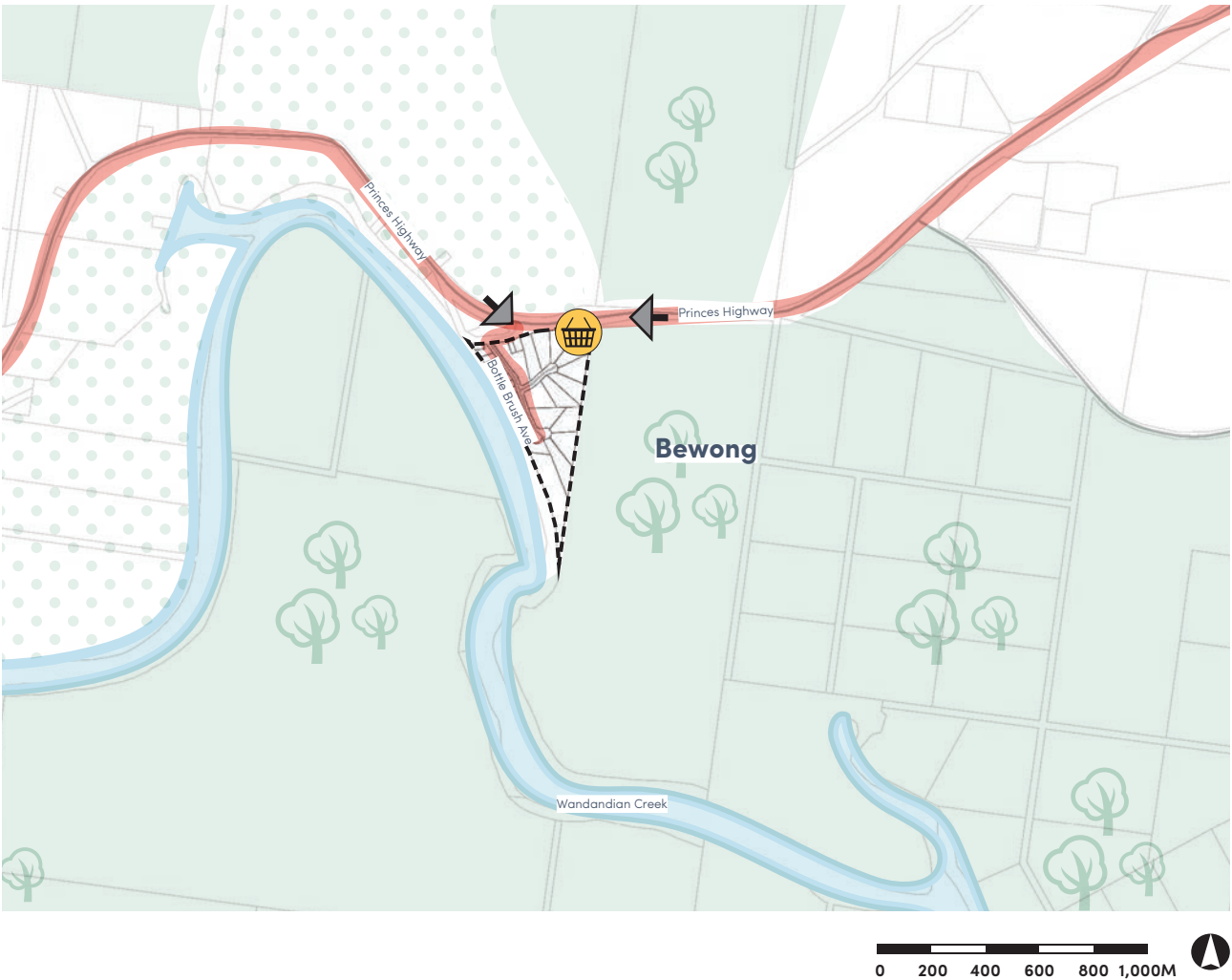
There are a handful of accommodation options in Bewong, including a collection of nine fully self-contained bungalows on the riverfront.

ACTIVITY & COMMUNITY

As a tiny settlement with less than 100 residents, there is no apparent public life or community gathering space. However, the proximity of the houses along Bottle Brush Avenue and the visibility of the building frontages engenders a sense of intimacy and shared community spirit.

There are a number of personal touches including planting, signage and hand-made objects in front yards.

SETTLEMENT MAP - BEWONG



CHARACTER ASSESSMENT

ELEMENTS TO RETAIN

- Rural lifestyle lots offering waterfront access
- Compact setbacks and sense of intimacy along Bottle Brush Avenue
- Presentation of buildings to street as detached dwellings (to be retained in any future development)

ELEMENTS TO IMPROVE

- Lack of central gathering space or amenities
- Impacts of the close proximity to major highway

SENSITIVITY TO CHANGE



RECOMMENDATION

MAINTAIN

Bewong



Bewong





THE FUTURE CHARACTER OF BEWONG

Bewong will maintain its rural lifestyle character. This compact hamlet located directly off the Princes Highway will comprise a small cluster of dwellings which promote a secluded lifestyle. A number of lots along Bottlebrush Avenue afford private waterfront access to Wandandian Creek and will retain their sense of intimacy along the street frontage, with relatively small street setbacks and building separations.

25-27 EROWAL BAY, OLD EROWAL BAY & WRIGHTS BEACH

EXISTING CHARACTER

Erowal Bay, Old Erowal Bay and Wrights Beach are a cluster of peaceful villages centrally located between St Georges Basin and the adjacent Jervis Bay. Purely residential in function, these settlements rely on nearby Vincentia for shops and amenities. Buildings are well-kept and appear to have diffused into the surrounding natural landscape of tall trees and luscious vegetation. With their appealing waterfront location and respectful buildings, the settlements are popular with tourists while offering a comfortable and unpretentious place to live.

NATURAL ENVIRONMENT & LANDSCAPE

Erowal Bay, Old Erowal Bay and Wrights Beach are situated on the northeastern edge of St Georges Basin. The settlements are north of Booderee National Park, which is known for its white sandy beaches and pristine waters.

While the settlements are on the water’s edge, they are strongly characterised by their bushland setting. Defining trees and vegetation not only surrounds the settlements but permeates into them, with growth at the ground level as well as tall trees creating a sense of enclosure and offering plentiful natural sounds and scents.

The settlements also have an insular feel, with few significant views other than glimpses of the water and treetops.

BUILT FORM & LAND USE

Land uses in all three settlements include residential and some holiday accommodation, and Erowal Bay also has a small general store.

Built form varies in style and age, including two storey homes with balconies, suburban style homes with wide frontages and pitched roofs, and both traditional and modern beach cottages. These modest houses share subtle, earthy colours and common materials of fibro, weatherboard, brick and corrugated iron.

Unkerbed roads and large verges and setbacks blur the delineation between public and private and create an open and spacious feeling.

ACCESS & CONNECTIVITY

The Wool Road and Naval College Road provide the major points of access to the settlements. The ability to access all three settlements independent of one

another ensures they all have efficient access to a major road and nearby centres. However, this also contributes negatively to the sense of connection between the settlements.

The settlements are structured in simple blocks with some geometric street patterns reminiscent of garden suburb design. There is generally no street hierarchy with all routes acting as local streets.

SERVICES & AMENITY

The major amenity is the waterfront of St Georges Basin, which is a key feature particularly in Erowal Bay and Wrights Beach. The waterfront is publicly accessible, and a boat ramp provides access from Naval Parade. Additional open spaces are limited and hard to locate, such as the Elsie Young Memorial Park, tucked away behind a crescent of houses in Old Erowal Bay.

Five to ten minutes’ drive away, Vincentia Marketplace and Vincentia Town Centre provide residents with major local retail and services. Erowal Bay also offers very basic convenience retail, with a general store, bottle shop and petrol pump.

ACTIVITY & COMMUNITY

Given their proximity to the well-known Jervis Bay, the settlements are popular places for holiday makers to stay, and there are a number of dedicated holiday parks and caravan parks around Wrights Beach.

Approximately 1,800 people live across the three settlements. The local community relies on larger local centres not only for goods and services but for the typical community amenities which form community anchors, such as schools and churches.

SETTLEMENT MAP - EROWAL BAY, OLD EROWAL BAY & WRIGHTS BEACH



CHARACTER ASSESSMENT

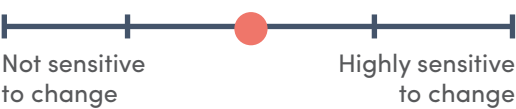
ELEMENTS TO RETAIN

- Relaxed bushland character
- Generous setbacks and verges
- Subtle and earthy material palette

ELEMENTS TO IMPROVE

- Lack of clear street hierarchy
- Lack of services or community amenity including open space provision
- Connection to waterfront
- Active transport links

SENSITIVITY TO CHANGE



RECOMMENDATION

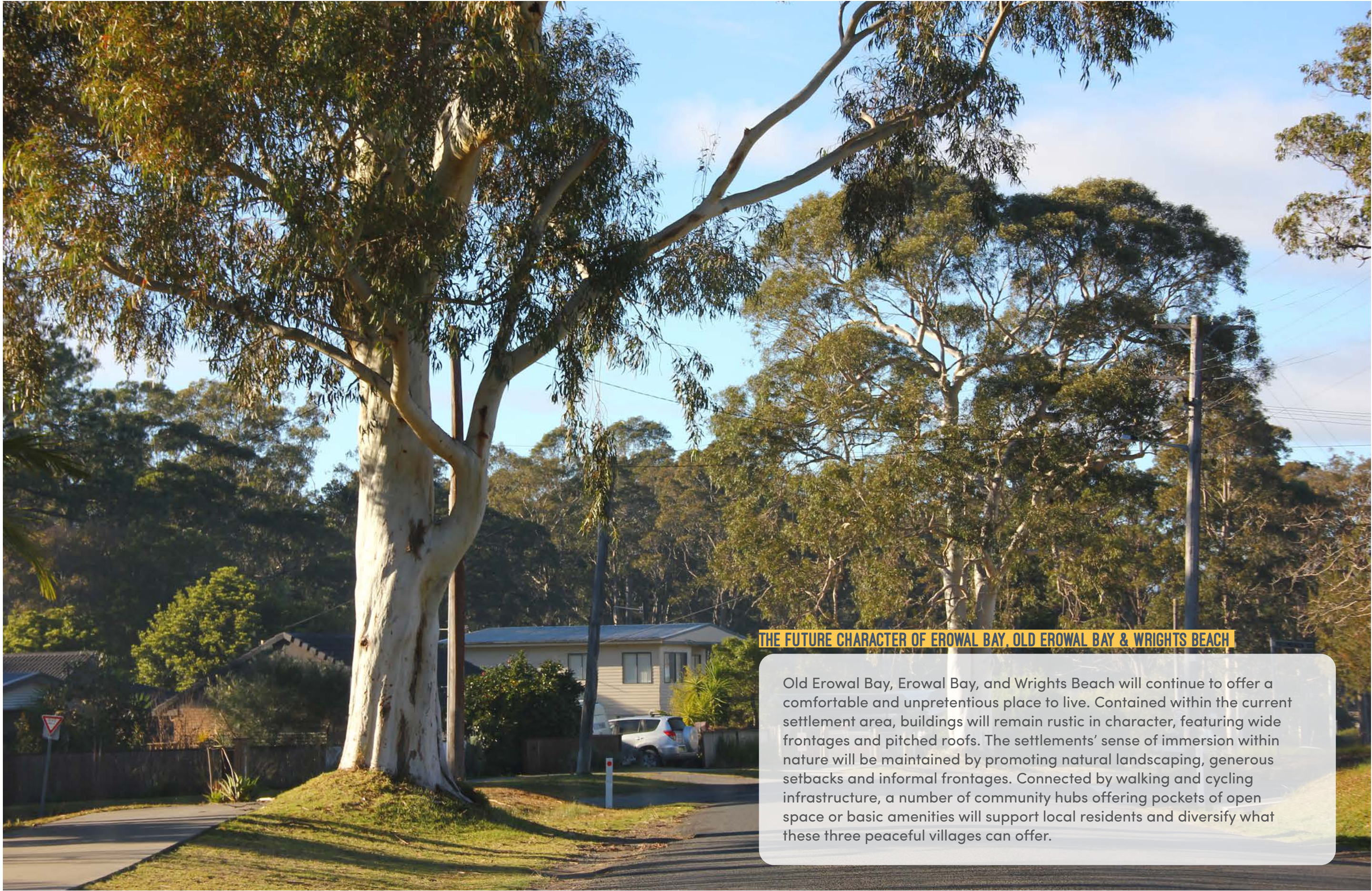
MAINTAIN

Erowal Bay, Old Erowal Bay & Wrights Beach



Erowal Bay, Old Erowal Bay & Wrights Beach





THE FUTURE CHARACTER OF EROWAL BAY, OLD EROWAL BAY & WRIGHTS BEACH

Old Erowal Bay, Erowal Bay, and Wrights Beach will continue to offer a comfortable and unpretentious place to live. Contained within the current settlement area, buildings will remain rustic in character, featuring wide frontages and pitched roofs. The settlements’ sense of immersion within nature will be maintained by promoting natural landscaping, generous setbacks and informal frontages. Connected by walking and cycling infrastructure, a number of community hubs offering pockets of open space or basic amenities will support local residents and diversify what these three peaceful villages can offer.

28 HUSKISSON

EXISTING CHARACTER

Huskisson is a prime tourist destination with a welcoming local centre, on the shores of Jervis Bay. With a trifecta of museums, local retail and beaches immersed in a rich natural setting, this settlement offers engaging recreation opportunities and a diversity of accommodation options. Tall trees and vegetation transition the forest to the sea, providing a sense of connection to the natural reserve surrounds. The main street, with views to the water, and adjacent working-wharf form the settlement’s heart, which play host to a strong calendar of events. Huskisson is a friendly coastal town, home to a close-knit community with a distinct maritime history.

NATURAL ENVIRONMENT & LANDSCAPE

Huskisson is situated on the western shore of the Jervis Bay Marine Park, a spectacular natural amenity home to abundant marine life. Currumbene Creek forms the settlement’s northern boundary, and serves as an anchorage and fishing port. A bridge traversing Moona Moona Creek to the south creates a statement entry point.

Landscaping reflects the wooded setting, with front yards featuring planting which is informal and natural, rather than neat. The tall trees in both the public and private spaces give both a grandeur to the place, as well as providing a link between the settlements surrounding National Parks, contributing to the relaxed, calm, rural coastal atmosphere.

BUILT FORM & LAND USE

Aside from its residential land uses, Huskisson includes a supporting town centre, with larger uses situated on the periphery such as a sports club, industrial park and police station.

Buildings are simple and boxy in design, and there are a number of higher density buildings including 3 and 4 storey structures, as well as historic buildings such as the picture house.

Predominantly fibro and weatherboard buildings with wooden detailing and bright colours reflect the settlement’s rustic character. Dwellings are generally beach cottages, low-rise buildings with balconies and verandahs and 90s-style coastal buildings.

Setbacks are generous and informal, with large grassy verges and no distinct rhythm to the street.

ACCESS & CONNECTIVITY

The street network in Huskisson is a simple and legible grid. It is centred around Hawke Street which forms the north-south spine, and Owen Street which acts as the retail main street. Footpaths are provided

in the town centre in addition to a series of walking tracks through along the waterfront.

The ‘Husky Ferry’, departs from Huskisson Wharf and provides a connection up the creek to Myola. The service includes family fun boat rides and private charter.

SERVICES & AMENITY

Services and amenities in Huskisson are clustered near the Wharf. Considerable retail opportunities include giftshops, surf and boat rentals, cafes and restaurants. The Huskisson Pub and Jervis Bay RSL create a night-time activity hub towards the eastern end of Owen Street.

The settlement has a rich shipbuilding heritage, and the Maritime Museum attracts visitors with its artifacts including the Lady Denman, a heritage-listed ferry.

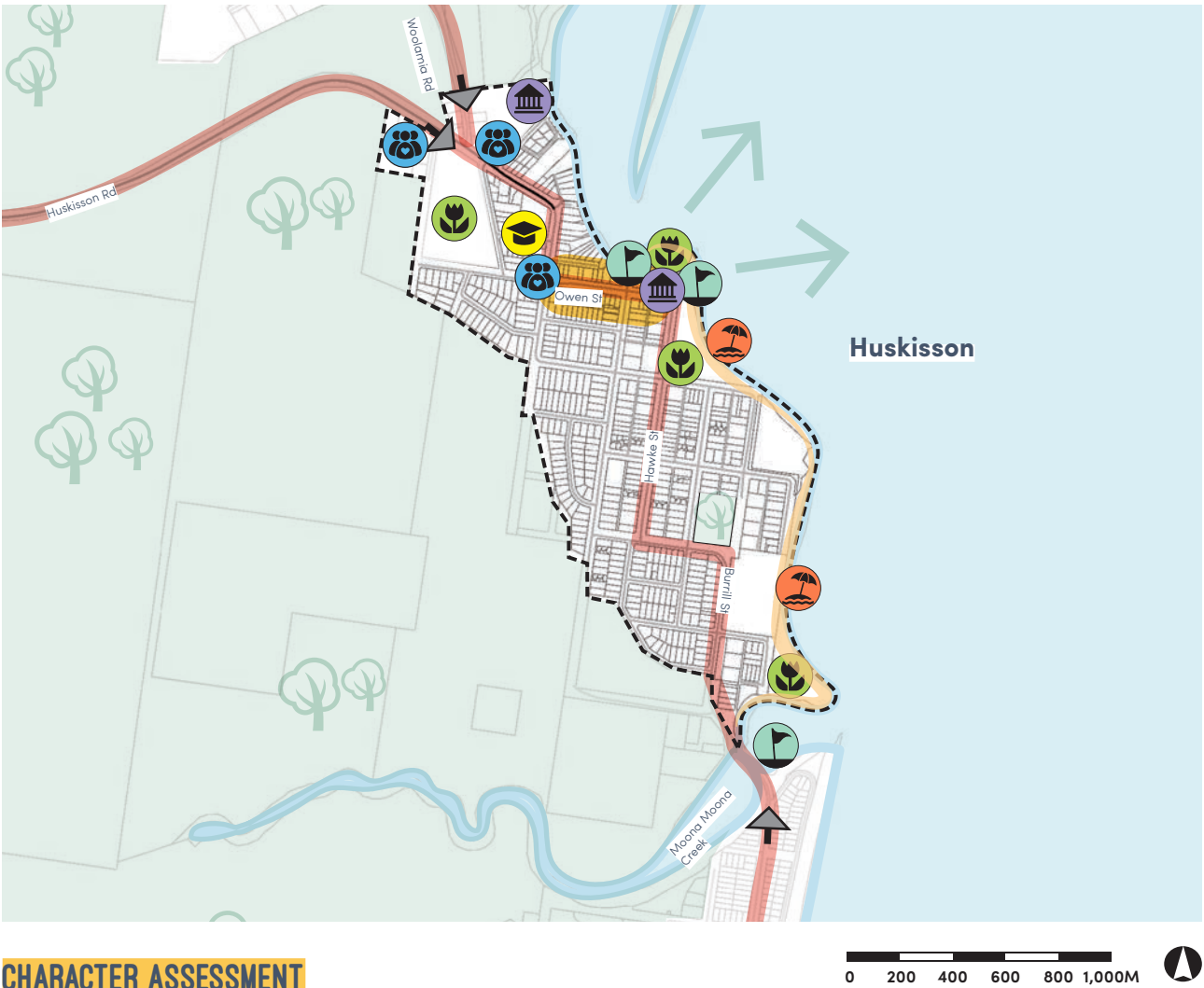
The publicly accessible waterfront runs the length of the settlement and is dotted with public parks and a sea pool. It is well-serviced, offering a generous amenity which is the focus of summertime activities. The large carpark fronting the waterfront, however, detracts from the quality and character of the settlement.

ACTIVITY & COMMUNITY

Huskisson has an active local community, and sustains a permanent population of almost 800 people, with a high proportion of retirees. The main street and community centre form key focal points for community life. Local events include the weekly Huskisson Market, and the annual Husky Carnival.

The natural environment surrounds allows locals to engage with nature-based activities daily, from diving and snorkelling to whale watching, kayaking and fishing, and has become an attractive offering for tourists alike. The settlement is accommodated by a number of waterfront apartments and holiday parks.

SETTLEMENT MAP - HUSKISSON



CHARACTER ASSESSMENT

ELEMENTS TO RETAIN

- Strong local retail along main street
- Waterfront views from the Main Street
- Publicly accessible waterfront and working wharf
- Rustic character with wooden detailing and bright colours
- Varied built form including some medium density
- Tall trees, vegetation and sense of connection to the surrounding National Parks setting

SENSITIVITY TO CHANGE



ELEMENTS TO IMPROVE

- Potential traffic and safety concerns with heavy traffic in summer
- Car-dominated town centre with slightly dated appearance
- Diversity of housing including medium density
- Development to reflect the settlement’s coastal and maritime history using similar materials and bright colours
- Use of public space (car park) along waterfront

RECOMMENDATION

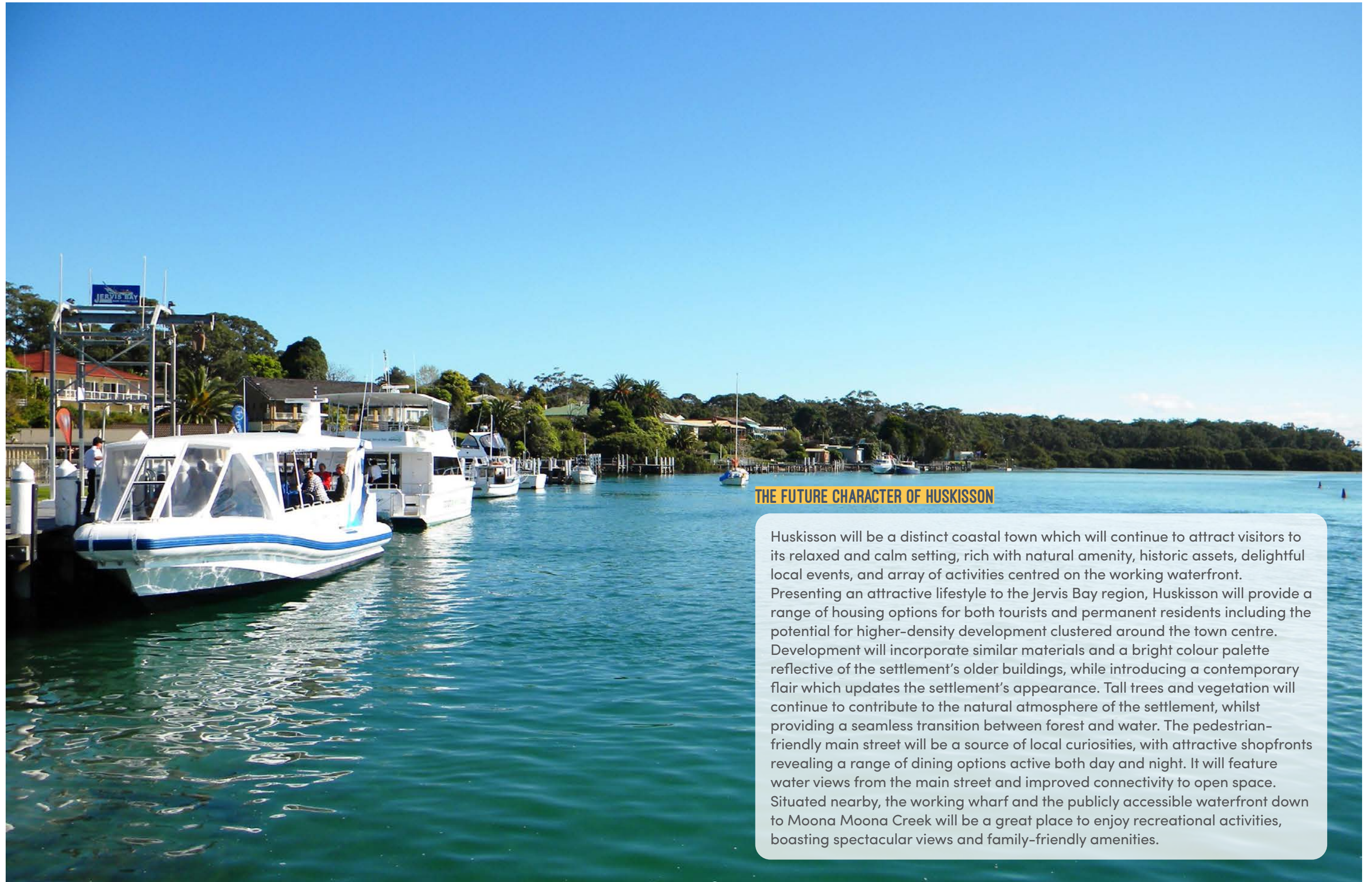
ENHANCE

Huskisson



Huskisson





THE FUTURE CHARACTER OF HUSKISSON

Huskisson will be a distinct coastal town which will continue to attract visitors to its relaxed and calm setting, rich with natural amenity, historic assets, delightful local events, and array of activities centred on the working waterfront. Presenting an attractive lifestyle to the Jervis Bay region, Huskisson will provide a range of housing options for both tourists and permanent residents including the potential for higher-density development clustered around the town centre. Development will incorporate similar materials and a bright colour palette reflective of the settlement's older buildings, while introducing a contemporary flair which updates the settlement's appearance. Tall trees and vegetation will continue to contribute to the natural atmosphere of the settlement, whilst providing a seamless transition between forest and water. The pedestrian-friendly main street will be a source of local curiosities, with attractive shopfronts revealing a range of dining options active both day and night. It will feature water views from the main street and improved connectivity to open space. Situated nearby, the working wharf and the publicly accessible waterfront down to Moona Moona Creek will be a great place to enjoy recreational activities, boasting spectacular views and family-friendly amenities.

29 HYAMS BEACH

EXISTING CHARACTER

The secluded Hyams Beach village is synonymous with fine white sand and pristine turquoise water; the crown jewel of Jervis Bay. It is a residential and tourist village serviced by a small general store and cafe. A single-entry road winds through a luscious forest and reveals a rolling carpet of green treetops which encloses the settlement. High quality beach cottages sit alongside striking architecturally designed houses nestled within a luscious and green landscape, creating a feeling of exclusivity. Hyams Beach is enchanting and dramatic, pulling visitors in to experience paradise.

NATURAL ENVIRONMENT & LANDSCAPE

Hyams Beach is located on the shores of Jervis Bay and is encompassed by dense, natural bushland. Picturesque beaches feature fine pure quartz sand and clear turquoise water.

Significantly sloped topography allows for unique and dramatic views. It creates a dramatic entry sequence that slowly uncovers the whole settlement. High vantage points grant views across the settlement, over rooftops and tree canopies, and through to the water.

Landscaping is informal, luscious and dense. There is an abundance of tall green trees throughout the settlement which attracts a plethora of native animals and creates a natural and forest-like character.

The beach itself is a distinct and iconic landmark for the settlement, as are the historic pastel-coloured Whalers Cottages.

BUILT FORM & LAND USE

Hyams Beach consists of low-density residential housing, many of which are holiday homes.

Built form is a mixture of classic beach cottages or luxurious, architecturally designed houses with modern or 'alpine' designs. There are many two storey and split-level homes due to the topography. Wood and weatherboard with corrugated iron roofs and a colour palette of blues, whites, greys, greens, browns reflect the beachside character and forested landscape of Hyams Beach.

The topography, landscaping and inconsistent setbacks, building orientations and lot sizes make the settlement feel ad hoc and random, as though buildings have been sprinkled through the forest. However, there is more consistent rhythm closer to the beachfront.

ACCESS & CONNECTIVITY

Hyams Beach is somewhat secluded and isolated, with only one entry road that links to Naval College Road, which provides access to other nearby settlements. A regular but infrequent bus provides access to Vincentia, Nowra and Bomaderry Station.

SERVICES & AMENITY

Hyams Beach Store and Cafe offers basic convenience retail and groceries and offers dine-in and take away food made with locally sourced produce.

Vincentia is the closest centre, and services Hyams Beach. Both Vincentia Marketplace and Vincentia Shopping Village are a 10-minute drive.

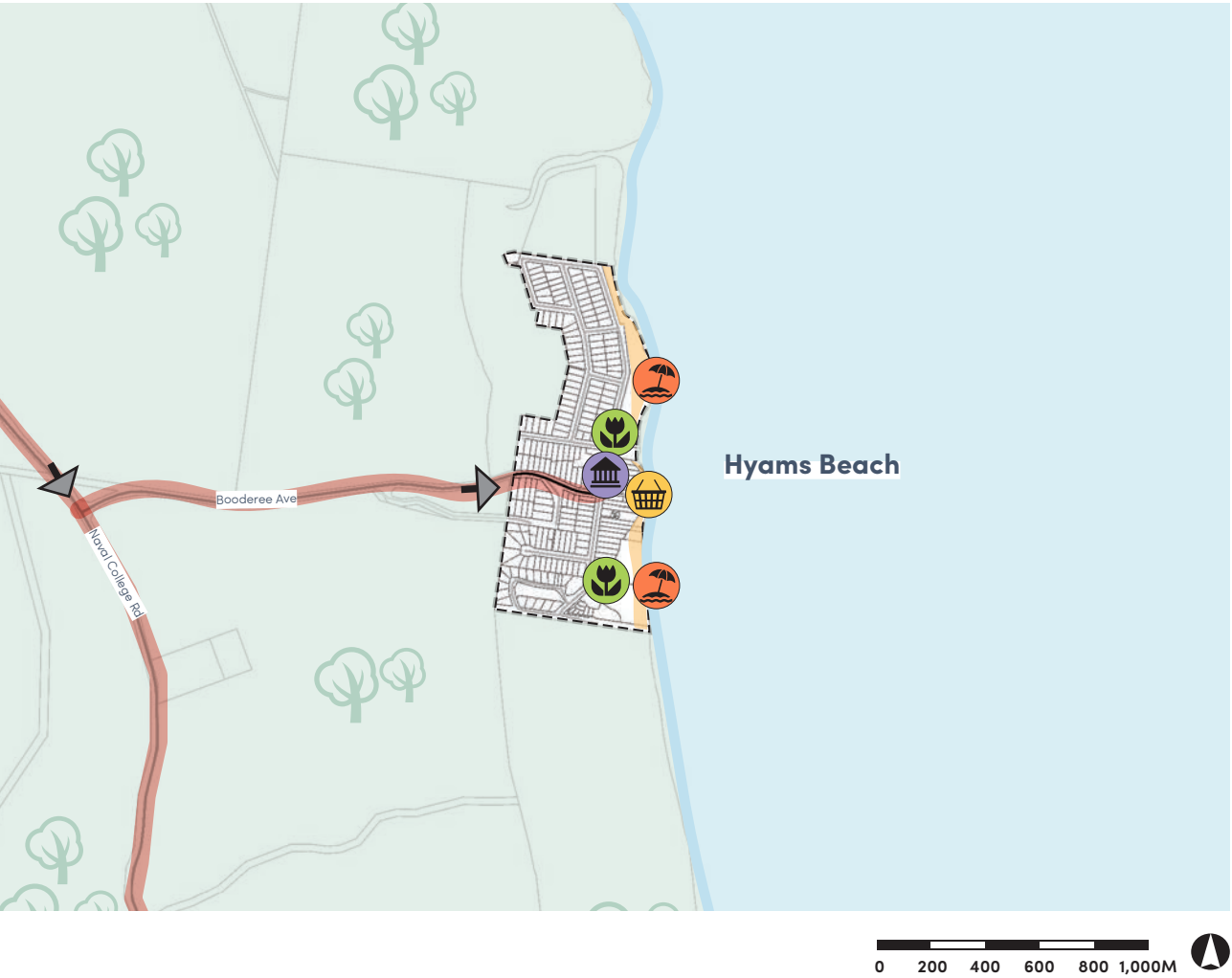
ACTIVITY & COMMUNITY

Hyams Beach does not have a large permanent community. However, residents of the town are affluent, with high income levels relative to the region, high rates of home ownership, and more than 90% of houses with 3 or 4 bedrooms.

The beaches and cafe are the main hubs of activity. The beaches offer swimming, snorkeling, fishing and paddle boarding.

The settlement is one of the most popular destinations in Shoalhaven region, attracting visitors with its famous beaches. The notoriety of Hyams Beach causes an influx of visitors in the summer months, packing out the settlement and beach. This tourist influx likely affects the quiet and serene character and creates a sense of vitality and activity.

SETTLEMENT MAP - HYAMS BEACH



CHARACTER ASSESSMENT

ELEMENTS TO RETAIN

- Significant and luscious landscaping
- Natural colour palette
- Pristine quality of beaches
- Existing architectural styles including beach cottages, 'alpine' forms and architecturally-designed homes

ELEMENTS TO IMPROVE

- Management of visitor influx which impacts character in peak months

SENSITIVITY TO CHANGE



RECOMMENDATION

CONSERVE

Hyams Beach



Hyams Beach





THE FUTURE CHARACTER OF HYAMS BEACH

Hyams Beach, an iconic Jervis Bay destination, will continue to be a beloved village that captivates visitors. Its pristine beaches, on which its identity is built, will be protected and celebrated, as will the surrounding bushland that encloses it and defines its singular entry road. High quality houses and beach shacks will be nestled within the landscape and reflect the natural and coastal colour palettes. Luscious green, natural landscaping will surround houses across the settlement, promoting the feeling of being secluded. Hyams Beach will continue to attract local and international tourists, while managing the impact of tourism due to its popularity.

30 SANCTUARY POINT

EXISTING CHARACTER

A middle order centre that sits on St Georges Basin, surrounded on three sides by the estuary, Sanctuary Point is a suburban and family-friendly town. It is a residential settlement supported by a retail and community core, with the amenities of Vincentia and the beaches of Jervis Bay a 10-minute drive away. Large suburban family homes in traditional post-war styles, clear public-private delineation and curved roads all add to the suburban character of this settlement. Sanctuary Point provides basic retail, services and recreational uses for surrounding settlements, offering a family-friendly and convenient place to live in a well-loved waterfront area.

NATURAL ENVIRONMENT & LANDSCAPE

Sanctuary Point is surrounded on three sides by the estuaries of the St Georges Basin and by natural vegetation to the north.

Landscaping and vegetation is not as extensive as in many of the surrounding settlements. Vegetation in some of the street verges is quite natural, however planting in front gardens is formal, and in newer areas of Sanctuary Point is very limited.

BUILT FORM & LAND USE

The settlement is predominantly residential, supported by a small local centre which offers retail and services to the local community. A golf course is located in the centre of the settlement.

Built form consists of one and two storey buildings. Housing is dominated by large, traditional, suburban style family homes with gable and hipped roofs. A variety of colours and materials are on display, but the dominant building material is brick. Curved and kerbed roads, modest verges and setbacks, and clear delineation with fencing creates a sense of formality and a suburban character.

ACCESS & CONNECTIVITY

Sanctuary Point is easily accessed by vehicle, as it is located south of The Wool Road with links to the Princes Highway. The Wool Road also links the Sanctuary Point to smaller surrounding settlements of Basin View, St Georges Basin and Old Erowal Bay. Bus services provide access to the higher order centres of Vincentia and Nowra, as well as Bomaderry train Station.

Inconsistent road layouts that have limited permeability make Sanctuary Point difficult to navigate. However, Larner Avenue, the main entry road into the settlement, is an identifiable major local road.

SERVICES & AMENITY

As a middle order centre, Sanctuary Point is fairly well serviced with retail, commercial, recreational and community uses that offer a more extensive range than many of the nearby settlements. Retail, services and hospitality are clustered around Paradise Beach Road close to the primary school, although the retail centre is dated in appearance.

Specialty services and amenity, such as country club, sporting complex and library, child care centres and playgrounds are scattered through the development.

ACTIVITY & COMMUNITY

The Bay and Basin Community Resources is a non-profit community organisation based in Sanctuary Point, providing services and information to the local communities in the area and specialising in the delivery of aged care services.

The retail centre offers some basic amenity for people to linger and socialise and attracts activity during the day with many people walking around and sitting in cafes.

SETTLEMENT MAP - SANCTUARY POINT



CHARACTER ASSESSMENT

ELEMENTS TO RETAIN

- Good selection of retail, services, recreation and community uses
- Simple built form character featuring brick and modest setbacks

SENSITIVITY TO CHANGE



ELEMENTS TO IMPROVE

- Amenity of the retail centre and its role as a community hub
- Lack of landscaping in newer areas
- Poorly serviced open spaces
- Poor permeability
- Estuarine and public foreshore assets

RECOMMENDATION

MAINTAIN

Sanctuary Point



Sanctuary Point





THE FUTURE CHARACTER OF SANCTUARY POINT

Sanctuary Point will continue to be a well serviced residential town; a family friendly and convenient place to live with a modest suburban character enhanced by significant foreshore area. It will retain a good level of services, retail, recreation and community services, located in close proximity to Paradise Beach Road. These will be well connected to the central hub that will be strengthened as a community focal point, providing shops and services with an updated appearance that attracts activity and public life. Brick housing and modest setbacks will reinforce the suburban character, although the road layout will offer greater permeability and legibility. Sanctuary Point will connect places and people.

31 TOMERONG

EXISTING CHARACTER

Hidden by tall trees, Tomerong is a small village with a modest rural character. It is a residential settlement serviced by a small centre of retail, community and civic uses. Large, irregular lots are home to simple cottages, family homes, and historic buildings, all nestled under a green canopy. Located just off the Princes Highway, it is easily accessible by car. Tomerong’s charm lies in its history and loose knit community, giving this quiet settlement a deeply rooted local character.

NATURAL ENVIRONMENT & LANDSCAPE

Tomerong is located on Tomerong Creek and is surrounded by natural bushland to the west, and rural lots and hilly terrain on all other sides. The topography is slightly undulating and provides views to the surrounding treetop canopies.

Tall trees are a defining feature, as the name ‘Tomerong’ suggests in the local Aboriginal language. The trees are scattered through the settlement and line the entry road. Landscaping is abundant and a mix of formal and informal planting in front yards and street verges.

The Tomerong Sign, school and School of the Arts on the crest of the hill provide local landmarks and identifiers.

BUILT FORM & LAND USE

Tomerong consists of low density residential supported by a small mixed use local centre and community uses. A number of services including car repairs and animal hospital are located at the southern fringe of the settlement.

Built form is generally single storey with simple styles and structures. There is a mix of fibro and weatherboard workers cottages and larger brick family homes. Roofs are gabled or hipped, and many structures include verandahs, timber columns, and wooden decorations. A village-like, rural character is shaped through large lots, irregular lot sizes, inconsistent orientations and a heritage inspired colour palette of browns, greens, greys and burgundies.

Newer development is located on the eastern edge of the village. While the buildings are generally in keeping with the character of the rest of the town, a lack of informal landscaping, consistent setbacks and a more regular subdivision pattern detracts from it.

A small collection of heritage buildings in the centre of the village reflect its history. The post office, public school, and church were built in the mid-late 1800s and are still standing today.

ACCESS & CONNECTIVITY

Tomerong is relatively accessible by car, as it is located just off the Princes Highway via two entry points. Vincentia is the nearest centre, a 15 minute drive away. A bus service provides access to Nowra.

The road layout consists of a crossroad with secondary roads coming off it. The structure is not permeable and different blocks are disconnected. Hawken Road, the main road, has a footpath alongside the carriageway.

SERVICES & AMENITY

Tomerong is fairly well serviced, providing everyday convenience retail to locals on Hawken Road. Civic and community uses, including a small public school and Schools of the Arts, are also clustered here.

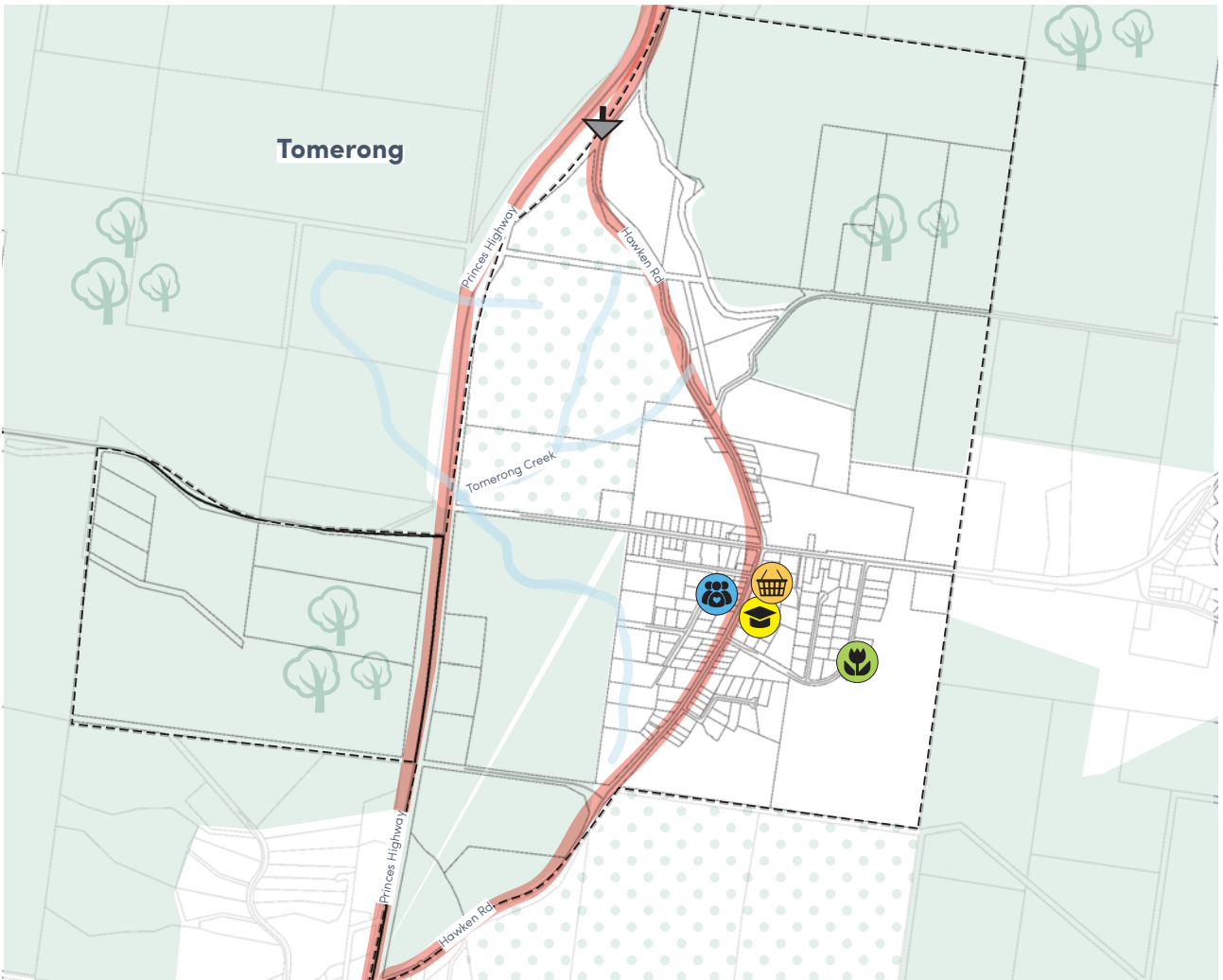
Vincentia provides access to a wider range of retail and services, 15-minutes away by car.

The surrounding bushland setting, and pocket streams of Tomerong Creek provides residents with local open space amenity.

ACTIVITY & COMMUNITY

Although small, the local Tomerong community is active. A number of organisations are run by volunteers, including the P&C, Rural Fire Service, the Forum, and the School of Arts. The School of the Arts provides venues for regular weekly events, such as pilates and belly dancing, and a monthly market is held.

SETTLEMENT MAP - TOMERONG



CHARACTER ASSESSMENT



ELEMENTS TO RETAIN

- Abundant landscaping, including tall trees in particular
- Frequency of local community run events
- Built form characteristics, styles and colour palette
- Presentation of buildings to street as detached dwellings (to be retained in any future development)

ELEMENTS TO IMPROVE

- Connectivity and permeability
- New development which detracts from local character

SENSITIVITY TO CHANGE



RECOMMENDATION

MAINTAIN

Tomerong



Tomerong





THE FUTURE CHARACTER OF TOMERONG

Tomerong will continue to be a residential village with a unique history. Its rural character will be retained by ensuring that new housing references key elements of the existing built form; simple one storey structures, pitched roofs, and a heritage inspired colour palette. Most importantly, streets and lots will feature organic landscaping and vegetation, including tall trees. A small local centre along Hawken Road will celebrate the settlement's recognisable heritage buildings and provide a focal point for local community activities. Tomerong will cater to local needs, strengthen community bonds and celebrate its story.

32 VINCENTIA

EXISTING CHARACTER

On the shores of Jervis Bay and hugged by bushland, sits the down to earth beachside settlement of Vincentia. A ribbon of stunning beaches is its centrepiece, acclaimed by locals and attracting visitors. Vincentia consists of a traditional town centre with basic retail and commercial uses that support the local population, and the more recently developed Vincentia Marketplace, which is a regional centre. Large, typically suburban homes, both older and new, are complemented by generous, natural landscaping. A blend of traditional suburbia and beachside getaway, Vincentia is a no-nonsense, functional town that is essential to the area.

NATURAL ENVIRONMENT & LANDSCAPE

Vincentia is located on the shores of Jervis Bay and is surrounded by dense bushland. Several beaches, renowned for their white sand and clear water, line the coastline. Undulating topography provides views of the surrounding treetops. The land slopes down towards the water and peaks in the southern part of the settlement, where there are significant views of Jervis Bay. Roads that run perpendicular to the coastline frame views to the water.

Generous and natural planting throughout the settlement creates an informal, and green, character.

Vincentia Marketplace, located out of the main settlement, somewhat acts as a landmark coming into Vincentia. Its large format shops, bright lights and signage, and extensive carpark, nested within bushland, make it very noticeable.

BUILT FORM & LAND USE

Low density residential housing is supported by a town centre and newer Marketplace that provide retail and commercial uses. A large golf course sits in the centre of the eastern portion of Vincentia.

The town's-built form consists of simple rectilinear two storey buildings that take up most of the lot. While there is a mix of styles, housing is dominated by large, wide, post-war and modern suburban family homes. Older homes are mostly brick with gabled or hipped roofs, while newer homes are cement rendered with flat, skillion or curved roofs. The built form, consistent setbacks, formal driveways and narrow side setbacks create a distinctly suburban character.

New development known as Bayswood Estate next to Vincentia Marketplace does not reflect the character of the rest of the settlement, with smaller homes, more consistency in design and more formal landscaping.

ACCESS & CONNECTIVITY

Vincentia is highly accessible by road, with The Wool Road being the main entry point into the centre of the settlement. It is closely linked to Huskisson, and a bus service provides links to Huskisson and Nowra/ Bomaderry Station.

The Wool Road leads to the centre of the traditional town and links to Elizabeth Drive, which is the main north-south axis, which runs parallel to the coastline. Both roads have a footpath. Many roads terminate unexpectedly and there are several dead ends, making the settlement somewhat difficult to navigate.

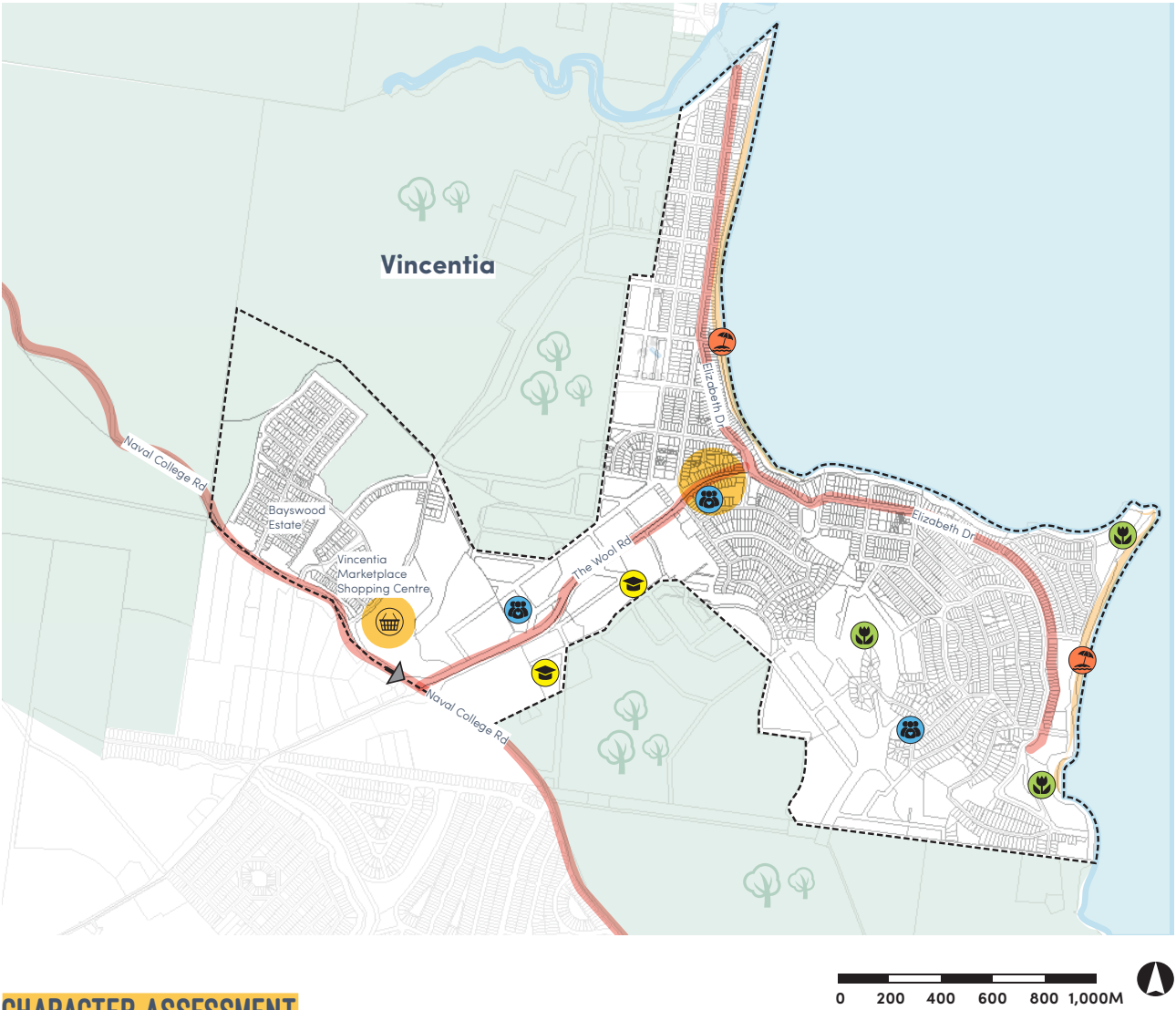
SERVICES & AMENITY

Vincentia consists of a traditional town centre with basic retail and commercial uses that support the local population, and the more recently developed Vincentia Marketplace, which is a regional centre. The town centre and Vincentia Marketplace both provide a range of commercial, every day and specialty retail, and services. The town centre is run down and centred around a carpark, and while Vincentia Marketplace is new, it is car-reliant and has poor amenity. Recreational and community facilities, including a high school, are also part of the settlement.

ACTIVITY & COMMUNITY

Public life is focused around the town centre and the beaches. While the town centre is a hub of activity, the lack of amenity does not encourage lingering or interaction. Some local regular events, such as the Vincentia Sailing Club's Sunday races and the Vincentia Village Produce Market, provide opportunities for locals to interact and engage.

SETTLEMENT MAP - VINCENTIA



CHARACTER ASSESSMENT

ELEMENTS TO RETAIN

- Views to the beaches where possible
- Pedestrian and bike connectivity
- Diverse provision of retail and services

ELEMENTS TO IMPROVE

- Amenity of the town centre to make it more people focused
- Local community focused events
- Car-reliant streets and connectivity between Marketplace and old centre
- New development which is not in keeping with local character

SENSITIVITY TO CHANGE



RECOMMENDATION

ENHANCE

Vincentia



Vincentia





THE FUTURE CHARACTER OF VINCENTIA

Vincentia will continue to serve as a regional centre that provides goods, services, and employment to the broader Bay and Basin area. A diverse spectrum of housing including medium density development will compliment a diversity of land uses such as aged care, and the new commercial centre, creating a vibrant place which supports people through all walks of life. New and old development will coalesce, with a look and feel which integrates generous natural landscaping, interesting facades which aren't over-dominated by driveways, and an assortment of built form styles which bring visual variety to the street. Attractive, high-quality open spaces will boost the stunning beaches at Vincentia's centre, creating a unique public domain network well-connected by walking and cycling.

33 WANDANDIAN

EXISTING CHARACTER

Wandandian is a small hamlet on the edge of natural bushland with a distinctly rural character. It is a residential settlement with a community hall and small light industrial strip. The settlement is characterised by large lots, country style acreage homes, and generous gardens enclosed by pole and rail fencing which are home to dogs, ponies, horses, chickens, and other animals. Ample space between buildings creates a sense of openness. Wandandian is a peaceful and quiet settlement that reflects a truly country lifestyle.

NATURAL ENVIRONMENT & LANDSCAPE

Wandandian is located on the edge of Jerrawangala National Park and is surrounded by natural bushland and green pastures. Areas of cleared land provide views to trees that define the settlement’s edges.

Clusters of dense trees are scattered throughout the settlement, reinforcing its natural bushland character. Landscaping within properties and around homes is formally landscaped, although gardens are large enough to accommodate productive uses such as food-growing and animal grazing.

BUILT FORM & LAND USE

Wandandian is a rural residential settlement with small hobby farms and fruit orchards. A cluster of small industrial services is located along the highway.

The built form consists of large, horizontal, one storey buildings on large lots. Significantly larger lots are located in the eastern part of the settlement.

Housing is typically country style homes with symmetrical designs. Dutch gabled and hipped roofs, post and rail fencing, and a colour palette of creams, browns, greens, oranges, greys, all contributes to the rural character.

ACCESS & CONNECTIVITY

Located directly off the Princes Highway, Wandandian is easily accessed by car. It is a 15–20-minute drive to Sanctuary Point or Vincentia, the nearest larger centres, and is not directly linked to other settlements.

The settlement has an informal road layout, with two separate clusters of housing off a single-entry road.

SERVICES & AMENITY

A small café, gallery and progress hall are located on

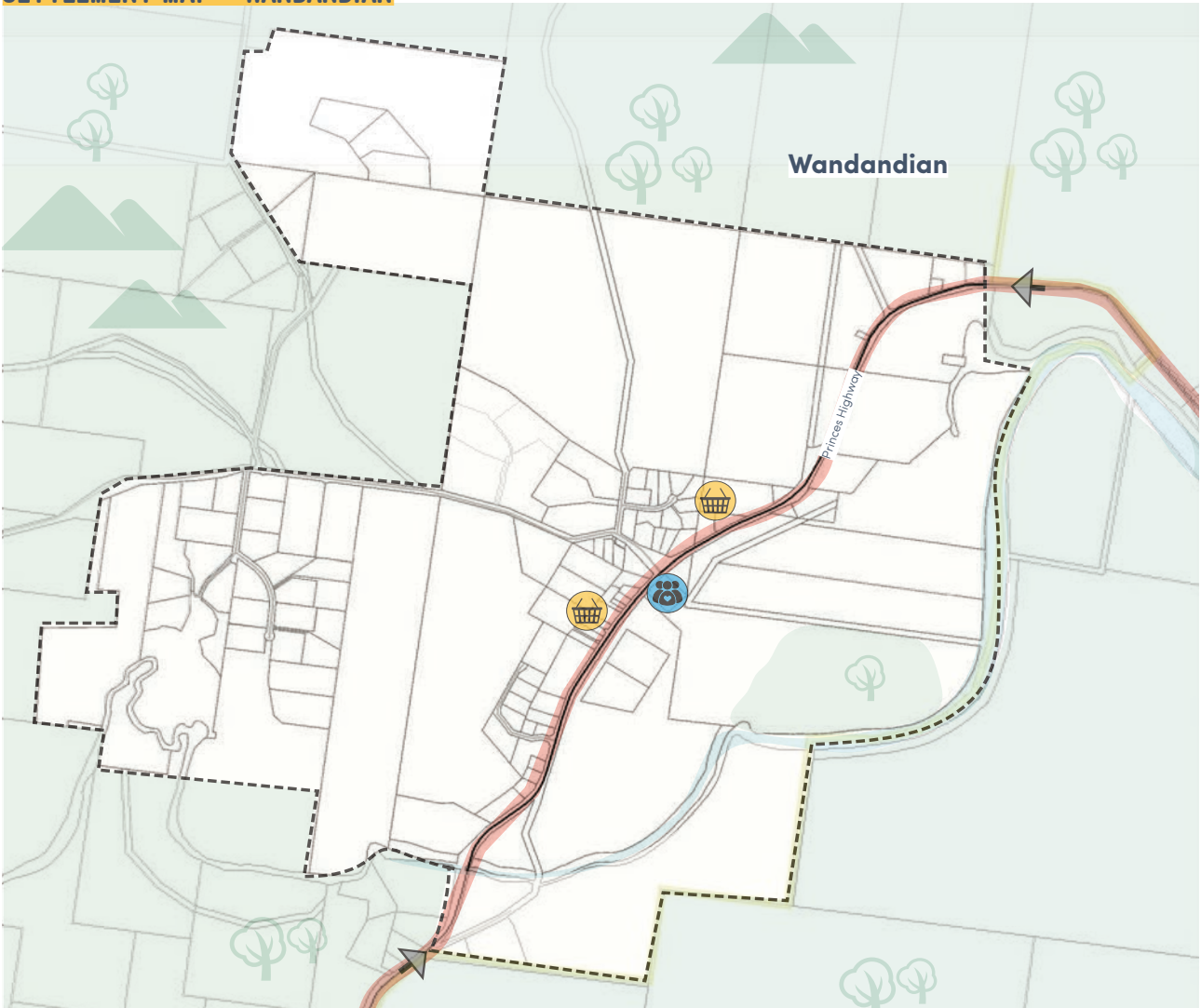
the Princes Highway, providing the only local services. Retail, services and recreational amenity are provided in Sanctuary Point and Vincentia.

ACTIVITY & COMMUNITY

Wandandian has a small and active community, and the Wandandian Progress Association is the main representative body for the community. This voluntary local citizen group has historic connections back to the late 19th Century.

Local events and activities represent the settlement and include weekly square dancing at the Progress Association Hall, the annual Wandandian Wood Chop Competition, and Martin Orchard’s roadside fruit stall in summer months.

SETTLEMENT MAP - WANDANDIAN



CHARACTER ASSESSMENT

ELEMENTS TO RETAIN

- Large sized lots
- Country/rural style housing (long and flat buildings), materials and colours
- Natural landscaping scattered through clearings of land
- Progress Hall as community focal point

SENSITIVITY TO CHANGE



ELEMENTS TO IMPROVE

- Provision of basic conveniences for local residents, such as a general store
- Challenges presented by proximity to the Princes Highway

RECOMMENDATION

MAINTAIN

Wandandian



Wandandian





THE FUTURE CHARACTER OF WANDANDIAN

With its large lots and acreage-style housing, Wandandian will be a quiet place to live. The settlement will retain its rural character and sense of spaciousness, while ameliorating challenges presented by its proximity to the Princes Highway. Large single-storey homes with symmetrical facades and wide frontages will accentuate the horizontality of the surrounding natural landscape, which is used for agricultural and rural lifestyle uses. The focus of the community will be the Progress Hall, which will be maintained for the local events and interaction which unite residents of this small rural village.

34 WOOLLAMIA

EXISTING CHARACTER

Immersed in a natural forest setting, Woollamia is a tiny coastal village on Currumbene Creek. It is a residential settlement with large semi-rural lots. Wooden lodge and cottage style homes with weatherboard facades and natural landscaping are tucked under a luscious green canopy. Set along Woollamia Road, the settlement is accessible by car. Woollamia is a peaceful and tranquil place that offers space and respite for locals and visitors.

NATURAL ENVIRONMENT & LANDSCAPE

Woollamia is located on the eastern banks of Currumbene Creek and is surrounded by dense vegetation and large rural lots. There is a sense of being tucked away in nature, with tall, skinny trees in and around the settlement creating a luscious green canopy.

Remnant vegetation and landscaping snaking throughout the area creates a natural, organic and unkempt character. However, some lots have more formal landscaping in front of houses within the private domain.

BUILT FORM & LAND USE

Woollamia is a very low-density residential settlement with two small holiday parks located next to the creek.

Lots are large (1-3 hectare), long and narrow rural lifestyle lots. Houses are set back at varying lengths and many back on to the creek.

Built form consists of detached dwellings of varying styles, however most are rectilinear houses with hipped and gabled roofs. Wood, weatherboard and fibro facades, corrugated iron roofs, picket fencing, and a palette of browns, greens and creams add to the relaxed natural, forest character.

Many houses have large garages with room to accommodate equipment and home projects, such as hobby farms with horses and sheep, canoe hire, and vehicle restoration.

ACCESS & CONNECTIVITY

Although the area feels isolated, it is located 10-minutes off the Princes Highway along Woollamia Road. The road continues on to Huskisson, which is less than a 5-minute drive away.

Lots are located along Woollamia Road and on two roads coming off it, Willowford Road and Edendale Street. These two roads are not connected. The lack of traffic on these roads strengthens the peaceful and quiet character of the settlement.

SERVICES & AMENITY

There are no retail or services in Woollamia. A restaurant at Paper Bark Camp, The Gunyah, provides a high-end dining option. Huskisson is the nearest centre.

Major access to the creek is provided at Woollamia Boat Ramp, south of the settlement, with secondary informal access off Streamside Street.

ACTIVITY & COMMUNITY

Woollamia is a tranquil bushland location ideal for a quiet getaway. It offers a number of holiday parks, as well as an eco-tourism resort, with an on-site restaurant.

Popular activities include taking in the scenery and the historic woodland surrounds or spotting stingrays following local fisherman along Currumbene Creek.

SETTLEMENT MAP - WOOLLAMIA



CHARACTER ASSESSMENT

ELEMENTS TO RETAIN

- Built form materials and colours
- Large, rural lifestyle lots
- Presentation of buildings to street as detached dwellings (to be retained in any future development)

ELEMENTS TO IMPROVE

- Lack of general convenience store for locals
- Provision of local events or festival
- Access to the creek

SENSITIVITY TO CHANGE



RECOMMENDATION

MAINTAIN

Woollamia



Woollamia





THE FUTURE CHARACTER OF WOOLLAMIA

Woollamia will retain its rural character and sense of tranquility. This tiny village, on the fringes of Huskisson and constrained by National Parks and other public lands, will display lodge and cottage style homes set within large informal lots. Woollamia will offer a slice of nature with its immersive forest surrounds and improved access to the Currambene Creek, the perfect setting for a special event that celebrates the sense of place. Buildings will maintain a relaxed and rustic character, displaying a pertinent material palette of browns, creams and greens, with wooden detailing and picket fencing.

35-37 BERRARA, CUDMIRRAH & SWANHAVEN

EXISTING CHARACTER

The natural and green Berrara, Cudmirrah and Swanhaven are small seaside villages surrounded by lake, ocean and National Park. With residential villages, holiday accommodation and a small, local centre, the settlements are a perfect home or getaway. A mix of housing styles and designs and natural landscaping create an informal setting that lets the surrounding coastline take precedence. A single-entry road links the settlements and leads to the nearby Sussex Inlet. Stunning beaches, lakeside setting, and striking tall trees create a place that is generous and unpretentious.

NATURAL ENVIRONMENT & LANDSCAPE

Berrara, Cudmirrah and Swanhaven are located in a narrow passage of land that separates Swan Lake from the ocean, on the edge of Conjola National Park. The settlements are surrounded by water on the east and west, and natural bushland on the north and south.

Topography is relatively flat, and slopes slightly towards the water. Views of the surrounding treetop canopies can be seen throughout the settlements. Open spaces along the waterfronts provide some vistas of the rocky beaches that line the coast and calm lakeside water.

Clusters of tall trees, including blue spotted eucalypts, are scattered throughout the settlements, creating a natural, informal and green character. Although there is formal planting in front yards, it is still natural in character.

There are a number of Aboriginal heritage sites throughout the area.

BUILT FORM & LAND USE

Low density residential housing and a range of tourist accommodation are supported by a small local centre.

Built form consists of one and two storey housing in assorted styles and materials. A recent development in Cudmirrah provides some medium density, with two storey apartments next to the local centre.

Beachside shacks and beachcombers sit alongside larger and more traditional, post-war brick dwellings and newer housing in more modern styles. Buildings are made from brick, weatherboard and fibro with some corrugated iron and wooden detailing. Together these elements create a coastal and suburban character.

Moderate setbacks and verges with soft delineation, indicated by landscaping, and narrow unkerbed streets create a casual and informal feel, and provide a sense of spaciousness.

ACCESS & CONNECTIVITY

Berrara, Cudmirrah and Swanhaven are accessed via one entry road from the Princes Highway which passes through the National Park and rural lots, and links each of the settlements. They are closely linked to Sussex Inlet, a higher order centre which is 5-10-minute drive north. A regular but infrequent bus service provides access to Sussex Inlet and Nowra/ Bomaderry Station.

The lack of street hierarchy and irregular road layout make the settlements relatively difficult to navigate.

SERVICES & AMENITY

The settlements are serviced by a small local centre in Cudmirrah which provides basic convenience retail and a cafe. Sussex Inlet provides a greater variety of everyday needs, and Nowra is the closest regional centre for higher order and speciality retail and services.

Several reserves along the water include public facilities and playgrounds.

ACTIVITY & COMMUNITY

Activity is focused around the beaches and lake, which offer a range of outdoor activities including surfing, swimming, kayaking and paddle boarding. Surfers in particular are attracted to the reef breaks common in the area. The Sussex Inlet Surf Lifesaving Club and a community hall are located in Cudmirrah.

The settlements are popular holiday destinations and as such have a very transient population that grows in peak summer months.

SETTLEMENT MAP - BERRARA, CUDMIRRAH & SWANHAVEN



CHARACTER ASSESSMENT

ELEMENTS TO RETAIN

- Vast amount of open space/reserves around lake and beach with public facilities
- Pristine condition of vegetation and coastline that form boundaries
- Informal, natural landscaping
- Scale and style of streets

ELEMENTS TO IMPROVE

- Personalisation of local shops in Cudmirrah
- Poor permeability and legibility of roads
- Diversity of housing including medium density

SENSITIVITY TO CHANGE



RECOMMENDATION

ENHANCE

Berrara, Cudmirrah & Swanhaven



Berrara, Cudmirrah & Swanhaven





THE FUTURE CHARACTER OF BERRARA, CUDMIRRAH & SWANHAVEN

The small seaside villages of Berrara, Cudmirrah and Swanhaven will be delightful places to live and stay. The popular surfing beaches and pristine waters of Swan Lake will continue to be the focus of the settlements, offering recreation and relaxation. Vegetation along the coast will be protected, and the surrounding bushland and associated fire risks will be carefully considered in the planning of development. Existing visitor-focused accommodation will be complemented by a mix of housing including new development at higher densities, whilst streets will retain their sense of informality with narrow, unkerbed roads and soft delineation between public and private frontages. Local residents and frequent holidaymakers will be serviced by a community hub at the northern edge of Cudmirrah, which is centred on a small general store, public park, and brought to life by touches of personalisation.

38 SUSSEX INLET

EXISTING CHARACTER

Nestled between St Georges Basin and the Pacific Ocean, Sussex Inlet is a suburban coastal town in a bushland setting with single road access. A uniquely designed community that has been influenced by multiple bodies of water, it has a distinctly late 20th Century look and feel that is created by large homes, neat landscaping and formal streetscapes. Residential development, retirement villages and tourist accommodation are supported by a small and well serviced, but tired, town centre. Popular for boating, fishing, swimming and kayaking, Sussex Inlet is an idyllic retreat that is perfect for unwinding.

NATURAL ENVIRONMENT & LANDSCAPE

Between St Georges Basin and the ocean sits Sussex Inlet. It stretches along the west of an inlet leading into the Basin and is surrounded by natural bushland. St Georges Basin, the Inlet, the coastline, and the waterfront urban development in the settlement centre provide multiple bodies of water. Flooding is a significant environmental hazard.

Despite its proximity to the water, flat topography and private lots largely restrict views to the water.

Formal and neat landscaping dominates the streetscapes in front gardens, which is enhanced by verges that are grassy and open. Natural vegetation and trees which are clustered along parts of the waterfront interfaces and scattered around the settlement provide green respite from development.

BUILT FORM & LAND USE

Residential development, retirement villages and holiday accommodation are supported by a town centre that offers basic retail and services.

Sussex Inlet has a distinctly suburban character. It has a feeling of being 'private' and somewhat exclusive, due to its housing, delineation, and landscaping.

Large one and two storey detached dwellings and some high density attached housing are the main building styles. Modest fibro homes are located in older parts of the settlement, and large brick homes are in newer areas. There is very little consistency in design, details, or palette.

There is a clear delineation between public and private land, with planting or small fences clearly identifying property boundaries. Side setbacks are small, and verges are wide with no landscaping. This creates a sense of being spacious and sprawling, in a way that is formal and not intimate. Some lots have private access to the water.

ACCESS & CONNECTIVITY

Sussex Inlet is isolated, with only one entry road that connects to the Princes Highway. It is closely linked to the settlements of Swanhaven, Cudmirrah and Berrara to the south.

Sussex Inlet is a spread-out community, with several 'pockets' of residential development separated by vegetation or water, and there are limited connections. Roads meander, and there are a number of cul-de-sacs, making the settlement difficult to navigate. The urban landform located in the centre, provides every lot with access to water.

SERVICES & AMENITY

Sussex Inlet is a small centre that services the local community and nearby smaller settlements. It provides daily retail and services that are clustered around Jacobs Drive, which consists of a collection of late 20th century developments. The offer includes supermarkets, bakeries, pharmacy, food and beverage, a local cinema and other retail. Although well serviced, it lacks amenity in the form of attractive and useful public domain.

The settlement is well serviced by community and recreational facilities scattered through the area.

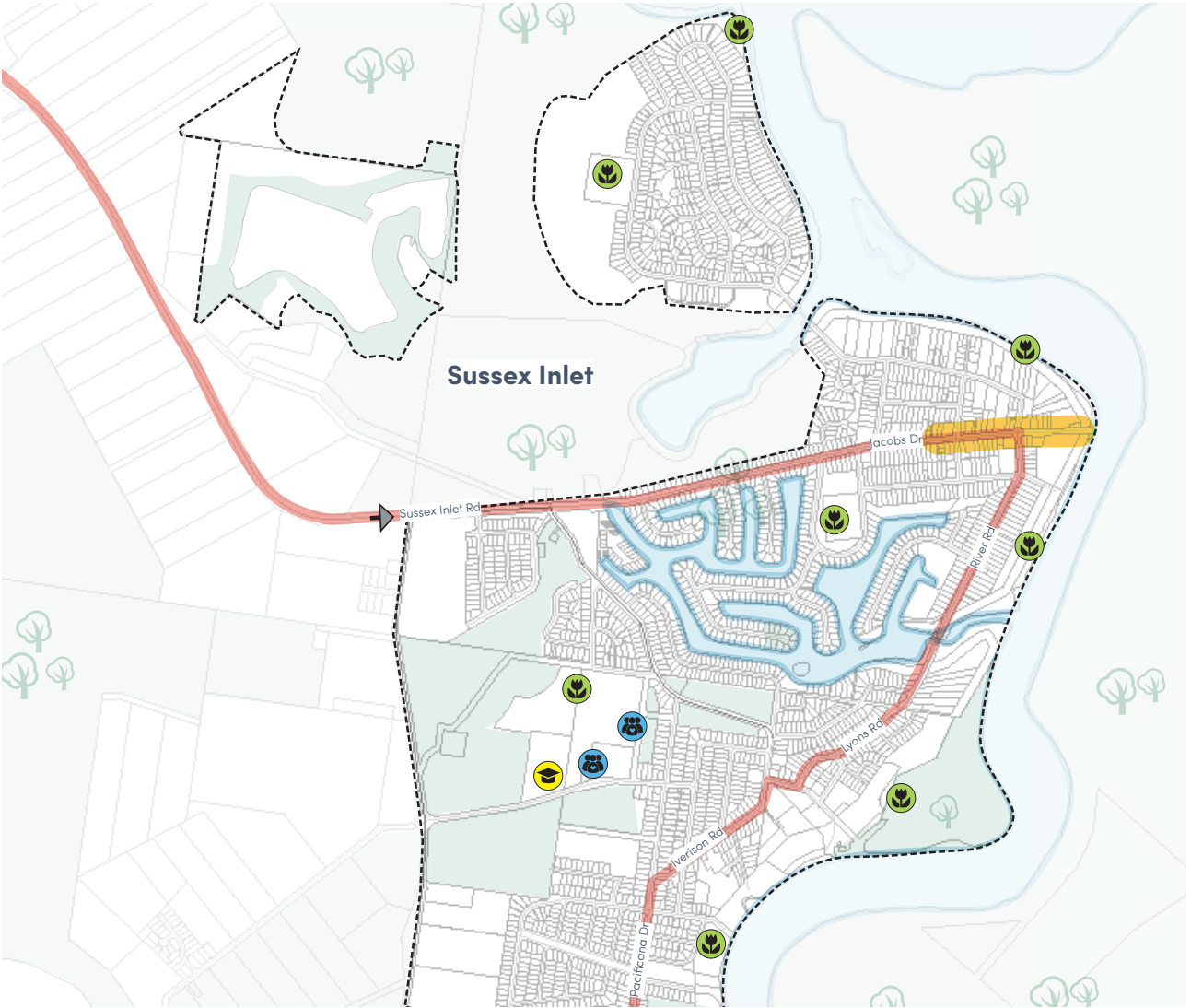
ACTIVITY & COMMUNITY

Sussex Inlet's local community has a large number of retirees and older couples without children. The vast amount of tourist accommodation means it also attracts a large holiday population.

There are a large number of volunteers, sporting clubs and groups that service the local community and surrounds. Recreational activities such as fishing are focused around the water, and there are many hire facilities. Pathways through the settlement offer opportunities for walking and cycling.

Local events include monthly markets and the Sussex Inlet Annual Family Fishing Carnival.

SETTLEMENT MAP - SUSSEX INLET



CHARACTER ASSESSMENT

ELEMENTS TO RETAIN

- Suburban character
- Lifestyle settlement

ELEMENTS TO IMPROVE

- Amenity, design and public spaces along Jacobs Drive
- Community based activities and events to showcase identity
- Legibility of street network and high-speed singular road access to the settlement
- Sense of connection to the waterfront
- Address of flooding hazards

SENSITIVITY TO CHANGE



RECOMMENDATION

ENHANCE

Sussex Inlet



Sussex Inlet





THE FUTURE CHARACTER OF SUSSEX INLET

The coastal town of Sussex Inlet will be an inclusive and inviting place which serves as the major town to the neighbouring villages of Berrara, Cudmirrah and Swanhaven. The settlement will retain its friendly suburban character, with neat landscaping, formal streetscapes, unusual urban structure and rural fringe. A spectrum of housing options will make it a great place to live and stay, with increased density bringing a sense of vitality to the modernised town centre. An attractive assortment of shops and local businesses will be unified by high-quality public domain including active transport links to the residential areas. A variety of recreational, social and cultural infrastructure will bring the local community together, and further develop the tourism appeal for visitors to the area.

39 BAWLEY POINT

EXISTING CHARACTER

Bawley Point is an unassuming village surrounded by natural coastline, rural lots and natural bushland. It is a residential settlement with a small, local retail centre. Modest beach shacks alongside modern buildings, varied setbacks and orientations, and quirky personal touches create an informal, laid back character. It is accessible by car, located 5 kilometres east of the Princes Highway. Bawley Point draws people in with a coastal meets rural lifestyle that feels truly local.

NATURAL ENVIRONMENT & LANDSCAPE

Bawley Point is located in a clearing between Meroo and Murramarang National Parks alongside rocky coastline, defined by four headlands, and rugged beaches. The settlement is surrounded by large lot rural properties that transition to natural bushland.

Gently undulating topography slopes towards the coastline. There are stunning views to the treetop canopies that surround the areas. The tall trees surrounding the settlement frame it and make it feel enclosed.

Landscaping is very natural and organic. Front gardens are a mix of formal and informal landscaping and vary in density, with some homes being hidden and creating a secluded feeling. There are groves of native trees scattered throughout the settlement, adding to the natural green character.

Murramarang Aboriginal Area sits to the south.

BUILT FORM & LAND USE

Bawley Point consists of low density residential, including rural lifestyle lots, supported by a small retail cluster and tourist accommodation.

Built form is a mix of one and two storey buildings in a mix of styles and designs. There are many weatherboard and fibro beach style cottages and homes with flat and skillion roofs. These are mixed in with some more traditional post-war brick and modern buildings. Vertical beams, balconies, verandas, balustrades, wooden detailing and corrugated iron roofs are common design features.

Large, rural lifestyle lots located to the east of Murramarang Road have larger homes, large setbacks, and more varied and natural landscaping.

There is variety in the style, design and size of housing through the settlement, and setbacks and house

orientations are varied, creating an informal and laidback streetscape. A colour palette of browns, greens, blues and greys match the bushland and coastal surrounds.

ACCESS & CONNECTIVITY

Bawley Point has one entry road, Bawley Point Road, that connects to the Princes Highway, and as such feels isolated. Ulladulla, the closest large centre, is a 10-minute drive north. A regular but infrequent bus provides access to Ulladulla.

Bawley Point Road runs through the settlement and has residential pockets coming off it. Many roads are dead ends, and the settlement is not permeable.

SERVICES & AMENITY

Bawley Point is serviced by small local shops, which includes basic convenience retail and services. It provides a supermarket, butcher, bakery, pharmacy, real estate agent, hardware store, takeaway shop and bottle shop. Bawley Point Café is tucked away within a residential area. The renowned equestrian centre and conference venue Willinga Park features within close proximity.

Ulladulla is the closest larger centre, that provides higher order retail, services and community facilities.

ACTIVITY & COMMUNITY

Evidence of the local community can clearly be seen in the personal touches in front gardens and porches; such as planting, windchimes, knickknacks, plant sales, and hand painted signs.

Bawley Point is also a popular holiday destination. Most activity is concentrated around the beaches, with good surf conditions which attract surfers. The settlement is also the setting of the Bawley Point Iron Man competition.

SETTLEMENT MAP - BAWLEY POINT



CHARACTER ASSESSMENT

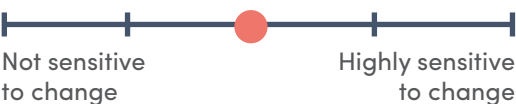
ELEMENTS TO RETAIN

- Natural and informal landscaping, particularly tall trees
- Dominant built form elements, such as flat roofs, and colour and material palette

ELEMENTS TO IMPROVE

- Permeability of road layout
- Connectivity between different character areas (rural - coastal)
- Active transport links
- Tired appearance of local retail centre

SENSITIVITY TO CHANGE



RECOMMENDATION

ENHANCE

Bawley Point



Bawley Point





THE FUTURE CHARACTER OF BAWLEY POINT

Bawley Point will continue to offer a coastal meets rural lifestyle. Distinct character areas within the settlement characterised by a variety of housing building types and lot sizes will cater to different residents' needs, from beach-side living to more secluded homes in a rural woodland setting. These character areas will be sensitively connected through improved walking and cycling infrastructure, and transitional areas such as the attractive local retail centre which will serve as a central community amenity.

40 BENDALONG & NORTH BENDALONG

EXISTING CHARACTER

The small, chilled out villages of Bendalong and North Bendalong is a beach lover’s paradise buried within natural bushland. With just one entry road and surrounded by nature, the settlements feel secluded and private. Cute and simple fibro cottages in bright coastal tones are framed by informal landscaping, creating a character that is unpretentious and easygoing. The exquisite beaches and headlands lend themselves to a range of activities, such as swimming, snorkeling and bushwalking. Bendalong and North Bendalong encourages you to slow down, sit back and engage with your surrounds.

NATURAL ENVIRONMENT & LANDSCAPE

Bendalong is a blufftop village set on a jutting section of the coast, Red Head. This scenic area is home to Washermomans Beach, Boat Harbour Beach and Inyadda Beach, each providing sweeping settings for surfing and other recreational activities.

Bendalong is half an hour north of Ulladulla and borders Conjola National Park. Gently undulating topography and a publicly accessible coastline provide views of the pristine beaches and tall tree canopies, giving the feeling of being sheltered. Streets running north-south terminate with views to tall trees.

Informal and natural landscaping in the streets and along the coast create a green setting, with tall trees more noticeable in the small northern part of the settlement. In the southern part, more sparse planting uninterrupted by large canopies maintains visual access to the sky, and wide grassed verges provide a sense of space.

BUILT FORM & LAND USE

Bendalong is a residential village with low density housing. A large holiday park is located to the east of the settlement.

Residential housing is mostly small, one storey dwellings with simple forms and horizontal or square shapes. There is a mix of housing styles, although fishermen cottages, post-war cottages and beachcombers dominate with flat and gabled roofs.

Fibro is the most dominant material, and there is also use of brick, weatherboard and corrugated iron. The materials, styles, coastal colours and lack of fencing contribute to a relaxed and mellow beachside character.

ACCESS & CONNECTIVITY

Bendalong is quite secluded, with no public transport connections. It is accessed via a single-entry road that winds through Conjola National Park and connects to the Princes Highway. North Bendalong, a smaller settlement is located further north, accessed via North Bendalong Rd. Its separation from the main highway contributes to its quiet and private character.

The residential settlement at Bendalong is made up of five rectilinear blocks with good quality roads, some of which are kerbed.

SERVICES & AMENITY

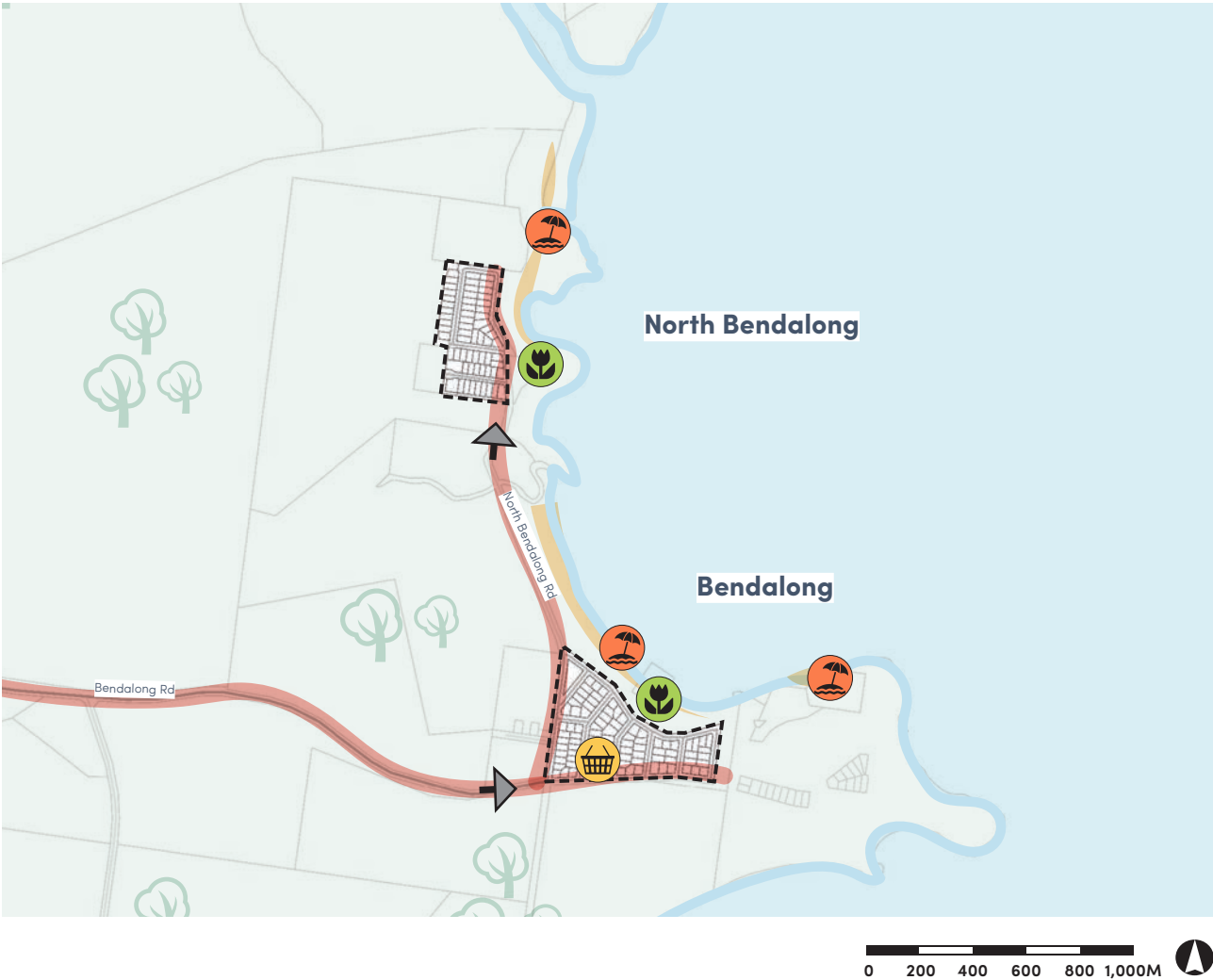
A small assortment of shops provides basic daily needs to locals and visitors. These include a supermarket, bottle shop, service station, real estate agent and café.

The publicly accessible foreshore provides the major open space amenity, with car parking, play equipment and some seating.

ACTIVITY & COMMUNITY

Bendalong and North Bendalong are popular holiday destinations, with caravan parks, cabins and self-contained holiday accommodation frequented by locals and visitors all year round. During peak summer months there is increased activity in the settlement, especially on the beaches. The local community can be seen on the waterfront, walking through the streets and utilising outdoor seating at the café.

SETTLEMENT MAP - BENDALONG & NORTH BENDALONG



CHARACTER ASSESSMENT

ELEMENTS TO RETAIN

- Elements of house designs, including flat and gabled roofs, simple designs, and colour palette
- Informal and natural tree planting in streets
- Views to tree canopies
- Publicly accessible waterfront

ELEMENTS TO IMPROVE

- Community-focused activities
- Increased maintenance of bushland, green corridors and beach interface
- Greater protection of biodiversity resources and values
- Development that is reflective of the laid-back coastal character through adoption of environmentally and aesthetically sensitive materials

SENSITIVITY TO CHANGE



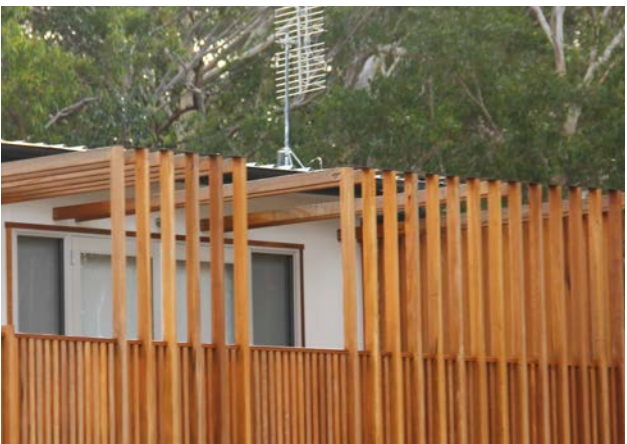
RECOMMENDATION

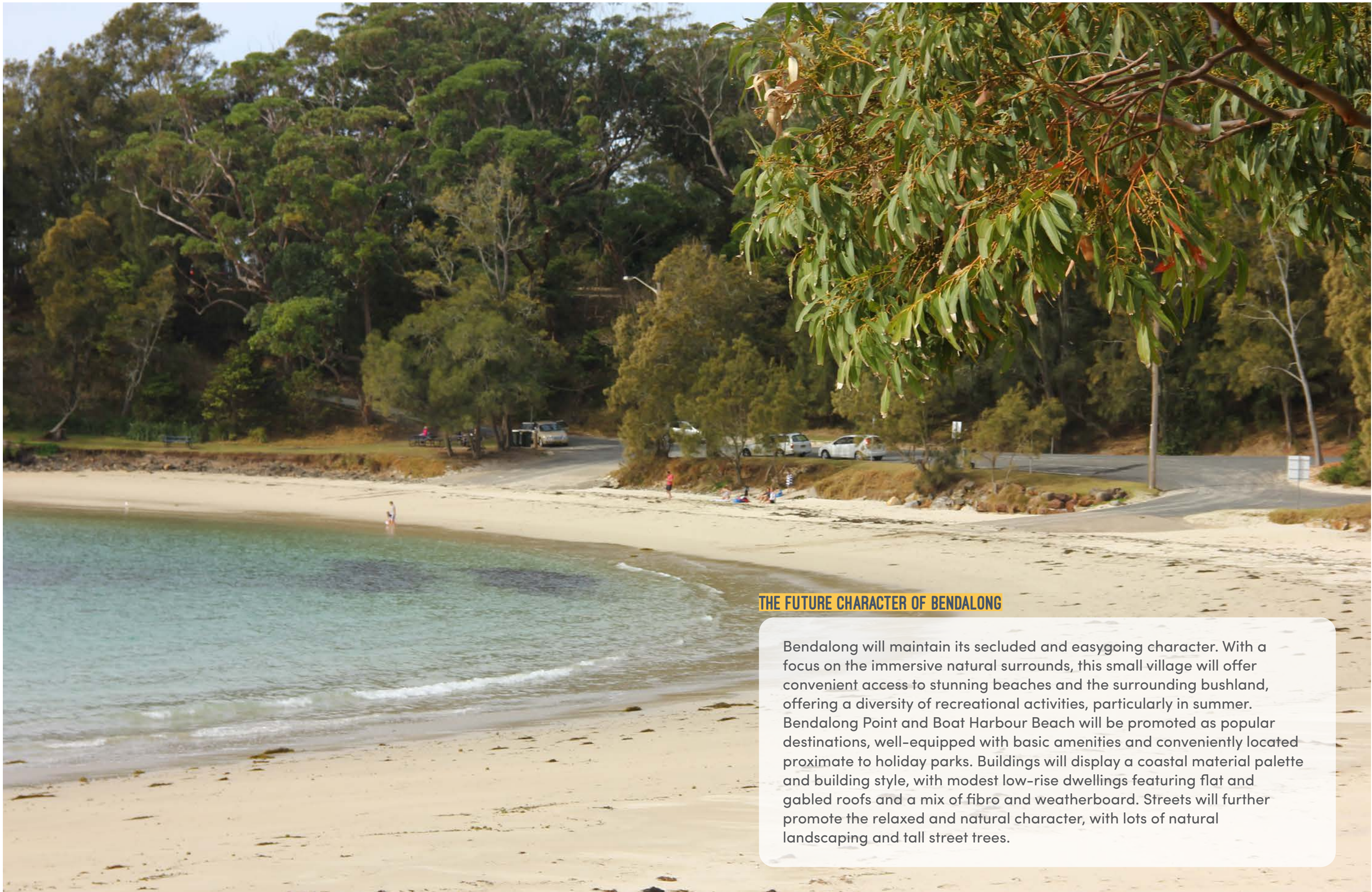
MAINTAIN

Bendalong & North Bendalong



Bendalong & North Bendalong





THE FUTURE CHARACTER OF BENDALONG

Bendalong will maintain its secluded and easygoing character. With a focus on the immersive natural surrounds, this small village will offer convenient access to stunning beaches and the surrounding bushland, offering a diversity of recreational activities, particularly in summer. Bendalong Point and Boat Harbour Beach will be promoted as popular destinations, well-equipped with basic amenities and conveniently located proximate to holiday parks. Buildings will display a coastal material palette and building style, with modest low-rise dwellings featuring flat and gabled roofs and a mix of fibro and weatherboard. Streets will further promote the relaxed and natural character, with lots of natural landscaping and tall street trees.

41-42 BURRILL LAKE & DOLPHIN POINT

EXISTING CHARACTER

Nestled between the beach and the lake are the laid-back suburbs of Burrill Lake and Dolphin Point. These waterfront settlements are residential communities and an attractive location for holiday makers. Weatherboard and fibro homes mixed with formal landscaping give the settlements a relaxed and comfortable suburban identity. Located along the Princes Highway less than 10 minutes from Ulladulla, they are easily accessible and in close proximity to retail and services. Recreational amenity and access to pristine waterways make Burrill Lake and Dolphin Point a haven for both active and relaxed lifestyles.

NATURAL ENVIRONMENT & LANDSCAPE

The settlements are defined by the water that surrounds them. Burrill Lake is located on both sides of Stoney Creek, which leads into Burrill Lake, while Dolphin Point sits at the mouth of the creek where it opens up to the ocean. Natural bushland forms the mainland boundaries of the settlements. Magnificent views across the lake, to the ocean and to Pigeon House Mountain, connect people to the natural environment.

Landscaping is fairly formal in front gardens, and verges are generally grassed with no landscaping. The north east corner of Burrill Lake, which sits on a steep slope, has much denser, more natural landscaping and planting.

The area is of Aboriginal archaeological significance.

BUILT FORM & LAND USE

Burrill Lake and Dolphin Point are residential settlements with low density housing. Two holiday parks are located on each side of the water.

Built form consists of one and two storey detached dwellings. There is a mix of housing types, but the dominant styles are beach cottages, beachcombers and post-war cottages with gabled roofs, made from weatherboard and fibro, interspersed with late 20th century brick homes. Setbacks are moderate and relatively consistent. These elements work together to create a relaxed suburban character.

New development south of the Princes Highway has larger, more modern houses with higher quality landscaping and materials, and more consistent streetscape rhythm. There are also a number of dual occupancies. The colour palette in this area is quite consistent, with greys, whites and browns. Several homes feature skillion and butterfly roofs.

ACCESS & CONNECTIVITY

Burrill Lake and Dolphin Point are easily accessed by car, with the Princes Highway running through the centre. However, the Highway disconnects the settlements and brings heavy through traffic to the settlement, negatively impacting amenity and experience.

A regular but infrequent bus service provides access to Ulladulla.

SERVICES & AMENITY

Two small sets of shops on either side of Burrill Lake provide basic convenience and some specialty, retail, such as a supermarket, newsagent, café, fishing shop and vintage store. The renowned Burrill Lake Fish and Chip shop can be found here.

Two large open spaces, Lions Park and Burrill Lake Sportsground, provide opportunities for recreation and sports activities. Parts of the waterfront are publicly accessible which offer open space amenity.

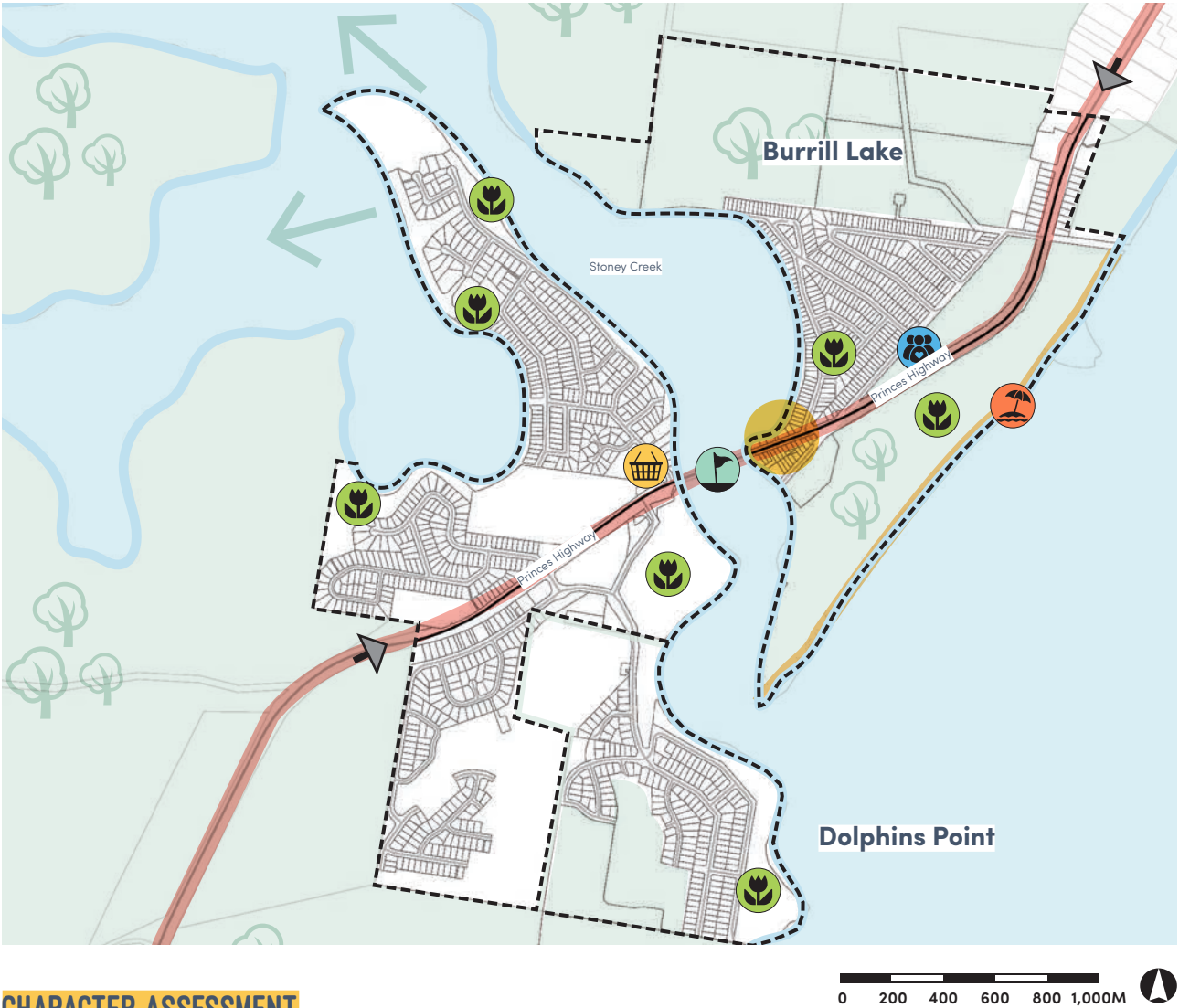
A recently renovated waterfront area on the western side of Burrill Lake provides public seating and a shared pathway that links to Lions Park.

ACTIVITY & COMMUNITY

Burrill Lake is a popular holiday destination, and has been since the 1920s, due to its convenient access to the water. Burrill Lake offers opportunities for recreational activities including boating, sailing, windsurfing, swimming, fishing, walking, cycling and whale watching.

A local community hall services the local residential population.

SETTLEMENT MAP - BURRILL LAKE & DOLPHIN POINT



CHARACTER ASSESSMENT

ELEMENTS TO RETAIN

- Public access to both the lake and water
- Housing styles that reflect beach style homes
- Recreational amenity, such as open spaces, sports fields and shared paths

ELEMENTS TO IMPROVE

- Consistency and quality of building materials
- Diverse retail and landscape offering
- Access to waterfronts and natural environment
- Local shops with potential for revitalisation and improved public domain

SENSITIVITY TO CHANGE



RECOMMENDATION

ENHANCE

Burrill Lake & Dolphin Point



Burrill Lake & Dolphin Point





THE FUTURE CHARACTER OF BURRILL LAKE & DOLPHIN POINT

Burrill Lake and Dolphin Point will be developed coastal villages with a welcoming character. Sitting either side of Stoney Creek, these settlements will continue to promote waterfront activities with amenities including parks and cycleways. The modern bridge will be celebrated as an entry statement on the route into Ulladulla, and the adjacent Burrill Lake shops will form a point of identity with specialty stores and local fish and chip shop. Affordable family-style accommodation will ensure Burrill Lake and Dolphin Point are accessible and hospitable places, which remain attractive through the integration of high-quality materials and generous landscaping.

43-44 LAKE CONJOLA & CONJOLA PARK

EXISTING CHARACTER

A lakeside lifestyle is offered in the quiet villages of Lake Conjola and Conjola Park. Located on the banks of the lake, these are predominantly residential settlements with a large tourist park sector. A relaxed and informal character is defined by the assorted mix of housing styles and materials and informal landscaping. These simple residential settlements appeal to locals and visitors alike, with the serene atmosphere instilled by the beautiful natural setting, and the recreational and relaxation opportunities presented by their lakeside access.

NATURAL ENVIRONMENT & LANDSCAPE

Lake Conjola and Conjola Park are defined by their location on the banks of Lake Conjola. Sweeping views of the lake and Conjola National Park, across the water, can be seen from several vantage points. In particular, the sloping topography in Conjola Park allows for spectacular views over rooftops. Lake Conjola is surrounded by Narrawallee Creek Nature Reserve, while large rural lots surrounding Conjola Park.

Landscaping generally has a natural look, with some intentional landscaping mixed amongst informal planting. Most front gardens feature planting, although street verges are just grassed.

BUILT FORM & LAND USE

Lake Conjola and Conjola Park are low density residential settlements. Lake Conjola has a strong tourist focus, with four holidays parks located throughout the area, one of which, BIG4 Lake Conjola Park, is planned to undergo expansion for a new seniors living community.

Built form is characterised by mostly two-storey, and some one-storey detached dwellings. Housing design varies and includes a mix of traditional and modern beach cottages, beachcombers, A-frame, post-war, and acreage style homes made from fibro, weatherboard, brick, and exposed wood. Many houses have verandahs, balconies, and tall vertical beams or poles.

The mixed housing, inconsistent setbacks and soft delineation gives the settlements a very inconsistent rhythm and an informal character.

ACCESS & CONNECTIVITY

Both settlements are accessed via Lake Conjola Entrance Road, which links to the Princes Highway.

The settlements are not directly linked to other areas, although there are a number of bus stops serviced by the Bomaderry to Burrill Lake via Nowra and Ulladulla bus route.

SERVICES & AMENITY

As a largely tourist area, there are minimal services outside of essential convenience retail, provided in Lake Conjola at two small general stores. Milton and Ulladulla are the closest larger centres with access to retail and services, and are a 15-20 minute drive south.

Boat, kayak and paddleboard hire is available in Lake Conjola.

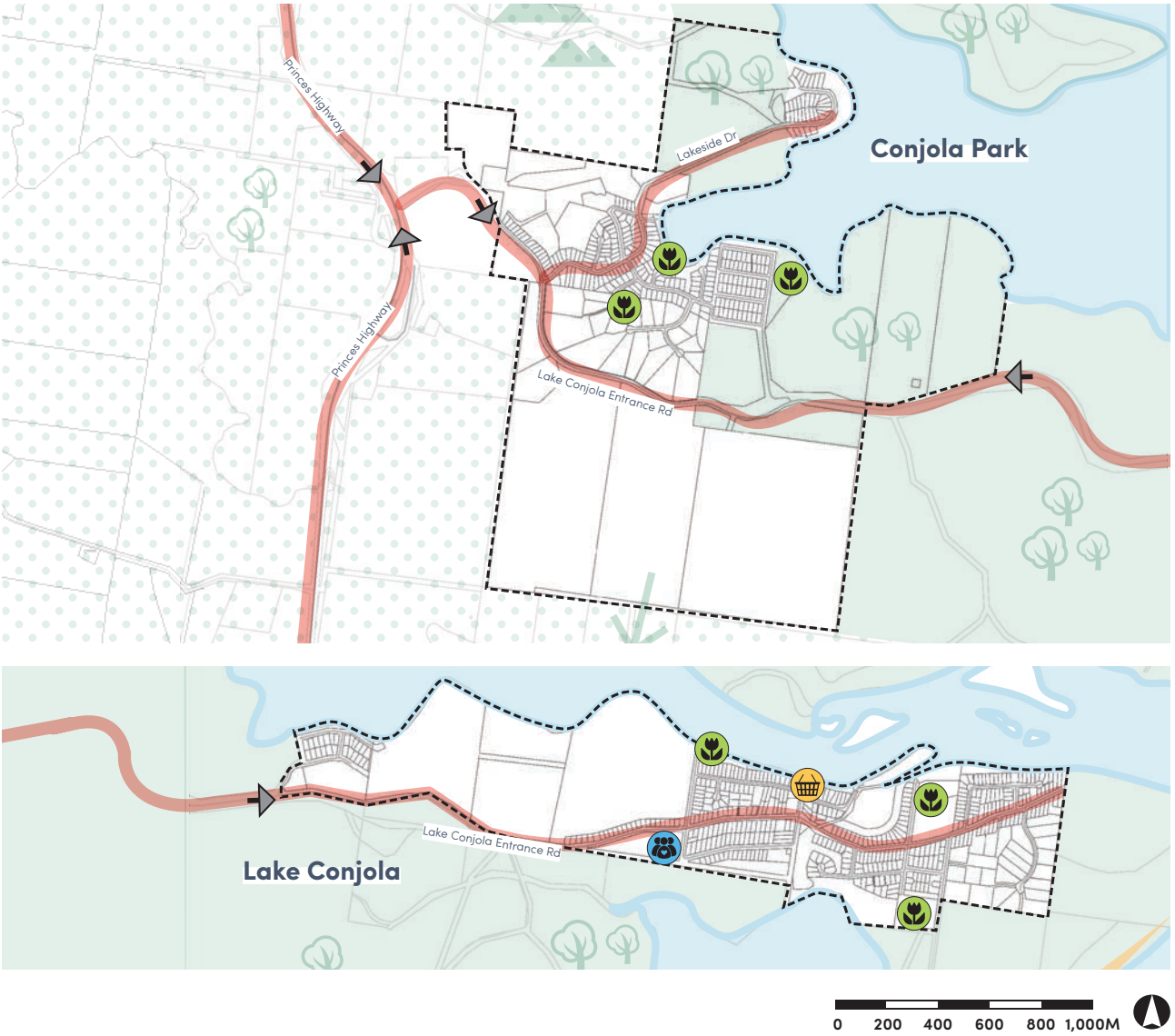
ACTIVITY & COMMUNITY

The area, particularly Lake Conjola, is a popular holiday destination, especially for families, in south eastern NSW. As such the population fluctuates in peak summer seasons.

The local community is slightly older in this area than across Shoalhaven, with a median age of 56 compared to 48.

Although there are few formal places for public life to flourish, parts of the waterfront are publicly accessible and offer opportunities for recreation, play and water sports, with fishing, boating, kayaking, paddleboarding and swimming being popular activities.

SETTLEMENT MAP - LAKE CONJOLA & CONJOLA PARK



CHARACTER ASSESSMENT

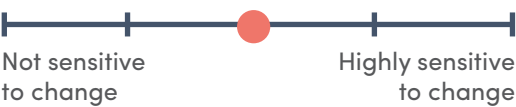
ELEMENTS TO RETAIN

- Lakeside setting, natural environment and high ecological values
- Relaxed atmosphere, with mixed housing styles and informal planting
- Tourism focus

ELEMENTS TO IMPROVE

- Public access to waterfronts
- Events and activities for local residents
- Increased opportunities for recreation
- Local shops and services to meet the needs of residents and visitors

SENSITIVITY TO CHANGE



RECOMMENDATION

ENHANCE

Lake Conjola & Conjola Park



Lake Conjola & Conjola Park





THE FUTURE CHARACTER OF LAKE CONJOLA & CONJOLA PARK

Lake Conjola and Conjola Park will continue to offer a quiet lakeside lifestyle. With a concern for nature at their heart, these two settlements will celebrate and conserve the lake, protect biodiversity, and respect the sustainable limits of the settlement. A material palette inspired by the hues and textures of the surrounding natural environment will be maintained across both old and new dwellings, while the varied built form will be consistent in its modesty, allowing the landscape to take dominance and maintaining views across the treetops. With a large holiday park sector, Lake Conjola and Conjola Park will also successfully manage the needs and impacts of the fluctuating tourist population.

45-46 DEPOT BEACH & DURRAS NORTH

EXISTING CHARACTER

Offering a hidden paradise tucked away in Murramarang National Park, Depot Beach and Durras North are two small coastal villages with a relaxed and natural character. Surrounded by spotted blue gums, golden sand and turquoise water, they provide locals and visitors with an environment that is immersed in nature. A mix of modest beach-style homes with flat roofs and natural colours, and informal, native planting create a rustic character. Depot Beach and Durras North's easygoing vibe and secluded location offer peace and tranquility for anyone who stays there.

NATURAL ENVIRONMENT & LANDSCAPE

The settlements features a dramatic entry along a winding road lined with impressive and imposing trees. The settlements are located within Murramarang National Park. Tall, narrow spotted blue gums enclose the area and there are views to the tree canopy. Landscaping throughout the area is natural, informal and native. The abundance of greenery makes the settlements look and feel luscious.

The topography slopes significantly down towards the beaches in both settlements. Glimpses of sparkling turquoise ocean can be seen through the vegetation. Wildlife is abundant and most noticeably, groups of kangaroos wander throughout the settlements.

Surrounding the settlements, the National Park has access to walking tracks, such as Burrawang Walking Track which leads locals and visitors through lush bush settings, with picnic spots and pristine waterfront views. As one of the few standing littoral rainforests remaining in Australia, Rainforest Walk is immersed in lush towering greenery and is listed as an endangered ecological community.

BUILT FORM & LAND USE

Depot Beach and Durras North are residential settlements with tourist accommodation facilities. Tourist accommodation includes three holiday parks, including one owned by National Parks that consists of modest beach shacks.

Built form consists of one and two storey detached dwellings with simple and modest designs. There is a mix of housing styles, including beach shacks, beachcombers, and more modern designs, many with flat or skillion roofs. Homes are slightly larger in Durras North.

The sloping topography mean there are many split-level buildings. Materials such as fibro,

weatherboard, corrugated iron roofs and wooden detailing contribute to the areas' relaxed and casual character. A natural colour palette of cream, brown and blue grey and informal planting in the front yards of homes reflect and enhance the natural setting.

Setbacks are inconsistent and very informal, with gravel and grass rolling into the lot boundaries. This reinforces the organic and casual character.

ACCESS & CONNECTIVITY

With only one entry road and a 15-20-minute drive through the National Park to the Princes Highway, the settlements are isolated and difficult to access. The closest higher order centre is Bateman's Bay, a 30-minute drive south. Durras North is easily accessed from Depot Beach via a link road.

There is no public transport in the area, and although the villages have little walking infrastructure, their compact scale makes them walkable. Low vehicular movement ensure the settlements are safe, although traffic volumes increase in summer months.

SERVICES & AMENITY

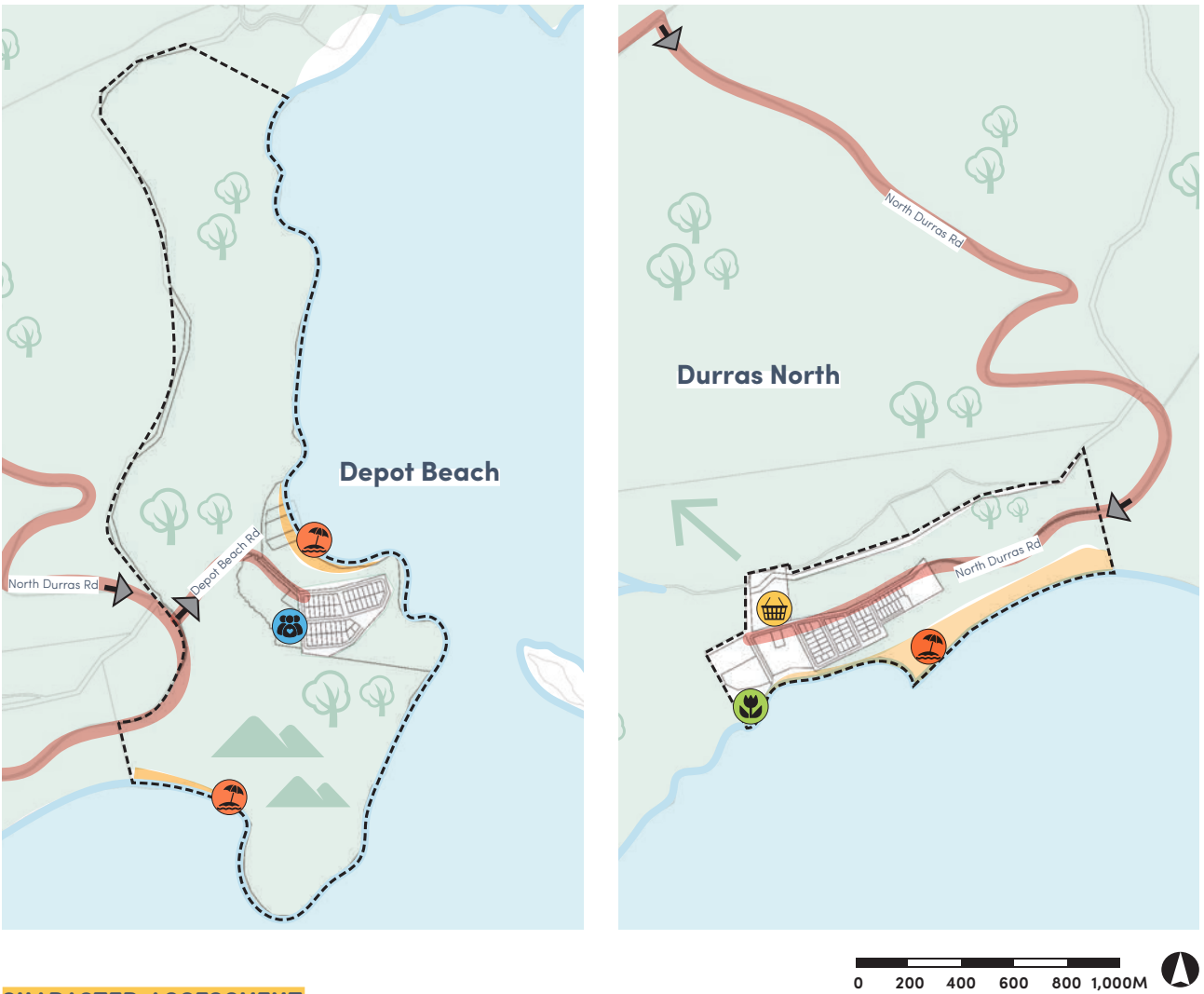
Durras North offers a small general store that is open during peak seasons. Depot Beach does not have any services or retail, apart from what is provided in the tourist accommodation including BBQ facilities and reception. More extensive retail and services are located a 30-minute drive away at Batemans Bay.

Both settlements provide public amenity via easy to access beaches and open spaces.

ACTIVITY & COMMUNITY

Depot Beach and Durras North attract visitors due to their seclusion and opportunities for recreational activities. The villages offer getaway accommodation for locals and visitors, while the beaches are the main focus of the settlements.

SETTLEMENT MAP - DEPOT BEACH & DURRAS NORTH



CHARACTER ASSESSMENT

ELEMENTS TO RETAIN

- Beach style housing, design characteristics and natural colour palette
- Abundance of informal and organic planting
- Access to nature

ELEMENTS TO IMPROVE

- Basic convenience retail for locals and visitors

SENSITIVITY TO CHANGE



RECOMMENDATION

CONSERVE

Depot Beach & Durras North



Depot Beach & Durras North





THE FUTURE CHARACTER OF DEPOT BEACH & DURRAS NORTH

Depot Beach and Durras North will continue to be tiny coastal villages that offer locals and visitors an environment immersed in nature. The surrounding National Park and beaches will continue to be conserved and celebrated. Simple beach-styles homes with flat roofs, natural landscaping and a natural colour palette will maintain the relaxed beachside character. A small general store will provide basic needs to residents and tourists. Secluded and tranquil, Depot Beach and Durras North will continue to offer a simple beachside retreat.

47 FISHERMANS PARADISE

EXISTING CHARACTER

Located along the lush, green foreshore of Conjola Creek, Fisherman’s Paradise is a quiet village emanating a humble charm. It is a relatively isolated residential settlement that relies on higher order centres for retail and services but offers opportunities for recreational activities on the water which gives the place its name. Modest and colourful homes with picket fences, tin roofs, verandahs and porches, personal touches and natural landscaping create delightful and engaging streetscapes. This tranquil and isolated refuge has an unhurried and relaxed atmosphere.

NATURAL ENVIRONMENT & LANDSCAPE

Entering through a treelined street that takes you to the water, Fishermans Paradise immediately gives the impression of being green and natural. Located on the banks of Conjola Creek in the northern part of Conjola Lake, the topography slopes gently towards the waterfront. Alma Avenue, the entry road, frames views of Conjola National Park to the east over the creek.

Several riparian corridors run through the settlement, forming ribbons of vegetation and landscaping which permeate the residential development. Landscaping is informal and natural, creating a laidback atmosphere.

BUILT FORM & LAND USE

Fishermans Paradise is a residential settlement with an endearing character. Simple and modest one and two storey houses feature materials such as weatherboard, fibro and brick, with picket fences, tin roofs, verandahs and porches. Brightly coloured homes of reds, blues, greens and pinks, with noticeable personal touches create delight.

Generous setbacks with informal grassy verges, natural landscaping and some street trees add to the casual and open quality of Fishermans Paradise.

ACCESS & CONNECTIVITY

Accessed via a single road off the Princes Highway, Fishermans Paradise is accessible but relatively isolated. Milton and Ulladulla are the closest centres, located a 15-minute drive to the south.

The settlement has a permeable and regular layout and long blocks. The entry road includes a pathway that ends at the settlement. Several throughsite links and slow car speeds make Fishermans Paradise a walkable neighbourhood.

SERVICES & AMENITY

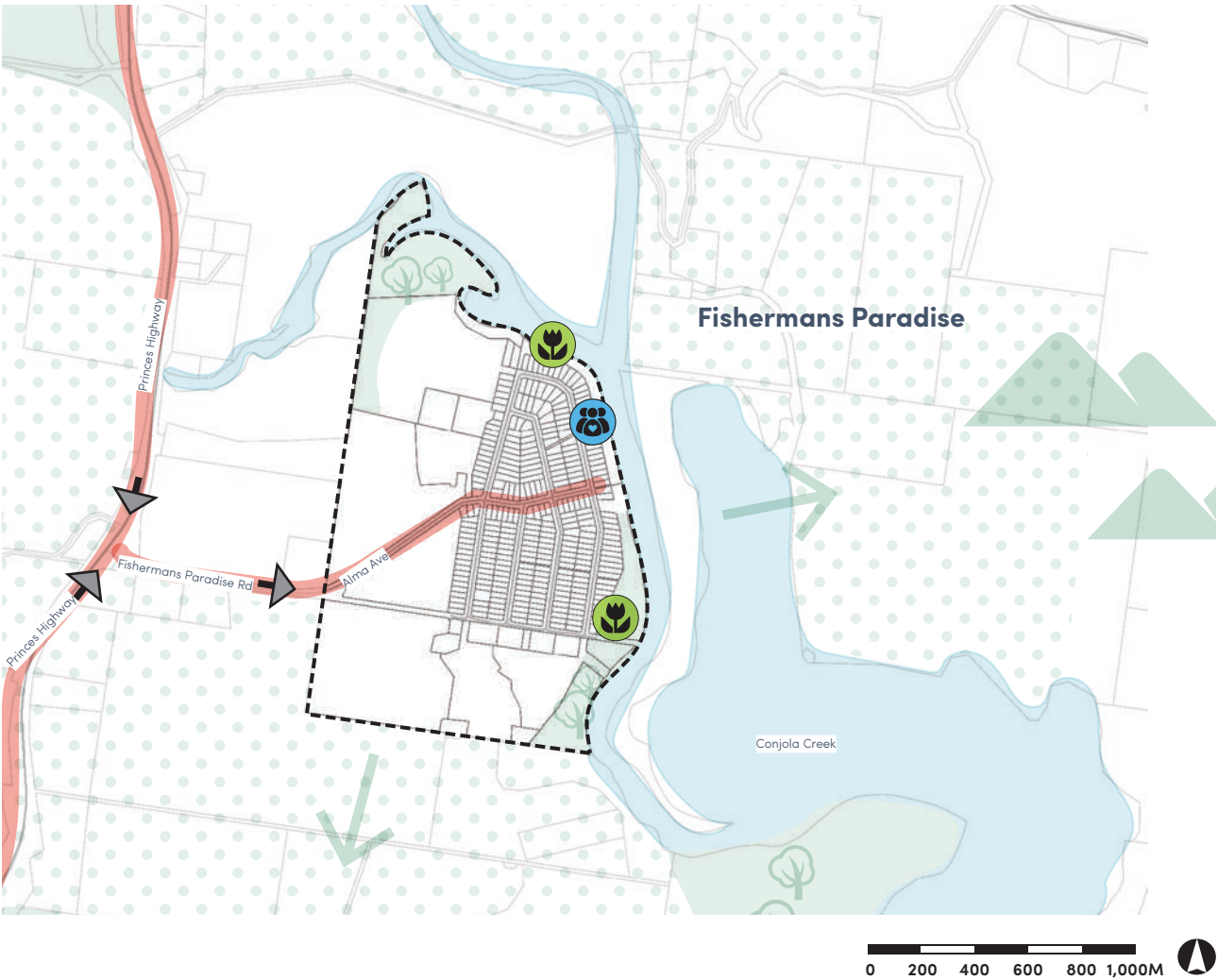
Fishermans Paradise generally lacks facilities and amenities. The waterfront provides the major open space amenity, and there is a boat ramp on the water.

A park with play facilities is located near the waterfront of Conjola Creek, adjacent to a bus stop, community noticeboard and rural fire service.

ACTIVITY & COMMUNITY

Fishermans Paradise gives the impression of being more of a home than a holiday destination. Boating, swimming and fishing are popular activities, given the proximity and access to the creek, and equipment for water-based activity is visible in front yards and garages.

SETTLEMENT MAP - FISHERMANS PARADISE



CHARACTER ASSESSMENT

ELEMENTS TO RETAIN

- Luscious and natural greenery and landscaping
- Pops of colour and personalisation on homes
- Simple and modest built form
- Natural landscaping and generous setbacks

ELEMENTS TO IMPROVE

- Access to waterfront
- Lack of community gathering place with basic retail and amenities
- Lack of housing diversity

SENSITIVITY TO CHANGE



RECOMMENDATION

MAINTAIN

Fishermans Paradise



Fishermans Paradise





THE FUTURE CHARACTER OF FISHERMANS PARADISE

Fishermans Paradise will offer a mix of housing for people seeking a relaxed lifestyle surrounded by nature. The village will continue to emanate a humble charm through modest and colourful housing stock with personal touches such as curated front gardens and landscaping, whilst infill development will promote a walkable neighbourhood with a mix of building types. Abundant green elements will permeate the settlement, and improved access to the waterfront will enhance opportunities for recreation and strengthen the sense of connection to the surroundings. Fishermans Paradise will remain a simple, friendly village closely linked to Lake Conjola and Conjola Park.

48 KINGS POINT

EXISTING CHARACTER

Kings Point is a quiet and peaceful lakeside settlement which looks down over Stony Creek and Burrill Lake. Native bushland and tall trees enveloping the area provide a beautiful green setting, while traditional homes and neat landscaped gardens create a simple and suburban character. While the settlement relies on nearby Ulladulla for all retail and services, access to the lake provides various opportunities for kayaking, fishing and water skiing. Kings Point is an attractive destination for recreation and relaxation.

NATURAL ENVIRONMENT & LANDSCAPE

Kings Point is a small village that sits on the shores of Burrill Lake and is surrounded by native bushland. Just south of Ulladulla, the gently undulating topography slopes down to the lakeside and Stony Creek. The slope of the land, location of houses along the waterfront, and tall trees with large canopies surrounding the settlements, mean that views to the lake are limited, however there are significant views to the tree-tops that surround the area and create a green character.

Most front gardens include a mix of formal and informal planting.

BUILT FORM & LAND USE

Kings Point is a predominantly residential settlement that includes some tourist accommodation.

One and two storey detached houses make up the built form. Houses are generally larger and newer than in the nearby settlements of Burrill Lake and Dolphin Point and are dominated by post-war and modern designs with protruding articulation and generally low-pitched roofs. Materials vary and include brick, fibro, weatherboard, and cement rendering.

The area has informal delineation between public and private domain with moderate setbacks and verges. There are a number of low-picket fences and bushes enclosing front gardens.

ACCESS & CONNECTIVITY

Kings Point is accessed by a single road, Kings Point Drive, that connects to the Princes Highway and provides access to Ulladulla, which is located 10 minutes to the north east.

A regular but infrequent bus service provides access to Ulladulla, and school bus routes also service the settlement.

The road layout has been influenced by the topography and is therefore an irregular pattern. This combined with the slope and a number of dead-end roads, makes Kings Point relatively difficult to navigate.

SERVICES & AMENITY

Kings Point does not offer any basic retail or services for locals or visitors, with the neighbouring major town of Ulladulla providing all necessary services to the Kings Point community.

The lakeside provides basic recreational amenity with informal waterfront open space but can only be accessed from two points. Kayak hire and boat rental service is available for visitors.

ACTIVITY & COMMUNITY

Residents likely capitalise on the settlement’s proximity to Ulladulla, using this nearby centre as a community hub with its civic and cultural anchors.

Kings Point is a destination for visitors wanting to utilise the lake, and fishing and water activities such as kayaking and water skiing are popular activities.

The Ulladulla Water Ski Club to the north of the village offers access to a club house and kitchen.

SETTLEMENT MAP - KINGS POINT



CHARACTER ASSESSMENT

ELEMENTS TO RETAIN

- Peaceful and relaxed atmosphere
- Native bushland along waterfront and scattered through the settlement

ELEMENTS TO IMPROVE

- Boat ramp facilities
- Provision of a small convenience store for basic retail
- Active transport connections

SENSITIVITY TO CHANGE



RECOMMENDATION

ENHANCE

Kings Point



Kings Point





THE FUTURE CHARACTER OF KINGS POINT

Kings Point will be a peaceful village, surrounded by forest and water. Moderate in size, the settlement will provide the ideal location for people seeking lakeside recreation proximate to the centre of Ulladulla. It will retain its simple and suburban character, expressed through traditional homes and neat landscaped gardens set within a gently undulating topography. While residents will capitalise on the expansive amenities of the surrounding settlements, a small convenience store will offer basic retail within walking distance of every home.

49 KILOLOA

EXISTING CHARACTER

The sleepy village of Kioloa is a relaxed and calm place hugged by natural bushland. It is a small residential settlement which also offers significant tourist accommodation. A mix of cottages and some larger homes, along with formal landscaping and wide curved roads combine to instill Kioloa with a beachside suburban character. Kangaroos, beaches, rugged coastline and treetop views reinforce a feeling of being close to nature. With one main access point, Kioloa is quiet haven for people to enjoy the natural offer.

NATURAL ENVIRONMENT & LANDSCAPE

Kioloa sits on the edge of Murramarang National Park at O’Hara Head. The beautiful, tall trees of the park on the settlement’s edges create a sense of enclosure. Undulating topography slopes down towards a rugged coastline with native vegetation and pristine swimming and surf beaches. There are views to forested hills in the National Park. Kangaroos relax in open spaces and front gardens.

Most front gardens are landscaped with formal planting.

BUILT FORM & LAND USE

Kioloa is a residential and tourist settlement, with three holiday parks on the edge of the development. Australian National University’s Kioloa Coastal Campus is located to the north. The campus specialises in science and offers accommodation and research facilities.

Built form is a mix of one and two storey large detached dwellings. Housing is a mix of simple beach cottages and larger, more traditional style homes. A variety of materials (brick, weatherboard, fibro and corrugated iron), a coastal colour palette, and design features such as vertical beams and balconies give a relaxed feel.

Formal landscaping, consistent setbacks and clear boundaries between public and private add a suburban character.

ACCESS & CONNECTIVITY

Kioloa is fairly isolated and has limited accessibility. It has one main entry road that links to Bawley Point to the north. It can also be accessed via a dirt road to the west, Dangerboard Road off Old Coast Road.

Following the coastline, the layout of Kioloa is

characterised by a number of long blocks containing cul-de-sacs.

The road layout in Kioloa is illegible, with many dead-end roads and an unclear street hierarchy.

A regular but infrequent bus service provides access to Ulladulla.

SERVICES & AMENITY

A general store provides basic convenience retail and dining options in peak seasons. More extensive everyday retail can be accessed in Bawley Point, with Ulladulla providing a greater range of services and retail needs.

From the main Murramarang Road, the Kioloa Village Firetrail offers a circuit walking track through bushland setting.

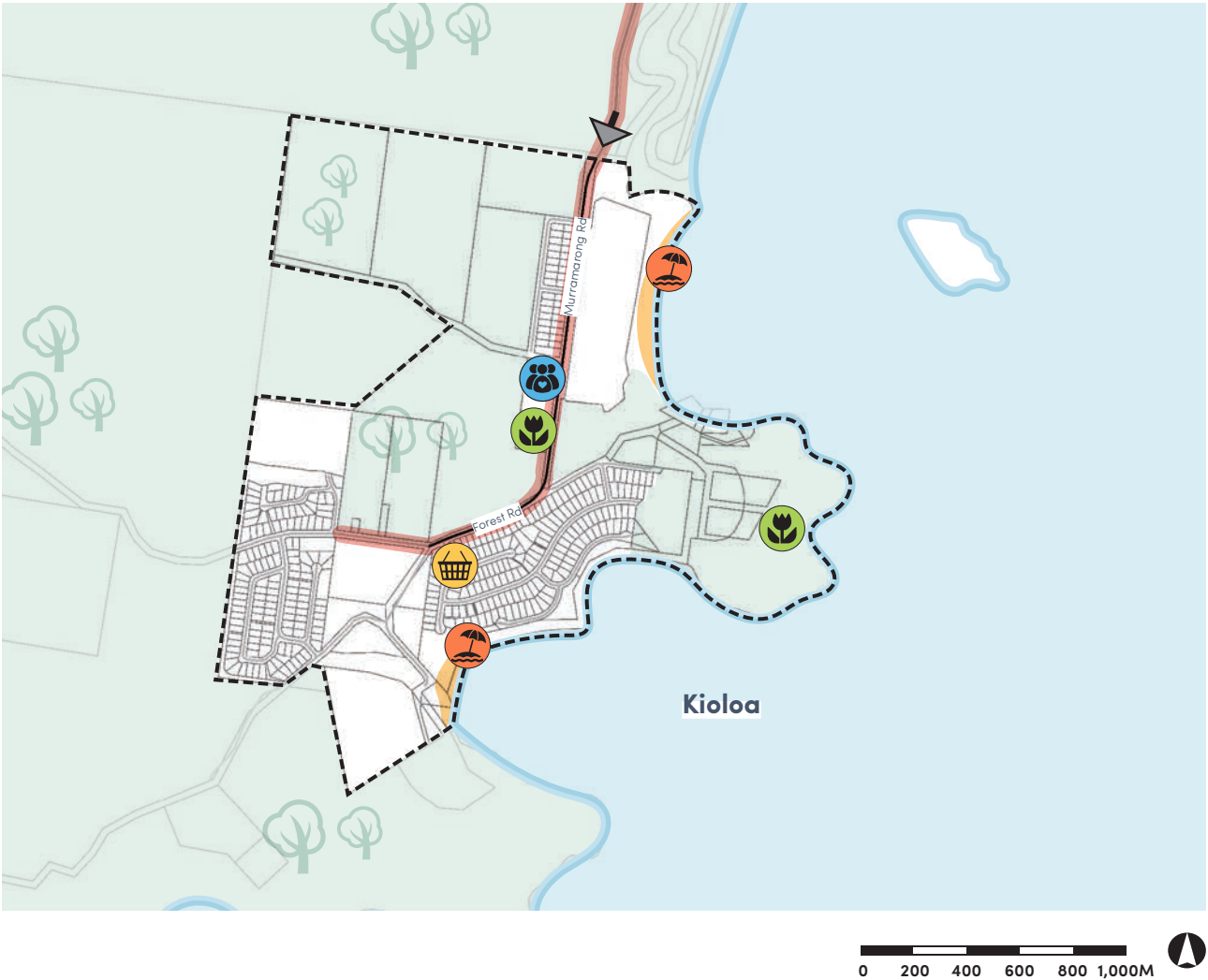
The popular beaches and bushland surroundings settlement provide the main accessible public amenity in Kioloa.

ACTIVITY & COMMUNITY

The Kioloa community is small, with some members of the community tending to the ‘Murramarang Community garden’, located toward the north of the main town area.

As a popular holiday destination, activity increases in peak season, with multiple holiday parks each offering direct access to the waterfront. The creeks and beaches are often full of people swimming, surfing and fishing.

SETTLEMENT MAP - KILOLOA



CHARACTER ASSESSMENT

ELEMENTS TO RETAIN

- Relaxed and quiet character
- Varied built form including cottages and more traditional, larger homes
- Natural elements including the rugged coastline, views to the treetops, and surrounding bushland

ELEMENTS TO IMPROVE

- Basic but attractive convenience retail for locals
- Quality of road access
- Wayfinding which mitigates illegible road layout

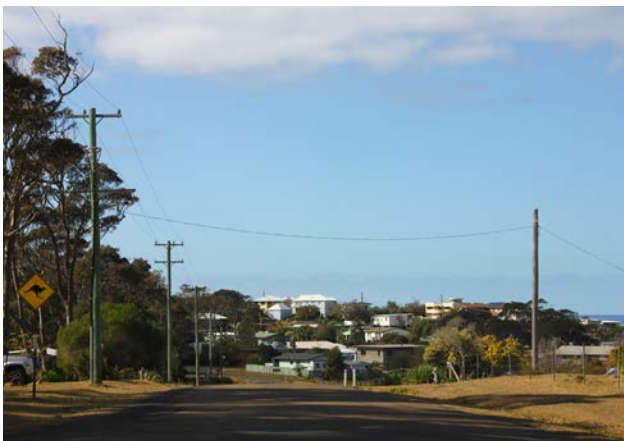
SENSITIVITY TO CHANGE



RECOMMENDATION

MAINTAIN

Kioloa



Kioloa





THE FUTURE CHARACTER OF KIOLOA

Kioloa will continue to be a quiet haven. It will maintain its relaxed atmosphere, as a great place to enjoy a simple lifestyle on the edge of nature. Built form will display a varied character, combining beach cottages with larger, more suburban homes and ensuring people can live comfortably in a way which suits them. Although small in scale, high-quality and attractive local amenities will ensure residents and visitors have access to everyday goods and simple dining options.

50 LAKE TABOURIE

EXISTING CHARACTER

Hugging Tabourie Creek, Lake Tabourie is a modest waterside village defined by a number of creeks. It is a residential settlement that is easily accessible from the Princes Highway, which attracts holiday makers with its lifestyle activity offer – fishing, swimming, walking and birdwatching. Buildings are generally simple in design, although a mix of materials and styles give a variety to the streetscape. This relaxed settlement is a quiet lakeside escape that feels connected to nature.

NATURAL ENVIRONMENT & LANDSCAPE

Lake Tabourie is defined by its creeks. Tabourie Creek forms its eastern boundary and Lemon Tree Creek runs through the settlement. It is surrounded by natural bushland, specifically Termiel State Forest and Meroo National Park, and views to the treetops can be seen from several points. Tall trees and vegetation line the creeks and are scattered through the area, giving an organic and natural feel. Due to its proximity to creeks, Lake Tabourie is rich in water birdlife.

Landscaping has a natural feel, with a mix of formal and informal planting and trees. Several streets have street trees planted in the verges.

BUILT FORM & LAND USE

Lake Tabourie is a residential settlement with one tourist park located at the juncture of the two creeks, on Tabourie Point.

Built form is a mix of one and two storey detached dwellings. Housing is a mix of styles, although it is dominated by simply designed post-war homes and cottages. There are several Colonial style homes and design features, such as corrugated iron roofs and verandahs supported on wooden columns. There is a broad mix of materials, colours and styles, giving an inconsistent rhythm to the street.

ACCESS & CONNECTIVITY

Lake Tabourie is located just off the Princes Highway, making it highly accessible by car. It is not directly linked to other settlements, and is serviced by Ulladulla, a 15-minute drive to the north.

The settlement is separated into two sides on either side of Lemon Tree Creek, with one road connecting the two sides. The streets are difficult to navigate due to the lack of street hierarchy.

A regular bus service provides access to Ulladulla, although it is infrequent, and cars provide the primary mode of travel.

SERVICES & AMENITY

Basic convenience retail is located in north of the settlement along the Princes Highway, and includes a general store, bottle shop and petrol station. Ulladulla is the nearest centre and provides a full range of services, commercial uses and retail.

Amenity in Lake Tabourie is limited to recreational uses along the waterfront and very informal open spaces.

ACTIVITY & COMMUNITY

Although there are few useable formal open spaces for public life, pedestrians and cyclists can be observed through the area, particularly along the foreshore walking tracks. Tabourie Village Tracks leads down to two camping grounds, both with access to a hidden beach and Termeil Creek.

During peak season activity is concentrated around the water.

Toward the main entry of Princes Highway, visitors can also find a number of historical collections at the Tabourie Lake Museum, which sits between the Brandaree and Tabourie Creek.

SETTLEMENT MAP - LAKE TABOURIE



CHARACTER ASSESSMENT

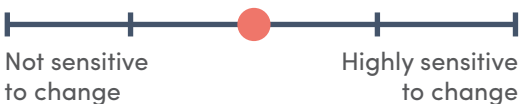
ELEMENTS TO RETAIN

- Access to water and waterfront
- Unique Colonial and beach style-built form elements and influences
- Recreational opportunities focused on the waterfront
- Simple buildings, displaying a broad mix of materials and colours

ELEMENTS TO IMPROVE

- Basic convenience retail for locals
- Open spaces which can serve as community hubs
- Active transport connections, especially links between the north and south portions of the settlement

SENSITIVITY TO CHANGE



RECOMMENDATION

MAINTAIN

Lake Tabourie



Lake Tabourie





THE FUTURE CHARACTER OF LAKE TABOURIE

Lake Tabourie will continue to be a relaxed lakeside settlement. Tabourie Creek and Lemon Tree Creek will provide a delightful natural element running through the settlement, with a number of lots offering private waterfront access. The picturesque Tabourie Beach will be the main amenity and popular holiday attraction, while a diversity of open spaces such as playgrounds, pocket parks and picnic areas will be situated throughout the settlement, connected by active transport links. Simple, detached homes with consistent setbacks will be the general building type, however there will be a broad mix of materials, colours and styles which will imbue the place with an unpretentious and informal character. Basic convenience retail and safe walking links between the southern and northern portions of the settlement will support a relaxed daily lifestyle in this modest village.

51-52 MANYANA & CUNJURONG POINT

EXISTING CHARACTER

The surfing villages of Manyana and Cunjurong Point offer a quiet and unpretentious beachside haven. They are residential coastal villages with limited access, isolated by dense natural bushland and focused on a number of beaches popular for surfing. Varied housing styles, materials and landscaping give a mixed appearance, contributing to an informal and relaxed character. Manyana and Cunjurong Point welcome people with their laidback and easygoing ambience nestled in a green and natural setting.

NATURAL ENVIRONMENT & LANDSCAPE

Situated between the coast and Berringer Lake, Manyana and Cunjurong Point are surrounded by natural bushland and two pristine beaches. A hilly topography that slopes down towards the coast creates several vantage points that afford stunning beach views across rooftops and down streets.

Natural and informal landscaping is interspersed throughout the settlements, providing a relaxed feel and adding to the green character of the areas. Front yards are generally landscaped with a mix of formal and informal planting.

BUILT FORM & LAND USE

Manyana and Cunjurong Point are predominantly residential settlements with a large number of holiday homes. Built form is made up of one and two storey detached dwellings. There is a variety of housing styles and materials.

The varied and inconsistent built form and generous setbacks add to a casual, informal and relaxed character. Housing styles and materials are varied, but generally dominated by beach-style cottages, beachcombers and modern post-war dwellings. Roofs are a mix of pitched and skillion, and verandahs and balconies are popular features. Many houses display a mix of materials, which include weatherboard, fibro, corrugated iron and brick.

ACCESS & CONNECTIVITY

Both Manyana and Cunjurong Point are relatively isolated with access to the area via a single road entry, provided off Bendalong Road, connected to the Princes Highway. There are limited public transport connections and although there is limited walking

infrastructure, locals can be seen wandering down to the beach.

Both settlements have a fairly rectilinear road layout and although there is no clear primary road, the ocean helps to provide orientation.

Cunjurong has a series of cul-de-sacs, with smaller walking trails connecting the two settlements parallel to the beach.

Manyana is characterised by consistently sized lots, contained within a variety of blocks.

SERVICES & AMENITY

Services and amenity is limited in both settlements. A small local convenience centre in Cunjurong Point provides daily essentials, including a general store, post office, takeaway shop and community centre, and Manyana has a sports field. Ulladulla, a 30-minute drive away, services the settlements.

ACTIVITY & COMMUNITY

Manyana, the self-proclaimed place 'where old surfers come to die', supports a strong local surfing community. As a popular surfing and more generally a recreational destination, much of the population is transient, although many people are repeat visitors who own holiday homes in the area. Community notices and signs line a local street.

From Alaska Street, locals and visitors can walk to popular sights in Cunjurong Point, including Green Island and Myrtle Gully, looking across to Lake Conjola.

SETTLEMENT MAP - MANYANA & CUNJURONG POINT



CHARACTER ASSESSMENT

ELEMENTS TO RETAIN

- Beach style housing in simple designs
- Views and vistas to the beaches
- Informal character created by mixed and natural landscaping
- Basic local retail offering – general store, post office, takeaway and community centre

ELEMENTS TO IMPROVE

- Active transport connectivity
- Diversity of housing
- Water Sensitive Urban Design (WSUD) infrastructure to allow for natural filtering of rainwater

SENSITIVITY TO CHANGE



RECOMMENDATION

MAINTAIN

Manyana & Cunjurong Point



Manyana & Cunjurong Point





THE FUTURE CHARACTER OF MANYANA & CUNJURONG POINT

Manyana and Cunjurong Point will offer a relaxed place to live and visit, with a clear focus on beach and water recreation. A diversity of housing, in combination with great services and amenities, and a locally-respectful retail centre will offer all the necessary essentials for local residents and visitors. Beach style housing with a mix of materials and coastal colours will maintain the place's informal character, and appeal to people seeking the relaxed way of life that the settlements are known for. The hilly topography will continue to offer elevated views to the ocean, including the popular Inyadda Beach.

53-54 MOLLYMOOK & MOLLYMOOK BEACH

EXISTING CHARACTER

Lining the coastline, Mollymook and Mollymook Beach ('Mollymook') is a popular beachside destination with a luxurious but modest feel. It is a large residential suburb, an extension of Ulladulla, located off the Princes Highway. Accessible yet quiet, Mollymook's large traditional homes, generous setbacks, and wide, winding streets give Mollymook its suburban character. Simultaneously, its sparkling water, white sand and green ribbons create the stunning natural setting and support a relaxed outdoor lifestyle that makes Mollymook unique.

NATURAL ENVIRONMENT & LANDSCAPE

Mollymook is defined by its visible beaches, vegetated creeks, and golf courses.

Rolling topography that slopes towards the water provides sweeping views of the coastline, and several lookouts offer opportunities to take in panoramic views to the north and south. Its boundaries are defined by the forest ridgeline, where luscious bushland frames the area. Several creeks running through Mollymook contribute to its green and vegetated character.

Manicured and formal landscaping that includes palms and pines, combined with generous grassed setbacks, create a feeling of spaciousness. Golf courses, although private, enhance this characteristic.

BUILT FORM & LAND USE

Mollymook is a mostly residential area with a large amount of tourist accommodation, supporting retail and services in two small centres. A range of accommodation options, including holiday parks, houses, hotels, serviced apartments, and motels are located throughout Mollymook and dominate the beachfront.

Built form has a suburban character. Housing is mostly large, conventional, two storey detached dwellings with simple rectilinear forms, pitched roofs, and large balconies and windows. There is a mix of older, brown brick traditional suburban homes, and newer homes which are modern, cement rendered and weatherboard structures. Closer to the beach, there are several higher density, two-three storey apartments and smaller, more modest weatherboard cottages. Although there are differences in housing styles, their consistently large size and lack of informal planting in setbacks make them quite visible and enhance the rhythm of the street.

Within the residential areas, generous front and side setbacks and large front yards provide a sense of spaciousness, while within the historic core and more commercial areas, narrow and consistent front

setbacks create a rhythmic streetscape and formal quality. It is also noted that the suburban character of Mollymook is evolving due to affordability and lifestyle attraction, with recent subdivisions and new home construction occurring within the western and northern parts of Mollymook.

ACCESS & CONNECTIVITY

Mollymook is located off the Princes Highway, providing easy access to Ulladulla, Milton, Narrawallee and other regional centres to the north, without negatively impacting the amenity of the area. Winding suburban streets, cul-de-sacs, and lack of discernible hierarchy, contribute to an illegible street layout. Buses provide access to Ulladulla and Milton.

SERVICES & AMENITY

Mollymook's economy relies on tourism, particularly in the summer months, and as such much of the retail, services and amenity are targeted towards visitors. A small retail centre is located near Mollymook Beach, which provides daily needs, basic services and a hospitality offer. A small collection of cafes is located to the south in Mollymook. Most higher order retail and services for the residential population is largely provided in Ulladulla. The local retail centre does not have a noticeable entry statement or distinguishable features, which makes the centre hard to identify. There are several recreational amenities throughout Mollymook.

ACTIVITY & COMMUNITY

As a popular tourist destination, the population swells with the seasons, and many homeowners are transient. Activity and public life is mostly focused on outdoor recreational activities. The beaches and Bogey Hole attract a spectrum of surfers, swimmers and snorkelers. The beaches regularly host life-saving carnivals and beach volleyball competitions. Local shops and cafes with outdoor seating also attract activity, although there are limited formal public spaces.

SETTLEMENT MAP - MOLLYMOOK, MOLLYMOOK BEACH



CHARACTER ASSESSMENT

ELEMENTS TO RETAIN

- Large setbacks, open spaces and amenity that give a green, spacious feeling
- Celebration and focus on the beach and water
- Active, outdoor lifestyle and amenity

ELEMENTS TO IMPROVE

- Local offer and amenity for residents, with more of a community focus
- Beachside hospitality offer
- Street layout and hierarchy
- Public space for gathering
- New developments to reflect existing local character

SENSITIVITY TO CHANGE



RECOMMENDATION

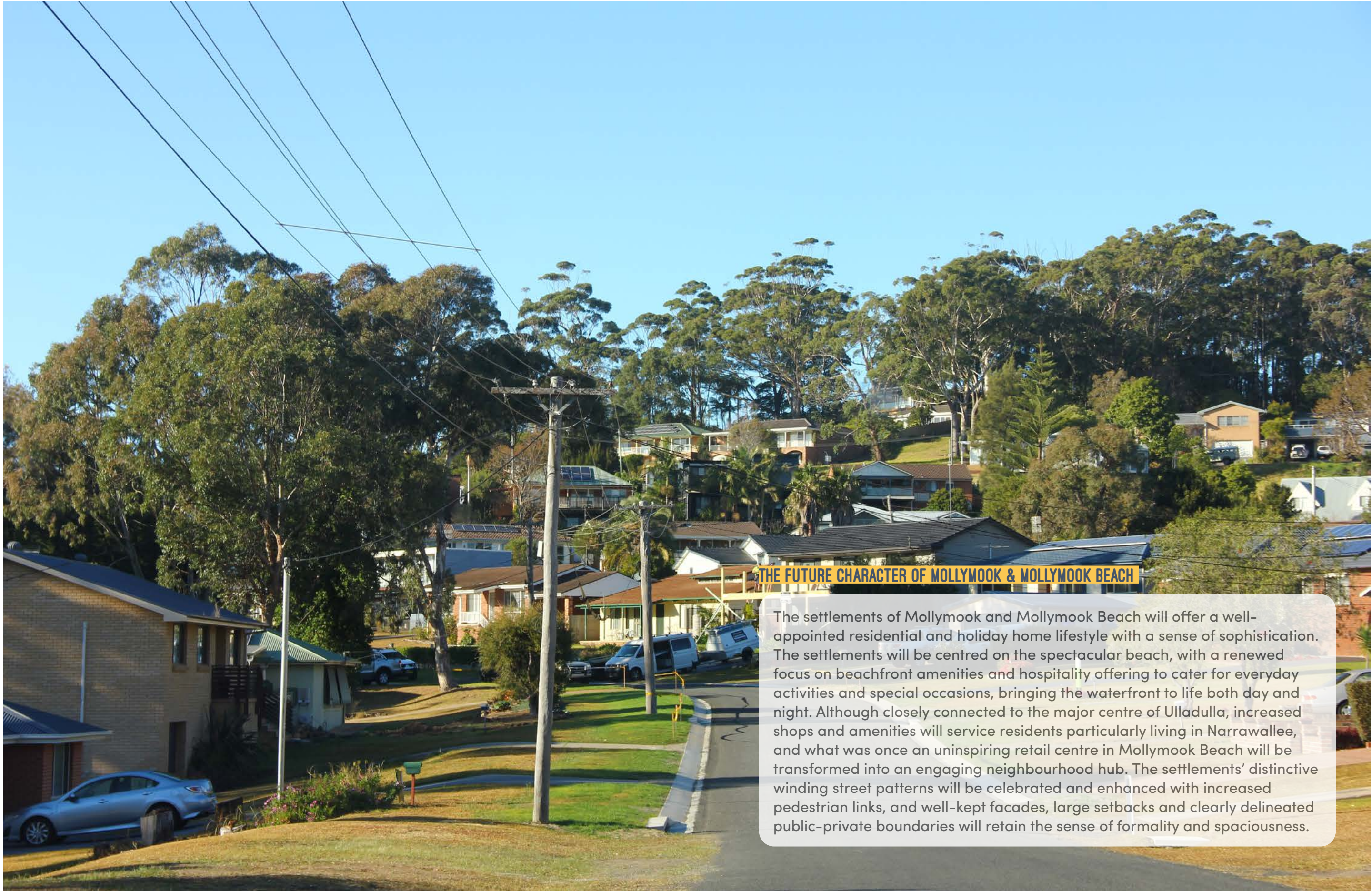
ENHANCE

Mollymook & Mollymook Beach



Mollymook & Mollymook Beach





THE FUTURE CHARACTER OF MOLLYMOOK & MOLLYMOOK BEACH

The settlements of Mollymook and Mollymook Beach will offer a well-appointed residential and holiday home lifestyle with a sense of sophistication. The settlements will be centred on the spectacular beach, with a renewed focus on beachfront amenities and hospitality offering to cater for everyday activities and special occasions, bringing the waterfront to life both day and night. Although closely connected to the major centre of Ulladulla, increased shops and amenities will service residents particularly living in Narrawallee, and what was once an uninspiring retail centre in Mollymook Beach will be transformed into an engaging neighbourhood hub. The settlements’ distinctive winding street patterns will be celebrated and enhanced with increased pedestrian links, and well-kept facades, large setbacks and clearly delineated public-private boundaries will retain the sense of formality and spaciousness.

55 NARRAWALLEE

EXISTING CHARACTER

Nestled between Mollymook Beach and the Narrawallee Creek tidal inlet, Narrawallee is a popular coastal settlement. Located on the doorstep of the districts greatest natural assets, Narrawallee features a high concentration of traditional holiday homes. Kerbless streetscapes, generous setbacks, and winding streets highlight the settlement’s beachy suburban character. Simultaneously, its connection of water, white sand and green ribbons of bushland create a stunning natural setting for a relaxed and unique outdoor lifestyle.

NATURAL ENVIRONMENT & LANDSCAPE

Narrawallee is defined by its visible beaches, vegetated creeks, and leafy setting. Topography slopes towards the water, providing sweeping views of the coastline, with several lookouts offering panoramic views to the north and south. Its boundaries are defined by park and reserve, where luscious bushland frames the area. The Narrawallee creeks and tidal inlet frames Narrawallee to the north and contributes to its water-bush character. Less formal landscaping that includes large mature shade trees, combined with generous grassed verges, create a sense of spaciousness.

BUILT FORM & LAND USE

Narrawallee is a mostly residential area with a large tourist accommodation and holiday home presence. Compared to Mollymook, Narrawallee features more traditional forms of coastal accommodation, including beach houses, caravan parks, and farm stays. Short term accommodation is more frequent on the beachfront.

Built form has an informal suburban character influenced by its coastal setting. Housing is predominantly large, conventional, one to two storey detached dwellings with simple rectilinear forms, pitched or skillion roofs, with large balconies (some on stilts) and windows. There is a mix of older, brown brick traditional suburban, and newer homes which are modern, cement rendered and weatherboard structures. Closer to the beach, there are several two storey dwellings that are elevated to maximise views to the coast, particularly with large spacious balconies generally oriented towards the coast. Although there are differences in housing styles, their consistent large form and informal planting make them quite visible and present as coherent street rhythm. Generous front and side setbacks, some without boundary fencing and large front yards provide a sense of spaciousness within residential areas.

In terms of it’s suburban character, Narrawallee is slightly less formal, in comparison to neighbouring

settlements of Mollymook and Mollymook Beach. It features more of a relaxed style suburbia, populated by a higher concentration of holiday homes. Some roads in the northern part of the settlement feature informal streetscapes including kerbless streets, unpaved driveways and relaxed privacy from no fencing.

ACCESS & CONNECTIVITY

Narrawallee is located off Matron Porter Drive and provides access to Mollymook Beach and Mollymook. Access to settlements north of Narrawallee is restricted, only via Princes Highway. The southern-end of Narrawallee, neighbouring Mollymook, features winding suburban streets, cul-de-sacs and an illegible street layout, whilst the northern-end features more structured street layouts. Buses to Narrawallee provides access to Ulladulla and Milton.

SERVICES & AMENITY

Narrawallee’s economy relies on tourism from short stay accommodation, particularly in the summer months. Retail, services and amenity are located in Mollymook and Milton, with informal ‘pop-up’ retail (coffee cart) at Narrawallee Inlet contributing to the informal and relaxed nature of the settlement offering. A collection of cafes are located to the south at Mollymook Beach. Most higher order retail and services for the residential population is largely provided in Ulladulla and Milton.

Narrawallee does not have a noticeable entry statement or distinguishable features, making the settlement harder to identify. There are several recreational amenities throughout Narrawallee.

ACTIVITY & COMMUNITY

Narrawallee’s population swells with the seasons, and many homeowners are transient. Activity and public life is mostly focused on outdoor recreational activities. The local beach, lakes, adjacent inlet and walking tracks attracts spectrum of surfers, stand up paddle boarders (SUPs), swimmers, snorkelers and bushwalkers.

SETTLEMENT MAP - NARRAWALLEE



CHARACTER ASSESSMENT

ELEMENTS TO RETAIN

- Large setbacks, open spaces and amenity that provide a sense of green and spaciousness
- Celebration and focus on the beach and water
- Active, outdoor lifestyle and amenity

SENSITIVITY TO CHANGE



ELEMENTS TO IMPROVE

- Local offer and amenity for residents, with more of a community focus
- Informal and relaxed retail ‘pop-up’ offerings
- Street layout and hierarchy
- Public space for gathering

RECOMMENDATION

MAINTAIN

Narrawallee



Narrawallee





THE FUTURE CHARACTER OF NARRAWALLEE

Maintaining its strong connection to the bush and water, Narrawallee will continue to offer a relaxed residential and holiday home lifestyle. Visitors can enjoy the settlement for its recreational attributes and natural amenity through the availability of short stay accommodation. Narrawallee’s new development will continue to maintain its informal suburban character with a modern twist. Beachfront pop ups such as coffee karts and food vendors engage beach users, hikers, surfers, SUPs and families, allowing for added convenience and the opportunity to stay and linger. Closely connected to the enhanced neighbourhood centre of Mollymook (increase in shops and amenities) will service residents living/staying in Narrawallee, further adding to convenience to the settlement. The settlements’ distinctive informal streetscapes will be celebrated and retained with increased pedestrian links, and well-kept facades and large setbacks retaining spaciousness and the coastal built form character.

56 MILTON

EXISTING CHARACTER

Charming Milton is a historic township within a rolling pastoral landscape; a strong rural character and distinctive arts flair define it. It is an established residential community supported by a well-served, fine grain* high street along the bustling Princes Highway. Iconic heritage civic buildings and houses tell the story of its past, while boutique shops, local galleries and delectable dining options bring the town into the present. Milton's historic importance, sense of local pride, and generous public spaces invite locals and visitors alike to stop and explore.

NATURAL ENVIRONMENT & LANDSCAPE

Milton is located in a rolling pastoral landscape. Sitting on an elevated ridge, the town has views to the green fields that surround it, reinforcing its rural character.

Landscaping is simple and formal, and generally includes planting and trees located within front gardens and public spaces. There is limited planting in verges or along the main road.

BUILT FORM & LAND USE

Milton is a predominantly residential town with a small mixed-use core that provides retail and commercial uses. Some small large rural lots are located within town.

Milton's European history began in 1860, and as such, built form has a distinctly rural and historic character.

Milton's historical lot size 'breakdown' has enabled the mix of architectural styles and character, which is predominantly low-density, heritage structures. Housing is comprised of compact, one and two storey detached cottages in Colonial and Federation styles. Structures are mostly weatherboard and fibro, mixed with some brick and cement rendering on the more modern homes. Corrugated iron roofs, picket fencing and wooden detailing are common features, which complement the diverse colour palette. Several new housing developments are located on the edge of town. Although new, the built form reflects the heritage characteristics of the older housing stock.

Lovingly preserved civic buildings define the centre of town, including the school, churches, theatre, court house and town hall, amongst others. Fine grain* shopfronts line the Princes Highway.

Narrow and consistent setbacks create a rhythmic streetscape and formal quality in the historic core, while setbacks are more generous on the fringes.

ACCESS & CONNECTIVITY

Located on the Princes Highway, Milton is highly accessible. It is closely linked to Ulladulla and Narrawallee by car, which are 10-15 minutes' drive away. A bus service provides public transport access to Ulladulla. A loose grid pattern radiating off a central spine defines the historic core, while newer development is defined by wider, curved roads and cul de sacs. A high level of pedestrian amenity encourages walking along the main street, however the experience is negatively influenced by traffic running along Highway.

SERVICES & AMENITY

Milton is one of the two main commercial centres of the Milton-Ulladulla district, along with Ulladulla. The centre provides a range of daily and boutique retail, commercial and community uses that services the township as well as nearby settlements. Milton-Ulladulla Hospital is also situated in the settlement.

The settlement's centre sits along the Princes Highway. It includes essential retail and services such as a supermarket, bakery and pharmacy. It also features an extensive local offering of restaurants, cafes, and boutique retail and antique stores, as well as the library, theatre, arts centre and other community uses.

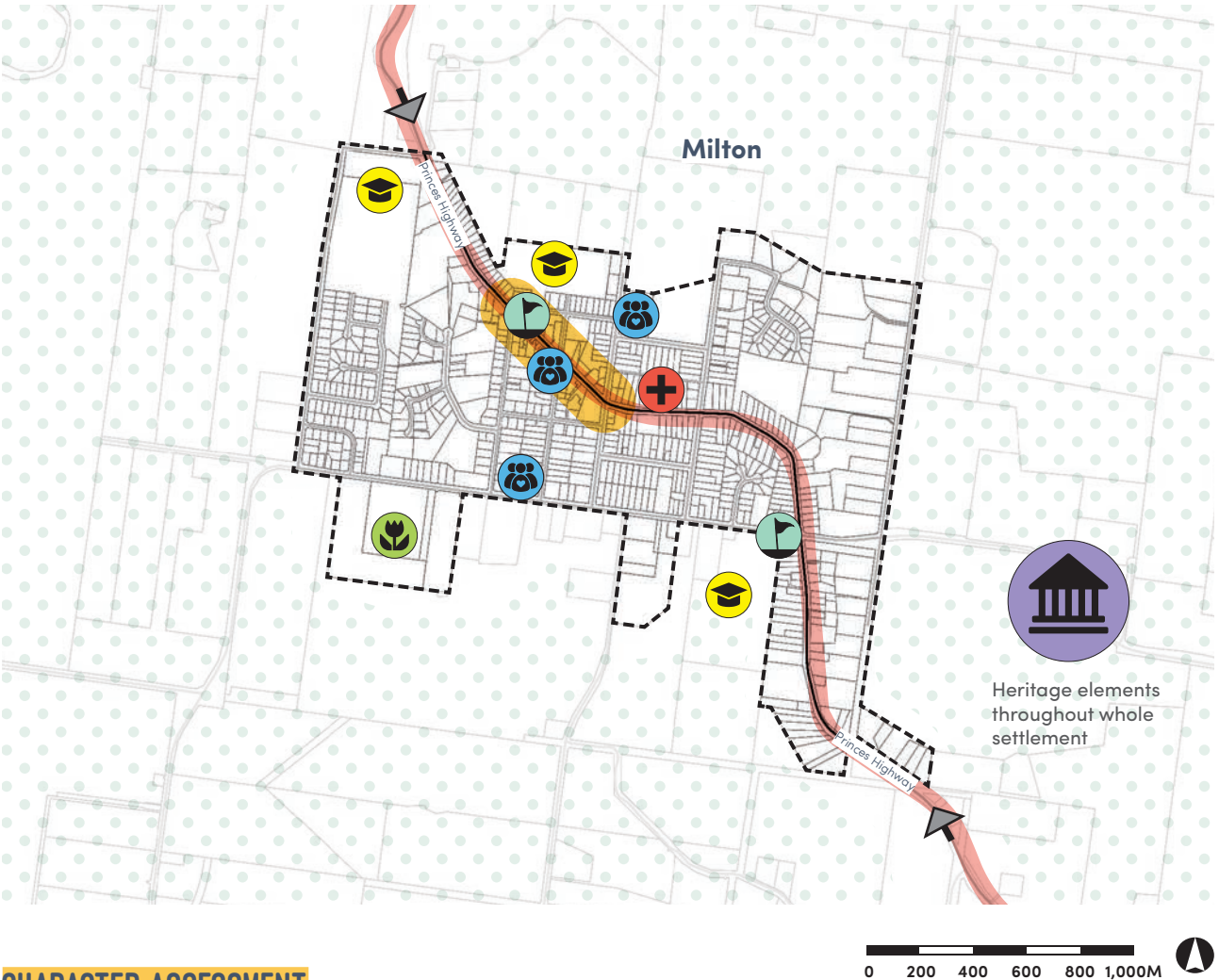
ACTIVITY & COMMUNITY

Milton's public life flourishes along the main street and in several high-quality open spaces that provide opportunities for gathering and interaction. There is the distinct feel of a tight knit local community, and it is also a popular destination for visitors.

Milton's rural and arts identity is demonstrated through its unique festival calendar. Popular events include the Milton Show, the Milton Settlers Fair, the Scarecrow Festival, and monthly art and craft markets. These events are opportunities to attract visitors and promote the local arts and design scene.

*'Fine-grain' development is characterised by small lots, with narrow frontages, minimal setbacks and visually-interesting elements such as doorways, windows and signage at the eye level. Fine-grain streets encourage walking and public life, creating a sense of vitality. Historic main streets are a common example of fine grain development.

SETTLEMENT MAP - MILTON



CHARACTER ASSESSMENT

ELEMENTS TO RETAIN

- Consistent heritage style buildings, materials and detailing
- High quality and accessible public open spaces
- Highly local retail offer
- Distinctly rural/country look and feel
- Views to surrounding rural scenery
- Reduced setbacks for single-storey housing

SENSITIVITY TO CHANGE



ELEMENTS TO IMPROVE

- New housing and development that is reflective of historic character
- Pedestrian-prioritised slow street with quality places and built form outcomes along the High Street
- Housing and job diversity
- Existing and new public spaces
- Challenges presented by proposed Princes Highway bypass

RECOMMENDATION

ENHANCE

Milton



Milton





THE FUTURE CHARACTER OF MILTON

Milton will be a delightful place, offering a unique historic character balanced with a contemporary appeal. The settlement will reflect its cultural heritage through consistent historic and heritage-influenced buildings with appropriate materials, detailing and signage, including in new development areas. Views to the surrounding rich green pastures will be maintained, and the scenic entry sequence to the ridge-top main street will serve as an invitation to local tourists passing through. A highly-local retail offer, combined with galleries, theatre, schools and hospital will create an appealing local centre which is an attractive destination whilst also catering to everyday needs. The main street will be a pedestrian-focussed, comfortable and safe place, complementing the public life of the local centre.

57 ULLADULLA

EXISTING CHARACTER

Framed by natural bushland to the west and coastline to the east, Ulladulla is an unassuming town with a rich maritime history. An important regional centre, it is a predominantly residential settlement with a well serviced retail and commercial corridor along the Princes Highway. Traditional homes and formal landscaping create a typically suburban character, while the bustling boat harbour and local festivals express the place’s identity. Ulladulla has everything you need, and its down-to-earth attitude appeals to locals and holiday makers alike.

NATURAL ENVIRONMENT & LANDSCAPE

Ulladulla is nestled between natural bushland and the coastline. An undulating topography allows some streets to frame views to the water and to treetops surrounding the settlement, creating a somewhat enclosed feeling.

While there are some street trees and planting in front gardens, it is sporadic in its location, and landscaping is generally formal, adding to the suburban character.

The distinctive red brick Marlin Hotel acts as a landmark.

BUILT FORM & LAND USE

Ulladulla is a residential settlement with a sprawling, mixed use centre and small boat harbour. Light industrial, bulky goods retail, an over 50s lifestyle village and holiday parks are located to the south.

Housing is typically ‘suburban’ in look and feel; with traditional, post-war detached dwellings, mostly brick and fibro with some weatherboard and cement rendering scattered through the area. There are some two storey townhouses and apartments close to the centre. Setbacks are moderate, consistent and formal.

Built form in the retail and commercial centre is dominated by large format, coarse grain developments that dominate the streetscape, interspersed with some older, fine grain* shopfronts which are slightly run down.

ACCESS & CONNECTIVITY

Ulladulla is the main regional centre servicing south Shoalhaven and is well-connected to nearby settlements. Princes Highway provides access to Ulladulla and forms the central spine and town centre. Although good for accessibility, the road also

acts as a barrier. It is noted however, that plans are in place for the Princes Highway to bypass Ulladulla prior to 2041.

A lack of central focal point and mix of grid patterns and cul-de-sacs give the settlement a confusing urban layout. Several bus services provide access to Sydney, Eden, Bomaderry Station, Milton and other smaller settlements.

SERVICES & AMENITY

Ulladulla is classified as a ‘Major Town’ for Shoalhaven and has an extensive range of services, civic uses, and specialty and retail. Local and nearby residents have access to Milton-Ulladulla hospital, Ulladulla TAFE, library, several schools, and good quality recreation and sports facilities. Services and retail are largely located along the Princes Highway, forming the town centre.

Despite an extensive range of shops and services, the centre has poor amenity and is not appealing; it is sprawling, coarse grain, dominated by traffic, lacking in amenity and looks tired. Bulky goods and large format retail are located at the edge of the centre, providing a poor entry experience into the town.

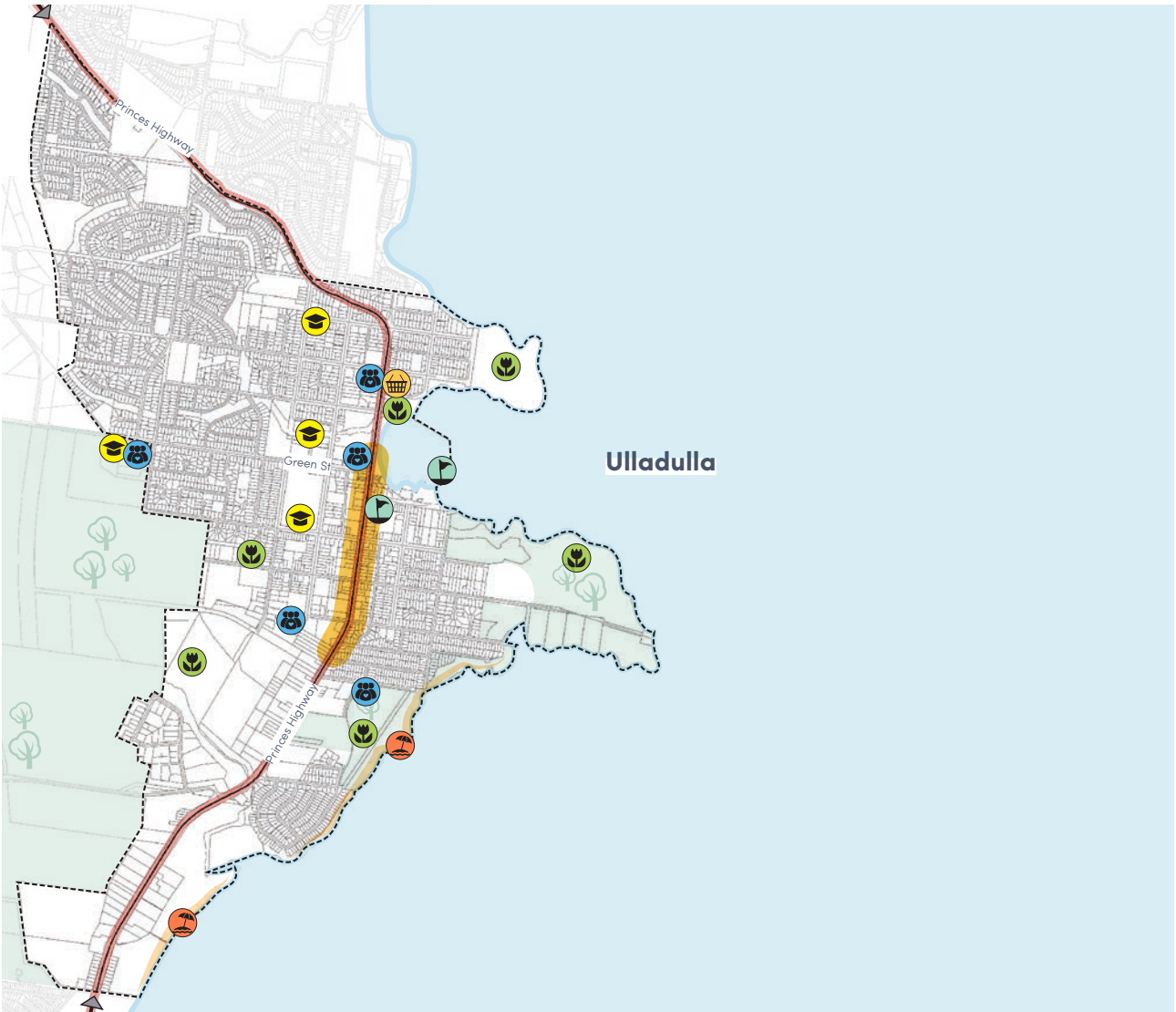
In contrast, Ulladulla’s waterfront is accessible and well designed, with high quality terracing providing a space for gathering.

ACTIVITY & COMMUNITY

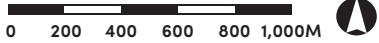
Public life flourishes in the town centre, particularly in the Plaza. Activity is also clustered around community and recreational uses, including the pool, playing fields and library. Several annual festivals, centered on colour and produce, celebrate Ulladulla’s history and character. These include the Blessing of the Fleet Ceremony, the Food and Wine Festival by the Sea and the Escape Art Fest. The harbour features a local co-operative that sells fresh seafood.

*‘Fine-grain’ development is characterised by small lots, with narrow frontages, minimal setbacks and visually-interesting elements such as doorways, windows and signage at the eye level. Fine-grain streets encourage walking and public life, creating a sense of vitality. Historic main streets are a common example of fine grain development.

SETTLEMENT MAP - ULLADULLA



CHARACTER ASSESSMENT



ELEMENTS TO RETAIN

- Higher order services, retail and community uses
- Waterfront as a high quality publicly accessible open space
- Elements of history and heritage, such as the Marlin Hotel and boat harbour

ELEMENTS TO IMPROVE

- Tired and dated town centre with poor public domain
- Celebration of unique elements including hip roof form feature
- Dominance of Princes Highway as a car-focused spine
- Diversity of housing types

SENSITIVITY TO CHANGE



RECOMMENDATION

CHANGE

Ulladulla



Ulladulla





THE FUTURE CHARACTER OF ULLADULLA

Ulladulla will serve as a strong regional centre which fosters a sense of community. The rich maritime history of this settlement will continue to be celebrated, with a series of waterfront civic spaces supporting community gatherings and affording great views out to the harbour. The Princes Highway will become an enhanced destination for retail, night-time and vibrant public life activities, creating a pleasant entry statement to the settlement featuring fine-grain character, generous street planting, well-kept signage and facades. People from all walks of life will feel welcome in Ulladulla, and a diversity of housing including apartments and affordable dwellings will cater to their housing demands, in addition to the broad spectrum of holiday accommodation options for visitors to the town. With an attractive town centre, access to spectacular beaches, and a broad spectrum of shops, services and employment opportunities, Ulladulla will be a delightful place with a down-to-earth attitude.



PART

FOUR

CONCLUSION

CONCLUSION

GUIDING FUTURE GROWTH

As a result of the significant growth experienced by the Shoalhaven LGA, a major challenge for the region will be the provision of new housing and infrastructure to support a growing population without losing the inherent identity and character that makes the area unique.

To understand the place character of the area and the settlements within it in order to guide future growth, RobertsDay was engaged by DPE and Shoalhaven City Council to prepare a Character Assessment for the settlements in the LGA. The Character Assessment document provides an in-depth study of 57 key settlements across the region, focused on assessing the existing character of each place and establishing their desired future character.

Each settlement's future character statement and recommendations ensure development and renewal builds on the existing urban fabric and character, without impacting on existing amenity and assets. The assessments recognise the varied nature of the settlements across the Shoalhaven LGA and leverage off their relationship and role within the region.

The 'Shoalhaven Character Assessment' document provides a framework which can guide future development, delivering a high-quality outcome that builds on the uniqueness and character of the individual settlements while also strengthening the region as a whole.

A PLACE-BASED APPROACH

RobertsDay conducted an assessment with a methodology comprising contextual and qualitative research; combining strategic and local context document reviews, desktop research for social, economic, environmental and cultural characteristics and observational character audits for each of the settlements outlined in the study.

Across the audit, a number of relationships were mapped, recognising the elements unique to each settlement to retain and those that detracted from the character of the place.

The observations that informed the existing character statement of the settlements focused on Natural Environment & Landscape; Built Form & Land Use; Access & Connectivity; Services & Amenity; and Activity & Community.

Key character assessments were established, on the basis of the existing character profile, which provided insight into practical approaches to strengthen and enhance each place's identity.

KEY OBSERVATIONS

Each settlement in the Shoalhaven has assets and attributes which make them unique in some way, regardless of the opportunity to change, enhance, maintain or conserve them.

The natural environment heavily influences many of the settlements, and they often boast great natural amenity including views, surrounding bushland, pristine beaches and open spaces. As a popular tourist destination, amenities such as tourist accommodation, small convenience stores, and dining options are also common amenities in many of the settlements.

However, many of the settlements are small in scale and have grown incrementally. Their small size often results in outdated or lacking amenity, with many settlements relying on higher-order centres for services and retail. Their ad-hoc nature, due to incremental growth, has resulted in poor connectivity both within the settlements and between settlements and many places could benefit from improved active and public transit connections.

The local community plays a critical role in local character, and each settlement is home to a distinct group of people. While the assessments are limited in their ability to assess and understand each community, it is noted that the residents share a strong sense of local pride, with many attracted to the area for its lifestyle offer and engaging in outdoor activities. Most settlements offer some form of physical community amenity, in the form of a local community centre or simple gathering space.

While each settlement assessment revealed unique qualities, there were a number of common themes relating to the character recommendations:

CHANGE

These settlements often had some key elements to retain, with general connections to other major settlements. However there was often little diversity in built form, a lack of provision or quality of public amenity, and connectivity and access was relatively poor, with some settlements displaying a car-dominated identity. Good opportunities for improvement in these settlements exist, both in terms of the place character and the amenity offered to residents and visitors.

ENHANCE

With a number of good elements to retain, these settlements had a clear identity with some connections to the natural environment and

landscape. With general diversity of built form and building types, there are clear opportunities to enhance the identity of the place through better public amenity, improved access and connectivity, and greater diversity of housing through growth; whilst celebrating the key elements of that settlement.

MAINTAIN

These settlements held a unique existing identity often connected to the surrounding natural environment, and landscape elements. More consistent built form and material palettes are also evident in these settlements. Opportunities exist to support development which maintains the place character and reflects existing built form styles, while providing improved public amenity and connectivity.

CONSERVE

With a strong unique identity, often influenced by historic and cultural significance, distinct built form, and important landscape and natural environment, these settlements require a highly sensitive approach. Opportunities for improvements are minor, and should not change place character but rather ensure that any future changes are reflective of the development pattern, public domain and buildings which already exist.

WHAT NEXT?

- Present existing and future character assessments to local communities for feedback and input, which will be critical to the integrity and relevance of the statements
- Utilise the assessment to inform strategies for future growth and recommended improvements to strengthen the identity of both individual settlements and the overall character of the Shoalhaven LGA.
- Understand that some settlements have the opportunity to leverage off assets and attributes to sensitively increase density and housing supply without impacting on the amenity of existing properties in the area.
- Understand that some settlements have the potential to improve connections to strengthen the relationship between the community and services and amenities.
- Incentivise high-quality development and appropriate infrastructure and amenity, particularly in settlements where place character is identified to 'change' and 'enhance'



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