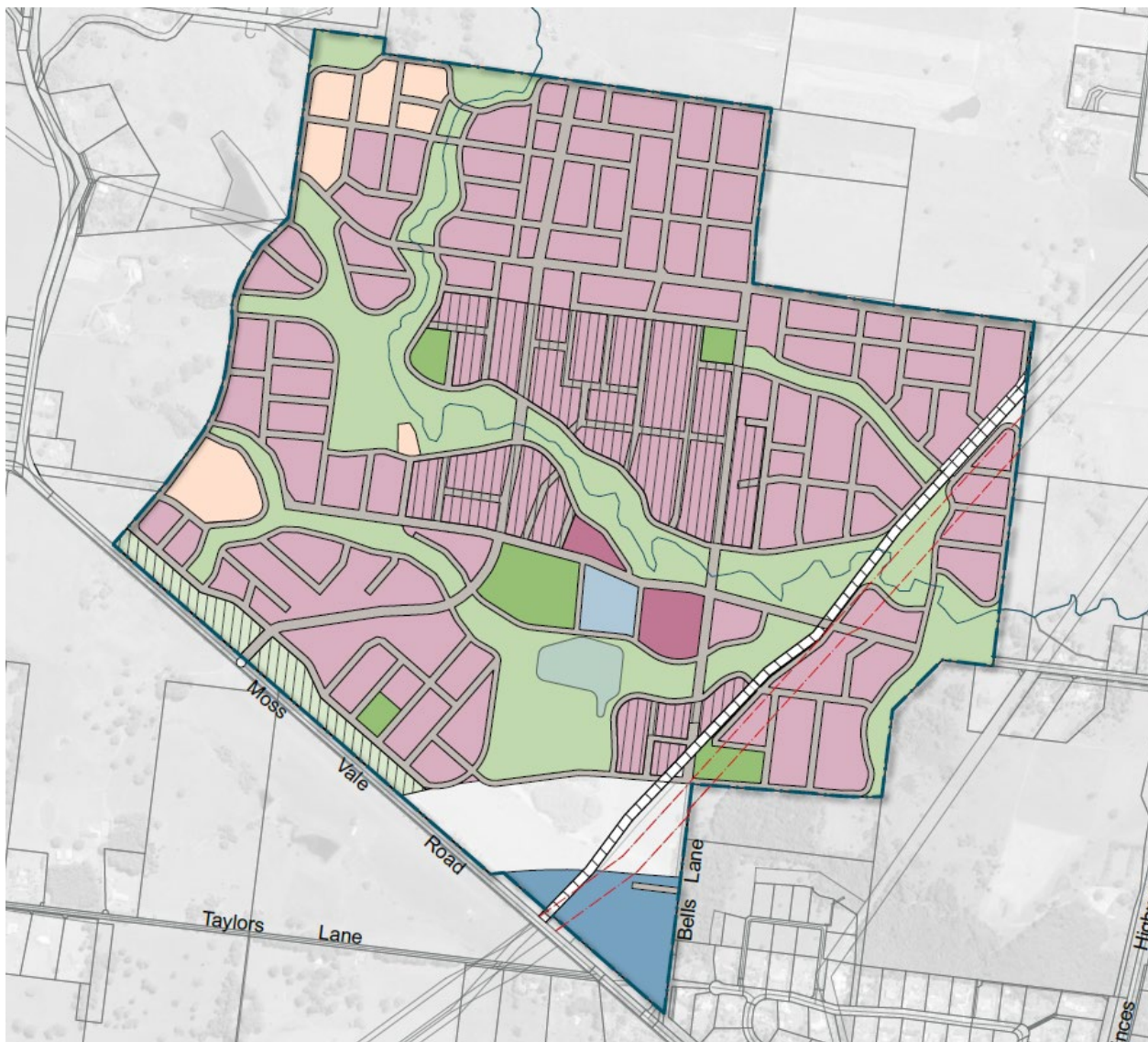


Introduction

Council is preparing for the release and development of a future residential area in Nowra-Bomaderry; known as the **Moss Vale Road North Urban Release Area**. This 266-hectare site has been identified for development since 2006 and will potentially provide land for between 2,000-2,500 new homes, a local shopping centre, and open space. The future community will be supported with a range of infrastructure, including parks, playgrounds, and roads. The following plan provides an indicative layout of the future development.

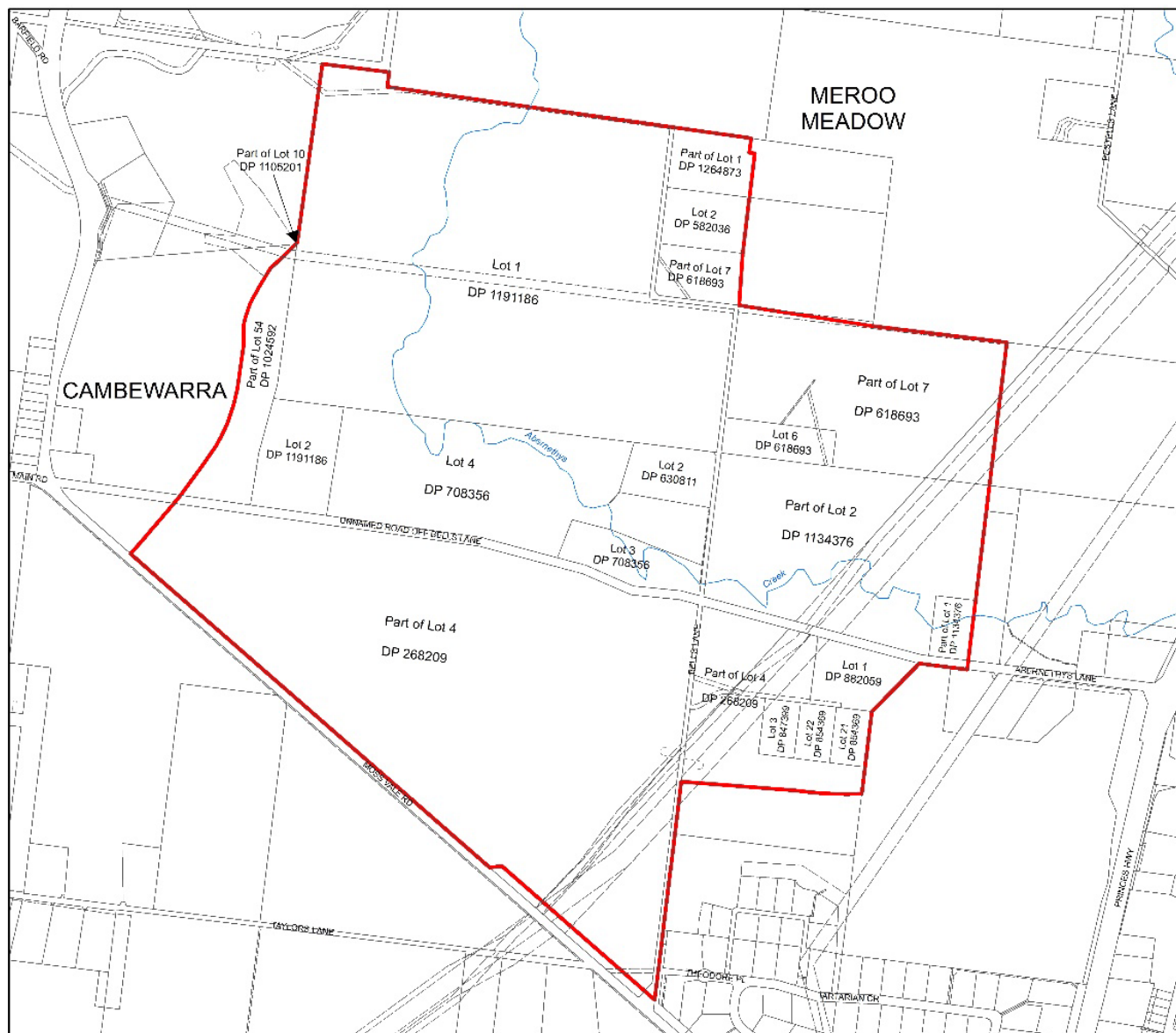


Legend

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

Background

The Moss Vale Road North Urban Release Area is a future residential area identified in the 2008 *Nowra-Bomaderry Structure Plan*. The area is located north of Nowra and east of Cambewarra Village and will be accessed from Moss Vale Road. It includes 17 existing properties identified on the following map.



The new release area was confirmed with initial planning controls in 2014. These were set in *Shoalhaven Local Environmental Plan 2014* and identified the release area with new land use zones. Other controls set out the planning documents and associated work needed to 'release' the area for subdivision and development. These include updated planning and development controls and infrastructure arrangements.

Council decided in 2017 to commence delivery of the release area and in 2019, a group of landowners proposed a potential development outcome for the area. The landowners also commissioned several technical studies in support of their proposed outcome. Council used this

early work, refining it and building on the base of technical studies, to prepare a range of planning documents to guide the future development.

In 2021, Council resolved to prepare and exhibit a Planning Proposal recommending adjusted land use zones, permissible development, and a range of controls for matters such as building height and lot sizes. Council also resolved to prepare and exhibit draft Development Controls which manage the future design and staging of subdivisions and dwellings, the network of open space and parks, roads, and a range of environmental matters.

The NSW Government has confirmed the regional importance of the release area in its *Illawarra-Shoalhaven Regional Plan 2041*. The NSW Government has also commenced planning for the delivery of some higher order infrastructure to support the release area in its *Illawarra-Shoalhaven Special Infrastructure Contribution Scheme 2021*.

Likely Benefits

The development of the release area will contribute a significant supply of new homes in northern Shoalhaven, located close to Nowra City Centre, Bomaderry Town Centre, and Bomaderry Railway Station. The 266-hectare site will provide between 2,000 and 2,500 new homes over the next 10-15 years.

The release area is planned to provide a variety of future homes on a range of lot sizes to help meet the community's housing needs. Permissible dwellings include detached- and attached-dwellings, dual occupancies, secondary dwellings (also called granny flats), and units. Lot sizes will range from 300m² close to the local centre and between 500-1,000m² elsewhere. Smaller lots and compact homes will potentially help address current housing affordability concerns by providing lower-cost options. They may also provide alternative housing opportunities for older community members.

The future community in this location is planned to be supported with a range of shops and services in a new centre, open space including several parks, and infrastructure such as new streets and connections to existing roads, such as Moss Vale Road and the Princes Highway (via an upgraded Pestells Lane).

The planning for the release area promotes positive environmental outcomes as it requires the rehabilitation of a range of environmental features, including existing watercourses and vegetation, protecting them in a network of natural areas. Other environmental matters, such as maintaining water quality, controlling stormwater run-off, and managing bushfire risks, are also addressed.

A brand-new residential community being established close to Nowra and Bomaderry presents significant economic opportunities with demand for employment, leisure and retail opportunities.

Key Features of the future development

- 1. Dwelling Diversity & Affordability:** A range of lot sizes and dwelling types will be permissible to encourage delivery of a wide type of homes. Most new lots within the release area will be 500m² and permit dwellings, dual occupancies, and secondary dwellings. Other lots will range from 300-1,000m². Smaller lots and compact homes may provide alternative housing opportunities for older community members. They may also address housing affordability by providing lower-cost options. However, Council has direct no control over pricing and market conditions ultimately influence property prices.
- 2. Small lots:** Small lots are proposed in locations close to the local centre, some areas of open space, and along some main roads. These locations have been selected for the extra convenience or amenity they have. They need to be at least 300m², have a primary street frontage, and may have access from a rear lane or shared driveway.
- 3. Town Centre:** A centre is planned to provide shops, services, and community facilities for the future community. Independent advice from retail and urban design experts recommended the currently proposed location of the centre as well as:
 - a. An Activation Precinct of flexible planning controls around the centre to encourage and support its prompt delivery.
 - b. Areas of medium density and small lot housing within the centre's walking catchment.
 - c. The roads and open space to support the centre.
- 4. Open space:** A network of formal parks and natural areas provide the open space for the future community. This includes a large park close to the local centre containing a multi-sports court, playground, and amenities block, and space for Council's mobile library service. Four smaller parks are located throughout the release area and may contain playgrounds, exercise equipment and other furniture.
- 5. Protecting & Rehabilitating Watercourses:** Independent reports prepared by ecological consultants recommends the watercourses needing protection, additional offset areas to manage potential impacts, and rehabilitation activities.
- 6. Staging subdivisions and development:** The staged development of the release area will align with the construction of water and wastewater infrastructure and the delivery of road and drainage infrastructure to service new development.
- 7. Protecting the gas pipeline and electricity transmission lines:** A high pressure natural gas pipeline supplying Sydney, Wollongong and Canberra crosses the release area, as do electricity transmission lines. Development under the high voltage transmission lines is restricted while the pipeline is constructed to a standard suitable for a residential area. However, development over the actual pipeline is restricted and extra controls manage construction activity within the vicinity of the pipeline to prevent damage. The controls also require consultation with the pipeline operator on certain types of development proposals.

Planning Proposal

The Planning Proposal recommends new planning controls for the release area, adjusting the existing land use zones and controls set in 2014 in *Shoalhaven Local Environmental Plan 2014* (LEP 2014). This document also provides an explanation and justification for the recommended changes, which include:

Part of LEP 2014	Recommended amendment
Land Zoning Map	Adjustment of zones to deliver Indicative Layout.
Height of Building Map	Setting maximum building heights at 8.5 and 11 metres.
Lot Size Map	Setting minimum lot sizes for the following zones: • R1 General Residential zone: 500m² • R5 Large Lot Residential zone: 1,000m² • C2 Environmental Conservation zone: 40 hectares • C3 Environmental Management zone: 40 hectares • C4 Environment Living zone: 2 hectares • RU1 Primary Production zone: 40 hectares
Scenic Protection Area Map	Remove application from land zoned B7 Business Park.
Urban Release Area Map	Amend to apply to adjusted boundary of release area.
Clauses Map	Amend to apply to adjusted boundary of release area.
Riparian Lands and Watercourses Map	Amend to apply to watercourses consistent with proposed C2 Environmental Conservation zoning.
Terrestrial Biodiversity Map	Apply a biodiversity overlay (significant vegetation) to three areas of moderate-high condition vegetation.
Clause 4.1H Exceptions to minimum subdivision lot sizes for dual occupancies and dwelling houses	Application to locations close to the local centre, embellished open spaces, and main roads to enable appropriate subdivision of smaller lots (300-499m ²).

The Planning Proposal is supported by a range of technical studies examining and providing recommendations to manage matters such as traffic, biodiversity, flooding. These are being exhibited with the planning proposal.

The NSW Department of Planning and Environment oversees the process for the consideration of Planning Proposals. It sets rules on how they must be prepared, publicly exhibited, and the range of other organisations or agencies that must be consulted on the recommended changes. In this instance, those organisations include:

- NSW Rural Fire Service
- NSW Department of Planning and Environment:
 - Water (Formerly the Natural Resources Access Regulator (NRAR))
 - Environment, Energy and Science
- NSW Fisheries
- Heritage NSW
- Local Aboriginal Land Councils
- Transport for NSW
- Endeavour Energy
- Jemena

Feedback from these organisations is summarised within the Planning Proposal with a full copy provided in Attachment 6 of the document.

The Department of Planning and Environment also makes the final decision on finalising the Planning Proposal (allowing the recommended planning controls to come into force and the planned development proceed). The Department has given Council permission to publicly exhibit the Planning Proposal but has highlighted some matters that still need to be resolved or considered further. The Department has highlighted the need to consider:

- The most appropriate stage and timing in the planning and development processes to undertake an Aboriginal Cultural Heritage Assessment, and
- Any risks and hazards presented by the Probable Maximum Flood event.

This additional consideration may affect the timeframe for the finalisation of the Planning Proposal and update of the planning controls guiding the release and development of the release area.

Further Changes to the way Watercourses are Zoned

Council needs to consult with the NSW Department of Planning and Environment's Water Team on the proposed changes to the way existing watercourses are zoned within the release area. Council commissioned an additional technical study specifically to assist and inform this organisation's consideration of the Planning Proposal. This study, known as a Riparian Assessment Report, follows the relevant guidelines to classify the existing watercourses on site, identify appropriate corridors, and recommend measures to "offset" any reduction in existing or potential corridors required to facilitate the future development. This study has built on earlier work, updating mapping and assessment of water course condition, to provide contemporary, comprehensive recommendations on the management of watercourses.

The recommendations include:

- The rezoning of a proposed residential area as an 'off-set' area for minor adjustment of corridors elsewhere in the release area. A conservation outcome is recommended for this area due its location at the fork of two existing watercourses, the presence of existing vegetation and the opportunity to retain it, and the scale of work required to manage flooding constraints.
- Minor adjustments to the widths of the C2 Environmental Conservation zone proposed to apply to the watercourses and corridors

The Riparian Assessment Report was completed shortly after the Planning Proposal was prepared for exhibition and feedback from the NSW Department of Planning and Environment's Water Team is still being sought. Thus, it is expected that further adjustments to the zoning of corridors and potential off-set areas will need to be made after the public exhibition when finalising the Planning Proposal. The Riparian Analysis Report and its recommendations is being exhibited alongside the Planning Proposal and feedback can also be provided on it.

Draft Development Controls

Development Control Plans provide more detailed controls to support the planning controls set in Local Environmental Plans. They provide guidance on a range of matters to manage certain aspects of development, such as the design of subdivisions and dwellings, the street network, protection of the environment etc. It is a locally adopted plan used by Council, developers, and landowners.

The draft development controls for the release area will be contained in a proposed new chapter to be added to the City-wide *Shoalhaven Development Control Plan 2014*.

The draft controls are supported by a range of technical documents including landscape specifications, requirements for vegetation management plan, and a water cycle assessment setting out measures to manage the quality and quantity of water from the new development. These documents are also available during the exhibition.

Infrastructure Planning and Delivery

The release area will require a range of infrastructure to support the needs of the future community. These include roads, drainage, parks, footpaths, cycleways, water, sewer and utilities. This infrastructure will be delivered prior to or at the same time as development occurs. The significant infrastructure – the bigger items to enable development – such as new connections to Moss Vale Road and water/sewer projects, will be delivered upfront to enable the timely delivery of new housing, increase liveability, and meet the needs of the emerging community.

The proposed local infrastructure funding and delivery package for the release area is currently being finalised and will be separately exhibited later in 2022. This will include a Development

Contributions Framework setting out mechanisms for the funding and delivery of infrastructure items. This may include delivery by developers as part of the future development.

To date, identified infrastructure includes:

- Connections to the existing road network and the construction of collector roads and minor roads connecting parts of the release area.
- A drainage network to manage stormwater run-off – both quality and amount.
- Recreation areas and open space.
- The network of watercourses and associated corridors.

Several major infrastructure projects in the broader area are also planned or underway to support future development in the Nowra-Bomaderry Area. These include delivery of new and upgraded trunk water supply and sewerage infrastructure, new roundabouts on Moss Vale Road, and a new road connecting Illaroo Road at North Nowra to Moss Vale Road (Far North Collector Road). Planning for the future upgrade of the Moss Vale Road is also underway.

The NSW Government will also levy the future development to fund a range of State and regional public infrastructure. This will be guided by the [Illawarra-Shoalhaven Special Infrastructure Contribution](#) (SIC) which levies contributions towards road upgrades, schools, health services, regional pedestrian, cycleway and open space networks and others.

New Suburb Arrangements

Council is also involved in the delivery of another adjacent major residential area in the Nowra-Bomaderry area – known as the **Moss Vale Road South Urban Release Area**. Due to the combined size of the two release areas and the number of new homes they will provide, Council is proposing to give this future urban area new suburb arrangements (name and boundary) to distinguish it from the surrounding rural localities of Cambewarra and Meroo Meadow. This approach is also important to assist emergency services, postal services, delivery companies, and the like with serving the future community.

Following the guidelines of the NSW Geographic Names Board, initial consultation was undertaken with local interest groups to identify potential names. The Nowra Local Aboriginal Land Council (LALC), Council's Aboriginal Advisory Committee, and the Shoalhaven Historical Society were all consulted. Council also sought community feedback on potential names late last year (2021).

In March 2022, Council considered suburb name and boundary arrangements, endorsing **Badagarang** as the preferred suburb name along with an indicative suburb boundary (applying to the two release areas). These have been referred to the NSW Geographic Names Board for its consideration. It's anticipated the board will make an announcement about new suburb

arrangements before the end of May 2022. For full information about this process and decision please visit:

<https://getinvolved.shoalhaven.nsw.gov.au/moss-vale-road-ura>.

Any exhibition and the finalisation of the preferred suburb name and boundary arrangements is managed by the NSW Geographic Names Board. This means Council's exhibition of recommended planning and development controls for the release area is not the opportunity to provide formal feedback on preferred suburb arrangements. Information on the remainder of the process, including exhibition arrangements when known, will be advertised and provided on the Board's website: <https://www.gnb.nsw.gov.au/>.

Public Exhibition & How to Make a Submission

The planning package is on public exhibition from Wednesday **18 May to Friday 1 July 2022** (inclusive) and is available for viewing online at:

www.shoalhaven.nsw.gov.au/MyCouncil/Public-exhibition/Documents-on-exhibition.

Electronic copies of the exhibited package will be available at Council's City Administration Centre (Bridge Road, Nowra) and at the Ulladulla Administration Building (Deering Street, Ulladulla) during business hours (9am-5pm) for the duration of the exhibition period.

The exhibition package includes:

1. Explanatory Document
2. Draft Planning Proposal – Moss Vale Road North Urban Release Area (Ref: PP048)
3. Draft DCP Chapter NB4: Moss Vale Road North Urban Release Area (Amend. No. 40)
4. Riparian Assessment Report
5. Public Notice
6. Gateway Determination and modification

The following Frequently Asked Questions (FAQ) documents do not form part of the formal exhibition documentation but provide further supplementary information on:

1. The Planning Proposal
2. Draft Development Controls, and
3. Infrastructure.

These documents may be updated throughout the exhibition period to respond to any additional questions and answers raised.

Submissions on the Planning Proposal and draft Development Controls are invited during the exhibition and should be made in writing and include the reference **55387E/4**. Any submissions must be received in writing before **5pm on Friday 1 July 2022**. Submissions can be made via:

Post: The Chief Executive Officer, Shoalhaven City Council, PO Box 42, Nowra, NSW, 2541.

Email: council@shoalhaven.nsw.gov.au.

Online: www.shoalhaven.nsw.gov.au/Council/Access-to-Information/Documents-on-Exhibition

Pre-printed form letters, which have been individually signed, will be considered but not formally acknowledged. Submissions may become public documents and may be viewed by other persons on request. All persons who lodge a submission are required to declare any relevant political donations and/or gifts in accordance with Section 10.4(5) of the *Environmental Planning and Assessment Act 1979*. Please refer to Council's guidance on how to prepare a petition to ensure it can be considered. This is available online:

<https://www.shoalhaven.nsw.gov.au/Council/About-Shoalhaven-City-Council/Petitions>

Further Information

For further information please contact Council's Strategic Planning Team on (02) 4429 5377 or at council@shoalhaven.nsw.gov.au.

Alternatively, visit Council's exhibition website at: www.shoalhaven.nsw.gov.au/Council/Access-to-Information/Documents-on-Exhibition

A community 'drop-in' information session will be held on **Thursday 2 June 2022** (4-7pm) in the Mezzanine Meeting Room, Shoalhaven Indoor Sports Centre, 90 Cambewarra Road, Bomaderry. This provides an opportunity to view the documents and large maps of the future development. Council staff will be present to help navigate the documents and answer questions. It's not a formal meeting, elected Councillors may not be present, and there will be no presentation.

Please register your interest in this session by **5:00pm, Monday 30 May 2022** by contacting us on (02) 4429 3426 or at Kerrie.Mackey@shoalhaven.nsw.gov.au. Alternatively, you can register online using the form provided on [Council's Get Involved website](#).