

FREQUENTLY ASKED QUESTIONS – DEVELOPMENT CONTROLS



Moss Vale Road North Urban Release Area

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What is a Development Control Plan?

A Development Control Plan (DCP) is a written document that provides additional controls and development guidance to support the principal planning controls of Shoalhaven LEP 2014. The DCP provides detailed planning controls and guidelines for certain types of development and/or localities, which may include:

- Residential, commercial and industrial development.
- Subdivision, including staging.
- Car parking, traffic, road design and network.
- Landscaping and open space.
- Stormwater and water quality management, and flooding.
- Natural and environmental hazards and considerations.
- Detailed urban design controls for specific development sites or areas.

About the Shoalhaven DCP 2014

Shoalhaven has one DCP that covers the entire Shoalhaven Local Government Area. The DCP includes:

- Introduction/General Information chapters.
- Generic Chapters.
- Area Specific chapters that apply to certain localities.
- Dictionary chapter.

The Shoalhaven DCP 2014 can be viewed here:
<https://dcp2014.shoalhaven.nsw.gov.au/>

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Where does the MVRN URA DCP Chapter fit in the broader DCP context?

The proposed draft MVRN URA DCP Chapter is an Area Specific Chapter of the broader DCP. The Chapter will apply to any development application for subdivision, or resulting development (e.g., dwellings, shops) within the MVRN URA Area. The DCP Chapter will not apply to applications considered under the complying development approval pathway.

In addition to the MVRN URA DCP Chapter, a development application will also need to consider any other relevant General Information and Generic Chapters that apply to the development.

How was staging decided?

The proposed staging in the DCP is informed by several factors including water and wastewater infrastructure delivery by Shoalhaven Water, integrated water cycle management, landownership patterns and road layout and delivery.

Further details on infrastructure is included in the Infrastructure FAQs sheet.

How will future houses be approved?

Once land has been released in the URA (i.e. following subdivision into individual properties), dwellings can then be considered on the new lots.

Future dwellings need approval, which in the MVRN URA may be via a development application or a complying development application, depending on the characteristics of the land.

A section 10.7 Planning Certificate will identify whether complying development can be undertaken on land.

The draft DCP Chapter includes a range of provisions relating to residential development which should be considered.

Will there be any shops in the URA?

A Village Centre is proposed for the URA that will provide for local shopping, community facilities, services, and public open space with medium density housing opportunities.

Detail on the Village Centre can be seen in Section 10 in the draft DCP.

How many parks will there be in the URA?

The DCP Chapter envisages a passive and active recreation space network that includes:

- A district park (2.7ha) containing a multi-sports court, playground, amenities block, car parking (including provision for mobile library service) and embellishment.
- Four local parks (between 4,500-7,200m²), with 2 containing embellishments such as nature play/playground, exercise equipment, seating etc.

The passive and active recreation space network can be seen on the Indicative Layout Plan in the draft DCP.

What will happen with the riparian land?

It is expected that the riparian land (zoned C2 Environmental Conservation) will eventually be dedicated to Council as development occurs through the subdivision process. Council will not be acquiring the land upfront.

As part of the development approval process, the riparian land will need to be revegetated through a Vegetation Management Plan, to be prepared by the developer following the advice in Supporting Document 3 to the DCP.

What is the Eastern Gas Pipeline?

The Eastern Gas Pipeline is a high-pressure natural gas pipeline supplying gas to a large portion of New South Wales (NSW), including major demand centres of Sydney, Canberra and Wollongong, as well as regional centres including Nowra-Bomaderry. The pipeline spans from Victoria to NSW and crosses the MVRN URA.

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My land is within the Eastern Gas Pipeline Measurement Length (buffer). What does that mean for future development?

The pipeline has been constructed to a standard suitable for a residential area and is appropriately maintained by its operator, Jemena.

Construction activity and certain types of development in the vicinity of the pipeline must be considered in the assessment process to avoid impacts on the pipeline, such as potential damage or puncture and to manage the potential risks from any failure of the pipeline.

A 550m measurement length (buffer) has been established from the pipeline to identify the area of the URA likely to be affected should the pipeline fail or be ruptured. The DCP Chapter includes controls that address consultation with Jemena and minimum design, construction and management requirements for development within the immediate pipeline and buffer area.

Detail on the Gas Pipeline can be seen in Section 8 of the draft DCP.

My land is affected by an electricity easement, can I build under it or relocate it?

Development under the high voltage power line easement is restricted. Early discussions with Endeavour Energy regarding underground trenching and alternative infrastructure/ easement arrangements is encouraged.

The high voltage power line can be seen on the Indicative Layout Plan in the draft DCP.

Will the URA be screened from Moss Vale Road?

The DCP Chapter proposes a variable 45-75m mounded vegetated buffer along Moss Vale Road to provide a visual/acoustic buffer, as well as rehabilitate/regenerate natural vegetation and minimise chance of vehicle strike.

Detail on the mounded vegetated buffer can be seen in Section 7.10 in the draft DCP.

What arrangements need to be in place for bushfire?

The MVRN URA is characterised as bush fire prone land and this risk has been carefully considered through the planning process for the URA.

The subdivision of land within the URA must comply with Planning for Bush Fire Protection 2019 (PBP), especially (not exclusively):

- Provision of asset protection zones (APZs) to comply with Table A1.12.2 for residential development and Table A1.12.1 of PBP for Special Fire Protection Purpose (SFPP) developments.
- Access is to be provided in accordance with Table 5.3b of PBP which will include, but not limited to, a staging plan that demonstrates more than one access road in and out of the development at each subdivision stage (where that stage includes three or more allotments).

APZs adjacent to Riparian Streets are to be accommodated within the road reserves.

Where can I get further information?

If you need any further information, please contact Strategic Planning on 4429 5377.

Further background information can also be found on the Get Involved Page, 'Planning for Growth in Nowra-Bomaderry':

<https://getinvolved.shoalhaven.nsw.gov.au/planning-for-growth-nowra-and-bomaderry>

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Have Your Say

Submissions are invited during the exhibition period and should be made in writing, and addressed to:

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

E-mail: council@shoalhaven.nsw.gov.au

Website: via the form on the Exhibition page at:
<http://shoalhaven.nsw.gov.au/My-Council/Publicexhibition/Documents-on-exhibition>

All submissions must be received in writing by **5pm Friday 1 July 2022**, quoting Council's reference **55387E/4**.

Council staff are available via phone or email to answer your enquiries on the exhibition material. Please contact the project team on 4229 5377 or via email council@shoalhaven.nsw.gov.au for more information.

Community 'Drop-in' Session

To support the public exhibition, Council is holding a community 'drop-in' information session.

This is an opportunity for interested members of the community to find out more about the Planning Proposal, draft DCP Chapter NB4 and supporting documents for Moss Vale Road North URA.

When: Thursday 2 June 2022

Time: 4:00pm – 7:00pm

Where: Mezzanine meeting room, Shoalhaven Indoor Sports Centre, 90 Cambewarra Road, Bomaderry.

Council staff will be in attendance to discuss and answer questions about the exhibition documents.

To register your interest in attending please contact Council's Senior Administration Officer, Kerrie Mackey on 02 4429 3426 or at Kerrie.Mackey@shoalhaven.nsw.gov.au.

Alternatively, you can register online using [Council's Get Involved website](#).

Please register by 5:00pm, Monday 30 May 2022.

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