

MAJOR PROJECT – PART 3A

**ENVIRONMENTAL PLANNING
AND ASSESSMENT ACT, 1979**

PROPOSED SUBDIVISION

**LOT 3 DP 568613 and LOT 384 DP 755952
GEORGE EVANS ROAD AND JONSSON ROAD
MUNDAMIA**

Prepared for

Twynam Mundamia Pty Ltd

April 2013



Prepared by:

COWMAN STODDART PTY LTD

PROPOSED SUBDIVISION

LOT 3 DP 568613 AND LOT 384 DP 755952
GEORGE EVANS ROAD AND JONSSON ROAD
MUNDAMIA

Ref. 08/64

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SUBMISSION OF ENVIRONMENTAL ASSESSMENT

Prepared under the Environmental Planning and Assessment Act 1979

EA prepared by	
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Address	29 Kinghorne Street, Nowra
Part 3A activity	
Proponent Name	Allen Price & Associates on behalf of Twynam Mundamia Pty Ltd
Proponent Address	75 Plunkett Street, Nowra
Land on which activity to be carried out	George Evans Road, Mundamia Lot 3 DP 568613 and Lot 384 DP 755952
Project	Subdivision Comprising 312 Residential Lots, 4 Open Space Lots and 1 Large Lot Residential.
Environmental Assessment	An Environmental Assessment (EA) is attached.
Declaration	I declare that I have prepared this Environmental Assessment to the best of my knowledge: • It has been prepared in accordance with the relevant provisions of the Environmental Planning and Assessment Regulation 2000; • The information which it contains is neither false nor misleading information.
Signature	
Name	Stuart Dixon
Date	5 th April 2013

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EXECUTIVE SUMMARY

This Environmental Assessment (EA) has been prepared in support of a Major Project application for a residential subdivision at Mundamia, located within the Shoalhaven City Council's New Living Area No. 5 which is to the west of the Nowra township. The application is made pursuant to Part 3A of the Environmental Planning and Assessment Act, 1979. The development is a major project given the location of the site within the Coastal Zone, and the scale of this subdivision which proposes 312 lots, well in excess of 25 allotments which trigger these provisions.

A Preliminary Assessment was submitted to the Department of Planning on 18 June 2008 to which the Minister subsequently replied by accepting the project as a Major Project and issued Director General's Requirements for the project. The DGRs were initially issued for a limited period which has subsequently lapsed, and as a result, amended DGRs were issued on 20th October 2010 reflecting new requirements. This Environmental Assessment considers the issues raised by the Director-General of the Department of Planning in the Environmental Assessment Requirements, issued 20th October 2010.

The proposed subdivision plan provides for the development of 312 residential allotments, one rural residential allotment, and public reserves, in a traditional Torrens Title scheme. This subdivision is within the residential release area proposed to be zoned R1 under the provisions of Draft Shoalhaven LEP 2013 to implement the *Nowra Bomaderry Structure Plan* (NBSP) adopted by SCC and endorsed by the Department of Planning.

The rezoning of the whole Mundamia release area in accordance with the NBSP envisages the creation of 720 residential dwellings (over a number of landholdings) and 9.5 ha of environmental conservation zone. This proposed zoning outcome is the result of extensive environmental studies carried out as part of the NBSP and consultation with the Department of Environment and Climate Change (DECC) and other agencies. The rezoning outcome is based on the creation of a residential R1 zone over the less constrained land being primarily highly disturbed and of lower habitat value, whilst rezoning the higher quality biodiversity land to E2 Environmental Conservation to enable its ongoing preservation.

The development will be undertaken in 12 stages, developed over a number of years dependent on market conditions.

In preparing this EAR, the following separate reports have been prepared to address the Environmental Assessment requirements and are relied upon: