

The proposed development builds upon established social infrastructure provided in the locality in the form of the Shoalhaven Campus of the University of Wollongong and TAFE, whilst the site will be serviced with all other essential infrastructure including reticulated water and sewer services, underground electricity and telephone services.

The proposal is recommended for support.

## **1.2 THE PROPONENT**

The proponent is Allen Price and Associates (APA), as agents for Twynam Mundamia Pty Ltd, who are the developers of the proposal.

## **1.3 NEED AND JUSTIFICATION**

The proposal seeks consent to a subdivision proposing the development of 312 residential allotments at Mundamia to the west of the Nowra township, along with 1 residual large lot residential allotment containing an existing rural dwelling. Mundamia is a new living area identified by SCC in order to provide for residential expansion consistent with its growth strategy, and as identified in the NBSP and the *South Coast Regional Strategy* (SCRS). The NBSP has demonstrated a need to provide additional lands for urban development to accommodate the continuous growth rate which has been experienced, and anticipated to occur in the future.

SCC in conjunction with the DoP, and the relevant infrastructure supply agencies have planned for the development of Mundamia as evidenced by the various growth strategies, and the preparatory planning and design work that is currently being undertaken.

## **1.4 ALTERNATIVES**

In the consideration of Mundamia as a residential growth area, SCC has previously undertaken a number of studies in order to identify constraints and opportunities. Of particular note is the ecological analysis that has been prepared which has identified those areas which have higher ecological values and which are deemed unsuitable for urban development. Furthermore, our client has engaged with SCC to prepare a Masterplan for Mundamia in order to guide its development.

The result of the above is that constraints and opportunities were identified at an early stage, and whilst alternative subdivision layouts are available, by and large, the major constraints and overarching subdivision footprint and pattern have been pre-determined. Notwithstanding this, separate assessment undertaken as part of this EA has reconfirmed the constraints and opportunities which have been previously identified.

Finally, the new living area to be known as Mundamia has been identified in the NBSP as being favourable for short-term development. This is primarily due to its siting in close proximity to the Nowra township, and also being south of the Shoalhaven River and thereby avoiding traffic impacts on the existing river crossing which already experiences high traffic volumes.

## 2.0 SITE AND SURROUNDS

### 2.1 SUBJECT SITE

The subject site is made up of Lot 3 DP 568613 and Lot 384 DP 755952, Mundamia, within the City of Shoalhaven Local Government Area. Mundamia is identified within the Nowra Bomaderry Structure Plan as Living Area No. 5. These allotments are referred to throughout this report as 'the site'.

The parcels have the following characteristics:

<i><b>Lot</b></i>	<i><b>Area</b></i>	<i><b>Improvements</b></i>
Lot 3 DP 568613	21.63 hectares	Single dwelling (see <b>Plate 1</b> ) with rural shedding
Lot 384 DP 755952	21.5 hectares	Single dwelling (see <b>Plate 2</b> ) with rural shedding and a number of dilapidated buildings



**Plate 1:** View of existing dwelling on Lot 3 DP 568613.



**Plate 2:** View of existing dwelling on Lot 384 DP 755952.

The dwelling on Lot 3 DP 588613 (**Plate 1**) is proposed to be retained in the residual large lot residential allotment, whilst the dwelling and improvements on Lot 384 DP 755952 (**Plate 2**) are to be demolished to enable the residential subdivision to be undertaken.

The site, and some adjoining land, is currently proposed to be zoned predominantly R1 under Draft Shoalhaven LEP 2013 to enable its use for residential purposes. **Plate 3** shows the cleared nature of a portion of the site.

The site ranges in height from 36 m to 70 m AHD and is mostly level to gently undulating however it does steepen towards the eastern section.



**Plate 3:** View of cleared land proposed for urban development.

The site adjoins the following:

- undeveloped forested lands to the east and includes land which contains Flat Rock Creek;
- undeveloped lands to the west which are owned by SCC and the NSW Aboriginal Land Council are also contained within the Mundamia Living Area No. 5 and are likely to be the subject of further residential development in time;
- the Shoalhaven Campus of the University of Wollongong and TAFE (see **Plate 4**) to the south-west;
- undeveloped Crown Land which also contain Flat Rock Dam are sited along the eastern end of the southern boundary of the site;
- along the western end of the southern boundary of the site are undeveloped lands owned by the NSW Department of Education;
- to the north are privately owned lands developed for rural and rural residential purposes (refer **Plates 5 and 6**).





**Plate 4:** Shoalhaven Campus of University of Wollongong and TAFE.



**Plate 5:** View of adjoining site.



**Plate 6:** View of adjoining site.

The site is largely cleared and used for agricultural purposes, however some forest vegetation is located within the eastern and northern portion of the site, identified as Grey Gum – Blue-leaved Stringybark Forest Woodland.

Vehicular access to the site is provided via George Evans Road and Jonsson Roads.

**Figure 1** is an existing site survey plan which shows the location of the land, its size and shape, contours and location of existing buildings. Further, **Figure 2** is a Site Analysis Plan and Locality Context Plan which identifies existing natural and physical elements applicable to the site and its development, and shows the location of the property and

the siting of nearby features and facilities including other developable lands, the Shoalhaven Campus of the University of Wollongong and TAFE and established urban area of West Nowra. Finally, an aerial photograph of the site and surrounds is also included in **Figure 2**.

## **2.2 LOCAL CONTEXT**

Mundamia effectively is a new area, identified in the NBSP as the site for future residential growth. Mundamia is sited approximately 2 km west of the township of Nowra, which is the closest major regional town.

The urban area of Nowra consists of a number of localities including Bomaderry, North Nowra, Worrigea and South Nowra and based on the most recently available data, has a combined population of some 25,322<sup>1</sup>. Population growth within these areas has been relatively strong and a compound growth rate of 1.9% and 1.1% was experienced for the periods of 1991 - 1996 and 1996 – 2001 respectively.

At present, Mundamia is largely undeveloped apart from established rural and rural residential properties; however it is close to the established site of the Shoalhaven Campus of the University of Wollongong/TAFE (**Plate 4**).

Access to Mundamia is provided via Yalwal Road which is a sealed public road maintained by SCC and links with Albatross Road to the south of the Nowra Township.

Nowra is provided with a wide range of commercial, retail, educational, medical and social infrastructure to service the 30,000 strong local population and surrounding rural areas and small coastal villages.

The Shoalhaven River physically separates North Nowra and Bomaderry from the Nowra CBD and southern localities. The Shoalhaven River meanders its way to the coast and the site is located approximately 250 metres south of a bend in the River. Although located in relative close proximity to the site, its relationship with this water course is restricted due to substantial sandstone cliff faces which impede physical connectivity.

**Figure 2** is a Locality Context Plan showing the site within the context of Nowra, roads and other local features.

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<sup>1</sup> Population Profile 2001 Published by Shoalhaven City Council

### **2.2.1 Existing Land Uses**

In the vicinity of the site, existing land uses comprise predominantly rural and rural residential development, with the exception of the education precinct formed by the Shoalhaven Campus of the University of Wollongong and TAFE.

The current provisions of Shoalhaven LEP zone land in the vicinity of the site a variety of rural, open space, special use and environmental protection purposes.

## **2.3 LANDSCAPE CHARACTER**

### ***Regional***

The regional landscape is dominated by relatively flat coastal and riverine plains associated with the Shoalhaven River, grading to the steep slopes of the Cambewarra Range to the west. The Shoalhaven River meanders through the Shoalhaven Floodplain and it joins the Crookhaven River as it approaches the Shoalhaven Bight.

The actual coastline is dominated by prominent headlands, long sandy beaches and dunal wetlands.

Regionally significant topographic features include the Cambewarra Range to the north of the site, and Nowra Hill to the south.

### ***Mundamia***

The area of Mundamia is sited to the south of the Shoalhaven River. The local landscape is gently undulating and vegetated with tall forest in areas not subject to historical clearing for residential development or grazing activities.

Prominent features in the local landscape include the Shoalhaven River and Thomsons Point to the north of the site.

## **2.4 BUILT ENVIRONMENT**

In the vicinity of the site, built development is very limited due its rural character.

The area displays no particular built character or architectural style.

To the south of the site is the education precinct comprising the Shoalhaven campus of the University of Wollongong and TAFE campus. This development is contained within the one complex and consists of a single building having a contemporary design.

**Plate 4** shows this site.

### **2.4.1 Likely Future Character**

Development within Mundamia will be undertaken subject to a Masterplan prepared on behalf of Twynam Mundamia Pty Ltd and SCC. This has resulted in a conceptual subdivision pattern, and the adoption of a number of principles that will be applied to guide future planning decisions.

In relation to the built form, the following principles are considered to have relevance in determining the future character:

- Provide a residential living area of unique character and ambience which will provide a different choice to Worrigea and West Nowra.
- The rural landscaping along the University access road be extended via a major spine road through the subdivision to northern focal point at Thompson's Reserve.
- Commercial Centre including a village shop, community hall and public open space be located on the major spine road towards the southern boundary of the properties, within walking distance of the University. Following agreement of the main landowners, including Shoalhaven Council, it has been agreed that the village shop and community hall be located on Council land which is to be developed and is the subject of a separate development proposal. **Annexure 13** contains a copy of the File Note from Shoalhaven Council of this agreement.
- The passive open space be integrated with the major spine service road rather than "small pocket" reserves.
- The major east/west collector road shown on the Nowra Bomaderry Structure Plan be incorporated as an APZ zone on the southern boundary of the site.
- The internal road layout and provision of services must allow each owner to develop independently.
- Both high quality and affordable medium density to be located in the vicinity of the commercial/community area within walking distance of the University.
- The existing George Evans Road needs to be retained to provide access to the western residential sector and Jonsson Road to be included as an APZ perimeter road.
- The perimeter road around the total precinct to act as an APZ zone.
- Ensure a bus route can circulate through the subdivision, starting and finishing at the Community/Commercial focal point.