

Figure 5: New Living Areas adopted by NBSP.

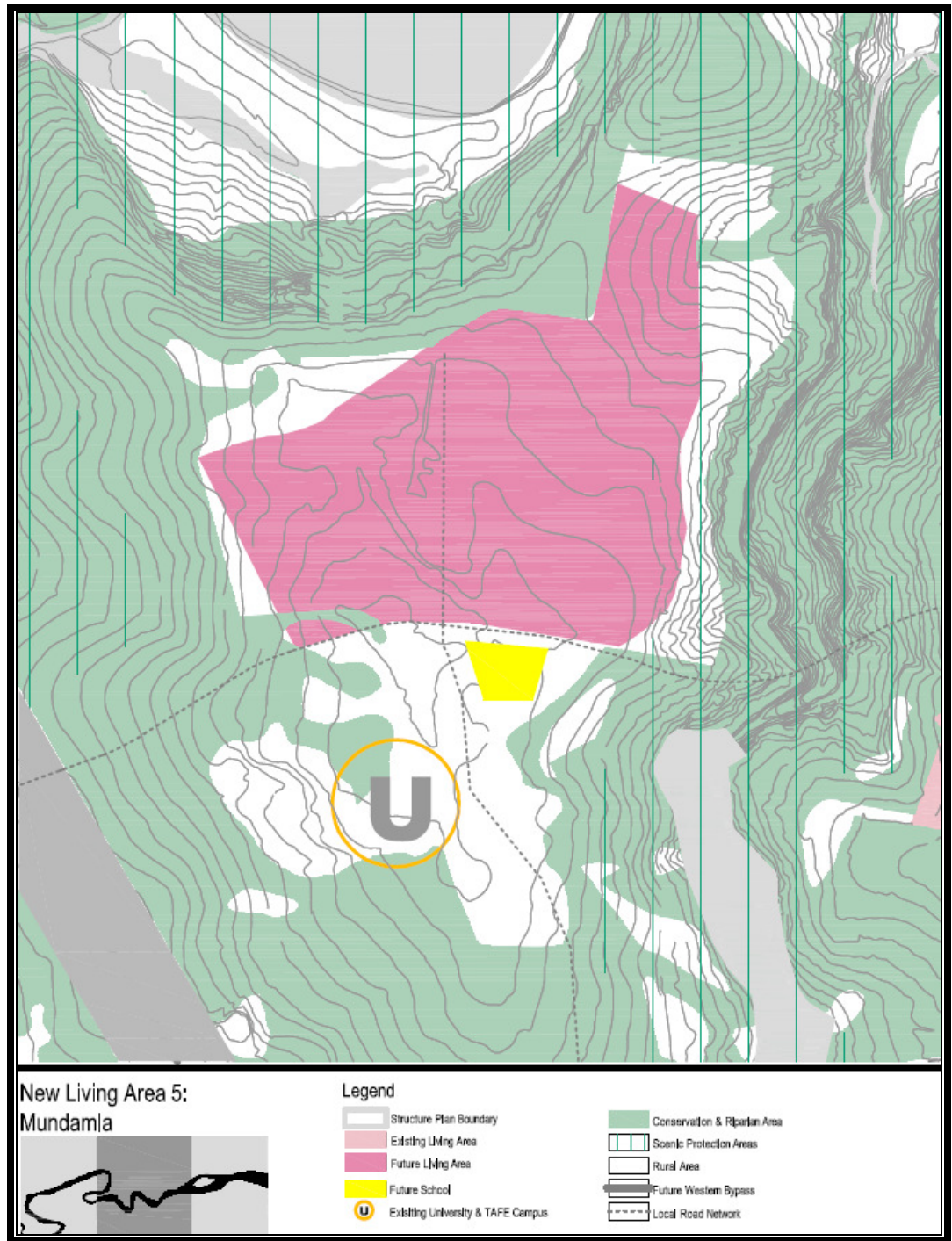


Figure 6: Mundamia New Living Area No. 5.

The NBSP adopts a Desired Future Character for the New Living Area at Mundamia as follows:

"The neighbourhood of Mundamia will be a contained area of residential development to the west of Nowra, within an area of abundant native bushland. This is an asset to be preserved and protected as a significant part of the biodiversity and natural processes in the area. The neighbourhood will achieve a high level of environmental performance to ensure the quality of watercourses in close proximity to the neighbourhood, being the Shoalhaven River, Flat Rock Dam, Flat Rock Creek, Cabbage Tree Creek and numerous tributaries into the creeks.

The neighbourhood will afford views and vistas to Cambewarra Range and adjoining bushland. The bushland will provide a valuable natural setting for the neighbourhood and determine the local landscape character. An entry point into the neighbourhood will communicate a sense of arrival and contribute to neighbourhood identity. Residential development will consist of a mix of medium density and detached dwellings.

A grid based street layout will provide a connected movement system, and include a wide main street running north/south from the neighbourhood entrance. The neighbourhood is in close proximity to the Nowra campus of Wollongong University and Thompson's Point rock climbing area. Opportunities for linkages between these areas will be developed through convenient movement and access and the provision of services and facilities within the neighbourhood such as small scale commercial activities and short term accommodation for visitors and students."

The NBSP also adopts Planning and Design Principles for the locality as follows:

"The neighbourhood will achieve a considered balance between urban development and the protection of environmentally significant areas. Threatened species and valuable ecological communities will be retained and protected through appropriate land use zones, continuous riparian corridors, stormwater and drainage management. The natural bushland adjoining the neighbourhood will be conserved. The local landscape character of the neighbourhood will be enhanced by retaining existing vegetation within open spaces, road reserves and on individual lots, where appropriate. Planting local native species in open spaces, streets and private gardens will also contribute to the local landscape character.

View corridors along streets will provide long distance views of the Cambewarra Range and adjoining bushland. Views from along the Shoalhaven River to the steep river embankments and native vegetation will be preserved by providing a treed buffer between the neighbourhood and the river.

An entry point into the neighbourhood will create a sense of arrival and place. A grid based street layout is required that is predictable, easy to navigate (legibility) and move through (permeability), and maximises north/south facing lots (optimising the potential to minimise energy use). George Evans Road (off Yalwal Road) will provide vehicle access to the neighbourhood and connections to the University and Thompson's Point rock climbing area will be maintained.

Access points for pedestrians and cyclists to the adjoining bushland will be formalised to clearly define access routes. In some instances it will be necessary to restrict public access to adjoining areas that are environmentally significant.

Meet current planning requirements for coastal land, threatened species and potential natural hazards."

3.4.3.3 Masterplan – Mundamia

Following on from NBSP, SCC has, in conjunction with our client, pursued a masterplanning process in order to guide the final design and form of the subdivision. At its meeting of 22nd July 2008 considered a report of its Property Steering Committee regarding the Mundamia Masterplan and resolved that:

- a) *Council adopt the Masterplan (Ref: Mundamia New Living Area No 5 dated 03/07/08) and the road geometry (including the roundabout) (Ref: 24532-11 Option A) and proceed to open and close the appropriate roads to achieve the Masterplan;*
- b) *Higher Density zoning be applied to the south of the commercial areas on both sides of the spine road.*

The Masterplan was prepared by the Cox Group on behalf of Malbec Mundamia Pty Ltd (the then developer which has subsequently become Twynam Mundamia Pty Ltd) and the SCC, following an extensive assessment of the constraints and opportunities presented by the site and surrounds. This included consideration of flora and fauna matters, bushfire constraints, traffic and access, heritage (aboriginal and non indigenous), social infrastructure and urban design principles.

This process resulted in the preparation of an overall Masterplan for the locality which is shown as **Figure 7** and **8**.