



CHANGES TO NARRAWALLEE SUBDIVISION APPROVED WITH CONDITIONS TO PRESERVE GREEN SPACE

16 April 2019

The Independent Planning Commission (IPC) has imposed conditions on its approval of changes to a residential subdivision on the state's south coast that will ensure green space is preserved.

Locals had expressed concern about the loss of bushland reserve and a children's playground if a proposal to reconfigure the Narrawallee subdivision and increase the number of residential lots from 166 to 172 was given the green light.

Commissioners Soo-Tee Cheong and Stephen O'Connor were appointed by IPC Chair, Professor Mary O'Kane AC, to determine the modification application. They met with the applicant, representatives of the Department of Planning & Environment and Shoalhaven City Council - and conducted an inspection of the site and surrounding area.

A public meeting was also held in Ulladulla earlier this month to allow the Commissioners to hear the community's views on the proposed changes.

After considering all the evidence and weighing the community's views, the Commission has today (Tuesday 16 April 2019) determined to approve the modification application – subject to conditions of consent that amend the subdivision layout to create four additional lots instead of six.

While the size of a proposed public reserve within the subdivision will be reduced, two residential lots and a pathway will make way for a green space that will link to an existing public reserve to the south of the subdivision where children's play equipment will be installed.

In its Statement of Reasons for Decision, the Commission concluded the application is in the public interest because:

- the amendment to the subdivision layout, including dedication of lots 803, 804 and the pathway as a public reserve, would enhance accessibility, increase public surveillance and ensure the provision of child's play facilities to support residents into the future
- the amended subdivision layout would enable connectivity of the existing public reserve to the south and the central bushland reserve to the north, and
- the revised subdivision will continue to provide benefits as originally envisaged under the Project Approval with minimal environmental impacts.

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“The Application achieves an optimal balance between the relevant economic, environmental and social considerations that form part of the decision-making process,” the Commission found.

“The outcome will be that the size of the southern public reserve will be reduced thereby addressing Council’s concerns regarding increased maintenance costs in the future.

“The Application will also enable some additional residential lots to be created to satisfy the likely demand for housing in the future. In addition, the Application would achieve orderly and economic use and development of the Site and remain consistent with the requirements of the Project Approval,” it concluded.

The Commission’s Statement of Reasons for Decision can be read in full here:

<https://www.ipcn.nsw.gov.au/projects/2019/02/narrawallee-residential-subdivision>

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