



MUNDAMIA SUBDIVISION RECEIVES GO-AHEAD

23 December 2019

The Independent Planning Commission has given the go-ahead for a major new residential subdivision near Nowra, on the state's south coast.

Jemalong Mundamia Pty Ltd (the Applicant) sought planning approval to develop a 41-hectare parcel of land – part of the Mundamia Urban Release Area – located 2.5km west of the Nowra town centre.

Under the \$14.4 million proposal, the site would be subdivided into 308 residential lots, comprising low and medium-density dwellings.

The Department of Planning, Industry and Environment completed its whole-of-government assessment of the state significant development application in July this year but referred it to the Commission for determination because the Applicant had made a reportable political donations disclosure.

Commissioners Ross Carter (Panel Chair) and Chris Wilson were appointed to consider the matter and make a final decision. They met with the Applicant, Department and Shoalhaven City Council and conducted an inspection of the site and surrounding areas.

The key issues identified for consideration by the Commission were subdivision design, biodiversity, hydrology and stormwater management, traffic and bushfire risk.

Notably, the Commission engaged an independent expert to undertake a peer review of the bushfire risk mitigation strategies proposed by the Applicant and the Department.

After a thorough examination of all the evidence, the Commission has today (Monday 23 December 2019) determined to approve the SSD application, subject to conditions, finding (in summary):

- the minor non-compliances with the Shoalhaven Development Control Plan can be resolved via the recommended conditions
- the provision of a Neighbourhood Safer Place, sufficient Asset Protection Zones (APZ) and mitigation measures in accordance with *Planning for Bushfire Protection 2006* (including APZ maintenance measures, construction standards, water supply measures, gas and electricity supply protection measures, and a perimeter road) will provide an acceptable solution to potential bushfire impacts
- the proposal can provide an appropriate recharge and stormwater management system to maintain pre-development flows and water quality to the groundwater dependent ecosystems located downstream of the development, subject to recommended conditions

.../2

- the offsite traffic impacts would be appropriately mitigated by the upgrades required under Council's Contributions Plan, and the provision of two additional roundabouts within the site would optimise traffic safety
- the extent and nature of potential impacts to biodiversity can be appropriately mitigated and managed, subject to the recommended conditions

In its Statement of Reasons for Decision, the Commission concluded the Application is "in the public interest because it will provide for residential development within an identified urban release area, [and] the likely environmental impacts can be adequately addressed through management and/or mitigation measures."

"The Commission has determined to approve the Application, subject to conditions. These conditions are designed to prevent, minimise and/or offset adverse impacts on the environment and community," it stated.

The Commission's full Statement of Reasons for Decision is available here:

<https://www.ipcn.nsw.gov.au/projects/2019/07/mundamia-residential-subdivision-ssd7169>

Disclaimer

This media statement has been prepared by the Commission's media unit for general information only. It does not form part of the Commission's Statement of Reasons for Decision, and should not be read as part of, or as a substitute for, that Statement of Reasons for Decision.