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16 December 2020

Planning Secretary  
NSW Department of Planning – Industry and Development  
12 Darcy Street  
Parramatta 2150

Dear Sir or Madam

## RESPONSE TO ILLAWARRA SHOALHAVEN REGIONAL PLAN ON EXHIBITION – MEROO MEADOW

Having done related work in planning in the Shoalhaven for the past two decades, I have observed the demands for the Region to respond to population growth. I am very familiar with the Moss Vale North and South Urban Release Areas (URAs) and with my experience I make this submission.

I have lived in the [REDACTED] development, a residential setting developed on the basis of 1-acre (0.42Ha) allotments. The style of development is exceedingly successful and has a place in the future planning, in particular Meroo Meadow as being the obvious area for future urban expansion.

As not to overcrowd the future by medium density, my submission is to urge NSW Department of Planning to use a strategy for satisfying the District for all types, and as not to defer the intention to introduce a **Growth Strategy** into the new REP so that Shoalhaven City Council can work with the expansion without delay.

My investigations into the open space available land for urban expansion investigated the area between the Moss Vale North URA (MVNURA) and northwards to Boxells Lane, Meroo Meadow, and the Princes Highway to the east. I note there are several parcels of land currently zoned Rural (R1) which are now severely affected by the significant development of the Princes Highway, together with electricity substations and the suburban sprawl or ribbon development of services stations and light industrial developments adjacent the Highway.

In consideration of Moss Vale URA on foot, medium density is set to satisfy immediate population expansion. However, given the impact of recent developments my submission is to sensibly plan for **Rural Residential Zoning** of the land adjacent and west of the Princes Highway between the "Tartarian Estate", the MVNURA and Boxells Lane. Such would protect the visual aesthetics adjacent the Princes Highway for the longer term and not result in the all-too-familiar clutter of 'boxes'.

**Rural Residential Zoning** will cater for the lifestyles Australians are seeking. I have no need to elaborate on this aspect with professional planners respecting recent trends.

I draw attention to the flood affected land east of the Princes Highway as not being as suited to residential expansion as the west side. Of course, notwithstanding there is a considerable part of the rural land west of the Highway which is also flood prone.

To strengthen my submission for an immediate **Growth Strategy** I recite the following extracts:

#### Illawarra-Shoalhaven Urban Development Program: Update 2016

*"Development of the Nowra-Bomaderry URAs (and potentially the longer-term investigation areas) will be staged to meet the varying needs of the community and to ensure development occurs in a coordinated manner. Timely and coordinated development of these areas will ensure a continuing supply of new urban land to maintain the growth and function of Nowra as a major city. Meroo Meadow (long term investigation area), Moss Vale Road North, Moss Vale Road South..."*

This extract...

Illawarra-Shoalhaven Urban Development Program: Update 2016		
Table 24: Nowra-Bomaderry Release Areas		
Release area	Comments	Approximate Capacity (dwellings)
Meroo Meadow <i>Planned release area – longer term investigation</i>	Meroo Meadow, located north of Nowra, covers 185ha. The site is currently not zoned for urban use and is currently under long term investigation. Whilst there is some capacity in the electricity sub-transmission system to service initial development, water and sewer servicing is likely to be available in the medium to longer term (5-10 years). Development is expected to occur in the longer term 10+ years, with the potential to yield approximately 2,220 dwellings.	2,220

#### Illawarra-Shoalhaven Urban Development Program: Update 2018

*"There is some capacity in the adjacent network to service this release area for the short term. Developers need to apply for and deliver "lead-in" distribution works to service individual developments within the release area. Over the medium term, Endeavour Energy will monitor the need to upgrade upstream infrastructure and, depending on connection rates and demand, initiate upstream works. A site for a new zone substation in the Cambewarra area will need to be secured and Endeavour Energy (subject to regulatory investment tests) plans to deliver a new Cambewarra zone substation in 2024/25."*

#### Summary

Shoalhaven City Council recently advised it is powerless to support any development to improve the immediate future of Meroo Meadow. An identified **Growth Strategy** is required to foster sensible expansion to meet future needs. MVNURA and MVSURA are set to facilitate population growth in the District.

My submission is a request to embrace **Rural Residential Zoned** development as soon as possible in an effort meet a special corner of increasing demand while protecting the visual aesthetics and lifestyle choices for the public.

Finally, in support of the 'as soon as possible' (abovementioned), I rely on the Illawarra-Shoalhaven Urban Development Program: Update 2016 table above stating "...medium to longer term (5-10 years)" made in 2016. The 5-year term is upon us as we enter into 2021.

Yours faithfully,  


cc: Mr Gareth Ward, Hon. Member for Kiama, Minister for Families, Communities and Disability Services.