



15 December 20

Mr Jim Betts  
Planning Secretary  
NSW Department of Planning, Industry & Environment  
12 Darcy Street  
PARRAMATTA NSW 2150

Dear Sir,

**ILLAWARRA SHOALHAVEN REGIONAL PLAN  
SUBMISSION ON BEHALF OF DOUGLAS & JENIFER SYMES**

This submission is in support of the actions with the Plan that seek to provide a framework for housing supply and diversity in the Illawarra Shoalhaven and specifically advocating for the inclusion of rural-residential lifestyle lots in close proximity to growth areas in order to leverage off infrastructure and services. Specifically, Meroo Meadow as a place for 1-acre lifestyle lots. This will contribute to the delivery of housing, diversity in choice, with the locational advantages of proximity to Nowra and all the services the regional city has to offer.

A key role of the Plan is to monitor land for housing and the importance of delivering housing across the region that supports centres, their businesses and services. Nowra as the City Centre vitality depends on population density as well as tourism to thrive economically.

Centres like Nowra are supported by residents from adjoining suburbs like Bomaderry. Meroo Meadow offers the opportunity to deliver additional housing stock on the fringes that is well planned, coordinated and leverages of new services. Meroo Meadow provides an ideal location for rural residential/lifestyle lots. Lifestyle lots when provided within a well-defined framework/ key area help to frame the entry to the area/town and provide transition in the landscape between the rural areas, the suburbs and then the city centre.

Rural residential in Meroo Meadow can easily leverage off the Nowra Bomaderry Growth Area and the investment in health, entertainment and tertiary education that exists in Nowra. Forward Planning these areas and clearly identifying opportunities also mitigates against ad-hoc planning proposals that are not aligned to areas where infrastructure exists or is planned.

**Urban Growth Areas:**

The Plan identifies the Nowra-Bomaderry growth area. Meroo Meadow immediately adjoins the growth area off Moss Vale Road and is ideally located to provide a transition from the scenic hinterlands to the growth area itself. Framing the development with larger lots in the order of 1 acre. It is consistent with the intent to protect the land from intensive subdivision while leveraging of infrastructure to be delivered in the growth area and providing support to the centres in the region

Lifestyle lots in Meroo Meadow align with the following objectives of the Plan:

Planning Development Commercial

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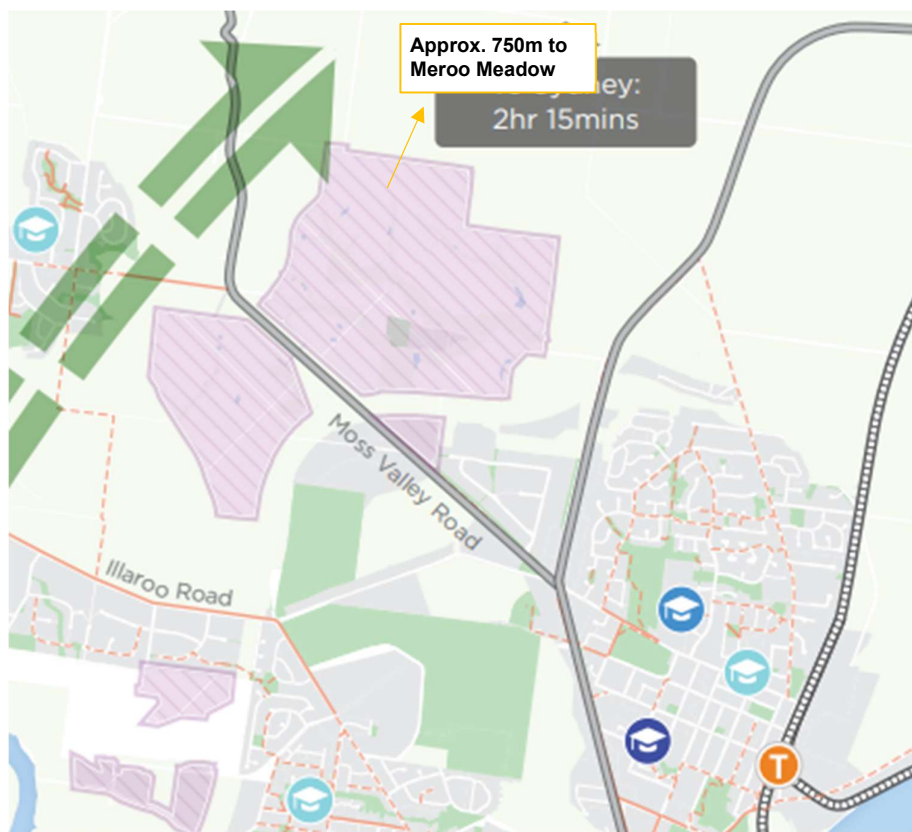
ABN 64 612 774 848

**Objective 2 Grow the region s Regional Cities:** *Nowra is a key regional city that supports the vision for the Illawarra Shoalhaven as a focal point for business, government and culture; a gathering place for civic events, community activities and social gatherings; and a destination for visitors.*

The Plan identifies Nowra-Bomaderry (along with West Lake Illawarra) as having a combined capacity for 37,600 lots. This housing supply should be distributed to allow for different product types including housing provided on the fringe that can contribute to housing choice diversity. The housing will support the activation of Nowra City Centre without significant impact on the scenic landscape of the area.

**Objective 18 Providing housing supply in the right locations:** The Plan identifies demand for 58,000 new housed by 2041. To truly balance the opportunities in new and established areas the Plan should strongly consider the role of lifestyle lots.

Meroo Meadow adjoins the nominated growth area which is the focus of the housing supply identified and its location leverages off the infrastructure being planned in line with the objective of providing *housing in the right locations.*



**Figure 1:** Location of Meroo Meadow from Growth area

**Objective 19 Deliver housing that is more diverse and affordable:** As recognised by the Plan, living in an affordable situation means people have more flexibility in whether they choose to live, helps them feel part of their community, and leads to a more even distribution of wealth in the community. Rural Residential/lifestyle lots provide people with alternatives to large rural parcels of land that are challenging to maintain or smaller parcels of land in suburbia that do not allow for lifestyle choices such as animals. Lifestyle lots provide opportunities for growing your own fruit and vegetables, ability to having animals such as hens, providing children with space to play and still relatively easy enough to maintain compared to larger rural properties. They provide a different feel to the suburban nature of Bomaderry. In line with the Plan, lifestyle lots in Meroo Meadow would allow for variety of homes sizes, locational difference, visual and scenic appeal offering lot sizes different to the traditional residential lot. Supporting lifestyle lots aligns with Strategy 19.1 in that it provides for and encourages a range of housing choices, housing types and lot sizes and more importantly in proximity to area that is identified



for growth, in proximity to a regional centre in need of activation, that can leverage of infrastructure and access to services.

This Plan presents an opportunity for State and Local Government to proactively plan for lifestyle lots and set principles for such development to be supported by planned infrastructure adjoining growth areas and in proximity to regional level services. Meroo Meadow is positioned to provide housing with lifestyle opportunities, providing choice in proximity to a regional centre.

Please contact us should you wish to discuss this matter further.

*Sincerely*  
**Anthony Barnes**  
**Town Planner**