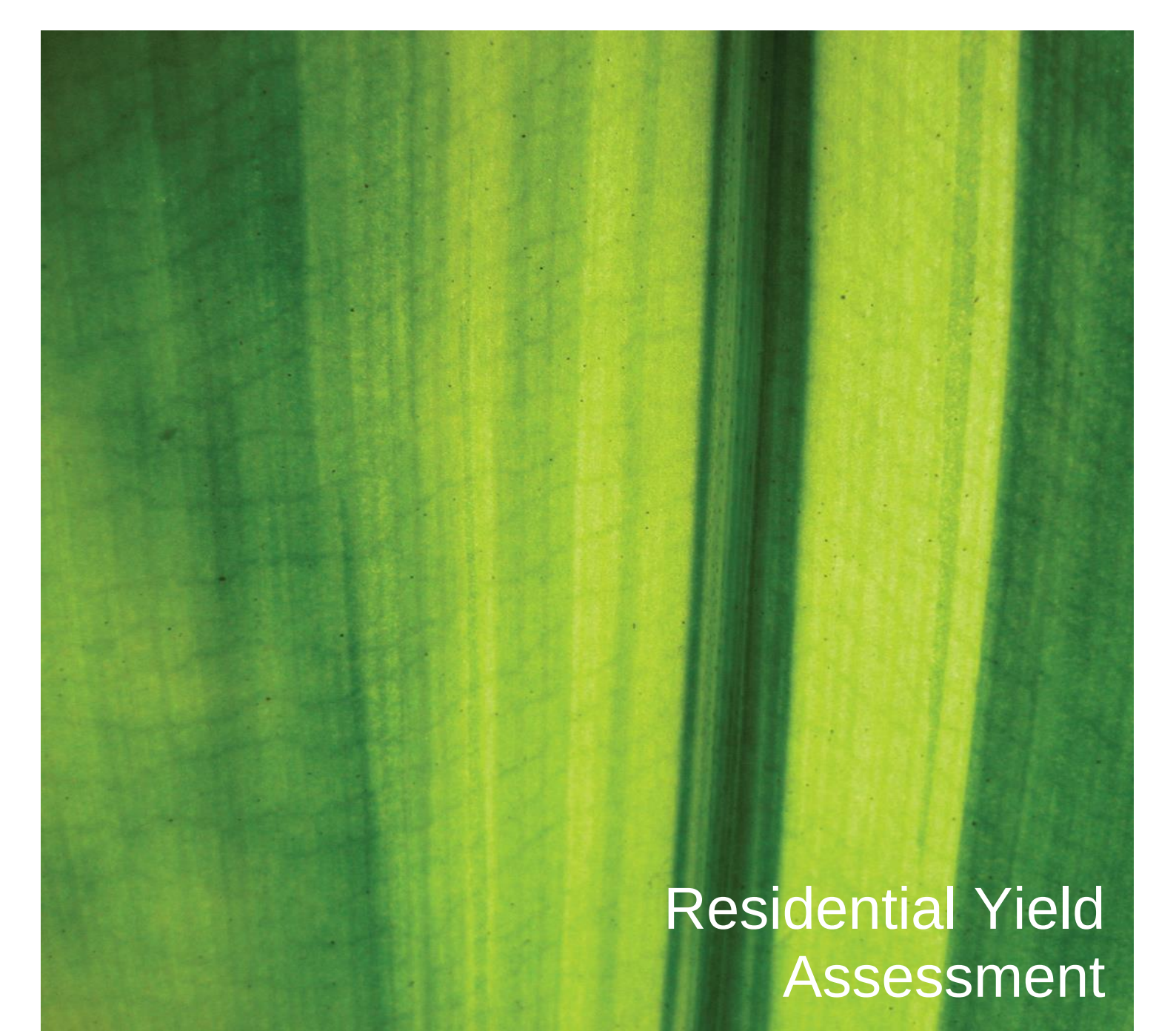




Residential Yield Assessment

North Nowra & Bomaderry

October 2015

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Report Number	Residential Yield Assessment – Final

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1 Introduction

This Report has been prepared by Urbis on behalf of *Southbank Land Pty Ltd* and *Huntingdale Developments Pty Ltd*, the land owners of Lot 24 in DP 714096, Warrah Road, North Nowra. Lot 24 is currently the subject of a Planning Proposal before Shoalhaven City Council, which seeks an amendment to the *Shoalhaven Local Environmental Plan 2014*, to rezone the site for residential accommodation and environmental conservation purposes.

This Report provides an assessment of the available land supply north of the Shoalhaven River within Bomaderry and North Nowra, and provides an estimate of the potential residential yield having regard to the existing constraints on future development.

1.1 BACKGROUND

The areas of interest identified in this Residential Yield Study have previously been assessed by Shoalhaven City Council through various strategic planning studies, as described below.

NOWRA BOMADERRY STRUCTURE PLAN

The Nowra Bomaderry Structure Plan was adopted by *Shoalhaven City Council* in 2006 and endorsed by the *Department of Planning and Environment* in 2008. The Structure Plan provides a framework for growth, development opportunities, and conservation measures in the Nowra Bomaderry area over 20 years.

The Structure Plan identifies four 'new living areas' for future residential development within North Nowra (refer Figure 1). The Structure Plan nominates an anticipated development yield of 3,830 lots across 313.5 hectares of 'new living area' land, with an average dwelling density of 12 lots per hectare (refer Table 1).

FIGURE 1 – 'NEW LIVING AREAS' NOWRA BOMADERRY STRUCTURE PLAN 2008

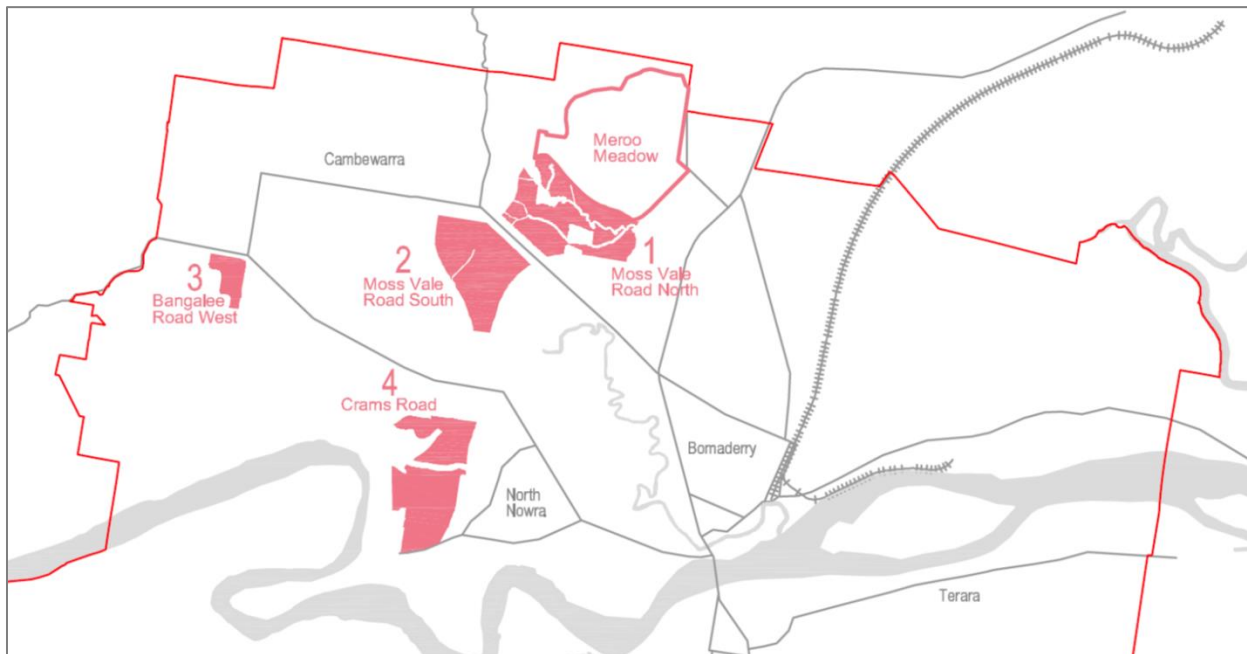


TABLE 1 – NOWRA BOMADERRY STRUCTURE PLAN

NEW LIVING AREA	AREA HA	DENSITY	DWELLING NO.
Area 1: Moss Vale Road North	108.0	12/ha	1,300
Area 2: Moss Vale Road South	99.3	12/ha & 15/ha	1,250
Area 3: Bangalee Road West	16.3	12/ha	200
Area 4: Crams Road	89.9	12/ha	1,080
Total	313.5	-	3,830

SHOALHAVEN LOCAL ENVIRONMENTAL PLAN 2014

The *Shoalhaven Local Environmental Plan (LEP) 2014* commenced on 22 April 2014 and replaced Shoalhaven LEP 1985 as the legal planning document for the Shoalhaven Local Government Area.

Suitable portions of the four 'new living areas' identified in the Nowra Bomaderry Structure Plan were rezoned for residential uses under the Shoalhaven LEP 2014. These areas are identified as 'urban release areas' and are subject to specific provisions relating to State infrastructure contributions, public utility infrastructure, and development control plans.

AVAILABLE LAND SUPPLY NORTH OF SHOALHAVEN RIVER BOMADERRY, NORTH NOWRA

A residential yield assessment, titled 'Available Land Supply north of Shoalhaven River Bomaderry, North Nowra' was prepared by Shoalhaven City Council's Nowra Bomaderry Control group in August 2015. The assessment forecasts an additional 5,533 residential dwellings in the Nowra Bomaderry Structure Plan Area, at an average of 221 additional dwellings per year.

The assessment includes the four 'urban release areas' rezoned for residential uses through the Shoalhaven LEP 2014. As well as other future subdivision opportunities of residential zoned land parcels north of the Shoalhaven River.

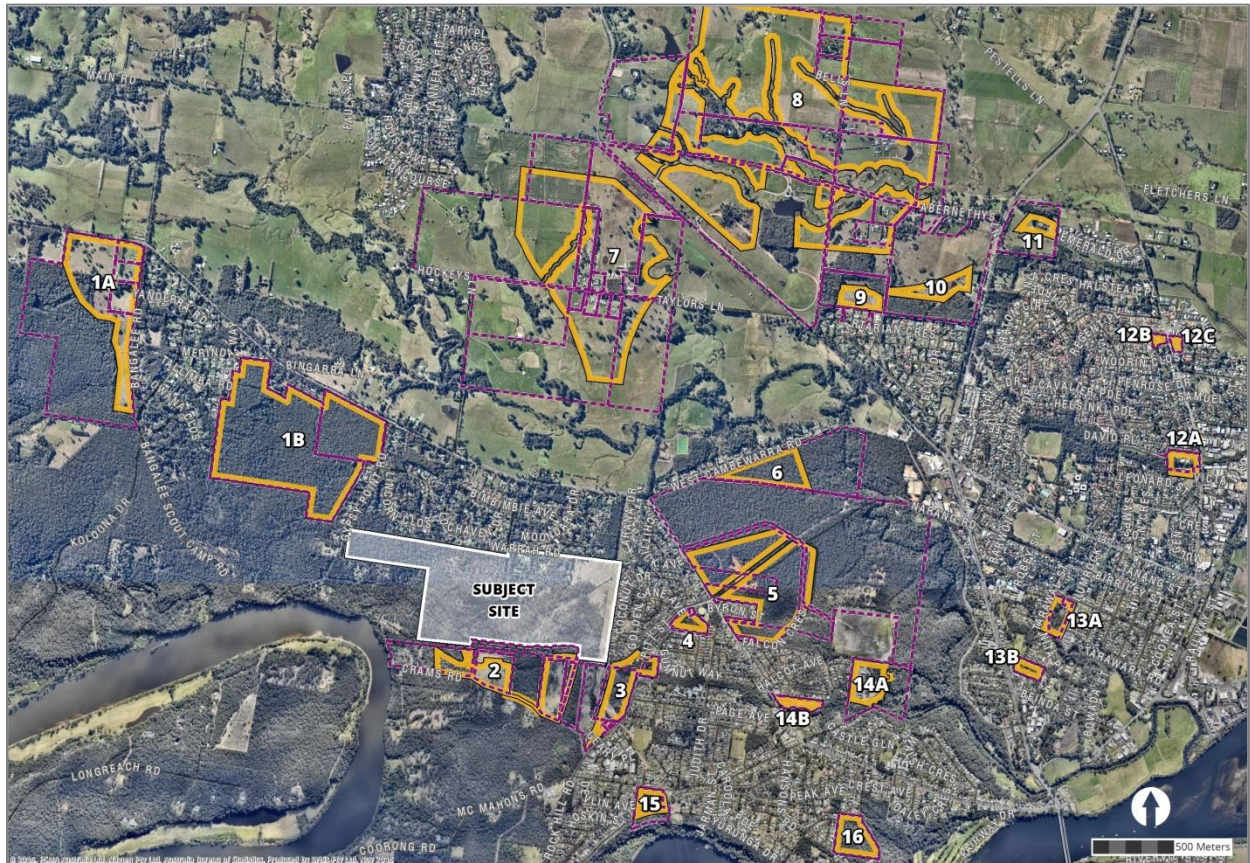
2 Residential Yield Assessment

2.1 METHODOLOGY

Geographic information system (GIS) mapping was used to identify underutilised or vacant land, zoned for residential uses, north of the Shoalhaven River within North Nowra and Bomaderry. A total of sixteen areas of interest were identified (refer Figure 2).

Four of these areas are classified as 'urban release areas' under the *Shoalhaven Local Environmental Plan 2014* and eight were identified as 'available land supply' by the Nowra Bomaderry Control Group.

FIGURE 2 – NORTH NOWRA AERIAL PHOTO



A gross potential yield was calculated for each of the areas of interest, based on the relevant land use zoning and minimum lot size under the *Shoalhaven Local Environmental Plan 2014* (refer Figure 3). A standard dwelling density of 12 lots per hectare was applied to all R1 General Residential zoned land with a minimum lot size of 500m². A standard dwelling density of 2-3 lots per hectare applied to all R2 Low Density Residential or R5 Large Lot Residential zoned land with a minimum lot size of 3,000-4,000m².

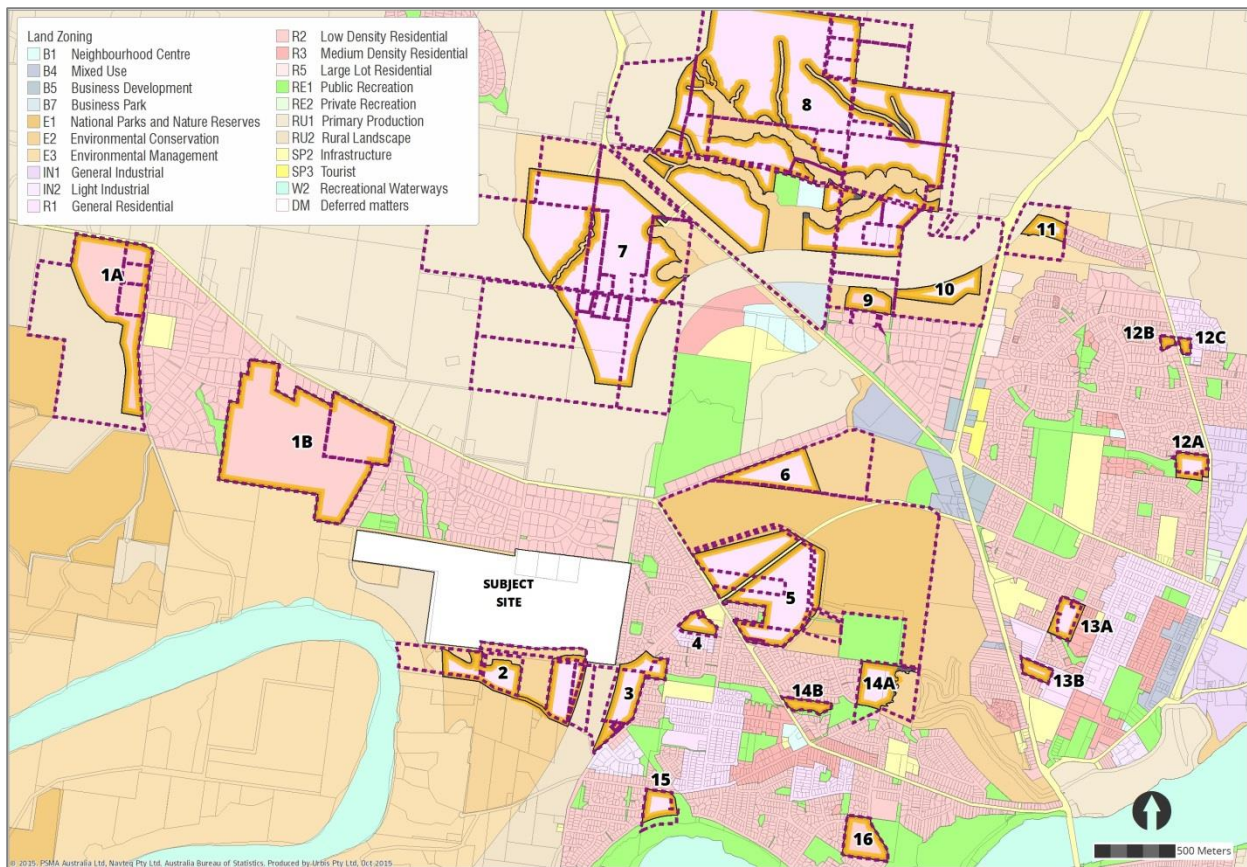
The areas of interest were critically analysed using NSW Government and Shoalhaven City Council records, and constraints on development were recorded. The constraints identified included:

- Fragmented land ownership;
- Proximity to existing infrastructure services;
- Vegetation coverage;
- Bushfire prone land;

- Adjoining or adjacent incompatible land uses;
- Flood plain areas;
- Riparian land and watercourses;
- Terrestrial biodiversity, including habitat corridor and significant vegetation;
- Scenic protection areas;
- Aboriginal cultural heritage;
- Strategic agricultural land
- Sensitive coastal location; and
- Rare or threatened flora and fauna.

A net potential yield was calculated for each of the areas of interest, having regard to the identified constraints on development and the associated impact on residential yield.

FIGURE 3 – NORTH NOWRA LAND USE ZONING PLAN



2.2 AREA 1 – ILLAROO ROAD, TAPITALLEE & BANGALEE

Area 1 comprises two portions of underutilised R2 Low Density Residential zoned land located on Illaroo Road, Tapitallee and Bangalee (refer Figure 4). Area 1B was identified in the Shoalhaven City Council “Available Land Supply north of Shoalhaven River Bomaderry, North Nowra” Report dated August 2015. The Report suggests the area has a future subdivision potential of 155 lots.

Area 1A and 1B has been assessed in accordance with the methodology outlined in Section 2.1 and the results are provided in Table 2. The combined area comprises 90.4 hectares of residential zoned land with the capacity to provide up to 272 lots. However, this gross capacity is reduced significantly to 127 lots due to the existing constraints on development, including bushfire prone land and extensive vegetation coverage.

Note: there is an existing development approval for approximately 58 lots on part of Area 1B (Lot 1433 DP 1008407).

FIGURE 4 – AREA 1 AERIAL PHOTO

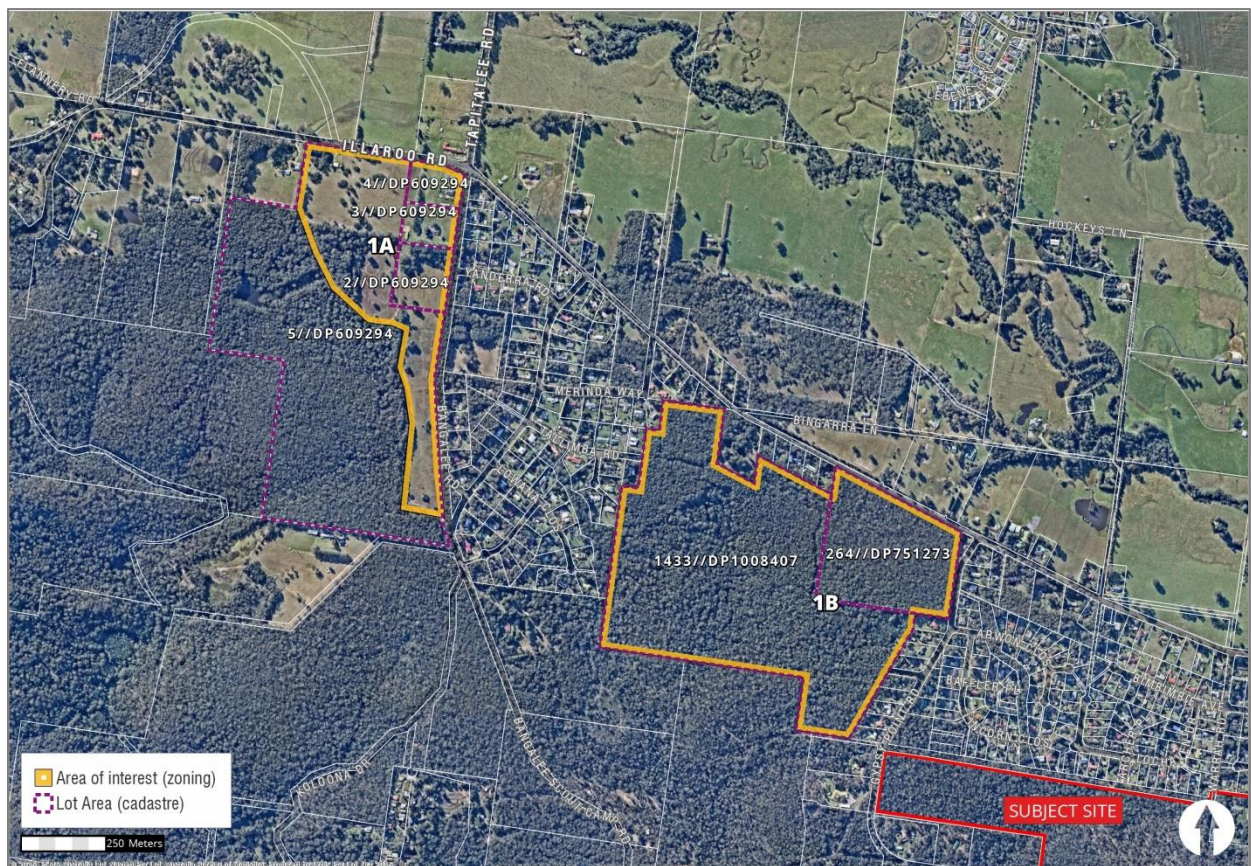


TABLE 2 – AREA 1 YIELD ASSESSMENT

ITEM	AREA 1A - ILLAROO ROAD, TAPITALLEE	AREA 1B - ILLAROO ROAD, BANGALEE
Number of Lots	4	2
Lot / DP	Lot 2-5 DP609294	Lot 264 DP751273 and Lot 1433 DP1008407
Lot Area	65.2 hectares	63.2 hectares
Land Use Zoning	R2 Low Density Residential	R2 Low Density Residential
Residential Zoned Area	27.2 hectares	63.2 hectares
Minimum lot size	3,000m ²	4,000m ²
Dwelling Density	3 per hectare	3 per hectare
Gross Potential Yield	82 lots	190 lots
Constraints on Development	▪ Bushfire prone; ▪ Fragmented ownership; ▪ Adjoins E1 National Parks and Nature Reserve zoned land; ▪ Intersected by Riparian Lands Watercourses; and ▪ Adjoins land identified for Terrestrial Biodiversity, including habitat corridor and significant vegetation.	▪ Bushfire prone; ▪ Adjoins E3 Environmental Management zoned land; ▪ Extensive vegetation coverage, with the potential for ecologically sensitive communities; and ▪ Threatened flora and fauna.
Net Potential Yield	61 lots (75% of Gross Potential Yield)	66 lots (35% of Gross Potential Yield)
		<i>Note: there is an existing development approval for approximately 58 lots on part of Area 1B (Lot 1433 DP 1008407).</i>

2.3 AREA 2 – CRAMS ROAD, NORTH NOWRA

Area 2 is located on the northern side of Crams Road, North Nowra and comprises a total of six lots (refer Figure 5). The Area was identified for future residential development in the *Nowra Bomaderry Structure Plan, 2008* and a portion of the land was subsequently rezoned R1 General Residential under the *Shoalhaven Local Environmental Plan 2014*.

Area 2 has been assessed in accordance with the methodology outlined in Section 2.1 and the results are provided in Table 3. The area comprises 13.9 hectares of residential zoned land with the capacity to provide up to 167 lots. However, the gross capacity is reduced to 116 lots due to the existing constraints on development, particularly the extensive vegetation coverage, fragmented ownership, and limited access to services.

FIGURE 5 – AREA 2 AERIAL PHOTO

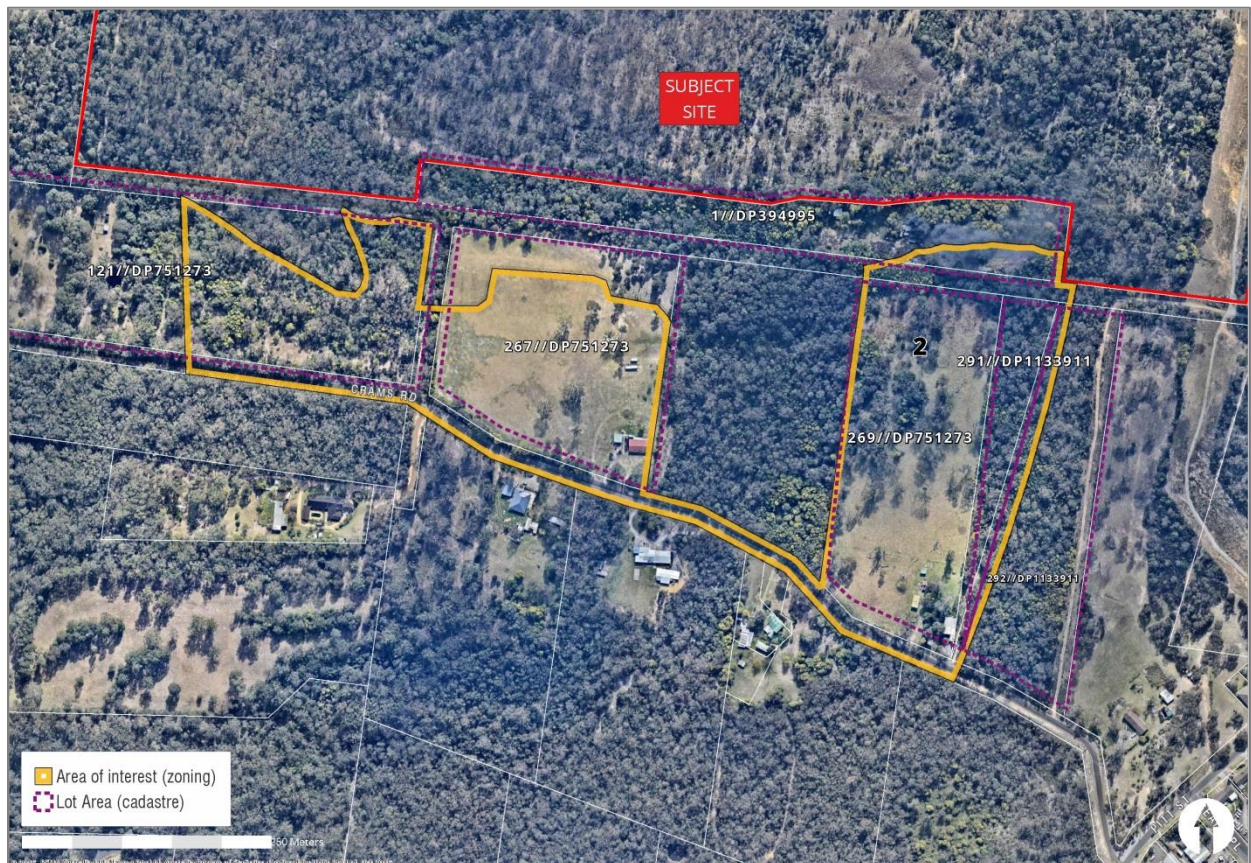


TABLE 3 – AREA 2 YIELD ASSESSMENT

ITEM	AREA 2 - CRAMS ROAD, NORTH NOWRA
Number of Lots	6
Lot / DP	Lot 1 DP394995; Lots 121, 267 and 269 DP751273; and Lots 291 and 292 DP1133911
Lot Area	25.6 hectares
Land Use Zoning	R1 General Residential
Residential Zoned Area	13.9 hectares
Minimum lot size	500m ²
Dwelling Density	12 per hectare
Gross Potential Yield	167 lots
Constraints on Development	▪ Bushfire prone; ▪ Fragmented ownership; ▪ Limited access to services; ▪ Isolated site - expensive to service; ▪ Adjoins E2 Environmental Conservation zoned land; ▪ Extensive vegetation coverage, with the potential for ecologically sensitive communities; and ▪ Possible threatened flora and fauna.
Net Potential Yield	116 lots (70% of Gross Potential Yield)

2.4 AREA 3 – 70 PITT STREET, NORTH NOWRA

Area 3 is located on the western side of Pitt Street, North Nowra and comprises a total of three lots (refer Figure 6). Area 3 has been assessed in accordance with the methodology outlined in Section 2.1 and the results are provided in Table 4. The area comprises 7.9 hectares of residential zoned land with the capacity to provide up to 95 lots. However, the gross capacity is reduced to 66 lots due to the existing constraints on development, particularly the extensive vegetation coverage.

FIGURE 6 – AREA 3 AERIAL PHOTO

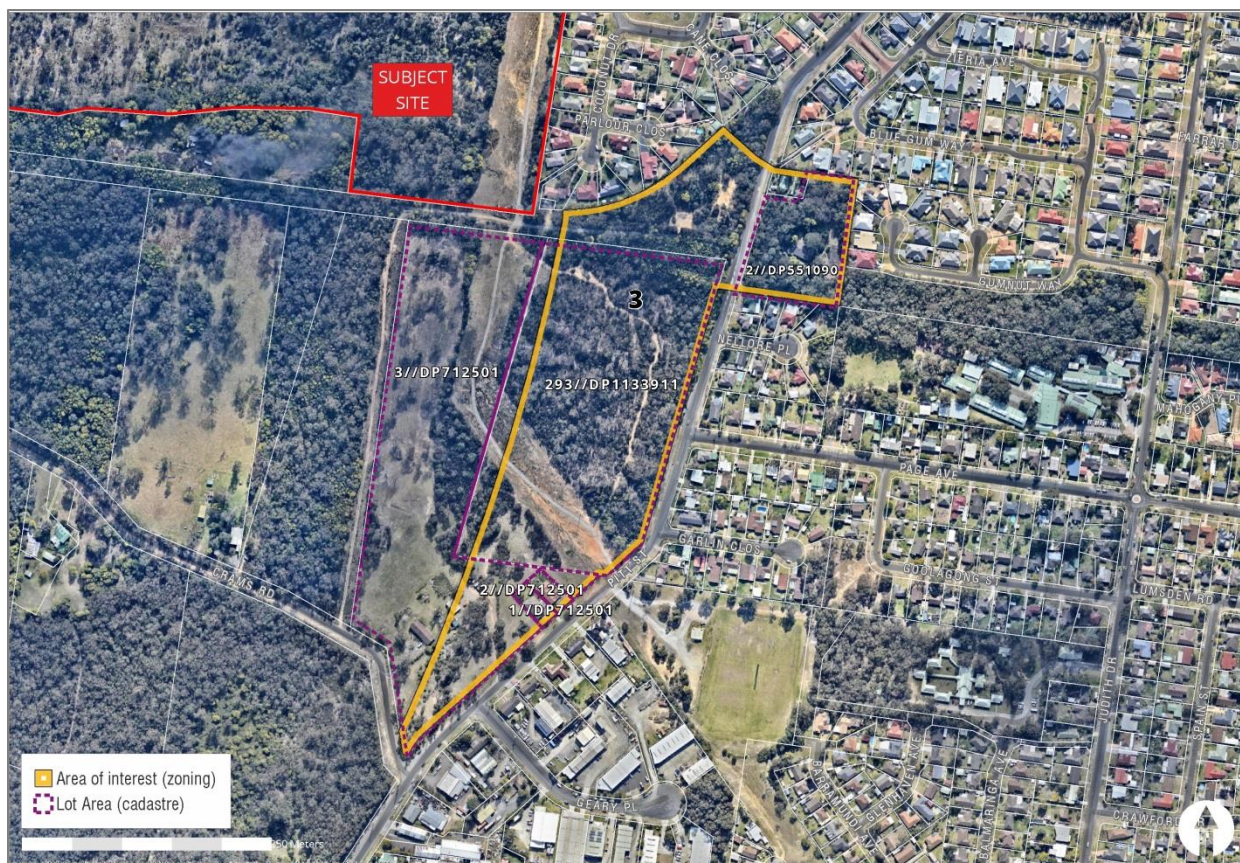


TABLE 4 – AREA 3 YIELD ASSESSMENT

ITEM	AREA 3 - 70 PITT STREET, NORTH NOWRA
Number of Lots	5
Lot / DP	Lots 1, 2 and 3 DP712501; Lot 2 DP551090; Lot 293 DP1133911
Lot Area	13.4 hectares
Land Use Zoning	R1 General Residential
Residential Zoned Area	7.9 hectares
Minimum lot size	500m ²
Dwelling Density	12 per hectare
Gross Potential Yield	95 lots
Constraints on Development	▪ Adjoins RU2 Rural Landscape zoned land; ▪ Isolated site - expensive to service; ▪ Extensive vegetation coverage, with the potential for ecologically sensitive communities; ▪ Located adjacent to the future Western Bypass Corridor; and ▪ Possible threatened flora and fauna.
Net Potential Yield	66 lots (70% of Gross Potential Yield)

2.5 AREA 4 – 8 PITT ST, NORTH NOWRA

Area 4 is located on the eastern side of Pitt Street, North Nowra and comprises two underutilised R1 General Residential zoned lot (refer Figure 7). Area 4 has been assessed in accordance with the methodology outlined in Section 2.1 and the results are provided in Table 5. The area comprises 2.4 hectares of residential zoned land with the capacity to provide up to 28 lots. However, the gross capacity is reduced to 19 lots due to the existing constraints on development, particularly extensive vegetation coverage and the possibility of threatened flora and fauna.

FIGURE 7 – AREA 4 AERIAL PHOTO



TABLE 5 – AREA 4 YIELD ASSESSMENT

ITEM	AREA 4 - 8 PITT ST, NORTH NOWRA
Number of Lots	2
Lot / DP	Lot 243 DP823194 and Lot 64 DP1146744
Lot Area	2.4 hectares
Land Use Zoning	R1 General Residential
Residential Zoned Area	2.4 hectares
Minimum lot size	500m ²
Dwelling Density	12 per hectare
Gross Potential Yield	28 lots
Constraints on Development	▪ Extensive vegetation coverage, with the potential for ecologically sensitive communities; and ▪ Possible threatened flora and fauna.
Net Potential Yield	19 lots (70% of Gross Potential Yield)

2.6 AREA 5 - EMERSON STREET, NORTH NOWRA

Area 5 is located on the north eastern side of Illaroo Road, North Nowra and comprises a total of 4 lots (refer Figure 8). Area 5 was identified in the Shoalhaven City Council *“Available Land Supply north of Shoalhaven River Bomaderry, North Nowra”* Report dated August 2015. The Report suggests the area has a future subdivision potential of 480 lots.

Area 5 has been assessed in accordance with the methodology outlined in Section 2.1 and the results are provided in Table 6. The area comprises 30.2 hectares of residential zoned land with the capacity to provide up to 362 lots. However, the gross capacity is reduced to 181 lots due to the existing constraints on development, including bushfire prone land, extensive vegetation coverage, areas of aboriginal cultural heritage, areas of habitat corridor, and the possibility of threatened flora and fauna.

FIGURE 8 – AREA 5 AERIAL PHOTO

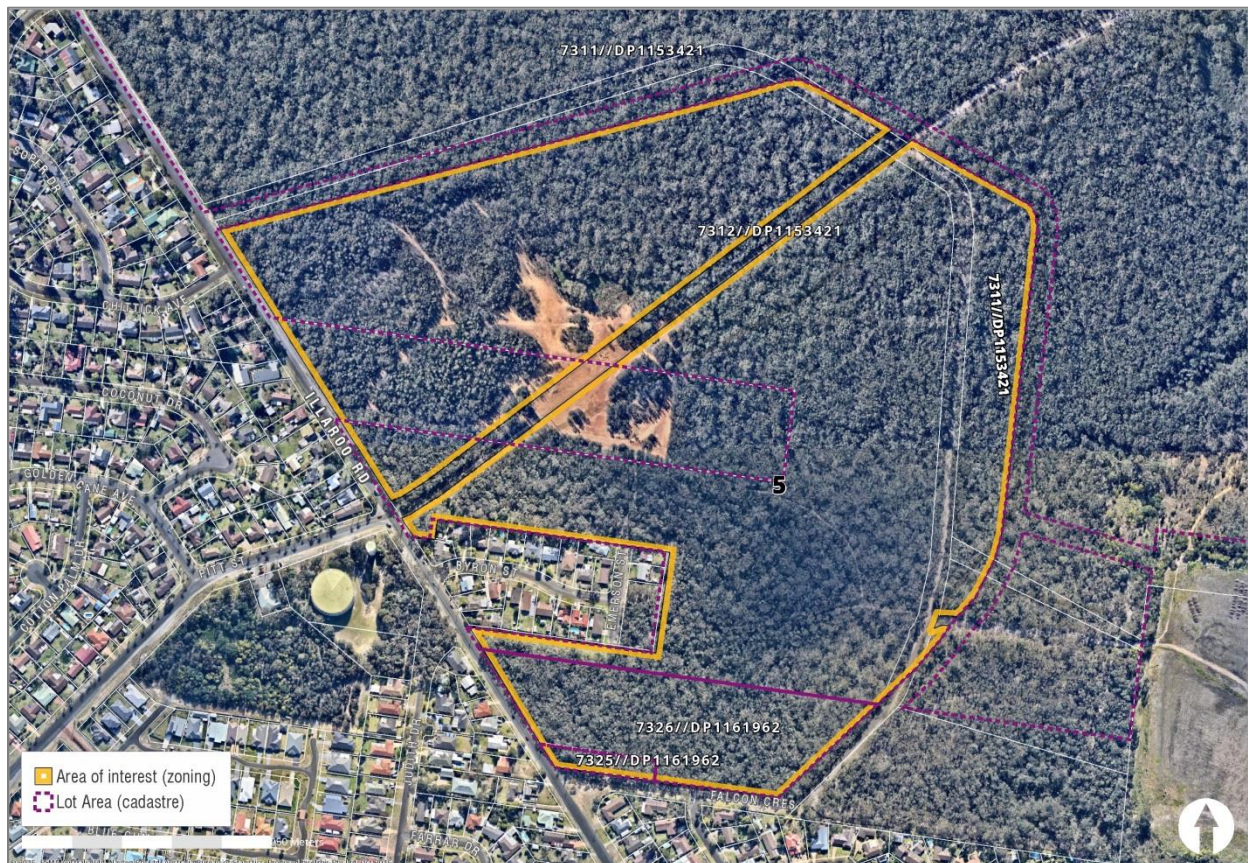


TABLE 6 – AREA 5 YIELD ASSESSMENT

ITEM	AREA 5 - EMERSON STREET, NORTH NOWRA
Number of Lots	4
Lot / DP	Lots 7311 and 7312 DP1153421; Lots 7325 and 7326 DP1161962
Total Site Area	116.4 hectares
Land Use Zoning	R1 General Residential
Residential Zoned Area	30.2 hectares
Minimum lot size	500m ²
Dwelling Density	12 per hectare
Gross Potential Yield	362 lots
Constraints on Development	▪ Bushfire Prone; ▪ Aboriginal Cultural Heritage; ▪ Fragmented ownership; ▪ Small area identified as Terrestrial Biodiversity – habitat corridor; ▪ Adjoins E1 National Parks and Nature Reserves zoned land; ▪ Extensive vegetation coverage, including potentially ecologically sensitive communities; and ▪ Possible threatened flora and fauna.
Net Potential Yield	181 lots (50% of Gross Potential Yield)

2.7 AREA 6 - WEST CAMBEWARRA ROAD, NORTH NOWRA

Area 6 is located on the southern side of West Cambewarra Road, North Nowra and comprises one R1 General Residential zoned lot (refer Figure 9). Area 6 was identified in the Shoalhaven City Council *“Available Land Supply north of Shoalhaven River Bomaderry, North Nowra”* Report dated August 2015. The Report suggests the area has a future subdivision potential of 180 lots.

Area 6 has been assessed in accordance with the methodology outlined in Section 2.1 and the results are provided in Table 7. The area comprises 8.8 hectares of residential zoned land with the capacity to provide up to 106 lots. However, the gross capacity is reduced to 53 lots due to the existing constraints on development, particularly extensive vegetation coverage and the possibility of threatened flora and fauna.

FIGURE 9 – AREA 6 AERIAL PHOTO

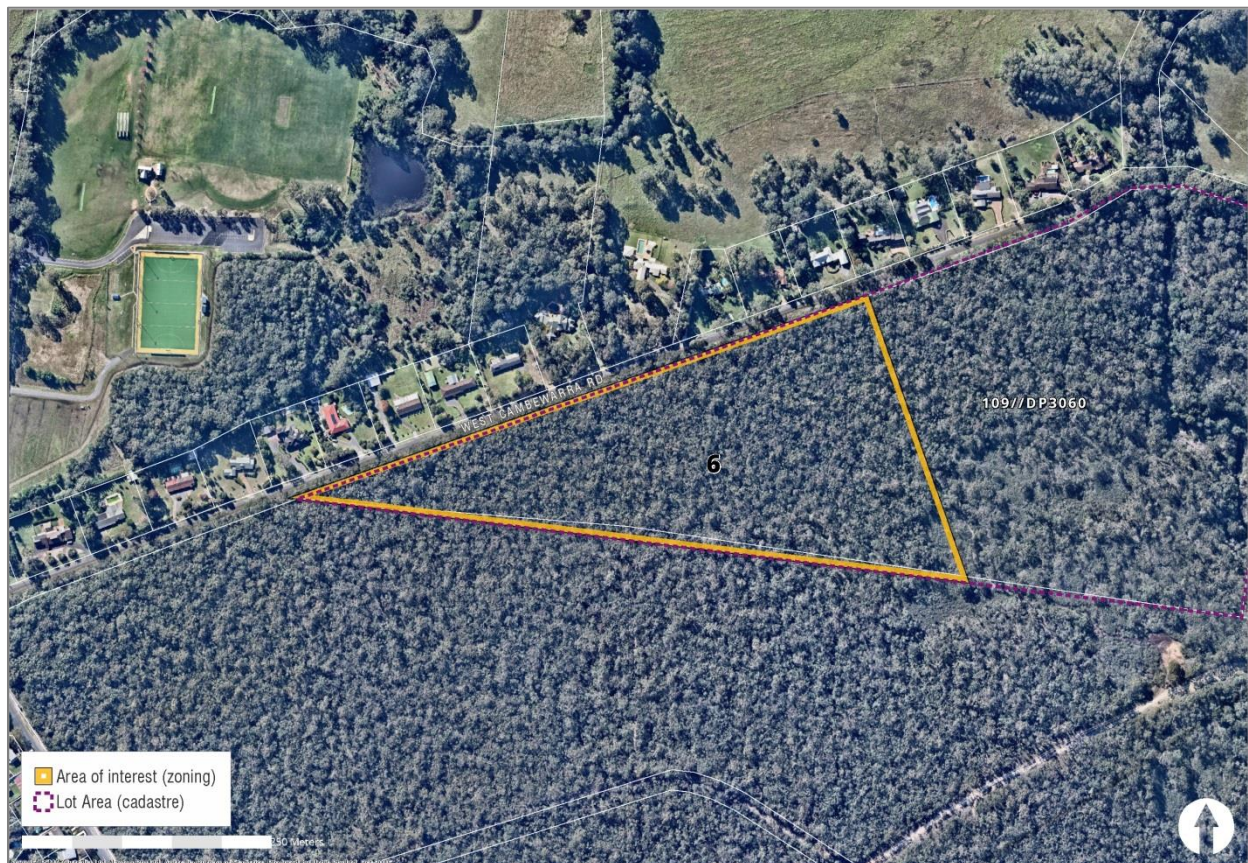


TABLE 7 – AREA 6 YIELD ASSESSMENT

ITEM	AREA 6 - WEST CAMBEWARRA ROAD, NORTH NOWRA
Number of Lots	1
Lot / DP	Lot 109 DP3060
Total Site Area	22 hectares
Land Use Zoning	R1 General Residential
Residential Zoned Area	8.8 hectares
Minimum lot size	500m ²
Dwelling Density	12 per hectare
Gross Potential Yield	106 lots
Constraints on Development	▪ Adjoins E2 Environmental Conservation zoned land; ▪ Adjoins area identified as Scenic Protection Land, Strategic Agricultural Land and Riparian Lands Watercourses; ▪ Extensive vegetation coverage, including potentially ecologically sensitive communities; and ▪ Possible threatened flora and fauna.
Net Potential Yield	53 (50% of Gross Potential Yield)

2.8 AREA 7 – MOSS VALE ROAD SOUTH, CAMBEWARRA

Area 7 is located on the southern side of Moss Vale Road, Cambewarra and comprises a total of 13 lots (refer Figure 10). The Area was identified for future residential development in the *Nowra Bomaderry Structure Plan, 2008*, with the capacity to provide up to 1,250 lots across 99.3 hectares of land, and was subsequently rezoned R1 General Residential under the *Shoalhaven Local Environmental Plan 2014*.

Area 7 has been assessed in accordance with the methodology outlined in Section 2.1 and the results are provided in Table 8. The area comprises 75.6 hectares of residential zoned land with the capacity to provide up to 907 lots. However, the gross capacity is reduced to 725 lots due to the existing constraints on development, particularly the fragmented ownership and lack of access to services.

FIGURE 10 – AREA 7 AERIAL PHOTO

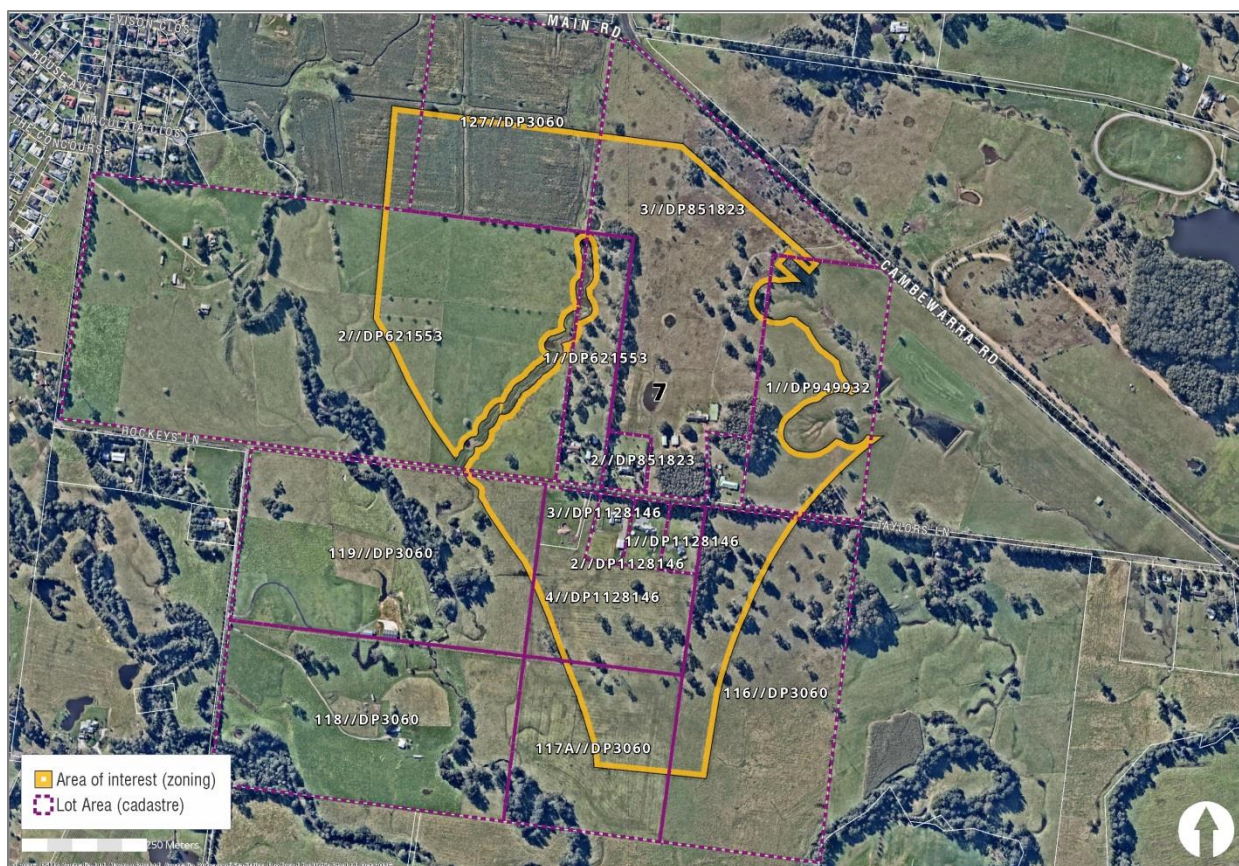


TABLE 8 – AREA 7 YIELD ASSESSMENT

ITEM	AREA 7 - MOSS VALE ROAD SOUTH, CAMBEWARRA
Number of Lots	13
Lot / DP	Lots 1, 2 and 3 DP1128146; Lots 1 and 2 DP621553; Lot 1 DP949932; Lots 101 and 102 DP1201921; Lots 116, 119, 127 DP3060; Lots 2 and 3 DP851823
Lot Area	190.8 hectares
Land Use Zoning	R1 General Residential
Residential Zoned Area	75.6 hectares
Minimum lot size	500m ²
Dwelling Density	12 per hectare
Gross Potential Yield	907 lots
Constraints on Development	▪ Highly fragmented ownership; ▪ Limited access to services; ▪ Identified as Strategic Agricultural Land; ▪ Intersected by Riparian Lands Watercourses; ▪ Adjoins E2 Environmental Conservation and E3 Environmental Management zoned land; and ▪ Adjoins area identified as Scenic Protection Land.
Net Potential Yield	725 (80% of Gross Potential Yield)

2.9 AREA 8 – MOSS VALE ROAD NORTH, CAMBEWARRA

Area 8 is located on the northern side of Moss Vale Road, Cambewarra and comprises a total of 12 lots (refer Figure 11). The Area was identified for future residential development in the *Nowra Bomaderry Structure Plan, 2008*, with the capacity to provide up to 1,300 lots across 108 hectares of land, and was subsequently rezoned R1 General Residential under the *Shoalhaven Local Environmental Plan 2014*.

Area 8 has been assessed in accordance with the methodology outlined in Section 2.1 and the results are provided in Table 9. The area comprises 151.1 hectares of residential zoned land with the capacity to provide up to 1,813 lots. However, the gross capacity is reduced to 1,450 lots due to the existing constraints on development, particularly fragmented ownership, limited access to services, and the riparian lands watercourses.

FIGURE 11 – AREA 8 AERIAL PHOTO



TABLE 9 – AREA 8 YIELD ASSESSMENT

ITEM	AREA 8 - MOSS VALE ROAD NORTH, CAMBEWARRA
Number of Lots	12
Lot / DP	Lots 3 and 4 DP708356; Lots 1 and 2 DP11343762; Lots 5 and 7 DP618693; Lot 4 DP708356; Lot 1 DP152436; Lot 1 DP882059; Lot 7 DP618693; Lot 5 DP775554; Lot 2 DP582036; Lot 54 DP1024592; and Lot 4 DP268209
Lot Area	260.2 hectares
Land Use Zoning	R1 General Residential
Residential Zoned Area	151.1 hectares
Minimum lot size	500m ²
Dwelling Density	12 per hectare
Gross Potential Yield	1,813 lots
Constraints on Development	▪ Highly fragmented ownership; ▪ Limited access to services; ▪ Identified as Strategic Agricultural Land; ▪ Intersected by Riparian Lands Watercourses; ▪ Adjoins E2 Environmental Conservation zoned land; and ▪ Adjoins area identified as Scenic Protection Land.
Net Potential Yield	1,450 lots (80% of Gross Potential Yield)

2.10 AREA 9 – TARTARIAN CRES, BOMADERRY

Area 9 is located north of Tartarian Crescent, Bomaderry, and comprises a single predominantly vacant lot (refer Figure 12). Area 9 has been assessed in accordance with the methodology outlined in Section 2.1 and the results are provided in Table 12. The area comprises 4.1 hectares of residential zoned land with the capacity to provide up to 12 lots. However, the gross capacity is reduced to 10 lots due to the existing constraints on development.

FIGURE 12 – AREA 9 AERIAL PHOTO



TABLE 10 – AREA 9 YIELD ASSESSMENT

ITEM	AREA 9 - TARTARIAN CRES, BOMADERRY
Number of Lots	1
Lot / DP	Lot 51 DP1011824
Lot Area	9 hectares
Land Use Zoning	R2 Low Density Residential
Residential Zoned Area	4.1 hectares
Minimum lot size	4,000m ²
Dwelling Density	3 per hectare
Gross Potential Yield	12 lots
Constraints on Development	▪ Identified as Strategic Agricultural Land; ▪ Identified as Scenic Protection Land; ▪ Adjoins E2 Environmental Conservation and RU1 Primary Production zoned land; and ▪ Located adjacent to the future Western Bypass Corridor.
Net Potential Yield	10 lots (90% of Gross Potential Yield)

2.11 AREA 10 – 111 PRINCES HWY, MEROO MEADOW

Area 10 is located on the eastern side of the Princes Highway, Meroo Meadow, and comprises a single lot currently occupied by a large residential dwelling (refer Figure 13).

Area 10 has been assessed in accordance with the methodology outlined in Section 2.1 and the results are provided in Table 11. The area comprises 5.9 hectares of residential zoned land with the capacity to provide up to 18 lots. However, the gross capacity is reduced to 14 lots due to the existing constraints on development, particularly the adjoining E2 Environmental Conservation zoned land and future Western Bypass Corridor.

FIGURE 13 – AREA 10 AERIAL PHOTO

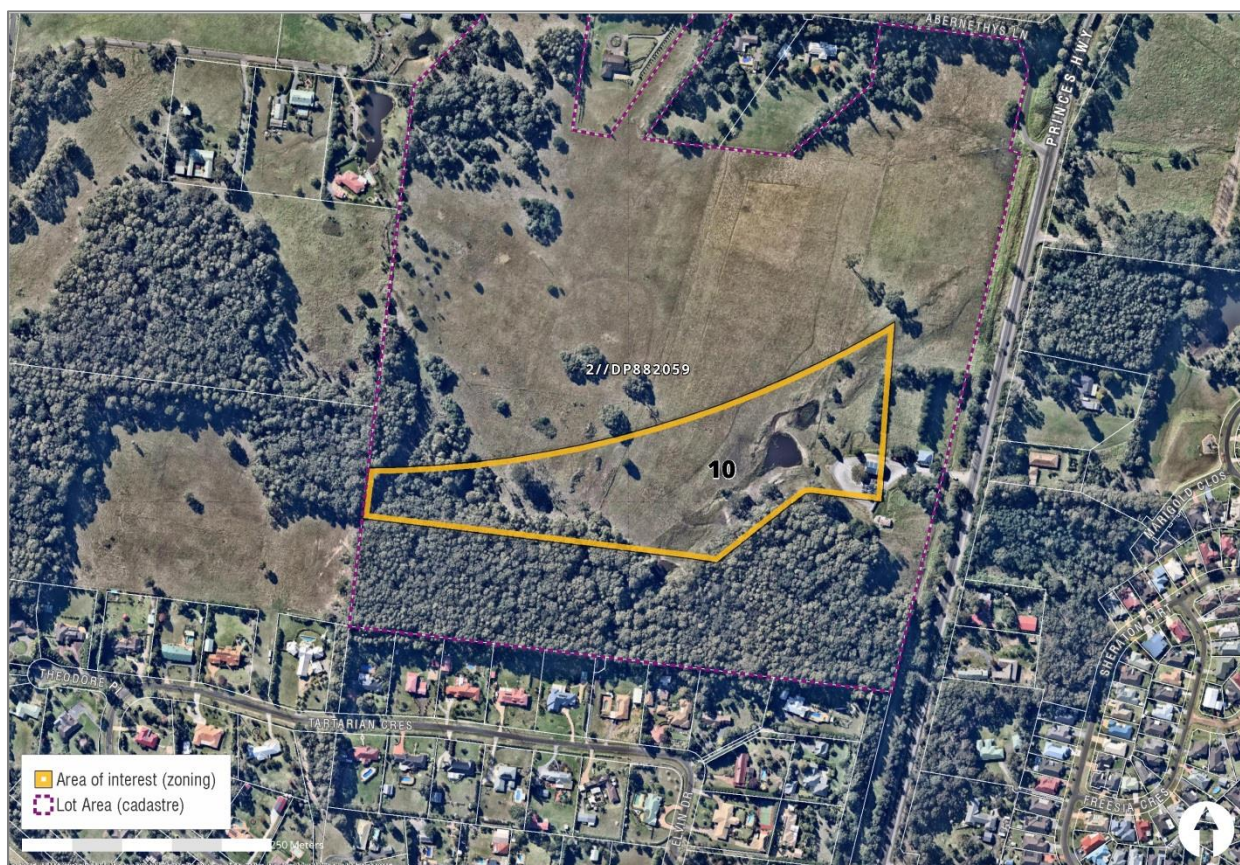


TABLE 11 – AREA 10 YIELD ASSESSMENT

ITEM	AREA 10 - 111 PRINCES HWY, MEROO MEADOW
Number of Lots	1
Lot / DP	Lot 2 DP882059
Lot Area	34.9 hectares
Land Use Zoning	R5 Large Lot Residential
Residential Zoned Area	5.9 hectares
Minimum lot size	4,000m ²
Dwelling Density	3 per hectare
Gross Potential Yield	18 lots
Constraints on Development	▪ Limited access to services; ▪ Difficult shape for development; ▪ Adjoined by E2Environmental Conservation and RU1 Primary Production zoned land; ▪ Located adjacent to the future Western Bypass Corridor; and ▪ Identified as Scenic Protection Land.
Net Potential Yield	14 lots (80% of Gross Potential Yield)

2.12 AREA 11 – 130 PRINCES HWY, MEROO MEADOW

Area 11 is located on the western side of the Princes Highway, Meroo Meadow, and comprises a single lot currently occupied by a large residential dwelling (refer Figure 14). Area 11 has been assessed in accordance with the methodology outlined in Section 2.1 and the results are provided in Table 12. The area comprises 2.8 hectares of residential zoned land with the capacity to provide up to 34 lots. However, the gross capacity is reduced to 30 lots due to the existing constraints on development.

FIGURE 14 – AREA 11 AERIAL PHOTO



TABLE 12 – AREA 11 YIELD ASSESSMENT

ITEM	AREA 11 - 130 PRINCES HWY, MEROO MEADOW
Number of Lots	1
Lot / DP	Lot 1 DP130825
Lot Area	10.4 hectares
Land Use Zoning	R1 General Residential
Residential Zoned Area	2.8 hectares
Minimum lot size	500m ²
Dwelling Density	12 per hectare
Gross Potential Yield	34 lots
Constraints on Development	▪ Adjoined by Environmental Management and Primary Production zoned land; ▪ Located adjacent to the future Western Bypass Corridor; ▪ Identified as Scenic Protection Land; ▪ Identified as Strategic Agricultural Land; and ▪ Intersected by Riparian Lands Watercourses.
Net Potential Yield	30 lots (90% of Gross Potential Yield)

2.13 AREA 12 – MEROO ROAD, BOMADERRY

Area 12 comprises three residential zoned sites on Meroo Road, Bomaderry. Area 12A is located at 97 Meroo Road, Area 12B is located at 11 Meroo Road, and Area 12C is located at 18 Meroo Road. Each site is currently occupied by residential dwellings on largely vacant lots (refer Figure 15).

All three sites were identified in the Shoalhaven City Council “*Available Land Supply north of Shoalhaven River Bomaderry, North Nowra*” Report dated August 2015. The Report suggests the three sites have the capacity to provide a total of 69 lots.

Area 12 has been assessed in accordance with the methodology outlined in Section 2.1 and the results are provided in Table 13. The area comprises 3.5 hectares of residential zoned land with the capacity to provide up to 42 lots. However, the gross capacity is reduced to 26 lots due to the existing constraints on development, particularly Area 12A (97 Meroo Road) which is intersected by Riparian Lands Watercourses.

FIGURE 15 – AREA 12 AERIAL PHOTO



TABLE 13 – AREA 12 YIELD ASSESSMENT

ITEM	AREA 12A - 97 MEROO RD	AREA 12B - 11 MEROO RD	AREA 12C - 18 MEROO RD
Number of Lots	1	1	1
Lot / DP	Lot 1 DP803449	Lot 28 DP625778	Lot 11 DP569159
Lot Area	2.3 hectares	0.6 hectares	0.6 hectares
Land Use Zoning	R1 General Residential	R2 Low Density Residential	R1 General Residential
Residential Zoned Area	2.3 hectares	0.6 hectares	0.6 hectares
Minimum lot size	500m ²	500m ²	500m ²
Dwelling Density	12 per hectare	12 per hectare	12 per hectare
Gross Potential Yield	28 lots	7 lots	7 lots
Constraints on Development	▪ Bushfire prone; ▪ Adjoins IN1 General Industrial zoned land; and ▪ Intersected by Riparian Lands Watercourses.	None	None
Net Potential Yield	14 lots (50% of Gross Potential Yield)	6 lots (90% of Gross Potential Yield)	6 lots (90% of Gross Potential Yield)

2.14 AREA 13 – BUNBERRA STREET & TARAWAL STREET, BOMADERRY

Area 13 comprises two portions of R1 General Residential zoned land. Area 13A is located on the southern side of Bunberra Street, Bomaderry and Area 13B is located on the southern side of Tarawal Street, Bomaderry (refer Figure 16).

Area 13A and 13B were identified in the Shoalhaven City Council *“Available Land Supply north of Shoalhaven River Bomaderry, North Nowra”* Report dated August 2015. The Report suggests the area has a future subdivision potential of 50 and 35 lots respectively.

Area 13 has been assessed in accordance with the methodology outlined in Section 2.1 and the results are provided in Table 14. The area comprises 4.3 hectares of residential zoned land with the capacity to provide up to 52 lots. However, the gross capacity is reduced to 32 lots due to the existing constraints on development, particularly vegetation coverage, bushfire prone land, rare or threatened Australian plants, and flooding.

FIGURE 16 – AREA 13 AERIAL PHOTO



TABLE 14 – AREA 13 YIELD ASSESSMENT

ITEM	AREA 13A- 68 BUNBERRA STREET	AREA 13B - 5 MALEEN ST
Number of Lots	3	1
Lot / DP	Lots 40-42 DP1211283	Lot 7 DP28428
Lot Area	2.5 hectares	1.8 hectares
Land Use Zoning	R1 General Residential	R1 General Residential
Residential Zoned Area	2.5 hectares	1.8 hectares
Minimum lot size	500m ²	500m ²
Dwelling Density	12 per hectare	12 per hectare
Gross Potential Yield	30 lots	22 lots
Constraints on Development	▪ Bushfire prone; ▪ Rare or Threatened Australian Plants; ▪ Vegetation coverage, with potential for ecologically sensitive communities; ▪ Identified as Flood Planning Area; and ▪ Intersected by Riparian Lands Watercourses.	▪ Bushfire prone; ▪ Vegetation coverage, with potential for ecologically sensitive communities; and ▪ Limited access.
Net Potential Yield	15 lots (50% Gross Potential Yield)	17 lots (80% Gross Potential Yield)

2.15 AREA 14 – SUTHERLAND DRIVE & ILLAROO ROAD, NORTH NOWRA

Area 14 comprises two portions of R1 General Residential zoned land. Area 14A is located east of Sutherland Drive, North Nowra and Area 14B is located on the north eastern side of Illaroo Road, North Nowra and is currently occupied by an Aged Care Facility (refer Figure 17).

Area 14A and 14B were identified in the Shoalhaven City Council *“Available Land Supply north of Shoalhaven River Bomaderry, North Nowra”* Report dated August 2015. The Report suggests the area has a future subdivision potential of 70 and 36 lots respectively.

Area 14 has been assessed in accordance with the methodology outlined in Section 2.1 and the results are provided in Table 17. The area comprises 2.4 hectares of residential zoned land with the capacity to provide up to 29 lots. However, the gross capacity is reduced to 20 lots due to the existing constraints on development, particularly, vegetation coverage, bushfire prone land, aboriginal cultural heritage, and rare or threatened flora and fauna.

FIGURE 17 – AREA 14 AERIAL PHOTO

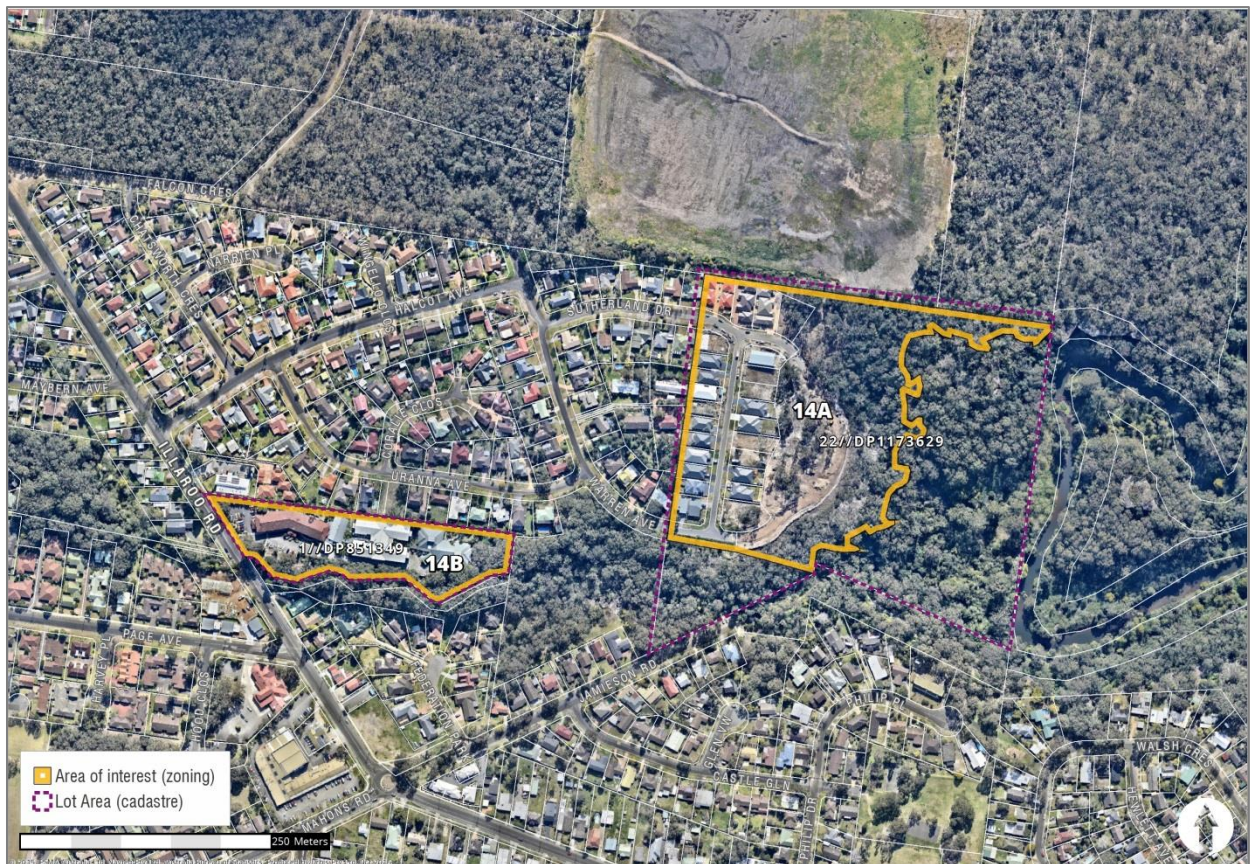


TABLE 15 – AREA 14 YIELD ASSESSMENT

ITEM	AREA 14A - SUTHERLAND DRIVE	AREA 14B - 201 ILLAROO ROAD
Number of Lots	1	1
Lot / DP	Lot 22 DP1173629	Lot 1 DP851349
Lot Area	1.1 hectares	1.8 hectares
Land Use Zoning	R1 General Residential	R1 General Residential
Residential Zoned Area	0.6 hectares	1.8 hectares
Minimum lot size	500m ²	500m ²
Dwelling Density	12 per hectare	12 per hectare
Gross Potential Yield	7 lots	22 lots
Constraints on Development	▪ Bushfire prone; ▪ Aboriginal cultural heritage; ▪ Sensitive coastal location; ▪ Threatened fauna; ▪ Rare or Threatened Australian Plants; ▪ Identified as Scenic Protection Land; ▪ Extensive vegetation coverage, including potentially ecologically sensitive communities; ▪ Adjoins E2 Environmental Conservation zoned land; and ▪ Adjoins land identified as Terrestrial Biodiversity – habitat corridor.	▪ Existing Aged Care Facility; ▪ Intersected by Riparian Lands Watercourses; and ▪ Vegetation coverage, with potential for ecologically sensitive communities.
Net Potential Yield	3 lots (50% Gross Potential Yield)	17 lots (80% Gross Potential Yield)

2.16 AREA 15 – DEVLIN AVENUE, NORTH NOWRA

Area 15 is located on the Shoalhaven River, north of Yurunga Drive, North Nowra (refer Figure 18). Area 16 was identified in the Shoalhaven City Council “*Available Land Supply north of Shoalhaven River Bomaderry, North Nowra*” Report dated August 2015. The Report suggests the area has a future subdivision potential of 78 lots.

Area 15 has been assessed in accordance with the methodology outlined in Section 2.1 and the results are provided in Table 17. The area comprises 3 hectares of residential zoned land with the capacity to provide up to 36 lots. However, the gross capacity is reduced to 18 lots due to the existing constraints on development, particularly vegetation coverage, bushfire prone land, and scenic protection land.

FIGURE 18 – AREA 15 AERIAL PHOTO



TABLE 16 – AREA 15 YIELD ASSESSMENT

ITEM	AREA 15 - 40 DEVLIN AVENUE, NORTH NOWRA
Number of Lots	1
Lot / DP	Lot 135 DP751258
Lot Area	4 hectares
Land Use Zoning	R1 General Residential
Residential Zoned Area	3 hectares
Minimum lot size	500m ²
Dwelling Density	12 per hectare
Gross Potential Yield	36 lots
Constraints on Development	▪ Bushfire Prone; ▪ Sensitive coastal location; ▪ Identified as Scenic Protection Land; and ▪ Extensive vegetation coverage, including potentially ecologically sensitive communities; and ▪ Possible threatened flora and fauna.
Net Potential Yield	18 (50% Gross Potential Yield)

2.17 AREA 16 – JARRETT CLOSE, NORTH NOWRA

Area 16 is located on the north western side of Yurunga Drive, North Nowra, and adjoins the Nowra Golf Course (refer Figure 19). Area 16 was identified in the Shoalhaven City Council “*Available Land Supply north of Shoalhaven River Bomaderry, North Nowra*” Report dated August 2015. The Report suggests the area has a future subdivision potential of 109 lots.

Area 16 has been assessed in accordance with the methodology outlined in Section 2.1 and the results are provided in Table 17. The area comprises 5.6 hectares of residential zoned land with the capacity to provide up to 67 lots. However, the gross capacity is reduced to 33 lots due to the existing constraints on development, particularly vegetation coverage, bushfire prone land, scenic protection land, and the possibility of threatened flora and fauna.

FIGURE 19 – AREA 16 AERIAL PHOTO



TABLE 17 – AREA 16 YIELD ASSESSMENT

ITEM	AREA 16 – 248 JARRETT CLOSE, NORTH NOWRA
Number of Lots	1
Lot / DP	Lot 248 DP823221
Lot Area	5.6 hectares
Land Use Zoning	R2 Low Density Residential
Residential Zoned Area	5.6 hectares
Minimum lot size	500m ²
Dwelling Density	12 per hectare
Gross Potential Yield	67 lots
Constraints on Development	▪ Bushfire Prone; ▪ Sensitive coastal location; ▪ Identified as Scenic Protection Land; ▪ Extensive vegetation coverage, including potentially ecologically sensitive communities; and ▪ Possible threatened flora and fauna.
Net Potential Yield	33 (50% Gross Potential Yield)

3 Summary and Conclusion

The North Nowra and Bomaderry area comprises a total of 411.9 hectares of underutilised or vacant land, zoned for residential uses, generally across sixteen investigation areas. These areas have the capacity to accommodate a gross residential yield of 4,040 lots. However, due to various existing constraints on development that gross yield is reduced by approximately 28% to 2,920 lots (refer Table 18).

TABLE 18 – RESIDENTIAL YIELD ASSESSMENT SUMMARY

AREA OF INTEREST	RESIDENTIAL LAND AREA	GROSS YIELD	NET YIELD	POSSIBLE RELEASE YEAR	LIKELIHOOD OF RELEASE
Area 1	27.2 hectares	82 lots	61 lots	Unknown	Med-Low
	63.2 hectares	190 lots	66 lots	2016-2019	High
Area 2	13.9 hectares	167 lots	116 lots	Unknown	Low
Area 3	7.9 hectares	95 lots	66 lots	Unknown	Low
Area 4	2.4 hectares	28 lots	19 lots	Unknown	Low
Area 5	30.2 hectares	362 lots	181 lots	Unknown	Low
Area 6	8.8 hectares	106 lots	53 lots	Unknown	Low
Area 7	75.6 hectares	907 lots	725 lots	Unknown	Low
Area 8	151.1 hectares	1,813 lots	1,450 lots	Unknown	Low
Area 9	4.1 hectares	12 lots	10 lots	Unknown	Medium
Area 10	5.9 hectares	18 lots	14 lots	Unknown	Medium
Area 11	2.8 hectares	34 lots	30 lots	Unknown	Medium
Area 12	2.3 hectares	28 lots	14 lots	Unknown	Low
	0.6 hectares	7 lots	6 lots	Unknown	Low
	0.6 hectares	7 lots	6 lots	Unknown	Low
Area 13	2.5 hectares	30 lots	15 lots	Unknown	Low
	1.8 hectares	22 lots	17 lots	Unknown	Low
Area 14	0.6 hectares	7 lots	3 lots	Unknown	Low
	1.8 hectares	22 lots	17 lots	Unknown	Low
Area 15	3 hectares	36 lots	18 lots	Unknown	Low
Area 16	5.6 hectares	67 lots	33 lots	Unknown	Low
Total	411.9 hectares	4,040 lots	2,920 lots	-	-

Analysis suggests the following constraints on development have the greatest effect on the potential residential yield in the North Nowra and Bomaderry area:

- Extensive vegetation coverage;
- Threatened flora and / or fauna;
- Bushfire prone land; and
- Fragmented ownership.

A majority of the 411.9 hectares of underutilised or vacant land, zoned for residential uses, contains one or more of these significant constraints on development, resulting in a reduction in residential yield of up to 50-90% per area of interest. Further, a majority of these areas of interest have a 'low' likelihood of release and unknown timeframe, as these areas are not in the ownership or control of individuals or entities that are likely to proceed with subdividing and developing these heavily constrained sites.

The results from the Residential Yield Study suggest the previously anticipated development yield of 3,830 lots within the North Nowra area, identified in the *Nowra Bomaderry Structure Plan (2008)*, have been significantly reduced due to various existing constraints on development.

Further, the current Shoalhaven City Council land release projections of 5,533 dwellings within the North Nowra area, at an average of 221 additional dwellings per year, as identified in the *'Available Land Supply North of Shoalhaven River Bomaderry, North Nowra'* Report dated August 2015, are over estimated and unrealistic having regard to the various existing constraints on many development sites.

It is evident that anticipated land supply and dwelling projections in the North Nowra and Bomaderry area have been considerably affected by these significant constraints on development. The analysis undertaken suggests the future anticipated land supply and dwelling projections in the North Nowra and Bomaderry will continue to be limited by these environmental and non-environmental constraints.

Disclaimer

This report is dated October 2015 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Huntingdale Developments Pty Ltd (**Instructing Party**) for the purpose of Yield Assessment (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

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