

FREQUENTLY ASKED QUESTIONS - INFRASTRUCTURE



Moss Vale Road North Urban Release Area

Frequently Asked Questions

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What infrastructure will be provided as part of the URA?

The Urban Release Area (URA) when developed will include a range of local infrastructure, services and amenities to support the needs of future residents:

- New access roads, internal roads and upgrades to existing roads
- Footpaths and cycleways
- Drainage and water quality treatment
- Reticulated water and sewer systems
- A district park containing a multi-sports court, playground, amenities block, car parking and embellishment
- Four local parks
- Rehabilitated riparian corridors and natural reserves
- Utilities (electricity, telecommunications, gas etc)

Infrastructure will generally need to be delivered as land within the URA is developed so as to facilitate the timely delivery of new housing, increase liveability and meet the ongoing needs of a growing population.

What other infrastructure upgrades are happening or planned to support the URA?

Several major infrastructure projects are also planned or being delivered to support development in Moss Vale Road North and South URAs.

Being delivered:

- Expansion of trunk water supply and sewerage infrastructure at Bomaderry and Cambewarra,

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including new pump stations, water reservoir and pipelines.

- New release areas roundabout on Moss Vale Road, providing access into North and South URAs.
- Far North Collector Road connecting Illaroo Road at North Nowra to Moss Vale Road.

Planned

Provision for the upgrade of the Moss Vale Road corridor from Main Road, Cambewarra to the Princes Highway, Bomaderry, including widening the road to four lanes, intersection and mid-block upgrades.

How will infrastructure be funded and delivered?

The proposed infrastructure funding and delivery package for Moss Vale Road North URA, including Contributions Plan, is currently being finalised and will be publicly exhibited later in 2022.

Local infrastructure that services the needs of a development will be provided by the development. This generally includes internal roads, footpaths, passive open spaces, utilities, water, sewer and riparian corridors.

The [Shoalhaven Contributions Plan 2019](#) levies contributions towards the delivery of local infrastructure that services a broader catchment area. This will generally include the local and district parks, common URA access roads, bridges, intersection upgrades, cycleway network and drainage network. The timing for delivery is development dependent but may be accelerated by Council via the use of borrowings, government grants or other funding sources.

The [Illawarra-Shoalhaven Special Infrastructure Contribution](#) (SIC) levies contributions towards the delivery of State and regional public infrastructure, including but not limited to in this circumstance:

- Upgrade of the Moss Vale Road corridor (Main Rd to Princes Hwy)
- New Moss Vale Rd / Main Rd intersection
- Additional primary and secondary school student places

- Pedestrian & cycleway network (Nowra to Berry)
- Regional Open Space - Nowra Riverfront and Shoalhaven Community & Recreation Precinct
- Nowra Community Health Centre redevelopment

Projects funded in the SIC will be delivered in order of priority as assessed by the NSW Minister for Planning & Public Spaces.

The Illawarra-Shoalhaven Special Infrastructure Contribution for the 2021/22 financial year is \$72,255 per hectare.

How much will local development contributions be?

The contribution for local infrastructure in Shoalhaven Contributions Plan 2019 is expected to be approximately \$30,000 per lot, which is the maximum that can be levied under NSW planning regulations. The exact local infrastructure contribution will be determined when the infrastructure funding and delivery package for the URA is exhibited and finalised later in 2022.

The water and sewerage headworks (Section 64) contribution for the 2021/22 financial year is \$6,578 per lot (water) and \$8,339 per lot (sewerage).

The Illawarra-Shoalhaven Special Infrastructure Contribution for the 2021/22 financial year is \$72,255 per hectare.

Note: The infrastructure contributions system in NSW is being reformed. Depending on the outcomes there may be changes to the proposed contributions for Moss Vale Road North URA. For further information on the reforms contact the NSW Department of Planning and Environment.

When will Bells Lane be upgraded?

Under the Indicative Staging Plan (Figure 3 of draft DCP Chapter NB4), the upgrade of Bells Lane is sequenced to occur with the development of Stages 2 and 3/4 of the URA, with an indicative timeframe of 2026-2031. Stage 1 gains access directly from Moss Vale Road via the new release areas

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roundabout and initially has no planned connection to Bells Lane.

Stages 2 and 3/4 contain the retail centre and residential land with direct connections to Bells Lane. Development in these stages will rely on an upgraded Bells Lane, including a new bridge over Abernethys Creek.

The upgrade of Bells Lane may be brought forward if the need arises, for example, if investigations at the development application stage determine that a secondary access/egress route is needed for Stage 1.

Will the URA be supported by public transport?

Yes. The road network is designed to support a future public transport (bus) route along the Collector Roads (see Figure 8 of draft DCP Chapter NB4), noting that the actual route will be determined by the future public transport service provider.

The indicative public transport route shown in the draft DCP includes an interim route supporting development in stages 1 to 3/4 (2026-2031) and an ultimate route once stages 5 to 7 are developed (2031-2041).

How will stormwater be managed across the URA?

The [Integrated Water Cycle Assessment](#) (IWCA) sets out the proposed stormwater management and water quality treatment network for the URA. It incorporates the principles of water sensitive urban design with a network of wetlands, bio-retention basins, onsite stormwater detention and pollutant traps which aim to:

- Manage stormwater flows to ensure the safety of people and property
- Maintain, protect and rehabilitate natural riparian corridors
- Mitigate the impacts of development on water quality and quantity
- Encourage the reuse of stormwater.
- Minimise soil erosion and sedimentation

The IWCA takes into account waterway catchments, local flooding, soils, climate, rainfall, pre and post development modelling of stormwater flows and water quality targets.

The IWCA sets out a conceptual stormwater management network. Alterations to the network footprint may be made with detailed design and investigation at the development stage. The R1 General Residential zoning of the land provides an appropriate level of flexibility to accommodate any necessary adjustments.

Why is the contributions plan not part of this exhibition?

The infrastructure funding and delivery package for Moss Vale Road North URA, including Contributions Plan, is being progressed alongside the Planning Proposal (PP) and draft DCP Chapter NB4 which are currently on exhibition.

At this stage the draft infrastructure package is still being prepared and will not be ready to exhibit until 2nd half of 2022. In the meantime, it is necessary to exhibit the PP and draft DCP to ensure the PP is finalised within the timeframe specified by the Gateway Determination (21 June 2022) and to also gain greater planning certainty.

Further adjustments to the draft DCP (for example, Figure 34 Satisfactory Arrangements for Infrastructure) may be required when the draft infrastructure package is finalised. Any further proposed changes to the draft DCP will be exhibited alongside the draft infrastructure package.

It should be noted that consent cannot ultimately be granted to development in the URA until the infrastructure package, including Contributions Plan, is finalised and in place (refer to Part 6 of the Shoalhaven Local Environmental Plan 2014).

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When will the Contributions Plan be in place?

The detail of the draft infrastructure funding and delivery package, including Contributions Plan, will be considered by Council in due course. This will include a list of costed infrastructure and the options to secure funding.

It is anticipated that the draft package will then be publicly exhibited in the 2nd half of 2022. This may include further proposed adjustments to the draft DCP Chapter NB4.

Council will consider a further report on the outcomes of the public exhibition, including any further proposed changes. It is anticipated that the package, including Contributions Plan, will be finalised and in place before the end of 2022.

Where can I get further information?

If you need any further information, please contact the Strategic Planning Team on 4429 5377.

Further background information can also be found on the Get Involved Page, 'Planning for Growth in Nowra-Bomaderry':

<https://getinvolved.shoalhaven.nsw.gov.au/planning-for-growth-nowra-and-bomaderry>

Have Your Say

Submissions are invited during the exhibition period and should be made in writing, and addressed to:

Post: The Chief Executive Officer,
Shoalhaven City Council, PO Box 42,
Nowra NSW 2541

E-mail: council@shoalhaven.nsw.gov.au

Website: via the form on the Exhibition page at:
<http://shoalhaven.nsw.gov.au/My-Council/Publicexhibition/Documents-on-exhibition>

All submissions must be received in writing by **5pm Friday 1 July 2022**, quoting Council's reference **55387E/4**.

Council staff are available via phone or email to answer your enquiries. Please contact the project team on 4229 5377 or via email council@shoalhaven.nsw.gov.au for more information.

Community 'Drop-in' Session

To support the public exhibition, Council is holding a community 'drop-in' information session.

This is an opportunity for interested members of the community to find out more about the Planning Proposal, draft DCP Chapter NB4 and supporting documents for Moss Vale Road North URA.

When: Thursday 2 June 2022

Time: 4:00pm – 7:00pm

Where: Mezzanine meeting room, Shoalhaven Indoor Sports Centre, 90 Cambewarra Road, Bomaderry.

Council staff will be in attendance to discuss and answer questions about the exhibition documents.

To register your interest in attending please contact Council's Senior Administration Officer, Kerrie Mackey on 02 4429 3426 or at Kerrie.Mackey@shoalhaven.nsw.gov.au.

Alternatively, you can register online using [Council's Get Involved website](#).

Please register by 5:00pm, Monday 30 May 2022.

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