

**Paul Mitchell**

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**Comments on Narrawallee Residential Subdivision  
MOD 3 (MP 06\_0276 MOD 3)**

DRAFT

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GUIDING FUTURE GROWTH  
**SHOALHAVEN  
CHARACTER  
ASSESSMENTS**

OCTOBER 2018

RobertsDay  
*planning.design.place*

**Shoalhaven  
Growth  
Management  
Strategy  
2019-2041**

PART 3- CHARACTER STATEMENTS

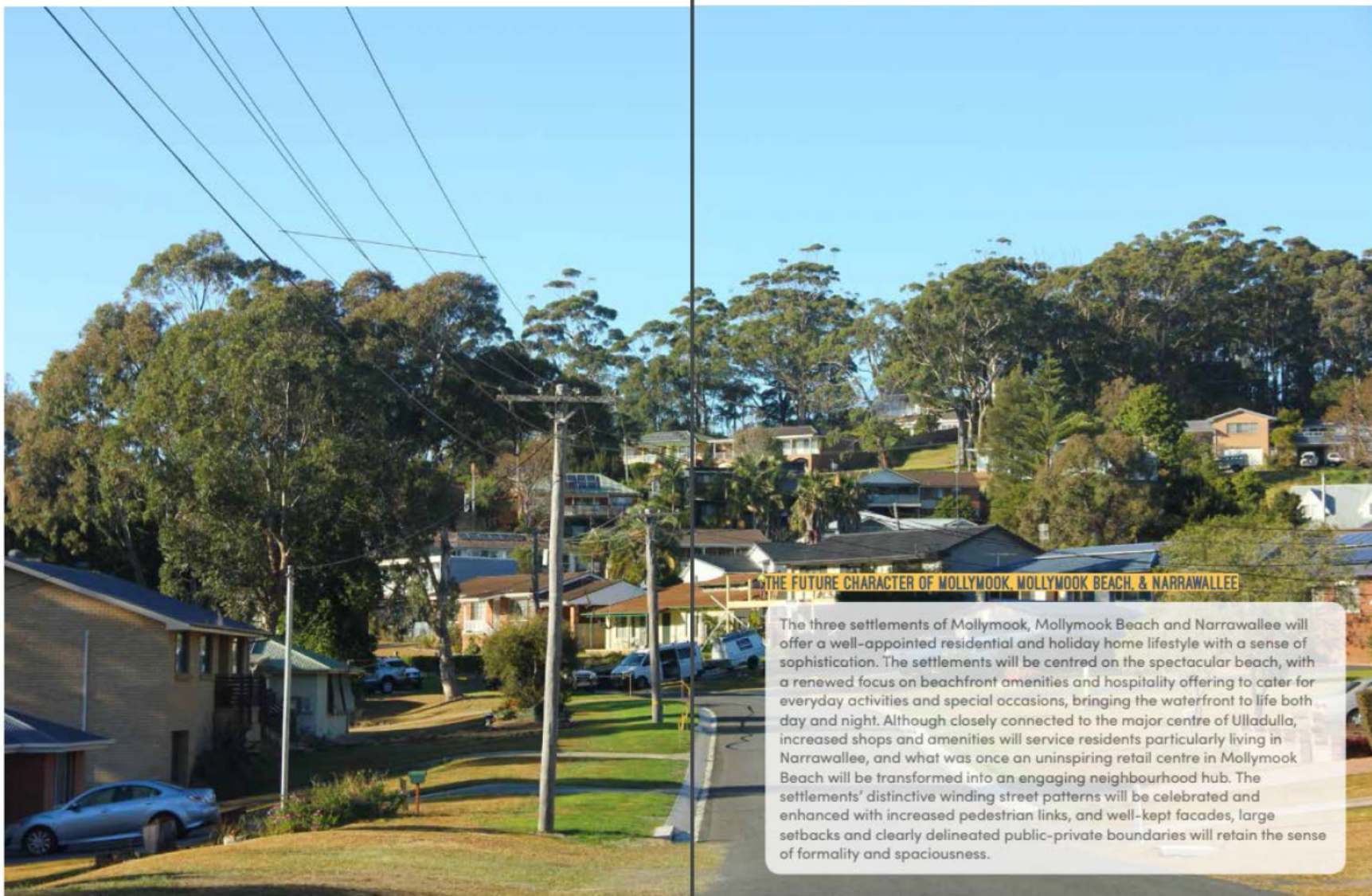
Mollymook, Mollymook Beach & Narrawallee



PART 3- CHARACTER STATEMENTS

Mollymook, Mollymook Beach & Narrawallee



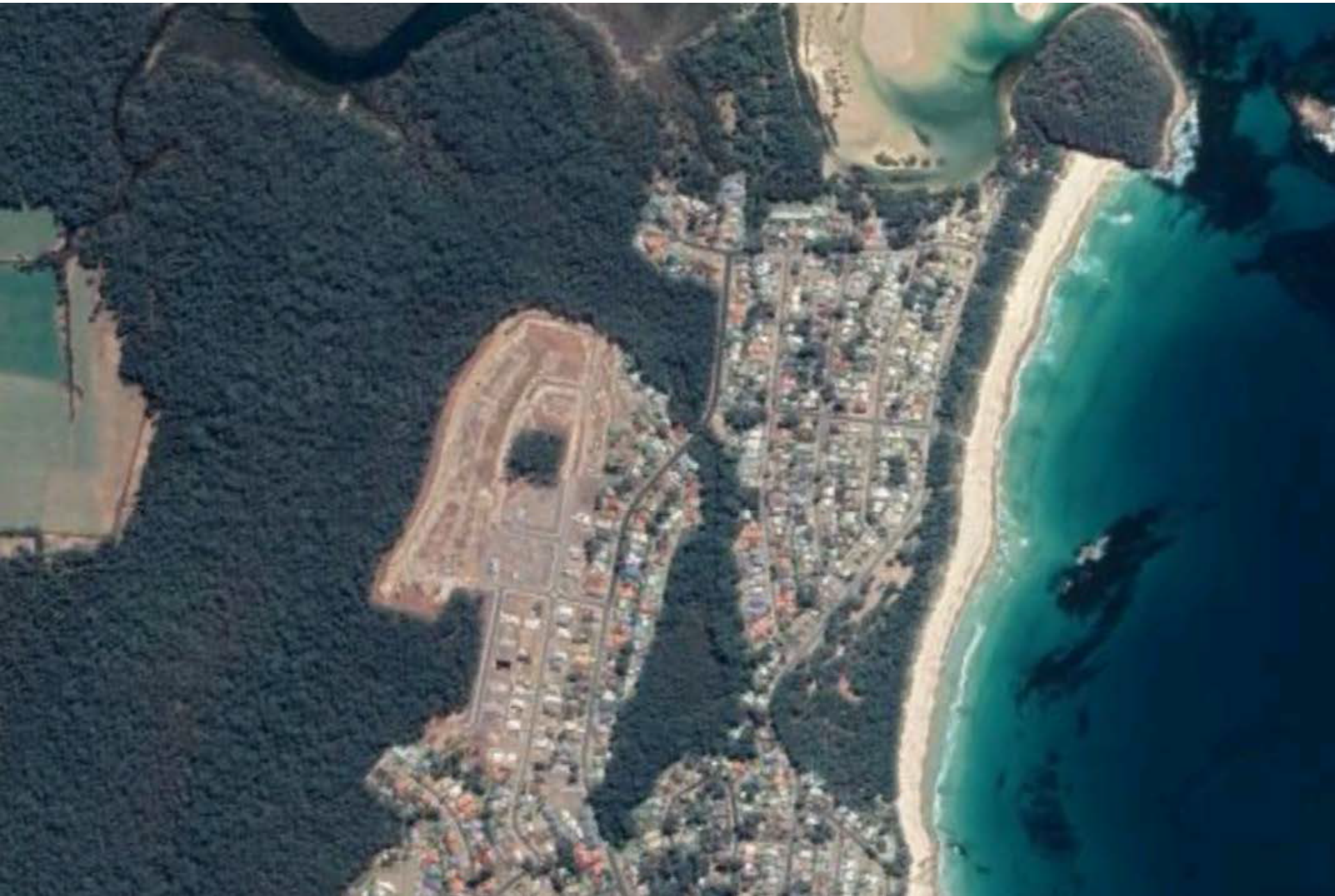


#### THE FUTURE CHARACTER OF MOLLYMOOK, MOLLYMOOK BEACH, & NARRAWALLEE

The three settlements of Mollymook, Mollymook Beach and Narrawallee will offer a well-appointed residential and holiday home lifestyle with a sense of sophistication. The settlements will be centred on the spectacular beach, with a renewed focus on beachfront amenities and hospitality offering to cater for everyday activities and special occasions, bringing the waterfront to life both day and night. Although closely connected to the major centre of Ulladulla, increased shops and amenities will service residents particularly living in Narrawallee, and what was once an uninspiring retail centre in Mollymook Beach will be transformed into an engaging neighbourhood hub. The settlements' distinctive winding street patterns will be celebrated and enhanced with increased pedestrian links, and well-kept facades, large setbacks and clearly delineated public-private boundaries will retain the sense of formality and spaciousness.



**Scale of development will come to dominate the overall character of Narrawallee**



**Current character of Narrawallee developed area – pockets of mature trees 1**

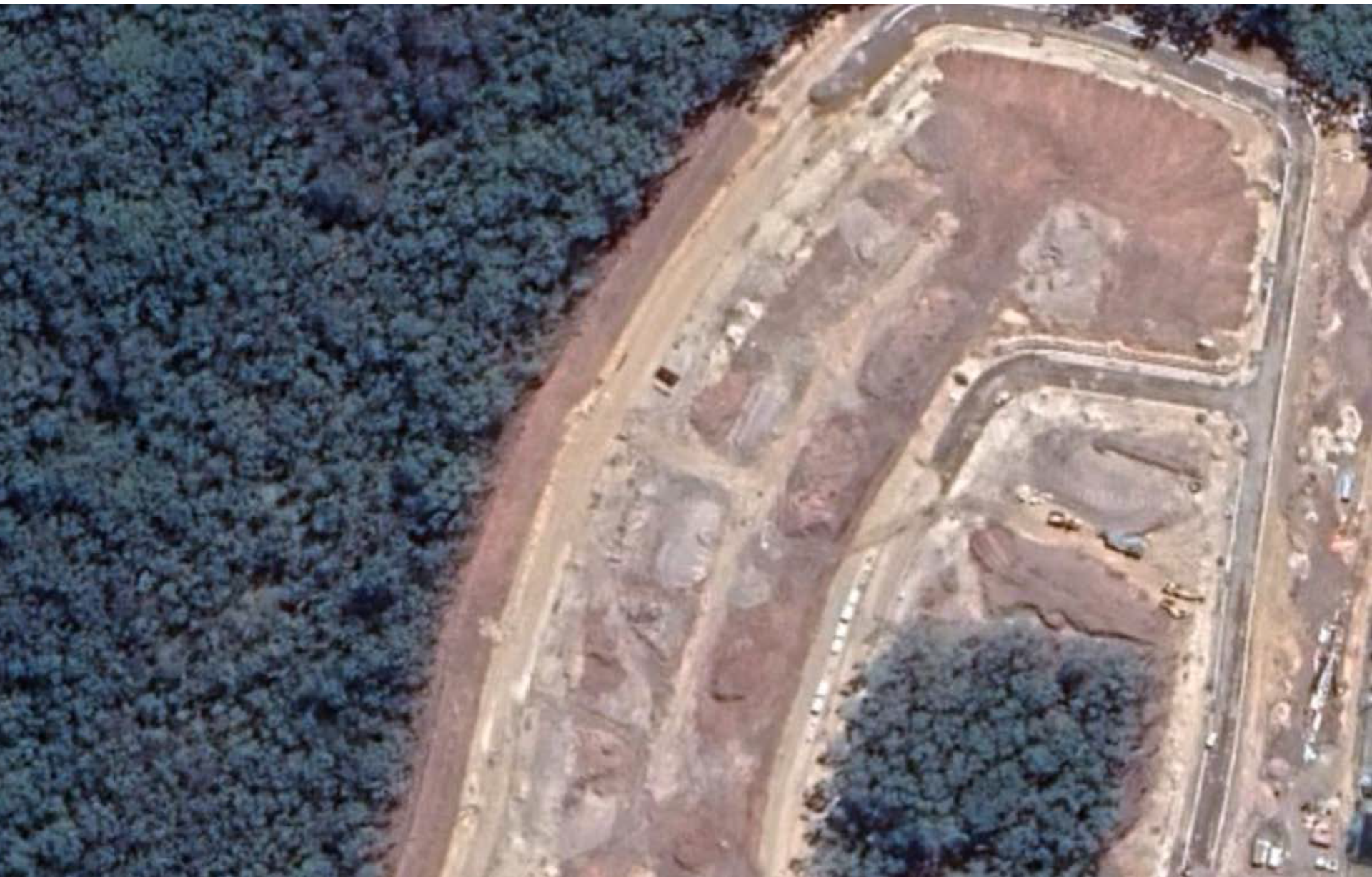


**Current character of Narrawallee developed area – pockets of mature trees 2**





**Does every tree and piece of vegetation have to be removed?**



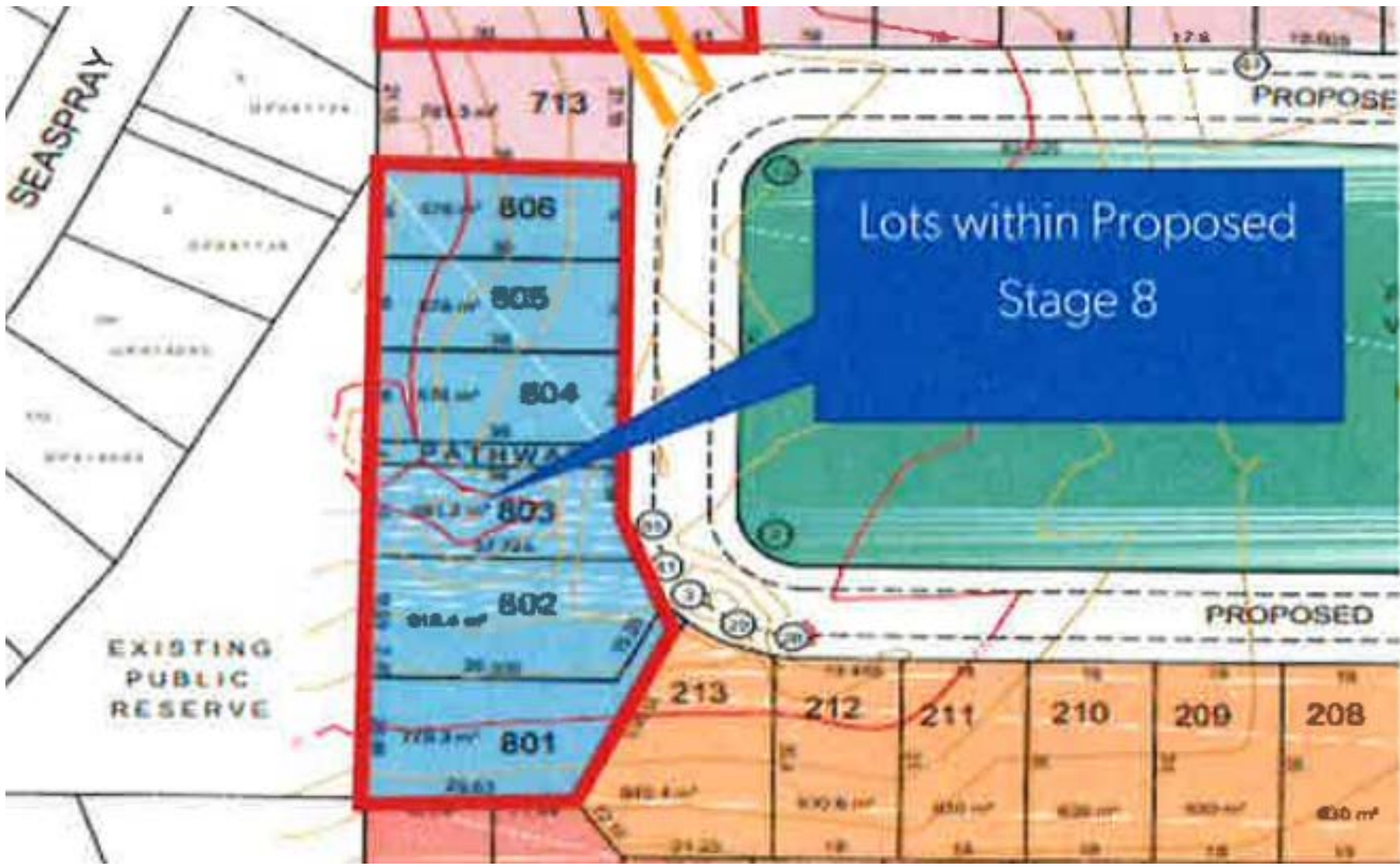
**Does every tree and piece of vegetation have to be removed?**



**What replaces the removed mature trees?**



# Proposed replacement of park with 6 blocks



Satellite image - detail - early 2019



**Proposed replacement of park with 6 blocks**



- **The streetscape and built environment of Narrawallee is characterised by the retention of mature trees – singly, in pockets, and in stands – in some residential blocks, in streets, and in small parklands.**
- **The mature trees and associated flora within those ecological subsystems also support habitat for native fauna.**
- **The scale and treeless character of the development will dominate, inhibit, and overawe the existing character of the area.**
- **The building footprint to land ratios in the development will inhibit post development planting of substantial size trees.**
- **The visual and environmental amenity of the area, and its social capital, are diminished by the design of the development.**
- **Retention of the small southern parkland would go some way in offsetting the existing social and environmental detrimental effects of the development.**

Thank you