

12.2 Planning Proposal - Rezone part of 48 Campbell Street, Gerringong

CSP Objective: 2.0 Well planned and managed spaces, places and environment

CSP Strategy: 2.1 Maintain the separation and distinct nature of local towns, villages and agricultural land

Delivery Program: 2.1.1 Develop and implement appropriate land use plans

Summary

Council has received a request to adopt a Planning Proposal (PP) to amend *Kiama Local Environmental Plan (LEP) 2011* to facilitate residential development on part of Lot 2 DP 1168922 48 Campbell Street Gerringong.

The PP seeks to extend the Gerringong residential zone from Campbell Street to align with Koraaga Road within the adjacent Elambra Estate. The PP, submitted by the proponent, suggests the PP will result in approximately 166 new residential allotments. The Structure Plan proposes to connect the site to Elambra Estate via new watercourse crossings onto Union Way.

Part of Lot 2 DP 1168922 (i.e. 48 Campbell Street) is identified as a potential urban expansion area by the Kiama Local Strategic Planning Statement (LSPS) 2020. In this regard the PP is consistent with the LSPS, particularly the actions associated with 'Planning Priority 1: Plan for and balance housing supply and demand'.

It is recommended that the PP proceed to the Department of Planning, Industry and Environment for a Gateway Determination.

Finance

Council has adopted a fee structure for the submission and review of planning proposals. The relevant fees have been paid as required by Council's fees and charges schedule.

Policy

The assessment of requests for the rezoning of land require the consideration of a number of Acts, Government Policies, Environmental Planning Instruments and planning documents.

Consultation (Internal)

Consultation will be undertaken as required through the planning proposal process.

Communication/Community Engagement

In accordance with the *Kiama Community Participation Plan (CPP) 2019*, pre-Gateway consultation was not required.

Should Council support the concept PP, the Gateway Determination issued by the NSW Department of Planning, Industry and Environment will outline the minimum requirements for consultation to be undertaken with government agencies and the community. All other community engagement will occur in accordance with the *Kiama Community Participation Plan*.

Attachments

Report of the Director Environmental Services

12.2 Planning Proposal - Rezone part of 48 Campbell Street, Gerringong (cont)

-
- 1 Planning Proposal - 48 Campbell Street, Gerringong - Allen Price & Scarratts Pty Ltd
 - 2 Structure Plan - 48 Campbell Street, Gerringong - Allen Price & Scarratts Pty Ltd
 - 3 Agricultural Assessment - 48 Campbell Street, Gerringong - Cowman Stoddart Pty Ltd

Enclosures

Nil

RECOMMENDATION

That Council support this Planning Proposal, to rezone part of Lot 2 DP 1168922 – 48 Campbell Street, Gerringong, as it is consistent with Kiama Local Strategic Planning Statement 2020 and therefore satisfies the strategic merit and site-specific merit tests.

BACKGROUND

Council has received a request to adopt a Planning Proposal (PP) to amend *Kiama Local Environmental Plan (LEP) 2011* to facilitate residential development on part of Lot 2 DP 1168922 48 Campbell Street Gerringong.

Site Details

The site is immediately adjacent to the west of Elambra Estate and is currently accessed via Campbell Street. The site is currently zoned RU2 Rural Landscape and is predominantly used for agricultural practices. It is noted that the site is predominantly cleared, with vegetation on the site, including a large fig tree, being located adjacent to the existing rural dwellings on the site.

The PP does not apply to the entirety of 48 Campbell Street. Approximately 30% of 48 Campbell is included in this PP (refer to Figure 1).



Figure 1 - Subject Site

Intent of Planning Proposal

The PP seeks to extend the Gerringong residential zone from Campbell Street to align with Koraaga Road within the adjacent Elambra Estate. The PP, submitted by the proponent, suggests the PP will result in approximately 166 new residential allotments. The Structure Plan proposes to connect the site to Elambra Estate via new watercourse crossings onto Union Way.

The submitted Structure Plan shows the provision of public reserve along the watercourses and adjacent to the existing Figtree.

Report of the Director Environmental Services

12.2 Planning Proposal - Rezone part of 48 Campbell Street, Gerringong (cont)

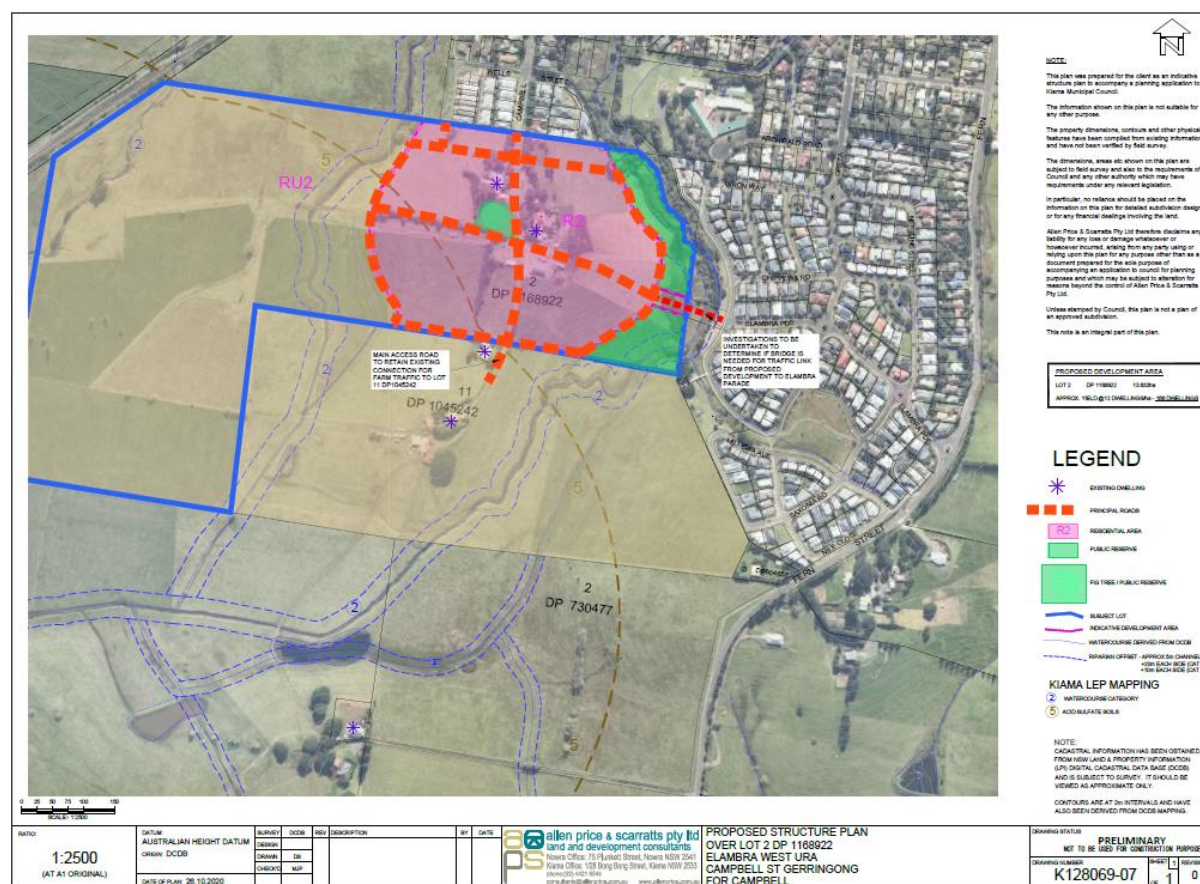


Figure 2 - Structure Plan

Mayoral Minute

At the Ordinary meeting of 17 October 2017 Council endorsed the Mayoral Minute to not support any planning proposals that involve new residential land outside of the identified town boundaries, referred to in the adopted urban strategy areas. The areas included in the recently repealed Kiama Urban Strategy have been incorporated as potential urban expansion areas into the Kiama LSPS 2020. It is noted that this portion of 48 Campbell Street is identified as a potential urban expansion area in the Kiama LSPS 2020. This PP is therefore consistent with this Mayoral Minute.

Assessment of Planning Proposal

The Department of Planning, Industry and Environment's (DPIE) 'A guide to preparing local environmental plans' outlines that an assessment to determine whether the proposal has strategic merit and, having met the strategic merit test, whether the site has site-specific merit. An assessment of the proposal's strategic merit has been carried out below.

Strategic Merit

When assessing the proposal's strategic merit, the following questions need to be answered:

- Does the proposal give effect to the Illawarra-Shoalhaven Regional Plan?

Illawarra-Shoalhaven Regional Plan 2015

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12.2 Planning Proposal - Rezone part of 48 Campbell Street, Gerringong (cont)

The Illawarra-Shoalhaven Regional Plan (ISRP) 2015 is the NSW Government's strategy for guiding land use planning decisions for the region over the 20 years to 2036.

The applicants' PP has indicated that the PP is consistent with four of the five goals of the Regional Plan.

The applicant's PP outlines that the PP achieves a variety of housing choices in Gerringong, with homes that meet needs and lifestyles with a variety of residential outcomes that are supported with open space and recreation opportunities in close proximity to the town centre, existing jobs and infrastructure.

Direction 2.2 of the ISRP seeks to support housing opportunities close to existing services, jobs and infrastructure in the region's centres. Gerringong has been identified as a centre for increased housing activity within the region. The ISRP recommends A place-based planning approach will be adopted to consider these opportunities for centres that have access to transport.

This site has been strategically identified by the Kiama Local Strategic Planning Statement 2020, and the Kiama Urban Strategy 2011 before it, as a potential urban expansion area. Undertaking a place-based approach (i.e. site-specific planning proposal) to analyse the suitability of this site is therefore consistent with Direction 2.2 and Goal 2.

Another justification for consistency is that the PP will allow for better integration and minimize impacts to the adjacent agriculture lands by implementing a structure plan which provides either a perimeter public road or public reserve with landscaping to manage the interface with the adjacent agricultural land. The applicants' PP argues that 'higher agricultural valued land' will be retained.

The applicant's PP outlines that the proposal will result in the rehabilitation of Union Creek, thus protecting and enhancing the natural environment.

Dwelling numbers continue to be a point of interest for the community. The dwelling projections Council is required to have regard to is that referenced in the Regional Plan. The Regional Plan projects that 2,850 additional houses are required for the Kiama LGA by 2036. On average 143 new dwellings are required each year.

Part of 48 Campbell Street has been identified, by the Kiama LSPS, to contribute towards the provision of new dwellings.

In this regards it is considered that the proposal does not gives effect to the Illawarra-Shoalhaven Regional Plan.

- Does the proposal give effect to a local strategy that has been endorsed by the Department Planning, Industry and Environment?

Kiama Local Strategic Planning Statement 2020

At the June 2020 meeting, Council adopted the Kiama LSPS 2020.

Part of Lot 2 DP 1168922 (i.e. 48 Campbell Street) is identified as a potential urban expansion area by the Kiama Local Strategic Planning Statement (LSPS) 2020 In this regard the PP is consistent with the LSPS, particularly the actions associated with 'Planning Priority 1: Plan for and balance housing supply and demand'.

Report of the Director Environmental Services

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- Does the proposal respond to a change in circumstances, such as an investment in new infrastructure or changing demographic trends that have not been recognised by existing planning controls?

No. The site has consistently been strategically identified by the Kiama Local Strategic Planning Statement 2020, and the Kiama Urban Strategy 2011 before it, as a potential urban expansion area.

In light of the above, it is considered that the proposal meets the strategic merit test and should proceed to the DPIE for a Gateway Determination.

Site-Specific Merit

As the proposal meets the strategic merit test the site-specific merits of the proposal now need to be assessed.

The structure plan, provided by the applicant, shows a connection to the existing Elambra Estate road network, thus dispersing traffic impacts throughout the network rather than concentrating on a single intersection.

The area identified for urban expansion follows the contour line which delineates the western extent of residential development in Gerringong (i.e. Short Street). The existing elevation of this site means that Elambra Estate would sit higher in the landscape when viewed from the Princes Highway and Illawarra Railway. In this respect the inclusion of part of 86 Campbell Street would not extend the Gerringong township further west or south, either physically or visually.

Impacts associated with flooding have not been investigated in detail by the submitted proposal. In light of recent weather events, the vast majority of submissions have raised concerns with flooding. The submitted Planning Proposal has made assumptions based on the flood assessment prepared for Elambra Estate. No site-specific assessment has been carried out.

Endeavour Energy has indicated that there is available capacity within their existing network for this proposal. However, to date, no formal/direct comments have been provided by Sydney Water.

The Agricultural Assessment, submitted with the Proposal, outlines that an area of 16Ha (approx.) will be excised from a property of 45.83Ha resulting in a 25% reduction in carrying capacity from 58 to 43 cows. At this level of production, it can continue as a viable part-time enterprise. The Agricultural Assessment concludes that, the township of Gerringong is surrounded by prime agricultural land and, as such, if it expands outwards, there is no poor quality agricultural land which could be utilised. The Agricultural Assessment has stated that it is fortuitous that the rezoning is confined to land identified as being Class 3 agricultural land, by the Department of Agriculture's Land Classification Map (no longer in circulation) and allows the continued use of the Class 2 land for agriculture.

Section 9.1 Ministerial Directions

Under Section 9.1 of the *Environmental Planning and Assessment Act 1979*, the Minister for Planning is able to issue directions that apply to the preparation of PP.

The applicants' PP has indicated that the PP is 'not inconsistent' with all relevant Ministerial Directions. This is refuted.

Report of the Director Environmental Services

12.2 Planning Proposal - Rezone part of 48 Campbell Street, Gerringong (cont)

Direction 1.2 – Rural Zones

Direction 1.2 – Rural Zones states that a PP must not rezone land from a rural zone to a residential, business, industrial, village or tourist zone. A PP may be inconsistent with this direction if it is:

- Justified by a strategy which:
 - Gives consideration to the objectives of the direction;
 - Identifies the land which is the subject of the PP; and
 - Is approved by the Department of Planning; or
- Justified by a study prepared in support of the planning proposal which gives consideration to the objectives of this direction, or
- In accordance with the relevant Regional Strategy, Regional Plan or Sub-regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or
- Is of minor significance.

This PP is not justified by a strategy, approved by the DPIE. This PP is in accordance with the Regional Plan (see commentary above).

The PP is justifiably inconsistent with Direction 1.2.

Direction 1.5 – Rural Lands

Direction 1.5 – Rural Lands states that a PP that will affect land within an existing or proposed rural or environmental protection zone must:

- (a) be consistent with any applicable strategic plan, including regional and district plans endorsed by the Secretary of the Department of Planning and Environment, and any applicable local strategic planning statement
- (b) consider the significance of agriculture and primary production to the State and rural communities
- (c) identify and protect environmental values, including but not limited to, maintaining biodiversity, the protection of native vegetation, cultural heritage, and the importance of water resources
- (d) consider the natural and physical constraints of the land, including but not limited to, topography, size, location, water availability and ground and soil conditions
- (e) promote opportunities for investment in productive, diversified, innovative and sustainable rural economic activities
- (f) support farmers in exercising their right to farm
- (g) prioritise efforts and consider measures to minimise the fragmentation of rural land and reduce the risk of land use conflict, particularly between residential land uses and other rural land uses
- (h) consider State significant agricultural land identified in *State Environmental Planning Policy (Primary Production and Rural Development) 2019* for the purpose of ensuring the ongoing viability of this land

Report of the Director Environmental Services

12.2 Planning Proposal - Rezone part of 48 Campbell Street, Gerringong (cont)

- (i) consider the social, economic and environmental interests of the community.

Direction 1.5 – Rural Lands states that a PP that changes the existing minimum lot size on land within an existing or proposed rural or environmental zone must demonstrate that it:

- (a) is consistent with the priority of minimising rural land fragmentation and land use conflict, particularly between residential and other rural land uses
- (b) will not adversely affect the operation and viability of existing and future rural land uses and related enterprises, including supporting infrastructure and facilities that are essential to rural industries or supply chains
- (c) where it is for rural residential purposes:
 - i. is appropriately located taking account of the availability of human services, utility infrastructure, transport and proximity to existing centres
 - ii. is necessary taking account of existing and future demand and supply of rural residential land.

A PP may be inconsistent with this direction if it is:

- Justified by a strategy which:
 - gives consideration to the objectives of this direction,
 - identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites, and
 - is approved by the Director-General of the Department of Planning and is in force, or
- Is of minor significance.

It is considered that the PP is consistent with Direction 1.5. The PP is consistent with the applicable regional plan and an Agricultural Assessment, which considers the significance of agriculture and primary production to the State and rural communities, has been submitted. The Agricultural Assessment has considered all other points of Direction 1.5.

The PP is consistent with Direction 1.5.

Direction 4.3 – Flood Prone Land

Direction 4.3 – Flood Prone Land states that a PP must not rezone land within the flood planning areas from Special Use, Special Purpose, Recreation, Rural or Environmental Protection Zones to a Residential, Business, Industrial, Special Use or Special Purpose Zone. As the flood planning area has not been formally identified for this site it is unclear if the proposal is consistent with this Direction. The submitted Planning Proposal has made assumptions based on the flood assessment prepared for Elambra Estate. No site-specific assessment has been carried out.

Insufficient information has been provided to determine if the PP's consistency with Direction 4.3. It is recommended that the Gateway require the provision of a flood study to determine consistency with Direction 4.3 prior to community consultation.

Direction 5.10 – Implementation of Regional Plans

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Direction 5.10 – Implementation of Regional Plans states that a PP must be consistent with a Regional Plan released by the Minister for Planning. A PP may be inconsistent with this direction if it is:

- Is of minor significance, and
- The planning proposal achieves the overall intent of the Regional Plan and does not undermine the achievement of its vision, land use strategy, goals, directions or actions.

The proponent has stated that the PP is generally consistent with the Regional Plan. As discussed above, Council agrees with this position. The PP is consistent with Direction 5.10.

Delegation

Council is able to request plan making delegation, under Section 3.32 of the *Environmental Planning and Assessment Act 1979*.

Conclusion

As 48 Campbell Street has identified as a potential urban expansion area in the Kiama LSPS 2020 it is consistent with the relevant Goals and Directions of the Regional Plan. The strategic and site-specific merits of the proposal adequately justify any inconsistencies with Ministerial Directions.

It is therefore recommended that the proposal be supported to proceed to the Department of Planning and Environment for a Gateway Determination.



Planning Proposal

Elambra West Urban Release Area

Prepared for
Pearce & Campbell

Site address
Lot 2 DP 1168922, No. 48 Campbell Street,
Gerringong

Date
2 December 2020

allen price & scarratts pty ltd
land and development consultants

Surveying



Town Planning



Civil Engineering



Project Management



Table of Revisions

Initials	Rev	Date	Details
JH	0	02/12/2020	Document completed for Kiama Municipal Council consideration

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INTRODUCTION

This proponent-led Planning Proposal (PP) has been prepared in accordance with Section 3.32 and 3.33 of the Environmental Planning and Assessment Act 1979 and the following relevant documents:

- Department of Planning, Industry and Environment's "A guide to preparing planning proposals"; and,
- Kiama Municipal Council's Planning Proposal Policy.

The PP seeks to amend the Kiama Local Environmental Plan (KLEP) 2011 and to extend the Gerringong residential zone from Campbell Street to align with the southern boundary of 48 Campbell Street, (Lot 2 DP 1168922), Gerringong. This extension is consistent with the Gerringong Charrette and the Kiama Local Strategic Planning Statement (KLSPS) 2020 as well as strategic outcomes identified in Illawarra – Shoalhaven Regional Plan and Illawarra Shoalhaven Urban Development Program Update. The outcome of this rezoning process will result in the creation of the Elambra West Urban Release Area (URA).

As outlined in this PP, this rezoning will facilitate an extension to the existing township of Gerringong in a south-westerly direction that will be carefully integrated with the existing surrounding urban area. The PP also continues to provide legal access for the existing two rural dwellings and associated agricultural farming on adjacent Lot 11 DP 1045242 (zoned RU1 – Primary Production and RU2 Rural Landscape zoned land).

Should Kiama Municipal Council (KMC) support this PP and formally progress it to Gateway Determination with the Department of Planning, Industry and Environment (DPIE), this document will provide Council with the majority of the background information it requires to demonstrate the strategic justification for this proposal. Further, the format of this PP is designed to optimise a timely and easier path for a Council merit-based assessment and to inform recommendations to the elected Council.

Overall, the aim of the PP is to implement part of the vision that was accepted by the community in the Gerringong Charrette to meet the future residential housing and associated recreation supply for this coastal village and to make efficient use of adjacent surrounding land that is not flood affected. The justification and quantum of the rezoning area is explained in this PP which informs subsequent related amendments for the KLEP 2011.

Figure 1 – Site Photo looking from site to adjacent Elambra Estate



BACKGROUND

Subject land

The proposed URA was first identified in the Gerringong Charrette and subsequent planning documents which are explained in this PP such as the recent Council adopted KLSPP.

The coastal town of Gerringong is approximately 10km south of Kiama and 3.6km north of Gerroa. The township in general is bordered by the Pacific Ocean to the east, Werri Beach and Werri Lagoon to the north, the Princes Highway and the Illawarra Railway corridor to the west and the existing Elambra Estate. Rural land is situated to the east, west and south of Elambra Estate.

The proposed URA is located adjacent to the south-western edge of the existing Gerringong urban area and is located approximately 1.2km via the road network to the town centre. As shown in the images below, the land which is the subject of this PP is approximately 45.83 hectares(ha) in area with a proposed urban area of 12.83ha which is generally cleared, zoned RU2 Rural Landscape and is not flood affected.

The site generally continues the same natural land elevation/form as existing residential developed land to the north and slopes gradually both on the eastern and western sides of the site to lower flood prone land. There are also two existing rural dwellings located on the site.

Lot 2 DP 1168922 provides legal access for the existing two rural dwellings as related agricultural farming operations on adjacent Lot 11 DP 1045242. Lot 11 has legal access across Lot 2, via a Right of Access. A survey plan of the site showing these lots, general landform and easements is provided as **Appendix A**. In addition, a larger proportion of Lot 2 will continue to support agricultural farming operations on the lower flood affected land and which is a higher class of agricultural graded farming land.

The URA is largely bordered to the east and north by land zoned R2 – Low Density Residential which has a minimum lot size of 450m². The land to the west and south of the URA is zoned RU1 – Primary Production and RU2-Rural Landscape.

Union Creek partly dissects the URA and a proposed outcome of the PP will be to revegetate and rehabilitate this creek line adjacent to the site. Union Creek extends from the main Gerringong urban area into Crooked River at Gerroa. Further, it is anticipated that this landscape revegetation will continue on the URA interface with the adjacent rural area.

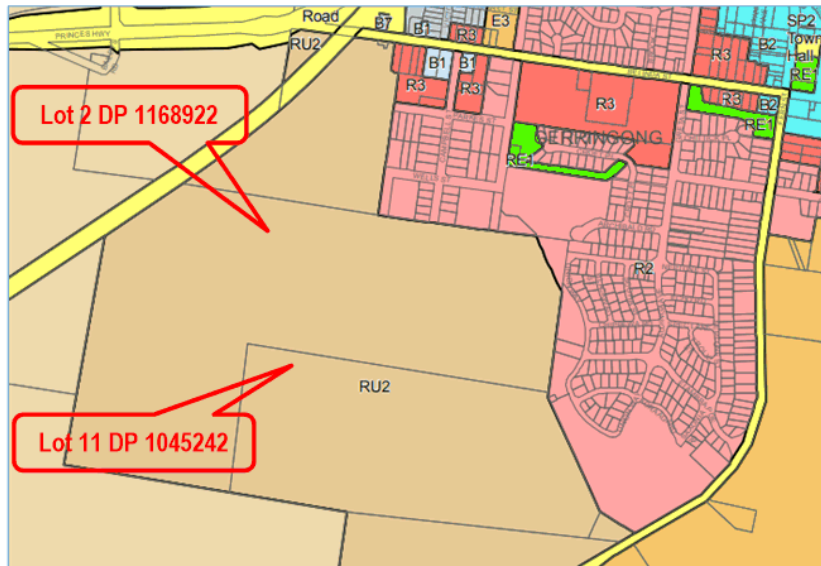
Whilst only to be used as a guide to identify site potential, initial scoping investigations of the URA indicate a yield of approximately 166 residential lots could be developed in a number of stages and in a similar form to that at the adjacent Elambra Estate. Developable residential land is limited by the flooding potential on parts of the site which in some aspect's mirrors the same developable land height in the adjacent Elambra Estate. The URA does not consist of any bushfire prone land.

In summary, the site is relatively unconstrained and can be well serviced by the infrastructure necessary to support efficient delivery of an attractive urban neighbourhood that would provide a logical south-western extension to the Gerringong township with a transitional landscaped interface to the adjacent rural land.

Lot 2 DP 1168922

Lot 11 DP 1045242
rural dwellings

Figure 3 – Current Land Zones affecting the URA site (Source: KLEP 2011)



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Other KLEP 2011 / Site Considerations

In addition to the current land use zone controls, other KLEP 2011 and site considerations are shown in Figures 4-8 and include acid sulfate soils, minimum lot size, riparian land / watercourses, known heritage items, bushfire prone lands and site access.

Figure 4 – Class 5 Acid sulfate soils affecting the URA site (Source: KLEP 2011)

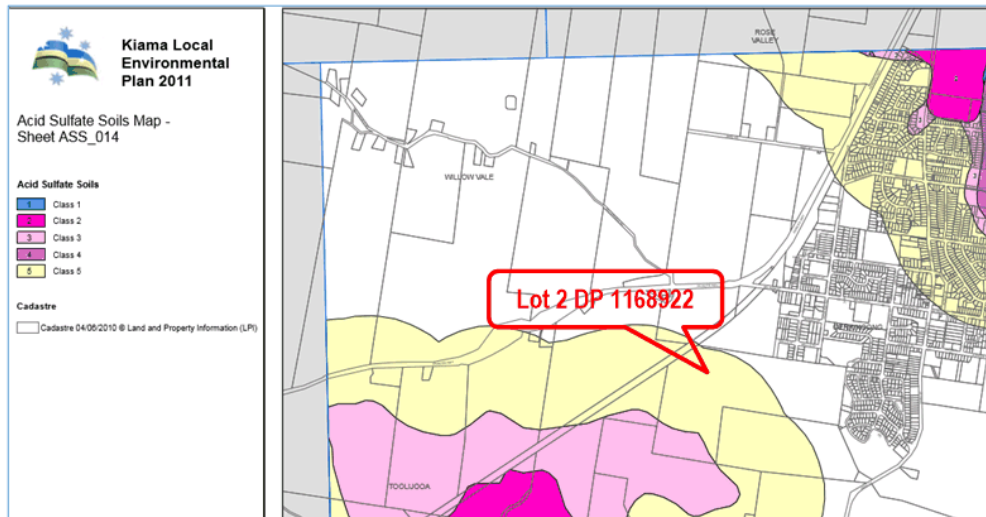


Figure 5 - 40ha minimum lot size affecting the URA site (Source: KLEP 2011)

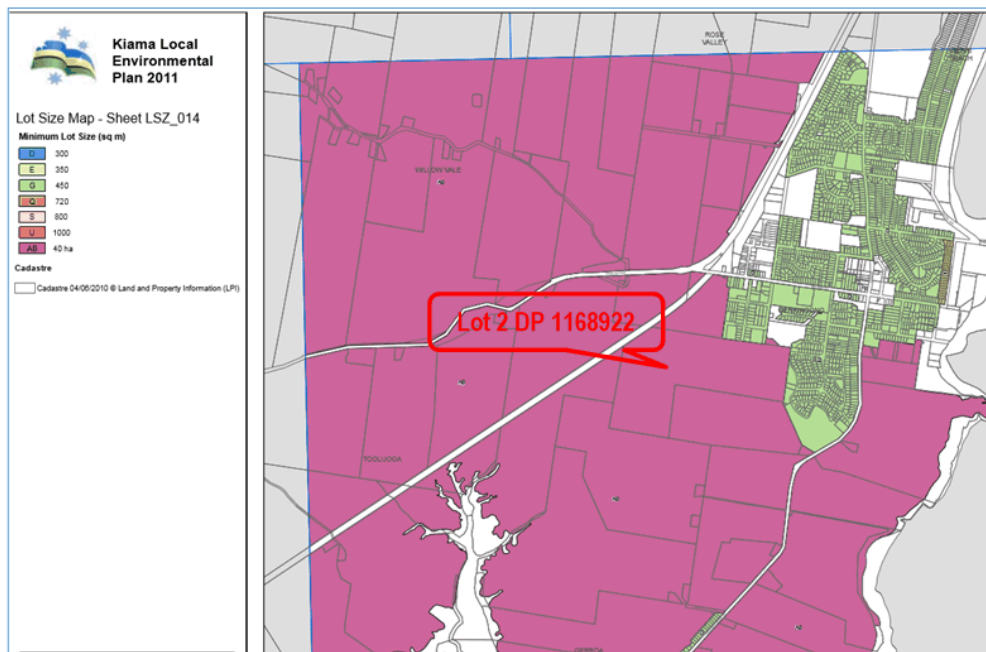


Figure 6 – Riparian Land and Watercourses affecting the URA site (Source: KLEP 2011)

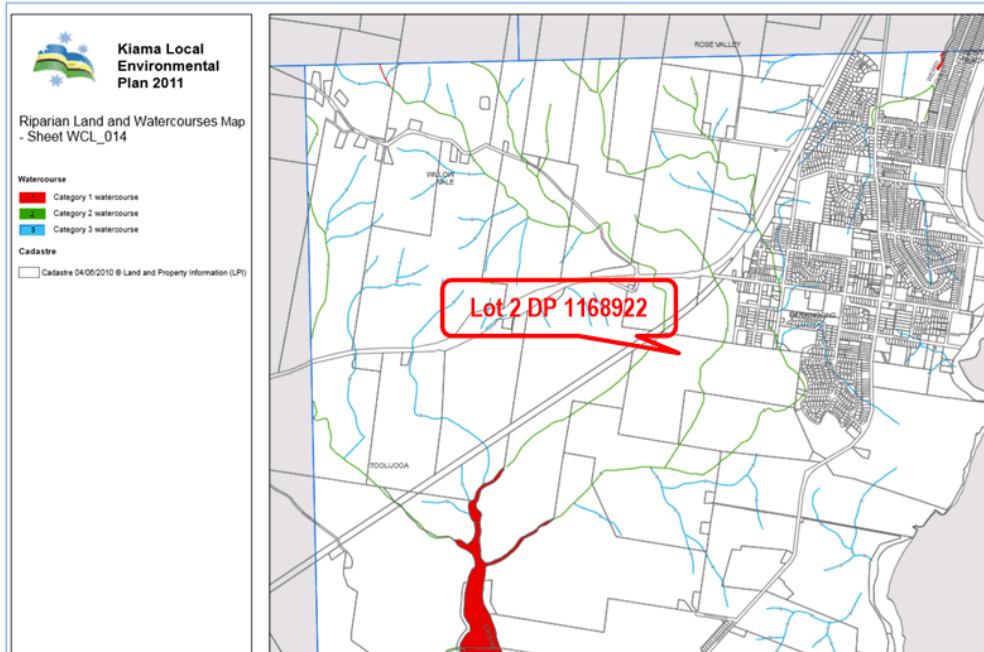
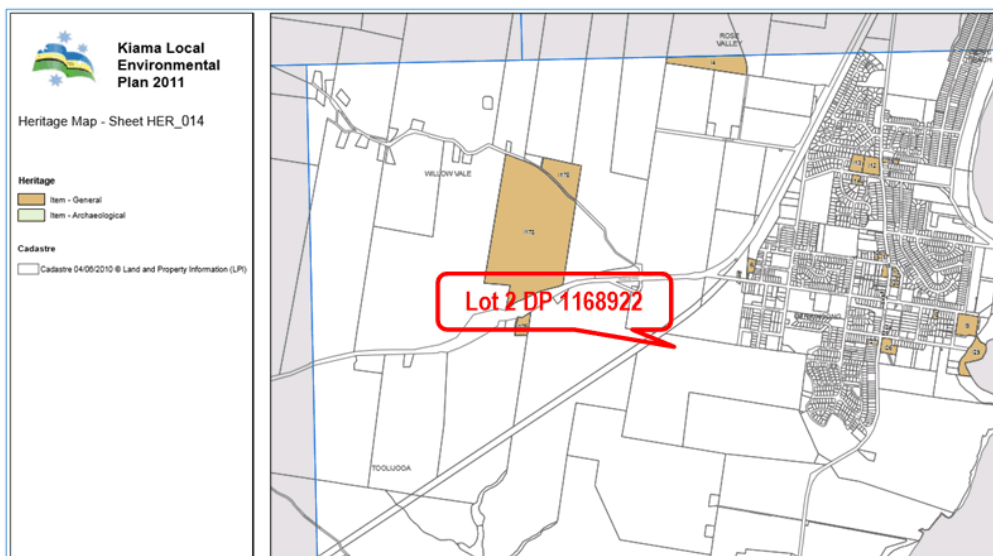
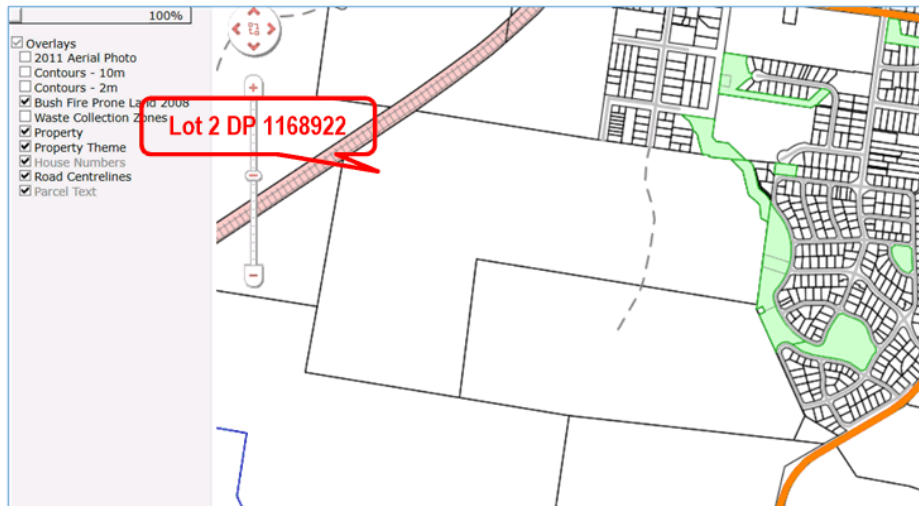


Figure 7 – Heritage items in proximity to the URA site (Source: KLEP 2011)



Note – No heritage items are located on or in proximity to the URA site.

Figure 8 – Bushfire prone land mapping of the URA site (Source: KMC Online Mapping)



Note – Mapping does not indicate the URA site is bushfire prone land.

Access to the site is provided from Campbell Street.

Status of current investigations

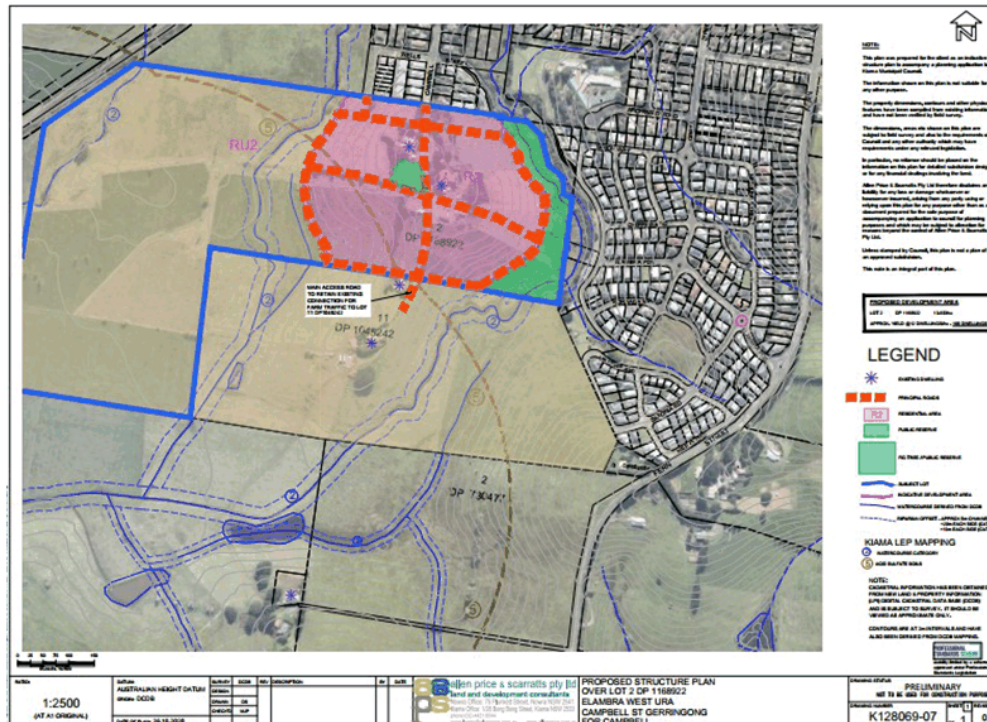
Building on the identification of the URA in the Gerringong Charrette and KLSPS, and in response to initial PP feedback from KMC staff in September 2019, the following accompanying assessments to this PP have been prepared and provide more detailed specific investigation of the site:

- Aboriginal Heritage Diligence Assessment – November 2020
- Agriculture Assessment – November 2020
- Ecological Constraints Assessment – November 2020
- Residential Land Supply & Demand Analysis – November 2020
- Traffic & Parking Assessment – December 2020
- Visual Impact Analysis – November 2020

Further to the above, this PP considers preliminary flood and service infrastructure for the URA and flood assessment that have determined residential developable land on the adjacent Elambra Estate land.

Key findings of these investigations are summarised in **Table 4** and the resulting URA structure plan is shown in **Figure 9** (larger version of plan is shown in **Appendix B**). This structure plan could be supported with a site specific Development Control Plan to establish design and character controls.

Figure 9 – URA Structure Plan



Strategies planning assessment

In preparing this PP, the following KMC or State Government strategies or plans have been assessed as supporting re-zoning and the development of the URA and are listed below and reviewed further in Part 3 – Justification.

- Gerringong Charrette 1995;
- KLSPS;
- Draft Illawarra Shoalhaven Regional Plan 2041
- Illawarra – Shoalhaven Regional Plan 2015; and,
- Illawarra Shoalhaven Urban Development Program Update 2018.

PART 1 – STATEMENT OF OBJECTIVES OR INTENDED OUTCOMES

(s.3.33(2)(a) A statement of the objectives or intended outcomes of the proposed instrument)

The objective of the PP is to amend KLEP 2011 and to extend the Gerringong residential zone from Campbell Street to the southern boundary of 48 Campbell Street, (Lot 2 DP 1168922), Gerringong which is consistent with the Gerringong Charrette and KLSPS. The URA property description and current land use zone as outlined in Table 1.

Table 1 – Property description and current URA land use zone

Lot DP / Property Address	Current KLEP 2011 Land Use Zone
Lot 2 DP 1168922, No. 48 Campbell Street, Gerringong	RU2-Rural Landscape

Outcomes of the PP include:

- Additional residential lots that will deliver additional dwellings and residential population with close proximity to existing schools, shops and community facilities;
- Urban development that is consistent with the adjacent existing residential development area;
- Urban development that is a logical southern extension to the Gerringong township with a transitional landscaped interface to adjacent rural land;
- Meeting projected housing needs of Kiama and the wider area as identified in strategic planning documentation.

The proposed land use zone amendments are shown in Figure 9 (larger version of plan is shown in Appendix B) and Part 4 of this document. Beyond the proposed residential and public reserve areas, the residual land of Lot 2 which consists of flood affected and higher agricultural class land will remain zoned RU2.

Figure 10 – Site Photo looking from Wingeewah Road to the proposed URA site



PART 2 – EXPLANATION OF PROVISIONS

(s.3.33(2)(b) *An explanation of the provisions that are to be included in the proposed instrument*)

The PP will be achieved by amending the following KLEP 2011 maps (outlined **Table 2** and also shown in Part 4) to allow residential and open space land use changes to occur as outlined in the Structure Plan (shown in Figure 9 and larger version of plan is shown in **Appendix B**). No specific clause amendments to KLEP 2011 are proposed.

Table 2 – Proposed KLEP 2011 maps for amendment

Map type	Map sheet (identification numbers)	Reasoning for amendment
Land Zoning – LZN 014	4400_COM_LZN_014_020_20110809	Residential use not permitted.
Lot Size – LSZ 014	4400_COM_LSZ_014_020_20141120	Minimum lot size is currently 40ha.
Floor Space Ratio (FSR)– FSR 014	4400_COM_FSR_014_020_20111108	No FSR current applies.
Height of Buildings – HOB 014	4400_COM_HOB_014_020_20111108	Not mapped with a maximum building height.

These amendments are required so the URA meets the aims of the KLEP 2011, as outlined below:

- (1) *This Plan aims to make local environmental planning provisions for land in Kiama in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act.*
- (2) *The particular aims of this Plan are as follows—*
 - a) *to provide planning controls for the Kiama area to achieve ecologically sustainable development principles while recognising the economic, environmental and social impacts and risks associated with climate change,*
 - b) *to maintain, protect and improve the natural environment including native vegetation, endangered ecological communities, natural habitat corridors, riparian land, groundwater dependent ecosystems and wetlands for their biodiversity values,*
 - c) *to conserve and protect the area's water resources, groundwater, waterways, and water quality for their biodiversity, ecological, health and recreational values,*
 - d) *to protect agricultural land and restrict its fragmentation for purposes other than primary production,*
 - e) *to protect and enhance the coastal and rural character of Kiama's rural towns, neighbourhoods and villages, and the characteristic scenic landscapes that contribute to its liveability and identity,*
 - f) *to consolidate future population growth and medium density housing primarily in locations near shops and public transport,*
 - g) *to cater for housing choice including affordable rental housing, affordable housing for first home buyers and housing for the aged and disabled and independent seniors,*
 - h) *to protect and maintain land used or to be used for employment in rural and urban areas,*
 - i) *to promote and co-ordinate the orderly and economic use and development of land,*
 - j) *to maintain, protect and enhance environmentally sensitive land for its biodiversity and ecological values,*
 - k) *to protect Kiama's cultural heritage.*

PART 3 – JUSTIFICATION OF OBJECTIVES, OUTCOMES AND PROCESS

(s.3.33(2)(c) Justification for those objectives, outcomes and provisions and the process for their implementation)

3.1 – Need for the Planning Proposal

3.1.1 Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?

The PP is the result of the following KMC endorsed strategic studies identified in **Table 3** recommending either part or all of the URA (i.e. Lot 11 DP 1045242 is not included in all studies). Also provided are initial site investigation findings of the various accompanying assessments as outlined in **Table 4** and as recommended in feedback received from KMC staff in September 2019.

Table 3 – Summary of URA supporting strategic studies

Study	Key findings summary
<i>Gerringong Charrette 1995</i>	<ul style="list-style-type: none"> Identifies the proposed URA (Lot 2 DP 1168922) for proposed residential use which is shown in the mapping extract provided as Appendix C. In terms of forecasting residential land supply at Gerringong and the immediate surrounding area, the document makes the following related points: <ul style="list-style-type: none"> ➤ Estimated 4% annual population growth with a population of roughly 7,730 people in the year 2020. ➤ South expansion estimated at providing 792 dwellings (44 Ha at 18 dwellings per Ha). To date, Elambra Estate has provided approximately 254 dwellings at approximately 13 dwellings per Ha. The proposed URA proposes approximately 166 dwellings at a rate of 12 dwellings per Ha. The Gerringong southern expansion area is identified as a green field site of two gentle hills with Union Creek flowing between them, and is roughly bordered by Fern Street to the east, the flood plain and farmland to the west and south, and existing town to the north. The Charrette has played a significant role in the development outcomes, land supply and related community / business development that has been realised throughout the township of Gerringong since its inception. A lack of greenfield residential land supply has meant that the Charrette population and dwelling supply predictions have not been achieved.
<i>Kiama Local Strategic Planning Statement 2020</i>	<ul style="list-style-type: none"> Sets out the following strategic outcomes: <ul style="list-style-type: none"> ➤ 20-year vision for land use in the local area ➤ special characteristics which contribute to local identity ➤ shared community values to be maintained and enhanced ➤ how growth and change will be managed into the future Identifies Gerringong as a local town centre providing a range of business and retail uses, including supermarket, health and other services. Identifies urban growth area (future housing opportunities) for the Gerringong southern expansion area - as outlined on pages 23 and 25.

Table 4 – Summary of key investigation findings

Investigation	Key findings summary
Aboriginal Heritage Diligence Assessment	<ul style="list-style-type: none"> Aboriginal objects are likely to occur in identified areas of moderate potential within the study area which are generally in proximity to the existing fig tree site. The preparation of an Aboriginal Cultural Heritage Assessment is recommended to determine the complete impact on the archaeological resource. Archaeological sites in this area occur primarily on the crests of low spurs, on elevated topographies adjacent to major creek lines, in or near riparian corridors and on major ridge crests. Foothills contain many paleochannels, and the current creek alignments should not be relied upon in order to determine the location of archaeological sites. No previously recorded Aboriginal archaeological sites will be impacted by the proposed works. The location of the study area was likely used as a travel route between the Illawarra escarpment and the coast. Archaeological deposits within the study area, if present, would most likely be represented by artefacts, isolated artefacts or potential archaeological deposits.
Agriculture Assessment	<ul style="list-style-type: none"> The land is partly mapped as: <ul style="list-style-type: none"> ➤ Class 2 land and generally comprises the more fertile alluvial creek flats which are subject to occasional flooding. ➤ Class 3 land (lower valued land) and comprises the hilly grazing land above the flood line. All the proposed urban residential development will be on the Class 3 land. The majority of higher quality Class 2 land will continue to be used for agriculture. Lot 2 DP 1168922 agricultural changes involve an approximate area of 16 ha excised from a property of 45.83 ha (total residential & riparian land) that results in a 34% reduction in carrying capacity from 58 to 43 cows. At this reduced level of production, it can continue as a viable part-time primary production enterprise. The township of Gerringong is surrounded by prime agricultural land and if it expands outwards, there is no poor quality agricultural land which could be utilised. This proposal's residential development is fortuitously confined to Class 3 land and allows the continued use of the Class 2 land for agriculture. There will only be a minor loss in agricultural production resulting from the proposed rezoning.
Ecological Constraints Assessment	<ul style="list-style-type: none"> The presence of a mature fig tree within the study area poses a 'High' constraint. This tree may be remnants of an endangered ecological community. Hollows are present, which are important habitat for native fauna, particularly microbats, many of which are threatened. It is recommended that this tree be given protection (via re-zoning appropriately e.g. RE1 or E2) to retain the ecological value it holds. Protected riparian land is also present within and around the site, and these have been deemed as a 'moderate' constraint. As required by Natural Resources Access Regulator (2018), a Vegetated Riparian Zone is required depending on their Strahler order. The third-order stream that contains permanent water with dense vegetation, and thus potentially important habitat for threatened microbats and possibly the endangered Green and Gold Bell Frog, has also been assigned as a 'Moderate' constraint.

Investigation	Key findings summary
	<ul style="list-style-type: none"> There is canopy forming native vegetation that has been planted among exotic species around the dwellings at the site. While this vegetation is not remnant, nor is it part of a listed Threatened Ecological Community under the Biodiversity Conservation Act or Environmental Protection and Biodiversity Conservation Act, the trees on the site do have value as fauna habitat and will need to be considered as part of a flora and fauna assessment.
Residential Land Supply & Demand Analysis	<ul style="list-style-type: none"> The findings of the residential land supply and demand analysis at Gerringong conclude that current land supply is not adequate to meet current needs. Strategic supply analysis identifies available land for release which forms the Elambra West Urban Release Area which is potentially overdue and associated land supply shortage is influencing market choices. Key factors driving demand for land release in Gerringong include: <ul style="list-style-type: none"> steady population growth; demand to live in such a coastal location; preference for green field development over infill development; limited feasible areas / opportunities for infill development; proximity and improved travelling options to Wollongong & Sydney; limited vacant land supply on the market; Gerringong Charrette 1995 forecasting further residential land supply at Gerringong; KLSPS has identified urban growth area (future housing opportunities) for the Gerringong southern expansion area - as outlined on pages 23 and 25 Illawarra-Shoalhaven Regional Plan 2015 identifying Gerringong to provide future land and housing supply; land supply in the Kiama LGA is already identified in supporting strategies (via Planning Proposal process) can be re-zoned to reduce current demand. Available new release land in the Kiama LGA appears to be in short supply since 2012/13 and greenfield dwelling potential in Elambra Estate, was exhausted in 2016/17. dwelling approvals for the Kiama LGA in general are increasing every year. only 86 greenfield residential lots are zoned for potential release to service the whole Kiama LGA. average dwelling completions for the 20 years is 143 which is an indication of a strong local housing market in the Kiama LGA. high infill dwelling development in the Kiama LGA is a reflection of the limited capacity for greenfield housing. greenfield dwelling forecasts have identified potential supply of 617 future lots for the whole Kiama LGA of which more than the 350 dwellings identified at Elambra West. The Elambra West Planning Proposal offers KMC and the surrounding/wider community the opportunity to deliver residential land to meet part of current supply shortfall.
Traffic & Parking Assessment	<ul style="list-style-type: none"> Access to the site continues via Campbell Street to the north. Access to the adjacent Elambra Parade is not required. The intersection of Campbell Street / Belinda Street requires the implementation of LATM devices to lower speeds along Belinda Street on the approach to Campbell Street which addresses an existing intersection sightline issue.

Investigation	Key findings summary
	<ul style="list-style-type: none"> • The detailed design of the internal road network should be assessed at the DA Stage. • It is expected that waste collection will be completed by Council's waste collection service along the internal road network. • Courier and removalist vehicles can utilise on-street parking for deliveries as these types of deliveries will be infrequent. • The internal road network must be assessed against the relevant sections of Council's standard engineering drawings at the DA Stage. • The traffic generated by the development is not expected to adversely affect the traffic flow efficiency and performance of nearby critical intersections or the existing road network either in the existing conditions or in the 10-year growth scenarios. • The traffic flow and parking impacts of the URA proposal are supportable though further detailed assessment.
Visual Impact Analysis	<ul style="list-style-type: none"> • The assessment recognises the visual amenity of the rural landscape surrounding the Gerringong township and in particular the view lines both from the urban area and views from the rural land to the town and Elambra West site. • The assessment recognises that both views to and from the Elambra West site are compromised by existing surrounding development which has occurred overtime and associated visual impacts cannot be fully mitigated. • The urban setting proposed by the URA is mostly visible from adjacent dwellings in Elambra Estate. This visual impact can be mitigated with use of perimeter and watercourse landscape plantings. • The urban setting proposed by the URA is not likely to significantly compromise existing view lines from surrounding dwellings from the adjacent Elambra site which is generally at the same land form height or higher than the proposal site. • The existing view lines from the surrounding rural landscape is already compromised by visual impacts of the Gerringong township and the URA does not necessarily add a further significant compromise in this visual setting. This visual impact can be mitigated with use of perimeter and watercourse landscape plantings. • The visual impact to the URA is in a compromised setting with existing surrounding residential development and therefore the site (when developed) won't necessarily be obvious on its own when looking from a distance to the site. This visual impact can be mitigated with use of perimeter and watercourse landscape plantings. • The URA site is not located within an existing "Scenic Protection Area". • The URA does not visually affect a surrounding heritage site. • The URA proposes to retain the existing large fig tree which can enhance the future visual interest of the site as part of a public reserve system with use of perimeter and watercourse landscape plantings. • Embellishment of Union Creek and its incorporation into a public reserve system can significantly increase the visual amenity of this watercourse. • The extension of the urban setting in general does not significantly reduce existing public viewpoints and the new urban / rural interface can be mitigated and transitioned where possible through perimeter and watercourse landscape plantings.

Investigation	Key findings summary
Preliminary European Heritage assessment	<ul style="list-style-type: none"> Preliminary European Heritage assessment has relied on a walk over of the URA site and cross referencing with KLEP 2011 heritage mapping. As shown in Figure 7, no heritage items are located on or in proximity to the URA site. A site walkover did not find any significant items however, it was noted that the site has an original farm dwelling.
Preliminary flood assessment	<ul style="list-style-type: none"> Preliminary flood assessment has relied on the site being identified in the KLSPS and modelling of the previous work undertaken by Australian Water Technologies that prepared the flood assessment in January 2001 for KMC that related to adjacent Elambra Estate. Flood levels from this assessment, and which have been applied to the contours on the eastern side of Union Creek, have been applied on the western side of this creek which forms the URA. It is recognised that more detailed flood assessment will be required upon following a Gateway Determination for this proposed URA.
Preliminary service infrastructure assessment	<ul style="list-style-type: none"> Preliminary service infrastructure assessment is based on the findings of the <i>Illawarra Shoalhaven Urban Development Program Update 2018</i>. The report is based on information gathered during the annual developer forum held in 2016 and 2017, which was attended by Sydney Water, Councils, and relevant developers to discuss historical housing supply and forecast lot production. It provides the estimates of land supply as at the end of financial year 2016/17 and short-term forecasts until 2021/22 and identified the follow points specific to the URA: <ul style="list-style-type: none"> Greenfield dwelling forecasts have identified potential supply of 617 future lots for the whole Kiama LGA of which more than the 350 dwellings identified at Elambra West. Elambra West has capacity within the water and wastewater systems as well as electricity network for servicing and presents an additional housing opportunity if required. Preliminary feedback from Endeavour Energy has also been sought.

PP for land from Saddleback Mountain Road to south of Weir Street, South Kiama - NSW Planning Panels – Rezoning Review – Record of Decision

Further to the above justification, we provide as **Appendix E** the Record of Decision (19 June 2019) for land from Saddleback Mountain Road to south of Weir Street, South Kiama and note the following key points:

- The Kiama Urban Strategy 2011 was not approved formally by the DPIE (*noted, now repealed by KLSPS 2020*).
- Under action 2.5.1 of the Illawarra Shoalhaven Strategic Plan, projections of land availability and monitoring of progress under the Illawarra Urban Development Program have consistently assumed that the West Elambra site would be developed and would contribute 355 lots. However, this site has not been rezoned and rezoning does not appear to be imminent.
- The Panel was not convinced that other initiatives being pursued by Council would meet projected housing needs identified in the Illawarra Shoalhaven Regional Plan – **particularly given existing projections rely heavily on progressing development of the West Elambra site which has not been rezoned to date.**

The comments made by the Southern Regional Planning Panel outline the urgent need to progress rezoning of the proposed West Elambra area.

In the absence of this PP, the delivery of the URA could not be achieved with the current land zoning, lot size, floor space ratio and height of buildings requirements of KLEP 2011.

Figure 11 – Site Photo showing existing condition of the Union Creek watercourse.



3.1.2 Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The PP is the only planning mechanism of achieving the intended URA re-zonings and related outcomes.

3.2 – Relationship to Strategic Planning Framework

3.2.1 Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

The PP is consistent with the following regional strategic planning framework.

Draft Illawarra Shoalhaven Regional Plan 2041

The PP is consistent with the draft Illawarra Shoalhaven Regional Plan. The draft Plan applies to the LGAs of Kiama, Shellharbour and Wollongong, and represents a strategic vision and direction for planning for the region's future housing over the next 20 years.

The draft Plan identifies 15 regionally significant precincts which includes Gerringong as a “Strategic Centre” that will drive job creation, housing diversity and vibrant communities. These places contain more than 2,300 hectares for employment, hubs for recreation, culture, housing and innovation, as well as almost 45,000 jobs, and growth areas that provide land for almost 30,000 new homes.

Key inputs to the draft Plan have included:

- A Regional Approach to Sustainability in the Illawarra Shoalhaven 2020 – embeds sustainability into the Regional Plan identifying regional collaborative opportunities
- Public Spaces in the Illawarra Shoalhaven Region 2020 – investigates and analyses access to public spaces in the Region and identifies opportunities to improve access
- Councils’ 2020 Local Strategic Planning Statements and their current Community Strategic Plans. It is noted the URA is consistent with the KLSPP.
- The NSW Government’s State Infrastructure Strategy 2018-2038, Future Transport 2056, A 20-year Economic Vision for Regional NSW, and regional economic development strategies for Kiama, Shellharbour and Shoalhaven.

In summary the URA is consistent with the following objectives and strategies identified in the draft Plan:

Objective 11: Protect important environmental assets

Strategy 11.4 in part recognises the need to Protect biodiversity values in urban release areas by incorporating validated, up-to date environmental data into local strategic planning and local plans.

Objective 12: Build resilient places and communities

Strategy 12.1 in part recognises the need to promote economic diversity and prosperity, improving liveability and strengthening the health, wellbeing and social cohesion of a place which the URA can facilitate.

Strategy 12.2 in part recognises the need to locate development, including urban release areas, away from areas of known high bushfire risk, flooding hazards or high coastal erosion/inundation to reduce the community’s exposure to natural hazards which the URA is consistent with.

Objective 14: Enhance and connect parks, open spaces and bushland with walking and cycling paths

Strategy 14.1 in part recognises the need to plan for urban release areas to supply a sufficient quantity and quality of new accessible open space which the URA can facilitate.

Objective 18: Provide housing supply in the right locations

Strategy 18.1 which identifies urban growth boundaries and facilitate opportunities to create an ongoing supply of housing in local strategic planning and local plans. In particular, the draft Plan identifies Gerringong as making more housing available in existing urban areas is a sustainable option as it takes advantage of existing investments into infrastructure and services.

Objective 19: Deliver housing that is more diverse and affordable

Strategy 19.1 in part recognises the need for a mix of housing types and lot sizes including small lots in urban release areas which the URA can facilitate.

Objective 22: Embrace and respect the region’s local character

Strategy 22.1 in part recognises the need to explore flexibility and supporting a mix of land uses so that local streets and spaces can be adapted to new uses and user needs over time which the URA can facilitate.

Illawarra Shoalhaven Regional Plan 2015

The PP is consistent with the Illawarra Shoalhaven Regional Plan which recognises the need for economic development, building of communities, improving housing choice and protection of farmland and natural resources. The proposal is consistent with the following four of the five goals of the Plan.

Goal 1 - A prosperous Illawarra-Shoalhaven.

The PP proposes residential use of the URA provides security for future population growth, community services and supporting businesses that contribute to prospering opportunities which support the wider Illawarra-Shoalhaven area. The Illawarra Shoalhaven Regional Plan supports coordinating the roll-out of the infrastructure required to support development of this residential growth area which is consistent with local strategy planning such as the KLSPS.

Goal 2 - A variety of housing choices, with homes that meet needs and lifestyles.

The PP achieves a variety of housing choices in Gerringong, with homes that meet needs and lifestyles with a variety of residential outcomes that are supported with open space and recreation opportunities in close proximity to the town centre, existing jobs and infrastructure.

Direction 2.1 is to provide sufficient housing supply to suit the changing demands of the region which the URA contributes to meeting housing supply for the region.

Action 2.2.1 identifies Gerringong where a wider range of housing options are feasible, and this Goal provides images of the success of Elambra Estate. Outcomes of the URA result in:

- Increased range of housing opportunities close to existing services, jobs and infrastructure.
- Delivering housing in a new release area which provides housing choice and avoids significant environmental impacts.
- Coordinated infrastructure delivery to support related development.

Direction 2.2 is to support housing opportunities close to existing services, jobs and infrastructure in the region's centres which specifically references Gerringong as location to provide this outcome which the URA is consistent with and also consistent with the KLSPS.

Direction 2.3 is to deliver housing in new release areas best suited to build new communities, provide housing choice and avoid environmental impacts which the URA is consistent with and also consistent with the KLSPS.

Direction 2.4 is to identify and conserve biodiversity values when planning new communities which the URA is consistent with and identifies the value of rehabilitating a section of Union Creek.

Goal 3 - A region with communities that are strong, healthy and well-connected.

The PP allows for the future community of this URA to be connected to supporting infrastructure and services both locally and regionally. The indicative road layout in the supporting structure plan demonstrates how the URA provides opportunities for investment and activity to support the region whilst building socially inclusive, safe and healthy communities that both support and are in close proximity to the existing town centre and railway station.

Direction 3.3 is to build socially inclusive, safe and healthy communities which the URA facilitates such an outcome with close proximity to the Gerringong towns centre, community facilities and public transport.

Goal 4 - A region that makes appropriate use of agricultural and resource lands

The PP allows for the better integration and minimises impacts to the adjacent agriculture lands by implementing a structure plan which provides either a perimeter public road or public reserve with landscaping to manage the interface with the adjacent agricultural land. Hence, impact to the adjacent agricultural land is limited with no dwellings directly adjacent to this land. As outlined in the accompanying agricultural assessment, all residential development will be on the Class 3 land and the Class 2 land (higher agricultural valued land) will continue to be used for agriculture.

Goal 5 - A region that protects and enhances the natural environment.

The PP further contributes to protecting and enhancing the natural environment by protecting the significant fig tree and the riparian area of Union Creek. The protection of these environmental values results from the capacity of the URA to focus on non-flood affected land for the purposes of residential development. Rehabilitation of the Union Creek has the ability to contribute to achieving a better water quality outcome for this watercourse.

Direction 5.1 is to protect the region's environmental values by focusing development in locations with the capacity to absorb development. This URA is identified in the KLSPP on mainly cleared and flood free land which facilitates connection to the adjacent Gerringong town centre, community facilities and public transport with minimum impacts identified on the region's environmental values.

Illawarra Shoalhaven Urban Development Program Update 2018

The PP is consistent with the Illawarra-Shoalhaven Urban Development Program (UDP) which is the State Government's program for managing land and housing supply in the Illawarra-Shoalhaven. The UDP monitors the planning, servicing and development for new urban areas in Wollongong, Shellharbour, Kiama and Shoalhaven LGA's as well as the provision of housing in existing urban areas.

The UDP enables the DPIE to:

- Monitor take up rates, land supply and dwelling production;
- Coordinate release and rezoning of land; and,
- Strategically plan to ensure the sustainable supply of housing to meet the Region's needs.

The UDP is based on information gathered during the annual developer forum held in 2016 and 2017, which was attended by Sydney Water, Councils, and relevant developers to discuss historical housing supply and forecast lot production. It provides the estimates of land supply as at the end of financial year 2016/17 and short-term forecasts until 2021/22.

Key points from the UDP data shown in this report indicates:

- Available new release land appears to be in short supply in the Kiama LGA since 2012/13, when dwelling completions fell after peaking at 89 to an average of 23 per year to 2016/17. At the same time in-fill dwelling completion was 77 and continued to grow to an average of 81 per year to 2016/17.
- Dwelling approvals in the Kiama LGA reached a ten year high in 2015/16 with 210 approvals.
- Detached dwellings (higher on greenfield sites) is preferable over multi-units in the Kiama LGA.
- The proportion of multi-unit approvals in the Kiama LGA has increased over the last ten years, accounting for 18% in the first five years to 2011/12 then increasing to 38% of all approvals for the last 5 years (2012/13 to 2016/17) which could be attributed to limited greenfield land available.

- The greenfield dwelling potential in Elambra Estate was exhausted in 2016/17 with the construction of the final subdivision stages and registration of lots.
- Only 86 greenfield residential lots are zoned for potential release to service the whole Kiama LGA.
- Average dwelling completions for the last 20-years is 143 per annum which is an indication of a strong local housing market in the Kiama LGA.
- High infill dwelling development in the Kiama LGA is a reflection of the limited capacity for greenfield housing.
- Greenfield dwelling forecasts have identified potential supply of 617 future lots for the whole Kiama LGA of which more than the 350 dwellings identified at Elambra West.
- Elambra West has capacity to be integrated with the water and wastewater systems as well as electricity network for servicing and presents an additional housing opportunity if required.

The above analysis concludes that the PP is consistent with relevant planning strategy hence meets strategic merit test requirements.

3.2.2 Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

As outlined in the above Section 3.1, the URA area is endorsed in part or in full the following local strategic planning reports:

- Gerringong Charrette 1995; and
- KLSPS 2020.

Further to the above, the PP is broadly consistent with the Kiama Council Community Strategic Plan's objectives of:

1. A healthy, safe and inclusive community.
2. Well planned and managed spaces, places and environment.
3. A diverse, thriving economy.
4. Responsible civic leadership that is transparent, innovative and accessible.

3.2.3 Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

The PP is considered generally consistent with applicable State Environmental Planning Policies (SEPP) which are assessed in Table 5 and relevant SEPPs summarised in the following subsections.

Table 5 – SEPP Summary

SEPPs relevant to the Site	Relevant to PP
No 19—Bushland in Urban Areas	✗
No 21—Caravan Parks	✗
No 33—Hazardous and Offensive Development	✗
No 36—Manufactured Home Estates	✗
No 50—Canal Estate Development	✗
No 55—Remediation of Land	✓
No 62 – Sustainable Aquaculture	✗
No 64—Advertising and Signage	✗
No 65—Design Quality of Residential Apartment Development	✗
No 70—Affordable Housing (Revised Schemes)	✗

SEPPs relevant to the Site	Relevant to PP
Affordable Rental Housing 2009	×
Building Sustainability Index: BASIX 2004	×
Coastal Management 2018	× - Mapping shown below
Concurrences and consents 2018	×
Educational Establishments and Child Care Facilities 2017	×
Exempt and Complying Development Codes 2008	×
Housing for Seniors or People with a Disability 2004	×
Infrastructure 2007	×
Koala Habitat Protection 2019	×
Mining, Petroleum Production and Extractive Industries 2007	×
Primary Production and Rural Development 2019	✓
Vegetation in Non-Rural Areas 2017	×

SEPP No.55 – Remediation of Land

SEPP 55 applies to the PP and relates to remediation of contaminated land and requires amongst other things, investigations to be undertaken as part of the development assessment process, to determine whether the subject land is likely to be contaminated and if so, what remediation work is required.

Preliminary investigations note the URA is used for grazing and some bulky agriculture items, machinery sheds and stockyards were identified by a site walkover inspection - as shown in the **Figure 12**. It is therefore recommended that Gateway Determination conditions require the undertaking of a Stage 1 Land Contamination Assessment. At this stage, and without detailed investigation, it is considered that appropriate remediation of the any contaminated land is likely to support residential use of the site.

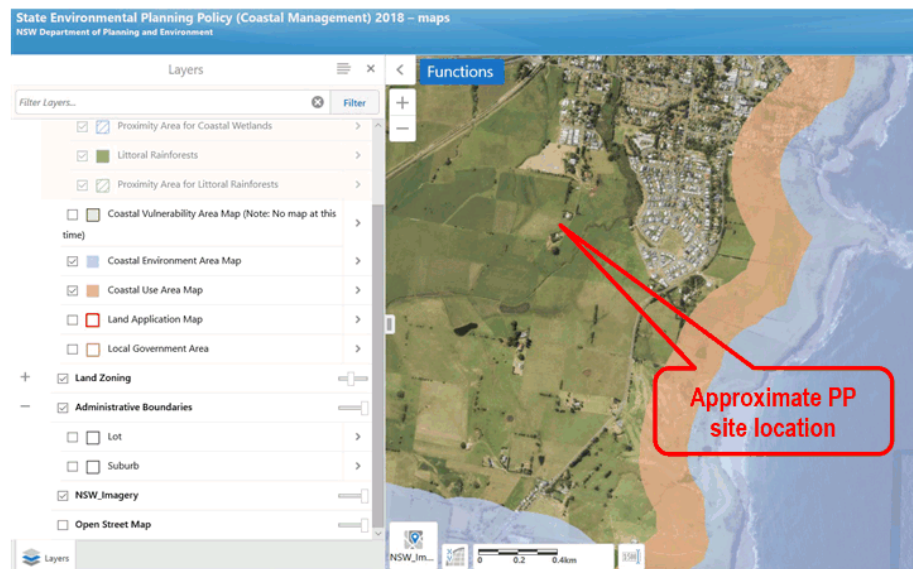
Figure 12 – Site Photo of onsite machinery sheds



SEPP Coastal Management 2018

As shown in **Figure 13**, the SEPP Coastal Management 2018 mapping does not apply to the URA site.

Figure 13 - SEPP Coastal Management 2018 mapping (Source: NSW DPIE)



SEPP (Primary Production and Rural Development) 2019

SEPP (Primary Production and Rural Development) does apply to the URA and the following assessment in Table 6 is made against the aims of the policy.

Table 6 – SEPP (Primary Production and Rural Development) assessment

Policy Aim	Assessment Comment
(a) to facilitate the orderly economic use and development of lands for primary production,	The PP results in orderly economic use to facilitate planning expansion of the Gerringong township while retaining Class 2 land (higher agricultural valued land) for continued agriculture use.
(b) to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources,	The PP with its use of class 3 agriculture land for residential use and improvements to the Union Creek watercourse facilitates a balance of primary production, residential development while improving local biodiversity and water resources.
(c) to identify State significant agricultural land for the purpose of ensuring the ongoing viability of agriculture on that land, having regard to social, economic and environmental considerations,	The URA site and surrounds is not identified as State significant agricultural land.

Policy Aim	Assessment Comment
(d) to simplify the regulatory process for smaller-scale low risk artificial waterbodies, and routine maintenance of artificial water supply or drainage, in irrigation areas and districts, and for routine and emergency work in irrigation areas and districts,	Not applicable as the PP does not propose any artificial waterbodies or drainage in irrigation areas.
(e) to encourage sustainable agriculture, including sustainable aquaculture,	The PP allows for continued sustainable use of the Class 2 agricultural land (higher agricultural valued land).
(f) to require consideration of the effects of all proposed development in the State on oyster aquaculture,	Not applicable as the PP does not propose development that will impact oyster aquaculture.
(g) to identify aquaculture that is to be treated as designated development using a well-defined and concise development assessment regime based on environment risks associated with site and operational factors.	Not applicable as the PP does not propose aquaculture.

The PP is consistent with the above objectives of the SEPP (Primary Production and Rural Development) and as outlined in the accompanying Agriculture Assessment, residual land will continue be used as sustainable Class 2 land (higher agricultural valued land).

3.2.4 Is the Planning Proposal consistent with applicable Ministerial Directions (s.9.1 Directions)?

A summary of the PP consistency with relevant Section 9.1 Ministerial Directions (2) of the *Environmental Planning and Assessment Act 1979* is provided in **Appendix F** and relevant directions discussed below.

Direction 1.2 Rural Zones

This direction applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed rural zone (including the alteration of any existing rural zone boundary). Clause 4(a) applies and states,

A planning proposal must not rezone land from a rural zone to a residential, business, industrial, village or tourist zone.

However, a planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are:

Table 7 – Rural Zones Direction Assessment

Direction Requirement	Assessment Comment
(a) justified by a strategy which: (i) gives consideration to the objectives of this direction,	As outlined in this document, the proposal is consistent with the following strategic plans: <ul style="list-style-type: none"> Gerringong Charrette 1995 KLSPS 2020

Direction Requirement	Assessment Comment
(ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and (iii) is approved by the Director-General of the Department of Planning, or	<ul style="list-style-type: none"> • Draft Illawarra Shoalhaven Regional Plan 2041 • Illawarra – Shoalhaven Regional Plan 2015 • Illawarra Shoalhaven Urban Development Program Update 2018
(b) justified by a study prepared in support of the planning proposal which gives consideration to the objectives of this direction, or	Not applicable.
(c) in accordance with the relevant Regional Strategy, Regional Plan or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or	The PP is consistent with outcomes of the following strategic plans: <ul style="list-style-type: none"> • Draft Illawarra Shoalhaven Regional Plan 2041 • Illawarra – Shoalhaven Regional Plan 2015 • Illawarra Shoalhaven Urban Development Program Update 2018
(d) is of minor significance	Not applicable.

The PP is not inconsistent with this direction.

Direction 1.5 Rural Lands

This direction applies as the PP meets the following Clause 3 requirements:

- (a) will affect land within an existing or proposed rural or environment protection zone (including the alteration of any existing rural or environment protection zone boundary) or
- (b) changes the existing minimum lot size on land within a rural or environment protection zone.

Note: Reference to a rural or environment protection zone means any of the following zones or their equivalent in a non-Standard LEP: RU1, RU2, RU3, RU4, RU6, E1, E2, E3, E4.

Table 8 – Rural Lands Direction Assessment

Direction Requirement	Assessment Comment
(4) A planning proposal to which clauses 3(a) or 3(b) apply must:	Noted.
(a) be consistent with any applicable strategic plan, including regional and district plans endorsed by the Secretary of the Department of Planning and Environment, and any applicable local strategic planning statement	The PP is consistent with the following strategic plans: <ul style="list-style-type: none"> • Gerringong Charrette 1995 • KLSPS 2020 • Draft Illawarra Shoalhaven Regional Plan 2041

Direction Requirement	Assessment Comment
	<ul style="list-style-type: none"> • Illawarra – Shoalhaven Regional Plan 2015 • Illawarra Shoalhaven Urban Development Program Update 2018
(b) consider the significance of agriculture and primary production to the State and rural communities	Accompanying agricultural assessment supports the URA and identifies that all residential development will be on the Class 3 land and the majority of Class 2 land will continue to be used for agriculture.
(c) identify and protect environmental values, including but not limited to, maintaining biodiversity, the protection of native vegetation, cultural heritage, and the importance of water resources	The accompanying structure plan and this assessment identifies the need to protect native vegetation, cultural heritage, and the importance of water resources through rehabilitating the Union Creek watercourse.
(d) consider the natural and physical constraints of the land, including but not limited to, topography, size, location, water availability and ground and soil conditions	Accompanying agricultural assessment supports the URA and identifies that all the residential development will be on the Class 3 land and the majority of Class 2 land on the flood plain will continue to be used for agriculture.
(e) promote opportunities for investment in productive, diversified, innovative and sustainable rural economic activities	Accompanying agricultural assessment recognises the opportunity of Class 2 land to continue for agriculture use and provide opportunities for investment in productive and sustainable rural economic activities.
(f) support farmers in exercising their right to farm	Accompanying agricultural assessment recognises the opportunity of Class 2 land to continue to support farming.
(g) prioritise efforts and consider measures to minimise the fragmentation of rural land and reduce the risk of land use conflict, particularly between residential land uses and other rural land uses	Accompanying agricultural assessment and structure plan design recognises the opportunity to minimise the fragmentation of rural land, consolidation of residual agriculture land and reduce the risk of land use conflict.
(h) consider State significant agricultural land identified in State Environmental Planning Policy (Primary Production and Rural Development) 2019 for the purpose of ensuring the ongoing viability of this land	Not applicable as no State significant agricultural land identified on the URA site.
(i) consider the social, economic and environmental interests of the community.	The PP has initially considered social, economic and environmental interests of the community and future investigation can be considered at Gateway determination.

Direction Requirement	Assessment Comment
(5) A planning proposal to which clause 3(b) applies must demonstrate that it:	Noted.
(a) is consistent with the priority of minimising rural land fragmentation and land use conflict, particularly between residential and other rural land uses	Accompanying agricultural assessment and structure plan design recognises the opportunity to minimise the fragmentation of rural land, consolidation of residual agriculture land and reduce the risk of land use conflict.
(b) will not adversely affect the operation and viability of existing and future rural land uses and related enterprises, including supporting infrastructure and facilities that are essential to rural industries or supply chains	Accompanying agricultural assessment recognises the opportunity of Class 2 land to continue for agriculture use and provide opportunities for investment in productive and sustainable rural economic activities.
(c) where it is for rural residential purposes: i. is appropriately located taking account of the availability of human services, utility infrastructure, transport and proximity to existing centres ii. is necessary taking account of existing and future demand and supply of rural residential land.	As shown in the accompanying structure plan, the URA design has considered the availability of human services, utility infrastructure, transport and proximity to existing centres and accompanying studies have taken account of existing and future demand and supply of rural residential land.

The PP is not inconsistent with this direction.

Direction 2.3 Heritage Conservation

The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.

This direction applies when a relevant planning authority prepares a planning proposal.

Table 9 - Heritage Conservation Direction Assessment

Direction Requirement	Assessment Comment
(4) A planning proposal must contain provisions that facilitate the conservation of:	
(a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area,	See accompanying Aboriginal Heritage Diligence Assessment – November 2020.
(b) Aboriginal objects or Aboriginal places that are protected under the National Parks and Wildlife Act 1974, and	See accompanying Aboriginal Heritage Diligence Assessment – November 2020.

<p>(c) <i>Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.</i></p>	<p>See accompanying Aboriginal Heritage Diligence Assessment – November 2020.</p>
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The PP is not inconsistent with this direction.

Direction 2.6 Remediation of Contaminated land

The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities. The direction refers to considering assessment of development for residential use.

As outlined in Section 3.2.3, preliminary investigations note the URA is used for grazing and some bulky agriculture items, machinery sheds and stockyards were identified by a site walkover inspection. It is therefore recommended that Gateway Determination conditions require the undertaking of a Stage 1 Land Contamination Assessment. At this stage, and without detailed investigation, it is considered that appropriate remediation of the any contaminated land is likely to support residential use of the site.

The PP is not inconsistent with this direction.

Direction 3.1 Residential Zones

This direction applies as the PP meets the following Clause 3 requirements:

This direction applies when a relevant planning authority prepares a planning proposal that will affect land within:

- (a) an existing or proposed residential zone (including the alteration of any existing residential zone boundary),*
- (b) any other zone in which significant residential development is permitted or proposed to be permitted.*

Table 10 - Residential Zones Directions Assessment

Direction Requirement	Assessment Comment
<p>(4) <i>A planning proposal must include provisions that encourage the provision of housing that will:</i></p> <p><i>(a) broaden the choice of building types and locations available in the housing market, and</i></p> <p><i>(b) make more efficient use of existing infrastructure and services, and</i></p> <p><i>(c) reduce the consumption of land for housing and associated urban development on the urban fringe, and</i></p> <p><i>(d) be of good design</i></p>	<p>The PP is of good planning design and allows for a mixture of large lots and for a varying housing mix which will connect to and make efficient use of existing infrastructure and services.</p>

<p>(5) A planning proposal must, in relation to land to which this direction applies:</p> <p>(a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and</p> <p>(b) not contain provisions which will reduce the permissible residential density of land.</p>	<p>The PP allows for future subdivision that will be serviced by extensions to underutilised existing services either abutting or close to the development. The proposal does not contain provisions which will reduce the permissible residential density of land.</p>
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The PP is not inconsistent with this direction.

Direction 3.4 Home Occupations

This direction applies as the PP meets the following Clause 3 requirements:

This direction applies when a relevant planning authority prepares a planning proposal and the planning proposal must permit home occupations to be carried out in dwelling houses without the need for development consent.

The PP is not inconsistent with this direction.

Direction 3.4 Integrating Land Use and Transport

This direction applies as the PP meets the following Clause 3 requirements:

The direction applies when a relevant planning authority prepares a planning proposal that will create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.

Table 11 – Integrating Land Use and Transport Directions Assessment

Direction Requirement	Assessment Comment
(4) A planning proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of:	Noted.
(a) Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and	The Guidelines for planning and development have been considered in the structure plan design.
(b) The Right Place for Business and Services – Planning Policy (DUAP 2001).	The Right Place for Business and Services – Planning Policy have been considered in the structure plan design.

This direction applies as the PP is located in a URA that is proposed to be serviced by pedestrian Infrastructure and public transport which should reduce car dependency and increase the viability of public transport services. However, due to proximity and frequency of public transport services, Gerringong in general is heavily dependent on the private vehicle and the related land zone adjustments on their own are not anticipated to change this public transport service demand or supply. Traffic impacts would be considered as part of the development assessment process.

The PP is not inconsistent with this direction.

Direction 4.1 Acid Sulfate Soils

This direction applies as the PP meets the following Clause 3 requirements:

This direction applies when a relevant planning authority prepares a planning proposal that will apply to land having a probability of containing acid sulfate soils as shown on the Acid Sulfate Soils Planning Maps.

Table 12 – Acid Sulfate Soils Directions Assessment

Direction Requirement	Assessment Comment
(4) The relevant planning authority must consider the Acid Sulfate Soils Planning Guidelines adopted by the Director-General of the Department of Planning when preparing a planning proposal that applies to any land identified on the Acid Sulfate Soils Planning Maps as having a probability of acid sulfate soils being present.	As shown in Figure 4 , Class 4 & 5 acid sulfate soils have been identified in close proximity the URA site and primarily located on the lower flood prone which are not proposed be disturbed. When considering the Acid Sulfate Soils Planning Guidelines, future development the URA site is unlikely to significantly disturb these soils.
(5) <i>When a relevant planning authority is preparing a planning proposal to introduce provisions to regulate works in acid sulfate soils, those provisions must be consistent with:</i> (a) <i>the Acid Sulfate Soils Model LEP in the Acid Sulfate Soils Planning Guidelines adopted by the Director-General, or</i> (b) <i>such other provisions provided by the Director-General of the Department of Planning that are consistent with the Acid Sulfate Soils Planning Guidelines</i>	If deemed necessary, Gateway determination of the PP can condition the requirement for these acid sulfate soil investigations.
(6) <i>A relevant planning authority must not prepare a planning proposal that proposes an intensification of land uses on land identified as having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps unless the relevant planning authority has considered an acid sulfate soils study assessing the appropriateness of the change of land use given the presence of acid sulfate soils. The relevant planning authority must provide a copy of any such study to the Director General prior to undertaking community consultation in satisfaction of section 57 of the Act</i>	If deemed necessary, Gateway determination of the PP can condition the requirement for these acid sulfate soil investigations.

Direction Requirement	Assessment Comment
(7) <i>Where provisions referred to under paragraph (5) of this direction have not been introduced and the relevant planning authority is preparing a planning proposal that proposes an intensification of land uses on land identified as having a probability of acid sulfate soils on the Acid Sulfate Soils Planning Maps, the planning proposal must contain provisions consistent with paragraph (5)</i>	If deemed necessary, Gateway determination of the PP can condition the requirement for these acid sulfate soil investigations.

This direction applies as the PP is located on land mapped as having part Class 4 & 5 acid sulfate soils. The PP and subsequent later subdivision will consider the Acid Sulfate Soils Planning Guidelines.

The PP is not inconsistent with this direction.

Direction 4.3 Flood Prone Land

This direction applies as the PP meets the following Clause 3 requirements:

This direction applies when a relevant planning authority prepares a planning proposal that creates, removes or alters a zone or a provision that affects flood prone land.

Table 13 – Flood Prone Land Directions Assessment

Direction Requirement	Assessment Comment
(4) <i>A planning proposal must include provisions that give effect to and are consistent with the NSW Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005 (including the Guideline on Development Controls on Low Flood Risk Areas).</i>	The site is consistent with the KLSPS which has broadly determined the site is not likely to be flood prone. If deemed necessary, Gateway determination of the PP can condition the requirement for these flood investigations. As demonstrated in the supporting plans the proposed residential (zoning) area is based on flood planning levels used for the adjacent Elambra Estate.
(5) <i>A planning proposal must not rezone land within the flood planning areas from Special Use, Special Purpose, Recreation, Rural or Environmental Protection Zones to a Residential, Business, Industrial, Special Use or Special Purpose Zone.</i>	The PP is consistent with the KLSPS and specific flood prone rural land is not proposed to be rezoned to a residential zone. Again, this can be confirmed as a condition of Gateway determination.
(6) <i>A planning proposal must not contain provisions that apply to the flood planning areas which:</i> (a) <i>permit development in floodway areas,</i> (b) <i>permit development that will result in significant flood impacts to other properties,</i>	The PP is consistent with the KLSPS and these flood planning requirements. As demonstrated in the supporting plans the proposed residential (zoning) area is based on flood planning levels used for the adjacent Elambra Estate.

Direction Requirement	Assessment Comment
<p>(c) permit a significant increase in the development of that land,</p> <p>(d) are likely to result in a substantially increased requirement for government spending on flood mitigation measures, infrastructure or services, or</p> <p>(e) permit development to be carried out without development consent except for the purposes of agriculture (not including dams, drainage canals, levees, buildings or structures in floodways or high hazard areas), roads or exempt development.</p>	
<p>(7) A planning proposal must not impose flood related development controls above the residential flood planning level for residential development on land, unless a relevant planning authority provides adequate justification for those controls to the satisfaction of the Director-General (or an officer of the Department nominated by the Director-General).</p>	<p>Development control requirements noted. As demonstrated in the supporting plans the proposed residential (zoning) area is based on information in the KLSPS and flood planning levels used for the adjacent Elambra Estate.</p>
<p>(8) For the purposes of a planning proposal, a relevant planning authority must not determine a flood planning level that is inconsistent with the Floodplain Development Manual 2005 (including the <i>Guideline on Development Controls on Low Flood Risk Areas</i>) unless a relevant planning authority provides adequate justification for the proposed departure from that Manual to the satisfaction of the Director-General (or an officer of the Department nominated by the Director-General).</p>	<p>As demonstrated in the supporting plans the proposed residential (zoning) area is based on the KLSPS and flood planning levels used for the adjacent Elambra Estate.</p>

This direction applies as the PP as part of the URA is mapped as being flood prone.

The PP is not inconsistent with this direction and no use of flood prone land is proposed for residential use.

Direction 5.10 Implementation of Regional Plans

This direction applies as the PP meets the following Clause 3 requirements:

This direction applies when a relevant planning authority prepares a planning proposal.

Table 14 – Implementation of Regional Plans Directions Assessment

Direction Requirement	Assessment Comment
(4) <i>Planning proposals must be consistent with a Regional Plan released by the Minister for Planning.</i>	Noted and the PP is generally consistent with the Illawarra – Shoalhaven Regional Plan 2015.

The Illawarra-Shoalhaven Regional Plan addresses the provision of such suitable land for housing needs.

The PP is not inconsistent with this direction.

Direction 6.1 Approval and Referral Requirements

This direction applies as the PP meets the following Clause 3 requirements:

This direction applies when a relevant planning authority prepares a planning proposal.

Table 15 – Approval and Referral Requirements Directions Assessment

Direction Requirement	Assessment Comment
(4) <i>A planning proposal must:</i> (a) <i>minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and</i> (b) <i>not contain provisions requiring concurrence, consultation or referral of a Minister or public authority unless the relevant planning authority has obtained the approval of:</i> (i) <i>the appropriate Minister or public authority, and</i> (ii) <i>the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General),</i> <i>prior to undertaking community consultation in satisfaction of section 57 of the Act, and</i> (c) <i>not identify development as designated development unless the relevant planning authority:</i> (i) <i>can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the class of development is likely to have a significant impact on the environment, and</i> (ii) <i>has obtained the approval of the Director-General of the Department of Planning (or an</i>	It is expected that Kiama Council will be the plan making authority for the PP Site and planning standards would be the same or similar as provisions as within KLEP 2011.

Direction Requirement	Assessment Comment
<i>officer of the Department nominated by the Director-General) prior to undertaking community consultation in satisfaction of section 57 of the Act.</i>	

The PP is not inconsistent with this direction.

Direction 6.2 Reserving Land For Public Purposes

This direction applies as the PP meets the following Clause 3 requirements:

This direction applies when a relevant planning authority prepares a planning proposal.

Table 16 – Reserving Land For Public Purposes Directions Assessment

Direction Requirement	Assessment Comment
<i>(4) A planning proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General).</i>	The proposal does not create, alter or reduce existing zonings or reservations of land for public purposes.
<i>(5) When a Minister or public authority requests a relevant planning authority to reserve land for a public purpose in a planning proposal and the land would be required to be acquired under Division 3 of Part 2 of the Land Acquisition (Just Terms Compensation) Act 1991, the relevant planning authority must:</i> <i>(a) reserve the land in accordance with the request, and</i> <i>(b) include the land in a zone appropriate to its intended future use or a zone advised by the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General), and</i> <i>(c) identify the relevant acquiring authority for the land.</i>	The proposal can meet this requirement.
<i>(6) When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal relating to the use of any land reserved for a public purpose before that land is acquired, the relevant planning authority must:</i> <i>(a) include the requested provisions, or</i>	The proposal can meet this requirement.

Direction Requirement	Assessment Comment
<i>(b) take such other action as advised by the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) with respect to the use of the land before it is acquired.</i>	
<i>(7) When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal to rezone and/or remove a reservation of any land that is reserved for public purposes because the land is no longer designated by that public authority for acquisition, the relevant planning authority must rezone and/or remove the relevant reservation in accordance with the request.</i>	The proposal can meet this requirement.

The PP is not inconsistent with this direction.

3.3 – Environmental, Social and Economic Impact

3.3.1 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

A preliminary ecological constraints assessment has identified the biodiversity value of the landscape in the proposed URA which is specifically related to:

- a mature fig tree;
- riparian land and a third-order stream; and,
- tree canopy forming native vegetation around the dwellings at the site.

The PP will not adversely affect any critical habitat or threatened species, populations or ecological communities, or their habitats as it involves a rezoning of land which is already predominately cleared and has been used for cattle grazing for some time.

There is an opportunity to rehabilitate and improve the adjacent section of Union Creek which treats and carries largely untreated stormwater from the adjacent Gerringong township to Crooked River. An outcome of the PP will then result in the proposed riparian protection and planting of this adjacent watercourse and an overall improved biodiversity outcome.

3.3.2 Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

Other environmental impacts are not anticipated as the PP involves land zone amendments which focus on land that predominantly has been significantly cleared and altered from its original natural condition to provide for agriculture farming purposes. However, any future use of the land will consider environmental impacts as part of the development assessment process.

The PP will generate additional traffic which is considered in the accompanying traffic impact assessment and in the majority will not result in any significant change in demand or use of these services infrastructure.

Water quality measures will be incorporated into the proposed URA to protect downstream riparian health.

3.3.3 Has the Planning Proposal adequately addressed any social and economic effects?

The social and economic impacts related to the PP and associated land zone adjustments are considered minimal in the context of the proximity of the proposed URA to the adjacent Gerringong township and existing services.

The associated land rezoning is likely to add to the economic viability of the township, including the business community in Gerringong CBD. The overall increased residential opportunities of the URA will have positive social impacts for the community with additional housing supply and associated housing affordability.

3.4 – State and Commonwealth Interests

3.4.1 Is there adequate public infrastructure for the planning Proposal?

As a requirement of the PP and Gateway Determination process, re-confirmation of capacity to connect to existing services and the process of negotiating connection to necessary public infrastructure, including sewer treatment, water, electricity, telecommunications and stormwater drainage will be undertaken.

3.4.2 What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?

Consultation with State and Commonwealth public authorities will be subject to the recommendations of the Gateway determination however, it is unlikely that the PP has any impacts which require significant input of State or Commonwealth public authorities.

Figure 14 – Site Photo from Princes Highway showing URA site adjacent to Elambra Estate.

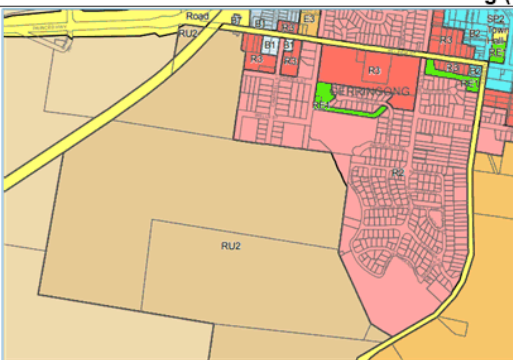
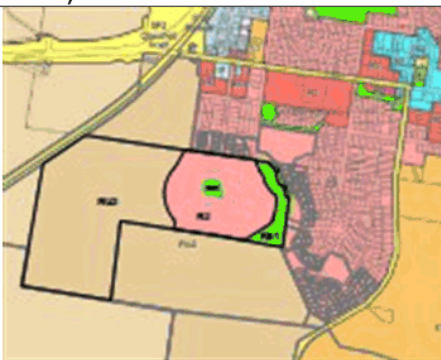
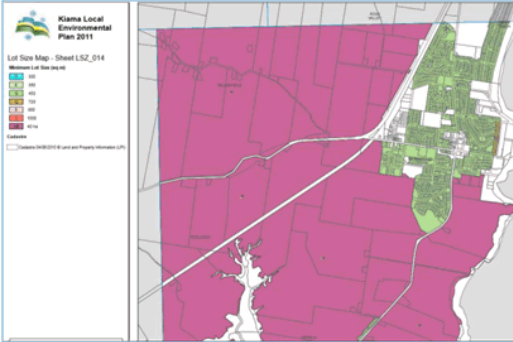
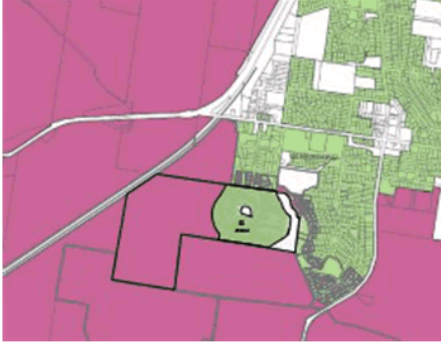

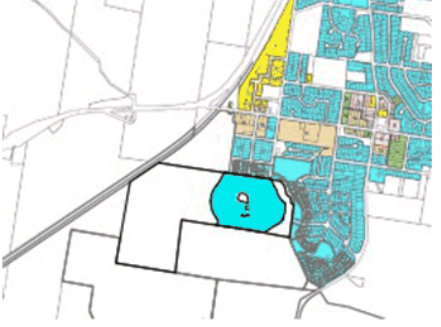


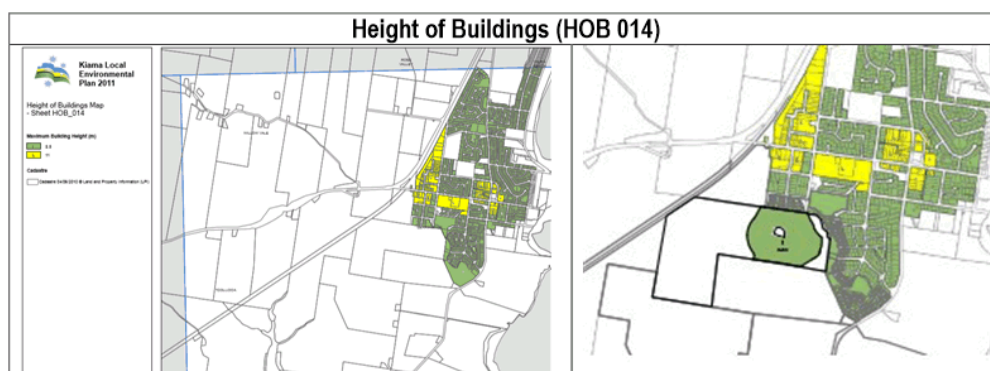
PART 4 – MAPPING

(s.3.33(2)(d) Maps to be adopted by the proposed instrument)

The PP proposes amendments to the maps are shown in **Table 17** (larger scale of proposed KLEP 2011 mapping modifications shown in **Appendix G**). At the conclusion of the PP process, it is expected KMC will prepare mapping associated with this amendment in accordance with the Standard Technical Requirements for LEP Maps.

Table 17 – Proposed amendments to KLEP 2011 mapping

Existing KLEP 2011 map (Tile Ref)	Modified KLEP 2011 map (Tile Ref)
Land Zoning (LZN 014)	
	
Minimum Lot Size (LSZ_014)	
	
Floor Space Ratio (FSR 014)	
	



PART 5 – COMMUNITY CONSULTATION

(s.3.33(2)(e) Detailed of the community consultation)

In accordance with Section 3.34 of the *Environmental Planning and Assessment Act 1979*, KMC will require the PP to be made publicly available for a minimum of 28 days.

The exhibition would involve:

- Notices in the local newspaper;
- Exhibition material and all relevant documents will be available at KMC's Administrative and District Offices; and
- Exhibition material and all relevant documents will be available on KMC's website.

Any further consultation required by the Gateway Determination will also be undertaken.

PART 6 – PROJECT TIMELINE

In accordance with the DPIE guidelines, the following estimated timeline is provided in **Table 18**, which includes the tasks deemed necessary for the making of this local environmental plan.

Table 18– Estimate project timeline

Task	Responsibility	Timeframe	Date (approximate)
Council resolution to support the PP	KMC	Less than 90 days	February 2021
Lodgement of PP for Gateway determination	KMC	4 weeks	March 2021
Gateway determination issued	DPIE	6 weeks	May 2021
Applicant response to any Gateway conditions	Applicant to provide to KMC	1 months	June 2021
Public exhibition of PP	KMC	Minimum of 28 days	July 2021
Report to Council to finalise PP and adopt LEP changes	KMC	4 weeks	August 2021
Making of Local Environmental Plan amendments	Minister for Planning	6 weeks	September 2021

CONCLUSION

The land which is subject to this PP is 48 Campbell St, Gerringong (Lot 2 DP 1168922) and results in the opportunity for only 166 dwellings. Beyond the proposed residential and public reserve areas, the residual land of Lot 2 which consists of flood affected and higher agricultural class land will remain zoned RU2. Further, the PP continues to provide legal access for the existing two rural dwellings and associated agricultural farming on adjacent Lot 11 DP 1045242.

This PP provides sound planning justification for an amendment to KLEP 2011 to extend the Gerringong residential zone in a south-westerly direction from Campbell Street and parallel to the adjacent Elambra Estate. The PP is consistent with the Gerringong Charrette and the KLSPS 2020 as well as strategic outcomes identified in Illawarra – Shoalhaven Regional Plan and Illawarra Shoalhaven Urban Development Program Update and hence meets strategic merit test requirements.

The Elambra West URA which results from the PP provides a long awaited urban expansion and complements the existing urban area south-west corner of Gerringong. This urban expansion includes providing an urban expansion footprint which will allow for improved integration with the urban/rural/riparian interface. Further, this proposal does not extend the Gerringong urban area further south (i.e. closer to Gerroa) which has been a long-time concern for the local community.

Significant site analysis has informed the URA design with consideration of the environmental, economic and social values/impacts and accordingly we seek KMCs support to this PP for Gateway determination. This includes providing a longer-term planning outcome which incorporates:

- an urban expansion solution for the Gerringong township;
- additional riparian improved lands;
- protection of significant trees in public reserves;
- use of non-flood prone land adjacent and connect to the Gerringong township; and
- protection of any identified significant aboriginal heritage sites.

The PP provides for an overall residential strategic need and demonstrates a positive planning / urban design outcome. This outcome is demonstrated in the accompanying structure plan design that allows for the integration and minimises impacts to the adjacent agriculture lands with a landscaped public road or public reserve interface. In achieving this, the Class 2 land will continue to be used for agriculture.

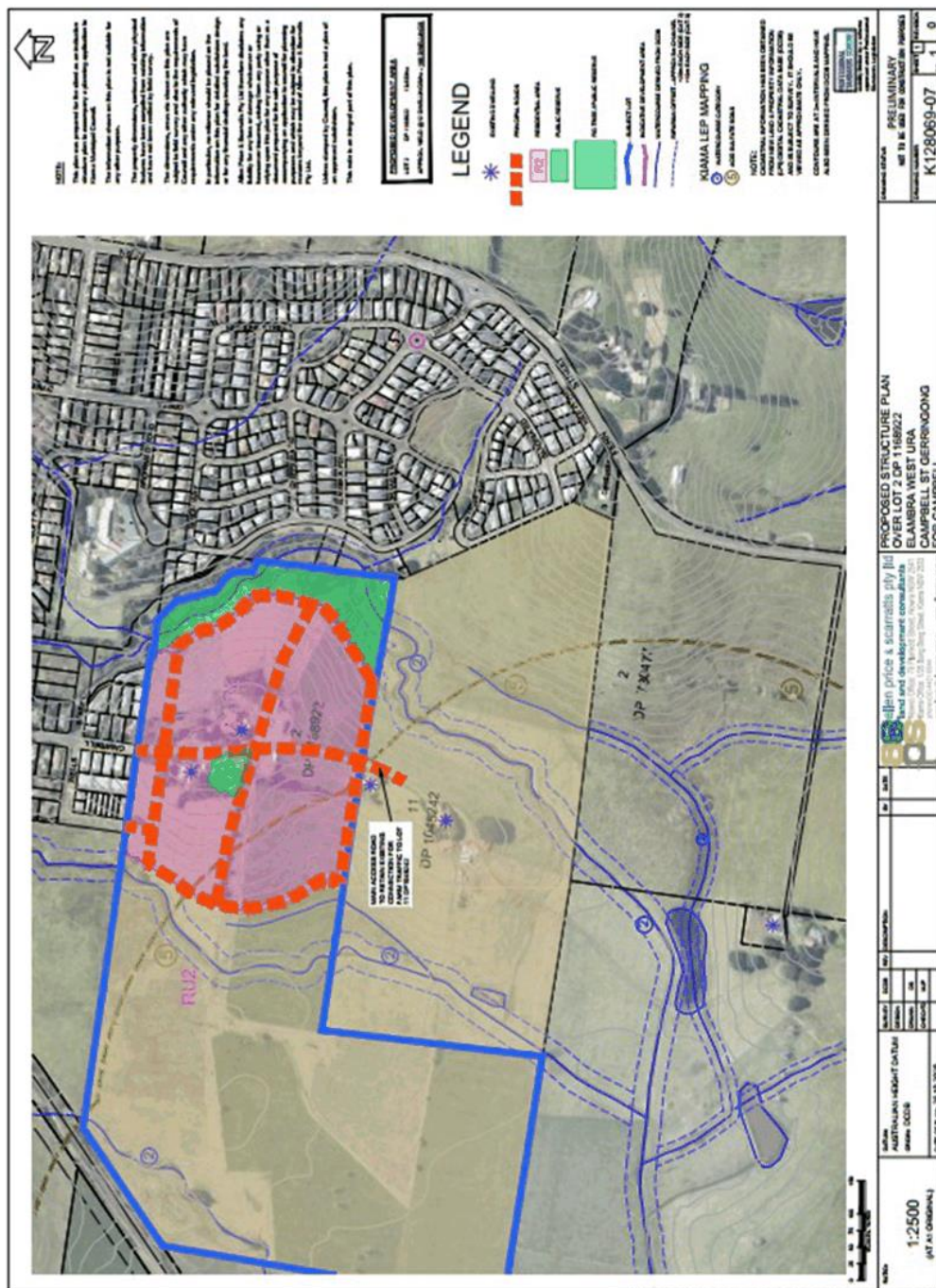
The PP also recognises the opportunity for continued residential and economic growth in the Gerringong area which builds on the growth achievements of the last 20 years which has provided a small supermarket, a number of new bars, restaurants and café's and additional retail and other commercial uses. It should be expected that a similar scale of changes will occur over the next 20 years in the way residents and visitors of Gerringong live, work and recreate.

This PP identifies and addresses key site considerations to a suitable level to allow KMC to forward this application through the DPIE's Gateway process. In doing this, the PP then responds to those constraints to develop a wholistic and integrated outcome for the proposed URA.

In summary, the site is relatively unconstrained and well serviced by the infrastructure necessary to support efficient delivery of an attractive urban neighbourhood and community facilities that would provide a logical south-westerly extension to the Gerringong township with a transitional landscaped interface to adjacent rural land.

[illegible]

Appendix B – Structure Plan



Appendix C – Gerringong Charrette 1995 URA Map Extract



Appendix D – Kiama Local Strategic Planning Statement 2020

Greenfield opportunities Map 2: Gerringong/Gerroa



Appendix E – Southern Regional Planning Panel Record of Decision



Planning
Panels

REZONING REVIEW RECORD OF DECISION SOUTHERN REGIONAL PLANNING PANEL

DATE OF DECISION	19 June 2019
PANEL MEMBERS	Pam Allan (Chair), Alison McCabe and Renata Brooks
APOLOGIES	None
DECLARATIONS OF INTEREST	Andrew Sloan, Michael Forsythe and Mark Honey declared conflicts of interest due to involvement in Kiama Municipal Council's consideration of the rezoning review.

REZONING REVIEW

2019STH006 – Kiama – RR_2019_KIAMA_002_00 – at land from Saddleback Mountain Road to south of Weir Street, South Kiama (AS DESCRIBED IN SCHEDULE 1)

Reason for Review:

- ☒ The council has notified the proponent that the request to prepare a planning proposal has not been supported
- ☐ The council has failed to indicate its support 90 days after the proponent submitted a request to prepare a planning proposal or took too long to submit the proposal after indicating its support

PANEL CONSIDERATION AND DECISION

The Panel considered: the material listed at item 4 and the matters raised and/or observed at meetings and site inspections listed at item 5 in Schedule 1.

Based on this review, the Panel determined that the proposed instrument:

- ☒ should be submitted for a Gateway determination because the proposal has demonstrated strategic and site specific merit
- ☐ should not be submitted for a Gateway determination because the proposal has
- ☐ not demonstrated strategic merit
 - ☐ has demonstrated strategic merit but not site specific merit

The decision was unanimous.

REASONS FOR THE DECISION

Overview

The Panel has been requested to undertake a Rezoning Review of Planning Proposal RR_2019_KIAMA_002_00 on land between Saddleback Mountain Road and Weir Street, Kiama. The land comprises 5 lots currently zoned RU2 rural landscape (majority), E3 Environmental Management and E2 Environmental Conservation. It is proposed to rezone the land to R2 low density residential and E2 environmental conservation. Minimum lot sizes are proposed to range from 300 – 450 sqm for the for the residential lots with an approximate yield of 455 lots.

The Panel had the benefit of a verbal report from officers of the Department of Planning, Council's written report and resolution and the applicant's Planning Proposal.

A written report from the Department of Planning was received on the 24th June 2019 and was reviewed by the Panel before determining this proposal.

The Panel also undertook a site visit and is familiar with the Kiama area. The Panel met with the representatives of the applicant, Council and the Department.

Mitigation of environmental impact

The Panel noted concerns expressed in Council's letter to the Department underpinning its refusal of the proposal, and advice on the outcome of general community consultation on desires and values in the context of the preparation of the Local Strategic Planning Statement.

It is the Panel's view that the current layouts and lot configuration have not been properly informed by an assessment of the visual and landscape qualities of the site and a proper urban design analysis that responds to the site's context and character. Further detailed analysis of the site is required before specific zonings, heights and densities can be determined.

The Panel recommends the Gateway process require:

- Additional constraints analysis that overlays environmental and heritage constraints over indicative subdivision – including identification of dry stone walls to be retained/removed.
- Further urban design analysis reflected in a structure plan that:
 - Identifies key principles for development of the site
 - Identifies appropriate interface with adjoining agricultural and environmental land
 - Landscape interface along the Princes Highway
 - Allows for implementation of a landscape buffer around the site
 - Reviews densities, lot and road layout to accommodate constraints and minimise visual impacts
 - Identifies and locates public reserves to service the new population
- Visual analysis from the Princes Highway and measures to ensure that the views from the highway are of landscape
- Broad identification of cut and fill and where, if any, retaining walls will be located – ensuring heights are minimised
- Amendments to layout that ensure no acoustic wall is required along the Princes Highway to mitigate noise impact
- A site specific Development Control Plan that identifies the future character of the area and the important attributes

The work will require a review of the extent of the R2 zoned land, lot yields and identification of a range of zonings that reflect the outcome of the studies.

The Panel does not endorse the subdivision layout or lot yield submitted with this proposal.

Recommendations

1. That the Planning Proposal proceed to a Gateway Determination
2. That the following additional requirements as outlined in this report be provided and considered as part of the Gateway Determination:
 - a) Further urban design analysis
 - b) Additional constraints analysis in terms of environmental, visual, landscape and heritage outcomes
 - c) Site specific Development Control Plan controls
 - d) Provision of zoning and controls that reinforces the outcomes of the urban design, visual and landscape analysis of the site

Strategic Merit

In considering the strategic merit the Panel noted advice regarding the local strategic planning framework for the subject lands and surrounding areas. In particular it was noted that:

- The 2011 Kiama Urban Strategy (KUS) is the most recent definitive document identifying future greenfield sites and this document identifies the subject lands as "to be considered if insufficient dwelling numbers are available". Notwithstanding the fact that this strategy was not approved formally by the Department, the Panel was advised that it has guided consideration of proposals by the Department and was provided with evidence to support this.
- Under action 2.5.1 of the Illawarra Shoalhaven Strategic Plan, projections of land availability and monitoring of progress under the Illawarra Urban Development Program have consistently assumed that the West Elambra site would be developed and would contribute 355 lots. However this site has not been rezoned and rezoning does not appear to be imminent.
- Kiama Council has work on a Local Strategic Planning Statement well underway, with a draft due for completion by the end of 2019. This will encompass consideration of key themes including housing and growth; agriculture and resources.

The Panel noted Council's advice on the outcome of community consultation undertaken to date to inform development of the Local Strategic Planning Statement and considered the option of not supporting the proposal to allow consideration of the future of this site to take place in the context of the Statement. On balance, however, the Panel considered that the proposal has strategic merit given:

- The site is identified in the Kiama Urban Strategy "if insufficient dwelling numbers are available"
- The Panel was not convinced that other initiatives being pursued by Council would meet projected housing needs identified in the Illawarra Shoalhaven Regional Strategy – particularly given existing projections rely heavily on progressing development of the West Elambra site which has not been rezoned to date. The Panel is therefore not convinced that "sufficient dwellings will be available" consistent with the KUS caveat on progressing development of this site.
- Gateway consideration can proceed in parallel with development of the LSPS, with the Council ultimately in a position to make a final decision in the context of directions articulated in the LSPS.

Site specific merit

The characteristics of the site which support the Planning Proposal include:

- Consistency with the Kiama Urban Strategy and broad Departmental endorsement for progressing Planning Proposals identified within it
- Capacity to address medium term housing supply and better meet market demand
- Presence of a natural buffer of E2 zoned land between most of the site and RU2 zoned land useable for agricultural purposes
- Constrained potential for commercial agricultural use due to topography and soil quality
- Alignment with the current western boundary of the town to the north

Constraints on the site include:

- The significant visual and landscape qualities of the site and its surrounds
- Significant Aboriginal and European heritage items on the site including the cemetery and dry stone walls
- Topography and associated service access challenges (water and sewerage)
- The need to establish the limits of the town and what that should look like.

On balance, the Panel considers the proposal has site specific merit provided the constraints are able to be addressed through further refinement and reduction in initial yields identified.

PANEL MEMBERS	
<div>Pam Allan</div> <div>Pam Allan (Chair)</div>	<div>Alison McCabe</div> <div>Alison McCabe</div>
<div>Renata Brooks</div> <div>Renata Brooks</div>	

Appendix F - Summary of the PP consistency against s9.1 Directions

Direction		Applicable	Relevant	Not inconsistent
1 Employment and Resources				
1.1	Business and Industrial Zones	✗	✗	n/a
1.2	Rural Zones	✓	✓	See Section 3.2.4
1.3	Mining, Petroleum Production and Extractive Industries	✗	✗	n/a
1.4	Oyster Aquaculture	✗	✗	n/a
1.5	Rural lands	✓	✓	See Section 3.2.4
2 Environment and Heritage				
2.1	Environmental Protection Zones	✓	✗	n/a
2.2	Coastal Protection	✗	✗	n/a
2.3	Heritage Conservation	✓	✓	See Section 3.2.4
2.4	Recreation Vehicle Area	✓	✗	n/a
2.5	Application of E2 and E3 Zones in Environmental Overlays in Far North Coast LEPs	✗	✗	n/a
2.6	Remediation of Contaminated Land	✓	✓	See Section 3.2.4
3 Housing, Infrastructure and Urban Development				
3.1	Residential Zones	✓	✓	See Section 3.2.4
3.2	Caravan Parks and Manufactured Home Estates	✓	✗	n/a
3.3	Home Occupations	✓	✓	See Section 3.2.4
3.4	Integrating Land Use and Transport	✓	✓	See Section 3.2.4
3.5	Development Near Licensed Aerodromes	✗	✗	n/a
3.6	Shooting Ranges	✗	✗	n/a
3.7	Reduction in non-hosted short term rental accommodation period	✗	✗	n/a
4 Hazard and Risk				
4.1	Acid Sulphate Soils	✓	✓	See Section 3.2.4
4.2	Mine Subsidence and Unstable Land	✗	✗	n/a
4.3	Flood Prone Land	✓	✓	See Section 3.2.4
4.4	Planning for Bushfire Protection	✗	✗	n/a
5 Regional Planning				
5.1	Implementation of Regional Strategies	✗	✗	n/a
5.2	Sydney Drinking Water Catchments	✗	✗	n/a
5.3	Farmland of State & Regional Significance Far North Coast	✗	✗	n/a
5.4	Commercial & Retail Development Far North Coast	✗	✗	n/a
5.9	North West Rail Link Corridor Strategy	✗	✗	n/a
5.10	Implementation of Regional Plans	✓	✓	See Section 3.2.4
5.11	Development of Aboriginal Land Council land	✗	✗	n/a
6 Local Plan Making				
6.1	Approval and Referral Requirements	✓	✓	See Section 3.2.4
6.2	Reserving Land for Public Purposes	✓	✓	See Section 3.2.4
6.3	Site Specific Provisions	✗	✗	n/a

Appendix G - larger scale of proposed KLEP 2011 mapping modifications





AGRICULTURAL ASSESSMENT

ELAMBRA WEST URBAN RELEASE AREA

**Lot 2 DP 1168922
Campbell Street
Gerringong**

**Prepared for
Pearse & Campbell**

November 2020

COWMAN STODDART PTY LTD

Agricultural Assessment

Project	Elambra West Urban Release Area
Address	Lot 2 DP 1168922 and Lot 11 DP 1045242 Gerringong
Our ref:	19/70
Prepared by	Peter Cowman
Draft	9 November 2020
Final	16 November 2020

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COWMAN STODDART PTY LTD

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Figure 1	Aerial Photo with Outline of Subject Land
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Figure 3	Soil Landscape Mapping (Soil Conservation Service)
Figure 4	Land Suitability Mapping (NSW Agriculture)

APPENDICES

Appendix A	Beef Cattle Gross Margin Budget (April 2019) – Coastal Weaners on Improved Pasture
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Agricultural Assessment
Elambra West Urban Release Area
Lot 2 DP 1168922 Campbell Street, Gerringong

1.0 INTRODUCTION

This report is an agricultural assessment of a planning proposal to rezone an area of 13.8 hectares (approx.) of rural land to allow residential development. An area of 2.36 hectares will become a Public Reserve and is considered a part of the proposal. The site is immediately south and west of Gerringong township and is described as Lot 2 DP 1168922 of 45.83 ha (see **Figure 1** and **Photo No. 1**). The total development area is 16.19 ha with the residue of 29.64 ha continuing as agricultural land.

The land will be an extension of the township with an approximate yield of 166 residential lots plus a Public Reserve and a residue. See **Figure 2**.

This agricultural report is an annexure to the Planning Proposal Report which has been prepared by Allen, Price & Scarratts Pty Ltd – Land and Development Consultants.

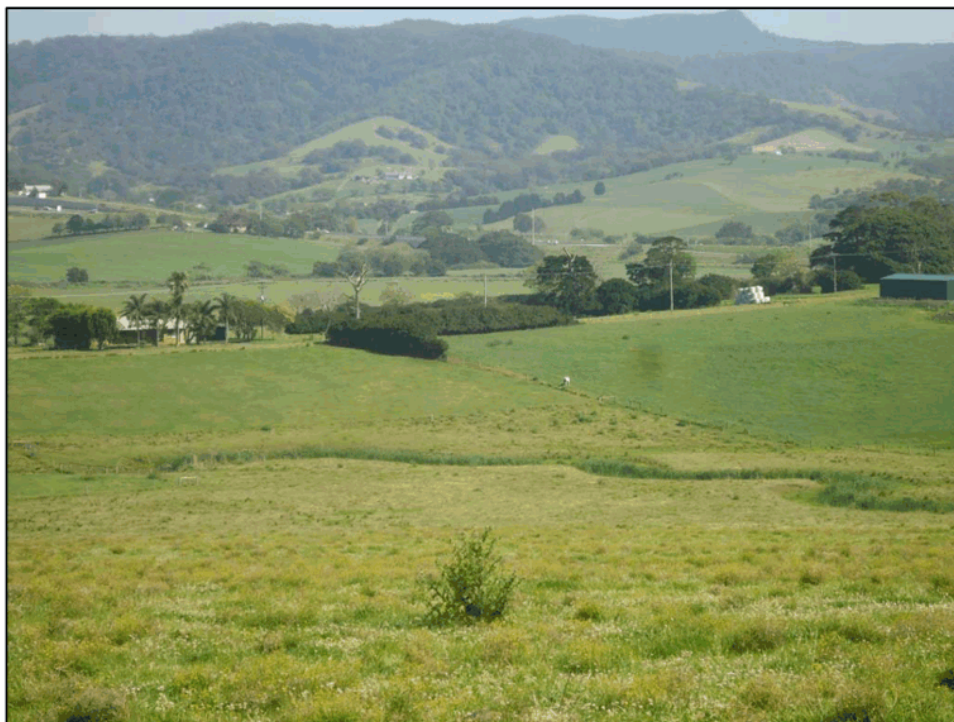


Photo No. 1

General view of site. The land is undulating with permanent pasture and is used for beef cattle grazing.

Agricultural Assessment
Elambra West Urban Release Area
Lot 2 DP 1168922 Campbell Street, Gerringong



Figure 1: Aerial photo with outline of subject land.



Agricultural Assessment
Elambra West Urban Release Area
Lot 2 DP 1168922 Campbell Street, Gerringong

2.0 TOPOGRAPHY, VEGETATION AND AGRICULTURE

2.1 TOPOGRAPHY

The western part of Lot 2 is alluvial flood liable creek flats which will be retained for agriculture (see **Photo No. 2**).

The eastern part is a low hill with slopes in the range 10 – 15%. Maximum elevation 30 metres a.s.l. (see **Photo No. 3**).

The site drains to two intermittent watercourses which are tributaries of Crooked River.



Photo No. 2
Alluvial creek flats will continue to be used for agriculture.

Agricultural Assessment
Elambra West Urban Release Area
Lot 2 DP 1168922 Campbell Street, Gerringong



Photo No.3

Hillside with development above the vehicle. Tree line is crest in the distance.



Photo No. 4

Low lying land adjoining Union Creek will become a Public Reserve.

Agricultural Assessment
Elambra West Urban Release Area
Lot 2 DP 1168922 Campbell Street, Gerringong

2.2 VEGETATION

Permanent kikuyu pasture on the hillside over sown with ryegrass/clover. Occasional cropping on the creek flats in rotation with ryegrass/clover pasture.

2.3 AGRICULTURE

The land is used for beef cattle grazing with forage crops on the alluvial flats. See Section 5.0.

3.0 GEOLOGY SOIL LANDSCAPES AND SOILS

The document "Soil Landscapes of the Kiama 1:100,000 Sheet" (Hazelton 1992) and accompanying map shows the development site as comprising two soil landscapes determined by topography. See Figure 3.

3.1 ELEVATED LAND – KIAMA SOIL LANDSCAPE (ka)

Geology is Blow Hole Latite with soils being krasnozems on crests and upper slopes. Prairie soils on lower slopes.

Notes:

Fertility

General fertility is moderate to low. The topsoil is friable. The subsoils are deep, well structured, freely drained on crests and upper slopes. They are strongly acid with low to moderate CEC.

Erodibility

The topsoil has moderate erodibility. The subsoils have high erodibility.

Erosion Hazard

Erosion hazard for non-concentrated flows is extreme. The calculated soil loss for the first 12 months of urban development ranges up to 1300t/ha for topsoils and 900t/ha for exposed subsoils. The erosion hazard for concentrated flows is moderate.

Surface Movement Potential

These moderate to deep clay soils are slightly reactive. The subsoil is moderately reactive.

Landscape Limitations

Steep slopes (localised)

Run-on

Water erosion hazard (localised)

Urban Capability

Generally low limitations for urban development. Moderate limitations on steeper slopes.

Rural Capability

Generally high to severe limitations for regular cultivation. Low to moderate limitations for grazing.

Agricultural Assessment
Elambra West Urban Release Area
Lot 2 DP 1168922 Campbell Street, Gerringong

3.2 FLAT LAND – SHOALHAVEN SOIL LANDSCAPE (sf)

Geology is alluvium with alluvial soils on the floodplain.

Notes:

Fertility

General fertility is moderate to low.

Erodibility

Erodibility of the topsoil is low. The erodibility of the subsoils is high.

Erosion Hazard

Erosion hazard for non-concentrated flows is slight. The erosion hazard for concentrated flows is low.

Surface Movement Potential

Moderately reactive topsoil. Non-reactive subsoils.

Landscape Limitations

Flood hazard

Permanent waterlogging (localised)

Permanently high watertable

Seasonal waterlogging

Urban Capability

Generally high to severe limitations for urban development. (Note: There is no urban development proposed on this soil landscape.)

Rural Capability

Generally low to moderate limitations for regular cultivation and grazing.

Agricultural Assessment
Elambra West Urban Release Area
Lot 2 DP 1168922 Campbell Street, Gerringong

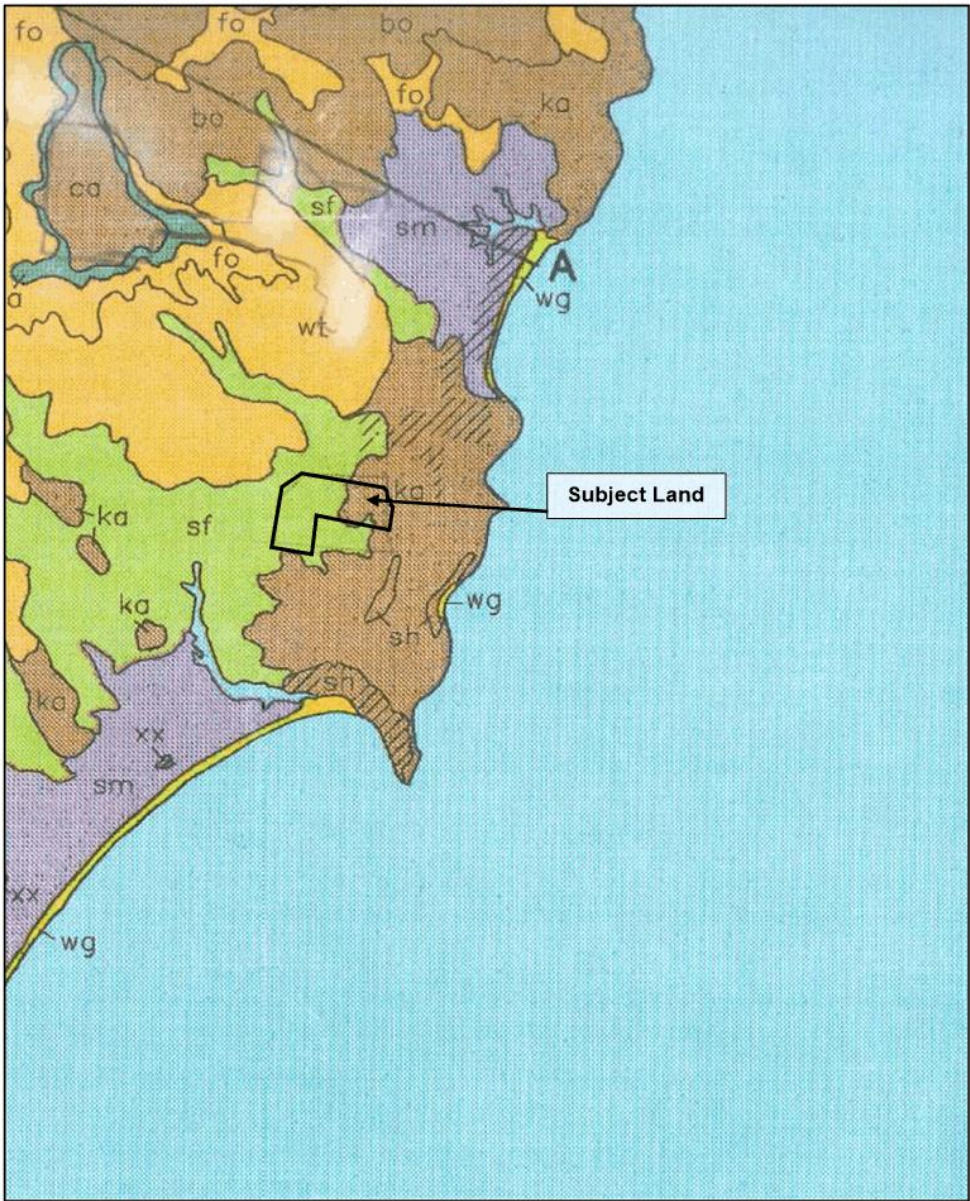


Figure 3: Soil landscape mapping (Soil Conservation Service)
Scale: 1:70,000 (approx.)

4.0 AGRICULTURAL SUITABILITY

The Department of Agriculture uses a 5 class system to map rural land on the basis of its suitability for agriculture. It is a hierarchical system such that Class 1 is the best agricultural land and Class 5 has virtually no value for agriculture. Classes 1, 2 and 3 are grouped as prime crop and pasture land.

Class 1

Arable alluvial land with deep, fertile soils having a very good capability for agriculture. These lands have only minor or no constraints to sustained high to very high levels of production.

Class 2

Arable lands having a very good capability for agriculture. Minor to moderate constraints to sustained high levels of production are present.

Class 3

Grazing land or land well suited to pasture improvement. It may be cultivated or cropped in rotation with sown pasture. The overall production level is moderate because of edaphic factors or environmental constraints. Erosion hazard, soil structural breakdown or other factors including climate may limit the capacity for cultivation, and soil conservation or drainage works may be required.

Class 4

Land suitable for grazing but not for cultivation. Agriculture is based on native pastures or improved pastures established using minimum tillage techniques. Production may be seasonally high, but the overall production level is low as a result of major environmental constraints.

Class 5

Land unsuitable for agriculture or at best suited only to light grazing. Agricultural production is very low or zero as a result of severe constraints, including economic factors which preclude land improvement.

The subject land appears on the "Kiama" Agricultural Land Classification Map prepared as part of the Illawarra Region Maps (1986) at a scale of 1:50,000. **Figure 4** is an extract and shows that the creek flats are mapped as Class 2 land and the sloping land is Class 3 land.

The Class 2 land is flood liable and is not proposed to be developed. The Class 3 land, above the 1 in 100 year flood line, is the grazing land proposed for residential development.

Agricultural Assessment
Elambra West Urban Release Area
Lot 2 DP 1168922 Campbell Street, Gerringong

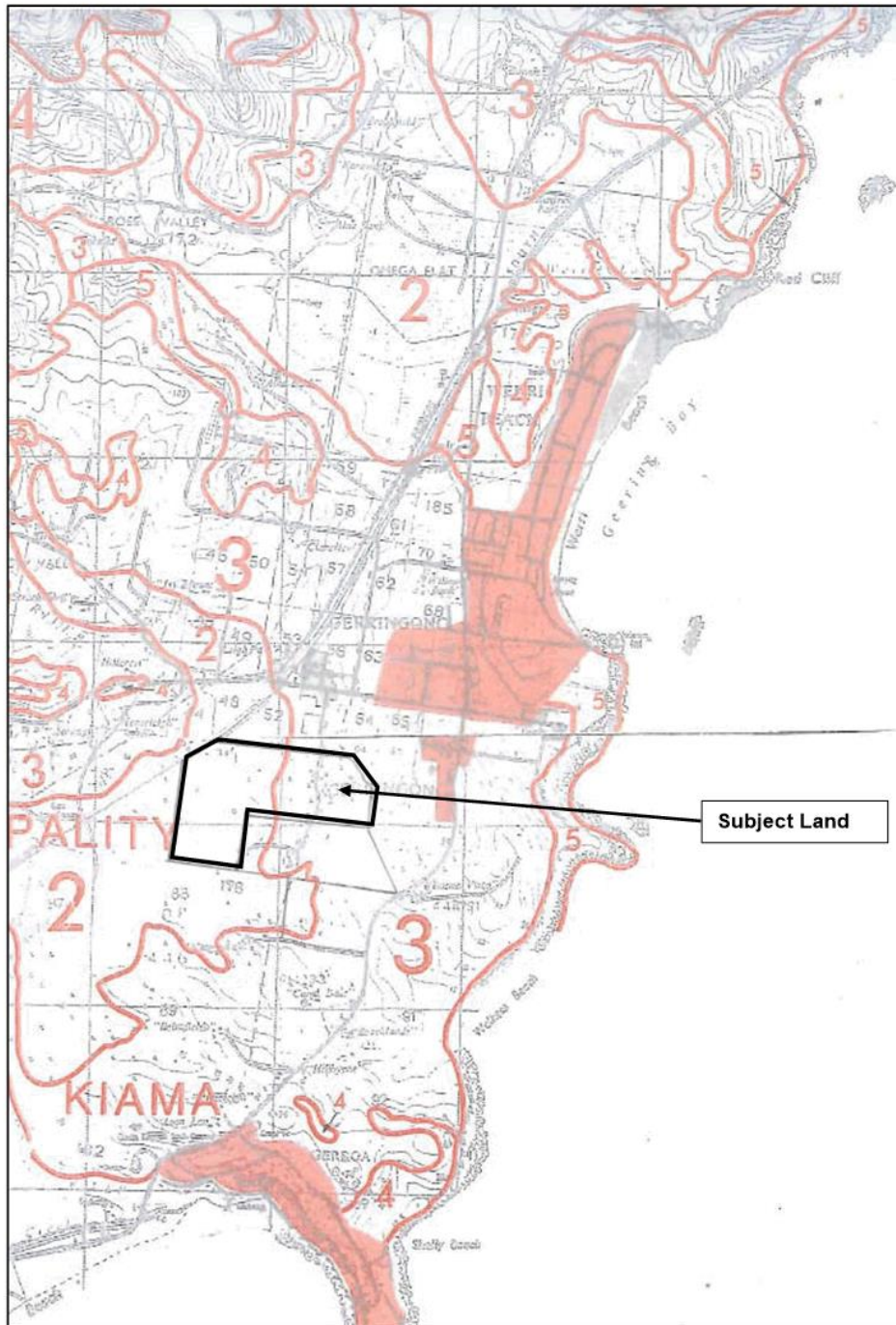


Figure 4: Land suitability mapping (NSW Agriculture)
Scale: 1:35,000 (approx.)

Agricultural Assessment
Elambra West Urban Release Area
Lot 2 DP 1168922 Campbell Street, Gerringong

5.0 AGRICULTURAL POTENTIAL

5.1 CARRYING CAPACITY

Livestock carrying capacity is related to land suitability classes such that the better the land suitability, the higher the potential carrying capacity.

Stocking rates generally used for beef cattle on improved pastures in the district are:

Class 2 land	1.5 cow/hectare	(18 d.s.e./hectare)
Class 3 land	1.0 cow/hectare	(12 d.s.e./hectare)
Class 4 land	0.5 cow/hectare	(6 d.s.e./hectare)

5.2 LAND USE

Lot 2 was used for dairying until 1991 and since then for beef cattle.

In a normal year 50 – 60 breeding cows graze on the property turning off weaners for sale at 8 – 9 months of age.

The property has all necessary improvements for beef cattle including farm shed, stockyards, boundary and internal fencing. Reticulated (town) water is used throughout the property for stock water. Irrigation is not available.

The agricultural potential can thus be calculated as follows:

Table 1
Current Agricultural Potential

<i>Land Class</i>	<i>Carrying Capacity (cows/ha)</i>	<i>Area (ha)</i>	<i>Stock (cows)</i>
2	1.5	27	40
3	1.0	18	18
Total		45 ha	58 cows

ie. in a good season, Lot 2 is able to run about 58 beef cows which corresponds with the landowner's records.

5.2.1 Effect of Rezoning

The eastern part of the property (16 ha approx.) will be excised for residential housing and an environmental protection zone on the flood liable land along Union Creek. See **Photo No. 4**.

This will leave 30 ha (approx.) of the most productive Class 2 land for the beef cattle enterprise to continue.

Agricultural Assessment
Elambra West Urban Release Area
Lot 2 DP 1168922 Campbell Street, Gerringong

Table 2
Agricultural Potential after Rezoning

Land Class	Carrying Capacity (cows/ha)	Area (ha)	Stock (cows)
2	1.5	27	40
3	1.0	3	3
Total		30 ha	43 cows

ie. there will be a 25% reduction in carrying capacity from 58 cows to 43 cows.

Vehicle access through Lot 2 to the adjoining rural land (Lot 11 DP 1045242) will continue as at present. (See **Figure 2**).

5.3 FINANCIAL RETURN

The latest farm budget from NSW Department of Primary Industries indicates a gross margin of \$35,489.00 from coastal weaners on improved pasture from a 100 cow herd. See **Appendix A**.

Table 3
Effect on Financial Returns

Property	Current Potential		After Rezoning	
	Stock (cows)	Gross Margin	Stock (cows)	Gross Margin
Lot 2 DP 1168922	58	\$20,583.00	43	\$15,260.00 Reduction in return – 25%

Agricultural Assessment
Elambra West Urban Release Area
Lot 2 DP 1168922 Campbell Street, Gerringong

7.0 CONCLUSION

This report is an agricultural assessment of a rural property at Gerringong, parts of which are proposed to be rezoned for residential development.

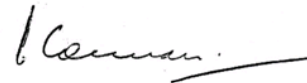
The land is mapped by NSW Agriculture as prime crop and pasture land. It is partly mapped as Class 2 and partly mapped as Class 3. The Class 2 land generally comprises the more fertile alluvial creek flats which are subject to occasional flooding. The Class 3 land comprises the hilly grazing land above the flood line. All the development will be on the Class 3 land and the Class 2 land will continue to be used for agriculture.

The rezoning will affect the property as follows:

- Lot 2 DP 1168922. An area of 16 ha (approx.) will be excised from a property of 45.83 ha resulting in a 25% reduction in carrying capacity from 58 to 43 cows. At this level of production it can continue as a viable part-time enterprise.

The township of Gerringong is surrounded by prime agricultural land. If it expands outwards, there is no poor quality agricultural land which could be utilised. This proposal, fortuitously, is confined to Class 3 land and allows the continued use of the Class 2 land for agriculture.

There will only be a minor loss in agricultural production resulting from the proposed rezoning.



Peter Cowman
AGRICULTURAL CONSULTANT

APPENDIX A

Beef Cattle Gross Margin Budget (April 2019) Coastal Weaners on Improved Pasture

**Lot 2 DP 1168922
Campbell Street, Gerringong**

COWMAN STODDART PTY LTD



Department of
Primary Industries

BEEF CATTLE GROSS MARGIN BUDGET

Farm enterprise Budget Series: April 2019

Enterprise: Coastal weaners improved pasture

Enterprise Unit: 100 cows

INCOME:			Standard Budget	Your Budget
42	steer weaners @	\$630.88 /hd	\$26,497	
19	heifers weaners @	\$424.65 /hd	\$8,068	
0.6	CFA Bull @	\$1,760.00 /hd	\$1,056	
7	CFA cows @	\$963.20 /hd	\$6,742	
15	Other culls @	\$963.20 /hd	\$14,448	
A. Total Income:			\$56,812	
VARIABLE COSTS:				
Replacements	1 Bull @	\$3,500 /hd	\$3,500	
Livestock and vet costs: see section titled beef health costs for details.			\$2,426	
Fodder crops / hay / grain			\$0	
Drought feeding costs.			\$0	
Pasture maintenance (173 Ha of improved pastures)			\$10,813	
Livestock selling cost (see assumptions on next page)			\$4,584	
B. Total Variable Costs:			\$21,323	
GROSS MARGIN (A-B)			\$35,489	\$46,301
GROSS MARGIN/COW			\$354.89	\$463.01
GROSS MARGIN/DSE*			\$25.68	\$33.50
GROSS MARGIN/HA			\$205.14	\$267.64

Change in gross margin (\$/cow) for change in price &/or the weight of sale stock

(Note: Table assumes that the price and weight of other stock changes in the same proportion as steers. As an example if steer sale price falls to 242c/kg and steer weight to 230 kg, gross margin would fall to \$291 per cow. This assumes that price and weight of all other sale stock falls by the same percentage.

Liveweight (kg's) of Stock sold		Steer sale price cents/kg live				
		232	242	252	262	272
Steer wt.						
-40 kgs	210	229	248	267	285	304
-20 kgs	230	270	291	311	331	351
0	250	311	333	355	377	399
+20 kgs	270	352	376	399	422	446
+40 kgs	290	393	418	443	468	493

GM \$ per Cow

An increase of 5% in weaning percentage increases gross margin per cow by \$23.78



Department of
Primary Industries

Summary of gross margins for NSW beef enterprises, April 2019

Enterprise	No. of hectares		GM/ha	GM/DSE
	imp	nat		
Inland Weaners		372	129.78	32.45
Coastal weaners- unimproved pasture		254	67.20	16.83
Coastal weaners- improved pasture	173		205.14	25.68
Butcher vealers	209		239.26	29.98
MSA at 20 mths	80	306	194.12	40.24
Feeder steers		424	173.81	43.50
Grow out early weaned calves 160-340kg	80		416.47	52.30
Growing out steers 240-460kg	108		412.04	51.57

Gross Margins quoted include pasture costs.

Individual budgets also report gross margins without pasture costs.

NSW Department of Primary Industries Farm Enterprise Budget Series