



KIAMA MUNICIPAL COUNCIL
your council, your community

July 2017

Planning Proposal to Amend LEP 2011



With respect to:

Amendments to Introduce
Dual Occupancy and Multi
 Dwelling Housing
Development Standards

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Planning Proposal for housekeeping amendments to subdivision provisions of the *Kiama Local Environmental Plan 2011*.

Part 1 – Statement of the objectives

The Planning Proposal (PP) seeks to amend the Kiama Local Environmental Plan (LEP) 2011 to introduce a minimum lot size and/or a dwelling density for dual occupancy, manor house and multi dwelling housing (terrace) development in the R2 Low Density Residential and R3 Medium Density Residential zones.

The objective of this PP is to:

- Introduce a minimum lot size and/or a dwelling density of 300m² per dwelling for dual occupancies and multi dwelling housing (terraces) in R2 Low Density Residential zones across the Municipality, with the exception of Jamberoo;
- Introduce a minimum lot size and/or a dwelling density of 400m² per dwelling for dual occupancies and multi dwelling housing (terraces) in R2 Low Density Residential zones in Jamberoo;
- Make multi dwelling housing (terraces) permissible with consent in the R2 Low Density Residential zone;
- Introduce a minimum lot size and/or a dwelling density of 200m² per dwelling for dual occupancies, manor houses and multi dwelling housing (terraces) in the R3 Medium Density Residential zone;
- Introduce the E4 Environmental Living zone which prohibits dual occupancies, residential flat buildings and multi-dwelling housing;
- Rezone the western portion of the Silver Hill/Cedar Ridge area from R5 Large Lot Residential to E4 Environmental Living.

Part 2 – Explanation of provisions

The Kiama LEP 2011 is to be amended by:

1. Adding a clause to establish a minimum lot size and/or a dwelling density for dual occupancy, manor house and multi dwelling housing (terrace) development in the R2 Low Density Residential and R3 Medium Density Residential zones; and
2. Amending the Land Use Table to make *multi dwelling housing (terraces)* permissible with consent within the R2 Low Density Residential zone; and
3. Amending the Land Use Table to include the E4 Environmental Living zone and make *dual occupancies* and *multi dwelling housing* prohibited within this zone; and
4. Amend the Land Zoning Map – Sheet LZN_012 applying to the western portion of Silver Hill/Cedar Ridge area from R5 Large Lot Residential to E4 Environmental Living.

R2 Low Density Residential Zone

The R2 Low Density Residential zone applies to areas of Kiama, Kiama Downs/ Minnamurra, Gerringong/Gerroa and Jamberoo. Dual occupancies are permissible with consent within the R2 zone. At present the Kiama LEP does not prescribe a minimum lot size for dual occupancies.

To establish an appropriate dwelling density to be reflected in the minimum lot size controls, Council have reviewed all dual occupancies approved by the elected Council in 2018. On average across the Municipality (with the exception of Jamberoo), developments have been approved with a dwelling density of one dwelling per 309m² of site area. In Jamberoo, as would be expected, this figure is greater at one dwelling per 428m². Rounding to the nearest 100m² for ease of application, these densities would equate to:

- 600m² minimum lot size for dual occupancies
- 800m² minimum lot size for dual occupancies in Jamberoo

The introduction of the new definition of multi dwelling housing (terraces) presents an opportunity for this type of residential development to also be made permissible in the R2 zone. This style of development has direct frontage to the street for all dwellings and provides for private open space at the rear of the dwellings which are consistent with the outcomes for other forms of residential development in the R2 zoned areas. Applying the dwelling densities discussed above, this would translate to a minimum lot size for terrace housing of 900m² across the Municipality and 1200m² at Jamberoo.

For the R2 zone this proposal seeks to ensure that the size of each resulting lot for each dwelling associated with a dual occupancy or multi dwelling housing (terraces) is 300m² across the Municipality (with the exception of Jamberoo), and 400m² in Jamberoo.

R3 Medium Density Residential Zone

The R3 Medium Density Residential zone applies to areas of Kiama, Gerringong and Gerroa (there are no R3 zones in Jamberoo). With the introduction of the new Code, manor houses and multi dwelling housing (terraces) will be made permissible within the R3 zone. Dual occupancies are also permissible with consent within the R3 zone. At present the Kiama LEP does not prescribe a minimum lot sizes for dual occupancies, manor houses or multi dwelling housing (terraces).

When compared to the R2 zone a higher level of dwelling density should be encouraged within the R3 zone. As outlined above, it is suggested to introduce a dwelling density that equates to one dwelling per 300m² for dual occupancies R2 Low Density Residential in Kiama, Gerringong and Gerroa and one dwelling per 400m² in Jamberoo. For residential development in the R3 zone an appropriate dwelling density of one dwelling per 200m² is suggested. This would translate to the introduction of a minimum lot size of 400m² for dual occupancies and 800m² for manor houses and multi dwelling housing (terraces) in the R3 Medium Density Residential zone.

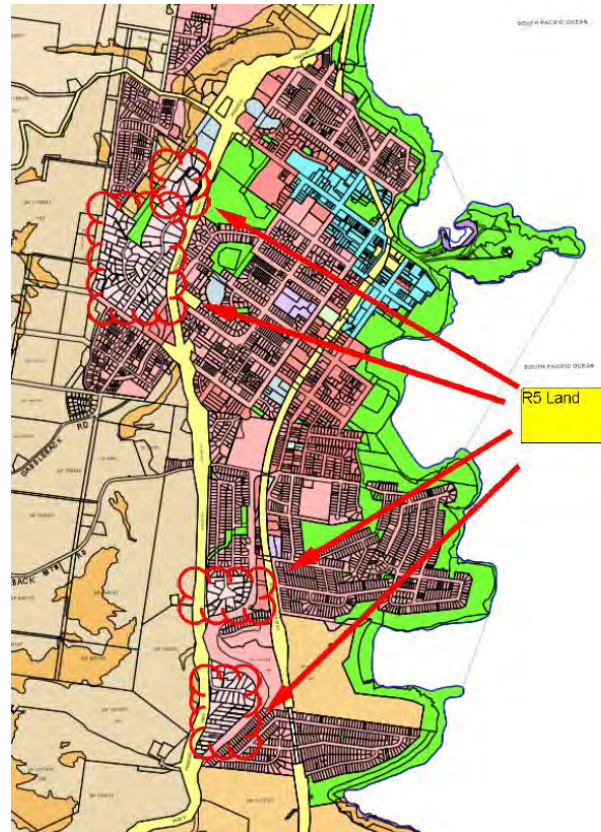
For the R3 zone this proposal seeks to ensure that the size of each resulting lot for each dwelling associated with a dual occupancy, manor house or multi dwelling housing (terraces) is 200m² across the Municipality.

Silver Hill/Cedar Ridge

The introduction of the standard instrument LEP offered two alternative zones for rural residential/large lot areas, these being R5 Large Lot Residential or E4 Environmental Living. Kiama Council applied the R5 zone to these residential areas and permitted dual occupancies.

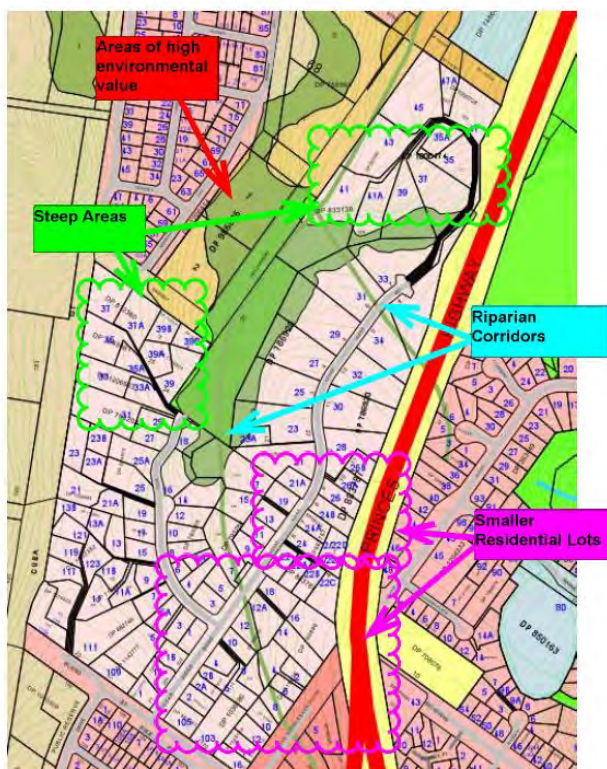
Dual occupancy development in these areas is limited by the Kiama Development Control Plan (DCP) 2012 to lots that have a minimum area of 2000m². There are no current limitations on minimum lot size for dual occupancies contained in the LEP.

The Silver Hill/Cedar Ridge, Stewart Place and David Smith Place areas are zoned R5. The following diagram shows the areas that are currently zoned R5 within the Municipality.



A review of the existing R5 zoned lands has highlighted a location where dual occupancies may no longer be suitable due to character, environmental values or servicing limitations.

The Silver Hill/Cedar Ridge area contains a number of topographical and environmental constraints that make dual occupancy development less appropriate in some parts of this large lot residential area. The diagram below shows the topographical and environmental constraints of the Silver Hill/Cedar Ridge area, as well as the numerous reciprocal right-of-ways. In addition to the natural constraints, the existing subdivision pattern, which includes lengthy right-of-ways, makes servicing (i.e. garbage collection etc.) problematic with any increases to housing density.



An E4 zone which reflects the environmental constraints and which prohibits dual occupancies, residential flat buildings and multi-dwelling housing may be more appropriate for this area.

At present the Kiama LEP 2011 does not contain any E4 Environmental Living zoned land. The only form of residential development that is required to be permissible in the E4 zone is single dwelling houses. The objectives of the E4 are provided below.

Objectives of zone

- *To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.*
- *To ensure that residential development does not have an adverse effect on those values.*

This Proposal includes the rezoning the western portion of the Silver Hill/Cedar Ridge area from R5 Large Lot Residential to E4 Environmental Living and prohibiting occupancies, residential flat buildings and multi-dwelling housing in this zone.

The R5 zoned areas of Stewart Place and David Smith Place are generally free of topographical and environmental constraints and as such no change to their zoning is proposed.

This Planning Proposal includes a mapping amendment to Sheet LZN_012 of Kiama LEP 2011 in order to rezone the western portion of Silver Hill/Cedar Ridge area from R5 Large Lot Residential to E4 Environmental Living.

Part 3 – Justification for objectives

3.1: Is the planning proposal a result of strategic study or report?

The Planning Proposal is not the result of any strategic study or report. The Planning Proposal is the result of a Council resolution to endorse the subject amendments to the LEP 2011.

The necessity to make the intended amendments to the Kiama LEP 2011 has become evident as a result of the publication of the new Low Rise Medium Density Housing Code. The new Code will apply to all R1, R2, R3 and RU5 zoned land in the State. Where permitted by the LEP, dual occupancies, manor houses and multi dwelling housing (terraces) may be carried out as Complying Development.

Dual occupancies are permissible in all residential zones throughout the Municipality under the provisions of the Kiama LEP 2011. The new Code, and associated amendment to the Standard Instrument LEP, will make manor houses and multi dwelling housing (terraces) permissible with consent within the R3 Medium Density Residential zone which applies in parts of Kiama, Gerringong and Gerroa.

Where a LEP does not prescribe a minimum lot size for dual occupancies the new Code enables dual occupancies to be built on 400m² lots. The same scenario will exist for manor houses and multi dwelling housing (terraces) which will be able to be built on 600m² lots. At present the Kiama LEP does not prescribe minimum lot sizes for dual occupancies or manor houses and multi dwelling housing (terraces) and therefore the aforementioned minimum lot sizes would apply.

The NSW Minister for Planning has advised Councils with concerns about the new Code to request inclusion to a schedule that will provide a 12 month deferral of the new Code to allow Councils time to insert mechanism/controls into their LEPs. The NSW Department of Planning and Environment (DPE) has advised that in order for a deferral request to be considered councils need to submit a Planning Proposal for a Gateway Determination by 27 July 2018.

This Planning Proposal focusses on amendments to the Kiama LEP 2011 that will enable a more appropriate application of the Code.

3.2: Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

A Planning Proposal is the only mechanism available for amending the current provisions of the LEP.

3.3: Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including any exhibited draft plans or strategies)?

The applicable regional strategy for the area is the Illawarra-Shoalhaven Regional Plan (ISRP). It is considered that the proposed amendments to the LEP 2011 are consistent with Goal 2 of the ISRP.

By introducing multi dwelling housing (terraces) as a permissible land use in the R2 zone the PP is consistent with Direction 2.1, 2.2 and 2.3 as it will assist in supplying sufficient housing, support housing opportunities close to existing services and deliver housing in new release areas.

Introducing minimum lot sizes for dual occupancies, multi dwelling housing (terraces) and manor houses, will enable a more appropriate application of the new Code within the Municipality. This will ensure that appropriate housing is supplied, particularly close to existing services. In this regard the PP is consistent with Direction 2.1 and 2.2.

3.4: Is the Planning Proposal consistent with a council's local strategy or other local strategic plan?

Council's applicable local strategy is the Kiama Urban Strategy (KUS). It is considered that the proposed amendments to the LEP 2011 are consistent with Strategic Direction 4.1 of the KUS.

As part of formulating the KUS Council considered that urban infill was a priority and should be maximised as it would protect agricultural land resources and respond to changing housing needs of an ageing population. By introducing multi dwelling housing (terraces) as a permissible land use in the R2 zone the PP is consistent with Strategic Direction 4.1 of the KUS as it will assist in providing for urban infill development.

Introducing minimum lot sizes for dual occupancies, multi dwelling housing (terraces) and manor houses will ensure the appropriate application of the new Code. This in turn will ensure that urban infill is appropriately managed.

3.5: Is the planning proposal consistent with applicable State Environmental Planning Policies?

The planning policy is consistent with applicable State Environmental Planning Policies, in particular:

State Environmental Planning Policy	Assessment of Compliance
State Environmental Planning Policy No 55 – Remediation of Land	N/A as the PP does not seek to change the permissible land uses in any land specified in clause 6(4) of SEPP No 55. Residential development will still be permissible in the zones to which this PP applies.

3.6: Is the planning proposal consistent with applicable Ministerial Directions (s 9.1 directions)?

A Section 9.1 Ministerial Directions - Compliance Checklist has been compiled by Kiama Council and is included in Appendix 1.

Council finds the proposal consistent with all applicable Section 9.1 Ministerial Directions with the exception of Direction 3.1 – Residential Zones as it contains provisions which will reduce the permissible residential density of land. The Proposal is justifiably inconsistent with Direction 3.1 as any change to the current scenario will reduce the permissible residential density of land. For this reason the inconsistency is considered to justifiable as it is of minor significance.

The necessity to make the intended amendments to the Kiama LEP 2011 has become evident as a result of the publication of the new Low Rise Medium Density Housing Code. The publication of the new Code has resulted in an internal strategic review of the new Code and the current provisions of the LEP. This review has considered the objectives of this direction and is confident that the proposal is justifiably inconsistent with Direction 3.1 – Residential Zones.

3.7: 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?

The PP will not alter any existing measures to conserve that critical habitat or threatened species, populations or ecological communities, or their habitats.

R2 Low Density Residential Zone

Due to the nature of the R2 zone it is unlikely that critical habitat will be present in these areas.

R3 Medium Density Residential Zone

Due to the nature of the R3 zone it is unlikely that critical habitat will be present in these areas.

Silver Hill/Cedar Ridge

Due to the residential nature of this area it is unlikely that critical habitat will be present. The introduction of the E4 zone will ensure that residential development does not have an adverse effect on the special ecological, scientific and aesthetic values of the area.

3.8: Are there any likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Due to the nature of the subject proposal it is considered unlikely that any environmental effects will occur as a result of the proposed changes.

R2 Low Density Residential Zone

The proposed changes to the R2 zone will not result in any additional environmental effects.

R3 Medium Density Residential Zone

The proposed changes to the R3 zone will not result in any additional environmental effects.

Silver Hill/Cedar Ridge

The area proposed to be rezoned to E4 is partly identified as bush fire prone land. Reducing the permissible dwelling density in this area will reduce the potential for dwellings potentially at risk from bushfire hazards.



3.9: Has the planning proposal adequately addressed any social and economic effects?

The proposal is the result of both social and economic responses to the introduction of the new Code. The subject PP seeks to enable more efficient residential development that will result in both a positive social and economic effects.

Economic Benefits

The proposal will facilitate the appropriate application of the new Code in the Municipality. This will enable more development to be considered as Complying Development. The appropriate application of Complying Development in the Municipality will result in faster approval timeframes. This in turn will result in positive economic benefits as it will facilitate growth and development which has the potential to stimulate the Municipality's economy.

The introduction of multi dwelling housing (terraces) as a permissible land use in the R2 zone will also facilitate growth and development in the Municipality.

Social Benefits

The introduction of multi dwelling housing (terraces) as a permissible land use in the R2 zone will provide for a wider range of housing options in the Municipality. This type of residential accommodation has the potential to result in social benefits as, due to its low maintenance nature, is a housing type often utilised for aging in place.

The community have raised concerns with the new Code. The proposal will facilitate the appropriate application of the new Code in the Municipality. The proposal will ensure that dual occupancies, manor houses and multi dwelling housing (terraces) occur in an appropriate fashion. The proposal will reduce the concerns raised by the community and as such will result in social benefits.

In light of this the proposal will result in both a positive social and economic effects.

3.10: Is there adequate public infrastructure for the planning proposal?

Generally, the proposal will not increase the current demand on public infrastructure. The proposed dwelling density for dual occupancy, manor house and multi dwelling housing (terrace) development is consistent with the rate of the development currently occurring. The proposal does not include urban expansion or increased residential densities.

3.11: What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

Pre Gateway consultation

The proposal is very minor in nature and as such, no State or Commonwealth authorities have been consulted as part of the preparation of this Planning Proposal.

Post Gateway consultation

The NSW Rural Fire Service will be consulted with following the receipt of a gateway determination, in accordance with Direction 4.4 – Planning for Bushfire Protection. Council will consult with any other agency that the DPE considers appropriate.

Part 4 – Mapping

This Planning Proposal includes a mapping amendment to Sheet LZN_012 of Kiama LEP 2011 in order to rezone the western portion of Silver Hill/Cedar Ridge area from R5 Large Lot Residential to E4 Environmental Living. A copy of the proposed Sheet LZN_012 is included in Appendix 2.

Part 5 – Community Consultation

Council requests that the planning proposal be exhibited for a period of 28 days and include:

- Advertisement in Local Newspaper,
- Hard copies made available at the Council Administration Building and relevant libraries,
- Electronic copy on Council's website,
- Notification letters to affect land owners and relevant community groups,
- Notification letters to relevant State agencies and other authorities/agencies nominated by the DPE.

Part 6 – Project Timeline

The timeframe for the Planning Proposal is that, from date of Gateway determination to date of submission to DPE, to finalise the LEP is a period of 12 months.

	Timeframe	Possible dates
Submit planning proposal to NSW Department of Planning & Environment (DPE) seeking a Gateway Determination		July 2017
Receive Gateway Determination	4 weeks from submission date	August 2017
Preparation of any outstanding studies (if required)	6 weeks from notification of Gateway determination.	N/A

	Timeframe	Possible dates
Consult with State/Commonwealth agencies	4 weeks from completing review of any outstanding studies	September 2017
Exhibition of PP and technical Studies (assuming no requirements to return to Gateway post additional studies)	4 weeks from completing review of any outstanding studies	October 2017
Date of Public Hearing (if applicable)	N/A	N/A
Review of Submissions and Preparation of report to Council	4 weeks	November 2017
Report to Council following exhibition	First available round after completion of review of submissions (allow 8 weeks)	February 2018
Submission to Parliamentary Counsel Office (PCO) to draft amendment.	4 weeks from Council meeting	March 2018
Submission to DPE for finalisation of LEP	6 weeks from date of submission to PCO	Mid-April 2018
Anticipated date LEP will be notified.	6 weeks from date of submission to DPE	June 2018

Appendix 1 - Section 9.1 Ministerial Directions – Compliance Checklist
prepared by Kiama Municipal Council

Ministerial Direction	Comment
1. Employment and Resources	
1.1 Business and Industrial Zones	This direction does not apply to the Planning Proposal
1.2 Rural Zones	This direction does not apply to the Planning Proposal
1.3 Mining, Petroleum Production and Extractive Industries	This direction does not apply to the Planning Proposal
1.4 Oyster Aquaculture	This direction does not apply to the Planning Proposal
1.5 Rural Lands	This direction does not apply to the Planning Proposal
2. Environment and Heritage	
2.1 Environment Protection Zones	<p>The proposal will include the insertion of the E4 Environmental Living zone into the LEP. The objectives of this zone ensure that development does not have an adverse effect on the special ecological, scientific and aesthetic values of the area</p> <p>The PP does not seek to reduce the environmental protection standards that apply to land within an environment protection zone or to land currently identified for environment protection purposes.</p> <p>The Planning Proposal is consistent with Direction 2.1 – Environment Protection Zones.</p>
2.2 Coastal Protection	<p>The subject PP will not alter the existing provisions of the LEP which give effect to the NSW Coastal Policy etc.</p> <p>The Planning Proposal is consistent with Direction 2.2 – Coastal Protection.</p>

Ministerial Direction	Comment
2.3 Heritage Conservation	<p>The subject PP will not alter the existing provisions of the LEP which give effect to the heritage conservation.</p> <p>The Planning Proposal is consistent with Direction 2.3 – Heritage Conservation.</p>
2.4 Recreation Vehicle Areas	<p>The subject PP will not alter existing development permissibility within the municipality, in particular recreation vehicle areas.</p> <p>The Planning Proposal is consistent with Direction 2.4 – Recreation Vehicle Area.</p>
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	<p>This direction does not apply to the Kiama Municipality.</p>
3. Housing, Infrastructure and Urban Development	
3.1 Residential Zones	<p>The subject PP will broaden the choice of building types in the R2 zone as it seeks to make multi dwelling housing (terraces) permissible with consent.</p> <p>The subject PP will make more efficient use of existing infrastructure by ensuring appropriate residential densities across the Municipality.</p> <p>The subject PP will reduce the consumption of land for housing on the urban fringe as it seeks to prohibit dual occupancies in this area.</p> <p>However, the Planning Proposal is justifiably inconsistent with Direction 3.1 – Residential Zones as it contains provisions which will reduce the permissible residential density of land. At the present the LEP does not contain provisions that establish a permissible residential density of land. In this regard any change to the current scenario will reduce the permissible residential density of land. For this reason the inconsistency is considered to justifiable as it is of minor significance.</p>

Ministerial Direction	Comment
	<p>The necessity to make the intended amendments to the Kiama LEP 2011 has become evident as a result of the publication of the new Low Rise Medium Density Housing Code. The publication of the new Code has resulted in an internal strategic review of the new Code and the current provisions of the LEP. This review has considered the objectives of this direction and is confident that the proposal is justifiably inconsistent with Direction 3.1 – Residential Zones.</p>
3.2 Caravan Parks and Manufactured Home Estates	<p>The subject PP will not alter existing development permissibility within the municipality, in particular caravan parks and manufactured home estates.</p> <p>The Planning Proposal is consistent with Direction 3.2 – Caravan Parks and Manufactured Home Estates.</p>
3.3 Home Occupations	<p>Home Occupations are permitted without consent within both the R2 Low Density Residential, R3 Medium Density Residential and R5 Large Lot Residential zones under the LEP 2011. Home Occupations will also be permitted without consent within the E4 Environmental Living zone. The subject PP would not alter this permissibility.</p> <p>The Planning Proposal is consistent with Direction 3.3 – Home Occupations.</p>
3.4 Integrating Land Use and Transport	<p>The subject PP will not create, alter or remove a zone or a provision relating to urban land.</p> <p>The Planning Proposal is consistent with Direction 3.4 – Integrating Land Use and Transport.</p>
3.5 Development Near Licensed Aerodromes	<p>This direction does not apply to the Planning Proposal</p>
3.6 Shooting Ranges	<p>This direction does not apply to the Planning Proposal</p>
4. Hazard and Risk	
4.1 Acid Sulfate Soils	<p>Chapter 3.2 of the Acid Sulfate Soils Planning Guidelines state that an Acid Sulfate Soils Study should be prepared when an intensification of land</p>

Ministerial Direction	Comment
	<p>use on acid sulfate soil is proposed. It is noted that this chapter specifically refers to a proposal for rezoning. In this regard it is not considered necessary to prepare an Acid Sulfate Soils Study as this PP does not involve an intensification of land uses on land identified as having a possibility of containing acid sulfate soils. The subject PP will not alter the existing acid sulfate soils controls contained in Clause 5.1 of the LEP 2011.</p> <p>The Planning Proposal is consistent with Direction 4.1 – Acid Sulfate Soils.</p>
4.2 Mine Subsidence and Unstable Land	This direction does not apply to the Planning Proposal
4.3 Flood Prone Land	This direction does not apply to the Planning Proposal as it will not create, remove or alter a zone or a provision that affects flood prone land.
4.4 Planning for Bushfire Protection	<p>The PP will apply to land identified as being bush fire prone land.</p> <p>Council will consult with the NSW Rural Fire Service following the receipt of a gateway determination.</p> <p>The subject PP will not alter the existing relationship between the LEP and <i>Planning for Bushfire Protection 2006</i>.</p> <p>The Planning Proposal is consistent with Direction 4.4 – Planning for Bushfire Protection.</p>
5. Regional Planning	
5.1 Implementation of Regional Strategies	This direction does not apply to the Kiama Municipality.
5.2 Sydney Drinking Water Catchments	This direction does not apply to the Kiama Municipality.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	This direction does not apply to the Kiama Municipality.

Ministerial Direction	Comment
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	This direction does not apply to the Kiama Municipality.
5.8 Second Sydney Airport: Badgerys Creek	This direction does not apply to the Kiama Municipality.
5.9 North West Rail Link Corridor Strategy	This direction does not apply to the Kiama Municipality.
5.10 Implementation of Regional Plans	<p>The Planning Proposal is consistent with the Illawarra-Shoalhaven Regional Plan (see Section 3.3 of this report).</p> <p>The Planning Proposal is therefore consistent with Direction 5.10 – Implementation of Regional Strategies.</p>
6. Local Plan Making	
6.1 Approval and Referral Requirements	<p>The PP does not propose any additional provisions that would require the concurrence, consultation or referral of future development applications to a Minister or public authority.</p> <p>The Planning Proposal is therefore consistent with Direction 6.1 – Approval and Referral Requirements.</p>
6.2 Reserving Land for Public Purposes	<p>The Planning Proposal does not include any provisions that relate to the use of land reserved for public purposes.</p> <p>The Planning Proposal is therefore consistent with Direction 6.2 – Reserving Land for Public Purposes.</p>
6.3 Site Specific Provisions	This direction does not apply to the Planning Proposal
7. Metropolitan Planning	
7.1 Implementation of the Metropolitan Plan for Sydney 2036	This direction does not apply to the Kiama Municipality.

Ministerial Direction	Comment
7.2 Implementation of the Greater Macarthur Land Release Investigation	This direction does not apply to the Kiama Municipality.
7.3 Parramatta Road Corridor Urban Transformation Strategy	This direction does not apply to the Kiama Municipality.
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	This direction does not apply to the Kiama Municipality.

Appendix 2 – Maps



**Kiama Local
Environmental
Plan 2011**

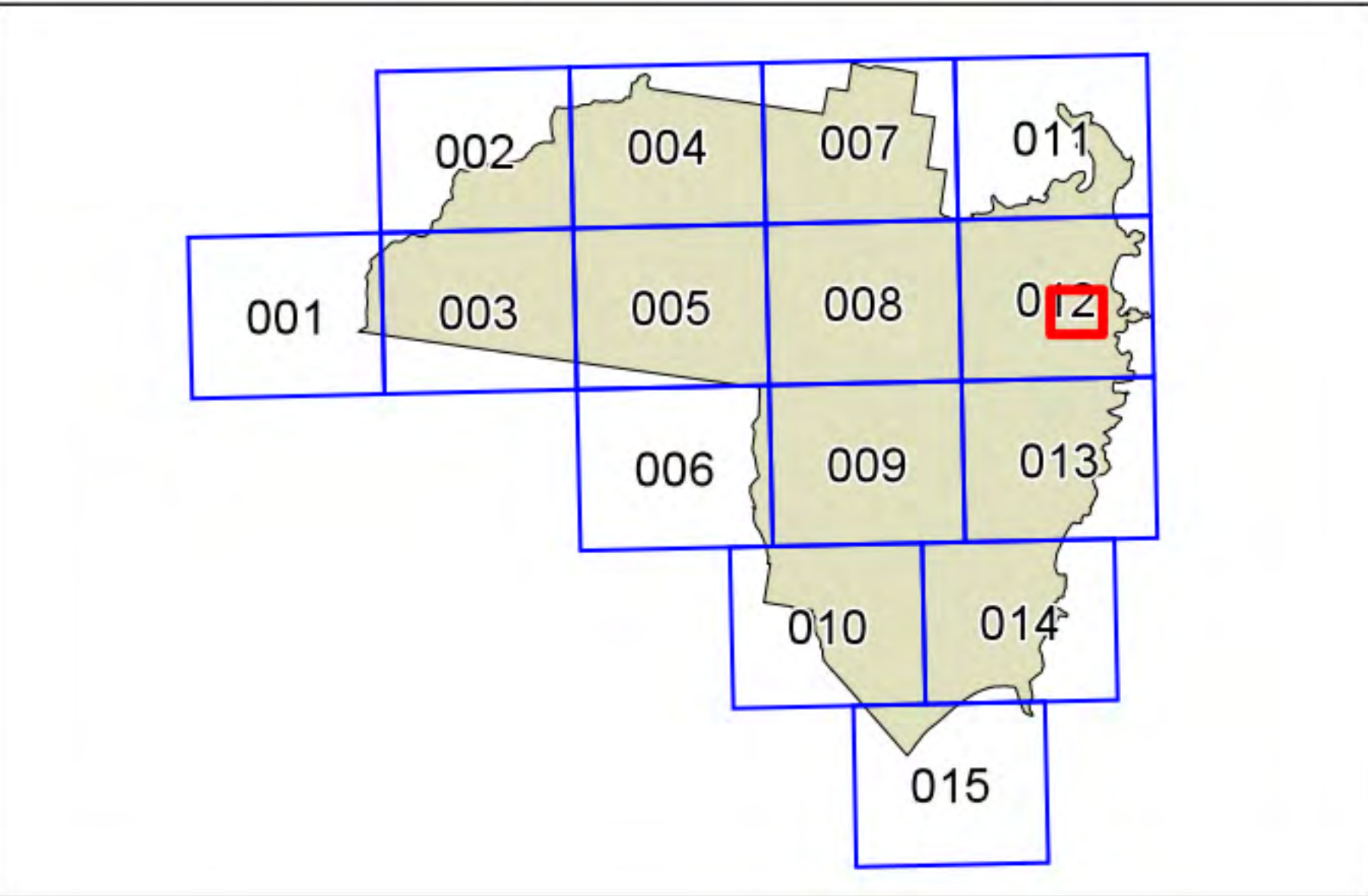
Location Map

Subject Land

Subject Land

Cadastre

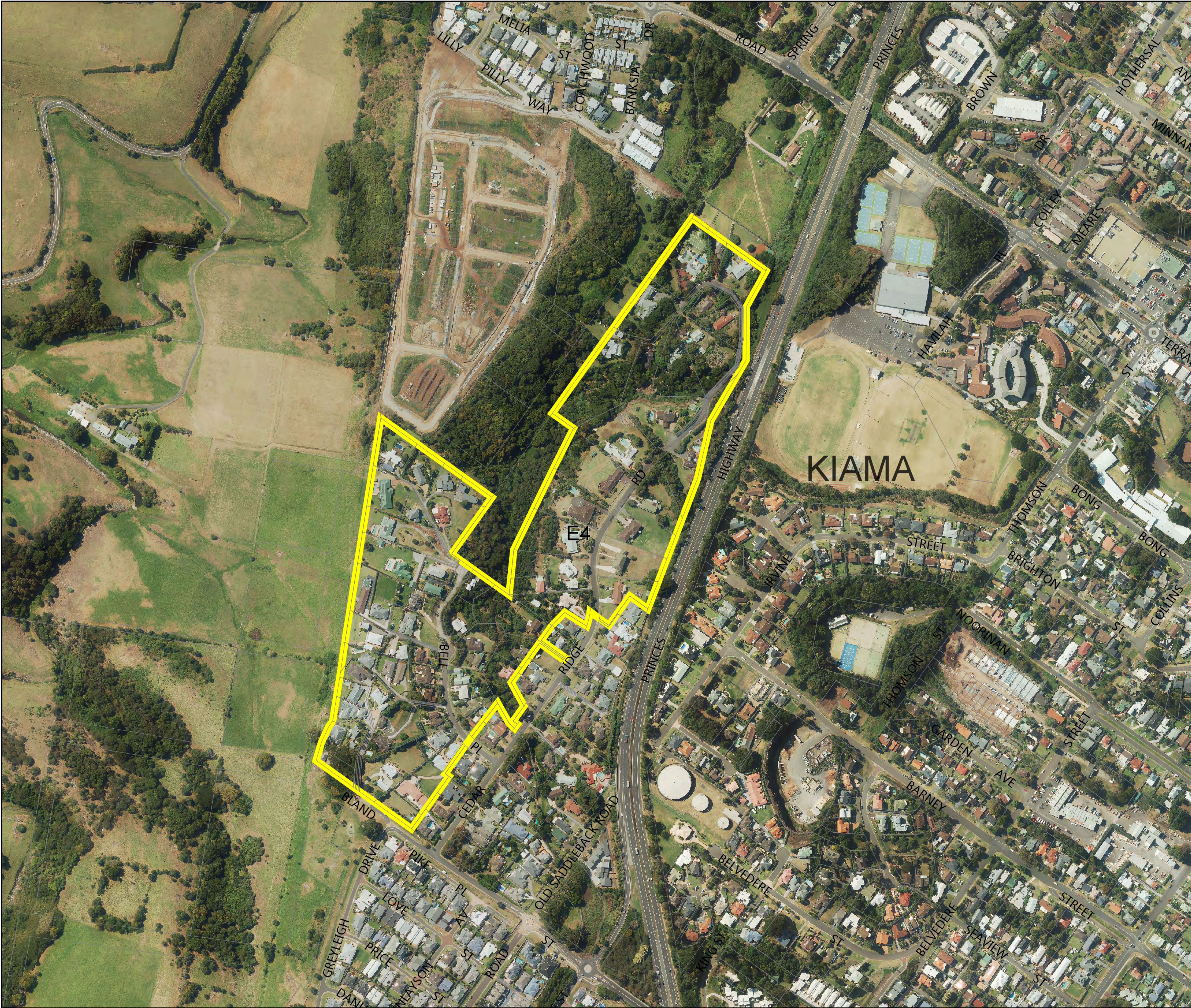
Base data 05/07/2018
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Addendum data © 05/07/2018



Projection: GDA 1994
Zone 56

Scale: 1:5,000 @ A3

Map identification number:
Exhibition Map.pdf





Kiama Local Environmental Plan 2011

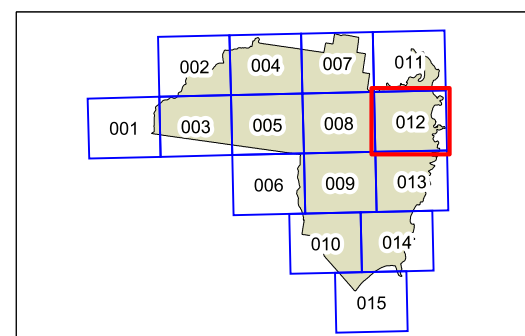
Land Zoning Map - Sheet LZN_012

Zone

- B1 Neighbourhood Centre
- B2 Local Centre
- B7 Business Park
- E1 National Parks and Nature Reserves
- E2 Environmental Conservation
- E3 Environmental Management
- E4 Environmental Living
- IN2 Light Industrial
- IN4 Working Waterfront
- R2 Low Density Residential
- R3 Medium Density Residential
- R5 Large Lot Residential
- RE1 Public Recreation
- RE2 Private Recreation
- RU1 Primary Production
- RU2 Rural Landscape
- SP2 Infrastructure
- DM Deferred Matter
- UL Unzoned Land

Cadastre

Base data 02/07/2018
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Addendum data © 02/07/2018



0 400 800 m

Projection: GDA 1994
Zone 56

Scale: 1:20,000 @ A3

Map identification number:
4400_COM_LZN_012_020_20180702

