



LOT100 WYALLA ROAD, JAMBEROO

Lot 100 DP1063277

Amendment to
Kiama Local Environmental Plan 2011

Prepared for: Huntingdale Developments Pty Ltd
As amended February 2013

urbis

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Executive Summary

Huntingdale Developments Pty Ltd, the owner and applicant for Lot 100, Wyalla Road seeks to rezone the site to allow for the development of a mixed “seniors living” residences and residential subdivision development for detached houses.

This Planning Proposal seeks to rezone a portion of the site, currently zoned RU2 Rural Landscape, to R2 Low Density Residential, and RU2 Rural Landscape to E3 Environmental Management and subsequently amend the Kiama LEP 2011. This proposal also seeks to maintain the watercourse on the perimeter of the site and adjoining land as E3 Environmental Management zone.

The future use and form of the site is to be controlled by a DCP that is included as part of this Planning Proposal. The principle intent is to control the use of the proposed R2 zoned portion of the site for “seniors living” development.

A concept plan for the development is included at **Appendix A**. This concept plan also includes the adjoining property at 31 Wyalla Road which is subject to a separate Planning Proposal by that land owner.

The proposed rezoning will enable a seniors and residential development on the fringe of Jamberoo village that creates a natural extension to the urban area of Jamberoo whilst expanding and enhancing the existing E3 Environmental Management zone. The proposed rezoning is considered appropriate for the following reasons:

- The site is only a small parcel of rural land in the context of the wider rural area and its location on the fringe of the Jamberoo town presents an opportunity for the natural expansion of the town to meet the demand for seniors housing and housing within the Illawarra Region.
- The subject site is identified in the Kiama Urban Strategy as a site for which a Planning Proposal should be prepared for future seniors residential development. The site is also identified within the Judith Stubbs and Associates Report 2006 to inform the Kiama LEP review (as Lot 100 Wyalla Road, Jamberoo) as a *“preferable site for a ‘greenfields’ Seniors Living development”*.
- The primary use although identified as a rural land zone is not for agricultural production and is of minimal value as rural land.
- The proposed residential development will contribute to meeting the seniors and housing needs of future populations as set out in the Illawarra Regional Strategy through the provision of 30 seniors housing lots and 22 detached residential dwelling lots.
- The proposed development meets the sustainability criteria as outlined in the Illawarra Regional Strategy for areas outside of the identified urban release areas.
- The proposed seniors’ housing development will provide increased levels of health and living facilities for seniors to live within the local area. The proposed seniors housing lots will have access to home care services via an agreement with a nominated local seniors care provider.
- The proposal intends to maintain the environmental value of the creek frontage and proposes a development buffer zone of variable width to ensure the riparian nature of Hyams Creek is conserved. The proposed development buffer zone will also ensure the ecological values of the creek frontage are maintained and preserved.
- The close proximity of the site to Jamberoo Town Centre provides opportunities for future residents to walk to the existing bus public transport links to Kiama as a larger local centre.
- The proposed layout of the site provides topography appropriate to seniors housing and gives provision of a pedestrian pathway link connecting to the existing Jamberoo pedestrian layout.
- The results of a Flood Study prepared to support this Planning Proposal indicate that the proposed allotments are free of flooding and are therefore suitable for development.

- The proposed community facility on site is ideally located and will contribute to providing improved facilities than presently exist in Jamberoo.
- The proposal will result in high quality buildings that will be consistent with the character of the Wyalla Road frontage and create a natural extension to Jamberoo town. This planning proposal is supported by a site specific DCP to ensure the appropriate built form and development controls are provided for the future development of the site.
- Ongoing employment benefits for residents of the surrounding area through the roles provided by an established seniors care provider to service the proposed seniors housing will be increased. The proposed development will also provide additional construction jobs throughout the course of construction within the local government area which will be beneficial to the local economy.
- The proposal will allow for 'ageing in place' for existing Jamberoo residents and those from nearby surrounding communities.
- The proposal includes the provision of a community hall facility to be provided on site that will be managed and maintained by the seniors housing residents and providers upon completion of the development.

The subject site is considered appropriate for rezoning from RU2 Rural Landscape to R2 Low Density Residential and E3 Environmental Management.

1 Introduction

1.1 SITE BACKGROUND

Huntingdale Developments Pty Ltd (Huntingdale), the owners of the site, seek to develop the site as a mix of seniors housing (independent living units) and low density residential allotments.

Huntingdale have engaged with Kiama Council recently to discuss the potential for rezoning the site from RU2 Rural Landscape to R2 Low Density Residential and expanding the existing E3 Environmental Management zone.

Council and the applicant have agreed the appropriate path forward to facilitate this type of development on site is to lodge a planning proposal with Kiama Council that proposes the rezoning of the site from RU2 to R2 and expanding the E3 zone.

If the rezoning of the site was approved then the Seniors Housing component of the development would be permissible under the SEPP (Housing for Seniors of People with a Disability) subject to the criteria contained within the SEPP.

1.2 DEVELOPMENT PROPOSAL

1.2.1 OVERVIEW

The proposed development, involving the construction of residential dwellings and seniors housing on the site is considered a natural extension to the low density residential town of Jamberoo. The development will contribute to providing for a range of housing types of appropriate densities, location and suitability that are capable of adapting and responding to the ageing population of the Kiama Local Government Area (LGA).

The Illawarra Regional Strategy has identified a need for an additional 38,000 new dwellings to accommodate population increases of 47,600 to 2031 within the region. The residential use of the site and the proposed seniors housing is considered complementary to the use of the site and the town of Jamberoo and will contribute to meeting the regions housing needs.

This Planning Proposal seeks to rezone part of the site from RU2 Rural Landscape to R2 Low Density Residential and expand the E3 Environmental Zone. This proposal is in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and recognises that the Kiama LEP 2011 is the applicable principle planning instrument applying to the site. This planning proposal is supported by a site specific DCP to ensure the appropriate built form and development controls are provided for the future development of the site.

1.2.2 DEVELOPMENT OVERVIEW

The proposed development involves the subdivision of the site and construction of 22 allotments for detached residential dwellings and 30 'self-contained' seniors housing dwellings (as they are defined within the Seniors SEPP) and a community meeting hall. The key features of the proposed development are summarised below.

TABLE 1 – DEVELOPMENT OVERVIEW

SPECIFICATION	DETAILS
Uses	Dwelling houses Seniors housing
Height	Dwelling houses 2 storeys Seniors Housing 1 storey

SPECIFICATION	DETAILS
FSR	Dwelling houses 0.45:1 Seniors housing 0.5:1
No. Dwellings	Dwelling houses = 22 Seniors Housing = 30
Car Parking	Street Parking

Concept plans of the proposed senior's housing development, prepared by ADM Architects are provided at **Appendix A**.

1.2.2.1 PROPOSED USE

The proposal consists of 22 low density residential dwelling house lots. The proposed dwelling houses will form part of a wider subdivision for the adjoining Lot 1, DP 781781, 31 Wyalla Road. 31 Wyalla Road is subject of a separate planning proposal submitted concurrently with this planning proposal

The proposed 30 'self-contained dwellings' seniors housing lots will have access to home care services via an agreement with a local seniors care provider.

1.2.2.2 DESCRIPTION OF THE PROPOSAL

Low Density Residential

A total of approximately 22 low density residential dwellings (Lots 1-22 **Appendix A**) include:

- Site rezoning to Low Density Residential.
- 1-2 storey building heights.
- Minimum lot sizes of 800m².

Seniors Living Component

The proposal includes a total of approximately 30 seniors' independent living units (or 'self-contained dwellings') as they are defined within the Seniors SEPP and will include:

- Single storey dwellings.
- Up to 3 bedrooms per dwellings.
- All seniors dwellings built to AS1425 Design for Access and Mobility and AS4299 Adaptable Housing.
- Provision of double car garages.
- Lot sizes of approximately 350-360m².
- Associated landscaping of each individual seniors living lot.
- Provision of an internal pedestrian path network, less than the 1:14 grade, and connecting to the existing pedestrian path network in the Jamberoo town centre (to be determined through detailed design in the DA process).
- Provision of an internal road network (to be determined through detailed design in the DA process).

- Access to fully comply with the SEPP Seniors and accessibility standards.
- Access to home care services via an agreement with a local seniors care provider.

1.3 DRAFT SITE SPECIFIC DEVELOPMENT CONTROL PLAN

Urbis have prepared a draft Site Specific Development Control Plan (draft DCP) for adoption with the approval of this planning proposal. The draft DCP includes built form and environmental controls related to the proposed residential development. Specifically the draft DCP includes controls relating to:

- Subdivision including access and movement, open space and landscaping, stormwater and water quality management, utility services, allotment form, fencing and hazard management.
- Residential allotments including built form and setbacks, materials and finishes, waste management, parking and traffic.
- Seniors living including built form and setbacks, materials and finishes, waste management, parking and traffic.

A copy of the draft DCP is included at **Appendix H**.

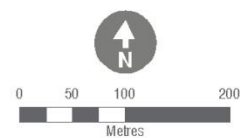
1.4 RELATIONSHIP WITH ADJOINING PROPERTIES

The proposed low density dwelling houses and seniors housing will form part of a wider subdivision for the adjoining Lot 1, DP 781781, 31 Wyalla Road. The adjoining lot is subject of a separate planning proposal submitted concurrently with this planning proposal to rezone the site from RU2 to R2 and expand the E3 Environmental Management.

FIGURE 1 – THE SITE AND THE ADJOINING 31 WYALLA ROAD



-  Subject Site (100/ DP1063277)
-  Adjoining Site (1/ DP781781)



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2 Site Analysis

2.1 SITE FEATURES AND DETAILS

The site is located at Lot 100 Wyalla Road, Jamberoo. The legal description of the site is described as Lot 100 in DP 1063277.

- The site covers a total area of approximately 7.8 ha.
- The site is currently zoned RU2 Rural Landscape under the Kiama LEP 2011.
- There are no significant man-made structures on the site and it is predominantly cleared with some remnant vegetation around its perimeter.
- The site is presently used for grazing as agricultural land.
- The site is bounded to the north and west by Hyams Creek. The banks of the creek to the north of the site consist of dense riparian vegetation, whilst the banks of the creek to the west consist of scattered riparian vegetation.
- Riparian vegetation includes a mix of locally indigenous species.
- The topography is slightly undulating, lending itself to the provision of new housing on gentle gradients with level changes from south-east to north-west.
- A row of 10 residential properties (1/2 storeys) are located on the site's eastern boundary, fronting Wyalla Road. The southern boundary of the site shares a common boundary with a rural residential allotment consisting of a rural dwelling and associated out buildings.
- Vehicular access is currently provided to the site from Wyalla Road to the east, near the roundabout to the junction of Churchill Street.

FIGURE 2 – VIEW OF THE SITE LOOKING NORTH



2.2 LOCAL CONTEXT

The site is located on the western fringe of Jamberoo town centre, a town characterised by small scale urban development, residential development and institutional facilities (pre-schools, recreational facilities and churches).

The site is a rare example of a contiguous parcel of land (under one ownership) that is directly adjacent to the existing Jamberoo Town Centre. The retail heart of Jamberoo is only 300m to the east of the site – a relatively flat walk along the main east-west street, Jamberoo Road.

Jamberoo Town Centre contains a mix of land uses that include:

- Accommodations – hotel, low density residential dwellings.
- Recreational facilities – golf course, bowling club, croquet club and sporting ovals.
- Community facilities – places of worship.
- Shopping and restaurants – café, pub and general shopping facilities, bakery, butcher, hair dresser.

The site is a natural extension to the township and considered ideal for urban development.

The surrounds to the immediate north, south and west of the site consists primarily of rural land with scattered minor dwellings and ancillary structures.

The Jamberoo Township is the heart of a coastal rural area with its primary agricultural use being dairy farming. The precinct is characterised by rolling hills, providing hinterland views, and in combination with good access to the coast, the area has excellent amenity.

FIGURE 3 – LOCAL CONTEXT



2.3 REGIONAL CONTEXT

2.3.1 LOCAL FACILITIES

Jamberoo is located 9km inland of Kiama on the south-east coast of NSW and 115km south of Sydney. Jamberoo is located in the Kiama LGA which is located between Shellharbour LGA to the north, the Wingecarribee LGA to the northwest and the Shoalhaven LGA to the south.

Kiama is the closest regional centre in proximity to Jamberoo and the site. Facilities within Kiama consist of:

- Major and minor retail stores including major supermarkets.
- Restaurants and cafes.
- Healthcare facilities consisting of a hospital, GPs, dental and other healthcare clinics.
- Sporting and recreation facilities including golf club, bowling club, and nature reserves.
- A range of hotel and motel accommodations.
- Walking trails, paths and swimming facilities.

Jamberoo is linked to Kiama town centre by existing public transport services consisting of a bus service running between Jamberoo and Kiama two times a day in the mornings and once a day from Kiama to Jamberoo in the afternoon, Monday to Friday. The Saturday service runs one return service between Jamberoo and Kiama.

2.3.2 DEMOGRAPHICS

The site is located within the Illawarra Region.

The Illawarra Regional Strategy 2006 estimated 281,000 people were living in the Illawarra region and that the population is expected to grow by 47,600 people to 328,600 people by 2031.

The Draft Illawarra Regional Strategy identified as a key action of its housing and settlement strategy that *'Councils will plan for a range of housing types of appropriate densities, location and suitability that are capable of adapting and responding to the ageing population'*.

2.4 OPPORTUNITIES AND CONSTRAINTS

There are a number of development opportunities and constraints presented by the site. These have been identified and responded to in the proposed land use and indicative design for the site.

The key opportunities for the site are:

- The seniors housing component will contribute to developing new housing for seniors within the Illawarra region to meet existing demands in this type of accommodation.
- The proposal will result in environmental improvements to Hyams Creek.
- The proposed community facility on site is ideally located and will contribute to providing improved facilities than presently exist in Jamberoo.
- It will result in high quality buildings that will enhance the Wyalla Road frontage and create a natural extension to Jamberoo town.
- The area of the site of the proposed development is without any significant environmental features such as flora and fauna (see **Appendix B**).

The following constraints have been identified for the site:

- The site is located within flood prone lands (see **Appendix C** – Rudy Vandrie Flood Report).
- The current zoning does not support the type of residential dwellings proposed or the seniors housing use required to implement the development..
- Parts of the site are sloping making them not ideal for seniors housing.
- Fire constraints have been considered in **Appendix D** in the Bushfire Constraints Assessment prepared by ABPP.
- An Aboriginal Archaeological Report has been prepared and is included at **Appendix G**.

3 Planning Context

3.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

3.1.1 OBJECTS OF THE ACT

A rezoning application must have consideration of the objectives of the Environmental Planning and Assessment Act (the Act). The objectives are as follows:

(a) to encourage:

(i) the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,

(ii) the promotion and co-ordination of the orderly and economic use and development of land,

(iii) the protection, provision and co-ordination of communication and utility services,

(iv) the provision of land for public purposes,

(v) the provision and co-ordination of community services and facilities, and

(vi) the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats, and

(vii) ecologically sustainable development, and

(viii) the provision and maintenance of affordable housing, and

(b) to promote the sharing of the responsibility for environmental planning between the different levels of government in the State, and

(c) to provide increased opportunity for public involvement and participation in environmental planning and assessment.

This submission is consistent with and has considered the Objects of the Act which have been addressed in the various sections of this report and summarised as:

- The site is substantially cleared and its development will not result in the loss of a site which contributes to the visual or ecological environment of surrounding sites.
- The proposal will create additional housing choices to meet current demand and needs and will enable people to live within a well serviced local area.
- The future use of the land will improve existing levels of accommodation within the area, which will deliver better economic outcomes to the local community.
- The proposed rezoning will enable the provision of additional community facilities on the site within close proximity to the Jamberoo town centre.
- The proposal intends to retain the creek frontage as publicly accessible land for the benefit of the wider community.

3.2 SECTION 117 DIRECTIONS

The Section 117 Ministerial Directions (under Section 117(2) of the Environmental Planning and Assessment Act 1979) provide local planning direction and are to be considered in a rezoning of land. An assessment of the relevant Section 117 considerations is included in **Appendix E** and the proposal is considered compliant with the S117 directions.

3.3 ILLAWARRA REGIONAL STRATEGY

The Illawarra Regional Strategy is the key strategic policy document applying to the local government areas of Kiama, Shellharbour and Wollongong. The primary purpose of the Regional Strategy is to ensure that adequate land is available and appropriately located to sustainably accommodate the projected housing and employment needs of the region to 2031.

The Regional Strategy identifies Jamberoo as a village. Villages and their key functions are described as:

Smaller centres with some residential uses, local retail and specialty tourism retail. Villages service the daily needs of local residents and tourists. While renewal may occur in villages over the next 25 years, this will occur at an appropriate scale to protect and enhance the character of these centres.

The strategy sets housing and employment targets for the Illawarra region. It projects that 38000 new dwellings will be required to accommodate a population increase of 47600 to 2031, and specifies that an appropriate mix generally would be 50% detached housing and 50% higher density housing. Within the Kiama LGA the suggested mix is 43% detached houses, 55% medium density and 2% high density housing.

The proposed redevelopment of the site for residential development is of an appropriate scale and density for its location on the fringe of Jamberoo village. The development of the site will maintain the existing village character of the site and is a natural extension to the fringe of the village.

The site is not specifically identified as a future urban release area in the Illawarra Regional Strategy. The strategy specifies that release areas outside of the identified areas need to demonstrate compliance with the sustainability criteria identified in the Strategy. The proposals assessment of compliance with the Illawarra Regional Strategy is included in **Appendix F**.

3.4 KIAMA URBAN STRATEGY

The Kiama Urban Strategy was prepared by Kiama Council to inform the preparation of the Kiama Local Environmental Plan 2011. This strategy addresses rural and environmental planning to maintain and protect agricultural land and ecologically sensitive areas, and options of urban expansion and infill to cater for the housing needs of future populations as set out in the Illawarra Regional Strategy.

The strategy aims to identify and prioritise options for greenfield urban release areas to meet the housing targets set by the Illawarra Regional Strategy. The subject site is identified in the Kiama Urban Strategy as a site for which a Planning Proposal should be prepared for future residential development.

The strategy notes that village character, heritage and agricultural issues will be important considerations in determining the boundaries of Jamberoo.

The proposal is consistent with the Kiama Urban Strategy for the following:

- The primary use of the site although identified as a rural land zone is not for agricultural production and is of minimal value as rural land.
- The flooding constraints of the site limit the agricultural value of the land.
- The proposed development of the site for residential development is of an appropriate scale and density for its location on the fringe of Jamberoo village.

- The site is only a small parcel of rural land in the context of the wider rural area and its location on the fringe of the Jamberoo town presents an opportunity for the natural expansion of the town to meet the demand for housing and seniors housing within the Illawarra Region.
- The proposed residential development and seniors housing component gives provision of additional housing within Jamberoo within close proximity to the community services available to future occupiers.
- The proposal will provide for up to 52 residential and seniors housing dwellings to meet demands identified in regional and local planning strategies.

3.5 KIAMA NEEDS AND DIRECTION STUDY 2006

This document is a background study on the housing needs and subsequent recommended measures for the Kiama LGA. The study forecasts an additional demand for 1,583 – 1,700 dwellings to be generated between 2006 and 2021 for the LGA.

According to the study, the estimated dwelling yield for the subject site is approximately 70 dwellings. The Jamberoo area is also identified as a locality considered being most suitable for development likely to incorporate a high portion of older people ('more manageable' dwellings).

However, the study also recognises that *"the vast majority of older people will continue living in their existing community in a conventional residential development"*. Further that the increasingly older age profile of the Kiama LGA and the predominantly low density stock represents an *"increasing mismatch"* between housing configuration and potential housing need. This indicates a need for greater housing diversity within the area.

3.6 LOCALITY BASED RESIDENTIAL STRATEGY FOR JAMBEROO (2004)

This document consists of the results of a three element community consultation process. These elements were:

- A Community Survey.
- A Public information evening.
- An intensive workshop session.

The process identified that, in regards to housing needs, there is widespread agreement within the community *"for housing choice, especially retirement-style housing, to deal with the ageing of the current (and future) population."*

One key conclusion was:

*"To address affordability by promoting retirement-style housing **and smaller houses**. Consideration should be given to "cluster" or "integrated" housing, rather than large scale/small lot/big houses or multiple town houses. Incentives could be provided"*.

These findings indicate that while seniors housing is a key priority for the Jamberoo community, it is desired to be integrated with standard residential housing. Furthermore, it is considered that the results of this consultation process indicated a want for housing choice, with retirement-style housing being one such opportunity for housing variation.

3.7 JUDITH STUBBS & ASSOCIATES REPORT FOR KIAMA LEP REVIEW (2006)

This report is a review of a number of strategies proposed under the new LEP 2011.

The report identifies that Kiama has a “*considerably older age structure*”. However, this is largely affected by the strong trend for younger singles and families to leave the Kiama LGA. This trend is largely attributed to “*inadequate supply of private rental and affordable purchase opportunities*”. Therefore, housing affordability is identified as a key concern for the LGA.

According to the report, one of the key causes for this issue is the lack of diversity in housing options. Housing within Kiama currently predominantly consists of medium to large detached dwellings.

Three groups of people were identified within the report as target groups. These were:

- Older people.
- People with disabilities.
- Low to moderate income groups.

These target groups were seen to require smaller, more manageable dwellings with access to key infrastructure and services.

The site is identified within the Report (as Lot 100 Wyalla Road, Jamberoo) as a “*preferable site for a ‘greenfields’ Seniors Living development*”. It estimates a potential yield of more than 70 self-care dwellings and a high or low care facility. While the site may be physically capable of achieving such a yield and form of development, this aim is considered to be idealistic and not achievable for a number of market related reasons.

3.8 STATE ENVIRONMENTAL PLANNING POLICY 55 (REMEDIATION OF LAND)

SEPP 55 aims to promote the remediation of contaminated land. The purpose is to reduce the risk of harm to human health or any other aspect of the environment. The SEPP seeks to achieve this by specifying certain considerations applicable to development applications in general and by requiring that all remediation work meet certain standards.

The site is not subject to any known contamination. A preliminary contamination report has been submitted to Council under separate cover to this Planning Proposal for consideration during assessment

3.9 STATE ENVIRONMENTAL PLANNING POLICY (RURAL LANDS) 2008

SEPP Rural Lands aim to ensure the following planning principles are applied in relation to development of rural lands:

(a) the promotion and protection of opportunities for current and potential productive and sustainable economic activities in rural areas,

(b) recognition of the importance of rural lands and agriculture and the changing nature of agriculture and of trends, demands and issues in agriculture in the area, region or State,

(c) recognition of the significance of rural land uses to the State and rural communities, including the social and economic benefits of rural land use and development,

- The site is only a small parcel of rural land in the context of the wider rural area and its location on the fringe of the Jamberoo town presents an opportunity for the natural expansion of the town to meet the identified demand for housing and seniors housing.

- The loss of the site as rural land would not have a negative impact on the wider rural lands in the area and the proposed residential development would provide a more social and economic benefit to the village of Jamberoo.

(d) in planning for rural lands, to balance the social, economic and environmental interests of the community,

- The proposed rezoning of the site to R2 Low Density Residential would still maintain the existing balance of social, economic and environmental interests of the locality. The proposal would enhance the social benefits for local residents and future occupiers with increased housing opportunities supported by home care services via the Illawarra Retirement Trust.
- The proposed expansion of the E3 Environmental Management zone would enhance the existing environment and ensure a greater area of environmental protection.
- The proposal includes the provision of a local community facility to be provided on site that will be managed and maintained by seniors' residents and service providers upon completion of the development.
- The proposal also intends to maintain the environmental and ecological values of Hyams Creek and ensure that is publicly accessible for the benefit of the wider community.

(e) the identification and protection of natural resources, having regard to maintaining biodiversity, the protection of native vegetation, the importance of water resources and avoiding constrained land,

- Part of the subject site fronting Hyams Creek is zoned E3 Environmental Management under the Kiama LEP 2011. The proposal intends to maintain the environmental value of the creek frontage and proposes a development buffer zone to ensure the riparian nature of the creek is conserved. The proposed expansion of the E3 Environmental Management zone would also enhance the existing environment and ensure a greater area of environmental protection.
- The proposed development buffer zone will also ensure the ecological values of the creek frontage are maintained and preserved.

(f) the provision of opportunities for rural lifestyle, settlement and housing that contribute to the social and economic welfare of rural communities,

- The proposed development on the fringe of rural zoned land would contribute to the overall objective of a rural lifestyle with the economic and social benefits of the village of Jamberoo within close walking distance of the site and the proposed community facility to be provided on the site.

(g) the consideration of impacts on services and infrastructure and appropriate location when providing for rural housing,

- The proposed yield of the development would provide up to 52 dwellings. The proposed yield would not present significant impacts on existing services and infrastructure already existing in Jamberoo. The proposal would increase the economic benefits to the small businesses contained within Jamberoo.
- The type and nature of the residential development is also considered to place minimal impacts on the local road infrastructure and services given the close proximity of the site to the town centre.
- The demographic nature of potential future residents of the seniors housing component are unlikely to include young children, therefore the potential impacts on local schools and childcare facilities are considered to be negligible.

(h) ensuring consistency with any applicable regional strategy of the Department of Planning or any applicable local strategy endorsed by the Director-General.

- The proposal is consistent with the aims and objectives of the Illawarra Regional Strategy (refer Section 3.3) and the Kiama Urban Strategy (refer Section 3.4).

3.10 STATE ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS AND PEOPLE WITH A DISABILITY) 2004

The Seniors SEPP permits development on certain land for housing for seniors and people with disabilities. Such housing includes 'self-contained dwellings'. The SEPP applies to land zoned for urban purposes or land that adjoins land zoned primarily for urban purposes.

The proposed rezoning of the site to R2 Low Density Residential would enable 'seniors housing' to be permissible on the site under the SEPP as the site would be zoned for urban purposes.

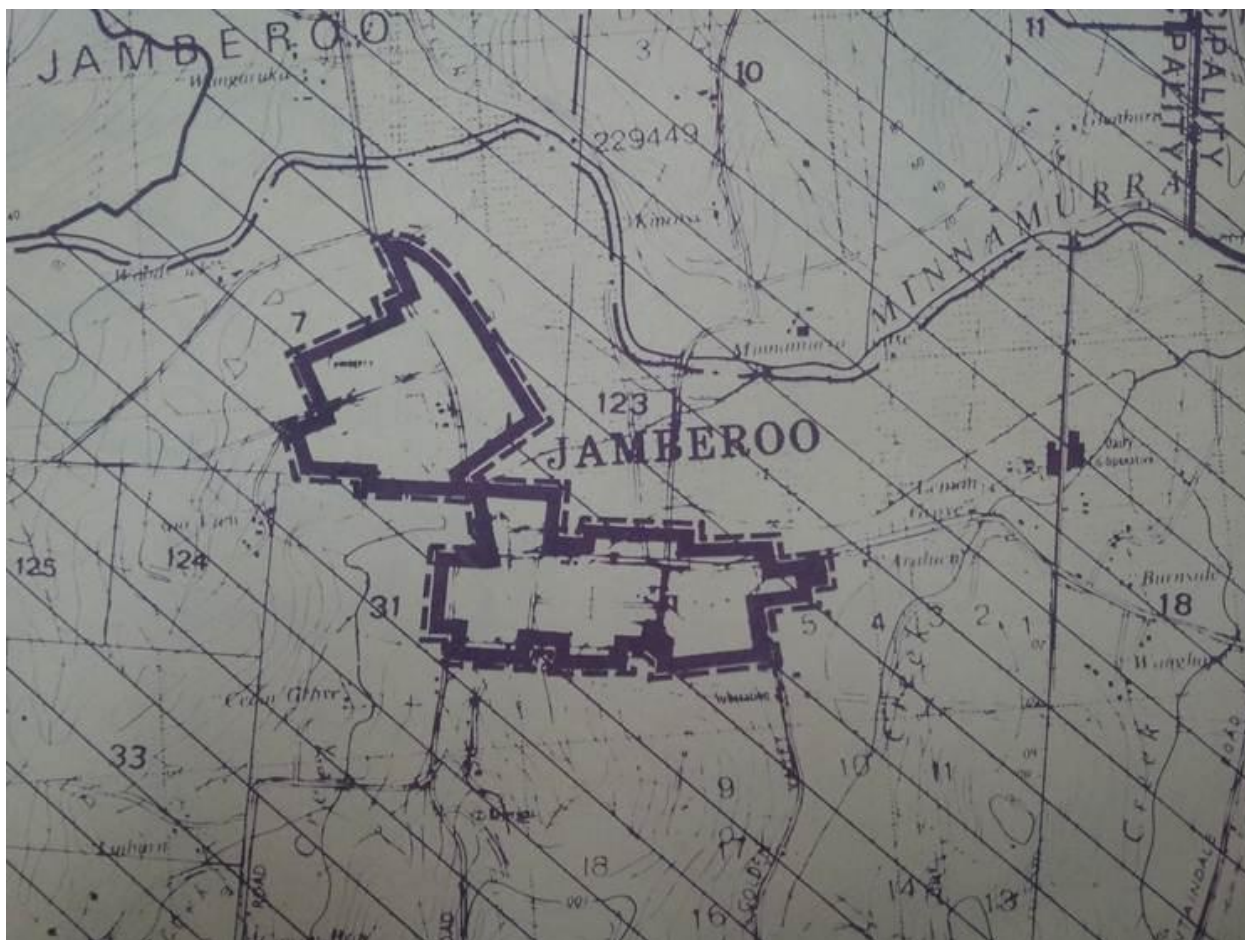
The proposal would be able to meet the development requirements of the SEPP to implement seniors housing. A full assessment of the proposed developments compliance against the SEPP will be undertaken with future development applications for the seniors housing component of the development.

3.11 ILLAWARRA REGIONAL ENVIRONMENTAL PLAN NO.2 JAMBEROO VALLEY

The Illawarra Regional Environmental Plan No. 2 Jamberoo Valley was introduced in 1987 with the primary aim to conserve the agricultural, environmental and aesthetic values of the Jamberoo valley. Since 2009 this policy has the status of a 'deemed SEPP'.

Clauses 10 and 11 of the REP act to limit development outside of the existing boundaries of the Jamberoo village. Clause 11 states that "a draft local environmental plan shall not make provision for the expansion of Jamberoo Village beyond the boundaries referred to in clause 10" (illustrated in Figure 4 below). The subject site is located outside of the boundaries of Jamberoo Village as indicated in the REP.

FIGURE 4 – ILLAWARRA REP NO. 2 JAMBEROO VILLAGE



The specific aims of the plan are:

- a) *to conserve the agricultural potential of the Jamberoo Valley,*
- b) *to protect the rural environment and scenic amenity of the Jamberoo Valley Escarpment Area,*
- c) *to conserve areas of native vegetation,*
- d) *to conserve items of environmental heritage and to encourage and promote their restoration and enhancement,*
- e) *to conserve the scenic quality of the Valley,*
- f) *to encourage re-forestation with appropriate species of trees and the eradication of undesirable exotic weed species, and*
- g) *to ensure that future development, including tourist development, in the valley is sited, designed and of such a scale and nature so as not to compromise other conservation objectives.*

The proposed rezoning of the site for residential development is considered to be consistent with these aims for the following reasons:

- The site, although zoned for rural purposes, is not currently used for agricultural purposes. The site is not suited to future productive agricultural uses due to its small area, proximity to the urban area of Jamberoo and environmental constraints such as flood risk.
- The proposal will actively conserve and enhance environmentally sensitive areas and native vegetation through its expansion of the E3 Environmental Management zoning in the western portion of the site.
- The site is located on the fringe of the existing urban area and will form a natural extension to the Jamberoo village. The size and scale of development on the site will be consistent with the existing low density urban form and will not compromise the scenic quality of the area or any conservation objectives.
- A number of studies and strategies, including the Kiama Urban Strategy, have identified the need for residential expansion in Jamberoo in order to meet housing targets set by the Illawarra Regional Strategy. The Kiama Urban Strategy specifically identifies the site as suitable for future residential development and recommends a planning proposal be prepared for this purpose.

Given the age of the controls in this REP (introduced 25 years ago) and the clear strategic direction for increased residential development in the Jamberoo area to meet growth targets set by recent regional level strategic planning, it is suggested that the REP controls are out-dated. It would be appropriate to allow expansion of the village when it can be demonstrated a proposal is consistent with the objectives to conserve the agricultural, environmental and aesthetic values of the Jamberoo valley.

3.12 KIAMA LOCAL ENVIRONMENTAL PLAN 2011

3.12.1 EXISTING ZONING

The Kiama LEP 2011 is the principal local planning instrument applying to the site. The site is currently zoned part RU2 Rural Landscape and part E3 Environmental Management under the Kiama LEP 2011.

RU2 Zone - Objectives

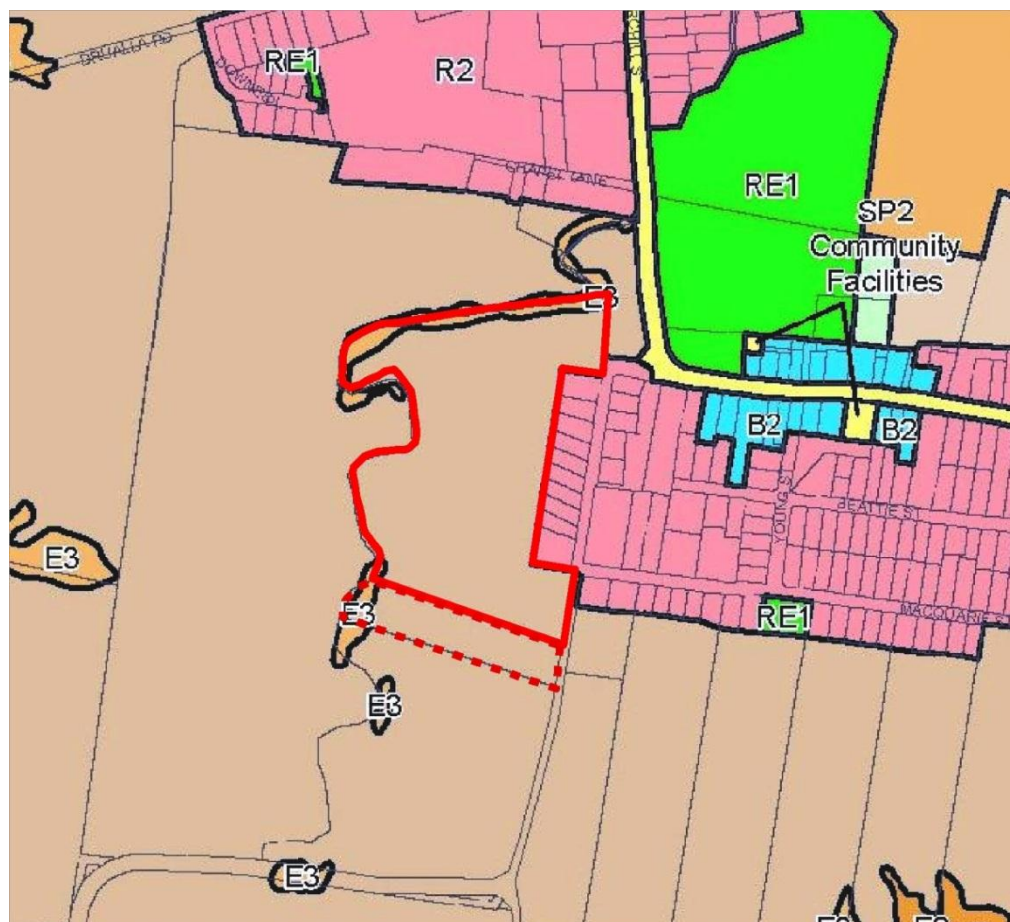
The objectives of the RU2 zone are:

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To maintain the rural landscape character of the land.
- To provide for a range of compatible land uses, including extensive agriculture.
- To protect agricultural land for long term agricultural production.
- To provide opportunities for employment-generating development that adds value to local agricultural production through food and beverage processing and integrates with tourism.

The proposed development is not entirely consistent with the objectives of the RU2 zone. Whilst the proposed development would seek to retain the rural character of the site towards Hyams Creek and the surrounding rural landscape the proposal will ultimately result in a more urban character as a natural extension to Jamberoo.

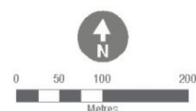
The proposal will result in a net loss of agricultural land however the loss is considered minimal given the agricultural quality of the site and the abundance of surrounding agricultural land.

FIGURE 5 – KIAMA LEP 2011 ZONING MAP



Subject Site (100/ DP1063277)
Adjoining Site (1/ DP781781)

Zone					
B1	Neighbourhood Centre	IN2	Light Industrial	RE2	Private Recreation
B2	Local Centre	IN4	Working Waterfront	RU1	Primary Production
B7	Business Park	R2	Low Density Residential	RU2	Rural Landscape
E1	National Parks and Nature Reserves	R3	Medium Density Residential	SP2	Infrastructure
E2	Environmental Conservation	RS	Large Lot Residential		
E3	Environmental Management	RE1	Public Recreation		



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RU2 Zone – Permissible Uses

Under the RU2 zone the following is **permitted** without development consent.

Environmental protection works; Extensive agriculture; Home occupations

Under the RU2 zone the following is **permitted** with development consent:

*Agricultural produce industries; Air transport facilities; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Building identification signs; Business identification signs; Cellar door premises; Cemeteries; **Community facilities**; Crematoria; Dairies (restricted); **Dwelling houses**; Environmental facilities; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Highway service centres; Home-based child care; Home businesses; Home industries; Home occupations (sex services); Industrial retail outlets; Information and education facilities; Intensive plant agriculture; Recreation areas; Roads; Roadside stalls; Secondary dwellings; Water supply systems*

Any development not listed as permitted above is prohibited in the RU2 zone.

E3 Zone Objectives

The objectives of the E3 zone are:

- To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.
- To provide for a limited range of development that does not have an adverse effect on those values.
- To allow limited types of agriculture subject to effective environmental safeguards and sound land management practices.

The proposal does not seek to reduce the existing E3 zoning of the site. The proposal does however seek to expand the E3 zone and to maintain the ecological and riparian values of the E3 zoned parts of the site and give provision of a development buffer zone to ensure there are no adverse impacts on these values.

3.12.2 PROPOSED ZONING

The proposed zoning of the parts of the site currently zoned RU2 Rural Landscape is to R2 Low Density Residential under the Kiama LEP 2011. The planning proposal also seeks to expand the existing E3 Environmental Management zone to include the proposed development buffer zone.

R2 Zone Objectives

The objectives of the R2 zone are:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provides facilities or services to meet the day to day needs of residents.
- To increase the supply of secondary dwellings for affordable rental housing stock.
- To provide economic and employment opportunities for people who conduct business activities from their homes where these will not adversely affect the amenity of neighbours or the neighbourhood.

The proposal is considered consistent with the objectives of the R2 Low Density Residential zoning for the following:

- The proposal will create additional housing choices to meet current demand and need and will enable people to live within a well serviced local area. The proposal contributes to meeting the demand for additional housing stock identified in the Illawarra Regional Strategy, the Kiama Urban Strategy and other strategic land use studies used to inform the Kiama LEP 2011.

- The future use of the land will improve existing levels of accommodation within the area, which will deliver better economic outcomes to the local community.
- The proposed rezoning will enable the provision of additional community facilities on the site within close proximity to the Jamberoo town centre.
- The proposed mix of dwelling types will provide affordable housing options within close proximity of existing services.

R2 Zone Permissibility

The following uses are **permitted** with consent in the R2 zone.

*Bed and breakfast accommodation; Boarding houses; Boat sheds; Business identification signs; Child care centres; **Community facilities**; Dual occupancies; **Dwelling houses**; Environmental protection works; Exhibition homes; Exhibition villages; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hospitals; Places of public worship; Recreation areas; Respite day care centres; Roads; Secondary dwellings.*

The proposed rezoning of the site to R2 Low Density Residential would enable 'seniors housing' to be permissible on the site under the 'SEPP Housing for Seniors and People with a Disability' as the site would be zoned for urban purposes.

3.12.3 OTHER RELEVANT KIAMA LEP 2011 CLAUSES

Other relevant controls in the LEP 2011 are detailed in **Table 2**:

TABLE 2 – LEP 2011 CONTROLS

CLAUSE	DETAILS
4.1 Minimum Subdivision lot sizes	A 40ha minimum lot size currently applies to the site, consistent with its current rural zoning. A minimum lot size of 800sqm applies to the adjacent R2-zoned lots under the Kiama LEP 2011. The planning proposal would comply with this control.
4.2 Rural Subdivision	As above.
4.3 Height of Buildings	NA – No height controls are outlined in the LEP 2011 relating to the site. Adjoining sites zoned R2 Low Density Residential are constrained to 8.5m building heights. The site specific DCP that accompanies this planning proposal recommends building height controls up to 8.5m, consistent with the adjoining R2 zone.
4.4 Floor Space Ratio	No FSR controls are outlined in the LEP 2011 relating to the site. Adjoining sites zoned R2 Low Density Residential are constrained to an FSR of 0.45:1. This planning proposal recommends FSR for site as 0.45:1 for residential lots, consistent with the adjoining R2 zone for detached residential houses. An FSR of 0.5:1 for seniors living lots is also recommended with this planning proposal to facilitate seniors development.
5.9 Preservation of Trees or Vegetation	The proposal results to minimal disturbance to existing trees on site.

CLAUSE	DETAILS
5.11 Bushfire Hazard Reduction	A Bushfire Study was undertaken by ABPP and is included at Appendix D . Bushfire is also addressed at Section 5.3.7 of this report.
6.3 Flood Planning	A Flood Level Assessment was undertaken by Rudy Vandrie and is included at Appendix C . The report provides hydrologic analysis of the catchment to determine the flow crossing the site in both a 1:100 year event and a PMF event.
6.5 Riparian Land and Watercourses	Hyams Creek is also identified in the Kiama LEP 2011 as a Category 1 Riparian Watercourse. As such the proposal has had to comply with the requirements of Category 1 Watercourses that requires land within 40m of the watercourse to be included as a riparian zone and worthy of protection. The proposed development provides an appropriate development buffer to the watercourse and provides a 40-50m development buffer.

4 Planning Proposal

The following section is structured generally in accordance with the document “A Guide to Preparing Planning Proposals” (Department of Planning and Infrastructure 2009).

4.1 OBJECTIVES AND INTENDED OUTCOMES

The key objective of this Planning Proposal is to obtain the necessary rezoning of the part of the subject site currently zoned RU2 Rural Landscape to R2 Low Density Residential by amending the provisions of the Kiama LEP 2011 to facilitate its development for 22 residential dwellings, 30 seniors housing dwellings and a community facility.

The intended outcome of this Planning Proposal is to amend the Kiama LEP 2011 to zone part of the subject site to R2 Low Density Residential zone, and retain and expand the existing E3 Environmental Management zone of the site. The expanded E3 zone will include the proposed development buffer zone.

A conceptual design for future development of the site for a residential and seniors housing development has been prepared and accompanies this Planning Proposal in **Appendix A**. The scheme will be refined as part of the development application process once the Planning Proposal has been endorsed by the Department of Planning and Infrastructure (DPI) that supports the preparation of an LEP amendment.

4.2 EXPLANATION OF PROVISION

The objective of this Planning Proposal can be achieved through the inclusion of the following amendment to the Kiama LEP 2011:

LAND	AMENDMENT
Lot 100 in DP 1063277	Rezoning of the part of the site zoned RU2 Rural Landscape to R2 Low Density Residential and expansion of existing E3 Environmental Management zone.

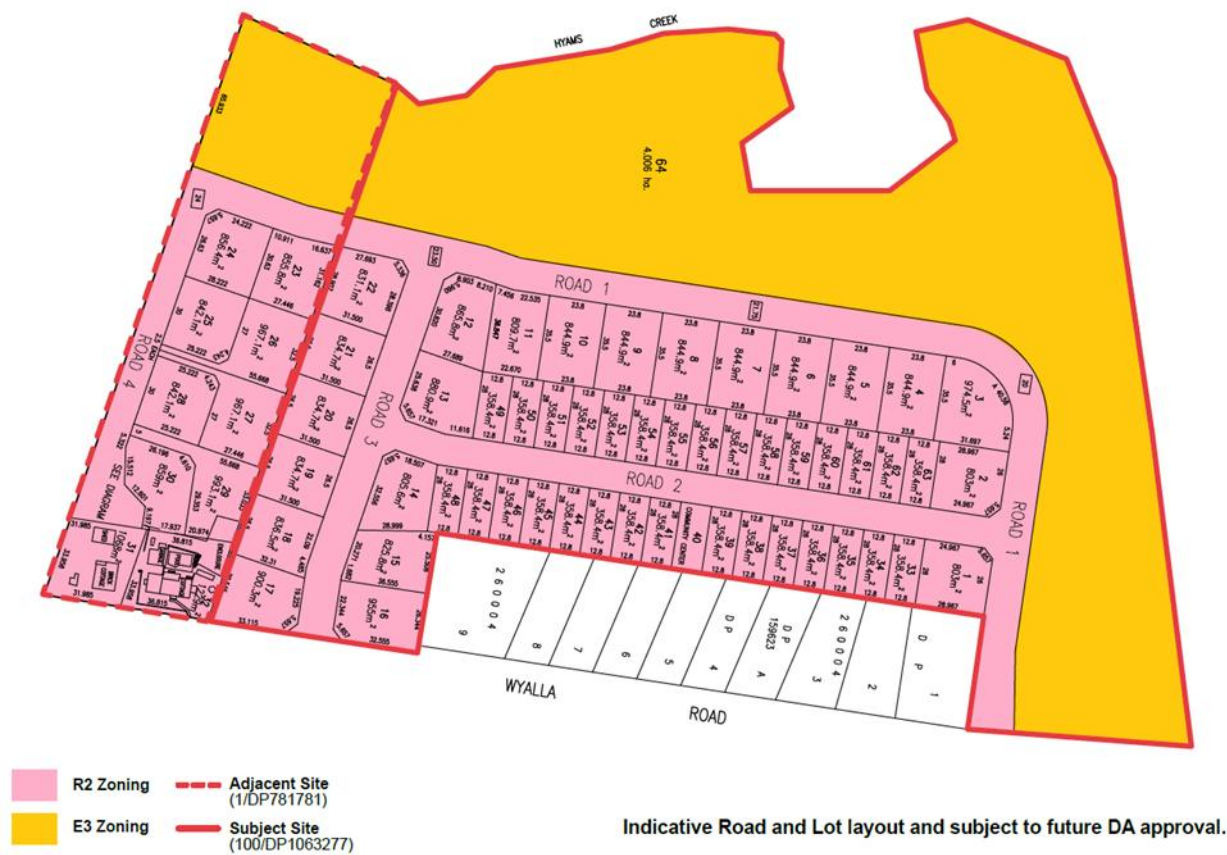
These amendments will support the development of the subject site for a residential and seniors housing development which is generally consistent with the indicative scheme and achieves the key objective and intent of this Planning Proposal.

4.2.1 LAND TO WHICH THE PLAN WILL APPLY

Figure 6 identifies the land that is proposed to be rezoned. It is legally described as:

- Lot 100 in DP 1063277

FIGURE 6 – PROPOSED ZONING



4.2.2 SAVINGS PROVISIONS

It is not considered necessary to include a savings provision.

5 Rezoning Justification

5.1 NEED FOR THE PLANNING PROPOSAL

The Department of Planning document “*A Guide to Preparing Planning Proposals*” includes the following questions in describing the need for the Planning Proposal.

5.1.1 IS THE PLANNING PROPOSAL A RESULT OF ANY STRATEGIC STUDY OR REPORT?

The Planning Proposal is not the direct result of a strategic study or report. The proposed rezoning of part of the site from RU2 rural Landscape to R2 Low Density residential is however directly and indirectly supported by a range of strategic studies.

5.1.1.1 ILLAWARRA REGIONAL STRATEGY

- The strategy sets housing and employment targets for the Illawarra region. It projects that 38000 new dwellings will be required to accommodate a population increase of 47600 to 2031. The proposed residential development will contribute to providing the identified need for additional dwellings.
- The proposed housing typology of ‘detached dwellings’ is consistent with the identified housing need outlined in the strategy for the Kiama LGA that suggests that additional housing within the LGA should consist of up to 43% detached houses.
- The development of the site will maintain the existing village character of the site identified in the strategy and is a natural extension to the fringe of the village.
- The site is not specifically identified as a future urban release area in the Illawarra Regional Strategy. The proposal demonstrates compliance with the sustainability criteria of the strategy as identified in **Appendix F** of this report.

5.1.1.2 KIAMA URBAN STRATEGY

This strategy addresses rural and environmental planning to maintain and protect agricultural land and ecologically sensitive areas, and options of urban expansion and infill to cater for the housing needs of future populations as set out in the Illawarra Regional Strategy.

The proposed residential development is consistent with the Kiama Urban Strategy for the following:

- The primary use of the site although identified as a rural land zone is not for agricultural production and is of minimal value as rural land.
- The flooding constraints of the site limit the agricultural value of the land.
- The proposed development of the site for residential development is of an appropriate scale and density for its location on the fringe of Jamberoo village.
- The site is only a small parcel of rural land in the context of the wider rural area and its location on the fringe of the Jamberoo town presents an opportunity for the natural expansion of the town to meet the demand for housing and seniors housing within the Illawarra Region.
- The proposed residential development and seniors housing component gives provision of additional housing within Jamberoo within close proximity to the community services available to future occupiers.
- The proposal will provide for up to 52 detached residential and seniors housing dwellings to meet demands identified in regional and local planning strategies.

5.1.1.3 OTHER STRATEGIC STUDYS

Section 3.5, 3.6 and 3.7 of this report outline the recommendations of the following strategic studies that were used to inform the Kiama LEP 2011 and the proposed land uses appropriate to the site.

- Kiama Needs and Direction Study 2006.
- Locality Based Residential Strategy for Jamberoo 2004.
- Judith Stubbs and Associates Report for the Kiama LEP Review 2006.

The proposals consistency with recommendations and findings of these reports are addressed in the relevant sections of this report.

5.1.2 IS THE PLANNING PROPOSAL THE BEST MEANS OF ACHIEVING THE OBJECTIVE?

It is considered that the Planning Proposal is the best means of achieving the objectives stipulated in Section 4.1.

Due to the site currently being zoned part RU2 (Rural Landscape Zone) seniors housing is not permissible on any part of the site. The proposed residential subdivision to contain detached dwellings at the scale proposed is not permissible under the current zoning. Therefore an amendment to the Kiama LEP 2011 is required to permit the residential development concept on the site.

The proposed rezoning of part of the site to R2 Low Density Residential would enable 'seniors housing' to be permissible on the site under the 'SEPP Housing for Seniors and People with a Disability' as the site would be zoned for urban purposes as part of the proposed rezoning to R2 Low Density Residential.

The proposed expansion of the existing E3 Environmental Management zone of the site to replace part of the RU2 zone to include the proposed development buffer zone will also ensure the objective of maintaining and enhancing the natural environment is achieved.

5.1.3 IS THERE ANY NET COMMUNITY BENEFIT?

Table 3 addresses the evaluation criteria for conducting a "net community benefit test" within the Draft Centres Policy (2009) as required by the guidelines for preparing a Planning Proposal.

TABLE 3 – NET COMMUNITY BENEFIT TEST

EVALUATION CRITERIA	Y/N	COMMENT
Will the LEP be compatible with agreed State and regional strategic direction for development in the area (e.g. land release, strategic corridors, development within 800m of a transit node)?		The proposal is consistent with key elements of the Illawarra Regional Strategy as discussed in Section 3.3 and Appendix F .
Is the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/subregional strategy?	Yes	The Illawarra Regional Strategy is the key strategic policy document applying to the local government areas of Kiama, Shellharbour and Wollongong. The primary purpose of the Regional Strategy is to ensure that adequate land is available and appropriately located to sustainably accommodate the projected housing and employment needs of the region to 2031.

EVALUATION CRITERIA	Y/N	COMMENT
		The strategy sets housing and employment targets for the Illawarra region. It projects that 38000 new dwellings will be required to accommodate a population increase of 47600 to 2031, and specifies that an appropriate mix generally would be 50% detached housing and 50% higher density housing. Within the Kiama LGA the suggested mix is 43% detached houses, 55% medium density and 2% high density housing. The Regional Strategy identifies Jamberoo as a village. The proposed redevelopment of the site for residential development is of an appropriate scale and density for its location on the fringe of Jamberoo village. The development of the site will maintain the existing village character of the site and is a natural extension to the fringe of the village. The site is not specifically identified as a future urban release area in the Illawarra Regional Strategy. The strategy specifies that release areas outside of the identified areas need to demonstrate compliance with the Strategies sustainability criteria as demonstrated in Appendix F.
Is the LEP likely to create a precedent or create or change the expectations of the landowner or other landholders?	No	The proposed rezoning is unlikely to create a precedent or change the expectations of the site as its location provides a unique opportunity to deliver a residential development which acts as a natural extension to the fringe of the Jamberoo town centre. Similar opportunities are otherwise deficient within the locality.
Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations?	Yes	There are no other known spot rezoning's in the locality that are being considered with the exception of the planning proposal for the site at Lot 100 Wyalla Road, Jamberoo that is being considered concurrently with this planning proposal.
Will the LEP facilitate a permanent employment generating activity or result in a loss of employment lands?	No	The sites proposed use for residential development will not provide many ongoing employment opportunities on the site with the exception of the roles provided by an aged care provider to service the proposed seniors housing. Given Jamberoo's limited economic and employment role within Kiama and the Illawarra, it is considered that more ongoing employment and economic opportunities will be available in Wollongong, Shellharbour and Kiama.

EVALUATION CRITERIA	Y/N	COMMENT
		The proposed development will also provide additional construction jobs within the local government area which will be beneficial to the local economy. The proposed rezoning of the site will assist local business in Jamberoo expand their trade base.
Will the LEP impact upon the supply of residential land and therefore housing supply and affordability?	No	The proposal will have no detrimental impact on the supply of residential lands. The proposal will increase the supply of residential lands to potentially provide a yield of up to 52 dwellings that will contribute to meeting regional and local housing supply targets for additional dwellings.
Is the existing public infrastructure (roads, rail, utilities) capable of servicing the proposed site? Is there good pedestrian and cycling access? Is public transport currently available or is there infrastructure capacity to support future transport?	Yes	The site is located on the frontage of Wyalla Road that is well serviced by local services connecting to the village of Jamberoo. The site of the proposed residential development is also adjacent the existing pedestrian network that connects the village of Jamberoo. Access to local buses connecting to Kiama is approximately 400m from the site at the bus shelter located within Jamberoo. Vehicular access to the site will be provided off Wyalla Road at two locations. A future DA for the residential development will determine the potential impact of the proposed development on existing utilities. Currently adequate sewer, electricity, water and telecom services are available to the site boundary.]
Will the proposal result in changes to the car distances travelled by customers, employees and suppliers? If so, what are the likely impacts in terms of greenhouse gas emissions, operating costs and road safety?	No	The location of the residential development on site in close proximity to Jamberoo's existing services will assist in reducing travel for future residents by providing for convenient accommodation close to nearby services. To the extent that the use will provide for additional car travel, the amount of car parking is consistent with Council provisions. This car parking provision will be complemented with a reasonable standard of public transport accessibility in the town centre of Jamberoo.
Are there significant Government investments in infrastructure or services in the area where patronage will be affected by the proposal? If so, what is the expected impact?	No	No known significant government investments are being undertaken in the area.

EVALUATION CRITERIA	Y/N	COMMENT
		The proposal does not require further government investment in public infrastructure, it will utilise the existing infrastructure and services beyond the property boundaries.
Will the proposal impact on land that the Government has identified a need to protect (e.g. land with high biodiversity values) or have other environmental impacts? Is the land constrained by environmental factors such as flooding?	No	The proposal will not impact on land that the government has identified a need to protect. Part of the site is zoned E3 Environmental Management and this planning proposal seeks to expand this zone. The proposed development has implemented a development buffer zone to protect the existing riparian corridor along Hyams Creek and the expanded E3 zone will contribute to facilitating this protection. The site is prone to flooding and again a flood development buffer zone has been implemented to ensure that 1:100 year flood levels do not compromise the development or safety of future occupants.
Will the LEP be compatible/ complementary with surrounding adjoining land uses? What is the impact on the amenity in the location and wider community? Will the public domain improve?	Yes	The rezoning of part of the site to R2 low density residential is consistent with the existing adjoining zoning of the site to the east that is zoned R2. The majority of residential areas within Jamberoo itself are also R2 zoning and therefore the proposed zoning would not be out of character with the surrounding area. The scale and type of density allowed within the R2 zone is consistent with the scale and type of development proposed. The development would be compatible with surrounding land uses with further consideration on amenity and design will be included at the lodgement of future DAs. The proposed expansion of the E3 zone is complimentary to the existing parcels of the site already zoned E3 and will provide an appropriate buffer adjoining the proposed R2 zone.
Will the proposal increase choice and competition by increasing the number of retail and commercial premises operating in the area?	Yes	The proposal will not impact upon retail and commercial premises in the area. The proposed development is 100% residential uses that will rely upon existing services available within Jamberoo.
If a stand-alone proposal and not a centre, does the proposal have the potential to develop into a centre in the future?	N/A	No, the proposed residential development on the fringe of Jamberoo has no potential to develop into a centre in the future.

EVALUATION CRITERIA	Y/N	COMMENT
What are the public interest reasons for preparing the draft plan? What are the implications of not proceeding at that time?		The development will improve competition and diversity of accommodation within the Illawarra region and the Kiama local government area which will lead to better prices and services to customers. Additionally, the proposed development concept will generate additional jobs during construction and provide for some jobs as part of the home care based seniors living concept. Importantly these new jobs will be attractive to people in the wider locality. As stated previously the proposed community facility will provide an additional community infrastructure facility within Jamberoo. Those using the site as a recreation facility along Hyams Creek will also benefit from the proposal.

5.2 RELATIONSHIP WITH STRATEGIC PLANNING FRAMEWORK

5.2.1 IS THE PLANNING PROPOSAL CONSISTENT WITH THE ILLAWARRA REGIONAL STRATEGY

As previously discussed at **Sections 3.3**, the Planning Proposal is generally consistent with the Illawarra Regional Strategy.

5.2.2 IS THE PLANNING PROPOSAL CONSISTENT WITH THE LOCAL COUNCIL'S COMMUNITY STRATEGIC PLAN, OR OTHER LOCAL STRATEGIC PLAN

As previously discussed at **Sections 3.4, 3.5, 3.6 and 3.7**, the Planning Proposal is generally consistent with the following:

- Kiama Needs and Direction Study 2006.
- Locality Based Residential Strategy for Jamberoo 2004.
- Judith Stubbs and Associates Report for the Kiama LEP Review 2006.

5.2.3 IS THE PLANNING PROPOSAL CONSISTENT WITH APPLICABLE STATE ENVIRONMENTAL PLANNING POLICIES?

The Planning Proposal is consistent with the applicable State Environmental Planning Policies as summarised in the **Table 4**.

TABLE 4 – CONSISTENCY WITH SEPPS

SEPP TITLE	CONSISTENCY	CONSISTENCY OF PLANNING PROPOSAL
SEPP 55 – Remediation of Land	Yes	A Phase 1 Environmental Site Assessment will be prepared as part of a future DAs for the residential development.
SEPP – Rural Lands (2008)	Yes	As discussed previously in Section 3.9 the proposal is consistent with the objectives of the SEPP.
SEPP Housing for Seniors and People with a Disability	Yes	The rezoning of part of the site to R2 low density residential will enable seniors housing to be permissible under the SEPP. Future DAs for the proposed seniors housing component will address the detailed criteria of the SEPP to demonstrate compliance.

5.2.4 IS THE PLANNING PROPOSAL CONSISTENT WITH APPLICABLE MINISTERIAL DIRECTIONS (S. 117 DIRECTIONS)?

As previously discussed at **Section 3.2** and **Appendix E**, the Planning Proposal is generally consistent with the relevant s.117 Directions.

5.3 ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

5.3.1 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?

OMVI Ecological undertook a Flora and Fauna Impact Assessment for the proposed rezoning of Lot 100 DP 1063277, Jamberoo. The assessment report is contained in **Appendix B** of this report.

The assessment concludes the following:

Two threatened microbat species, the Greater Broad-nosed Bat and Large-footed Myotis were potentially recorded within the subject site. The subject site was also found to contain a small heavily disturbed remnant of the endangered ecological community the Illawarra Subtropical Rainforest, along part of Hyams Creek. No other threatened populations, communities or species listed on the schedules of the NSW Threatened Species Conservation Act 1995, Fisheries Management Act 1994 or the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 were detected in the study area.

'7 part tests' under Section 5A of the NSW Environmental Planning and Assessment Act 1979, were conducted for the two threatened microbats and Illawarra Subtropical Rainforest as required by the NSW Threatened Species Conservation Act 1995 and the NSW Fisheries Management Act 1994 and all concluded that that a future residential development proposal is not likely to have a significant effect on threatened biota or their habitats. A Species Impact Statement is not required for the proposal.

Following consideration of the administrative guidelines for determining significance under the Commonwealth Environment Protection & Biodiversity Conservation Act 1999, it is concluded that a future residential development proposal is unlikely to have a significant

impact on matters of National Environmental Significance, and a referral to the Commonwealth Environment Minister is not necessary.

A number of impact mitigation and amelioration strategies have been recommended that should be adopted for a future residential development proposal. These strategies would mitigate the effects of such a proposal on threatened species or their habitats and minimise the impacts on the flora and fauna values of the subject site in general and may improve the available habitat and would certainly aid in the recovery of the Rainforest Community along Hyams Creek.

Potential Conservation Outcome

It is considered that the likely limited adverse impacts of any future development on the subject site would be adequately offset and possibly improved through the retention and management of the Hyams Creek Riparian Corridor for conservation purposes, which currently only extends to 1 or 2 metres beyond the top of the channel at best. Improvements, such as planting of indigenous plant endemic to Illawarra Subtropical Rainforest within a much broader corridor (5- 10 metres) and through works detailed in a suitable Vegetation Management Plan, would over time, improve the existing state of the Illawarra Subtropical Rainforest in Hyams Creek adjacent to Lots 1 and 100 and may also aid in promoting this community further up and down stream than currently occurs through natural vectors. The long term managed and natural repatriation of this community along the riparian areas would improve water quality, improve bank stability as well as improve habitat for locally occurring native flora and fauna species.

The removal of high intensity grazing as currently occurs and installation of engineered water quality controls may also improve local water quality. The establishment of a buffer without grazing along Hyams Creek managed by a VMP has the potential to result in a net increase in the total area of Native vegetation locally and to improve the condition and connectivity of areas of currently modified woodland and riparian habitats (where appropriate) hence making a positive contribution to the conservation of biodiversity on the study site and the wide.

In light of the above conclusions no adverse impacts to critical habitats and threatened species would occur as a result of the proposed development.

5.3.2 FLOODING

The site contains a watercourse and as such it is required to identify the flood extent to determine the developable portion of land.

A Flood Level Assessment was undertaken by Rudy Vandrie and is included at **Appendix C**. The report provides hydrologic analysis of the catchment to determine the flow crossing the site in both a 1:100 year event and a PMF event. This information along with site specific survey (used to create a 3D terrain model of the site) has been used in conjunction with the ANUGA model (a 2D hydrodynamic model).

The proposed design for the residential development of the site has given consideration of the findings of the Flood Level Assessment.

The post developed flood analysis shows that the proposed roadway is flood free in a 1:100 year event. The PMF analysis resulted in identifying an impact to lots that with some site terrain changes (filling) has been shown to be flood free for all events up to the PMF.

Comparing the pre and post developed PMF flood surface shows that the proposed development reduces the flood level between ~130-300m and has a localised increase between ~300-750m. The maximum decrease is around 400mm whilst the maximum localised increase is around 300mm tapering off to zero at around 750m.

It is clear that the proposed site can be developed in a manner that leaves the site flood free for all events including the PMF.

It is recommended that the proposed roadway design levels be amended such that the levels adopted in this report be used to design the final roadway levels.

5.3.3 CONTAMINATION

The site is not subject to any known contamination. A preliminary contamination report has been submitted to Council under separate cover to this Planning Proposal for consideration during assessment.

Refer to **Appendix I**.

5.3.4 TRAFFIC, PARKING AND ACCESS

- The development will generate additional traffic and as such has the potential to result in impacts on the surrounding public road network. The future DAs will be accompanied by an assessment of traffic impacts to determine the net traffic effects of the development and consequential actions required to manage traffic impact.
- Vehicular access to the site will be provided off Wyalla Road from two different entry points.
- The level of parking proposed will be determined with regard to relevant parking standards of Kiama Council. The proposed development will seek to promote the use of sustainable modes of transport in preference to car use and will provide connection to the existing pedestrian network of Jamberoo.
- A detailed analysis of access and parking capacity relative to the proposed use will be undertaken as part of a future SEE report.

5.3.5 HERITAGE & ARCHAEOLOGY

The existing site does not contain any state or locally significant heritage items.

An Aboriginal Archaeology study was undertaken by Mary Dallas Consulting is included at **Appendix G**. The study concludes the following:

No in situ Aboriginal sites or areas of potential archaeological deposit were identified by the survey. The area under investigation has therefore been assessed as having negligible Aboriginal archaeological sensitivity with little or no potential for Aboriginal archaeological remains to occur.

Both the steep and low-lying terrain of the paddock renders it highly unlikely to retain undisturbed or substantial archaeological deposit. Historic disturbances to the area such as land clearing, drainage and animal grazing, also contribute to the low probability of the area yielding significant undisturbed archaeological material.

Therefore there are no Aboriginal archaeological constraints to the re-development of the study area. Further Aboriginal archaeological works, such as additional ground survey or subsurface testing are not required prior to development of the subject lands.

5.3.6 BUSHFIRE

A Bushfire Report has been prepared by ABPP and is attached at **Appendix D**. The Bushfire Report recommends that:

- The land is currently not mapped in the Kiama Bushfire Prone Land Map as containing bushfire prone vegetation or being impacted by the buffer zone to bushfire prone vegetation, however it is likely that the rehabilitation of the riparian corridor to Hyams Creek will introduce unmanaged vegetation which has the potential to generate a bushfire hazard to the north and west of the future residential and seniors living development within the rezoning precinct.

- An asset protection zone is proposed in the E3 environmental buffer zone to the west and north of the future residential development. The width of this buffer varies between 40 and 50 metres and it is proposed that except for a narrow corridor of Gallery Subtropical Rainforest [approximately 5-10 metres wide], the buffer zone will contain managed grassland across the Hyams Creek floodplain.
- Proposed internal roads will provide adequate access for fire fighting operations in the asset protection zone.
- Bushfire construction standards pursuant to A.S. 3959 - 2009 shall be applied to the future buildings constructed on the lots located within 100 metres of the revegetated riparian corridors.

5.3.7 ACCESSIBILITY

Accessibility within and around the proposed residential development site will be addressed as part of future DAs and will be in accordance with the Building Code of Australia and relevant Australian Standards.

5.3.8 UTILITIES AND INFRASTRUCTURE

- The existing adjacent water, sewer system, electricity and telecom will be utilised and upgraded as necessary. Consultation will be undertaken with the relevant service agencies to ensure that infrastructure and capacity are appropriately addressed.
- An infrastructure and services report addressing all servicing needs as well as stormwater will form part of the future DAs.
- All services are at the boundary or on the site at present.

5.3.9 WASTE MANAGEMENT

A comprehensive Waste Management Plan will be prepared as part of the future DAs. This plan will aim to minimise waste and will detail measures to address waste disposal through the construction and on-going occupation of the residential dwellings.

5.3.10 HOW HAS THE PLANNING PROPOSAL ADEQUATLY ADDRESSED ECONOMIC AND SOCIAL EFFECTS?

The proposed development is considered to generate the following positive social and economic effects:

- The sites proposed use for residential development will ongoing employment opportunities on the site provided by a seniors care provider to service the proposed seniors housing.
- Given Jamberoo's limited economic and employment role within Kiama and the Illawarra, it is considered that more ongoing employment and economic opportunities will be available in Wollongong, Shellharbour and Kiama.
- The proposed development will also provide additional construction jobs within the local government area which will be beneficial to the local economy.
- The proposal will provide a mix of affordable housing choices to cater for seniors with the provision of home care facilities. These dwelling types will contribute to meeting the recognised shortfall in housing across the local government area and the Illawarra region.
- Increased residents on the fringe of Jamberoo will contribute to the economic enhancement of existing commercial services within Jamberoo and the wider locality.
- The proposed provision of a community facility on the site will add to the existing range and types of community facilities within Jamberoo.

- It is considered that the proposal will have a minimal impact on local schools and child care facilities owing to the expected senior's residents who will occupy a large portion of the site.

A social and economic impact analysis will form part of the future DAs for the site.

5.3.11 DRAFT SITE SPECIFIC DEVELOPMENT CONTROL PLAN

Urbis have prepared a draft Site Specific Development Control Plan (draft DCP) for adoption with the approval of this planning proposal. The draft DCP includes built form and environmental controls related to the proposed residential development to include seniors living.

A copy of the draft DCP is included at **Appendix H**.

5.4 STATE AND COMMONWEALTH INTERESTS

5.4.1 ADEQUACY OF PUBLIC INFRASTRUCTURE AND TRANSPORT

It is understood that the existing infrastructure has the capacity to accommodate development on the site. Accordingly, it is not anticipated that it will place unnecessary or additional demands on public infrastructure. Any upgrades to infrastructure to support a future development on the site would be investigated and potentially form a condition of consent for the development.

5.4.2 STATE AND COMMONWEALTH PUBLIC AUTHORITIES CONSULTATION

No consultation with State or Commonwealth authorities has been carried out to date on the Planning Proposal.

5.5 COMMUNITY CONSULTATION

No formal public community consultation has been undertaken to date in regard to this Planning Proposal. It is expected that this Planning Proposal will be formally exhibited and that direction as to the nature and extent of the public exhibition will be given by the Gateway Determination.

5.6 PUBLIC BENEFIT AND SECTION 94 CONTRIBUTIONS

The applicant following discussions with Kiama Council will provide a dedicated parcel of land on site for a community facility. The applicant intends to build the community facility subject to satisfaction of Kiama Council requirements and in accordance with the site specific DCP relating to the site. The intended management arrangement of the community facility will be through the members (30) for the senior's housing development based on a community title arrangement.

As the applicant will provide the land and intends to construct the community facility it is anticipated that the cost of the land and the cost of construction would be offset against Kiama Council's requirements for Section 94 Contributions.

6 Conclusion

The proposed rezoning of the parts of the site currently zoned RU2 Rural Landscape to R2 Low Density Residential and E3 Environmental Management will enable a residential development consisting of detached dwelling houses and self-contained seniors dwelling houses supported by home care services.

The proposed rezoning has demonstrated that it is appropriate for the following reasons:

- The site is only a small parcel of rural land in the context of the wider rural area and its location on the fringe of the Jamberoo town presents an opportunity for the natural expansion of the town boundary to meet the demand for housing and seniors housing within the Illawarra Region.
- The primary use although identified as a rural land zone is not for agricultural production and is of minimal value as rural land.
- The proposed residential development will contribute to meeting the housing needs of future populations as set out in the Illawarra Regional Strategy through the provision of 22 residential lots and 30 seniors housing lots. The proposed rezoning is also supported by local planning strategies as outlined in this report.
- The proposed seniors housing component of the development will provide increased levels of health and living facilities for seniors to live within the local area.
- The proposal intends to maintain the environmental value of the creek frontage and proposes a variable development buffer zone to ensure the riparian nature of Hyams Creek is conserved.
- The close proximity of the site to Jamberoo town centre provides the opportunities for future residents to walk to the existing bus public transport links from Jamberoo to Kiama as a larger local centre.
- The results of a Flood Study prepared to support this Planning Proposal indicate that in a 1:100 year event a portion of the site is currently inundated. However the balance of the site is free of flooding and therefore suitable for development.
- Although the land is not currently recognised as bushfire prone, rehabilitation of the Hyams Creek riparian corridor will necessitate an asset protection zone which is proposed to apply to the area zoned E3 Environmental Management. This is adequate distance to the proposed residential subdivision areas.
- The proposed community facility on site is ideally located and will contribute to providing improved facilities than presently exist in Jamberoo.
- The proposal will result in high quality buildings that will enliven the Jamberoo Road and Wyalla Road frontage and create a natural extension to Jamberoo town. This planning proposal is supported by a site specific DCP to ensure the appropriate built form and development controls are provided for the future development of the site.
- Ongoing employment benefits for residents of the surrounding area through the roles provided by a seniors care provider to service the proposed seniors housing will be increased. The proposed development will also provide additional construction jobs throughout the course of construction within the local government area which will be beneficial to the local economy.

It is not considered that any additional studies are required to demonstrate the capability of the site to accommodate the proposed residential use. An issue of local amenity impact will be addressed in the context of the future DAs upon approval of the proposed rezoning amendment.

Appendix A

Concept Lot Layout and indicative Seniors Living Floor Plans and Elevations

Appendix B

Flora and Fauna Study

Appendix C

Flood Study

Appendix D

Bushfire Assessment Report

Appendix E

Section 117 Compliance

TABLE 5 – SECTION 117 DIRECTIONS

DIRECTION	ASSESSMENT
1.2 Rural Zones (1) The objective of this direction is to protect the agricultural production value of rural land.	The site is presently used as additional land for surrounding farms to graze cattle. The primary use although identified as a rural land zone is not for agricultural production and is of minimal value as rural land. The flooding constraints of the site limit the agricultural value of the land. The site is only a small parcel of rural land in the context of the wider rural area and its location on the fringe of the Jamberoo town presents an opportunity for the natural expansion of the town to meet the demand for housing and seniors housing within the Illawarra Region. The subject site is identified in the Kiama Urban Strategy as a site for which a Planning Proposal should be prepared for future residential development. This strategy addresses rural and environmental planning to maintain and protect agricultural land and ecologically sensitive areas, and options of urban expansion and infill to cater for the housing needs of future populations as set out in the Illawarra Regional Strategy. The site is also identified within the Judith Stubbs and Associates Report 2006 to inform the Kiama LEP review (as Lot 100 Wyalla Road, Jamberoo) as a “<i>preferable site for a ‘greenfields’ Seniors Living development</i>”. It estimates a potential yield of more than 70 self-care dwellings and a high or low care facility. While the site may be physically capable of achieving such a yield and form of development, this aim is considered to be idealistic and not achievable for a number of market related reasons.
1.5 Rural Land (1) The objectives of this direction are to: (a) protect the agricultural production value of rural land, (b) facilitate the orderly and economic development of rural lands for rural and related purposes.	See Direction 1.2 above.

DIRECTION	ASSESSMENT
2.1 Environmental Protection Zones (1) The objective of this direction is to protect and conserve environmentally sensitive areas.	A small part of the subject site fronting Hyams Creek is zoned E3 Environmental Management under the Kiama LEP 2011. The planning proposal seeks to expand the E3 zone and intends to maintain the environmental value of the creek frontage and proposes a development buffer zone of up to 50m on most parts of the site and 5-10 metre riparian zone from the creek to conserve its natural environment. The proposed development buffer zone will also ensure the ecological values of the creek frontage are maintained and preserved. Hyams Creek is also identified in the Kiama LEP 2011 as a Category 1 Riparian Watercourse. As such the proposal has had to comply with the requirements of Category 1 Watercourses that requires land within 40m of the watercourse to be included as a riparian zone and worthy of protection. The proposed development provides an appropriate development buffer to the watercourse and provides a 40-50m development buffer.
3.4 Integrating Land Use and Transport (1) The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives: a) improving access to housing, jobs and services by walking, cycling and public transport, and b) increasing the choice of available transport and reducing dependence on cars, and c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and d) supporting the efficient and viable operation of public transport services, and providing for the efficient movement of freight.	The proposed residential development and seniors housing component gives provision of additional housing within Jamberoo within close proximity by walking to limited employment opportunities within Jamberoo and the community services available to future occupiers. The close proximity of the site to Jamberoo town centre also provides the opportunities for future residents to access by walking existing bus public transport links to Kiama as a larger local centre. The proposed layout of the site provides a gradient appropriate to seniors housing and gives provision of a pedestrian pathway link connecting to the existing Jamberoo pedestrian layout.

DIRECTION	ASSESSMENT
4.3 Flood Prone Land (1) The objectives of this direction are: (a) to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the <i>Floodplain Development Manual 2005</i>, and (b) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.	The proposed development and layout has been designed to provide an appropriate buffer to flood prone land in accordance with the NSW Government's Flood Prone Land Policy and the principles of the <i>Floodplain Development Manual 2005</i>. The owner of the land has also undertaken a Floody Study to support this planning proposal and inform the overall layout of the design. The Flood Study prepared by Rudy Vandrie is included at Appendix C.
4.4 Planning for Bushfire Protection (1) The objectives of this direction are: (a) to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and (b) to encourage sound management of bush fire prone areas.	The owner of the land has undertaken a Bushfire Study to support this planning proposal and inform the overall layout of the design. The Bushfire Study prepared by ABPP is included at Appendix D. The rezoning proposal creates an E3 environmental buffer zone to the west and north of the future residential development. The width of this buffer varies between 40 and 50 metres and it is proposed that except for a narrow corridor of Gallery Subtropical Rainforest (approximately 5-10 metres wide), the buffer zone will contain managed grassland across the Hyams Creek floodplain. This grassland vegetation will be managed by Kiama Council, leaving the Gallery Subtropical Rainforest the only potential bushfire hazard. This vegetation will be located on land which slopes to the creek at less than five [5] degrees. The requisite Asset Protection Zone setback to this vegetation for residential development is 14 metres and 40 metres for '<i>Special Fire Protection Purpose Development</i>' such as the proposed seniors living development. Both of these widths can be accommodated within the 50 metre wide buffer zone or in the case of the 35 metre wide buffer zone the Asset Protection Zone setback for the seniors living development is accommodated within the setback width plus the width of the perimeter access road and the proposed residential development located along the outer edge of the rezoning precinct, between the hazard and the seniors living precinct.

DIRECTION	ASSESSMENT
5.1 Implementation of Regional Strategies (1) The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies.	The Illawarra Regional Strategy is the key strategic policy document applying to the local government area of Kiama. The proposed redevelopment of the site for residential development is of an appropriate scale and density for its location on the fringe of Jamberoo village. The site is not specifically identified as a future urban release area in the Illawarra Regional Strategy. The strategy specifies that release areas outside of the identified areas need to demonstrate compliance with the sustainability criteria contained within Table 3 of this report. Table 3 demonstrates the proposals compliance with the sustainability criteria of the Illawarra Regional Strategy. (See Section 3.3)
6.3 Site Specific Provisions (1) The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.	This planning proposal is supported by a site specific DCP to ensure the appropriate built form and development controls are provided for the future development of the site.

Appendix F

Illawarra Regional Strategy Sustainability Criteria Compliance

TABLE 6 – ILLAWARRA REGIONAL STRATEGY SUSTAINABILITY CRITERIA

SUSTAINABILITY CRITERIA	RESPONSE
1. Infrastructure Provision	
Mechanisms in place to ensure utilities, transport, open space and communication are provided in a timely and efficient way.	The site specific DCP gives provisions to ensure that appropriate utilities, services and communication infrastructure is provided for the site.
2. Access	
Accessible transport options for efficient and sustainable travel between homes, jobs, services and recreation to be existing or provided.	The close proximity of the site to Jamberoo town centre also provides the opportunities for future residents to walk to existing bus public transport links from Jamberoo to Kiama as a larger local centre. The proposed layout of the site provides topography appropriate to seniors housing and gives provision of a pedestrian pathway link connecting to the existing Jamberoo pedestrian layout.
3. Housing Delivery	
Provide a range of housing choices to ensure a broad population can be housed.	The proposal will provide for up to 52 residential and seniors housing dwellings to meet demands identified in regional and local planning strategies.
4. Employment Lands	
Provide regional/local employment opportunities to support the Illawarra's expanding role in the wider regional and NSW economies.	The sites proposed use for residential development will not provide many ongoing employment opportunities on the site with the exception of the roles provided by a seniors care group for the provision of services for the proposed seniors housing. Given Jamberoo's limited economic and employment role within Kiama and the Illawarra, it is considered that more ongoing employment and economic opportunities will be available in Wollongong, Shellharbour and Kiama. The proposed development will also provide additional construction jobs within the local government area which will be beneficial to the local economy.

SUSTAINABILITY CRITERIA	RESPONSE
5. Avoidance of Risk	
Land use conflicts, and risk to human health and life, avoided.	The subject site is at risk of flooding and bushfire hazards. The proposed development and layout has been designed to provide an appropriate buffer to flood prone land and bushfire hazards in accordance with state and local government policy requirements. The owner of the land has undertaken a Flood Study and Bushfire Study to support this planning proposal and inform the overall layout of the design. Both studies are included at the appendices of this report.
6. Natural Resources	
Natural resource limits not exceeded/environmental footprint minimised.	Not applicable.
7. Environmental Protection	
Protect and enhance biodiversity, air quality, heritage and waterway health.	Part of the subject site fronting Hyams Creek is zoned E3 Environmental Management under the Kiama LEP 2011. The proposal intends to expand the existing E3 zone to include the proposed development buffer zone. The proposal also intends to maintain the environmental value of the creek frontage and proposes a substantial development buffer zone of variable width to ensure the riparian nature of the creek is conserved. The proposed development buffer zone will also ensure the ecological values of the creek frontage are maintained and preserved. Hyams Creek is also identified in the Kiama LEP 2011 as a Category 1 Riparian Watercourse. As such the proposal has had to comply with the requirements of Category 1 Watercourses that requires land within 40m of the watercourse to be included as a riparian zone and worthy of protection. The proposed development provides an appropriate development buffer to the watercourse and provides a 40-50m development buffer.

SUSTAINABILITY CRITERIA	RESPONSE
8. Quality and Equity in Services	
Quality health, educational , legal, recreational, cultural and community development and other Governments services are accessible.	The proposed seniors housing component of the development will provide increased levels of health and living facilities for seniors to live within the local area. The proposed 30 'self-contained dwellings' seniors housing lots will have access to home care services via an agreement with a local seniors care provider. The proposal includes the provision of a local community facility to be provided on site that will be managed and maintained by seniors housing residents and providers upon completion of the development. The proposal also intends to maintain the environmental and ecological values of Hyams Creek and ensure that is publicly accessible for the benefit of the wider community.

Appendix G

Aboriginal Archaeology Report

Appendix H

Draft Site Specific Wyalla Road Development Control Plan

Appendix I

Contamination Report



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