

PLANNING PROPOSAL – PP077

Shoalhaven Local Environmental Plan 2014

*Lot 1 DP 1281802, 49 Hockeys Lane Cambewarra
Amendment to Heritage Item 153
Evisons Dairy Farm Complex*

Prepared by
City Futures Directorate
Shoalhaven City Council

File: 77233E
Gateway Request (Version 1)
Date: October 2024

Shoalhaven City Council
PO Box 42
NOWRA NSW 2541
telephone (02) 4429 3111
facsimile (02) 4422 1816
e-mail council@shoalhaven.nsw.gov.au
internet www.shoalhaven.nsw.gov.au

Disclaimer

Every effort has been made to provide accurate and complete information.
However, Shoalhaven City Council assumes no responsibility for any direct, indirect, incidental, or consequential damages arising from the use of information in this document.

Copyright Notice

No part of this publication may be reproduced in any form, or stored in a database or retrieval system, or transmitted or distributed in any form by any means, electronic, mechanical photocopying, recording, or otherwise without written permission from Shoalhaven City Council. All rights reserved.

Copyright © 2024, Shoalhaven City Council

Table of Contents

Table of Contents	3
1 Introduction	5
1.1 Subject Land.....	5
1.2 Background	7
1.3 Heritage Context.....	8
2 Part 1 –Objectives and Intended Outcomes	12
Objective	12
Intended Outcomes	12
3 Part 2 – Explanation of Provisions.....	13
Intended Provisions.....	13
4 Part 3 – Justification of Strategic and Site-specific merit	14
4.1 Need for the Planning Proposal (Section A)	14
4.1.1 Is the Planning Proposal a result of an endorsed LSPS, strategic study or report? 14	
4.1.2 Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?	14
4.1.3 Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies?	14
4.1.4 Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?.....	15
4.1.5 Is the planning proposal consistent with any other applicable State and regional studies or strategies?.....	15
4.2 Relationship to strategic planning framework (Section B)	15
4.2.1 Is the Planning Proposal consistent with applicable SEPPs?.....	15
4.2.2 Is the Planning Proposal consistent with applicable Ministerial Directions (s.9.1 directions)?	16
4.3 Environmental, Social and Economic Impact (Section C).....	19
4.3.1 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?	19
4.3.2 Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?	19
4.3.3 How has the Planning Proposal adequately addressed any social and economic effects?	19
4.4 Infrastructure (Local, State and Commonwealth) (Section D)	19
4.4.1 Is there adequate public infrastructure for the Planning Proposal?	19
4.5 State and Commonwealth Interests (Section E).....	19

4.5.1	What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?	19
5	Part 4 – Maps	20
6	Part 5 - Community Consultation	21
7	Part 6 – Project Timeline	21
	Attachments	22

Figures

Figure 1: Location Map	5
Figure 3: Subject land overlaid onto aerial photo	6
Figure 4: Current Heritage Overlay (Item 153).....	Error! Bookmark not defined.
Figure 5: Approved Plan RA21/1003 indicating future lot layout. Source: Maker Engineering (2022)	8
Figure 6: Proposed Mapping Amendments.....	20

Plates

Plate 1 - Evison's Dairy Farm complex looking east from the tree-lined driveway toward the homestead and associated farm buildings. The residential subdivision is visible in the background (to left)	10
Plate 2 - View from Corymbia Way looking west towards the Evison's dairy farm complex	10
Plate 3 - View from Wirraway Boulevard looking west toward 49 Hockeys Lane. Tree line in background is approximate location of Good Dog Creek	11

1 Introduction

This Planning Proposal (PP077) seeks to update the property description and mapped extent of Heritage Item 153 (Evisons Dairy Farm Complex) in Schedule 5 of the Shoalhaven Local Environmental Plan 2014 (SLEP 2014).

This PP seeks to correct a previous oversight by removing the heritage listing from newly created lots within the Moss Vale Road South URA. This ideally needs to occur in a timely manner given that individual lots are being registered and housing delivery may be impacted. The listing will be retained over the residual allotment, which contains the heritage features associated with Evisons Dairy Farm Complex.

Council wishes to expedite the progression of this PP given the minor administrative nature of the proposed changes and the importance of removing barriers to housing delivery. The PP will be reported to the elected Council for information and endorsement before it is finalised.

1.1 Subject Land

The subject land is located in the locality of Cambewarra, and partially located in the western portion of the Moss Vale Road South URA, Badagarang which is located in the foothills of the Cambewarra range, between the existing Bomaderry urban area and Cambewarra Village, as shown in **Figure 1**.

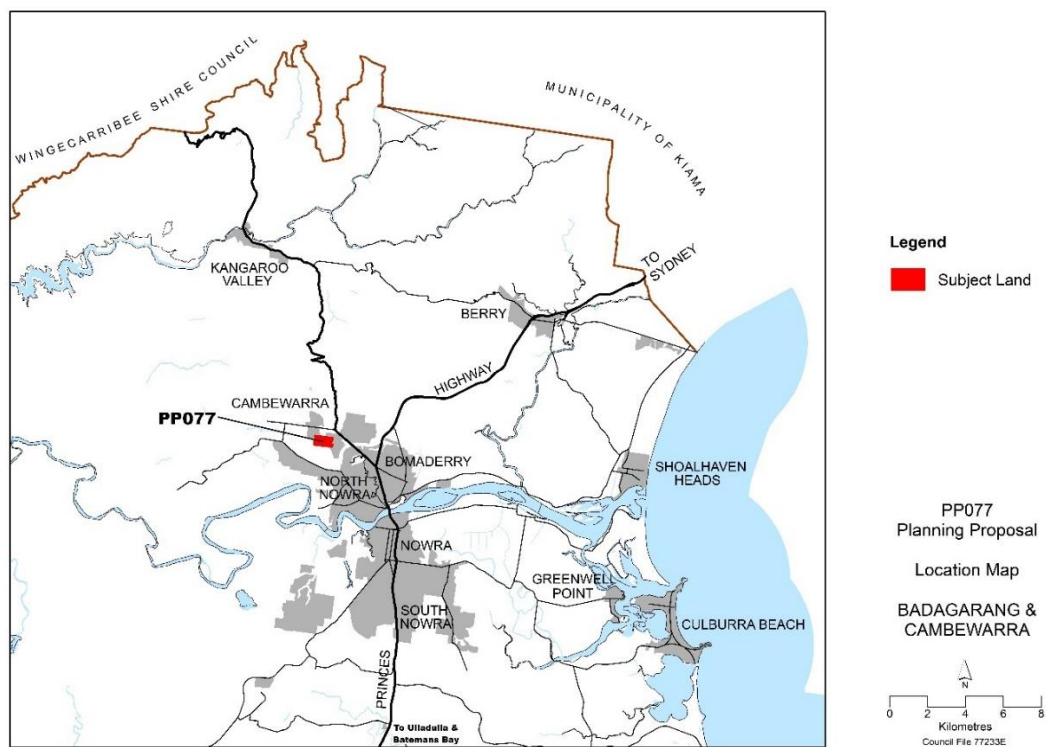


Figure 1: Location Map

The subject land covers approximately 47.499 hectares and is currently legally identified as Lot 1 DP 1281802, Lots 200-238 in DP 1295656, Lot 240 DP 295656, Lot 3 DP 1281802 and Lots 300-331 in DP 1295657, 49 Hockeys Lane, Cambewarra. A list of these properties is provided in the Attachments. Note: the approved subdivision is partly complete; additional lots will be registered in due course. **Figure 2** shows the current boundary of the subject land.



Figure 2: Subject land overlaid onto aerial photo

Good Dog Creek dissects the site and runs from north to south. The Evison's Dairy Farm Complex consisting of a Victorian style farmhouse, outbuildings, sheds, dairy buildings and silos is located on the western side of Good Dog Creek, wholly within Lot 1 DP 1281802.

The subject land is zoned RU1 Primary Production, C2 Environmental Protection, C3 Environmental Management, and R1 General Residential under SLEP 2014, as shown in **Figure 3**. The subject land is adjacent to rural-zoned properties to the south and west and residential properties to the north and east. See Figure 3. The Moss Vale Road South Urban Release Area is located east of Good Dog Creek.

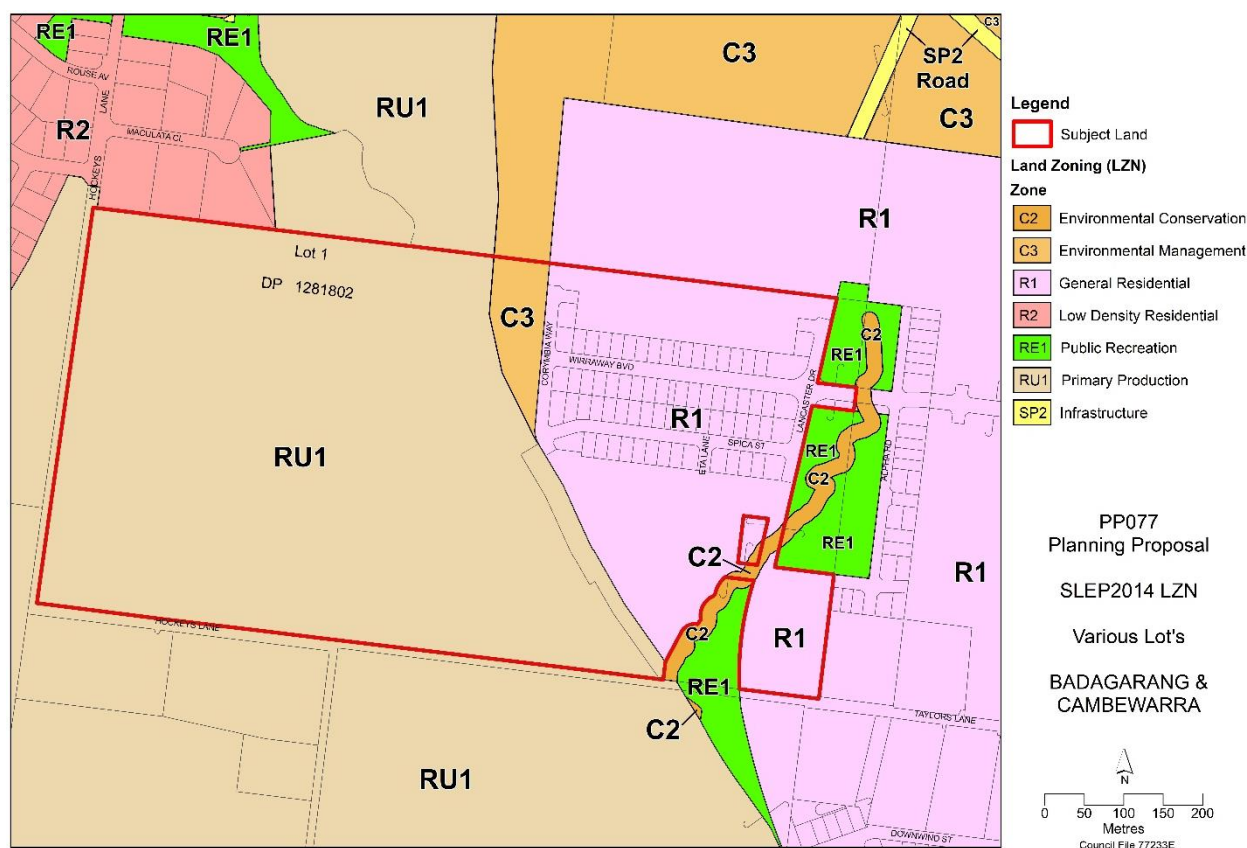


Figure 3 - Land use zoning of subject land and surrounds

1.2 Background

The Moss Vale Road South Urban Release Area (MVRS URA) is a regionally significant release area in the Illawarra-Shoalhaven Regional Plan that was first identified as a 'New Living Area' in the Nowra-Bomaderry Structure Plan (2006).

When SLEP 2014 commenced on 8 April 2014, the land was mapped in the Urban Release Area overlay and rezoned to a mix of C2 Environmental Protection, C3 Environmental Management, and R1 General Residential. A 500 sqm minimum lot size was applied to the R2 land.

The URA land had formed part of a previously heritage-listed item in Schedule 7 of the SLEP 1985. This heritage item was transferred into the SLEP 2014 as Item 153 in Part 1 of Schedule 5 (heritage items) and the associated heritage map overlay. The URA land should have been removed at that point from the mapped extent of Item 153, which is currently described as Lot 2 DP 621553.

The Development Control Plan and Contributions Plan amendments required to satisfy Part 6 of the SLEP 2014 (Urban Release Areas) were also completed in late 2018, enabling the 'release' of MVRS URA for urban development.

Lot 2 DP 621553 has subsequently been subdivided into 74 allotments. Lot 1 DP 1281802 is the residual land to the west of the URA. The subdivision process is currently only partly complete; in accordance with development consent SF10895 and RA21/1003, 166 residential allotments will ultimately be created, as shown in **Figure 5**.

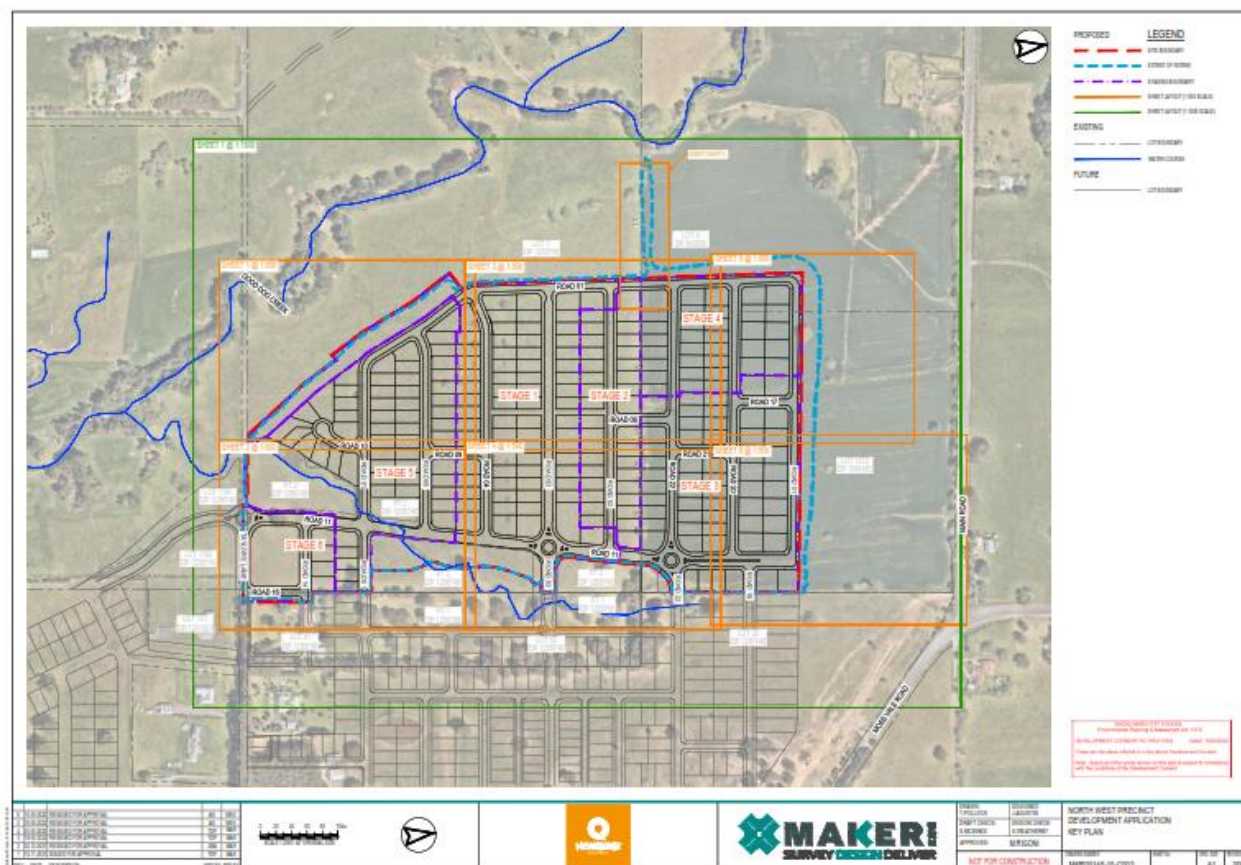


Figure 4: Approved Plan RA21/1003 indicating future lot layout. Source: Maker Engineering (2022)

1.3 Heritage Status

Item 153 is currently described in Schedule 5, Part 1 (heritage items) of the LEP as follows:

Item No: 153
Item: *Evison's Dairy Farm Complex*
Address: 49 Hockeys Lane
Locality: Cambewarra
Property Description: Lot 2 DP 621553
Significance: Local

The heritage item is currently identified in the heritage map overlay in the SLEP 2014 as shown in Figure 5.

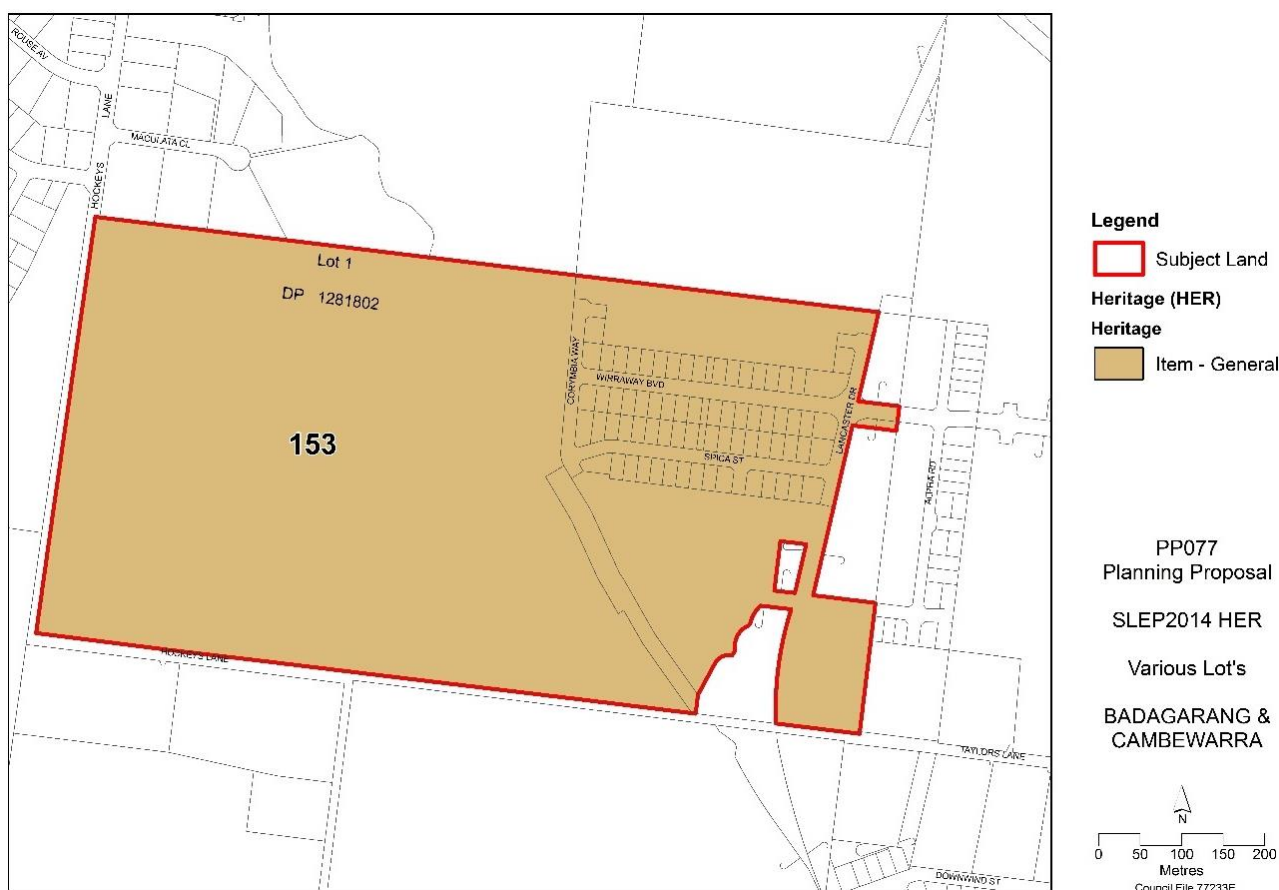


Figure 5: Current mapped extent of Heritage Item 153 in the SLEP 2014 heritage overlay

The [NSW State Heritage Inventory](#) describes the item as a dairy farm complex consisting of a Victorian style farmhouse with federation influences, outbuildings, sheds, dairy buildings and silos sited above Good Dog Creek.

The complex is approached along a driveway, defined by plantings of Coral trees, which serves both the homestead and working areas of the farm. In contrast to the majority of farm complexes the farmhouse is unusually sited near Good Dog creek.



Plate 1 - Evison's Dairy Farm complex looking east from the tree-lined driveway toward the homestead and associated farm buildings. The residential subdivision is visible in the background (to left)



Plate 2 - View from Corymbia Way looking west towards the Evison's dairy farm complex



Plate 3 - View from Wirraway Boulevard looking west toward 49 Hockeys Lane. Tree line in background is approximate location of Good Dog Creek

The land currently identified as heritage item 153 (Lot 2 DP 621553) is partly within the MVRs URA has been subdivided into Lot 1 DP 121802, which contains the items of heritage significance; and residential and associated lots. Note: at the time of writing, 73 smaller lots had been registered, including a residue lot that has been dedicated to Council for recreation purposes. When the approved subdivision is ultimately completed, the URA part of the subject land will include approximately 166 residential allotments.

The civil works associated with the creation of these lots have changed the existing pastoral landscape which is visually separated from the dairy farm complex by Good Dog Creek. The newly created lots, east of Good Dog Creek, do not contain any of the heritage features described in the NSW [State Heritage Inventory listing](#).

2 Part 1 –Objectives and Intended Outcomes

Objective

The objective of PP077 is to retain the heritage status over the residual land (Lot 1 DP 1281802), which contains the important heritage features associated with heritage Item 153; and remove the land associated with the URA from the mapped extent of the item.

Intended Outcomes

The PP will ensure the heritage map overlay in the Shoalhaven LEP 2014 reflects the land's heritage values; and avoid creating unnecessary complications and barriers to the delivery of housing within the planned MVRs URA.

For example, Clause 1.17A of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 prevents complying development from being undertaken on land that is a heritage item in an LEP. Removing the heritage listing from the residential land in the URA will enable the complying development pathway to be utilised.

3 Part 2 – Explanation of Provisions

Intended Provisions

The PP seeks to amend the Shoalhaven LEP 2014 as follows:

- Amend Map Sheet HER_13D to reduce the mapped extent of heritage Item 153 to only Lot 1 DP 1281802 and reflect the current lot layout. Refer to Figure 6: Proposed change to the heritage map overlay in SLEP 2014 (item 153)
- Change the description of Item 153 in Schedule 5, Part 1 (heritage items) from Lot 2 DP 621553, which has been superseded, to Lot 1 DP 1281802, the residual lot, as shown in red text below.

Item No. 153: <i>Evison's Dairy Farm Complex</i>
Schedule 5, Part 1
Item No: 153 Item: <i>Evison's Dairy Farm Complex</i> Address: 49 Hockeys Lane Locality: Cambewarra Property Description: Lot 2 DP 621553 Lot 1 DP 1281802 Significance: Local

4 Part 3 – Justification of Strategic and Site-specific merit

4.1 Need for the Planning Proposal (Section A)

4.1.1 Is the Planning Proposal a result of an endorsed LSPS, strategic study or report?

The PP is not specifically the result of an endorsed strategic study or report. It is required to correct an oversight when the Moss Vale Road South Urban Release Area (MVRS URA) was created. The MVRS URA is however a regionally significant release area already identified in the Nowra Bomaderry Structure Plan and reflected in the Illawarra-Shoalhaven Regional Plan.

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

The PP is the best and only means of achieving the intended outcome. The heritage status of the land containing the heritage features will be retained. The URA and residential lots are east of Good Dog Creek and are unaffected by heritage features. The PP seeks to remove the impediments created by the heritage status of residential lots within the URA and to maintain an accurate heritage overlay in the Shoalhaven LEP 2014.

Removing the heritage listing from the residential lots in the URA will enable the landowners to utilise exempt and complying development approval pathways currently precluded by the land's heritage status.

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

The applicable regional strategy is the Illawarra-Shoalhaven Regional Plan 2041. The relevant Direction and Actions are outlined below.

- Objective 18: Provide housing supply in the right locations

The PP seeks to support the efficient delivery of housing in a regionally significant urban release area by removing the need for detailed heritage assessment on lots that do not contain items of heritage significance. This PP will also ensure that assessment can occur through a range of assessment pathways, including Complying Development in accordance with the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

- Objective 19: Deliver housing that is more diverse and affordable

The PP seeks to support the efficient delivery of housing by removing unnecessary assessment barriers. Complying Development cannot be undertaken on land that is identified as an item of environmental heritage or as a heritage item by an environmental planning instrument per Clause 1.17A of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Adjusting the mapped extent of Heritage Item 153 to better reflect the actual heritage values associated with Evisons Dairy Farm Complex will help to minimise costs associated with building approvals within the URA, consistent with this Objective.

- Objective 23: Celebrate, conserve and reuse cultural heritage Protect the Region's Cultural Heritage. – Action 4.3.1: Conserve heritage sites when preparing local planning controls

The PP seeks to update the extent of Item 153 in Shoalhaven LEP 2014 in response to recent subdivision activity within the adjacent URA. The PP is not considered inconsistent with this Direction as the PP will improve the accuracy of land affected by the listing and continue to conserve heritage values that are wholly contained within Lot 1 DP 1281802.

4.1.4 Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

Shoalhaven City Council's 'Shoalhaven 2040' Local Strategic Planning Statement (LSPS)

The Shoalhaven LSPS outlines various land-use aspirations and outlines how we will plan and deliver for the Shoalhaven community now and into the future. This document focuses on a number of community values, which includes protecting and adapting to the environment and celebrating culture and heritage.

The PP is consistent with the LSPS, specifically Planning Priority 14 – Heritage Items and Places, which recognises that heritage significance is dynamic and changes over time. Updating the mapped extent and property description of Heritage Item 153 will ensure that the heritage values of the Evisons Dairy Farm Complex will continue to be conserved and managed.

Shoalhaven Growth Management Strategy (GMS)

The GMS's purpose is to manage the social and economic implications of future growth in Shoalhaven while protecting and preserving the city's environmental values. The GMS broadly applies to the subject land; however, it is noted that there are no specific heritage controls for the Moss Vale Road South living area. The GMS states that Good Dog Creek and its associated riparian corridor will provide physical separation and a visual buffer between Cambewarra and MVRs URA. The PP will not alter this outcome.

4.1.5 Is the planning proposal consistent with any other applicable State and regional studies or strategies?

The PP is broadly consistent with the Illawarra Shoalhaven Regional Plan 2041 and the Illawarra Shoalhaven Regional Transport Plan 2041.

4.2 Relationship to strategic planning framework (Section B)

4.2.1 Is the Planning Proposal consistent with applicable SEPPs?

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP)

The Codes SEPP enables certain development to be undertaken without Council approval, or via the streamlined Complying Development pathway.

The current extent of the heritage listing effectively ‘turns off’ the ability to undertake most forms of complying development under the SEPP. By removing the heritage listing from the residential lots within the MVRs URA, suitable development will be able to apply for consent using the Complying Development pathways.

The PP is not inconsistent with this SEPP.

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

A Section 9.1 Ministerial Directions checklist is provided in the Attachments. Directions specifically relevant to this PP are discussed in greater detail below.

Direction 1.1 Implementation of Regional Plans

The ISRP 2041 applies to the Shoalhaven Local Government Area (LGA) and the subject land. As discussed in Section 4.1.3, the MVRs URA is recognised as a regionally significant release area. The PP gives effect to the ISRP and is consistent with this Direction.

Direction 1.3 Approval and Referral Requirements

This Direction applies to all relevant planning authorities when preparing a planning proposal to ensure that LEP provisions encourage the efficient and appropriate assessment of development. The PP seeks to improve the accuracy of the LEP heritage item number 153 by removing the item from residential and Council owned allotments that are located east of Good Dog Creek.

This will remove unnecessary barriers to resultant development of the residential lots within the URA. Clause 5.10 of the SLEP 2014 will continue to apply to Lot 1 DP 1281802 and adjacent land (if relevant). The proposed change will not result in any additional concurrence, consultation or referral of development applications, and will not identify additional development as designated development.

This PP is consistent with this Direction.

Direction 3.2 Heritage Conservation

This direction applies as the PP proposes to amend Item 153 in Schedule 5 Environmental Heritage of Shoalhaven LEP 2014 and the associated mapping.

Schedule 5, Part 1 (heritage items) currently identifies Lot 2 DP 621553, 49 Hockeys Lane, Cambewarra as Heritage Item 153. Lot 2 DP 621553 has been subdivided into a residual lot (Lot 1 DP 1281802) which contains the heritage features referred to in the listing to the west of Good Dog Creek; and a residential subdivision within the MVRs URA to the east of Good Dog Creek.

The heritage item currently applies to 73 registered lots within the URA, but this will increase to 166 when the approved subdivision is completed.

The PP is generally consistent with this Direction as the heritage status of Evison's dairy farm complex, which is located wholly within Lot 1 DP 1281802, will not change. The land proposed to be removed from the heritage item is east of Good Dog Creek. The Creek provides a logical visual separation from the recently subdivided lots, which are considered not to exhibit the heritage qualities as described on the [State Heritage Inventory](#):

“A dairy farm complex consisting of a Victorian style farmhouse with federation influences, outbuildings, sheds, dairy buildings and silos sited above Good Dog Creek. The complex is approached along a driveway, defined by plantings of Coral trees, which serves both the homestead and working areas of the farm. In contrast to the majority of farm complexes the farmhouse is unusually sited near Good Dog creek, a consequence of the need for permanent water before the introduction of water tanks in the 1860s. Typically however, the farmhouse overlooks most of the associated pastures. The house is unusual in its use of a gambrel roof, a Federation feature normally associated with urban houses. The complex characterises the scale, structure and form qualities found throughout the pastoral landscapes of the Berry-Bolong district.”

The PP seeks to maintain the accuracy of the Shoalhaven LEP 2014 by clarifying the extent of the heritage listing to apply to the land that exhibits the heritage qualities and responding to approved development.

If development is proposed within the vicinity of the heritage item, the proponent(s) will be required to address the provisions of Cl. 5.10(5) of the Shoalhaven LEP 2014 in any proposed development, and the Council will make an assessment of the extent (if any) of the impact of the proposed development on the heritage significance of the item and its setting. The PP will not otherwise impact the existing and future use of land in the vicinity of the existing heritage item.

Direction 6.1 Residential Zones

This direction applies to all relevant planning authorities when preparing a planning proposal that will affect land within an existing or proposed residential zone (including the alteration of any existing residential zone boundary), or any other zone in which significant residential development is permitted or proposed to be permitted.

The PP seeks to remove the existing heritage item mapping from the URA, including land zoned R1 General Residential, to correct a previous oversight. The removal of this land from the heritage overlay will enable a range of planning pathways, including complying development, to be utilised to deliver additional housing in the regionally significant urban release area.

Direction 9.2 Rural Lands

This direction applies when a relevant planning authority prepares a planning proposal for land in specified LGAs that will affect land within an existing or proposed rural or

conservation zone (including the alteration of any existing rural or conservation zone boundary). Part of the subject land is currently zoned RU1 Primary Production.

The PP is considered to be consistent with the Illawarra Shoalhaven Regional Plan 2041 and is broadly consistent with the direction. There are no amendments proposed to the existing zoning or minimum lot size mapping for the subject land zoned RU1.

4.3 Environmental, Social and Economic Impact (Section C)

4.3.1 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?

The PP is unlikely to adversely affect any critical habitat or threatened species, populations or ecological communities, or their habitats. The proposed amendments to the Shoalhaven LEP 2014 are administrative in nature and do not propose any changes to planning controls that would intensify development of the site.

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

Other environmental impacts are not anticipated due to the nature of the PP. Any future development or use of the land would consider environmental impacts as part of the development assessment process.

4.3.3 How has the Planning Proposal adequately addressed any social and economic effects?

The PP will have positive social effects by removing unnecessary barriers to the delivery of housing within the URA and enabling exempt and complying development approval pathways.

The PP will also retain the heritage protections provided under clause 5.10 of the LEP for *Evison's dairy farm complex* and improve the accuracy of the heritage map overlay.

4.4 Infrastructure (Local, State and Commonwealth) (Section D)

4.4.1 Is there adequate public infrastructure for the Planning Proposal?

The PP will not directly increase demand for public infrastructure.

4.5 State and Commonwealth Interests (Section E)

4.5.1 What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

The PP will be referred to Heritage NSW for comment and any other relevant State government agencies required under the conditions of the Gateway determination. The PP will be updated, if required, to incorporate any agency comments received. Heritage NSW granted General Terms of Approval (GTA) for works associated with RA21/1003, dated 12

The proposed mapping changes, as outlined in Parts 2 and 3 of the PP, include the removal of Lots 200-238 DP 1295656, Lot 3 DP 1281802 and Lots 300-331 DP 1295657 from Item 153 and the addition of Lot 1 DP 1281802 as Item 153 to Map Sheet HER_13D. The proposed mapping changes are shown below.



6 Part 5 - Community Consultation

Due to the relatively minor administrative nature of this PP, it is requested that no public exhibition is required. This is consistent with the Gateway Determinations of similar planning proposals that seek to clarify and maintain mapping consistency. It is also noted that the related residential subdivision went through a detailed process including public notification.

7 Part 6 – Project Timeline

The anticipated timeline for the Planning Proposal.

Task	Anticipated Timeframe
Commencement date (date of Gateway determination)	October/November 2024
Completion of Gateway determination requirements	November/December 2014
Public exhibition	N/A
Finalisation and notification of Plan	November 2024 - January 2025

Attachments

1. Checklist - State Environmental Planning Policies (SEPPs)

State Environmental Planning Policy	Applies?	Relevant?	Consistent?
	Yes/No	Yes/No	Yes/No
Housing SEPP 2021	Y	Y	Y
Transport and Infrastructure SEPP 2021	N	N	N/A
Primary Production SEPP 2021	Y	N	N/A
Biodiversity and Conservation SEPP 2021	Y	Y	Y
Resilience and Hazards SEPP 2021	Y	N	NA
Industry and Employment SEPP 2021	N	N/A	N/A
Resources and Energy SEPP 2021	Y	N	N/A
Sustainable Buildings SEPP 2022	Y	Y	Y
Planning Systems SEPP 2021	N	N	N/A
Precincts SEPPs 2021	N	N	N/A
Exempt and Complying Development Codes 2008	Y	Y	Y

2. – Checklist - Local Planning Directions under section 9.1

MD	Subject	Applies? Yes/No	Relevant? Yes/No	Consistent?	Comment
Focus Area 1: Employment & Resources					
1.1	Implementation of Regional Plans	Y	Y	Y	Refer to Section 4.2.2.
1.2	Development of Aboriginal Land Council Land	N	N	N/A	
1.3	Approval and Referral Requirements	Y	N	N/A	This direction is not relevant as the PP does not propose the inclusion or amendment to any provisions of the LEP that would require concurrence, consultation or referral to a Minister or public authority. Further discussion is provided in section 4.2.2.
1.4	Site Specific Provisions	N	N	N/A	
1.4A	Exclusion of Development Standards from Variation	Y	N	N/A	
1.5 – 1.22	Planning Systems (Place based)	Note: N/A – predominately Sydney based.	N	N/A	
Focus Area 2: Design and Place – Directions for this Focus Area have not been finalised to date					
Focus Area 3: Biodiversity & Conservation					
3.1	Conservation Zones	Y	N	N/A	The subject land is partially identified as containing a conservation zone. The PP does not propose any change to the zoning or development standards that apply to this land and is hence not inconsistent with the direction.
3.2	Heritage Conservation	Y	Y	Y	The PP is consistent with this direction because the land proposed to be removed from the heritage item is east of Good Dog Creek and unaffected by the heritage features referred to in the State Heritage Inventory. Discussed further in section 4.2.2.
3.3	Sydney Drinking Water Catchments	N	N	N/A	
3.4	Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	N	N	N/A	
3.5	Recreation Vehicle Areas	Y	N	N/A	
3.6	Strategic Conservation Planning	N	N	N/A	
3.7	Public Bushland	N	N	N/A	
3.8	Willandra Lakes Region	N	N	N/A	
3.9	Sydney Harbour Foreshores and Waterways Area	N	N	N/A	
3.10	Water Catchment Protection	N	N	N/A	
Focus Area 4: Resilience & Hazards					
4.1	Flooding	Y	N	N/A	This direction applies as the subject land is partly identified as flood prone land. The PP does not seek to rezone land within the flood planning area and does not permit a significant increase

Draft Planning Proposal PP077 – Amendment to Heritage Item 153 (Evisons Dairy Farm Complex) Shoalhaven LEP 2014

					in the development or dwelling density of the land. The PP is not inconsistent with the Floodplain Development Manual 2005. Discussed further in section 4.2.2.
4.2	Coastal Management	N	N	N/A	
4.3	Planning for Bushfire Protection	Y	N	N/A	
4.4	Remediation of Contaminated Land	Y	N	N/A	
4.5	Acid Sulfate Soils	N	N	N/A	
4.6	Mine Subsidence and Unstable Land	N	N	N/A	
Focus Area 5: Transport & Infrastructure					
5.1	Integrating Land Use and Transport	N	N	N/A	
5.2	Reserving Land for Public Purposes	N	N	N/A	
5.3	Development Near Regulated Airports and Defence Airfields	N	N	N/A	
5.4	Shooting Ranges	N	N	N/A	
Focus Area 6: Housing					
6.1	Residential Zones	Y	Y	Y	This direction applies when preparing a PP that will affect land within an existing or proposed residential zone. The PP is not inconsistent with the direction as it seeks to remove the existing heritage item listing from properties assessed as suitable for residential development and unaffected by the heritage features associated with the original listing. This ensures that the permissible residential density of the land can be achieved efficiently without unnecessary assessment barriers.
6.2	Caravan Parks and Manufactured Home Estates	N	N	N/A	
Focus Area 7: Industry and Employment					
7.1	Business and Industrial Zones	N	N	N/A	
7.2	Reduction in non-hosted short-term rental accommodation period	N	N	N/A	
7.3	Commercial and Retail Development along the Pacific Highway, North Coast	N	N	N/A	
Focus Area 8: Resources and Energy					
8.1	Mining, Petroleum Production and Extractive Industries	N	N	N/A	
Focus Area 9: Primary Production					
9.1	Rural Zones	Y	Y	Y	This direction applies when preparing a PP that will affect land within an existing or proposed rural zone. In accordance with Direction (1)(b), the PP does not contain provisions that will increase the permissible density of land within a rural zone. Consistent.

Draft Planning Proposal PP077 – Amendment to Heritage Item 153 (Evisons Dairy Farm Complex) Shoalhaven LEP 2014

9.2	Rural Lands				This direction applies when preparing a PP that applies to land in specified LGAs that will affect land within an existing or proposed rural or conservation zone. The PP is not inconsistent with the direction. Further discussion is provided in Section 4.2.2.
9.3	Oyster Aquaculture	N	N	N/A	
9.4	Farmland of State and Regional Significance on the NSW Far North Coast	N	N	N/A	

List of affected properties (on 15/10/24)

Lot 1 DP 1281802
Lot 200 DP 1295656
Lot 201 DP 1295656
Lot 202 DP 1295656
Lot 203 DP 1295656
Lot 204 DP 1295656
Lot 205 DP 1295656
Lot 206 DP 1295656
Lot 207 DP 1295656
Lot 208 DP 1295656
Lot 209 DP 1295656
Lot 210 DP 1295656
Lot 211 DP 1295656
Lot 212 DP 1295656
Lot 213 DP 1295656
Lot 214 DP 1295656
Lot 215 DP 1295656
Lot 216 DP 1295656
Lot 217 DP 1295656
Lot 218 DP 1295656
Lot 219 DP 1295656
Lot 220 DP 1295656
Lot 221 DP 1295656
Lot 222 DP 1295656
Lot 223 DP 1295656

Lot 224 DP 1295656
Lot 225 DP 1295656
Lot 226 DP 1295656
Lot 227 DP 1295656
Lot 228 DP 1295656
Lot 229 DP 1295656
Lot 230 DP 1295656
Lot 231 DP 1295656
Lot 232 DP 1295656
Lot 233 DP 1295656
Lot 234 DP 1295656
Lot 235 DP 1295656
Lot 236 DP 1295656
Lot 237 DP 1295656
Lot 238 DP 1295656
Lot 240 DP 1295656
Lot 3 DP 1281802
Lot 300 DP 1295657
Lot 301 DP 1295657
Lot 302 DP 1295657
Lot 303 DP 1295657
Lot 304 DP 1295657
Lot 305 DP 1295657
Lot 306 DP 1295657
Lot 307 DP 1295657

Lot 308 DP 1295657
Lot 309 DP 1295657
Lot 310 DP 1295657
Lot 311 DP 1295657
Lot 312 DP 1295657
Lot 313 DP 1295657
Lot 314 DP 1295657
Lot 315 DP 1295657
Lot 316 DP 1295657
Lot 317 DP 1295657
Lot 318 DP 1295657
Lot 319 DP 1295657
Lot 320 DP 1295657
Lot 321 DP 1295657
Lot 322 DP 1295657
Lot 323 DP 1295657
Lot 324 DP 1295657
Lot 325 DP 1295657
Lot 326 DP 1295657
Lot 327 DP 1295657
Lot 328 DP 1295657
Lot 329 DP 1295657
Lot 330 DP 1295657
Lot 331 DP 1295657