



THE FARM BROULEE

Planning Proposal

207 Broulee Road, Broulee

Prepared for
Brightlands Living Pty Ltd

18 July 2023 (Revision A)

ppd | planning consultants

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1 INTRODUCTION

1.1 Background

This Planning Proposal has been prepared by PPD Planning Consultants on behalf of Brightlands Living Pty Ltd (the **Proponent**) to amend Eurobodalla Local Environmental Plan (LEP) 2012. This proposal describes the outcome and justification for amending LEP 2012 and is the key part of the LEP making process as set out under Division 3.4 of the Environmental Planning & Assessment Act (EP&A Act) 1979.

This Proposal relates to lands identified as 207 Broulee Road, Broulee (the **Subject Site**). **Figure 3** provides an aerial view of the subject site.

The Planning Proposal has been prepared in accordance with Section 3.33 of the EP&A Act 1979 having due consideration to the provisions of the *Local Environmental Plan Making Guideline September 2022* prepared by Department of Planning, Industry and Environment.

1.2 Supporting Documentation

The following documentation accompanies this proposal:

1. Concept Design Explanatory Report

Prepared by HATCH | Roberts Day the explanatory design report provides an overview of the place and site analysis and explains the vision and design principles in detail. The report is accompanied by a concept masterplan for 207 Broulee Road based on 'agrihood' and eco-village principles. The Plan results in an alternative form of development that is unique to conventional low density development and rural living in form, management, tenure and services provided, and is highly responsive to the rural and environmental factors which characterise the site.

2. Urban Design Presentation

Prepared by Brightlands Living (the proponent) this report provides the background and philosophy of Brightlands Living and their vision for the site to create Australia's leading wellness community.

3. Broulee Housing Study

Prepared by Hill PDA Consulting this report provides preliminary market findings of the Broulee housing market and includes a summary of the key findings.

4. Preliminary Biodiversity Assessment

Prepared by Ecological Australia this report describes the biodiversity values of the subject land and provides advice for the proposed development.

5. Traffic Report

Prepared by CJP Consulting Engineers this report assesses the traffic, parking, access, transport and servicing characteristics of the Planning Proposal, and the associated impacts of the proposal on the surrounding road network, parking and transport environment.

6. Bushfire Risk Assessment

Prepared by Bushfire Protection Planning and Assessment Services Pty Ltd this report provides a preliminary bushfire compliance/constraints assessment for the purposes of the proposed development.

7. Aboriginal and Historic Heritage Constraints Assessment

Prepared by Ecological Australia the stated aim of this report is to:

- provide preliminary advice about any heritage items in the study area or its vicinity and include recommendations for further assessment and approvals under the Heritage Act 1977; and
- provide advice about whether recorded Aboriginal objects are present and whether additional Aboriginal objects are likely to be located within study area in order to determine whether any further assessment will be required.

8. Agricultural Assessment

Prepared by Tremain Ivey Advisory this report provides preliminary agricultural assessment of the land for the purposes of the proposed development.

9. Sewer and Water Feasibility Assessment

Prepared by Acor Consultants this report identifies opportunities and constraints relating to servicing of development with water and wastewater assets with respect to existing Council owned water and wastewater infrastructure and assets.

10. Eurobodalla LGA Site Suitability Analysis

Prepared by Earthwise this report provides an analysis of large lots within the Eurobodalla LGA that could potentially be suitable for the creation of a wellness community.

1.3 Scoping Proposal

Eurobodalla Shire Council has undertaken a pre-lodgement review of a scoping report and associated information which provides details in relation to the proposal by Brightlands Living Pty Ltd for land at 207 Broulee Road, Broulee, NSW 2537 (the site).

By letter dated 19 January 2023 Council provided feedback on their review of the Scoping Report and this feedback has helped form the key provisions and responses in this planning proposal as detailed in **Table 1** below.

Table 1 Response to Review of Scoping Report

Summary of Review	Comments
1. Overview of the proposal	Areas of the proposed residential accommodation are provided in s4.2 & 5.2.
2. Statutory planning 2.1 Relevant ELEG 2012 provisions	No contention with the summary of Relevant ELEG 2012 provisions applying to the subject site.

	Noted: The Class 2 acid sulfate soils classification relates only to the lands zoned C2 Environmental Conservation. Lands zoned RU1 and proposed to be zoned C4 do not have any acid sulfate soils classification.
2.2 Section 9.1 Ministerial Directions	Consistency with the relevant Ministerial Directions applying to the proposal are addressed in Table 6, page 32. This includes assessment of consistency with direction 9.2 Rural Lands.
3. Strategic merits of the proposal	
3.1 Region Plan and Draft Region Plan	Addressed in s5.3.2, page 24 and in Table 3.
3.2 Eurobodalla Local Strategic Planning Statement (LSPS)	Addressed in s5.3.2, page 27 and in Table 4,
3.3 Rural Lands Strategy	Addressed in s5.3.2, page 29.
3.4 Eurobodalla Settlement Strategy 2006-2031	Addressed in s5.3.2, page 30.
3.5 Draft Local Housing Strategy	Addressed in s5.3.2, page 30.
4. Site specific merits of the proposal	
4.1 The natural environment	Addressed in s5.3.3, page 29.
4.2 Existing, approved, and future uses	Addressed in chapter 6, page 39,
4.3 Services and infrastructure	Addressed in s5.3.4, page 36.
5. Closing	Deferral to await the outcomes of the Place Strategy for the Batemans Bay Strategic Cluster is addressed in s5.3.1, page 23.

2 SITE DESCRIPTION AND BACKGROUND

2.1 Site Description and Location

Table 2 provides a brief description and location summary of the subject site.

Table 2 Site Description and Location Summary

Street Address	207 Broulee Road, Broulee
Legal Description	Lot 1 DP 1256287
Site Area	125.3 hectares (refer Survey Plan accompanying this proposal).
Brief Site Description	Large irregular shaped rural land holding with a single dwelling on site. Has a significant frontage of 1.2km to Broulee Road in the south and abuts Illawong Nature Reserve to the North and Carroll College to the east.
Heritage	The site is located within the curtilage of the 'Site of Mount Oldrey Homestead' and is identified as an item of local heritage significance.
Topography	The site is very gentle rolling hills that are mostly clear of vegetation.
Services	All relevant utility services including water, sewer, electricity, gas and telephone are/or can be made available to the subject property.

Figure 1 provides a broader context of Broulee in relation to the region, and in particular Canberra.

Figure 2 provides a view of the subject site ('The Farm') in the context of the local region.

The site is conveniently located:

- Adjoining Carroll College
- 3km to Broulee Beach
- 9km from Moruya Airport
- 12km from Moruya Hospital

Figure 3 provides a view of the subject site (outlined in red) in relation to the context of Broulee township and the local area.

Figures 4 & 5 provide general views of the subject site.

Figure 1. Regional Context



Figure 2. Local Region Context

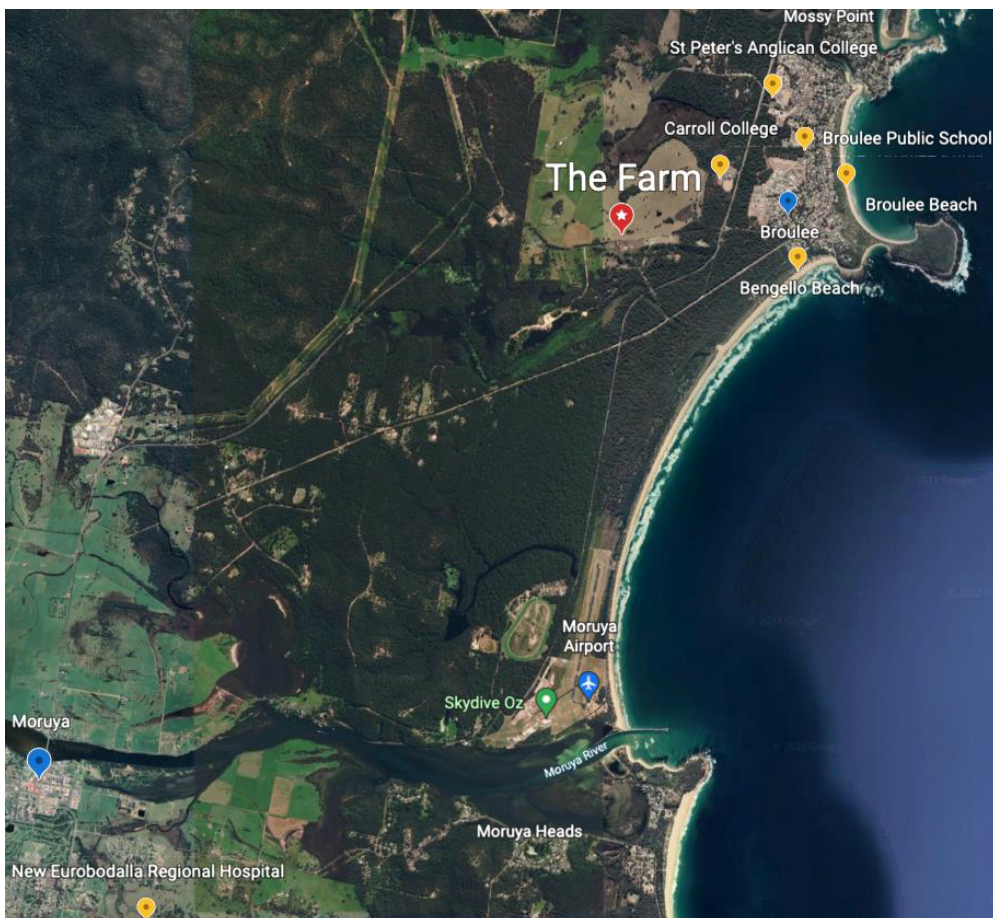


Figure 3. Local Area Context



Figure 4. Views of the subject site



Figure 5. View of the subject site



2.2 Background and Context

Brightlands Living has provided the following background information in relation to creating age-integrated 'agrihood' communities:

Shifting demographics and changing housing preferences are transforming the real estate market in Australia and the South Coast. One major factor is the influence of older persons on the housing market, which is remaking the residential landscape. According to the 2021 Australian Bureau of Statistics data 70% of all households in the Broulee/Tomakin study area contain one or two people yet only 3% of dwellings have one bedroom and the vast majority are three- and four-bedroom dwellings. Generally, older adults particularly empty-nesters and new retirees are rejecting sprawl and demanding more compact, mixed-use, interesting, walkable, and vibrant communities. Having raised their children in the classic house with the large backyard older adults are now looking for active, stimulating communities that accommodate their changing needs and lifestyles—recreational activities, walking and biking, cultural pursuits, hobbies, civic engagement, friends, and social activities. Many older Australians also want smaller, less expensive homes that are accessible to people and neighbourhood amenities; they no longer want to spend the time and money maintaining a large home and property, but they don't want to leave the communities in which they lived and raised their families. Furthermore, they more strongly value a community's sense of place.

Typically, this type of development is referred to as a liveable community and has a growing market appeal among older Australians—and this appeal is mirrored among young families, who are seeking the same types of housing and communities for many of the same reasons.

Benefits to the Brightlands Model:

For residents of all ages:

Physical health/increased exercise: Compact, mixed-use, walkable communities provide greater opportunities for physical activity. Walking trails and open space link through the property providing a greater opportunity to walk, jog and bike ride and promote exercise and physical activity being a part of resident's daily routines. Furthermore, the community facilities will provide daily classes in yoga, tai chi, aqua aerobics etc.

Social interaction/mental health: A great threat to the mental and emotional health of all people is social isolation. This is also particularly prevalent in older people and those with a disability when access and mobility relies heavily on the personal car. The Farm has been designed to promote incidental interactions between residents and will include a café and restaurant as well as communal classes.

Lifestyle pursuits: A growing trend particularly exacerbated by the COVID-19 pandemic was a movement towards working from home. There has also been a casualisation of the workforce offering residents greater time to pursue hobbies and special interests. The Farm will offer daily classes in meditation, yoga and will look to collaborate with many of Australia's leading health and wellness experts. The Farm will also provide a spa and wellness centre offering float tanks, infrared sauna, massage, facial and other spa treatments.

Housing affordability: Greater density can minimise the cost of housing by offering smaller, less expensive housing choices, for older adults, people with disabilities, families and key workers particularly those moving to work at the Moruya Hospital or two High Schools. Denser development generally lowers the cost of land per unit; provides greater economies of scale, which lowers the costs of building materials; generates smaller, less expensive properties; and typically requires less infrastructure and site-preparation costs. In particular due to the fact we already have cleared land we not only do not need to undertake tree clearing or pay for expensive bio-diversity offsets which saves significant cost.

Benefits for communities:

Public safety: Communities that invite greater activity on the streets, in public gathering places, and housing in 'clusters' where all the neighbours know each other are generally safer. In addition, when buildings are arranged closer to one another and closer to the street, the direct line of vision from building to street promotes greater neighbourhood oversight.

Traffic relief: When daily destinations are closer to one another and mixed together, the distance we travel in our cars to accomplish daily tasks, and the number of car trips we take, will decrease. In particular, being located next to Carroll College and walking distance to St Peters College lowers school traffic. Furthermore, pedestrian-friendly streets, trails, and inter-connected roadways bolster this effect. By reducing overall dependence on car travel, communities can reduce Vehicle Kilometres Travelled (VKT), which relieves traffic volume on area roads and improves traffic safety. Brightlands will also offer car sharing electric vehicles on site to minimise car numbers.

Sense of place/sense of community: A community's sense of place is hard to define, yet easy to recognise; we know it when it's there, and it is conspicuous when it is not. Well-planned community design can enhance that sense of

place that we inherently feel in so many of our favourite places, and which creates within us a greater sense of community pride and identity. A sense of place provides emotional and mental benefits to residents, encourages people to enjoy their surroundings by engaging in public activity—walking, shopping, socialising, volunteering, working, recreating, reading on a park bench—and encourages older adults, families, and people with disabilities to remain living in their communities instead of relocating to other areas.

Impediments or barriers to development or implementation:

Local zoning: This is the first proposed 'agrihood' in NSW and therefore the planning framework has not been designed with this highly sustainable compact, mixed-use, diverse, walkable agricultural community in mind.

Imbalance between supply and demand: Market studies reveal that the supply of sustainable, inter-connected communities with safe, accessible public spaces has fallen well behind the demand. These types of communities are too few and far-between to satisfy the current, and growing, demand from a cross-section of community residents, including aging baby boomers. There is significant public acknowledgement of the unsatisfied demand for alternatives to conventional, low-density, auto-dominated suburban development patterns.

Public opposition and misperceptions: Many residents hold negative impressions—indeed, downright fear—of density. Some of these perceptions are based on negative associations with urban life, such as crime, low air quality, and lack of space. The Farm seeks to counter these myths, misperceptions, and fears with rational arguments, facts, diagrams and pictures.

Developer resistance: Many developers are resistant to alternative types of development they may have been providing for decades and they may not be inclined to pursue this new type of housing. It is the vision for The Farm to be Australia's leading wellness community and a model to be emulated by other communities.

3 STATUTORY CONTEXT

The following key provisions of Eurobodalla Local Environmental Plan (LEP) 2012 are relevant to this Planning Proposal.

3.1 Aims of the Plan

Clause 1.2 of ELEP 2012 outlines the particular aims of the LEP as follows:

- (aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,
- (a) to preserve the urban growth boundaries of Eurobodalla as identified in the Eurobodalla Settlement Strategy,
- (b) to ensure development embraces the principles of ecologically sustainable development and quality urban design, and encourages walking, cycling and public transport use,
- (c) to provide employment opportunities and strengthen the local economic base by encouraging a range of enterprises, including tourism, which respond to lifestyle choices, emerging markets and changes in technology,
- (d) to identify and protect the established residential neighbourhoods and ensure a sufficient supply of suitable land to meet the future residential needs of Eurobodalla,
- (e) to restrict development of land that is subject to flooding, coastline hazard, bush fires and land slip,
- (f) to ensure that resource lands, including agriculture, mineral resources and extractive materials are not rendered sterile from incompatible land use,
- (g) to provide measures to protect and manage the biodiversity and environmental values of the land and waterways,
- (h) to ensure that development takes into account the environmental constraints of the land and minimises any off site and on-site impacts on biodiversity, water resources and natural landforms,
- (i) to identify and protect the cultural and architectural heritage of Eurobodalla, including Aboriginal relics and places, and assist in its promotion as a tourism asset.

3.2 Land Use Table

The subject site is predominantly zoned RU1 Primary Production and part C2 Environmental Conservation as detailed in **Figure 7**.

The relevant objectives and provisions of the RU1 zone are as follows:

1 Objectives of zone

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To encourage diversity in primary industry enterprises and systems appropriate for the area.*
- *To minimise the fragmentation and alienation of resource lands.*

- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To minimise the visual impact of development on the rural landscape.
- To provide for recreational and tourist activities that support the agricultural, environmental and conservation value of the land.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Forestry; Home occupations

3 Permitted with consent

Agriculture; Animal boarding or training establishments; Aquaculture; Camping grounds; Cellar door premises; Dual occupancies; Dwelling houses; Eco-tourist facilities; Extractive industries; Farm buildings; Funeral homes; Home industries; Intensive livestock agriculture; Intensive plant agriculture; Landscaping material supplies; Open cut mining; Plant nurseries; Restaurants or cafes; Roads; Roadside stalls; Rural industries; Rural supplies; Secondary dwellings; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Amusement centres; Business premises; Caravan parks; Centre-based childcare facilities; Entertainment facilities; Heavy industrial storage establishments; Hotel or motel accommodation; Industrial retail outlets; Industries; Office premises; Residential accommodation; Restricted premises; Retail premises; Serviced apartments; Sex services premises; Vehicle body repair workshops; Vehicle repair stations

The relevant objectives and provisions of the C2 zone are as follows:

1 Objectives of zone

- To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- To prevent development that could destroy, damage or otherwise have an adverse effect on those values.
- To identify sensitive coastal lakes, estuaries, wetlands, overland flow paths and riparian zones and those areas at risk from coastline hazards, including sea level rise.
- To protect and improve water quality.
- To protect and enhance the natural environment for recreation purposes.
- To manage items, places and landscapes of Aboriginal cultural heritage significance into the future in collaboration with the local Aboriginal community.

2 Permitted without consent

Environmental protection works

3 Permitted with consent

*Boat sheds; Camping grounds; Environmental facilities; Oyster aquaculture
Roads; Sewerage systems; Water recreation structures; Water supply systems*

4 Prohibited

*Business premises; Hotel or motel accommodation; Industries; Local distribution
premises; Multi dwelling housing; Pond-based aquaculture; Recreation
facilities (major); Residential flat buildings; Restricted premises; Retail premises;
Seniors housing; Service stations; Tank-based aquaculture; Warehouse or
distribution centres; Any other development not specified in item 2 or 3*

3.3 Relevant ELEP 2012 Provisions

The following provisions of ELEP 2012 are relevant to the subject site.

- **Minimum lot size:** 100 ha (corresponding to the RU1 zone)
- **Heritage:** Site of Mount Oldrey Homestead (local significance)
- **Acid sulfate soils:** Class 2 (C2 Environmental Conservation lands only)
- **Wetlands:** Lands zoned C2 Environmental Conservation are identified as Wetlands
- **Bushfire-prone land:** Vegetation Category
- **Subdivision of, or dwellings on, land in certain rural, residential or conservation zones:** Minimise potential land use conflicts between existing and proposed development

4 CONCEPT PROPOSAL

4.1 Project Vision

To create Australia's leading wellness community

4.2 Project Description

The proposal, is accompanied by a number of plans and reports that provide detailed description of the development proposed on the subject site at 207 Broulee Road, Broulee. This includes the following:

- Concept Design Explanatory Report
- Concept Masterplan
- Urban Design Presentation

The proposal, to be more commonly known as “the Farm”, plans to develop a unique community that integrates agriculture into a residential neighbourhood. The purpose is to facilitate food production as well as provide green space, recreation, aesthetics and value for a community in a living environment.

The following provides a general overview of the key elements of the proposal:

- Land is to be zoned primarily C4 Environmental Living (100.0 ha) and the remaining land C2 Environmental Conservation (25.3ha).
- Allow residential development of the C4 zoned lands subject to a density control of up to 8 dwellings per hectare (eg 8 x 100ha = 800 dwellings).
- At least 50% (62.65ha) of the site will be conservation area, green space, market gardens etc and remaining 50% of the site will be developed for housing.
- housing to be distributed as follows:
 - 50% targeted towards over 55's.
 - 35% targeted towards families.
 - 15% of lots provided for affordable housing and key workers. Key workers are to be offered a rent to buy opportunity.
- Provision of an increased bio-diversity corridor at the rear of Carroll College.
- Approximately 10 hectares of the site will be used for vegetable and fruit growing.
- Tree house and kids playground.
- Restaurant/Café.
- Communal building for daily classes in yoga, meditation, sound therapy, tai chi as well as a potential teaching hub for SAGE and the schools.
- Significant walking and bike trails.
- Existing main homesteads to be subdivided into an 11.6 hectare lot providing space for livestock.

- Wellness centre & bathhouse with treatments rooms, steam room, mineral baths, float tanks etc.
- Amphitheatre and education precinct.
- All amenities will link with the facilities at The Bower.

In essence, 'The Farm' is looking to create Australia's leading wellness community with the implementation of 'agrihoods', a clustered housing model and the leading best practice technology to drive sustainability.

The model is designed on the following eight (8) design principles:

1. Health & Well-being

- Daily classes including yoga, meditation and fitness.
- Bath house & float tanks
- Day spa & treatments
- Walking and Cycle paths

2. Community

- Belong Technology App
- In-door and outdoor communal areas
- Community events
- Volunteering opportunities
- Communal kitchens and dining areas
- Community title to improve governance
- Creation of Green grid to connect Broulee

3. Environment

- Conservation zones
- Organic certification & management
- Maintenance of natural water flows
- Flora & Fauna preservation (inc revegetation)

4. Economy

- Local Employment opportunities
- Indigenous employment opportunities
- Increased tourism
- Festivals and medium scale events
- Co-working hubs supported by high-speed internet

5. Housing

- Affordable housing
- Key worker initiative
- Diversity of housing types
- In demand cluster housing model

6. Education

- Creation of discovery centre for the local schools and community

- Collaboration with Carroll College and St Peters College
- Creation of a horticulture program
- Partnership with local Indigenous groups

7. Agrihood

- Organic agricultural lots
- Community gardens
- Café and restaurant

8. Sustainability

- Cluster scale microgrid
- Rapid EV charging stations
- Car & Bike Sharing
- Household PV panels
- Passive solar, energy efficient homes
- Household rainwater tanks

4.3 Public Benefit

The key public benefits of 'The Farm' will include (but not be limited to) the following:

- Rehabilitate the wetlands
- Creation of biodiversity corridors
- Affordable housing
- Key worker housing
- Increased housing supply and diversity of housing.
- Open up 15km of walking and bike trails to the public
- Creation of a discovery centre for the local community
- Education precinct and partnerships with Carroll College, St Peters College, local community.
- Jobs for the local community
- Increased tourism and wellness offering at 'The Bower'
- Ability to activate the adjoining Council owned land.

4.4 Site Specific Development Control Plan

If deemed necessary, a draft site-specific Development Control Plan (DCP) will be prepared more appropriately following Gateway determination and prior to public exhibition of any future Planning Proposal. The DCP will be prepared in consultation with Council and provide additional clarity on the intended outcomes of the Planning Proposal as it relates to more detailed site-specific provisions.

5 PLANNING PROPOSAL

This Planning Proposal seeks an amendment to Eurobodalla Local Environmental Plan (LEP) 2012 to facilitate development of the subject site at 207 Broulee Road, Broulee as described in Section 4.1 of this proposal.

The Planning Proposal has been prepared in accordance with Section 3.33 of the EP&A Act 1979 and the provisions prescribed in the Local Environmental Plan Making Guideline September 2022 prepared by Department of Planning, Industry and Environment. These provisions require the following matters to be addressed:

- **Part 1 – Objectives and intended outcomes** – a statement of the objectives of the proposed LEP
- **Part 2 – Explanation of provisions** – an explanation of the provisions that are to be included in the proposed LEP
- **Part 3 – Justification of strategic and site-specific merit** – justification of strategic and potential site-specific merit, outcomes, and the process for implementation
- **Part 4 – Maps** – maps, where relevant, to identify the effect of the planning proposal and the area to which it applies
- **Part 5 – Community consultation** – details of the community consultation that is to be undertaken on the planning proposal
- **Part 6 – Project timeline** – project timeline to detail the anticipated timeframe for the LEP making process in accordance with the benchmarks in this guideline

5.1 Part 1 - Objectives and intended outcomes

Objective

The objective of the Planning Proposal is to amend Eurobodalla Local Environmental Plan (LEP) 2012 to allow for development of 'The Farm', an agrihood development, on 126.74ha of land at 207 Broulee Road, Broulee. This development seeks to become a model of highly sustainable future development for NSW following the success of the award winning 'The Cape' development in Victoria and Witchcliffe Eco-village in Western Australia.

An agrihood is typically defined as a type of planned community that integrates agriculture into a residential neighbourhood. The purpose is to facilitate food production as well as provide green space, recreation, aesthetics and value for a community.

Figure 6 provides an example of what an 'agrihood' development may look like.

Intended outcomes

- Provide for overall health & well-being
- Create a distinctive and unique community
- Enhance the existing environment
- Improve the local economy around local employment opportunities, indigenous employment opportunities and increased tourism

- Increased diversity of housing types to address affordability and key workers
- Provide education in partnership with local organisations, schools, TAFE and local indigenous groups
- Create a very unique planned community that integrates agriculture into a residential neighborhood (ie Agrihood)
- Create a community that is highly sustainable

Figure 6. Typical 'agrihood' development

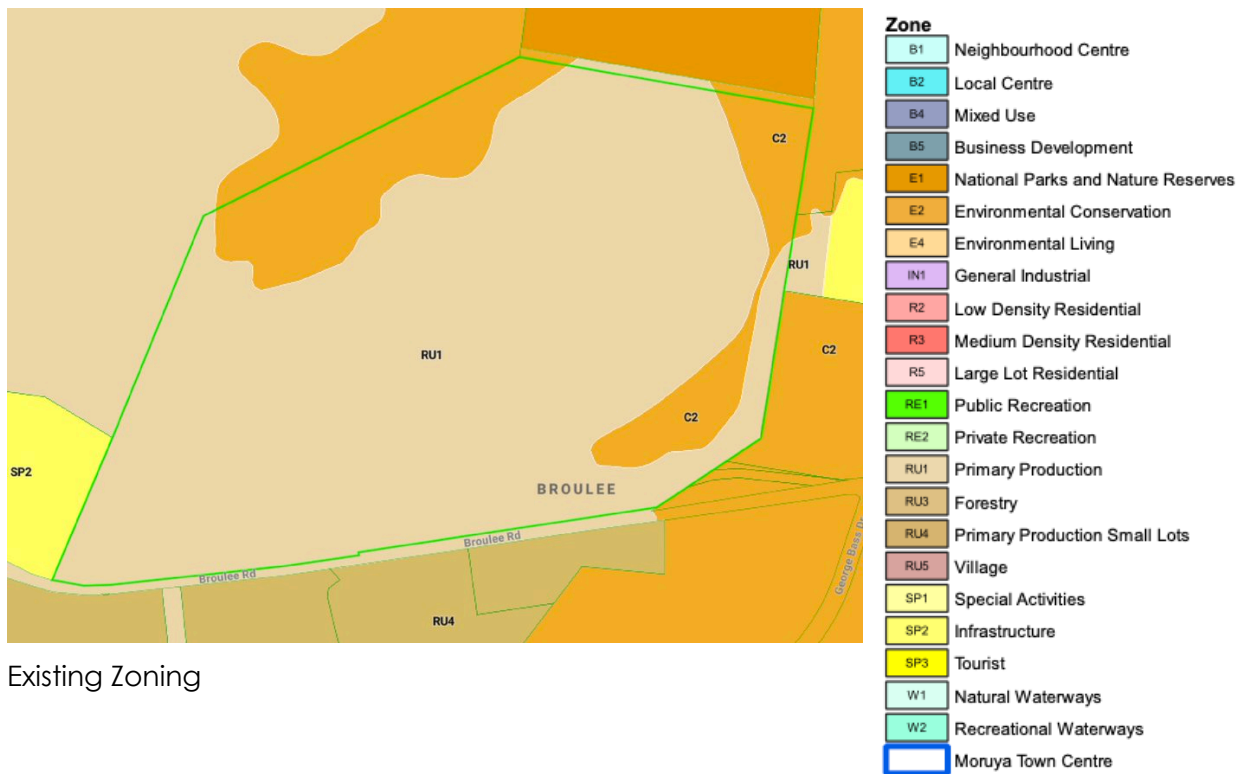


5.2 Part 2 – Explanation of Provisions

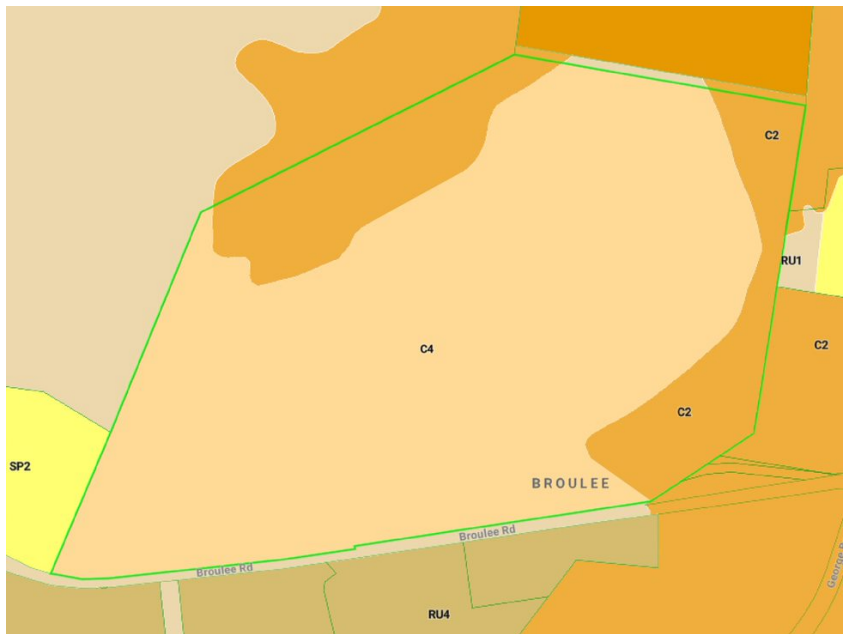
The planning proposal will be achieved by amending ELP 2012 as follows:

- Increasing the existing area zoned C2 Environmental Conservation as detailed in **Figure 7**;
- Rezoning that part of the remaining subject lands (outlined in green) zoned RU1 Primary Production to C4 Environmental Living as detailed in **Figure 7**;
- Including a maximum height limit of 8.5m for land proposed to be zoned C4 Environmental Living (refer **Figure 8**) and
- Including a site specific local provisions clause to allow residential development of the C4 zoned lands subject to:
 - maximum dwelling density of 8 dwellings per hectare; and
 - minimum 50% of the subject site being provided as conservation area, green space, market gardens etc.

Figure 7. Existing and proposed zoning of the subject site



Existing Zoning



Proposed Zoning

Figure 8. Existing and proposed building height mapping



Existing Height of Buildings mapping (extract)



Proposed Height of Buildings mapping (extract)

5.3 Part 3 – Justification of Strategic and Site-Specific Merit

This section provides a detailed assessment of the proposal's strategic and site-specific merit to determine whether the planning proposal should be supported.

The following sub-sections address the assessment criteria detailed in the *Local Environmental Plan Making Guideline September 2022* prepared by Department of Planning, Industry and Environment.

Following Sections A and B provide detail on how the proposal has strategic merit by aligning with the relevant NSW strategic planning framework and any endorsed local strategy or strategic plan which, for the site and the proposal, includes the following:

- NSW Government's South East and Tablelands Regional Plan 2036 (Region Plan) and the Draft South East Tablelands Regional Plan 2041 (Draft Region Plan)
- Eurobodalla Local Strategic Planning Statement 2020-2040 (LSPS)
- Eurobodalla Rural Lands Strategy 2016 (Rural Lands Strategy), and
- Eurobodalla Settlement Strategy 2006-2031 (Settlement Strategy).

The proposal addresses all relevant principles, objectives and actions in the relevant strategic plans and in particular gives direct effect to the following key regional themes:

1. Recognising Country, people, and place.
2. Enhancing sustainable and resilient environments
3. Leveraging diverse economic identities
4. Planning for fit for purpose housing and services
5. Supporting a connected and active region

Following Sections C, D and E identify the potential positive environmental, social and economic impacts of the proposal and demonstrates how the proposal has site-specific merit in the context of the following assessment criteria:

- the natural environment on the site to which the proposal relates and other affected land (including known significant environmental areas, resources or hazards)
- existing uses, approved uses, and likely future uses of land in the vicinity of the land to which the proposal relates, and
- services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.

Additional information on the site-specific merits of the proposal is provided in Chapter 6.

5.3.1 Section A – Need for the Planning Proposal

1. Is the planning proposal a result of an endorsed LSPS, strategic study or report?

No.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way

Yes. Following consideration of the following options this planning proposal is considered the only means of achieving the objectives and outcomes described in s5.1 of this proposal.

Option 1 – Use the site for current purpose

This option involves development of the site for primary industry production under the current objectives of the RU1 zone.

An *Agricultural Consulting Report* has been prepared and accompanies this proposal. The report confirms:

- the subject site is currently used for the grazing of cattle,
- there is significant degradation to existing wetlands from cattle,
- the cattle enterprise could only support part- time work on a commercial basis, and
- the removal of grazing animals from of the wetlands would enhance the environmental value of the project site.

Option 2 - Do Nothing and wait for new strategy

Consideration has been given to waiting for the outcomes of the Place Strategy for the Batemans Bay Strategic Cluster.

There is no indication/certainty the unique 'agrihood' type of development proposed will be considered as part of this strategy notwithstanding the likely opportunities for public input into that process.

There is a real possibility the site will continue to remain in its current state and will not achieve redevelopment that supports:

- Increased supply of jobs,
- Increased supply of diverse housing, and most importantly
- Delivery of community benefits that will see the future revitalisation of land that is no longer identified as being ideally suited for the purposes of which it is currently zoned.

5.3.2 Section B – Relationship to the Strategic Planning Framework

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)?

Yes. In determining whether the proposal has strategic merit, consideration has been given to whether the planning proposal can align with the relevant NSW strategic planning framework, in particular, NSW Government's South East and Tablelands Regional Plan 2036 (Region Plan) and the Draft South East Tablelands Regional Plan 2041 (Draft Region Plan).

The draft South East and Tablelands Regional Plan 2041 underwent public exhibition and the department is now closely considering how the submissions and feedback will be incorporated into the final plan.

The Department's website confirms:

"The draft plan contains 25 objectives under 5 themes to guide planning and land-use decisions over the next two decades to unlock the region's potential.

The draft plan contains the latest housing forecasts, and has a strong focus on Aboriginal self-determination, sustainability and resilience-planning against natural disasters to help build stronger communities.

The draft plan delivers strategies to manage and shape the region's growing cities and centres. These strategies aim to diversify the economy, create thriving communities and plan for a sustainable future."

Table 3 provides an assessment of how the proposed development can align with the relevant objectives of the draft plan and achieves the overall intent of the Regional Plan.

Table 3 - Consistency with draft South East and Tablelands Regional Plan 2041

Theme 1 Recognising Country, people, and place	
Objectives	Comments
OBJECTIVE 1: Build capacity for shared knowledge about Aboriginal culture in land use planning	The proposal will strengthen ties with the local aboriginal community through partnerships, education and jobs.
OBJECTIVE 2: Strengthen Aboriginal self-determination	Aboriginal self-determination will be strengthened by the partnership with Blackrock Industries that will provide pathways for employment of indigenous people.
OBJECTIVE 3: Support diverse, vibrant and socially active communities	The primary objective of the proposed 'Farm' development is to create a very unique community that integrates clustered housing with food production and world best practice sustainable technology. The Farm will be the first development of its kind in NSW that will be truly building and feeding a sustainable community.
OBJECTIVE 4: Preserve the heritage and character of the region's towns and villages	Refer s6.2.3 of this proposal
Theme 2 Enhancing sustainable and resilient environments	
Objectives	Comments
Objective 5 Protect important environmental assets	As described in the <i>Agricultural Consulting Report</i> accompanying this proposal, <ul style="list-style-type: none"> the subject site is currently used for the grazing of cattle,

	<ul style="list-style-type: none"> • there is significant degradation to existing wetlands from cattle, • the removal of grazing animals from of the wetlands would enhance the environmental value of the project site.
Objective 6 Enhance biodiversity, habitats and the connections between them	A key concept of this proposal is the creation of a new model for sustainable living that will benefit the resident's health and well-being by enhancing biodiversity, habitats and the connections between them.
Objective 7 Build resilient places and communities	A key concept of this proposal is building a resilient community based on a model of sustainable living that will further benefit the resident's health and well-being.
Objective 8 Plan for a net zero region by 2050	The planning Proposal will deliver a sustainable living environment including a microgrid that will help the region reach a net zero emissions target by 2050.
Objective 9 Secure water resources	Refer comments in Objective 5.
Objective 10 Manage the role and operation of extractive industries	Planning Proposal does not propose any extractive industries.

Theme 3 Leveraging diverse economic identities

Objectives	Comments
Objective 11 Realise economic benefits from a connected regional economy	The core concept of this proposal is to promote innovation and sustainability in agriculture through development of a unique housing model.
Objective 12 Promote a year-round visitor economy	In connection with the adjoining Bower development The Farm will promote eco and wellness tourism.
Objective 13 Promote innovation and sustainability in agriculture and aquaculture industries	The proposal is underpinned by the agrihood concept with the intent to incorporate around 14 hectares of space for livestock away from the wetlands and vegetable and fruit growing.
Objective 14	The proposal will support the development of a circular economy by encouraging active community participation in local food growing

Support the development of a circular economy	and provide education on farming practices through collaboration with St Peters College and Carroll College.
Objective 15 Promote business and employment opportunities in strategic locations	The Farm will promote and provide a model for innovation and sustainability in agricultural, community, wellness and educational commercial enterprises.

Theme 4 Planning for fit for purpose housing and services

Objectives	Comments
Objective 17 Plan for a supply of housing in appropriate locations	<p>The South East and Tablelands Region is expected to grow to just over 350,000 residents by 2041 with around 10% (6,222 residents) of this forecast population increase to come from the Eurobodalla Shire.</p> <p>This proposal directly responds to housing need and will provide:</p> <ul style="list-style-type: none"> • Housing that integrates agriculture into a residential neighbourhood that is not being currently provided in the region • More affordable housing • A unique housing lifestyle opportunity that manages rural living • Provide efficient access to infrastructure and services
Objective 18 Plan for more affordable, low-cost and social housing	A key feature of The Farm model is the provision of affordable, key worker, seniors living and family- oriented housing.
Objective 19 Improve the quality, resilience and sustainability of housing	The clustered housing model of The Farm would maximise infrastructure efficiency, also allowing for shared rainwater and wastewater collection, and an electricity micro-grid.
Objective 20 Manage rural living	The proposal is designed to help conserve the local natural environment and agricultural land, with an increased biodiversity corridor, and dedicated agricultural space. The Farm would be located on land without significant flood risk or bushfire constraints.
Objective 21 Provide efficient access to infrastructure and services	The Farm is well located in regard to having easy access to existing educational facilities, health services, community and social services in the township of Broulee and nearby township of Moruya

Theme 5 Supporting a connected and active region

Objectives	Comments
Objective 22 Strengthen cross-border connectivity and infrastructure coordination	The proposal seeks to implement physical and community infrastructure which connects and strengthens existing land uses in the locality, such as Carroll College and The Bower, and support the growth of the township of Broulee.
Objective 24 Plan for walkable centres	The proposal seeks to open 15kms of walking trails that will connect and strengthen existing land uses in the locality and connectivity with the township of Broulee.
Objective 25 Adapt infrastructure to meet future needs	The proposed Farm community is designed to be self-sufficient if isolated in a natural disaster event through the implementation of a micro-grid and other best practice technologies

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

Yes. **Table 4** provides an assessment of how the proposed development can align with the relevant planning priorities of the Eurobodalla Local Strategic Planning Statement (ELSPS).

The ELSPS encourages infill and higher density housing in already built-up areas of the main towns in Eurobodalla. There is also support in the ELSPS for the need to provide greater diversity in housing to suit future housing needs, particularly for smaller households.

The statement's vision is *"to create great places through more liveable, sustainable, productive and collaborative communities"*. This vision is achieved through the development of planning priorities that are formulated under the following four (4) broad planning principles:

1. Our place
2. Our environment
3. Our connection
4. Our business

Table 4 - Consistency with ELSPS

1. Our place	
Planning Priorities	Comment
1. Encourage greater housing diversity and affordability	The Planning Proposal has been developed to directly address the housing diversity and affordability needs of Eurobodalla Shire that were highlighted in the Broulee Housing Study conducted by Hill PDA. This includes the provision of affordable, key worker, seniors living and family- oriented housing.
2. Enhance the distinctive character and heritage of towns, villages and hamlets	The proposal will enhance the character of Broulee by providing an opportunity for residents and visitors to experience NSW's first 'agrihood' development.
3. Consolidate development within town and village centres	<p>The proposal is next to Carroll College and a natural extension of the town and provides an alternative to high density development that has been heavily opposed by local community groups in Broulee. It also provides greater diversity of housing types accessible to nearby town and village centres.</p> <p>The analysis of housing demand in Broulee in s6.4 of this proposal details how the diversity of housing type proposed has the capacity to delivery positive benefits for the community in an LGA where there is a stated housing crisis.</p>
2. Our environment	
4. Adapt to natural hazards	Section 6.3 of this proposal details how the proposed development adequately addresses the risks and hazards the region is likely to experience.
5. Conserve and celebrate bushland and waterways	The proposal is designed to help conserve the local natural environment and agricultural land, with an increased biodiversity corridor and dedicated agricultural space.
6. Promote sustainable living	<p>The planning proposal promotes sustainable living like no other proposal in NSW.</p> <p>'The Farm' is proposed to become a carbon negative community with initiatives such as an on-site micro grid, installation of rapid EV charging stations, car and bike sharing, household PV panels, passive solar and energy efficient design with household water tanks to each dwelling.</p>

Our connection	
7. Collaborate with NSW government in delivering strategic infrastructure projects	Brightlands Living has made approaches with regard to providing key worker housing for the new Moruya Hospital on completion.
8. Align local infrastructure delivery with planned growth	This proposal does not require significant existing urban infrastructure to be renewed.
9. Develop highly accessible town and activity centres	The proposal will deliver housing options that are suited to an existing rapidly ageing population and is well located in relation to the goods and services available in Broulee.
Our business	
10. Promote nature-based tourism opportunities	The proposal provides for nature based activities that have the potential to attract more visitors to the region in the winter months
11. Activate town and village centres	The proposal does not detract from the unique character of town and village centres that more commonly provide a concentration of commercial and tourism activities such as the waterfronts of Batemans Bay, Narooma and Moruya and Broulee
12. Ensure an adequate supply of employment lands	The proposal provides for the development of smaller niche employment lands directly adjacent the township of Broulee. In particular, the proposal will improve the local economy by providing local employment opportunities, indigenous employment opportunities and increased tourism.
13. Promote a diverse and sustainable agriculture sector	Community demand for locally produced and sustainable food increases and this proposal is unique in that it will provide a housing model that is underpinned by the agrihood concept with the intent to incorporate around 14 hectares of space for livestock and sustainable vegetable and fruit growing.

Further consideration has been given to the proposal's consistency with the following local strategies and plans.

Rural Lands Study

As noted by Eurobodalla Council in their review of the scoping report for this proposal dated 19 January 2023,

"The Rural Lands Strategy was adopted by Council in February 2016. It recognises that the rural lands of the Eurobodalla LGA are a vital resource and sets a vision and action plan for 20 years, until 2036".

and

"The strategy considers that the RU1 Primary Production zone is appropriate to define the broadscale areas of rural Eurobodalla, noting that of 1,730 landholdings in the RU1 zone, only 7% are over 100 ha. The strategy recognises that these larger properties have prospects for commercial agriculture and aims to minimise their fragmentation, especially where they contain productive agricultural land".

An *Agricultural Consulting Report* has been prepared and can be found accompanying this proposal. The report responds directly to the directions in sections 5.7.2.1, 5.7.2.2 and 5.7.2.3 and 5.7.3 of the Eurobodalla Shire Council 'Rural Lands Strategy (volume 1)'.

Analysis undertaken in the report indicates

- the land is not highly productive and is generally suited to cattle grazing
- a cattle enterprise on the project area is not considered to be commercially viable.

Compounding this analysis, Council has recognised areas on the property for environmental conservation, have requested an additional biodiversity corridor and, as a part of this conservation corridor, Council has requested that livestock be removed from these areas.

In summary, these lands do not have prospects for viable commercial productive agriculture and are not appropriately defined as the broadscale areas of rural Eurobodalla.

It is also very important to note the Rural Lands Study did not consider or contemplate the type of development being proposed here that incorporates clustered housing with agriculture and the rural lands to create a one-off sustainable community. Examples from around the world highlight how this type of development is not suited to being located in the more 'traditional' residential zoned land holdings accommodating 'traditional' housing types and communities.

Eurobodalla Settlement Strategy 2006-2031

Council's stated key function of the Settlement Strategy was *"to inform the application of land-use zones and specific provisions that were included in ELEP 2012, and which provided for the current zoning and minimum lot size provision of the site"*.

It is recognised there are a number of issues currently facing coastal villages including development pressure on land that separates settlements causing ribbon settlement stretching along the coastal edge and along the main access road, and large scale subdivisions that erode the compact footprint and natural setting.

The unique nature and character of the proposed 'agrihood' development is not the type of development that has been considered in any great depth when consideration has been given to the nature of settlement in and around villages in predominantly rural areas. The proposal is unconventional and will provide for development that will not result in:

- conventional ribbon settlement along a main access road to Broulee,
- conventional large scale subdivision that can erode the compact footprint and natural setting of Broulee, and
- large scale buildings that will detract from the settlements' relationship to geographic location, views and vistas of the surrounding natural environment.

The unique character of the agrihood style development will contribute significantly to the maintenance of a compact footprint and the natural setting of Broulee.

Broadly, the proposed development aligns with the aims of the Eurobodalla Settlement Strategy because the proposal:

- Will conserve and improve biodiversity,
- Will respect our diverse cultural background by forming partnerships with the local indigenous community, and
- Will stimulate economic and community development with the advent of cluster housing in an agricultural neighbourhood.

Draft Local Housing Strategy

Council is working to deliver a draft Local Housing Strategy for public exhibition in 2023, which will identify the demand for housing in the Eurobodalla LGA for a 20-year period.

Council has indicated early analysis suggests the capacity of existing residential zoned land to provide homes on both greenfield and infill sites is sufficient to meet future expected housing demand. Council has also indicated this is consistent with the strategic plans considered above that support investigating opportunities for infill housing development to provide more dwellings and the required diversity in housing type.

A *Broulee Housing Study* has been undertaken and a copy of the study can be found accompanying this proposal.

In conclusion, the analysis in the study of the local area data has demonstrated the following key points:

- The mix of dwellings proposed is designed to directly respond to the demographic needs of the area and provide housing that aligns with demand.
- The proposal provides a viable and innovative alternative to respond to the housing crisis that is occurring across the LGA.
- The review demonstrated that the proposal was able to directly respond and align to all strategic planning documents, including directions around housing, rural lands, economic development, community and conservation.

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

There are no further State and regional studies or strategies that are considered applicable to this Planning Proposal.

6. Is the planning proposal consistent with applicable SEPPs?

Yes. **Table 5** below provides an assessment of the Planning Proposal against the applicable State Environmental Planning Policies (SEPPs) and confirms the proposal is consistent with the applicable SEPPs.

Table 5- Consistency with applicable SEPPs

Applicable SEPPS	Consistency
Biodiversity and Conservation SEPP	A <i>Biodiversity Report</i> accompanies this proposal and identifies how the proposal will protect environmental values of the site, including but not limited to, maintaining biodiversity, the protection of native vegetation, cultural heritage, and the importance of water resources.
Primary Production SEPP	The planning proposal achieves a balance between rural needs, including farming, and development while reducing the risk of land use conflict and rural land fragmentation. This is achieved through the implementation of a unique 'agrihood' development that is a planned community lifestyle that integrates agriculture into a residential neighborhood that will facilitate food production as well as provide green space, recreation, aesthetics and value for a community.
Resilience and Hazards SEPP	<p>Background research indicates a history of the site being used for residential and farming uses with no indication of contamination.</p> <p>As identified in the Biodiversity Report that accompanies this proposal, part of the C2 Environmental Conservation zoned lands in Figure 7 is identified as coastal wetlands and there is an associated Proximity Area that constrains development. In accordance with the provisions of cl.2.8 of this SEPP, The Farm concept plan has been prepared having no development within the Proximity Area that will significantly impact on</p> <ul style="list-style-type: none"> (a) the biophysical, hydrological or ecological integrity of the adjacent coastal wetland, or (b) the quantity and quality of surface and ground water flows to and from the adjacent coastal wetland.

7. Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions)?

Yes. **Table 6** below provides an assessment of the Planning Proposal's consistency with the relevant Directions issued by the Minister for Planning to relevant planning authorities under section 9.1 (2) of the Environmental Planning and Assessment Act 1979.

Table 6 - Consistency with applicable Ministerial Directions

Focus area 1: Planning Systems	
Ministerial Direction	Consistency
1.1 Implementation of Regional Plans	Refer s5.3.2 of this proposal. The planning proposal does not undermine the achievement of objectives from the draft South East and Tablelands Regional Plan 2041.
1.3 Approval and Referral Requirements	<p>The planning proposal is substantially consistent with the terms of this direction because the proposal;</p> <ul style="list-style-type: none"> • minimises the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and • does not contain provisions requiring concurrence, consultation or referral of a Minister or public authority, and • does not identify development as designated development:
1.4 Site Specific Provisions	The planning proposal is consistent with the terms of this direction because it will amend ELEP 2012 in order to allow particular 'agrihood' development to be carried out by rezoning the site to an existing zone already in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone.
Focus area 3: Biodiversity and Conservation	
Ministerial Direction	Consistency
3.1 Conservation Zones	The planning proposal applies to land within a conservation (C2) zone in the ELEP 2012 and does not reduce the conservation standards that apply to the land.

3.2 Heritage Conservation	The planning proposal addresses the conservation of the 'Site of the Mount Oldrey Homestead' and aboriginal heritage as detailed in s6.2.3.
4.3 Planning for Bushfire Protection	<p>The planning proposal addresses bushfire protection as detailed in s6.3.3.</p> <p>In accordance with direction 4.3 consultation with the Commissioner of the NSW Rural Fire Service will be undertaken following receipt of a gateway determination under section 3.34 of the Act, and prior to undertaking community consultation in satisfaction of clause 4, Schedule 1 to the EP&A Act, and take into account any comments so made.</p>
4.4 Remediation of Contaminated Land	<p>Land subject of this proposal is not within an investigation area within the meaning of the Contaminated Land Management Act 1997,</p> <p>Development for a purpose referred to in Table 1 to the contaminated land planning guidelines is not being, or is known to have been, carried out on the subject land.</p>
4.5 Acid Sulfate Soils	The part of the site that is subject to rezoning and intensification of land uses is not identified as having acid sulfate soils.

Focus area 5: Transport and Infrastructure

Ministerial Direction	Consistency
5.1 Integrating Land Use and transport	<p>The Farm will improve access to housing, jobs and services by walking and cycling because The Farm</p> <ul style="list-style-type: none"> proposes the establishment of a framework of public and private streets as well as significant pedestrian and cycle pathways which connect through the adjoining properties (ie The Bower) and provide access to Broulee town centre. will open 15kms of walking trails that will connect and strengthen existing land uses in the locality and connectivity with the township of Broulee. will provide local employment opportunities and indigenous employment opportunities.

5.2 Reserving Land for Public Purposes	The planning proposal does not undermine the achievement of reserving land for public purposes.
5.3 Development Near Regulated Airports and Defence Airfields	<p>The planning proposal is near the Moruya Airport. In accordance with the provisions of this direction, the planning proposal</p> <p>Sets an appropriate 8.5m maximum building height control standards; and</p> <p>does not propose development types that are incompatible with the current and future operation of Moruya airport.</p>

Focus area 6: Housing

Ministerial Direction	Consistency
6.1 Residential Zones	<p>This direction applies because the planning proposal will affect land within a zone in which significant residential development is proposed to be permitted.</p> <p>The planning proposal is justified by a number of studies prepared in support of the planning proposal that give consideration to the primary objective of this direction "to protect the agricultural production value of rural land".</p> <p>In particular, the <i>Agricultural Consulting Report</i> that accompanies this proposal provides an analysis of the agricultural production value of the rural land and concludes:</p> <ul style="list-style-type: none"> the land is not highly productive and is generally suited to cattle grazing, and a cattle enterprise on the project area is not considered to be commercially viable. <p>Compounding this analysis, the report acknowledges Council has recognised areas on the property for environmental conservation and have requested an additional biodiversity corridor. As a part of this conservation it is recommended that livestock be removed from these areas.</p> <p>The report concludes these lands do not have prospects for viable commercial productive agriculture and are not appropriately defined as the broadscale areas of rural Eurobodalla.</p>

Focus area 9: Primary Production

Ministerial Direction	Consistency
9.1 Rural Zones	Not applicable because the planning proposal proposes to rezone land from rural zone to a conservation zone and does not rezone land from a rural zone to a residential, business, industrial, village or tourist zone.
9.2 Rural Lands	<p>The Planning proposal is considered to be consistent with the directions for rural lands because:</p> <ul style="list-style-type: none"> • it is consistent with applicable strategic regional plan and applicable local strategic planning statements as identified in s5.3.2 of this proposal, • it has considered the significance of agriculture and primary production to the State and rural communities – refer <i>Agricultural Consulting Report</i> that accompanies this proposal, • it identifies and protects environmental values, including but not limited to, maintaining biodiversity, the protection of native vegetation, cultural heritage, and the importance of water resources - refer <i>Biodiversity Report</i> that accompanies this proposal, • it considers the natural and physical constraints of the land, including but not limited to, topography, size, location, water availability and ground and soil conditions – refer s6.0 of this proposal, • it promotes opportunities for investment in productive, diversified, innovative and sustainable rural economic activities - refer <i>Agricultural Consulting Report</i> that accompanies this proposal, • through unique design, the 'agrihood' development prioritises efforts and considers measures to minimise the fragmentation of rural land and reduce the risk of land use conflict, particularly between residential land uses and other rural land use, and • through unique design, the 'agrihood' development provides particular consideration to the social, economic

	and environmental interests of the community – refer s5.33 of the proposal.
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5.3.3 Section C – Environmental, Social and Economic Impact

8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

No. Preliminary Ecological Advice has been prepared and can be found accompanying this proposal. This preliminary assessment has identified the following key outcomes:

- the bulk of the subject land (68 ha) is relatively unconstrained by biodiversity values given historic clearing and pasture improvement.
- a change of land use of the subject land that promotes ecologically sustainable development, has the potential for significant biodiversity benefits both on the subject land and locally.
- there is considerable scope for ecologically sustainable residential development that protects and enhances the significant biodiversity values.

9. Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

The proposal will have a significant impact on enhancing the existing environment, particularly in relation to management of the existing wetlands and providing greater community access.

There are no other likely environmental effects of the planning proposal that require to be managed that have not already been addressed in the detailed reports that accompany this application.

10. Has the planning proposal adequately addressed any social and economic effects?

Yes. As mentioned previously, this Planning Proposal has the following intended outcomes

- Provide for overall health & well-being
- Create distinctive and unique community
- Enhance the existing environment
- Improve the local economy around local employment opportunities, indigenous employment opportunities and increased tourism
- Increased diversity of housing types to address affordability and first home buyers in particular
- Provide education in partnership with local organisations, schools, TAFE and local indigenous groups
- Create a very unique planned community that integrates agriculture into a

residential neighborhood (ie Agrihood)

- Create a community that is uniquely sustainable

5.3.4 Section D – Infrastructure (Local, State and Commonwealth)

11. Is there adequate public infrastructure for the planning proposal?

Yes. A *Water and Wastewater Servicing Feasibility Report* has been undertaken and can be found accompanying this application. In summary and subject to the progress of the planning proposal through Gateway, a site-specific water and wastewater servicing strategy will be developed as detailed in the report.

Community infrastructure will be provided as part of the proposal, including

- Provision of an increased bio-diversity corridor at the rear of Carroll College
- Tree house and kids playground
- Restaurant/Café
- Communal building for daily classes in yoga, meditation, sound therapy, tai chi as well as a potential teaching hub for SAGE and the schools.
- Significant walking and bike trails
- Wellness centre & bathhouse with treatments rooms, steam room, mineral baths, float tanks etc.
- Amphitheatre and education precinct
- All amenities will link with the facilities at The Bower.

5.3.5 Section E –State and Commonwealth Interests

State and Commonwealth public authorities will make their views known as part of the consultation process that will occur as part of the Gateway determination of the Planning Proposal.

5.4 Part 4 Maps

Figure 7 identifies the site subject to the planning proposal (outlined in green) and the proposed amendments to the existing Zoning Map.

Figure 8 identifies the proposed amendments to the existing Height of Buildings mapping.

5.5 Part 5 Community Consultation

The Gateway determination will specify the duration and extent of public exhibition required with the period between 20 December and 10 January (inclusive) excluded from the calculation of a period of public exhibition.

The Gateway determination may also identify the need for the planning proposal to be referred to one or more authorities and government agencies for comment.

Preliminary consultation has been undertaken with the local community to inform the preparation of the planning proposal. This consultation includes the following:

1. Blackrock Industries

Blackrock Industries are a large 100% owned Indigenous organisation providing people and equipment to Mining and Civil projects. They have

provided a letter of support for this project stating:

- We have developed a long-term relationship with Brightlands Living.
- Blackrock is tremendously excited to be aligned with such an innovative and sustainable project and would be delighted to undertake the civil contracting work and construction work associated with the project.
- As an Indigenous business we have a significant Indigenous workforce and we would also work with the local Indigenous community in the Eurobodalla region to provide pathways for employment.

2. Carroll College

Preliminary discussions have been held with Carroll College and a letter of support has been provided by the Principal, Ms Jacqueline Heffernan, stating:

- We look forward to the opportunities presented by the development project bordering the college.
- This project will provide an on-site market garden and learning centre to teach the students about sustainability, conservation and agriculture.
- We are facing a housing shortage for our teachers and strongly commend the rent to buy key worker housing initiative, which will provide us greater opportunity to attract new staff.
- We would also be interested to discuss the opportunities to construct walking and bike trails at the rear of the college as well as across George Bass Drive which would also be a great solution to remove limitations of pick-up and drop-off.

3. SAGE

SAGE is a not-for-profit community group involved in improving food security. The SAGE community is made up of growers, food producers, businesses, food consumers, members, supporters and volunteers.

Following a meeting with board members of SAGE where they were given some background to the proposed development of 'The Farm', all members commended the farming initiatives proposed and expressed interest in being involved in the creation of a learning centre for market gardeners. They also commented this would further the work they have undertaken at Stepping Stone Farm, a working market garden approximately 8kms from Moruya.

4. St Peters College

The principal of St Peters College, Mr Darren McPartland, was briefed on the proposed development at "The Farm" and made the following comments:

- Student numbers have almost doubled in the last few years and an additional ten teachers have been employed.
- It has been extremely difficult to find housing for the teachers close to the school and house prices are too expensive for the teachers. He was very supportive of a rent to buy initiative for key workers including teachers.
- Welcomed the learning centre on the site, which would align to the students undertaking the primary resources subjects.

- Students would benefit from the installation of walking and mountain bike trails through the development.
- The Master Plan of St Peters proposes a 50m swimming pool and community facilities. These facilities are to be open to the public to financially support the long-term viability of the college. Those living in a wellness community are likely to make regular use of the facilities providing income to the College.

5. Southcoast Health & Sustainability Alliance (SHASA)

SHASA's mission is to helping make the Eurobodalla a better place to live, work and play by championing renewable energy, sustainability and community resilience projects across the Shire.

SHASA expressed support for 'The Farm' becoming a carbon negative community proposed with initiatives such as an on-site micro grid, installation of rapid EV charging stations, car and bike sharing, household PV panels, passive solar and energy efficient design with household water tanks to each dwelling.

6. Broulee Mossy Point Community Association

Preliminary comments from Mr Andrew Bain regarding 'The Farm' proposal include

- Some of the ideas proposed in 'The Farm' have been pushed for by the association in existing developments at Broulee and other close by areas. But they have typically met with little or no enthusiasm from developers or Council.
- Where developers have initially signalled support for such sustainable initiatives during the course of development these initiatives have tended to disappear, and the community is finally left with a 'standard' residential development.
- This approach by existing developers has given rise to a high level of scepticism in the community of such projects.
- It would be positive if 'The Farm' could counter some of this scepticism and lead to development that shines a light on how future housing developments should be developed.

5.6 Part 6 Project Timeline

Table 7 provides a project timeline detailing the anticipated timeframe for the LEP making process in accordance with the benchmarks in the *Local Environmental Plan Making Guideline September 2022* prepared by Department of Planning, Industry and Environment.

Table 7 – Project Timeline

Stage (inc. key steps)	Anticipated timeframe
Stage 1 – Pre-lodgement Scoping proposal and meeting	Completed

Stage 2 – Planning Proposal Lodgement of PP Planning assessment by council Local planning panel advice and Council resolution	August – October 2023
Stage 3 - Gateway determination Submitting PP for Gateway determination Department review Issue Gateway determination	April 2024
Stage 4 – Post-Gateway Post-Gateway determination review (ie action Gateway conditions prior to public exhibition)	June 2024
Stage 5 – Public Exhibition & Assessment Public Exhibition Response to submissions Post-exhibition evaluation Resolution for finalisation	September 2024
Stage 6 - Finalisation Finalisation as LPMA Finalisation package requirements Checking the finalisation package Making the LEP	February 2025

6 SITE-SPECIFIC CONSIDERATIONS

A number of key site-specific issues are identified as likely to be relevant to the assessment and evaluation of the proposal. A preliminary impact assessment to test whether the site is or can be made suitable for the proposal has been undertaken as follows.

6.1 Site Suitability Analysis

A preliminary *Site Suitability Analysis* of large lots within the Eurobodalla LGA that could potentially be suitable for the creation of a wellness community as proposed can be found accompanying this proposal. This analysis included gathering data and filtering this data using a mix of quantitative and subjective assessment.

In summary, when consideration was given to the constraints of vegetation, flooding, slope, access to services and land size the analysis found only two lots were suitable for the potential development. The following two suitable lots are adjacent to each other just to the West of Broulee. These are:

- 101 Broulee Road, Broulee (42/DP1020017); area of 307 ha
- 207 Broulee Road, Broulee (1/DP1256287); area of 127 ha

In considering these two properties 207 Broulee Road is the most superior given it borders Carroll College and its closer proximity to the town of Broulee.

6.2 Key Features of Site and Surrounds

6.2.1 Existing Development and Uses

Key features of the subject site include:

- 126.7 hectare site in single ownership
- Heritage listed as home to site of Mount Oldrey Homestead
- currently used for hobby cattle grazing
- cleared land with limited bushfire constraints
- not flood prone
- most suitable site for a new 'agrihood' community

6.2.2 Surrounding Development and Uses

Brightlands Living Pty Ltd have purchased The Bower under option, a nearby ecotourism resort with Masterplan approval for an eco-tourism facility. As a part of the development of 'The Farm' The Bower would be redeveloped creating a major tourism destination on the South Coast and providing amenity to the residents of 'The Farm.'

Figure 8 provides an aerial view of the subject site (outlined in red) and the key developments surrounding the subject site, including Carroll College, Illawong Nature Reserve, Mossey Point, Broulee Memorial Gardens and Crematorium and the site of Bower (shaded yellow).

Figure 9. Aerial view of the subject site and surrounds



6.2.3 Heritage

The curtilage of the subject site contains the 'Site of Mount Oldrey Homestead' an archaeological site listed on the ELP 2012 as being of local significance.

Subsequently a desktop **Aboriginal and Historic Heritage Constraints Assessment** has been undertaken for the proposed development.

The stated aims of the assessment "is to provide preliminary advice about

- any heritage items in the study area or its vicinity and include recommendations for further assessment and approvals under the Heritage Act 1977, and
- provide advice about whether recorded Aboriginal objects are present and whether additional Aboriginal objects are likely to be located within study area in order to determine whether any further assessment will be required.

The assessment has concluded

- a Statement of Heritage Impact (SoHI) must be undertaken prior to any future development within the study area to assess the impacts to any historical heritage items on the property and assess the potential for a historical archaeological resource, and
- there is a moderate potential for further archaeological objects to be present within the study area.

As part of any future development application for the site, a detailed SoHI will be required as part of the assessment process. Given the heritage significance of the site relates to it being the 'site' of the Mount Oldrey Homestead and there is a 'moderate' potential for further archaeological objects to be present within the

study area, it is considered appropriate further detailed assessment of the impacts from future development within the study area on historical heritage items or historical archaeological resources should be undertaken as part of any future development application.

6.3 Risks or Hazards

6.3.1 Flooding

The subject site has not been identified as being subject to flooding concerns.

6.3.2 Contamination

Given the historical use of the site for residential and agricultural purposes, the risk of the subject site being contaminated is considered very low and the site is considered suitable for the proposed development.

6.3.3 Bushfire

A preliminary bushfire risk assessment of the subject site has been undertaken and a copy of the assessment can be found accompanying this proposal.

The assessment confirms:

- this site is practically a lower risk location for bushfire safety, and
- approximately 60% of the site could reasonably facilitate and contain normal residential building development and approximately 40% could reasonably facilitate and contain development categorised as Special Fire Protection Purpose (SFPP).

6.3.4 Primary Production

A preliminary *Agricultural Consulting Report* has been undertaken and a copy of the assessment can be found accompanying this proposal.

The preliminary assessment/analysis concludes

- Much of the subject site (excluding wetlands) consists of class 5 (moderate-low capability land – 38%) and class 4 (moderate capability land – 43%) that is not highly productive and generally suited to cattle grazing,
- the subject site is currently used for the grazing of cattle,
- a *Biodiversity Report* accompanies this proposal and outlines significant degradation to existing wetlands from cattle,
- The cattle enterprise could only support a part- time work on a commercial basis,
- The proposed grazing and horticultural areas have the potential to generate substantially higher agricultural income than the current cattle enterprise,
- The proposal would grow the levels of part time farmers due to the continuation of some grazing and introduction of horticultural enterprises,
- The proposal would support growth of small-scale farming,
- The proposal would foster value adding by supplying farm produce directly to restaurants and consumers rather than through wholesale channels,

- The proposal would enhance the healthy function of agriculture by increasing the diversity of agricultural production on the site from a single enterprise (cattle) to a wide range of horticultural crops plus some residual grazing,
- The proposal would increase part-time employment in agricultural endeavours, mainly through the cultivation and marketing of high-value horticultural products,
- The removal of grazing animals from of the wetlands would enhance the environmental value of the project site, and
- The proposal would provide living opportunities in a semi-rural setting with a significant agricultural aspect.

6.4 Housing Demand

A *Broulee Housing Study* has been undertaken and a copy of the study can be found accompanying this proposal.

The study is a preliminary assessment and review of the Broulee housing market and the following provides a summary of the analysis from the local area data:

- As evidenced by the mayor's response to the NSW Regional Housing Taskforce paper, the LGA is facing a housing crisis.
- the diversity of housing type proposed has the capacity to delivery positive benefits for the community in an LGA where there is a stated housing crisis
- This review has demonstrated that the proposal was able to directly respond and align to all strategic planning documents, including directions around housing, rural lands, economic development, community and conservation.
- The high proportion of unoccupied private dwellings in Broulee suggests a high level of secondary holiday homes or short term rental accommodation stock. The low proportion of dwellings currently being rented in Broulee also testifies to the fact that many of the area's current dwellings are being used for purposes such as personal holiday homes or tourist accommodation. This would be significantly contributing to the housing crisis being seen across the LGA. It also demonstrates why the proposal would be beneficial as the case studies indicate a much higher owner occupier and long term rental interest.
- A market review highlighted escalating sale and rental prices, insufficient housing stock with an overall long hold period for the suburb of Broulee and low stock on market and inventory. This indicates clear and immediate need for lower cost housing, which the proposal is seeking to provide.
- The most recent population projections for Broulee indicate more than 2,080 people will need houses by 2041. This analysis further noted that the population is increasing quicker than expected and further did not consider the impact of increased employment from the Moruya Hospital.
- Land availability analysis has found there is only 9.9 hectares of undeveloped and unconstrained land yielding approximately only 144 new dwellings and falling significantly short of the dwellings that are needed to accommodate the projected population for the Broulee community.

- The mix of dwellings proposed is designed to directly respond to the demographic needs of the area and provide housing that aligns with demand. The proposal provides a viable and innovative alternative to respond to the housing crisis that is occurring across the LGA.

7 CONCLUSION

The planning proposal has been prepared in support of proposed amendments to Eurobodalla Local Environmental Plan 2012 to allow for development of 'The Farm', an 'agrihood' development on 126.74ha of land at 207 Broulee Road, Broulee.

In essence, 'The Farm' is looking to create Australia's leading wellness community with the implementation of 'agrihoods', a clustered housing model and the world's leading technology to drive sustainability.

The key public benefits of 'The Farm' will include (but not be limited to) the following:

- Rehabilitated wetlands
- Revegetation
- Creation of biodiversity corridors
- Affordable housing
- Key worker housing
- Increased production of fresh produce (with potential support of SAGE)
- Education precinct and partnerships with Carroll College, St Peters and local aboriginal community.
- Jobs for the local community
- Open up 15km of walking and bike trails to the public
- Ability to activate the adjoining Council owned land and Illawong nature Reserve for the community.

Most importantly, a study of the Broulee housing market has been undertaken and accompanies this proposal. The study provides a summary of the analysis from the local area data and concludes:

- undeveloped and unconstrained land in Broulee will yield approximately 144 new dwellings falling significantly short of the 472 dwellings that are needed to accommodate the projected population between the years of 2021 and 2041.
- the mix of dwellings proposed is designed to directly respond to the demographic needs of the area and provide housing that aligns with demand, and
- the proposal provides a viable and innovative alternative to respond to the housing crisis that is occurring across the LGA.

The Planning Proposal demonstrates strategic merit because it aligns with the relevant strategic planning framework which, for the site and the proposal, includes the following:

- NSW Government's South East and Tablelands Regional Plan 2036 (Region Plan) and the Draft South East Tablelands Regional Plan 2041 (Draft Region Plan)
- Eurobodalla Local Strategic Planning Statement 2020-2040 (LSPS)
- Eurobodalla Rural Lands Strategy 2016 (Rural Lands Strategy), and

- Eurobodalla Settlement Strategy 2006-2031 (Settlement Strategy):.

The Planning Proposal presents a sound strategic planning outcome because it will deliver a planned community that integrates agriculture into a residential neighbourhood, the purpose of which is to facilitate food production as well as provide green space, recreation, aesthetics and value for a community.

The Planning Proposal demonstrates both strategic and site specific merit and should receive favourable consideration to proceed through the Gateway process and on to public exhibition.