

**From:** Michael Teoh <[michael.t@tradersinpurple.com](mailto:michael.t@tradersinpurple.com)>

**Sent:** Friday, June 7, 2024 1:32 PM

**To:** Melissa Ballinger <[melissa.ballinger@kiama.nsw.gov.au](mailto:melissa.ballinger@kiama.nsw.gov.au)>; Jessica Rippon <[jessicar@kiama.nsw.gov.au](mailto:jessicar@kiama.nsw.gov.au)>

**Cc:** George Geagea <[george@tradersinpurple.com](mailto:george@tradersinpurple.com)>; Cheryl Lappin <[cheryl.lappin@kiama.nsw.gov.au](mailto:cheryl.lappin@kiama.nsw.gov.au)>; Thomas Zdun <[thomas.z@tradersinpurple.com](mailto:thomas.z@tradersinpurple.com)>

**Subject:** Re: Kiama West Planning Proposal - Meeting Minutes 21 May 2024

Hi all,

As discussed, we appreciate the opportunity to actively work with you all towards the inclusion of Springside Hill into the forthcoming draft Growth and Housing Strategy.

I have attached some minor changes to the meeting minutes of the 21 May 2024 meeting.

The main discussion points are as follows and reflect the discussion of the May meeting, with updates and responses provided by Traders in Purple.

### **1. Growth and Housing Strategy**

The below and attached are a well-considered response to Council's showstoppers and if there is consensus, we look forward to confirmation of Springside Hill being included in the Growth and Housing Strategy.

As discussed with Jessica, it would be good to have a meeting first thing next week to confirm/clarify any of the below and attached.

### **2. Sewer and Water**

We are liaising with Sydney Water team being Kate Miles, Charlotte Alexander, Kelly Taylor, Fernando Gamboa and Riccardo Facci.

A feasibility application and other information that Sydney Water have requested is in the process of being finalised and Sydney Water's planning team have requested they analyse that information and meet with us late next week.

Qalchek, our Water Services Coordinator is assisting with this process.

### **3. Planning Agreement / Open space**

Please see attached Open Space Distribution Plan from our landscape architect and urban designers.

As outlined, the open space requirements are as follows:

- Active open space, 4.5ha
- Passive open space, 3ha.
- 2.5m wide active transport links

The Distribution Plan provides for:

- 5.4ha of active space over seven distinct areas,
- 19ha of passive open space

- 1.2ha of 2.5m wide active transport links

It should be noted that an additional area (#7) that was previously identified for urban form, has now transitioned to active open space.

There is a remaining 34.7ha of undeveloped area has been deemed inaccessible/riparian corridors, but we would investigate parts of this for further opportunities for passive/active open space as the development proceeds.

Sprout has identified several indicative uses across the active recreation areas that have been guided and are consistent with the “active recreation space” category within the NSW Government Greener Places Design Guide.

We are confident that this provides quite a broad, innovative and engaging mix of active uses that will provide a positive contribution to not only Springside Hill, but the wider community and population. Obviously, specific design and the contents of these areas will be worked up in conjunction with Council, our landscape architect and urban designer to ensure this positive response is realised.

Regarding ongoing ownership/management via a planning agreement, we are more than happy to enter into those discussions now with Cheryl and Melissa, but perhaps it might be better once Council policies are finalised? Happy either way.

#### **4. Housing and Zoning**

Concerns regarding height of buildings are noted as are the relatively positive discussions regarding some of the development and density outcomes at Shell Cove.

Traders in Purple will be comfortable considering a reduction in height limit from 15m to 9m to simultaneously address the concerns raised by Council, but also ensure a level of housing diversity and affordability as well as non-residential activation can be achieved within Springside Hill.

Similarly, the removal of the additional permitted place of public worship and education facility uses can be accepted.

We have raised the need for updated technical studies with our consultants. With respect to bushfire, we are advised that the changes that occurred to relevant bushfire mapping are largely administrative, and will not have significant impacts to that report. On flooding and other matters, we are confident that updates to those studies are entirely possible and will not have any significant impact on outcomes and pose no ‘showstoppers’. A lot of that detail will continue to be refined towards development application levels of detail.

As such, we are happy to progress these reports and have them form part of a future public exhibition and assessment process.

Finally, we also reiterate/reconfirm that we are willing to be a part of broader discussions regarding strategic traffic and transport planning, noting that this is an initiative that is far greater than Springside Hill and requires inputs from other proposals that have not yet been finalised or publicly proposed.

Thank you again for the opportunity to provide a detailed response to Council’s initial assessment of Springside Hill and the parameters to facilitate the site’s inclusion into the Growth and Housing Strategy.

We look forward to meeting you next week to further discuss.

Regards,



Trusted  
In  
Property

**Michael Teoh**

**E** [michael.t@tradersinpurple.com](mailto:michael.t@tradersinpurple.com)

**T** [+61 473 182 111](tel:+61473182111)

**tradersinpurple.com**

New South Wales  
Queensland  
Tasmania



<b>Date:</b>	21 <sup>st</sup> May 2024	<b>Time:</b>	12.00pm – 1:15pm	<b>Venue:</b>	Kiama Council
<b>Chairperson:</b>	Jessica Rippon			<b>Minutes:</b>	Tracy Creal
<b>Meeting Objective:</b>	To discuss the Kiama West Planning Proposal and Council’s Growth and Housing Strategy.				
<b>Present:</b>	<b>Council</b> – Jessica Rippon, Cheryl Lappin, Melissa Ballinger, Tracy Creal. <b>Applicant</b> – Traders in Purple: Thomas Zdun, Michael Teoh, George Geagea and Mecone Group: Chris Shannon				
	<u><a href="#">Meeting Notes updated based on applicant feedback - 13 June 2024.</a></u>				

**Main Discussion Points:**

**Introduction**

- Both parties acknowledged the steps to date and a commitment to working collaboratively.

**1. Growth and Housing Strategy**

- Council provided an update on the Growth and Housing Strategy.
- The Developer EOI is currently open and closes on Friday, 24th May. Traders in Purple noted that they have already submitted one for this site.
- The Developer EOIs will be assessed against the criteria in the form and other relevant considerations. This will be done under a probity plan and all Developer EOIs will remain confidential.
- In relation to EOIs being submitted, Council advised that some land developers are more advanced, but the aim is for a simple submission to enable all landowners across the Local Government Area (LGA) to submit, and Council will engage further with relevant developers identified at future stages.
- The next step is for the Engagement Report to go to Council for the June meeting and the Draft Growth & Housing Strategy to be reported to Council at the July meeting.

**2. Sewer and Water:**

- It was acknowledged that one of the main concerns and ‘showstoppers’ was the proposed on site provision of water and sewer for the site.
- Council stated that by moving away from Sydney Water for future new development proposals will set a precedent for future developments and other bespoke options are not necessarily of benefit to residents and the community.
- Traders in Purple to date have not had direct conversations with Sydney Water but have led with the All Together Group because of the reported difficulties that the local government area was experiencing with Sydney Water. Anecdotally, the Altogether Group state that they often lead discussions where Sydney Water is absent, but in a lot of situations Sydney Water end up funding and delivering infrastructure, they believe that they will be what gets Sydney Water to agree to the development. Traders in Purple reported that 95% of proposals via the All Together Group are delivered by Sydney Water.

- Traders in Purple have previously engaged a water services coordinator which indicated that sufficient capacity, although ~~local mindset~~ public understanding is that there isn't capacity.
- Council would like to see Traders in Purple take significant steps of negotiation with Sydney Water in terms of scopes and to clearly articulate what the master plan is and what the solution will be.
- Council have had positive meetings with Sydney Water and further engagement is planned. Sydney Water are open to meeting with Traders in Purple.
- Traders in Purple are very much aligned with Council and are happy to liaise with Sydney Water.

**Action: Council are to provide Traders in Purple with details of Sydney Water contacts.**

**Action taken:**

The contacts for Sydney Water are: Mr Roch Cheroux and Ms Katie Miles.

Please contact them via: [mylene.santos@sydneywater.com.au](mailto:mylene.santos@sydneywater.com.au)

### 3. Planning Agreement:

- Council is happy to have conversations at the right time and work with Traders in Purple to go through the planning agreement process.
- Pending endorsement, Council will have a Draft Planning Agreements Policy on exhibition. This includes a template planning agreement that Traders in Purple are encouraged to review.
- The proposed Open Space was noted as not currently meeting requirements. There needs to be a clear delineation (in both terminology and future land zoning) between formal (useable) open space and riparian lands.
- Council is currently preparing an Open Space and Recreation Strategy, and in the interim will be relying on NSW standards. As a starting point, the 2.83ha per 1,000 persons is to be used as a high level guide (quantum, quality and design).
- Feedback from current community engagement shows the community highly values open space and in particular sports fields, so these will be required to be provided on site in accordance with state guidelines.
- The current proposal does not satisfactorily address the future ownership and management of environmental lands. There are concerns from Council about maintaining environmental lands without burdening the community and how this will be managed by Traders in Purple. Options discussed included community title, or the dedication to council following a maintenance period, ~~and~~ with in perpetuity funding through a Planning Agreement.

**Action: Council to provide additional clarification on open space requirements.**

**Action taken:**

The open space provision will initially be based on the NSW standard of 2.83ha per 1,000 persons. For example, as a starting point:

1,062 dwellings @ 2.5 persons average occupancy rate = 2,655 persons

Active open space @ 1.7ha per 1,000 persons = 4.5ha

Passive open space @ 1.13ha per 1,000 persons = 3ha

**Total Open Space @2.83ha per 1,000 persons = 7.5ha**

From there, we would then consider site suitability (unencumbered, passive surveillance, contours, location, dimensions etc) for both passive and active open space areas.

Active open space - Initial feedback from engagement indicated football fields, basketball courts and skate parks, however this will be subject to further consultation.

Passive open space – parks and playgrounds that cater for a range of ages and abilities.

Active transport – whole of release area connectivity, that also connects into adjoining sites, via a 2.5m wide shared use pathway.

#### 4. Housing and Zoning:

- Height and density issues were discussed, particularly regarding the character of Kiama and its peri-urban interface. Council clearly articulated that a 15m height limit would be out of context for this site and not sympathetic to the adjoining area.
- Council raised concerns about how the site will integrate with existing adjoining residential areas and surrounding landscapes. Consideration needs to be given to how the potential development will can be more sympathetic to the existing character and look of Kiama currently.
- Specific details on zoning maps, dwelling mix, and community title were discussed and how the proposal will work with other future planned development sites.
- The proposal includes places of worship and schools but lacks detailed feasibility and impact assessments. The applicant is encouraged to further consider if this is the appropriate land use, and this would need to be further demonstrated to Council.
- The proposal needs to consider updated flooding and bushfire information.
- Traffic and Connectivity were discussed (both road and active transport) as well as road layout, access, and integration with existing roads, and this will require further consideration. Council acknowledged that a detailed traffic report will take time but would be looking for a willingness to be involved in ~~or~~ more detailed strategic traffic and transport planning.
- Traders in Purple are to consider design integration perspectives, how serving bus routes and the commercial and residential mix will work.

#### Next Steps:

- Traders In Purple to review their development proposal considering the Council's feedback.
- Traders In Purple to consider any amendments and how this site could potentially feed into the Growth & Housing Strategy.
- Traders In Purple to contact Council should they wish to commence Planning Agreement discussions.

- Council will provide more clarity on open space requirements and Sydney Water contacts (**completed** – see above).
- Further meetings, aiming for a collaborative approach, will be held, either in person or online.

# SPRINGSIDE HILL

## PROPOSED OPEN SPACE DISTRIBUTION



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Prepared on Dharawal land

### SPROUT STUDIO

Main Office:  
26D Maddison Street  
Redfern NSW 2016

South Coast:  
Kinross Place  
Jamberoo NSW 2533

[sproutstudio.com.au](http://sproutstudio.com.au)

We acknowledge and respect Aboriginal and Torres Strait Islander Peoples across Australia as the traditional custodians of our shared lands, waters and seas.

We recognise their unique ability to care for Country and their deep spiritual connection with Country.

We honour Elders past and present whose knowledge and wisdom will ensure the continuation of Aboriginal and Torres Strait Islander cultures.

### Document Control:

REPORT TITLE:	PROPOSED OPEN SPACE ASSESSMENT
PREPARED FOR:	TRADERS IN PURPLE
AUTHORS:	MARTIN PELL
REVISION NUMBER:	4
REVISION DATE:	6.6.2024
ISSUE FOR:	INFORMATION

# SPRINGSIDE HILL

The type and configuration of open space at Springside Hill is primarily driven by the site's topography.

The topography provides a number of recreation types. The higher points of elevation provide opportunity for viewing platforms and seating terraces while slides, bike tracks, water play and climbing features could all be designed to engage with the sloping terrain to achieve a good distribution and variety of engaging and distinctive, place based recreation opportunities.

Local scale recreation, including kickabout areas, could be provided in the larger and more broadly configured open space areas, such as areas 1, 2, 3 and 6. In addition to informal kickabout areas, benching portions of the larger open space areas would enable terraces large enough to accommodate half size ball courts catering to basketball and netball.

An ample amount of passive open space is distributed to the northern portion of the site and along the Spring Creek Corridor. A large portion of the proposed passive open space could be accessed via walking trails providing opportunity to establish connectivity and engagement with the natural environment.

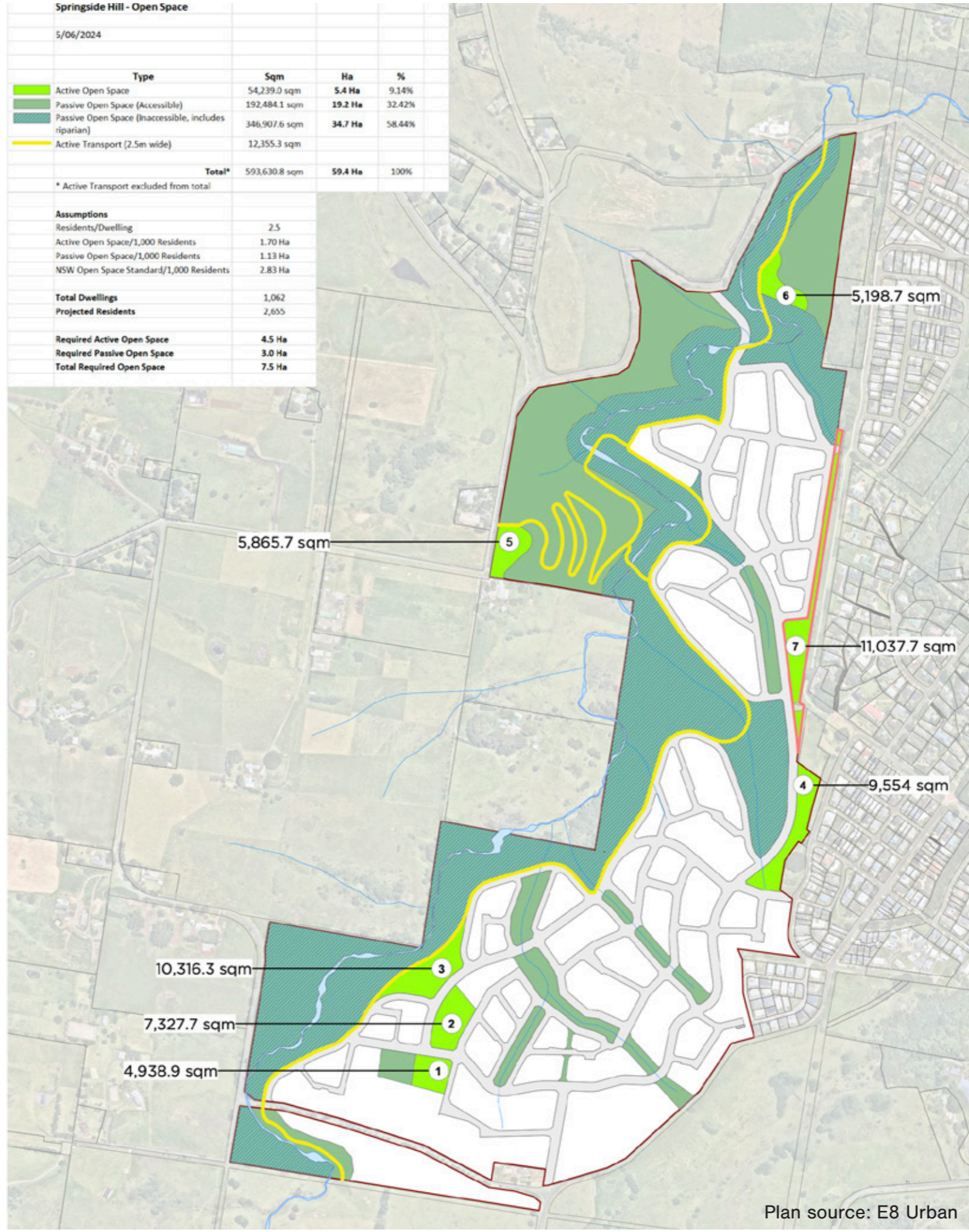
The passive open space areas offer an opportunity to maintain the green visual character along the western edge of the site.

OPEN SPACE TARGETS	HECTARES
ACTIVE OPEN SPACE:	<b>4.5</b>
PASSIVE OPEN SPACE:	<b>3</b>
TOTAL REQUIRED:	<b>7.5</b>

ACHIEVED OPEN SPACE	HECTARES
ACTIVE OPEN SPACE:	<b>5.4</b>
PASSIVE OPEN SPACE (ACCESSIBLE):	<b>19.2</b>
PASSIVE OPEN SPACE (INACCESSIBLE INCLUDES RIPARIAN):	<b>34.7</b>
TOTAL ACHIEVED:	<b>58.44</b>

Recreation types and assessment criteria, forming the basis of the proposals outlined on the following pages, are derived from the Government Architect NSW's Greener Places DRAFT Open Space for Recreation Guide.

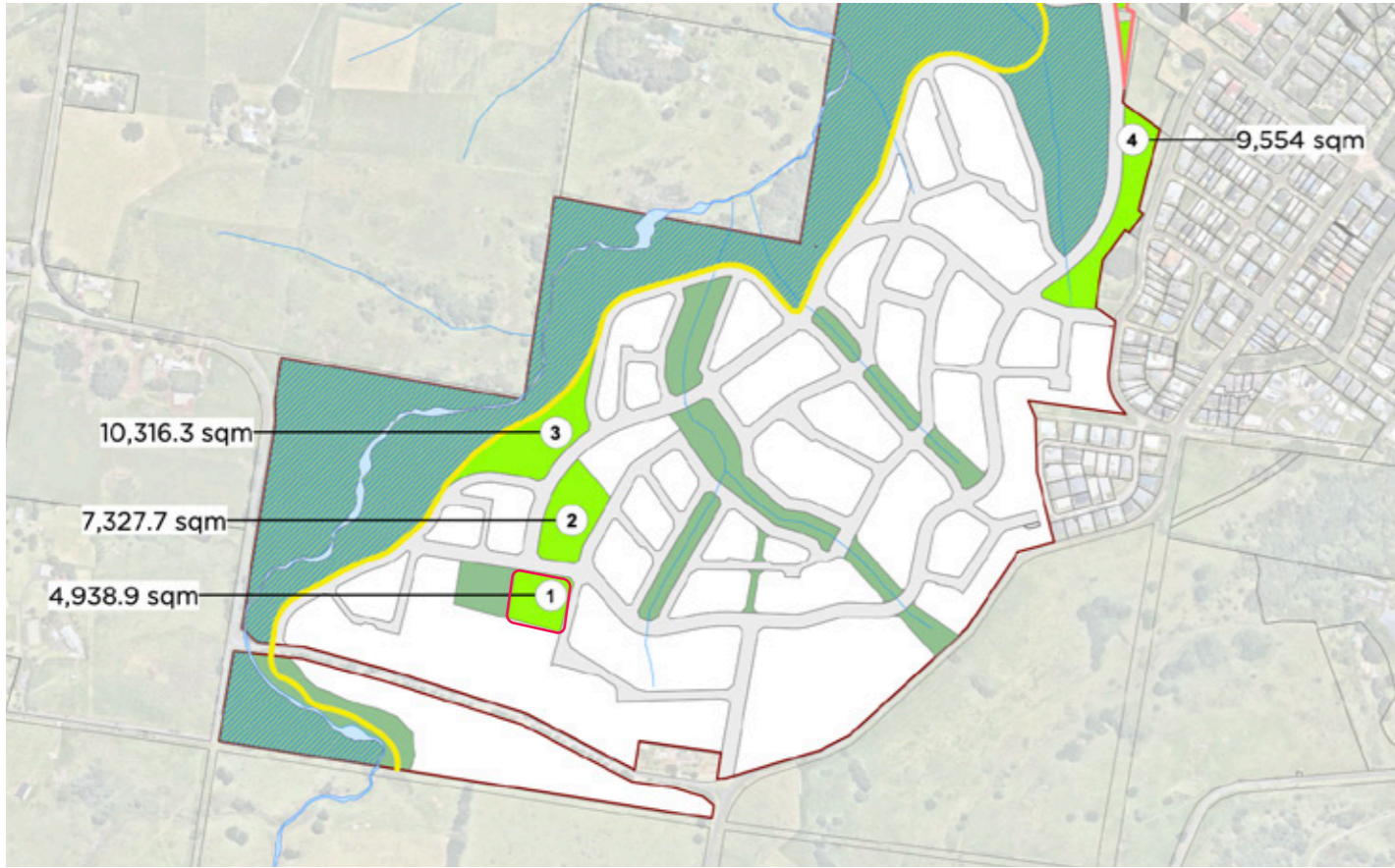
The recreation potential for each open space area has been assessed and determined by Sprout Studio with reference to the performance criteria outlined in the Draft Open Space Recreation Guide.



## Open Space Areas

- 1 TOWN GREEN
- 2 CENTRAL PARK
- 3 SPRING CREEK PARK
- 4 HILLTOP PARK
- 5 VISTA PARK
- 6 CO-OP GREEN
- 7 RIDGE PARK

# SPRINGSIDE HILL



TOWN GREEN				
ID	Area (sqm)	Min. Width (Lm)	General Slope	Road Frontage (Lm)
1	4,939	55	10%	120 (50%)

Recreation Potential	Suitable Space	Features suited to site
Local play for very young	✓	Structured play - slide, swings, sandpit
Local children's play	✓	Half court
Older children's activity space	✓	Viewing platform
Youth recreation space	✓	Shelter
Local recreation space	✓	Tables
		Barbecue
		Seats
		Natural shade
		Garden beds with planting

## Possible place based features



SANDPIT, SEATS, SHADE



VIEWING TERRACE

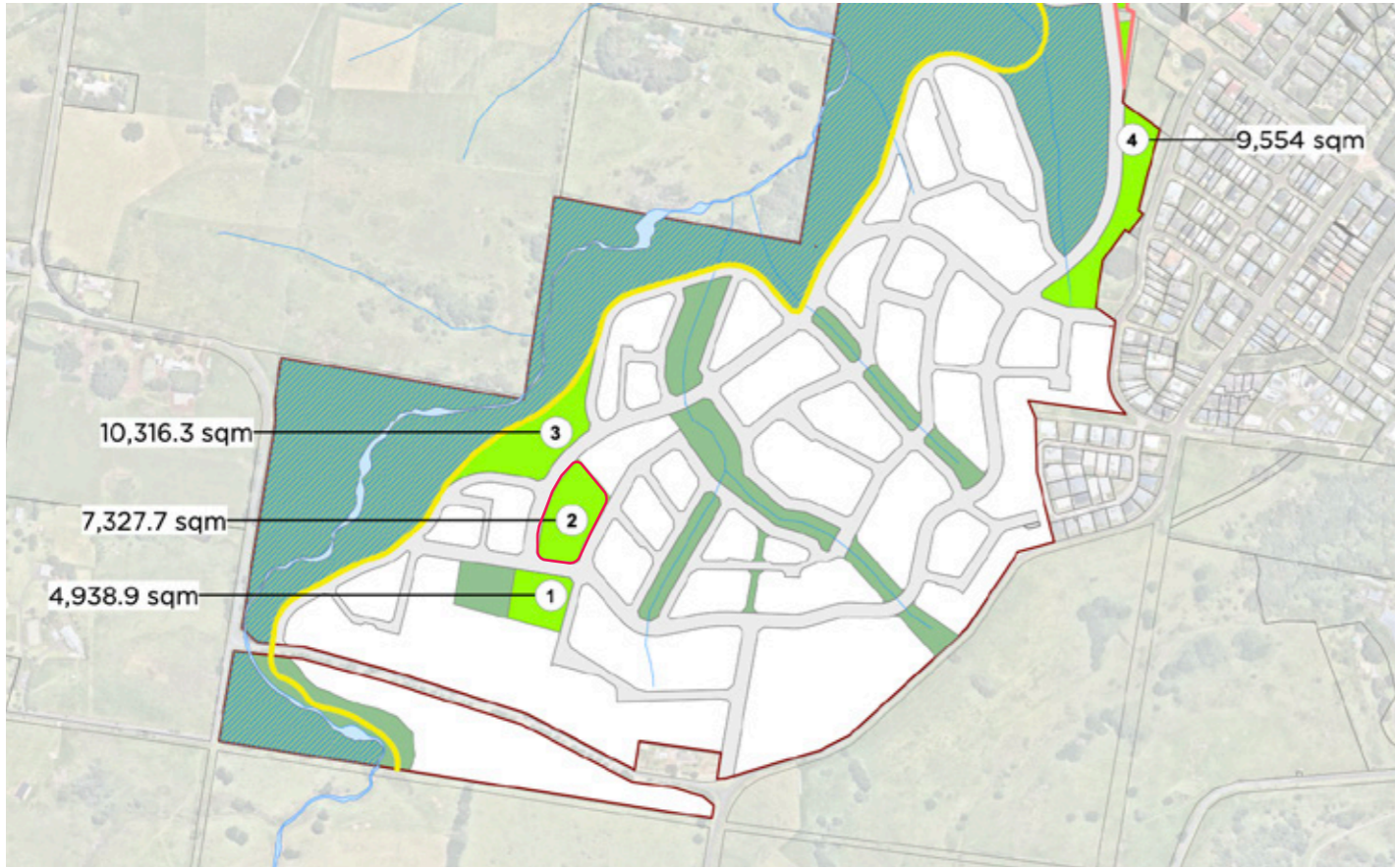


HALF COURT BASKETBALL + NETBALL



BARBECUES, TABLES & SHELTER

# SPRINGSIDE HILL



CENTRAL PARK				
ID	Area (sqm)	Min. Width (Lm)	General Slope	Road Frontage (Lm)
2	7,328	40	10-30%	250 (90%)

Recreation Potential	Suitable Space	Features suited to site
Local children's play	✓	
Older children's activity space	✓	
Youth recreation space	✓	
Local recreation space	✓	

Adventure play - play equipment, climbing structure, swings, slide  
 Small skate park  
 Kickabout space  
 Scooter & bike loop track  
 Shelter  
 Tables  
 Seats  
 Natural shade  
 Garden beds with planting

## Possible place based features



SMALL SKATE PARK



KICKABOUT SPACE (40 X 60M MIN.)



FLYING FOX

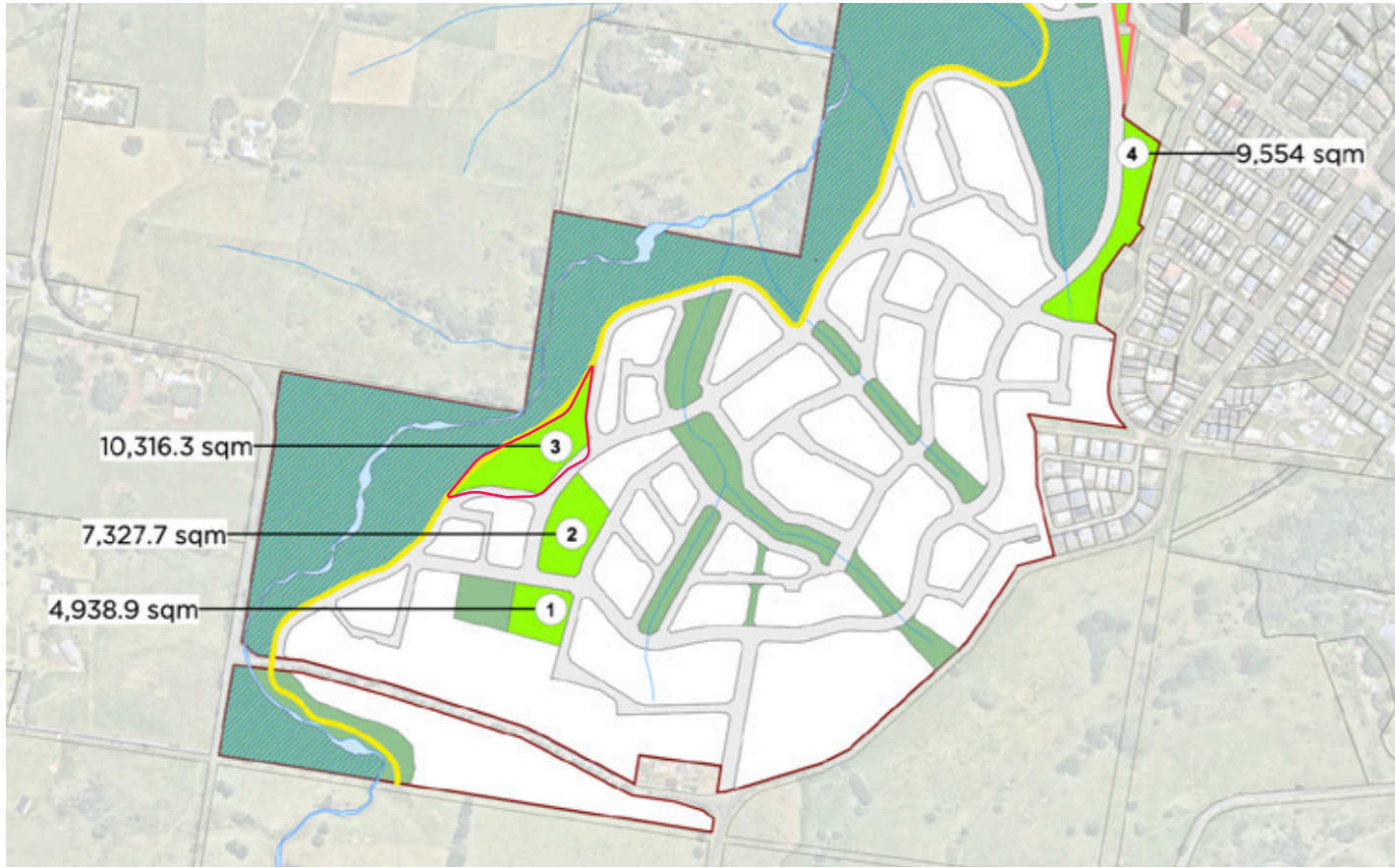


SCOOTER & BIKE TRACK



CLIMBING TOWER & SLIDE

# SPRINGSIDE HILL



## SPRING CREEK PARK

ID	Area (sqm)	Min. Width (Lm)	General Slope	Road Frontage (Lm)
3	10,316.3	45	10-30%	220 (50%)

Recreation Potential	Suitable Space	Features suited to site
Local children's play	✓	Slides Adventure play climbing equipment Water play along linear trail Walking trail Seats Natural shade Garden beds with planting Viewing/ seating terraces
Older children's activity space	✓	
Local recreation space	✓	

### Possible place based features



VIEWING TERRACE WITH SEATING & NATURAL SHADE



SLIDES



ADVENTURE PLAY CLIMBING EQUIPMENT

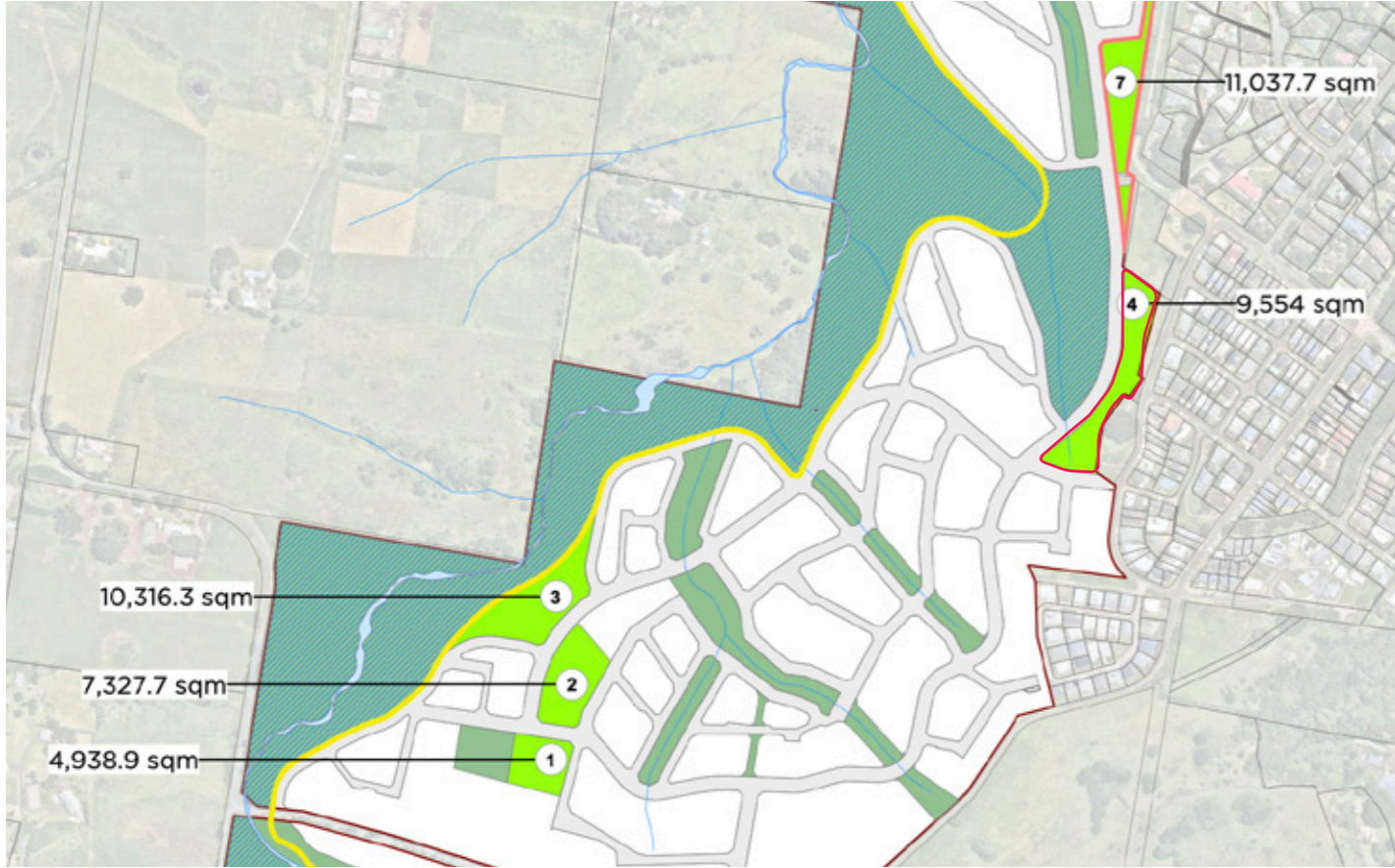


WATER PLAY ALONG TRAIL



WALKING TRAIL CONNECTION

# SPRINGSIDE HILL



## RIDGE PARK

ID	Area (sqm)	Active Recreation (sqm)	Min. Width (Lm)	General Slope	Road Frontage (Lm)
4	9,554	3,500m	23	10-30%	360 (50%)

Recreation Potential	Suitable Space	Features suited to site
Older children's activity space	✓	Adventure play - play equipment, flying fox, climbing structure, swings, slide Exercise stations Seats Natural shade Garden beds with planting Viewing platform & shelter
Youth recreation space	✓	
Fitness & exercise space	✓	

### Possible place based features



FLYING FOX



SLIDES



WALKING TRAIL



EXERCISE STATION



CLIMBING STRUCTURE

# SPRINGSIDE HILL



## VISTA PARK

ID	Area (sqm)	Min. Width (Lm)	General Slope	Road Frontage (Lm)
5	5,866	23	10%	550 (95%)

Recreation Potential	Suitable Space	Features suited to site
Local children's play	✓	Structured play - slide, swings Walking trail connection Viewing platform Exercise stations Tables Seats Barbecue Natural Shade Kickabout space
Older children's activity space	✓	
Local recreation space	✓	
Fitness & exercise space	✓	

### Possible place based features



VIEWING PLATFORM



KICKABOUT SPACE



SWINGS & SEATS



SHELTER & BBQ

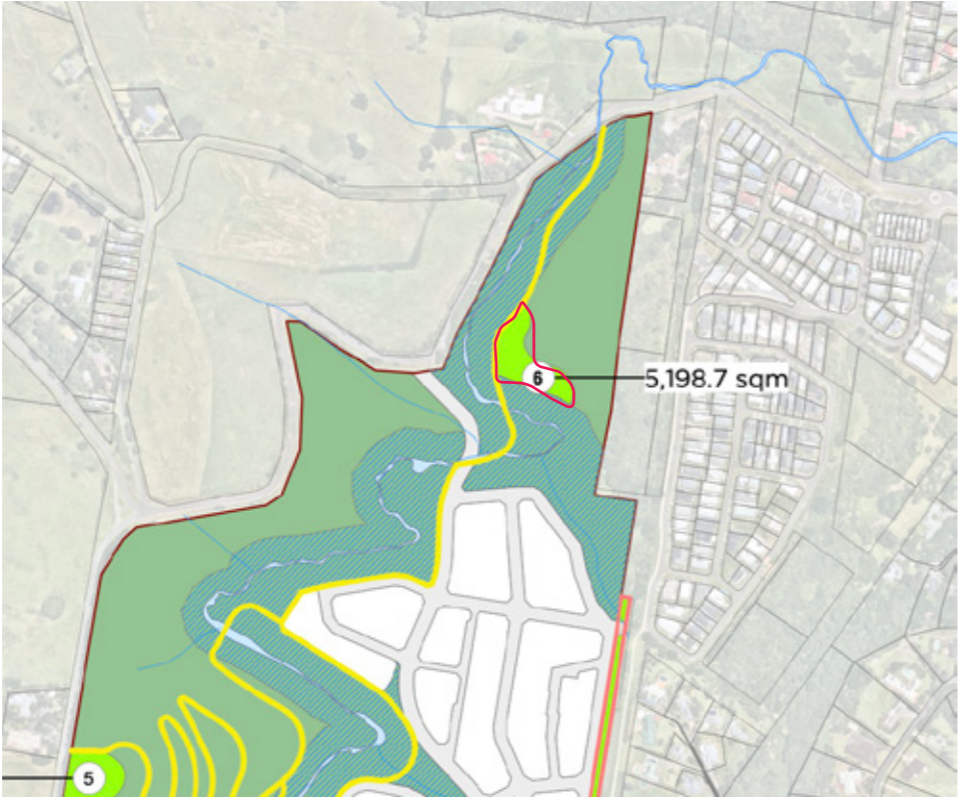


EXERCISE STATION



WALKING TRAIL CONNECTION

# SPRINGSIDE HILL



CO-OP GREEN				
ID	Area (sqm)	Min. Width (Lm)	General Slope	Road Frontage (Lm)
6	5,199	31	10%	-

Recreation Potential	Suitable Space	Features suited to site
Older children's activity space	✓	Play equipment, climbing structure, swings, slide Exercise stations Seats Natural shade Garden beds with planting Half court Kickabout space
Local recreation space	✓	
Youth recreation space	✓	

## Possible place based features



HALF COURT MULTI COURT



SLIDES



KICKABOUT SPACE



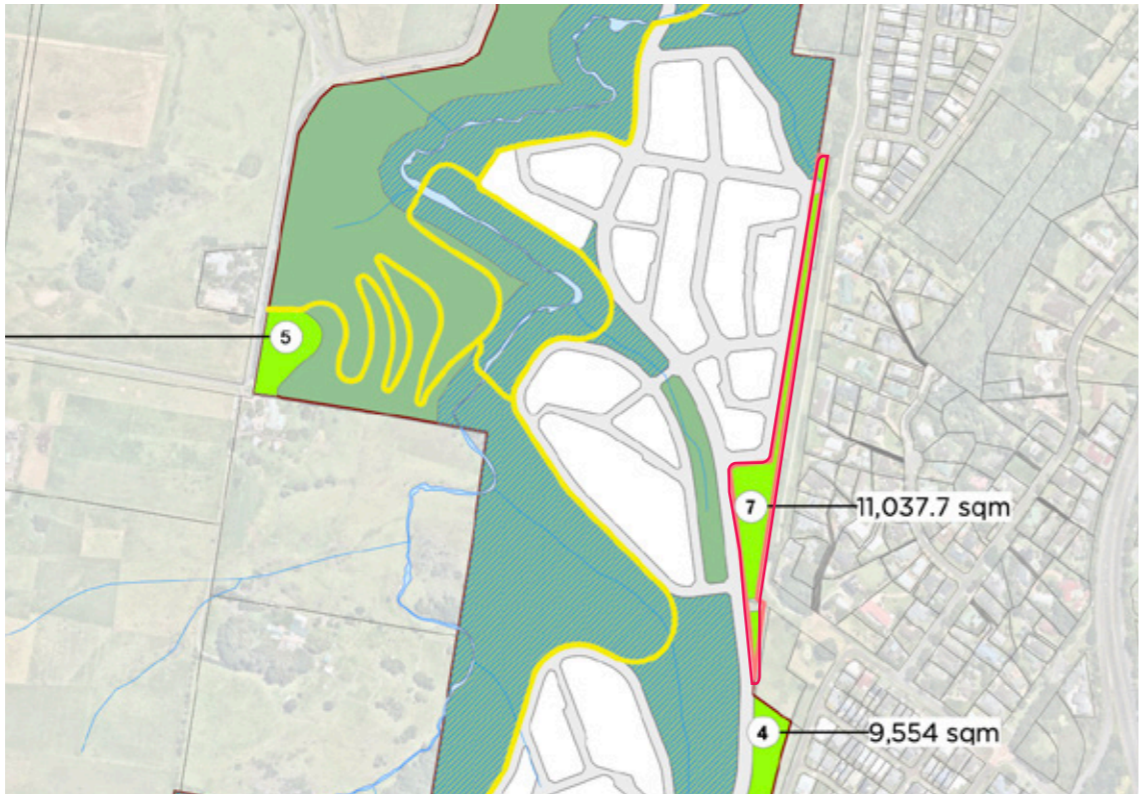
WALKING TRAIL & EXERCISE STATIONS



CLIMBING STRUCTURE



# SPRINGSIDE HILL



RIDGE PARK				
ID	Area (sqm)	Min. Width (Lm)	General Slope	Road Frontage (Lm)
7	11,038	24	10%	130 (40%)

Recreation Potential	Suitable Space	Features suited to site
Fitness & exercise space	✓	Play equipment
Local children's play	✓	Exercise stations
Local recreation space	✓	Seats
		Natural shade
		Viewing area

## Possible place based features



VIEWING AREA WITH SEATING & NATURAL SHADE



SWINGS & SEATS



SLIDE & PLAY EQUIPMENT



EXERCISE STATION