

15 REPORT OF THE DIRECTOR STRATEGIES AND COMMUNITIES**15.1 Endorse for public exhibition: Jamberoo Heritage Review**

CSP Objective: Outcome 3.3: We love where we live and are strongly connected within our region. Growth and development will be managed sustainably, thoughtfully and equitably, while preserving our built and natural heritage.

CSP Strategy: 3.3.2 Manage development and growth sustainably and thoughtfully.

Delivery Program: 3.3.2.1 Council meets the legislative requirements for Planning and Assessment.

Item 15.1

Summary

The purpose of this report is to seek Council's endorsement of the Jamberoo Heritage Study (Niche Environment and Heritage, 2023) and the Independent Peer Review (City Plan Heritage, 2023) to be placed on public exhibition.

The Jamberoo Heritage Study was prepared by Niche Environment and Heritage based on advice from Council staff and members of the Kiama and District Historical Society. The Study was endorsed by Council in December 2022 and exhibited in 2023, including notification to affected landowners and public information sessions. The Study proposed amendments to three (3) of the 40 existing heritage items, proposed 15 new heritage items and the introduction of two (2) new Heritage Conservation Areas (HCA).

Following the public exhibition and the feedback received, an independent peer review of the Jamberoo Heritage Study was carried out by City Plan Heritage in 2023. This review agreed with the three (3) amendments to existing heritage items, supported seven (7) of the 15 proposed new heritage items and supported the two (2) proposed HCAs (one with a reduced curtilage).

It is recommended that the Jamberoo Heritage Study (Enclosure 1) and the Independent Peer Review (Enclosure 2) be endorsed for public exhibition for a minimum of 28 days.

Financial implication

The Jamberoo Heritage Study (Enclosure 1) and the Independent Peer Review (Enclosure 2) were prepared by consultants in previous budget years. The proposed public exhibition will be carried out using existing resources.

Council is currently in the process of engaging a Heritage Advisor, which is funded through a Heritage NSW grant and this resource may also be used for this project.

Risk implication

The finalisation of the Jamberoo Heritage Review will ensure that appropriate controls are in place to recognise, protect and manage the heritage values within Jamberoo. Finalisation of the Review will also ensure that development proposals put forward to Council are considered against an adopted strategic planning document and current controls.

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15.1 Endorse for public exhibition: Jamberoo Heritage Review (cont)

Policy

The Jamberoo Heritage Review has been carried out in accordance with:

- *Environmental Planning and Assessment Act 1979*
- The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance (2013)
- Assessing Heritage Significance (Heritage Officer, 2001)
- Assessing significance for Historical Archaeological Sites and Relics (Heritage Council, 2009)
- Illawarra Shoalhaven Regional Plan 2041 (NSW Government, May 2021)
- Local Strategic Planning Statement (Kiama Council 2020, updated 2025)
- Council's Community Engagement Strategy, 2024

Consultation (internal)

There have been ongoing discussions within the Planning and Development Team.

Communication/Community engagement

Community consultation was carried out in 2022 as part of preparing the study, and in 2023 when the Study was on public exhibition.

It is now recommended that the Jamberoo Heritage Study be exhibited for a further period of 28 days to enable community comment. The exhibition will include notification on Council's Your Say page, staff attendance at community pop ups, social media posts, inclusion in council's newsletter and notification to affected landowners. Relevant stakeholders will also be directly notified including the Kiama and District Historical Society and the Jamberoo Valley Ratepayers and Residents Association. (JVRRA). A public information session will also be held during the exhibition period.

The 2025 Engagement Schedule is provided at Enclosure 3.

Attachments

Nil

Enclosures

- 1 Jamberoo Heritage Review (Niche Environmental & Heritage, January 2023)
- 2 Independent Peer Review (City Plan Heritage, June 2023)
- 3 Jamberoo Heritage Review - 2025 Engagement Strategy

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15.1 Endorse for public exhibition: Jamberoo Heritage Review (cont)

RECOMMENDATION

That Council:

1. Endorse placing the Jamberoo Heritage Study and the Independent Peer Review documents on public exhibition for a minimum of 28 days to enable community consultation.
2. Consult with the community and relevant stakeholders on the Jamberoo Heritage Study and the Independent Peer Review documents, in accordance with the Engagement Strategy.
3. Receive a further report on the outcomes of the consultation process, along with a Planning Proposal to implement any appropriate recommendations of the Study and Peer Review.

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BackgroundLocal Strategic Planning Statement 2020 (updated 2025)

The Kiama Local Strategic Planning Statement (LSPS) 2020 (updated 2025) is a 20-year planning vision emphasising land use, transport and sustainability objectives in alignment with the directions set out by the Illawarra-Shoalhaven Regional Plan.

The LSPS includes actions to establish a holistic review program to review the existing heritage register contained in Schedule 5 of the *Kiama Local Environmental Plan (LEP) 2011* and to update associated inventory sheets to ensure all relevant information is available regarding the heritage significance of the listed items/areas.

The first area reviewed as part of this program was the Kiama Town Centre. This was completed in 2024 and resulted in two new Heritage Conservation Areas, and seven new individual heritage listings.

Jamberoo Village was selected as the second area to be reviewed based on the volume of heritage items and this review is currently in progress.

The Gerringong Heritage Review is expected to be completed alongside the Gerringong Town Centre Study and will commence in a future budget year.

Local Housing Strategy 2025

The unique heritage and architecture of the buildings, and their importance to the Kiama community is reiterated in the Local Housing Strategy.

The non-negotiable principles for greenfield development include:

- *Heritage places, items and values are identified and preserved as appropriate.*

Jamberoo Heritage Study (Niche Environment and Heritage, 2022)

To assist Council with the review of heritage within Jamberoo an external consultant, Niche Environment and Heritage (Niche), were engaged. Council staff worked with members of the Kiama & District Historical Society to provide local advice to the consultant on areas and items worth investigating/reviewing. Niche finalised their investigation/review with the Summary Report and draft and updated Inventory Sheets being submitted to Council early November 2022 (Enclosure 1).

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15.1 Endorse for public exhibition: Jamberoo Heritage Review (cont)

The scope of Niche's works was limited to the following:

1. Heritage Review of existing and potential heritage items and/or areas in Jamberoo.
 - I. Review approximately 40 items within the study area, and provide recommendations and justification for their listing. This includes existing items which could be removed from the heritage list,
 - II. Provide recommendations and justification for 2 - 4 potential heritage conservation areas, within the study area, to be formulated.
2. Update associated inventory sheets for existing items within the Study Area and items proposed as part of this review.

Niche undertook site visits in December 2021 and January 2022. Additional site visits were undertaken in September 2022 as part of refining and finalising their findings.

Niche's Summary Report recommended:

- amendments to three (3) existing heritage items,
- 17 new individual heritage items,
- Two (2) Heritage Conservation Areas.

In early 2023, community engagement was conducted in accordance with our community engagement policy. This included public information sessions, notifications to affected landowners, and a dedicated website page with relevant information.

During the consultation, there were strong concerns raised by the community about the processes used to prepare the Study, as well as the finding of the Study. Many property owners of proposed listings opposed their properties being heritage listed and refuted the content of the supporting report.

As a result of the community consultation and feedback, Council paused the review program and committed to an independent peer review being carried out.

Independent Peer Review (City Plan Heritage 2023)

Whilst the Heritage NSW guidelines had been followed and the consultants employed (Niche) were qualified in their field, a secondary peer review was undertaken to provide some certainty and reassurance to residents. This was funded by the NSW Department of Planning, Housing & Infrastructure and at no cost to Council or to ratepayers.

The Independent Peer Review was carried out by City Plan Heritage. The review process included on-site meetings and discussions with community members as well as site inspections. An assessment of the Heritage Significance of each of the proposed items and Conservation areas was also undertaken. The peer review report was received from the City Plan Heritage in 2023.

In summary, the Independent Peer Review findings were:

- The amendments to three (3) existing heritage items were supported,
- Seven (7) of the 17 proposed new individual heritage items were supported,
- The two (2) Heritage Conservation Areas were supported.

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15.1 Endorse for public exhibition: Jamberoo Heritage Review (cont)

2024 update

An update on this project was provided to Council at the April 2024 Council meeting.

2025 Community Consultation

This report proposes placing the Jamberoo Heritage Study (Enclosure 1) and the Independent Peer Review (Enclosure 2) on public exhibition to enable further community consultation to be undertaken.

The feedback received during this consultative exercise will be used by the Strategic Planning Team to prepare a Planning Proposal to amend the Schedule 5 - Environmental Heritage of the *Kiama Local Environmental Plan (KLEP) 2011* if deemed appropriate.

A future report will then be reported to Council to provide feedback on the consultation process and to commence any Planning proposal Gateway processes.

A summary of the proposed individual heritage items and peer review comments are outlined below:

Niche Environment and Heritage, 20222			City Plan Heritage, 2023
Address	Potential Item Name	Notes/Justification	Independent Peer Review
1 Allowrie Street	Jamberoo RSL Hall and Sandstone wall	Significance: High – Local, Meets criteria a), c) and g). Contributory item within Allowrie Street Precinct HCA	Supported
4 Allowrie Street	Timber Cottage	Significance: High – Local. Meets criteria a), c), and g).	Not supported
27 Allowrie Street	Small Cottage	Significance: Low - Moderate. Local historical significance but requires further research.	Not supported
19 Chapel Lane	Timber Cottage	Significance: High - Local. Meets criteria a), g).	Supported
48 Churchill Street	Timber House - 'Elmsmere'	Significance: High – local. Meets criteria a), c) and g).	Supported
50 Churchill Street	Cottage	Significance: High – local. Meets criteria a), c) and g).	Not supported
65 Churchill Street	Timber Cottage (Doctors surgery)	Significance: High - local. Meets criteria a), g	Supported

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Niche Environment and Heritage, 20222			City Plan Heritage, 2023
Address	Potential Item Name	Notes/Justification	Independent Peer Review
69 Churchill Street	Timber Cottage	Significance: Moderate - local. Meets criteria a), g).	Not supported
71 Churchill Street	Timber Cottage	Significance: High- local. Meets criteria a), g).	Supported
197 Clover Hill Road	Glen Murcott Designed House	Significance: Exceptional - local. Meets criteria b), c).	Supported
6 Drualla Road	Cottage	Significance: High - local. Meets criteria a) g).	Supported
16 Factory Lane	Small Dairy Cottage	Significance: Moderate - local. Meets criteria a) g).	Not supported
26 Factory Lane	Timber Cottage	Significance: Moderate - local. Meets criteria a) g).	Not supported
10 Golden Valley Road	House - Doone	Significance: High -local. Meets criteria a) g).	Not supported
218 Jamberoo Mountain Road	Walsh Farm - 'Homelands'	Significance: High -local. Meets criteria a) g).	Not supported
6 Macquarie Street	House - Original	Significance: High - local. Meets criteria a), g).	Not supported
159 Wyalla Road	Cowan Brae	Significance: High - local. Meets criteria a), g).	Not supported

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There are also two proposed Heritage Conservation Areas (HCA):

Niche Environment and Heritage, 20222	City Plan Heritage, 2023
Potential HCA	Independent Peer Review
Allowrie Street Town Centre Precinct HCA (see Figure 1)	Supported
Churchill Street Ecclesiastical Precinct HCA (see Figure 2)	Supported, but with a reduced curtilage.



Figure 1: Proposed Allowrie Street Town Centre Precinct HCA

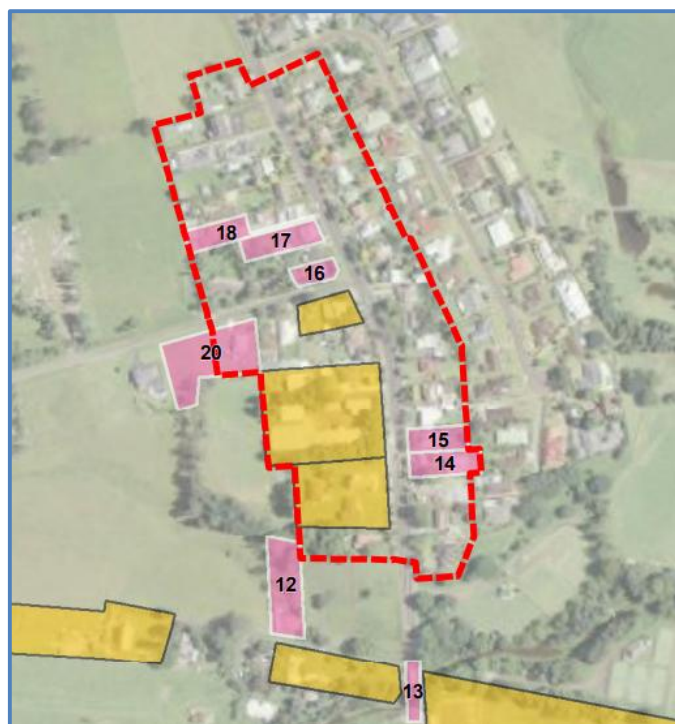


Figure 2: Churchill Street Ecclesiastical Precinct HCA

Summary of process to date and next steps

The table below provides a summary of the process and steps taken to date:

Date	Step
2021	Consultant, Niche Environment and Heritage, engaged
Dec 21 - Jan 22, Sept 2022	Niche Environment and Heritage carried out site inspections and initial engagement with potentially affected landowners.
22 Dec 2022	Jamberoo Heritage Study (Niche Environment and Heritage, 2022_ reported to Council for endorsement to exhibit

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Early 2023	Public Exhibition and Community Consultation including public information session.
Mid 2023	Independent Peer Review carried out by City Plan Heritage.
April 2024	Question for future meeting: Jamberoo Heritage Review An update was provided to Council at the 16 April 2024 meeting.
July 2025	Strategic Planning Team review project status and next steps.
September 2025	Council Report – Information Report on project status and next steps
Sept - Oct 2025	Notification to, and consultation with, affected landowners.
October 2025	Council Report – seek endorsement to re-exhibit Study and exhibit Peer Review (this Report)
Oct-Nov 2025	Public Exhibition and Community Consultation
December 2025 – February 2026	Review submissions and prepare Engagement Report.
Jan – Mar 2026	Prepare Planning Proposal to update Kiama LEP
April 2026	Report Planning Proposal to Council for endorsement

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Conclusion

An action of the LSPS is to establish a holistic review program to review the existing heritage register contained in Schedule 5 of the *Kiama Local Environmental Plan (LEP) 2011*. The Jamberoo Heritage Review is the second review to be undertaken.

Council's Strategic Planning Team, members of the Kiama & District Historical Society and Niche Environment and Heritage worked collaboratively throughout 2021 and 2022 to prepare the Jamberoo Heritage Review. Following community consultation in early 2023 an Independent Peer Review was carried out and its findings warrant further engagement with the community regarding inclusion in the heritage register:

The purpose of this report is to seek endorsement to carry out further engagement with potentially impacted property owners and the broader community on the most appropriate ways to celebrate and conserve items and areas of heritage significance within the Jamberoo Village.

15.2 Funding Contribution - Crown Reserve – Restoration of dunes and Bangalay Sand Forest Endangered Ecological Community at Seven Mile Beach Reserve

- CSP Objective: Outcome 2.1: We protect our people, place and biodiversity through thoughtful planning and actions, preserving the natural environment that defines our spectacular landscapes.
- CSP Strategy: 2.1.2 Celebrate and protect our natural environment by promoting its value and preserving scenic landscapes, while developing strategies for current and future generations.
- Delivery Program: 2.1.2.2 Protect natural areas through restoration and protection projects at priority sites on Council owned/managed land where grant funding is available for non-operational activities.

Item 15.2

Summary

Council accepted an offer of grant funding on 02 June 2025, following a successful application through the Crown Reserves Improvement Fund 24/25 funding round.

The Crown reserves Improvement Fund (CRIF) provides financial support for the development, maintenance and improvement of Crown Reserves.

This grant project will target weed control along the Council managed portion of the dune system at Seven Mile Beach Reserve, to support restoration and resilience of the adjacent Bangalay Sand Forest Endangered Ecological Community (EEC) and improve beach amenity.

CRIF Funding is \$48,422, the total Project cost is \$53,422 with \$5,000 to be contributed by Kiama Municipal Council as the Crown Land Manager.

Council approval is required to amend the 25/26 budget to allow expenditure of the grant income received for the Project and drawdown \$5,000 from the Crown Reserve as a 10% contribution and budget for the Project.

Financial implication

Council have received the \$48,422 grant funding component from the funding body. Failure to undertake the program of work and comply with the funding deed will require repayment of unspent grant funding.

Risk implication

Failure to meet objectives of the Community Strategic Plan to protect our place and biodiversity through restoration and protection projects at priority sites.

Degradation of high environmental value land.

Policy

This Project is aligned with the adopted *Kiama Coastline Coastal Management Program*, Action K: "Control pests and weeds, and undertake targeted land, dune and marine revegetation, habitat restoration and protection works along the Kiama coastline to enhance environmental, community and cultural values".

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15.2 Funding Contribution - Crown Reserve – Restoration of dunes and Bangalay Sand Forest Endangered Ecological Community at Seven Mile Beach Reserve (cont)

Management actions are consistent with the *Council Managed Crown Land Plan of Management 2022* for Reserve 83972.

Consultation (internal)

- Manager Environment & Compliance
- Manager Operations & Maintenance
- Director Strategies and Communities
- Acting Director Infrastructure & Liveability

Consultation (External)

Seven Mile Beach Landcare Group

Communication/Community engagement

Project communications has been published on our website and will be updated progressively: Seven Mile Beach Reserve restoration works Kiama Council

Ongoing stakeholder consultation will take place with Seven Mile Beach Landcare Group that meet once a month to participate in weed control and revegetation activities. The work of the Landcare group that overlaps the site boundaries will complement the proposed works associated with the grant application.

Attachments

Nil

Enclosures

Nil

RECOMMENDATION

That Council, for the purpose of executing Crown Land Improvement Fund, funding deed 'Restoration of dunes and Bangalay Sand Forest Endangered Ecological Community at Seven Mile Beach Reserve', amend the 25/26 budget to:

1. receive the grant income of \$48,422, and
2. drawdown \$5,000 from the Crown Reserve as contribution to allow total expenditure of \$53,422.

Background

On 22 November 2024, Council staff submitted an application under the Crown Reserves Improvement Fund (CRIF) for targeted weed control within Reserve 83972 known as Seven Mile Beach Reserve.

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15.2 Funding Contribution - Crown Reserve – Restoration of dunes and Bangalay Sand Forest Endangered Ecological Community at Seven Mile Beach Reserve (cont)

The application supports Resolution 24/274OC which resolved that Council consider during preparation of the 2025/26 budget the allocation of annual budget for this purpose including possibility of funding from specific reserves; as well as continue seeking grant opportunities for funding the maintenance of the Seven Mile Beach Crown Reserve and other natural areas in the municipality.

On 20 May 2025, it was advised from the Minister of Lands and Property that the grant had been approved from the NSW Governments 2024-2025 CRIF towards restoration of dunes and Bangalay Sand Forest Endangered Ecological Community at Seven Mile Beach Reserve.

The funding deed was received by Council and executed on 02 June 2025.

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