



SECTION 4.15 ASSESSMENT

APPLICATION NUMBER: 10.2025.68.1

NSW ePLANNING PORTAL REFERENCE: PAN-533320

APPLICANT: White Constructions & Developments Pty Ltd

PROPERTY DESCRIPTION: LOT: 1 DP: 707300,
40 Saddleback Mountain Road KIAMA NSW 2533

SITE ZONING: PART RU2 Rural Landscape / PART R2 Low Density Residential / PART R5 Large Lot Residential

DEVELOPMENT DESCRIPTION: TORRENS TITLE SUBDIVISION - SUBDIVISION OF THE SITE, INCLUDING SITE PREPARATION WORKS, SERVICING, CONSTRUCTION OF ROADS, AND REHABILITATION OF A RIPARIAN CORRIDOR. THE PROPOSAL INCLUDES PROVISION FOR THE SUBDIVISION OF 81 RESIDENTIAL ALLOTMENTS COMPRISING THE FIRST STAGE OF DEVELOPMENT IN RELATION TO THE SOUTH KIAMA URBAN RELEASE AREA (URA).

Delegation Level Required	Elected Council
Report Recommendation	Approval
Development Type	Nominated Integrated Development <i>Note: Integrated development is set out in section 4.46 of the Environmental Planning and Assessment Act 1979.</i> <i>Note: Nominated integrated development is set out in Schedule 1 Part 1 Division 2 Section 8A of the Environmental Planning and Assessment Act 1979.</i> <i>Note: Regionally significant development is set out in Schedule 6 of State Environmental Planning Policy (Planning Systems) 2021.</i> <i>Note: Designated development is set out in Schedule 3 Part 2 of the Environmental Planning and Assessment Regulation 2021 or in other environmental planning instruments.</i>
Applicant(s)	White Constructions & Developments Pty Ltd
Owner's consent provided?	Yes
	\$13,055,140.00

Estimated Development Cost (EDC)	The EDC is >\$3 million and the development cost has been appropriately estimated by a qualified and registered quantity surveyor. <i>Note: Planning Circular PS24-002 provides the methodology for calculating estimated development cost (EDC) and the definition of a suitably qualified person.</i>
Date Lodged	21/5/2025
Date of site inspection	11/06/2025
Related Application in NSW Planning Portal?	☒ Concurrence and/or external agency referral (CNR) ☒ HPC Contributions (CON) ☐ Planning Panel (PPSSTH) ☐ Section 68 (S68)
Number of submissions	40 in objection. 3 in support. <i>Note: Where submissions are received Council must give notice of the determination decision to all submitters.</i> <i>Note: Where >12 objections are received the application must be reported to Council for determination.</i>

1. Detailed Proposal

The proposal is for Stage 1 of the South Kiama Urban Release Area (URA).

Item 15.2

Enclosure 1

Figure 1: Plan showing proposed subdivision - Stage 1 of South Kiama Urban Release Area (URA)

- **Torrens Title subdivision comprising:**
 - 81 x residential allotments
 - 1 x drainage reserve allotment
 - 1 x public reserve allotment for the purposes of a local park
 - 1 x residue allotment containing the remainder of the South Kiama URA
- **Site preparation and bulk earthworks**
- **Provision of pedestrian, cycling and road infrastructure including**
 - widening of Saddleback Mountain Road and road treatments, and construction of internal roads with on street parking areas
 - construction of pedestrian footpaths and shared cycle paths
 - provision of temporary turning areas at southern terminus of road nos.1, 3 & 5
- **Tree and vegetation clearing, tree planting and revegetation works including:**
 - removal of 15 x trees and vegetation
 - weed removal and management
 - revegetation work and establishment of riparian corridor and vegetation management zones (VMZs)

- Landscaping of public areas and street tree planting
- Development of drainage reserve allotment including:
 - construction of retaining walls and rock batters, and bank stabilisation works
 - construction of drainage infrastructure, scour protection, bio-retention basin and OSD Basin.
- Provision of a local park including:
 - playground equipment
 - a basketball half-court
 - public open space
- Provision of entrance signage, educational signage and public park signage
- Provision of utilities and infrastructure to support the development
- Creation of easements for drainage, right of way, access and support as necessary

Note: The water and sewer extension and realignment works on the eastern side of the Princes Highway, as well as associated underboring works will be undertaken via a separate Part 5 approval process and do not form part of this development application.

The plans and information referred to are as follows:

Plans				
Plan Number	Revision Number	Plan Title	Drawn by	Date of Plan
Project No. 23-0122, Drawing No. SV-03, Sheet 1/3 (25/106828 - Appendix A & D)	05	Proposed Plan of Subdivision	Orion	6/11/2025
Project No. 23-0122, Drawing No. SV-03, Sheet 2/3 (25/106828 - Appendix A & D)	05	Proposed Plan of Subdivision	Orion	6/11/2025
Project No. 23-0122, Drawing No. SV-03, Sheet 3/3	06	Proposed Plan of Subdivision	Orion	6/11/2025

(25/106828 - Appendix A & D)				
Ref & Dwg No. 22204.DA.P01, Sheets 1/8 (25/106831)	J	Subdivision Plan (Indicative Building Envelopes)	Site Plus Pty Ltd	1/8/2025
Ref & Dwg No. 22204.DA.P01, Sheets 2/7 (25/80704)	J	Zoning Plan	Site Plus Pty Ltd	1/8/2025
Ref & Dwg No. 22204.DA.P01, Sheets 3/7 (25/80704)	J	Minimum Lot Site Plan	Site Plus Pty Ltd	1/8/2025
Ref & Dwg No. 22204.DA.P01, Sheets 4/7 (25/780663)	J	Bin Collection Location Plan	Site Plus Pty Ltd	1/8/2025
Ref & Dwg No. 22204.DA.P01, Sheets 5/7 (25/780663)	J	12.5m Service Vehicle Swept Path 1	Site Plus Pty Ltd	1/8/2025
Ref & Dwg No. 22204.DA.P01, Sheets 6/7 (25/780663)	J	12.5m Service Vehicle Swept Path 2	Site Plus Pty Ltd	1/8/2025
Ref & Dwg No. 22204.DA.P01, Sheets 7/7 (25/780663)	J	Turn Bays Swept Path	Site Plus Pty Ltd	1/8/2025
Ref & Dwg No. 22204.DA.P01, Sheets 1/1 (25/75078)	A	Stage 1 Detailed Subdivision plan – 2m wide temporary access to allow construction of boundary wall and fencing	Site Plus Pty Ltd	1/11/2024

Item 15.2

Enclosure 1

Drawing Nos. L-000, L-010, L-021, L-022, L-032, L-032, L-300, L-301, L-302, L-303, L-304, L-305, L-306, L-311, L-311, L-501, L-502, L-502, L-801, L-802 & L-803 (25/109374 - Appendix C)	E	Landscape Plans	Arcadia Landscape Architecture Pty Ltd	17/11/2025
Drawing Nos. L-311, L-604 & L-605 (25/107192)	A	Signage Details	Arcadia Landscape Architecture Pty Ltd	15/8/2025
Ref & Dwg No. 22204.DA.C01 - 22204.DA.C48, (25/107880 – Appendix F)	H	Civil Works Plans	Site Plus Pty Ltd	7/11/2025
22204.MP.P03, Sheet 3/5 (25/41597 – Appendix G)	F	Staging Plan	Site Plus Pty Ltd	4/3/2025
Ref & Dwg No. 22204.DA.C01, Sheet 1/1 (25/41608 – Appendix AA)	A	Pedestrian & Bicycle Network Plan	Site Plus Pty Ltd	20/2/2025
Ref & Dwg No. 22204.DA.C01, Sheet 1/1 (25/88186)	A	Site Master Plan (shared path master plan)	Site Plus Pty Ltd	15/9/2025
#4889 Sheet 1/1 (25/41598 – Appendix CC)	A	Street Light Layout	Power Line Design Pty Ltd	29/11/2024

Item 15.2

Enclosure 1

MP03 (25/41603 – Appendix II)	A	Materials Palette – Sheet 3	-	4/3/2025
22204.MP.P01 (25/88190)	F	Stage 1 Subdivision Plan (Acoustic Category Treatment Markup)	Site Plus Pty Ltd	9/1/2025

Documents			
Document title	Version number	Prepared by	Date of document
Statement of Environmental Effects (25/42577)	Project Code. P0043494	Urbis	12/5/2025
Kiama DCP Chapter 12.11 Statutory Compliance Table (25/41600 – Appendix B)	-	Urbis	-
EDC Cost Report (25/41593 – Appendix E)	1.0	Mitchell Brandtman	30/4/2025
Traffic and Parking Impact Assessment (25/61868 – Appendix H)	241007.01FB, Issue B	McLaren Traffic Engineering & Road Safety Consultants	29/4/2025
Traffic Impact Assessment for the Masterplan of the Proposed Residential Subdivision (25/98472)	250158.01FA, Issue A	McLaren Traffic Engineering & Road Safety Consultants	11/6/2025
Statement of Heritage Impact	Project No. 41160, Version 02	Biosis APEM Group	30/4/2025

Item 15.2

Enclosure 1

(25/42564 – Appendix I)			
Conservation Management Plan (25/42575 – Appendix J)	Project No. 41160, Version 02	Biosis APEM Group	12/3/2025
Kendalls Cemetery and the Walls of Barroul – Heritage Interpretation Plan (25/98466 – Appendix K)	Project No. 41160, Final Version 01	Biosis APEM Group	15/10/2025
Aboriginal Heritage Management Plan (25/42573 – Appendix L)	Rev 0.1	Paul Knight	16/12/2024
Arboricultural Impact Assessment (25/42574 - Appendix M)	Project No. 23WOL10346, Version 2	Eco Logical Pty Ltd	11/3/2025
Aquatic Impact Assessment – Stage 1: South Kiama (25/42572 – Appendix N)	Project No. 2024-52 HAB	Habitat Innovation and Management Pty Ltd	7/2/2025
Riparian Vegetation Management Plan – Stage 1: South Kiama (25/42549 – Appendix O)	Project No. 2023-46 HAB	Habitat Innovation and Management Pty Ltd	January 2025
Bushfire Protection Assessment (25/42570 – Appendix P)	Project No. 23WOL4769, Version 2	Eco Logical Pty Ltd	6/3/2025
Visual Impact Assessment – (25/63939 - Appendix Q)	Issue B	OG Urban & Certified Energy	12/3/2025

Water Cycle Management Report (25/63937 – Appendix R)	Project No. 22204, Rev 6	Site Plus Pty Ltd	30/4/2025
Flood Impact Assessment (25/42557 – Appendix S)	Project No. 22204, Rev 1	Site Plus Pty Ltd	11/3/2025
Report on Contaminated Land Comment (25/41592 – Appendix T)	R.001.Rev0	Douglas Partners	15/4/2024
Geotechnical Comment (25/42555 – Appendix U)	Project No. 89260.07	Douglas Partners	30/4/2025
Geotechnical Interpretive Report (25/42552 – Appendix V)	Project No. 89260.10, Rev 1	Douglas Partners	9/4/2025
Construction Noise and Vibration Management Plan (25/80660 – Appendix W)	TN198-02F02 Stage 1 CNVMP, Rev 2	Renzo Tonin & Associates	29/4/2025
Construction Management Plan (25/41591 – Appendix X)	Rev. 5	Site Plus Pty Ltd	29/4/2025
Waste Management Plan – (25/61283 - Appendix Y)	-	-	-
South Kiama Signage and Public Art Strategy (25/42548 – Appendix Z)	Project No. 23-915, Rev D	Arcadia Landscape Architecture Pty Ltd	March 2025

Item 15.2

Enclosure 1

Lighting Assessment (25/41598 – Appendix BB)	-	Power Line Design Pty Ltd	7/12/2021
Standard Connection Offer – Endeavour Energy (25/41604 – Appendix DD)	Endeavour Energy Ref: URS35280	Endeavour Energy	4/2/2025
Letter of conditions to commence Design investigation. For extension of a Sydney Water asset (61282 – Appendix EE)	Case Number: 216700	Sydney Water	3/10/2024
Letter of conditions to commence Design investigation for extension of a Sydney Water sewer main (25/61281 – Appendix FF?)	Case Number: 216701	Sydney Water	3/10/2024
Section 73 Subdivider Compliance Certificate – Notice of anticipated requirements (25/61280 – Appendix GG)	Case Number: 216918	Sydney Water	2/10/2024
Review of Environmental Factors – South Kiama Wastewater Servicing Project (25/75082)	CASE 216701WW	Orion	April 2025
TfNSW Concurrence Letter (25/61279 - Appendix HH)	TfNSW Reference / Asset Number: CR2025/002985	Transport for NSW	14/4/2025
Biodiversity Development	23WOL4769	Eco Logical	20/12/2023

Item 15.2

Enclosure 1

Assessment Report (25/82179)			
---------------------------------	--	--	--

The application is also been supported by a Planning Agreement (PA) letter of offer from White Constructions and Developments Pty Ltd, dated 6/5/2025 (TRIM 25/42550 and 25/42561).

2. Subject Site and Surrounds

Site Description

The subject site is identified within the South Kiama Urban Release Area (URA) and the current application is for Stage 1 of the URA development.

The South Kiama URA is situated approximately 2.5-3km south-west of the Kiama CBD.

The URA sits in between Saddleback Mountain Road and Weir Street along the south-western edge of the Kiama township. The URA is bound by Saddleback Mountain Road to the north, Princes Highway to the east, and Weir Street to the south.

The surrounding development includes:

- **North:** Immediately north of the site are 10 dwellings along or connected to Saddleback Mountain Road. Beyond the rural landscape area further north are low density residential dwellings including detached houses within residential precincts and the Kiama town centre including the Kiama train station.
- **East:** The Princes Highway abuts the site's eastern boundary and beyond that are low density residential areas and the Kiama High School. Further to the east and northeast are the BIG4 Easts Beach Holiday Park, Easts Beach, Kendalls Beach, Kiama Heights residential suburb, as well as the Little Blowhole tourist attraction further to the north-east.
- **South:** Immediately south of the Stage 1 development site is land within the South Kiama URA which will be subdivided for residential development subject to future development applications, and Kendalls Cemetery which is a heritage-listed historic cemetery. Beyond the URA land there are scattered rural residential dwellings. Rural landscape areas containing environmental conservation and management land intercepted with the winding Princes Highway making up the wider context.
- **West:** The western context is primarily comprised of rural land, vegetated escarpments with scattered rural dwellings.

Stage 1 is the northernmost stage of the URA and is accessed from Saddleback Mountain Road west of the overpass over Princes Highway.



Figure 2: Aerial imagery showing location of subject site (red)



Figure 3: Aerial imagery of subject site (red)

Item 15.2

Enclosure 1

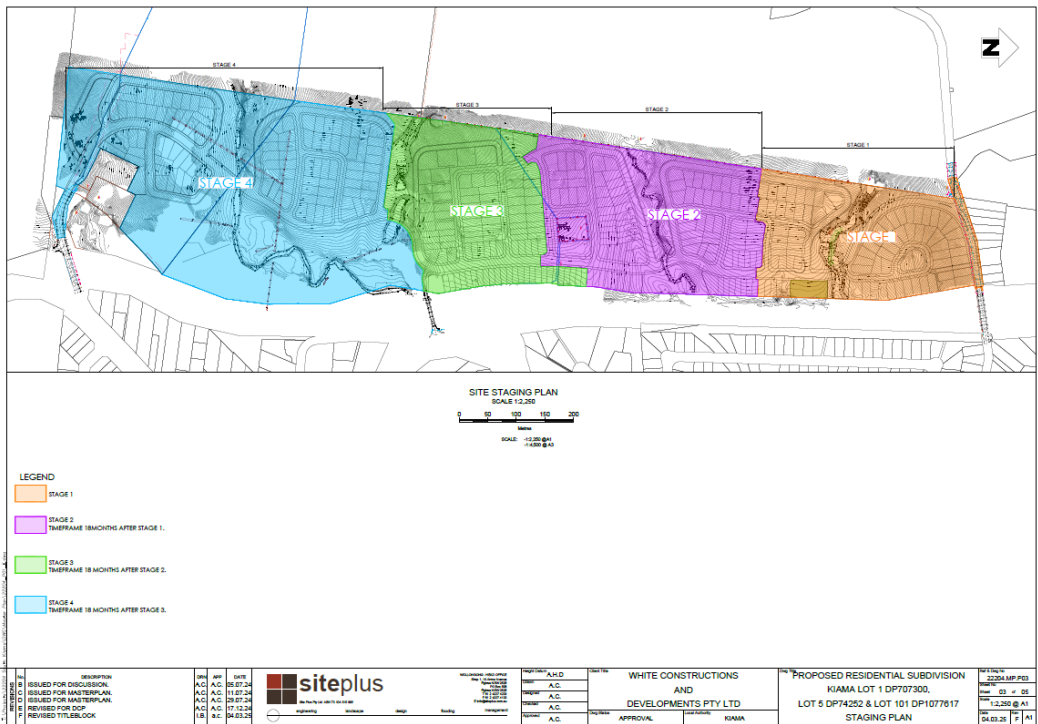


Figure 4: South Kiama URA staging plan

Under Planning Proposal PP-2021-379 which was finalized by the Department of Planning and Environment (DPE) and gazette on 14 July 2022, the land was rezoned to R2 Low Density Residential with the riparian corridors zoned RU2 – Rural Landscape with minimum lot size areas of 450m² and 300m² for the residential area.

Item 15.2

Enclosure 1

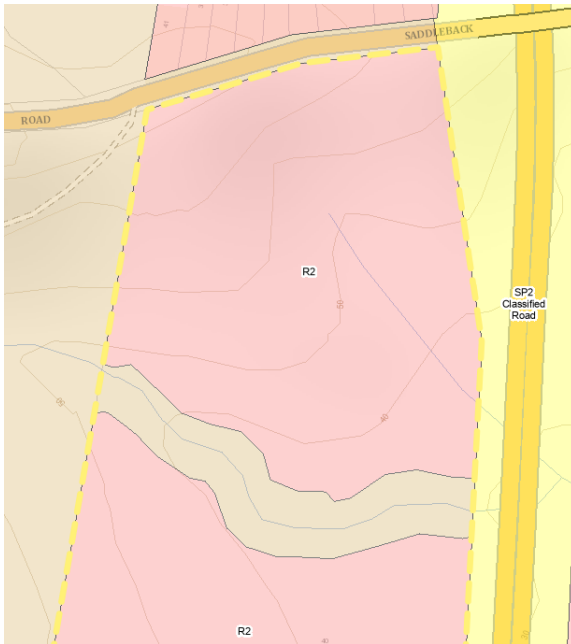


Figure 5: Zoning map of Stage 1 of URA (yellow dashed line)

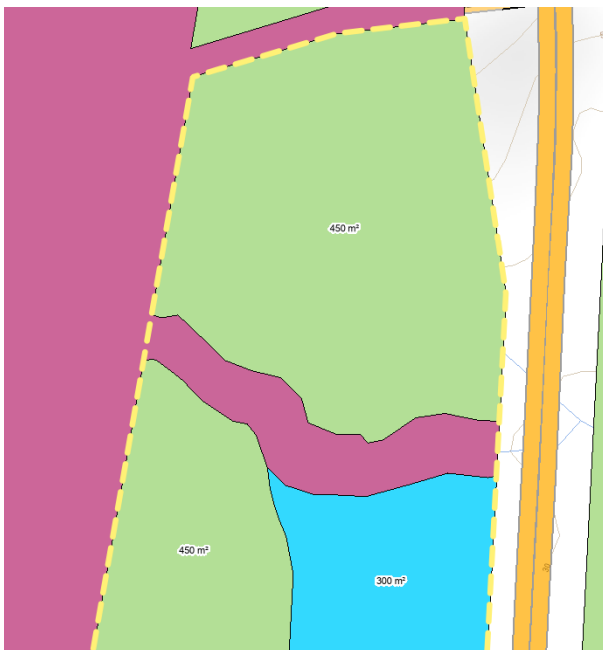
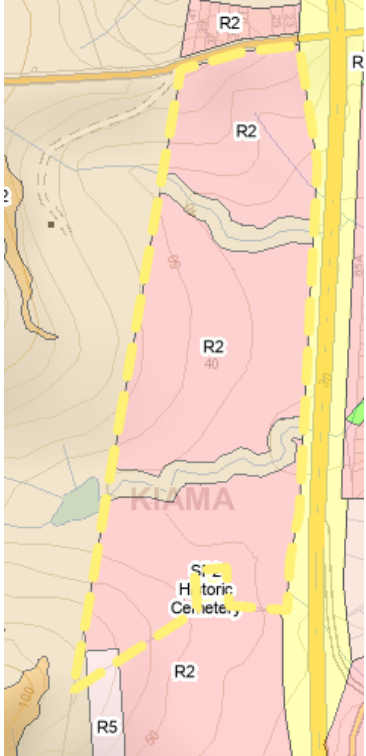


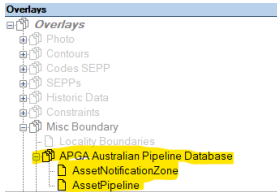
Figure 6: Lot size map of Stage 1 of URA (yellow dashed line)

Summary of Site and Constraints

Item 15.2

Enclosure 1

	Mapping Overlay	Commentary
Site Characteristics	Lot Area <i>Note: IFM (GIS mapping) can be used to estimate site area using the measure the ruler area tool.</i> 	16.22ha
	Zone	R2 Low Density Residential RU2 Rural Landscape R5 Large Lot Residential 
	Does the land have a dwelling entitlement? <i>Note: for rural land refer to clause 4.2A of Kiama LEP 2011.</i>	Yes
	Does the property adjoin Council, Crown, National Parks or other public reserve? <i>Note: Consideration should be given to if the development requires or implies access from the adjoining land.</i> <i>Note: Consideration should be given to the potential environmental impact and the site's proximity to NPWS land (see Developments adjacent to National Parks and Wildlife Services lands guidelines) and other natural areas that may</i>	Yes – The land adjoins Council land (Kendalls Cemetery). Referral to Property Section required.

	contain threatened species, vulnerable or endangered ecological communities or other vulnerable habitats.	
	Has appropriate survey information been provided?	Yes
	Fall direction of land	Undulating
	Coincidental practical and legal vehicular access?	Yes
Infrastructure	Works within proximity to electricity infrastructure?	Yes - Referral to Endeavour Energy required.
	Is the development adjacent to a classified road ?	Yes - Referral to TfNSW required.
	Is the development adjacent to a rail corridor ?	No
	Site within proximity to the high pressure pipelines? 	No
	Note: The High Pressure Pipeline (License No 26 - Jemena) traverses through the Kiama LGA. Note: Proximity to a gas high pressure pipeline is defined in SEPP (Transport and Infrastructure) 2021 as: • Within the licence area of a pipeline for gas, or for petroleum or other liquid fuels, licensed under the Pipelines Act 1967, or • within 20m of the centreline (measured radially) of a relevant pipeline, or • within 20m of land the subject of an easement for a relevant pipeline.	
	Access to reticulated sewer?	Yes – Sydney Water have confirmed that reticulated sewer will be available to the URA.
	Access to reticulated water?	Yes - Sydney Water have confirmed that reticulated water will be available to the URA.
	Access to electricity supply network?	Yes – Endeavour Energy have confirmed that reticulated

Item 15.2

Enclosure 1

Constraints		electricity supply will be available to the URA.
	Is the development located suitably away from any effluent management areas (EMA) or effluent disposal areas (EDA)? <i>Note: Ensure you have adequate information about the location of existing OSSM systems.</i>	N/A
	Flood	There are no existing flood studies for the subject area. The application has been supported by a Flood Impact Assessment which has modelled flooding for the site.
	Filled land	No
	Slip land	No
	Sydney Water Restrictions	No
	Interim Heritage Order	No
	Road Widening	Yes - Road widening adjacent to Princes Highway.
	Bush Fire Prone Land Map	Yes
	Potentially Contaminated Land	No
	Biodiversity and Conservation Agreements or Vegetation Management Plans	No
	Strategic Agricultural Land	No
	Aboriginal Cultural Heritage <i>Note: An AHIMS basic search can be used to identify recorded aboriginal sites in the nearby area.</i> <i>Note: Do not use the AHIMS extensive search function unless you have discussed this with your supervisor as this incurs a fee.</i>	Yes - Application has been supported by an Aboriginal Cultural Heritage Assessment Report.
	Development on waterfront land (i.e. within 40m of a watercourse) <i>Note: A Controlled Activity Approval (CAA) may be required for works within 40m of a watercourse. The Waterfront land e-tool can be used to determine if a CAA is required.</i>	Yes - Controlled Activity Approval is required. Referral to DCCEW Water required.
Plan	Lot Size Area	E - 350m ²

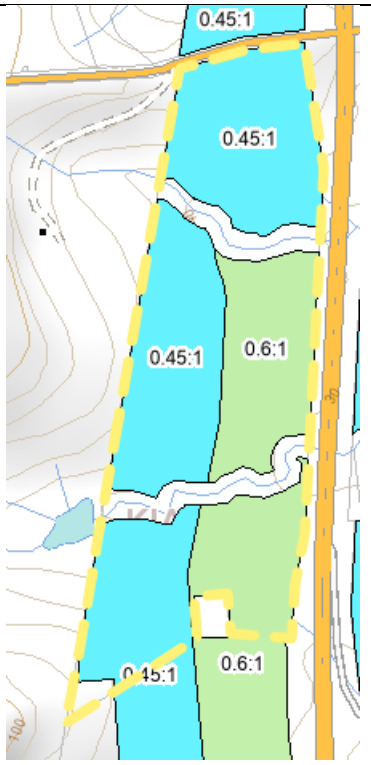
Item 15.2

Enclosure 1

	G - 450m² U - 1000m² AB - 40ha 
Floor Space Ratio	C - 0.45:1 F - 0.6:1 <i>Note: The RU2 and R5 zoned land do not have a mapped FSR.</i>

Item 15.2

Enclosure 1

	
Height of Buildings	H - 7.5m I - 8.5m <i>Note: The RU2 zoned land does not have a mapped building height limit.</i>

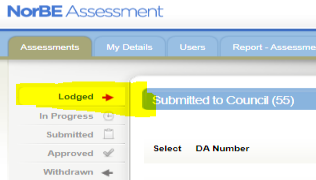
Item 15.2

Enclosure 1

		
	Foreshore Building Line (FSBL)	N/A
	Heritage	Yes - There are known dry stone (Local Heritage Item I64) walls within proximity of the development site. - The subject site is in proximity of Local Heritage Item I144 (Kendalls Cemetery)
	Active Street Frontages	No
	Terrestrial Biodiversity	No
	Riparian Land and Watercourses Note: Clause 6.5 applies to land identified as Category 1, 2 and 3 watercourses and a) 40m from the top of the bank of a Category 1 watercourse	Yes - The proposal includes work within a Category 1, 2 or 3 watercourse.

Item 15.2

Enclosure 1

BV Map	b) 20m from the top of the bank of a Category 2 watercourse c) 10m from the top of the bank of a Category 3 watercourse <i>Note: The IFM constraints mapping layer overlays 45m, 25m and 15m buffers to Category 1, 2 and 3 watercourses respectively.</i>	
	Acid Sulfate Soils	N/A
	Development in Local Centers – Area C	No
	SEPP (Biodiversity and Conservation) 2021 – Chapter 6 Water Catchments - Sydney Drinking Water Catchment Area (e.g. NorBE) <i>Note: NorBE Assessments submitted to Council can be viewed from the “Lodged” tab in the NorBE online assessment tool shown below.</i> 	No
	SEPP (Resilience and Hazards) 2021 – Chapter 2 Coastal Management	No
	Biodiversity Values Map	No

Item 15.2

Enclosure 1

Site Inspection Observations

Refer to site inspection report (TRIM 25/107993).

Deposited Plan and Restrictions on Title

There are no identified restrictions on the use of the land that would limit or prohibit the proposed development.

3. Background

Pre-Lodgement Information

Refer to Development Assessment Unit (DAU) meeting notes (DD47.2025.1.1).

Site History and Previous Approvals

Development Applications

DA Number	Development Description	Determination Date	Decision
DA10.1999.52.1	Dwelling	26/07/1999	Approval

Is the proposed development compatible with any relevant previous approvals?	Yes
Are there any orders applying to the property?	No
Does the proposal appear to include/relate to any unauthorised building work? <i>Note: A DA can only approve prospective works and uses. Any unauthorised or retrospective works must be dealt with under a separate Building Information Certificate process.</i>	No

Planning Proposals

[PP-2021-379](#)

Planning Proposal (PP-2021-379) which sought amendments to Kiama LEP 2011 to identify the South Kiama URA was approved and published on 12/7/2022.

Following the approval of PP-2021-379, a development control plan (Kiama DCP 2020 – Chapter 12.11 – South Kiama Urban Release Area) was prepared and adopted on 6/3/2025.

[PP-2024-2097](#)

Planning Proposal (PP-2024-2097) which sought amendments to Kiama LEP 2011 to include clause 7.5 which permits exceptions to minimum lot size for approved land use zones within urban release areas was approved. The PP amendments commenced 11/7/2025. There are no transitional or savings provisions for clause 7.5, and as such, clause 7.5 applies to the current development application.

4. Consultation and Referrals

Internal Referrals	
Referral	Comments
Contribution Planner	No objection subject to recommended conditions..
Strategic Planning	The following issues were raised in the referral: Shared Use Pathway – The shared use pass should provide more connectivity to the local park.

	• Employment Lands – The URA should be encouraged to provide uses more aligned with the Kiama Draft Employment Lands Strategy. • Easements over lots for temporary access way – The temporary access road should require a restriction on title restricting sale until the Weir Street upgrade and access to/from the south of the site is completed. • LEP Part 7 Compliance – Ensure Part 7 of the KLEP 2011 is complied with. • Road Typologies- Confirm that road typologies, road widths and parking lanes are in accordance with the DCP 2020 requirements. • Civil – Ensure the subdivision demonstrates the creation of useable lots. • Zero Lot Lite Lots – The zero lot line boundaries for lots 158, 159 and 160 should be relocated to the western side of the lot. • Conservation Management Plan – The DA should not be approved before a CMP has been approved. • Local Park – Ensure proposed local park is satisfactory. <u>Assessing Officer Commentary</u> • Shared Use Pathway – The applicant has provided a masterplan shared use pathway for the URA. The proposed location of the shared use pathway is considered appropriate as it minimizes conflicts with driveways. • Employment Lands – The proposed subdivision layout is consistent with the current zoning and applicable development controls. • Easements over lots for temporary access way – Conditions of consent will be imposed with required restrictions on title. • LEP Part 7 Compliance – The proposal is satisfactory with regard to Part 7 of KLEP 2011. • Road Typologies- Road typologies, widths and parking lanes are appropriate. • Civil – All lots are capable of being developed and Chapter 12.11 of the DCP provides building design solutions for steeper lots. • Zero Lot Lite Lots – The zero lot line boundaries have been realigned to provide a more appropriate outcome. • Conservation Management Plan – The CMP has been approved. • Local Park – The proposed local park is satisfactory.
--	---

Item 15.2

Enclosure 1

Landscaping Officer	No objection subject to recommended conditions.
Property Section	No objection subject to recommended conditions.
Waste Services	No objection subject to recommended conditions.
GIS	The following issues were raised in the referral: • Road Names - Road names have not been included in the application and as such GIS numbering cannot be provided. • Proposed signage - referencing of "South Kiama" is inappropriate. <u>Assessing Officer Commentary</u> Road and estate naming will be confirmed and reported to Council for endorsement prior to release of the Subdivision Certificate. • Road Names – Conditions of consent will require road names confirmed and GIS numbering be obtained before the issue of a Subdivision Certificate. • Proposed signage – Conditions of consent will require estate naming to be confirmed and signage updated accordingly
Environmental Health Officer	No objection subject to recommended conditions.
Heritage Officer	The Conservation Management Plan has been reviewed by Council's Heritage Officer and is being reported to the 16 December 2025 Council meeting for approval. The proposed development is consistent with the CMP and conditions of consent will be imposed accordingly.
Development Engineer	No objection subject to recommended conditions. <u>Assessing Officer Commentary</u> Conditions modified for consistency with standard conditions of consent.
Risk Management	No objection.
Aboriginal Liaison Officer	No response received.
Communications	No objection.

External Referrals

Referral	Comments
Department of Climate Change, Environment, Energy and Water (DCCEE) – Conservation Programs, Heritage & Regulation	No objection.
Sydney Water	No objection subject to recommended conditions and detailed designs for water servicing. The Applicant has provided confirmation of suitable water servicing from Sydney Water.
Endeavour Energy (EE)	No objection subject to recommended conditions.
Transport for NSW (TfNSW)	The following issues were raised in the referral: • Road Priority – TfNSW suggested that Council should consider safeguarding the existing alignment of Saddleback Mountain Road to preserve its function as an east-west collector road. • Driveways to Saddleback Mountain Road – TfNSW have identified that driveway accesses to Saddleback Mountain Road should be limited, and all property accesses should be provided internally within the URA via battle-axe arrangements. • Noise – TfNSW identified that Council should be satisfied that appropriate acoustic treatment should be provided in order to comply with acoustic requirements set out in s2.120 of SEPP (Transport and Infrastructure 2021). <u>Assessing Officer Commentary</u> • Road Priority – The application has been amended to provide a T-intersection into Road 1 and maintain the road priority of Saddleback Mountain Road. The amended road design has addressed the concerns raised by TfNSW. • Driveways to Saddleback Mountain Road – The TfNSW comments have been considered. Access driveways to Saddleback Mountain Road are not considered unreasonable and is consistent with the existing arrangement on the northern side of the road. Building design solutions for steeper sites within the URA are identified within Chapter 12.11 of the DCP which indicate a split level design with driveways and garaging adjoining the road is acceptable.

Item 15.2

Enclosure 1

	Noise – Council is satisfied that s2.120 of SEPP (Transport and Infrastructure 2021) can be achieved through the imposition of acoustic requirements for future dwellings as required by Chapter 12.11 of the DCP. Conditions of consent will require appropriate restrictions to be registered on the title of lots to require acoustic category treatments for future dwellings in accordance with the requirements of the DCP.
--	--

5. Other Approvals

Integrated Development and Concurrences	
Concurrence Authority	Recommendation
Rural Fire Service (RFS) s100B Rural Fires Act 1997	General Terms of Approval / Concurrence issued..
Department of Climate Change, Environment, Energy and Water (DCCEEW) - Water S91 Water Management Act 2000	General Terms of Approval / Concurrence issued.

6. Statutory Considerations

Environmental Planning and Assessment Act 1979

Section 4.14 Consultation and development consent – certain bush fire prone land

Is the development site mapped as bush fire prone land?	Yes - General Terms of Approval and a Bush Fire Safety Authority have been issued by NSW RFS. Recommended conditions of consent will require compliance with the GTAs.
---	--

Section 4.15 Evaluation

Section 4.15 is considered under Section 7 of this Report.

Division 4.6 Crown Development

<i>Is the proposal a Crown development application?</i> <i>Note: A Crown development application means a development application made by or on behalf of the Crown and includes public authorities prescribed by the EP&A Regulations 2021 e.g. NSW Land & Housing Corporation, Landcom etc.</i> <i>Note: Planning Circular PS25-002 provides guidance on Crown development applications.</i>	No
--	----

Division 7.1 Development Contributions

State Contributions	
Does the proposed development trigger the Housing and Productivity Contribution (HPC)? <i>Note: If the development triggers an HPC, then a corresponding Contribution (CON) case is created as a related case in the Portal.</i> <i>Note: HPC is implemented via Ministerial planning orders. Different Orders apply for development lodged before 1/7/2024. See the NSW Government webpage for further information.</i>	Yes - Referral to Contributions Planner required.
Local Contributions	
Does the proposed development levy s7.12 contributions? <i>Note: the Kiama Municipal Council Section 7.12 Contributions Plan applies to land within the Kiama Local Government Area.</i>	No - As noted in the Contribution Planner referral, The Section 7.12 Contribution Plan applies to this site but does not apply to this development application as the developer has offered to enter into a Planning Agreement under s7.4 of the EP&A Act which excludes the application of section 7.12 contributions to this development.

Biodiversity Conservation Act 1979

Does the application include works or vegetation removal within the Biodiversity Values mapped area ?	No
---	----

Item 15.2

Enclosure 1

Does the application involve clearing of native vegetation above the area clearing threshold? Area clearing threshold The area threshold varies depending on the minimum lot size (shown in the Lot Size Maps made under the relevant Local Environmental Plan (LEP)), or actual lot size (where there is no minimum lot size provided for the relevant land under the LEP). <table> <tr> <th>Minimum lot size associated with the property</th><th>Threshold for clearing, above which the BAM and offsets scheme apply</th></tr> <tr> <td>Less than 1 ha</td><td>0.25 ha or more</td></tr> <tr> <td>1 ha to less than 40 ha</td><td>0.5 ha or more</td></tr> <tr> <td>40 ha to less than 1000 ha</td><td>1 ha or more</td></tr> <tr> <td>1000 ha or more</td><td>2 ha or more</td></tr> </table> The area threshold applies to all proposed native vegetation clearing associated with a proposal, regardless of whether this clearing is across multiple lots. In the case of a subdivision, the proposed clearing must include all future clearing likely to be required for the intended use of the land after it is subdivided. If the land on which the proposed development is located has different minimum lot sizes the smaller or smallest of those minimum lot sizes is used to determine the area clearing threshold.	Minimum lot size associated with the property	Threshold for clearing, above which the BAM and offsets scheme apply	Less than 1 ha	0.25 ha or more	1 ha to less than 40 ha	0.5 ha or more	40 ha to less than 1000 ha	1 ha or more	1000 ha or more	2 ha or more	No
Minimum lot size associated with the property	Threshold for clearing, above which the BAM and offsets scheme apply										
Less than 1 ha	0.25 ha or more										
1 ha to less than 40 ha	0.5 ha or more										
40 ha to less than 1000 ha	1 ha or more										
1000 ha or more	2 ha or more										
Will the proposed development have a significant impact on threatened species or ecological communities, or their habitats, according to the test in section 7.3 of the Biodiversity Conservation Act 2016 (i.e. 'test of significance')?	Yes - Application has been supported by a BDAR.										
If the application exceeds the Biodiversity Offsets Scheme Threshold (i.e. if yes to <u>any</u> of the above), has the application been supported by a Biodiversity Development Assessment Report (BDAR)?	Yes										

Coastal Management Act 2016

Does the proposal include coastal protection works? <i>Note: Where a DA includes coastal protection works the consent authority must consider Part 5 Section 27 of the Coastal Management Act 2016.</i>	No
---	----

Fisheries Management Act 1994

Is the proposed development likely to significantly affect threatened species under Part 7A of the Fisheries Management Act 1994? <i>Note: Spatial data of some fisheries data is available on the Fisheries Spatial Data Portal.</i>	No - The proposed development is satisfactory with regard to the considerations set out in Part 7A of the Fisheries Management Act 1994.
---	--

Local Government Act 1993

Do the proposed works require approval under Section 68 of the Local Government Act 1993?	No
☐ Operation of a system of sewage management (i.e. on-site sewage management system) ☐ Installation of a manufactured home ☐ Installation of a domestic oil or solid fuel heating appliance, other than a portable appliance (i.e. a fireplace)?	

7. Section 4.15 Evaluation

The following provides an assessment of the submitted application against the matters for consideration under [Section 4.15](#) of the Environmental Planning and Assessment Act 1979.

Any planning instrument, draft instrument, DCP and regulations that apply to the land

Environmental planning instrument

The following environmental planning instruments and controls apply to the proposed development.

Environmental Planning Instrument	Relevant?
State Environmental Planning Policy (Biodiversity and Conservation) 2021	☒
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	☐
State Environmental Planning Policy (Housing) 2021	☐
State Environmental Planning Policy (Industry and Employment) 2021	☒
State Environmental Planning Policy (Planning Systems) 2021	☐
State Environmental Planning Policy (Precincts—Central River City) 2021	☐
State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021	☐
State Environmental Planning Policy (Precincts—Regional) 2021	☐
State Environmental Planning Policy (Precincts—Western Parkland City) 2021	☐
State Environmental Planning Policy (Primary Production) 2021	☐
State Environmental Planning Policy (Resilience and Hazards) 2021	☒

State Environmental Planning Policy (Sustainable Buildings) 2022	☐
State Environmental Planning Policy (Transport and Infrastructure) 2021	☒
Kiama Local Environmental Plan 1996	☐
Kiama Local Environmental Plan 2011	☒

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 2 Vegetation in non-rural areas

A permit or approval to clear vegetation under Chapter 2 is not required if it is authorised by other legislation under section [60Q](#) or [Part 5B](#) of the Local Land Services Act 2013.

Any proposed vegetation clearing included in this application is considered under Part 4 of the Environmental Planning and Assessment Act 1979 and further approval under Chapter 2 of the SEPP is not required.

State Environmental Planning Policy (Industry and Employment) 2021

Chapter 3 Advertising and Signage

Does the proposed development include signage that is visible from any public place or public reserve? <i>Note: Chapter 3 does not regulate the content of signage and does not require consent for a change in the content of signage.</i>	Yes - Chapter 3 applies. Stage 1 of the URA includes estate entrance signage, park signage and educational signage.  1 Entrance Signage (2) Signage to accommodate development entrances to the northern and southern roads. Timber, Steel and Boulder forming structure. 2 Educational Signage (7) Signage adjacent to walking trails and planting containing graphic depiction of species and informative text. Powder coated engraved steel, ash grey/ rust colour. 3 Public Park Signage (5) Signage to accompany public open spaces entry points. Entry points to Kendall cemetery park and lookout point, and Munna Munnara walking trail.
---	---

<u>Part 3.2 – Signage Generally</u>	
Is the proposed signage consistent with the objectives of Chapter 3 (below)? a) <i>to ensure that signage (including advertising)—</i> (i) <i>is compatible with the desired amenity and visual character of an area, and</i> (ii) <i>provides effective communication in suitable locations, and</i> (iii) <i>is of high quality design and finish, and</i> b) <i>to regulate signage (but not content) under Part 4 of the Act, and</i> c) <i>to provide time-limited consents for the display of certain advertisements, and</i> d) <i>to regulate the display of advertisements in transport corridors, and</i> e) <i>to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.</i>	Yes - Proposed signage will be a permanent fixture and includes location based and educational signage. Proposed signage does not include any advertisements.
Is the proposed signage considered appropriate with regard to the assessment criteria set out in Schedule 5?	Yes - See Schedule 5 assessment below.
<u>Schedule 5 Assessment Criteria</u>	
<u>Character of the area</u>	
Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	Yes
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	N/A - Proposed signage is not an advertisement or advertising signage.
<u>Special areas</u>	
Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space	No

areas, waterways, rural landscapes or residential areas?	
<u>Views and vistas</u>	
Does the proposal obscure or compromise important views?	No
Does the proposal dominate the skyline and reduce the quality of vistas?	No
Does the proposal respect the viewing rights of other advertisers?	N/A - -- There is no existing advertising signage in the locality.
<u>Streetscape, setting or landscape</u>	
Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	Yes
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	Yes
Does the proposal reduce clutter by rationalising and simplifying existing advertising?	N/A – There is no existing signage or advertising signage in the locality.
Does the proposal screen unsightliness?	N/A – The proposed signage is in appropriate locations and does not provide screening.
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	No
Does the proposal require ongoing vegetation management?	No – Proposed signage does not require ongoing management of vegetation.
<u>Site and building</u>	
Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	Yes
Does the proposal respect important features of the site or building, or both?	Yes

Item 15.2

Enclosure 1

Does the proposal show innovation and imagination in its relationship to the site or building, or both?	Yes
<u>Associated devices and logos with advertisements and advertising structures</u>	
Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	N/A
<u>Illumination</u>	
Would illumination result in unacceptable glare?	N/A - Proposed signage is not illuminated
Would illumination affect safety for pedestrians, vehicles or aircraft?	N/A - Proposed signage is not illuminated
Would illumination detract from the amenity of any residence or other form of accommodation?	N/A - Proposed signage is not illuminated
Can the intensity of the illumination be adjusted, if necessary?	N/A - Proposed signage is not illuminated
Is the illumination subject to a curfew?	N/A - Proposed signage is not illuminated
<u>Safety</u>	
Would the proposal reduce the safety for any public road?	No
Would the proposal reduce the safety for pedestrians or bicyclists?	No
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	No
<u>Part 3.3 –Advertisements</u>	
Does the proposed development include any advertisement signage? <i>Note: Part 3.3 does not apply to business identification signs, building identification signs, exempt signage or signage on vehicles (except for s3.26 relating to signage on trailers parked on or visible from roads and road related areas).</i>	No - Part 3.3 is not applicable.

Item 15.2

Enclosure 1

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 Remediation of land

Question	Yes	No
1. Does the proposal result in a new land use being a residential, educational, recreational, hospital, childcare or other use that may result in exposure to contaminated land?	☒ Proceed to Question 2	☐ Assessment under Chapter 4 is not required.
2. Are there any previous investigations about contamination on the land?	☐ Preliminary site investigation (PSI) required.	☒ Proceed to Question 3
3. Was the site previously used or is the site currently used for an activity listed in Table 1 of the Managing Land Contamination Planning Guidelines?	☐ Preliminary site investigation (PSI) required.	☐ Proceed to Question 4
4. Are there any land use restrictions on the land relating to possible contamination (e.g. notices issued by EPA or other regulatory authority)?	☐ Preliminary site investigation (PSI) required.	☒ Proceed to Question 5
5. Did the site inspection suggest that the site may have been associated with any activities listed in Table 1 of the Managing Land Contamination Planning Guidelines or were any potential sources of contamination observed on site?	☐ Preliminary site investigation (PSI) required.	☒ Proceed to Question 6
6. Are there any identified sources of contamination on land immediately adjoining the subject site which could affect the subject land?	☐ Preliminary site investigation (PSI) required.	☒ Proceed to Question 7
7. Does Council have sufficient information to be satisfied that the proposed land use will not expose contaminants that might be present in soil or groundwater?	☒ Proposal is satisfactory with regard to the Chapter 4 requirements.	☐ Preliminary site investigation (PSI) required.

The application has been supported by a Report on Contaminated Land (Ref: 89260.04, R.001.Rev0) which identified that no contamination was identified in Stage 1, and no management or remediation actions are required.

Item 15.2

Enclosure 1

State Environmental Planning Policy (Transport and Infrastructure) 2021

Chapter 2 Infrastructure

Part 2.3 Division 5 - Electricity transmission or distribution networks

Subdivision 2 – Development likely to affect an electricity transmission or distribution network	
Does the proposed development involve work within proximity to electricity infrastructure?	Yes - Consultation with Endeavour Energy required

Part 2.3 Division 17 - Roads and traffic

Note: Planning Circular (PS21-018) and the [Development Near Rail Corridors and Busy Roads – Interim Guideline](#) provides additional context and detail when considering development in proximity to rail corridors and busy roads.

Subdivision 2 – Development in or adjacent to road corridors and road reservations	
Development on proposed classified road	
Is the proposed development to be located on a classified road or land reserved for the purposes of a classified road?	No
Development with frontage to classified road	
Where practicable and safe, is vehicular access to the land provided by a road other than a classified road?	Yes
Does the proposed development suitably maintain the safety, efficiency and ongoing operation of the classified road?	Yes
Where the development is a type sensitive to traffic noise or vehicle emissions has it been appropriately designed and located to ameliorate potential traffic noise and vehicle emissions?	Yes
Impact of road noise or vibration on non-road development	
Note: applies to land in or adjacent to the road corridor for a freeway, a tollway or a transitway or any other road with an annual average daily traffic volume of more than 20,000 vehicles (based on the traffic volume data published on the website of TfNSW)	
Is the proposed development appropriate with regard to road noise and vibration? Note: If the development is for the purposes of residential accommodation, the consent authority must not grant consent to the development unless it is satisfied that	Yes – The proposal includes residential allotments within the South Kiama URA. The noise and vibration impacts from the Princes Highway have been considered in the Planning Proposal, subdivision master

<i>appropriate measures will be taken to ensure that the following LAeq levels are not exceeded—</i> a) <i>in any bedroom in the residential accommodation—35 dB(A) at any time between 10.00 pm and 7.00 am,</i> b) <i>anywhere else in the residential accommodation (other than a garage, kitchen, bathroom or hallway)—40 dB(A) at any time.</i>	planning and in the development of South Kiama URA DCP (Chapter 12.11). The proposed subdivision (Stage 1 of the URA) is consistent with Chapter 12.11 of the Kiama DCP 2020, and includes appropriate noise attenuation measures to ensure future dwellings will not exceed acceptable noise levels or be subject to unacceptable vibration impacts.
Traffic-generating development	
Is the proposed considered traffic generating development?	No

Kiama Local Environmental Plan 2011

Land Zoning

The land is zoned R2 Low Density Residential, RU2 Rural Landscape and R5 Large Lot Residential under the *Kiama Local Environmental Plan 2011*.

Characterisation and Permissibility

The proposal is best characterised as subdivision of land as defined in the *Environmental Planning and Assessment Act 1979*. The proposal is permitted with the consent of Council.

Zone objectives

R2 Low Density Residential	
Objective	Comment
To provide for the housing needs of the community within a low density residential environment.	The proposal is consistent with the objectives of the zone.
To enable other land uses that provide facilities or services to meet the day to day needs of residents.	
To increase the supply of secondary dwellings for affordable rental housing stock.	
To provide economic and employment opportunities for people who conduct business activities from their homes where these will not adversely affect the amenity of neighbours or the neighbourhood.	

RU2 Rural Landscape	
Objective	Comment
To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.	The proposal is consistent with the objectives of the zone.
To maintain the rural landscape character of the land.	
To provide for a range of compatible land uses, including extensive agriculture.	
To protect agricultural land for long term agricultural production.	
To provide opportunities for employment-generating development that adds value to local agricultural production through food and beverage processing and integrates with tourism.	

R5 Large Lot Residential	
Objective	Comment
To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.	The proposal is consistent with the objectives of the zone.
To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.	
To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.	
To minimise conflict between land uses within this zone and land uses within adjoining zones.	

Applicable Clauses

Commentary	Compliance
-------------------	-------------------

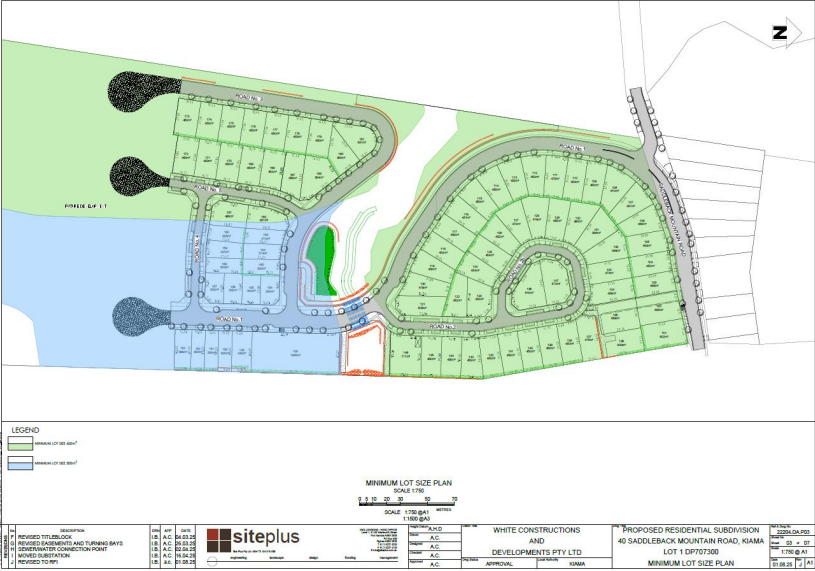
Part 2 Permitted or prohibited development	
2.6 - Subdivision—consent requirements Subdivision is permitted but only with development consent.	Noted
Part 4 Principal development standards	
4.1 - Minimum subdivision lot size The proposal includes subdivision of land pursuant to clause 4.1. The minimum lot size set by the Lot Size Map for the land to be subdivided for residential purposes (i.e. the R2 Low Density Residential zoned land within Stage 1 of the URA) is 450m ² and 350m ² . All proposed residential lots have a site area not less than the minimum lot size set by the Lot Size Map. 	Complies
Part 5 Miscellaneous provisions	

Figure 7: Subdivision layout overlaying minimum lot sizes

Lot 182 (drainage reserve residual lot) and Lot 183 (residual lot) are subdivided pursuant to clause 7.5 of KLEP 2011.

Item 15.2

Enclosure 1

<u>5.10</u> - Heritage conservation The proposal involves works in proximity of a heritage item (Item No I144 – Kendalls Cemetery and Item No I64 Dry Stone Walls). The proposed works are not considered to compromise the heritage value or heritage significance of the item. The proposal is considered suitable with regard to clause 5.10. The proposal is consistent with the Conservation Management Plan required under Chapter 12.11 of Kiama DCP 2020.	Complies
<u>5.21</u> - Flood planning There are no existing flood studies for the subject area, however the application has been supported by a Flood Impact Assessment which has modelled flooding for the site. Council is satisfied that the proposed development is compatible with the flood function and behaviour on the land and the development is not considered to adversely affect flood behaviour in a way that results in detrimental increases in potential flood affectation of other developments or properties. The proposal will not adversely affect the safe occupation, efficient evacuation or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood. The proposal incorporates appropriate measures to manage risk to life and ensure safe evacuation in the event of a flood. The proposal will not significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourse. Council has considered the development's impact on flood behaviour, and the design and scale of the proposal in its current situation, and also with regard to projected climate change and potential coastal erosion processes. The proposed development is considered satisfactory with regard to the considerations set out in clause 5.21.	Complies
Part 6 Additional local provision	
<u>6.2</u> - Earthworks Consideration has been given to the matters outlined in clause 6.2 and it is considered that the proposed earthworks are suitable and can be managed appropriately.	Complies
<u>6.5</u> - Riparian land and watercourses The development site is on land within 10 metres from the top of the bank of a Category 3 watercourse. It is considered that the proposed development will not likely have an adverse impact on the watercourse stability or water quality, aquatic and riparian species, habits and ecosystems, or the passage of fish and	Complies

Item 15.2

Enclosure 1

other aquatic organisms within or along the watercourse. The proposed development will not preclude the future rehabilitation of the watercourse and its riparian areas. The proposal will not likely increase water extraction from the watercourse. The proposed development has been appropriately designed to minimise impact on the watercourse and the proposal is viewed as satisfactory with regard to the considerations set out in clause 6.5.	
6.12 - Essential services All relevant public utility infrastructure services are or will be available to the site in accordance with clause 7.3 of Kiama LEP 2011. As noted in clause 7.6, Part 7 provisions prevail over the other provisions in the Kiama LEP 2011. There is suitable vehicle access to the site.	Complies / Clause 7.3 applicable
Part 7 Urban release areas	
7.3 - Public utility infrastructure The subject site is mapped within the "Urban Release Area" on the Urban Release Area Map. Public infrastructure is available or will be available (as required) to the development. The proposed development complies with clause 7.3.	Complies
7.4 - Development control plans The subject site is mapped within the "Urban Release Area" on the Urban Release Area Map. A development control plan (Chapter 12 - Topic 12.11 - South Kiama Urban Release Area) for the urban release area (URA) has been prepared for the land. The proposed development complies with clause 7.4.	Complies
7.5 - Exceptions to minimum lot size—subdivision of land in approved land use zones The proposal seeks to create a residue lot that is less than the minimum lot size shown on the Lot Size Map pursuant to clause 7.5. The proposed subdivision will create a residue lot with the following size: - Lot 182 (drainage reserve residual lot) = 1.09ha - Lot 183 (residue lot) = 9.156ha The minimum lot size set by the Lot Size Map for the land contained within the residue lot is 300m², 450m², 1000m² and 40ha. The original lot or part of the original lot is within an Urban Release Area and contains RU1 Primary Production zoned land i.e. an approved land use zone. The proposed residue lots comprise land containing an approved land use zone and another zone.	Complies

Item 15.2

Enclosure 1

The proposal complies with clause 7.5 and the creation of the residue lot with an area less than that shown on the Lot Size map is permitted.	
7.6 - Relationship between part and remainder of plan A provision under Part 7 prevails over the other provisions of this plan to the extent of any inconsistency.	Noted

Draft Environmental Planning Instrument

The proposal is not inconsistent with any draft environmental planning instruments (EPIs).

Note: Draft plans and policies and planning proposals are exhibited on the [NSW Government webpage](#).

Any Development Control Plan

Kiama Development Control Plan 2020

The following DCP chapters apply to the proposed development.

DCP Chapters	Relevant?
Chapter 1: Introduction and Administration	☒
Chapter 2: Site Considerations	☒
Chapter 3: Common Requirements	☒
Chapter 4: Heritage and Cultural Conservation	☒
Chapter 5: Subdivision, Consolidation and Boundary Adjustment	☒
Chapter 6: Residential Accommodation	☐
Chapter 7: Commercial Premises	☐
Chapter 8: Rural Uses	☐
Chapter 9: Industrial Uses	☐
Chapter 10: Visitor Accommodation and Tourism	☐
Chapter 11: Early Education and Care Facilities	☐
Chapter 12: Location Specific Controls	☒
Chapter 13: Agritourism	☐

Chapter 1: Introduction and Administration

This assessment has been undertaken in accordance with s4.15 of the Environmental Planning and Assessment Act 1979. The assessment has considered the aims of the DCP, as well as principles of Ecologically Sustainable Development (ESD) and urban design, and the impact from potential and projected climate change is noted.

Chapter 2: Site Considerations

Topic 2.1 – Site Analysis

Has the application been supported by a suitable site / site analysis plan?	Yes
Topic 2.2 – Biodiversity	
Does the development avoid significant adverse environmental impacts to riparian land and protect riparian corridors?	Yes
Are dwellings and associated areas (e.g. APZs, vehicular access) sited to minimise environmental impact and minimise clearing of native vegetation?	Yes
Does the application involve the clearing of significant native vegetation? <i>Note: vegetation removal (including vegetation removal required to construct buildings, access and other infrastructure and also to establish APZs) must be clearly shown on the Site Plan.</i>	Yes – The application has been supported by an appropriate BDAR.
Is the submitted ecological assessment report / flora and fauna assessment report appropriate?	Yes
Has the application been supported by a landscape plan?	Yes
Topic 2.3 – Natural Resources	
Is the subject site within the Sydney Drinking Water Catchment area?	No
Topic 2.4 – Tree Preservation and Vegetation Management	
Have any trees proposed to be removed been clearly shown on the site plan (where required)?	Yes
Does the development encroach into the Tree Preservation Zone (TPZ) or Structural Root Zone (SRZ) of any trees to be retained (including trees on adjoining properties and within the road reserve)? <i>Note: TPZ and SRZ encroachments can be calculated using the AS4970-2009 calculator. Note: Where there are major encroachments into the TPZ or the SRZ an arborist report (prepared by a level 5 consulting arborist) demonstrating that the development will ensure that the tree remains viable should be required.</i>	No
Topic 2.5 – Risk Minimisation and Management	
Does the proposal suitably respond to site constraints including potential contamination, flood planning, bush fire, acid sulfate soils and land instability?	Yes

Chapter 3: Common Requirements

Topic 3.1 – Waste Minimisation and Management	
Has the application been supported by an appropriately prepared Waste Minimisation and Management Plan (WMMP)?	Yes
Where demolition is proposed, has the application been supported by a Hazardous Materials Assessment Report?	N/A
Does the proposal provide suitable bin storage areas? <i>Note: External bin storage areas must have sufficient space for 3 waste collection bins for each dwelling and should be screened from the public domain.</i>	N/A
Does the proposal provide suitable bin collection arrangements? <i>Note: Where roadside bin collection is proposed, the site must have adequate road frontage to allow for efficient bin collection and provide adequate path of travel from bin storage areas to the roadside collection point.</i>	Yes - Roadside bin collection using Council's waste collection service. The subdivision layout and design provides suitable area for kerbside bin presentation for each residential lot.
For mixed use development, has appropriate separation been provided between commercial and residential uses?	N/A
Topic 3.2 – Amenity	
<u>Solar Access</u>	
Does the proposed development maintain appropriate solar access to adjoining properties? <i>Note: Where possible at least 3 hours of direct sunlight between 9am and 3pm on June 22nd should be maintained to at least 50% of living room windows and principal private open space areas.</i> <i>Note: Solar panels may operate on string inverters where the series of solar panels match energy output to the lowest performing solar panel. With this system, if part of any solar panel is overshadowed consistently throughout the day it reduces the overall performance of all solar panels in the array.</i>	Yes
Does the proposal incorporate appropriate solar efficiencies?	N/A
<u>Privacy</u>	
Does the proposed development maintain adequate visual and acoustic privacy to adjoining properties?	Yes
<u>Views and Visual Impacts</u>	
Is the proposed development suitable with regard to view sharing principles?	Yes

Item 15.2

Enclosure 1

<u>Landscaping</u>	
Is existing/proposed landscaping suitable?	Yes
<u>Universal Design</u>	
Does the proposed development consider universal design principles?	N/A
Topic 3.3 – Earthworks and Retaining Walls	
Are earthworks limited to 0.9m of cut or fill?	No – Bulk earthworks are proposed to facilitate the subdivision. The subdivision layout, infrastructure and bulk earthworks are appropriate.
Do proposed buildings appropriately respond to site topography? <i>Note: Terracing on site may be permissible if earthworks are retained by engineer designed walls and stepped at minimum of 1 metre horizontal intervals.</i>	N/A – Chapter 12.11 of the DCP provides building design solutions for steeper sites.
Does the development situated on land with a gradient >20%?	No – All lots provide a suitable building area with suitable gradients. Chapter 12.11 of the DCP provides building design solutions for steeper sites.
Are all proposed batters provided at a gradients of not more than 1:4 (25%) and to be revegetated appropriately?	Yes
Topic 3.4 – Utilities and Infrastructure	
<u>Utilities</u>	
Are electricity works designed and located to minimise impacts to the natural environment and adjoining residences?	Yes
<u>On Site Sewage Management (OSSM)</u> <i>Note: where a proposal relies on OSSM, the application must be supported by a suitable Water Cycle Management Study / OSSM assessment.</i>	
Does the proposed/existing OSSM system have sufficient capacity to cater for the proposed development?	N/A

Is the proposed OSSM system and associated effluent management areas appropriately located?	N/A
Topic 3.5 – Water Management (Quality and Quantity)	
<u>Controls for Domestic Water Supply</u>	
Does the proposal provide suitable potable water to the development? <i>Note: Rural dwellings must each have domestic water storage facilities capable of storing at least 100,000 litres of potable water for a principal dwelling and 40,000 litres for a secondary dwelling or ancillary development used for tourist accommodation purposes.</i>	Yes
Are water storage tanks appropriately designed and located?	N/A
<u>Controls for Water Supply for Rural Fire Service</u>	
Does the proposal provide suitable static water supply for firefighting in accordance with Planning for Bushfire Protection 2019?	N/A - The site is within suitable proximity to a water hydrant. A static water supply for firefighting purposes is not required.
Topic 3.6 – Transport Access and Parking	
Each proposed lot identifies a suitable building envelope which can incorporate a dwelling, associated infrastructure and required parking.	
Topic 3.7 – Character and Design	
<u>Character</u>	
Does the proposed development compatible with the existing and desired future character of the area?	Yes
<u>Crime Prevention Through Environmental Design (CPTED)</u>	
Is the proposal consistent with CPTED principles?	Yes

Chapter 4: Heritage and Cultural Conservation

Topic 4.2 – Aboriginal Cultural Heritage Management	
Is the site suitable with regard to aboriginal cultural heritage? <i>Note: The Aboriginal Cultural Heritage Management Development Assessment Toolkit sets out a development assessment pathway in relation to Aboriginal cultural heritage values. The Toolkit provides additional advice and context to the below checklist.</i>	Yes

Item 15.2

Enclosure 1

<i>Note: The Office of Environment & Heritage (OEH) Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW and the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales provide a framework for considering Aboriginal cultural heritage impacts.</i> <i>Note: Where a Due Diligence report concludes further investigation is required an Aboriginal Cultural Heritage Assessment Report (ACHAR) should be prepared.</i>			
Question	Yes	No	
1. Is the site a declared Aboriginal Place or known cultural place/landscape? <i>Note: Aboriginal place of heritage significance is defined in the Dictionary of Kiama LEP 2011</i>	☐ Aboriginal Cultural Heritage Assessment Report (ACHAR) required. ☐ Referral to Local Aboriginal Land Council (LALC) required under clause 5.10(8) of Kiama LEP 2011.	☒ Proceed to Question 2	
2. Does the site contain, or is within the curtilage of an AHIMS listed site, or a site recorded from other local archaeological studies <i>Note: curtilage of 50m around isolated finds and 100m around all other listed/recorded sites. This includes both destroyed and extant sites</i>	☒ Aboriginal Cultural Heritage Assessment Report (ACHAR) required.	☐ Proceed to Question 3	
3. Can the proponent demonstrate substantial prior disturbance of the development site/footprint with no likelihood of remnant heritage materials?	☐ Satisfactory - Conditions of consent for unexpected finds to be imposed.	☐ Proceed to Question 4	
4. Is the proposal exempt or complying development?	☐ Satisfactory – Proponent to proceed with caution.	☐ Proceed to Question 5	
5. Is the site within an environmentally sensitive area that otherwise require an SEE or REF?	☐ Due Diligence Report required.	☐ Proceed to Question 6	
6. Is the site classed as a totally or grossly disturbed landscape? <i>Note: This excludes areas which have only been subject to filling over natural land surfaces.</i>	☐ Satisfactory - Conditions of consent for unexpected finds to be imposed.	☐ Proceed to Question 7	

7. Does the site contain mature trees that may be over 150 years old and so have the potential for aboriginal scarring?	☐	Due Diligence Report required.	☐	Proceed to Question 8
8. Does the proposal (in its entirety) constitute prescribed low impact acts as defined in the s58 of the National Parks and Wildlife Regulation 2019?	☐	Satisfactory - Proponent to proceed with caution.	☐	Proceed to Question 9
9. Does the proposal involve ground disturbance or excavation?	☐	Proceed to Question 11	☐	Proceed to Question 10
10. Does the site contain micro-features with the potential for extant aboriginal sites/features?	☐	Due Diligence Report required.	☐	Satisfactory - Conditions of consent for unexpected finds to be imposed.
11. Is the site within a "sensitive setting" of medium to high archeological potential?	☐	Due Diligence Report required.	☐	Satisfactory - Conditions of consent for unexpected finds to be imposed.
An ACHAR has been provided which has been reviewed by Heritage NSW who raised no objection.				
Topic 4.3 – European Cultural Heritage Management				
Does the proposed development impact on a listed heritage item or draft heritage item?			Yes - Referral to Heritage Officer required.	
Does the site contain any dry stone walls as listed in Schedule 5 of the Kiama LEP 2011?			Yes - Referral to Heritage Officer required.	
Topic 4.4 – Heritage Conservation Areas (HCAs)				
Is the site within a heritage conservation area (HCA)?			No	

Chapter 5: Subdivision, Consolidation and Boundary Adjustment

See Appendix A.

Item 15.2

Enclosure 1

Chapter 12: Location Specific Controls

See Appendix B.

Any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4

The application is supported by a Planning Agreement (PA) letter of offer from White Constructions and Developments Pty Ltd.

The PA has been agreed to and entered into by Kiama Municipal Council and White Constructions and Developments Pty Ltd.

As per the PA, s7.12 contributions are excluded from the proposed development and are not levied.

Note: The PA does not exclude s7.12 contributions from being levied on future development of the land.

Environmental Planning and Assessment Regulation 2021

Clause 62	Does the application result in a change of use of an existing building but does not propose any building works?	No
Clause 64 Partial Upgrade	Does the application involve alterations or additions to an existing building?	No
Clause 64 Total Upgrade	Does the application involve building works and result in conversion of a building or part of a building from non-habitable to a habitable use?	No

The proposal ensures compliance with the applicable requirements within the Regulations subject to recommended conditions of consent.

The likely impacts of that development, including environmental impacts on the natural and built environments, and social and economic impacts in the locality

Head of Consideration	Comment
Natural Environment	<u>Biodiversity Offset Scheme Entry Threshold (BOSET)</u> The application is identified as triggering entry into the BOSET. The application has been supported by a Biodiversity Development Assessment Report (BDAR) and includes biodiversity offset credits. Conditions of consent will require the retirement of credits / payment into the Biodiversity Conservation Fund. <u>Riparian Corridors</u> Stage 1 of the URA traverses a 1 st order watercourse. The proposal appropriately identifies and consolidates riparian

Head of Consideration	Comment
	land into the proposed drainage reserve lot (Lot 182). The proposal includes suitable aquatic protection measures, riparian management, weed management and revegetation actions. The proposed development will not have an unreasonable adverse impact on the natural environment.
Built Environment	<u>Traffic</u> The traffic impacts of the development have been considered and traffic generation and impacts from the development are considered acceptable. During the course of the assessment, the intersection of Road 1 and Saddleback Mountain Road was amended to a T-intersection to maintain the road priority of Saddleback Mountain Road to preserve its function as an east-west collector road and to ensure compatibility with any future western collector road and long-term vision for the broader transport network. This amendment is consistent with the recommendations of TfNSW. <u>Suitability for Future Residential Development</u> The application has noted in-principle building envelopes on the plans which demonstrate that there is suitable building area available for future dwellings to be constructed. Proposed residential allotments are considered capable of providing future residential development in line with relevant development controls and the building controls set out in Chapter 12.11 of Kiama DCP 2020. <u>Servicing and Infrastructure</u> Council is satisfied that all relevant infrastructure and public utilities will be made available to the site. The extension of sewer and water infrastructure to the URA which includes underboring of the Princes Highway is being undertaken pursuant to a separate Part 5 approval. The proposed development will not have an unreasonable adverse impact on the built environment.
Social Impacts	<u>Noise and Acoustic Impacts</u> The subdivision will provide a 2.1m high lapped and capped fence along the eastern boundary of residential allotments adjoining Princes Highway and future residential development will incorporate acoustic treatments as detailed in Attachment 1 (acoustic treatment categories) of Chapter 12.11 of Kiama DCP 2020. Required acoustic treatment

Head of Consideration	Comment
	categories for affected residential allotments will be noted on the title of the land. <u>Amenity and Construction Impacts</u> The subject site is identified as an urban release area in Kiama LEP 2011 and the proposal is consistent with the concept design set out in Chapter 12.11 of Kiama DCP 2020. The Construction Noise and Vibration Management Plan incorporates appropriate noise and vibration management measures and the amenity and construction impacts arising from the proposed development and future residential development are considered appropriate. <u>Housing Supply</u> The proposal is for Stage 1 of the South Kiama Urban Release Area (UDA). The land has been identified as an urban release area in Kiama LEP 2011 and is identified in the Kiama Local Housing Strategy 2025 as Tier 1b (short term zoned land supply) greenfield site. The proposed development will not have a negative social impact in the locality.
Economic Impacts	The proposed development will not have a negative economic impact in the locality.

Suitability of the site for the development

The site is suitable for the proposed development.

- The development is permissible with Council consent within the zone.
- The proposal supports the local zoning objectives.
- The proposal is consistent with the objectives and requirements of the *Kiama Local Environmental Plan 2011*.
- The proposal is consistent with the objectives and requirements of the *Kiama Development Control Plan 2020*.
- The intended use is compatible with surrounding/adjoining land uses

Submissions made in accordance with the Act or the regulations

The DA was notified in accordance with Council's Community Consultation Policy for Development Applications. 40 submissions objecting to the proposal and 3 submissions of support were received by Council.

The concerns raised are outlined below:

Summary of Public Submissions

50

Item 15.2

Enclosure 1

Summary of objections raised	Commentary
Urban expansion and overdevelopment - Inappropriate density - Inappropriate lot sizes - Urban expansion should be located in other areas which have capacity for higher density development - Development is not consistent with the existing character of Kiama	The proposed subdivision is for Stage 1 of the identified South Kiama Urban Release Area. The development area is identified as an Urban Release Area in Kiama LEP 2011 and in the Local Housing Strategy. The proposal complies with the applicable development standards including minimum lot size requirements. The proposal is consistent with Chapter 12.11 South Kiama Urban Release Area of Kiama DCP 2020 which identifies the area and outlines the objectives and detailed controls for development within the South Kiama Urban Release Area. The proposal is consistent with the vision, principles and concept plan set out in Chapter 12.11 of Kiama DCP 2011.
Lack of infrastructure and services - Road network - Waste servicing - Water and Sewerage - Electricity - Public transport - Commercial - Schooling - Healthcare - Policing	The development area is identified as an Urban Release Area in Kiama LEP 2011. The proposal will have access to all essential services and public utility infrastructure as required by Part 7 of Kiama LEP 2011.
Traffic impacts - Increased traffic - Increased wear on road infrastructure - Increased traffic in proximity to Kiama High School and safety concerns - No traffic impact assessment provided / Traffic Impact Assessment is inadequate - Heavy vehicles during construction - Traffic safety	The application has been supported by a Traffic Impact Assessment for the South Kiama Urban Release Area which considered traffic impacts and vehicle safety. The proposal has been reviewed by Transport for NSW and Council's Engineering Department and traffic impacts are considered acceptable. The proposed development is consistent with identified urban release area and applicable development controls. The proposal is considered suitable with regard to traffic impacts.

Parking - Lack of on-street parking within South Kiama URA - Lack of parking within Kiama CBD	Appropriate on-street parking lanes/bays are provided within the subdivision and all residential lots have appropriate area to cater for off-street parking for the future residential development. The proposal is considered suitable with regard to parking considerations.
Roads - Lack of on and off ramps to Princes Highway - Narrow road widths within South Kiama URA	The proposed road design and street network is consistent with the concept plan for the South Kiama Urban Release Area as outlined in Chapter 12.11 of Kiama DCP 2020. Road widths are consistent with development controls set out in Chapter 12.11 of Kiama DCP 2020.
Pedestrian access - Insufficient pedestrian routes - South Kiama URA is not walkable to Kiama CBD	The application has been supported by a pedestrian and bicycle network plan which provides appropriate pedestrian infrastructure and linkages through the urban release area and to public open space areas.
Public transport - Lack of public transport opportunities	Stage 1 of the urban release area provides for a bus stop along Saddleback Mountain Road. Further public transport opportunities will be provided in later stages of the development.
Stormwater and flooding impacts - Need for adequate on-site detention - Inadequate stormwater infrastructure - Downstream flooding impacts	The application has been supported by detailed stormwater drainage plans which provide appropriate stormwater infrastructure for the development. Stage 1 of the urban release area provides a bioretention basin for water management. Chapter 12.11 of Kiama DCP 2020 also requires additional on site detention be provided for future residential development.
Noise and vibration impacts - Construction impacts - Ongoing traffic impacts - Provision of acoustic fencing will redirect highway noise impacts back towards properties on the eastern side of the highway	Noise and vibration impacts for the development are considered acceptable. A 2.1m lapped and capped fence will be provided along eastern boundary of lots adjoining the Princes Highway and no further acoustic fencing is proposed. Noise impacts from the highway to future residences will be managed by way of requiring future construction of dwellings to certain acoustical treatments in line with the requirements of Chapter 12.11 of Kiama DCP 2020. Acoustical requirements will be reflected on the title of land.

Construction impacts - Noise and vibration - Traffic and heavy vehicles - Dust, erosion and sedimentation - Proximity to Kiama High School and hours of construction not compatible with school hours	The application has been supported by a Construction Management Plan with appropriate measures. The development of the land and associated construction impacts is not incompatible with adjoining land uses.
Scenic and visual impact	The application has been supported by a Visual Impact Assessment and visual and scenic impacts are considered acceptable.
Removal of agricultural land	The site has been identified as an urban release area and primarily zoned R2 Low Density Residential.
Environmental impact - Riparian corridors - Erosion and sedimentation - Impact on littoral rainforest	The proposed development incorporates appropriate measures to protect and revegetate riparian corridors and protect the natural environment. The application has been supported by a Biodiversity Diversity Assessment Report and conditions of consent will require biodiversity offsets as required.
Socio-economic and cultural impacts - Gentrification and displacement of long-term residents - Lack of employment opportunities in Kiama - (Un)Affordability of future lots - Devaluation of existing properties - Oversupply of housing - Increased short term rental accommodation	The proposed development is consistent with the identified urban release area and the vision, principles and concept plan set out in Chapter 12.11 of Kiama DCP 2011. The development of the urban release area will contribute to housing supply within the local government area.
Heritage impacts	The proposal is considered appropriate with regard to heritage considerations and is consistent with the Conservation Management Plan required under Chapter 12.11 of Kiama DCP 2020.
Concerns relating to design, setbacks and build quality of future dwellings	The proposed development is for Stage 1 of the South Kiama Urban Release Area and does not propose any residential buildings.

	The application has demonstrated that there is suitable building area on each residential allotment to allow for dwellings. Chapter 12.11 of Kiama DCP 2020 establishes development controls for future residential development within the urban release area.
Need for affordable housing, social housing and varied housing typology	The proposal provides a variety of lot sizes including zero lot line lots which will facilitate varied housing typology.
Need for parkland, public open space and other amenities	The proposal is for Stage 1 of the South Kiama Urban Release Area and provides a public park and natural riparian corridor. The subdivision and open space layout is consistent with the concept plan set out in Chapter 12.11 of Kiama DCP 2020.
Need for environmentally sustainable housing	The proposed subdivision layout and lot orientation responds to the natural topography of the land and provides for sustainable housing opportunities. Future dwellings will be required to comply with relevant sustainability requirements including BASIX provisions.
Potentially Regionally Significant Development due to cost of works and work on Council owned land (water and sewer extension)	The proposed subdivision does not include any works on Council owned land and the water and sewer extension works are being undertaken via separate Part 5 approval. The application is not considered Regionally Significant Development.
Community consultation - Insufficient community consultation - Insufficient consultation with Department of Education - Unable to open documents on DA tracker	The application was notified in accordance with Council's Community Consultation Policy and submissions have been considered under s4.15 of the Environmental Planning and Assessment Act 1979.
Upgrading sporting complexes and removal of skate park <i>Note: submission does not appear to relate to the South Kiama URA</i>	Submission does not appear to relate to this development application.
Summary of submission received in favour	Commentary

Urban release area and additional housing opportunities are needed	Noted.
Appropriate location within the Kiama LGA	Noted.

The Public Interest

The public interest has been taken into consideration, including assessment of the application with consideration of relevant policies and process. The proposal is considered to be in the public interest.

Any coastal zone management plan

The proposed development is consistent with the applicable [Coastal Management Program](#).

Other plans, policies or considerations

Local Housing Strategy 2025

The subject site is identified in the Kiama Local Housing Strategy as the South Kiama Urban Release Area (Tier: 1b Short term zoned land supply).

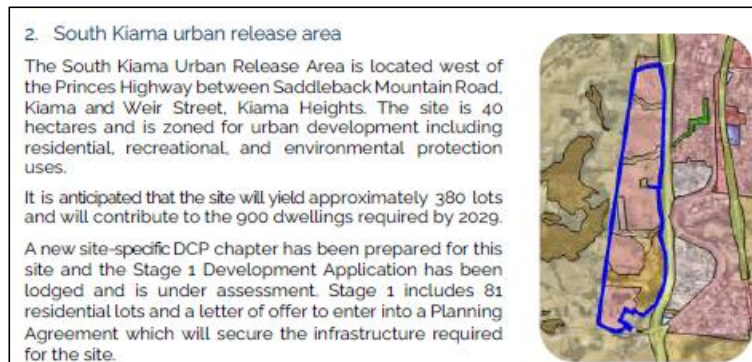


Figure 8: Extract from Kiama Local Housing Strategy 2025

Note: Other considerations may include [Planning Circulars](#), [LEC Planning Principles](#), [Ministerial Orders](#) or other [Council Policies](#).

8. Delegations

Variations

Are any clause 4.6 variations proposed?		No
Are any DCP variations proposed?		Yes
DCP Control	Proposed Variation	Departure

Chapter 12.11 – 12.11.38 (15m minimum width for zero lot line lots)	Proposed zero lot line lots have a width ranging between 9.99m – 14.6m.	Minor - Control 12.11.38 (a) appears to have been included as an error in Chapter 12.11 as it is inconsistent with the control 12.11.147 which prescribes built form requirements for zero lot line lots with widths less than 12m and also for between 12.1m – 15m. This has been confirmed with the Coordinator Strategic Planning.
---	---	--

Guidelines for use of Delegated Authority

Note: Council's Delegations Register is maintained in Pulse, and your delegations can be reviewed in your [Pulse](#) account.

Level of Delegation	Staff under delegated authority	Elected Council
Estimated Development Cost (EDC)	≤\$10 million	>\$10 million
Subdivisions	≤50 lots	>50 lots
Objections to DA	≤12 objections	>12 objections
Extent of clause 4.6 exception	<10%	≥10% or non-numerical development standard
Level of Peer Review	Development Assessment Officer	Development Assessment Coordinator / Manager / Director
Extent of DCP variation	Nil or Minor	Major

The assessing officer does not have delegated authority to determine the Development Application.

9. Recommendation

This application has been assessed in accordance with s4.15 of the Environmental Planning and Assessment Act 1979. It is recommended that the application be approved subject to appropriate conditions of consent for the following reasons:

Reasons for Grant of Consent

1)	The proposed development is consistent with the objects of the Environmental Planning and Assessment Act 1979.
2)	The proposed development complies with the development standards and is consistent with the aims, objectives and provisions of the applicable environmental planning instruments.
3)	The proposed development complies with the performance criteria and is consistent with the aims, objectives and provisions of Kiama Development Control Plan 2020.
4)	The proposed development is consistent with the aims, objectives and provisions of relevant Council policies.
5)	The likely impacts of the proposed development are considered acceptable.
6)	The site is suitable for the proposed development.
7)	Any submissions received during the public notification period have been considered and issues and concerns raised by the community in submissions have been addressed in the assessment.
8)	The proposed development does not conflict with the public interest.

Peter Woodworth
Development Assessment Coordinator
1/12/2025

Item 15.2

Enclosure 1

Section 4.15 Assessment Report

**Appendix A – Kiama DCP 2020 - Chapter 5: Subdivision, Consolidation
and Boundary Adjustment**

Topic 5.1 – Residential Subdivision

General Requirements	
Are proposed lots orientated to maximise solar access and encourage energy efficient housing?	Yes
Do lots facilitate the provision of on-site stormwater detention (OSD) and water re-use opportunities for future dwellings?	Yes
Are any proposed roads appropriately designed to facilitate efficient traffic movement and accessibility?	Yes
Does the subdivision design provide for and facilitate opportunities for various modes of transport? <i>Note: Subdivisions should incorporate transport opportunities for cars, buses, public transport, as well as active transport including pedestrian and cycling routes.</i>	Yes
Do proposed roads, pedestrian footpaths and shared cycleways appropriately integrate with the existing street/pedestrian network?	Yes
Do proposed earthworks and civil works appropriately respond to the topography of the land?	Yes
Do the subdivision works protect environmental values and riparian areas?	Yes
Does the subdivision layout encourage and respect rural views and outlooks?	Yes
Does the subdivision layout respond to Crime Prevention Through Environmental Design (CPTED) principles?	Yes
Does the subdivision comply with relevant bush fire planning requirements?	Yes
Does the subdivision provide adequate Water Sensitive Urban Design (WSUD) measures?	Yes
Is the street design, typology and road hierarchy appropriate? <i>Note: The street design should appropriately facilitate efficient waste collection and define urban edge of the subdivision through perimeter roads and planting where appropriate.</i>	Yes

Page 58 of 94

Item 15.2

Enclosure 1

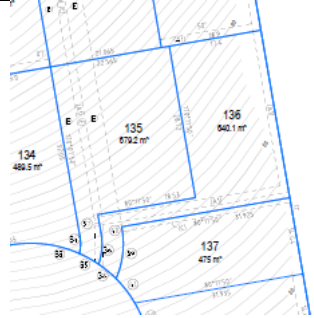
Section 4.15 Assessment Report

Does the subdivision provide appropriate street tree planting?	Yes
Are natural areas, riparian corridors and public recreation areas appropriately identified and designed, and incorporate appropriate landscaping / planting?	Yes
Are building envelopes identified on allotments where necessary? <i>Note: Building envelopes should be nominated where the future development of the lots may be confined by site constraints, or for amenity reasons such as where prominent view sharing outcomes are identified.</i>	Yes
Will all proposed lots have access to all required essential services and utilities? <i>Note: In urban areas, new electricity and telecommunication services should be underground.</i>	Yes
Are all lots capable of appropriately draining and/or disposing of stormwater? <i>Note: New urban allotments should provide a minimum 1% fall towards a legal point of discharge i.e. street or inter-allotment drainage.</i>	Yes
Allotment Size and Dimension Requirements	
Are proposed lot sizes appropriate and provide suitable area for future development? <i>Note: Larger lot sizes may be appropriate where lots are constrained by topography or other constraints or where land a watercourse of an arterial road</i>	Yes
Subdivisions within bush fire prone areas must comply with relevant bush fire planning requirements.	Complies - Subdivision of bush fire prone land is integrated with RFS. GTAs have been issued by RFS.
Does the proposal include any battle-axe allotments or allotments accessed via an access corridor?	Yes - DCP controls 5.1.13 - 5.1.30 are applicable. Complete table below.
Proposed Lots 135 and 136 is considered to be a battle-axe allotment:	

Item 15.2

Enclosure 1

Section 4.15 Assessment Report

	
Battle-axe Allotments and Allotments accessed via access corridors	
For battle-axe allotments, the access corridor is excluded from the lot size area for the purposes of minimum lot size controls in Kiama LEP 2011.	Noted - Access handles from the minimum lot size area calculation.
Are proposed lot sizes appropriate and provide suitable area for future development? <i>Note: Larger lot sizes may be appropriate where lots are constrained by topography or other constraints or where land a watercourse of an arterial road</i>	Yes
A maximum of two (2) battle-axe allotments are permitted behind an allotment which has direct frontage to a public road. Under no circumstances will Council favourably consider any subdivision proposal involving a series of battle-axe lots, one behind each other.	Complies
Do all battle-axe allotments have direct access to a public road via an appropriate access corridor? <i>Note: A maximum of two (2) lots may share a common access handle.</i> <i>Note: Where an access corridor is shared, a suitable right of carriageway must be created and registered on title.</i> <i>Note: Shared access corridors must be at least 5m wide and provide a minimum 3m pavement width for the length of the access corridor and allow for suitable waste bin collection for the lots either side of the driveway. A 1m landscaping strip must be provided either side of the driveway which shall also include suitable letterboxes.</i>	Yes
Are battle-axe allotment driveways suitably located to allow for visibility of vehicles entering and leaving the site?	Yes
Driveways within battle-axe access corridors must be provided with all-weather road pavement being concrete or asphalt.	Complies

Section 4.15 Assessment Report

Subdivisions within bush fire prone areas must comply with relevant bush fire planning requirements.	Complies - Subdivision of bush fire prone land is integrated with RFS. GTAs have been issued by RFS.
Battle-axe access corridor must have capacity for compliant vehicular turning facilities.	Complies
Suitable passing bays providing two (2) parking spaces are to be provided at no greater than 30m intervals within battle-axe access corridors.	N/A
Battle-axe access corridors should be a maximum 50m in length.	Complies
Battle-axe access corridors should have a maximum gradient of 25%.	Complies
Battle-axe access driveways must suitable convey stormwater to a legal point of discharge i.e. street or inter-allotment drainage.	Complies
Do all proposed battle-axe lots provide sufficient area for future development and to allow for vehicles to enter and exit the site in a forward direction? <i>Note: Vehicles should not reverse along an access corridor.</i>	Yes
Does the proposal involve the subdivision of R5 Large Lot Residential zoned land?	No – The Stage 1 development area does not contain any R5 zoned land. The R5 zoned land in the south-west corner of the site will be contained within the residue Lot 183.
Servicing and Utility Requirements	
Do all proposed lots have access to all required essential services and utilities? <i>Note: New subdivisions should be referred to Endeavour Energy (where connection to reticulated electricity supply is required) and Sydney Water (where connection to reticulated water and/or sewer is required) for advice.</i>	Yes
Does the proposed subdivision layout allow for efficient waste collection?	Yes - Applicaiton was referred to Waste

Section 4.15 Assessment Report

<i>Note: For cul-de-sacs, the head of the cul-de-sac must be designed with sufficient road reserve width for bin presentation to enable the collection of waste bins without hindering access to adjacent properties.</i> <i>Note: For battle-axe allotments, sufficient area must be provided either side of the driveway to allow for bin presentation.</i>	Services with no objection being raised.
Major Residential Subdivisions	
Where a subdivision is staged, has the application been supported by a staging plan and has the staging been reflected in the supporting information?	This current DA is not staged, however it does represent Stage 1 of the South Kiama URA development. The conceptual staging of the URA has been clearly identified.
Where a subdivision is staged, will the construction of later stages mitigate amenity impacts to previously constructed stages of the subdivision? <i>Note: Consideration should be given for the need of temporary access arrangements, landscaping and acoustic walls and other measures.</i>	Yes
Where a subdivision is staged, all necessary and relevant work must be completed for that stage before the release of a Subdivision Certificate for that stage.	N/A – The current DA is not staged.
Residue and super lots must be designed to comply with and facilitate the future intended development of the residue allotment. <i>Note: Where a subdivision creates a residue lot, the application should be supported by sufficient information detailing the future intended development of the residue allotment.</i>	Complies
Are residue lots appropriately located with regard to the strategic vision for the area?	Yes
Has the dedication of any land been considered through the correct process e.g. Planning Agreement (PA), agreement through Council's Property Section?	Yes – Land to be dedicated will be through a PA. The PA has been agreed to and endorsed by the elected Council.
Any approved public reserve lot shall be fully embellished in accordance with Council's requirements, prior to the release of the Subdivision Certificate.	Noted - Conditions of consent to be imposed accordingly.

Section 4.15 Assessment Report

Where possible, riparian corridors should form the 'spine' for public open space within a subdivision.	Complies
Have appropriate acoustic mitigation measures been incorporated into the subdivision where required? <i>Note: Where residential subdivision abuts arterial or sub-arterial roads, acoustic screening should be considered.</i> <i>Note: Acoustic screening should be of a masonry construction with either decorative artwork emblazoned on the masonry and / or horizontal banding. Acoustic screening should have a maximum height of 3m and a suitable buffer screen planting should be provided between any proposed footpath/cycleway and the acoustic screen</i> <i>Note: Where acoustic screening is proposed full details are to be submitted with the Development Application.</i>	Yes – Chapter 12.11 of Kiama DCP 2020 requires acoustic treatment of future dwellings. The category of acoustic treatment will be required to be notated on the 88B instrument for clarity for future landowners.
Does the proposed subdivision provide suitable street tree planting? <i>Note: Street tree plantings shall be located to integrate with and allow for driveways, utility services, street lighting and efficient waste bin collection.</i>	Yes
Street lighting systems are to be provided for roads and intersections, cycle ways and pathways, as well as pedestrian crossing and traffic calming device locations in accordance with AS/NZS 1158.	Complies
Does the subdivision provide suitable stormwater infrastructure and water sensitive urban design (WSUD) measures?	Yes
Is the proposed subdivision consistent with applicable Masterplan/s contained in Chapter 5 of Kiama DCP 2020?	Yes

Topic 5.2 – Rural Subdivision

N/A – Lots 182 (riparian corridor lot) and 183 (residue lot) contains all of the RU2 zoned land. This application is not considered a rural subdivision.

Section 4.15 Assessment Report

Appendix A – Kiama DCP 2020 - Chapter 12.11: Location Specific Controls

Topic 12.11 – South Kiama Urban Release Area

Introduction	
Is the proposal consistent with the vision statement, place principles, Concept Plan, Staging Plan, Character Area principles set out in Topic 12.11?	Yes
Is the proposal consistent with the objectives and controls set out in Topic 12.11?	See assessment below.
Connectivity	
Street Network and Hierarchy	
Is the street network consistent with the vision statement, place principles and the Concept Plan set out in Topic 12.11?	Yes
Does the street network appropriate respond to the natural topography of the site and overland flow in order minimise cut and fill?	Yes – The road alignment follows the natural slope of the land.
Does the proposal avoid cul-de-sacs and dead-end streets?	Yes – Stage 1 of the URA provides through and loop roads. Temporary turning areas are provided for Road Nos. 1, 3 and 5.
Is the north-south collector road appropriately designed in accordance with Austroads Guide to Road Design and connect from Wier Street to the south, Saddleback Mountain Road to the north and Kendalls Cemetery Access to the east?	Yes – Road 1 (the north-south collector road) is appropriately designed and will link Saddleback Mountain Road to Wier Street through later stages of the URA.
Is the north-south collector road appropriately designed to balance the efficient movement of people and goods while creating a safe, walkable and pleasant environment for pedestrians and cyclists.	Yes – The bicycle shared path is located on the western side of Road 1 to avoid conflicts with residential

Section 4.15 Assessment Report

	driveway entrances. All roads within Stage 1 of the URA are provided with appropriate pedestrian footpaths.
Is a minimum 2.5m wide shared path provided along the north-south collector road between Saddleback Mountain Road and Weir Street?	Yes – The application has been supported by a pedestrian and bicycle network plan (TRIM 25/41608) and master plan (TRIM 25/88186) for the URA showing a connected shared path.
Are access streets and access roads designed as low-speed and low-traffic zones?	Yes
Have access roads adjacent to environmental and riparian corridors been designed to minimise risk of vehicle strike to wildlife?	Yes – Roads 1 and 3 include retaining walls and guard rails adjacent the riparian corridors which will assist in minimising the risk of vehicle strike to wildlife.
Have temporary fire access roads been designed in accordance with PBP 2019?	Yes - GTAs and BFSA has been issued by NSW RFS.
Have perimeter access roads been designed in accordance with PBP 2019?	Yes - GTAs and BFSA has been issued by NSW RFS.
Have non-perimeter access roads been designed in accordance with PBP 2019?	Yes - GTAs and BFSA has been issued by NSW RFS.
Does the road layout and street design accommodate appropriately maneuvering in accordance with Austroads Design Vehicles and Turning Path Templates Guide?	Yes – The application has been supported by vehicle swept paths for various vehicles including waste service and heavy rigid vehicles.

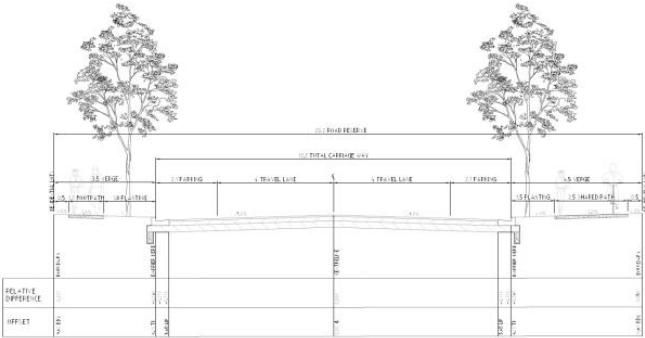
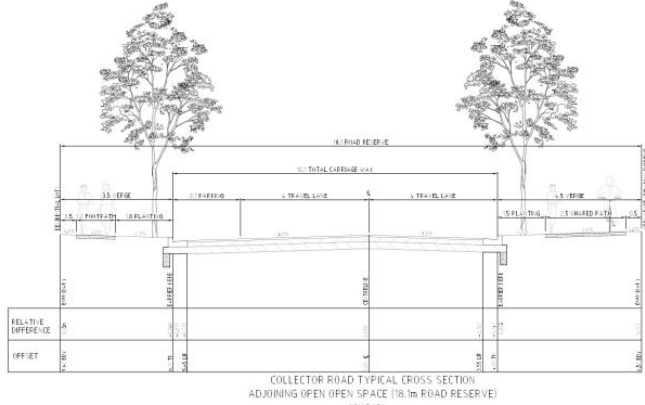
Section 4.15 Assessment Report

Do proposed intersections accommodate appropriate turning movements for refuse collection vehicles? <i>Note: Intersections should accommodate turning movements for a 9.64m refuse collection vehicle, or other as required by the Austroads Guide, whichever is larger.</i>	Yes – Swept paths have been provided to 12.5m service vehicles (25/80663) and heavy rigid vehicles (TRIM 25/106830).
Has an access points for pedestrians, cyclists and emergency vehicles been provided in the former Kendalls Cemetery Access, connecting the north-south collector road to South Kiama Drive?	N/A – The former Kendalls Cemetery Access is not included within the scope of the Stage 1 URA area.
Street Typology	
The north-south collector road must be designed in accordance with Figures 6 & 7 in Topic 12.11 and the following: a) An 8 metre wide carriageway kerb to kerb that is clear of parking bays and that meets RFS requirements. b) Parking lanes or indented parking bays that are a minimum of 2.1 metres wide must be provided as follows: i) Where the collector road fronts residential lots on both sides, on both sides of the road, ii) Where the collector road fronts residential lots on one side, on the residential side, iii) Where the collector road fronts open space, on that side of the road (or both sides if the other side is residential lots) c) A verge with a minimum width of 3.5 metres. The verge must include: i) a continuous shared path on one side that is a minimum of 2.5 metres wide, ii) a footpath on one side of the road that is a minimum of 1.2 metres wide, iii) high-quality landscaping and tree planting on both sides of the road.	Complies – The Submission Civil Works plan confirms appropriate road widths, parking lanes/bays and verge areas with appropriate footpaths/shared paths. The landscaping package shows appropriate landscaping and street tree plantings.

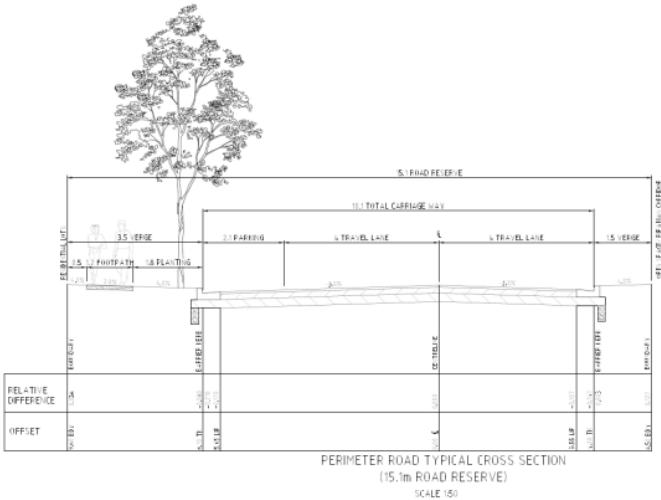
Item 15.2

Enclosure 1

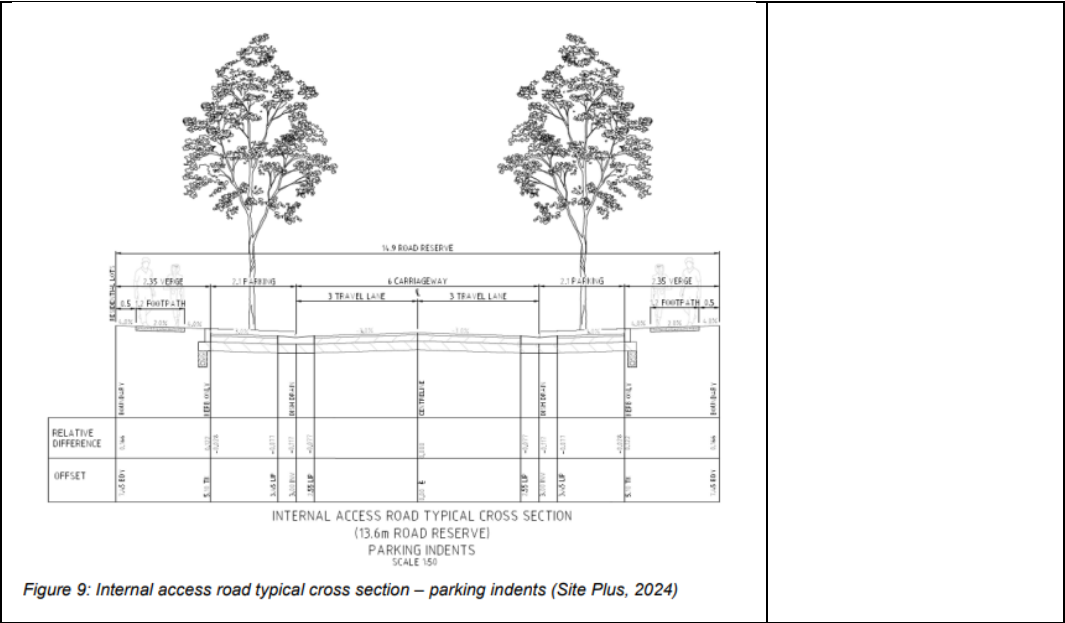
Section 4.15 Assessment Report

 Figure 6: Collector road typical cross section - residential frontage (Site Plus, 2024)  Figure 7: Collector road typical cross section - open space frontage (Site Plus, 2024)	
Perimeter access roads must be designed in accordance with Figure 8 in Topic 12.11 and the following: - An 8 metre wide carriageway kerb to kerb that is clear of parking bays and that meets RFS requirements. - A parking lane or parking bays where the road fronts residential lots that are a minimum of 2.1 metres wide. - A verge with a minimum width of 3.5 metres where the road fronts residential lots. The verge must include: - a footpath where the road fronts residential lots that is a minimum of 1.2 metres wide. - high-quality landscaping and tree planting on both sides of the road.	Complies - The Submission Civil Works plan confirms appropriate road widths, parking lanes/bays and verge areas with appropriate footpaths/shared paths. The landscaping package shows appropriate landscaping and street tree plantings.

Section 4.15 Assessment Report

d) Dry stone walls must be located a minimum of 3.5 metres from the kerb line. e) Minimum 1.5 metre wide verge when fronting non-residential land.  Figure 8: Perimeter access road typical cross section (Site Plus, 2024)	
Internal access roads must be designed in accordance with Figures 9, 10 & 11 in Topic 12.11 and the following: a) A 6 metre wide carriageway kerb to kerb that is clear of parking bays and meets RFS requirements. b) On-street parking bays or a parking lane that is a minimum of 2.1 metres wide where it fronts residential lots. c) A verge with a minimum width of 3.5 metres, except where parking bays are approved in the design. d) Footpaths on both sides of the road that each have a minimum width of 1.2 metres. e) Where the road fronts an open space, a shared path with a minimum width of 2.5 metres within the open space. f) Tree planting and landscaping within the verge on both sides of the road. g) Dry stone walls must be located a minimum of 3.5 metres from the road reserve.	Complies - The Submission Civil Works plan confirms appropriate road widths, parking lanes/bays and verge areas with appropriate footpaths/shared paths. The landscaping package shows appropriate landscaping and street tree plantings.

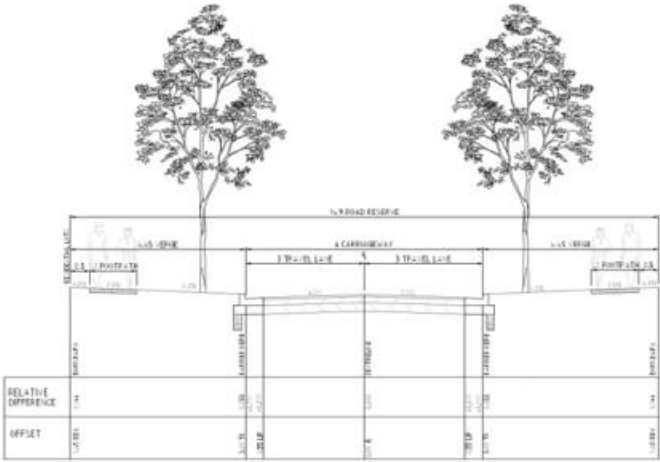
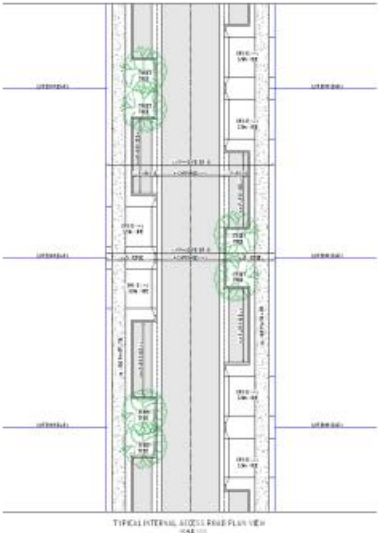
Section 4.15 Assessment Report



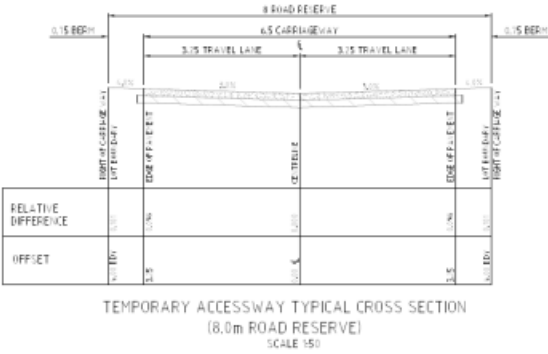
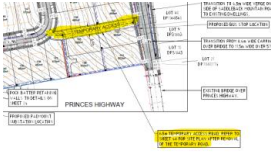
Item 15.2

Enclosure 1

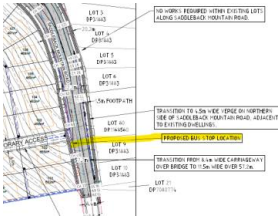
Section 4.15 Assessment Report

 INTERNAL ACCESS ROAD TYPICAL CROSS SECTION (13.6m ROAD RESERVE) INTERSECTIONS SCALE 1:50 Figure 10: Internal access road typical cross section – intersections (Site Plus, 2024)  TYPICAL INTERNAL ACCESS ROAD PLAN VIEW SCALE 1:50 Figure 11: Internal access road typical cross section – plan view (Site Plus, 2024)	
Temporary access roads must be designed in accordance with Figure 12 in Topic 12.11 and must allow for an 6.5 metre carriageway width kerb to kerb that is clear of parking bays, verges and footpaths and must meets PBP requirements.	Complies – An appropriate temporary access road between

Section 4.15 Assessment Report

 TEMPORARY ACCESSWAY TYPICAL CROSS SECTION (8.0m ROAD RESERVE) SCALE 1:50 <i>Figure 12: Temporary access road typical cross section (Site Plus, 2024)</i>	Saddleback Mountain Road and Road 2. 
Pedestrian and Bicycle Network	
Has the application been supported by a pedestrian and bicycle network plan?	Yes – See TRIM 25/41608 and 25/88186
Do pedestrian and bicycle facilities appropriately respond to the natural topography of the site?	Yes
Has the central underpass of the motorway (former Kendalls Cemetery Access) been provided with an appropriated shared path?	N/A - The former Kendalls Cemetery Access is not included within the scope of the Stage 1 URA area
Has an appropriate 2.5m wide shared path network connecting with existing infrastructure at Wier Street, Saddleback Mountain Road and South Kiama Drive been provided? <i>Note: Shared paths are to be:</i> a) developed in consultation with Council and TfNSW b) designed and constructed in accordance with the relevant Australian Standards and Development Design Specification D9 Cycleway and Pathway Design. c) be safe and comfortable for people of all abilities through measures such as level pavements, ramps and tactile markers at crossings d) Ensure legibility and ease of wayfinding with clear sightlines. e) Be well lit for safety, while avoiding glare into private residences and minimising light pollution.	Yes - The application has been supported by a pedestrian and bicycle network plan and master plan for the URA showing a connected shared path.
Does the pedestrian and bicycle network design include appropriate tree planting and landscape buffers for shade and visual interest?	Yes – The landscaping package shows suitable street tree planting

Section 4.15 Assessment Report

	along footpaths and the shared path.
The subdivision should be designed so that traffic management should not impede upon pedestrian movements.	Complies
Layout and road marking for bicycle and pedestrian network facilities at intersections are to be designed for the safe and continuous movement of pedestrians and cyclists.	Complies – Suitable road markings and identifiers will be incorporated into the road design at relevant intersections and road crossings.
Public Transport	
Does the proposal include appropriate bus stops? <i>Note: Bus routes and bus stops are to be located along the collector road and be within walking distance to all dwellings.</i> <i>Note: Bus stop shelters are to be designed to reduce users' sun exposure in summer and to enhance protection from bad weather such as rain, wind and hail.</i>	Yes – A bus stop location has been nominated along Saddleback Mountain Road. The public transport network will be further developed in later stages of the URA. 
Lot Density, Type and Layout	
Does the proposal include a range of lot sizes, orientations, and access arrangements to deliver a mix of housing typologies in accordance with Figure 13?	Yes – Proposed lot sizes are consistent with the minimum lot sizes set on the Lot Size Map under Kiama LEP and also Figure 13.

Section 4.15 Assessment Report

 ZONING - Min lot size - 1000m² - Min lot size - 450m² - Min lot size - 300m² - C2 Environmental Management - C3 Environmental Conservation - RU3 Rural Landscape Figure 13: Density strategy (DKO, 2025)	
Can lots accommodate appropriate building types and does the lot layout appropriately respond to opportunities and constraints of the site including: - Orienting east-west to maximise views while minimising cut and fill. - Orienting north/south to follow natural topography. - Minimising overlooking and overshadowing. - Retaining existing heritage dry stone walls and appropriately respond to heritage as guided by the conservation management plan. - Supporting active street frontages and creating opportunities for passive surveillance. - Providing battle-axe lots on lots fronting riparian corridors where required.	Yes – Lots are appropriately designed, located and orientated considering the opportunities and constraints of the site.
Are lots capable of accommodating appropriate dwellings designed in accordance with Section 14 of Topic 12.11 of Kiama DCP 2020?	Yes – Proposed residential allotments nominate an indicative buildable area for future dwellings.
Are zero lot line lots less than 450m²?	Yes Proposed lots 149 – 160 and 163 – 165 are nominated as zero lot line lots.
Are zero lot line lots at least 15m wide (measured at the building façade line)?	No – zero lot line lots have a width ranging

Section 4.15 Assessment Report

	between 9.99m – 14.6m. Control 12.11.38 (a) appears to have been included as an error in Chapter 12.11 as it is inconsistent with the control 12.11.147 which prescribes built form requirements for zero lot line lots with widths less than 12m and also for between 12.1m – 15m. This has been confirmed with the Coordinator Strategic Planning.
Are zero lot line lots located and orientated so as to not adversely affect the privacy, amenity and solar access of adjoining property and streetscape objectives?	Yes
Are appropriate easements (on adjoining lots) for maintenance provided for zero lot line lots?	Yes – Easement (F) noted on the proposed plan of subdivision (TRIM25/106828).
Public Opens Space and Tree Canopy	
Public Open Space Network	
Has the application been supported by a detailed landscaping plan?	Yes
Does open space and landscaping contribute to the following outcomes? a) Regenerate and rehabilitate the riparian/ecological corridors and existing creek lines with planting of species belonging to the Illawarra Subtropical rainforest and Coastal Freshwater Wetlands. b) Re-vegetate riparian/ecological corridors and visually prominent areas towards reduction of visual impacts upon surrounding areas. c) Retain native trees and other significant mature trees within public land where possible.	Yes

Page 74 of 94

Item 15.2

Enclosure 1

Section 4.15 Assessment Report

d) Provide appropriate open space across the Site, including three local parks, consistent with the Concept Plan and approved landscaping plan. e) Achieve a 15% tree canopy coverage across the residential areas i.e. excluding riparian corridors and drainage areas. f) Utilise trees and shrubs endemic to the local area. g) Remove weeds in line with the Vegetation Management Plan (VMP). h) Include landscaping for Kendalls Cemetery and any surrounding open space, the Munna Munnora Trail, any Community Picnic Lawns and Managed Grassland. i) Provide efficient, safe and pleasant pedestrian and bicycle connections to open spaces for recreation and transportation purposes and allow connection to the waterways.	
The Munna Munnora Trail is to be designed as a parkland that includes: a) Entry and educational signage b) Meandering pathways through the parkland adjacent to riparian zones c) An open space zone to support active open space activities. d) A bio-retention basin and riparian regeneration planting. e) Nature pause nodes. f) A vegetation management trail, local paths, shared paths. g) Conservation for existing heritage stone walls.	N/A – The Munna Munnora Trail is not located within Stage 1 of the URA.

Item 15.2

Enclosure 1

Section 4.15 Assessment Report

 Figure 16: Munna Munnora Trail Concept Design (Arcadia, 2024)	
The community picnic lawns is to be designed as an accessible conservation area that: a) Provides entry and educational signage. b) Provides spaces for social gatherings. c) Provides sealed and unsealed footpaths. d) Conserves the existing heritage stone walls.	N/A – The community picnic lawns are not located within Stage 1 of the URA.

Item 15.2

Enclosure 1

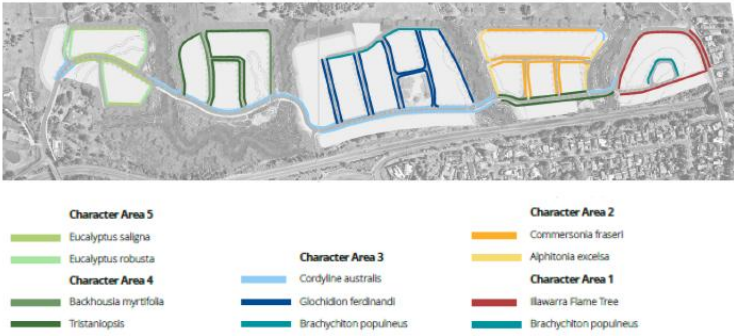
Section 4.15 Assessment Report

1 Existing Heritage Walls 2 Open turfed multi-use areas 3 Creek Line 4 Opportunity for formalized social events and sheltered space 5 Gravel Service Road 6 Local Shared Path 7 Nature Themed Playground 8 Improve Existing Riparian Vegetation 9 Entry signage along walking path 10 Educational Signage opportunities Figure 19: Community picnic lawns (Arcadia, 2024)	
The Riparian Zones illustrated in Figure 21 are to: a) Ensure the regeneration of riparian planting and rehabilitation of the existing conditions of the creek line b) Provide groundcover, shrubs and canopy layers with species belonging to Illawarra Subtropical rainforest and Coastal Freshwater Wetlands. c) Provide shared paths to allow connection to the waterways and nature and promote an active lifestyle. d) Provide well-located entry signage e) Provide retailing walls and civil scour protections in accordance with the objectives and controls in Section 16 Topic 12.11.	Complies

Section 4.15 Assessment Report

f) Provide bio-retention basins and water sensitive urban design measures in accordance with the objectives and controls in Section 8 of Topic 12.11.  Figure 21: Riparian zone – Typical approach (Arcadia, 2024)	
A detailed Concept Plan for Kendalls Cemetery Park is to be prepared and submitted with the DA for Stage 2 of the South Kiama URA. The Concept Plan shall: - Provide a high-quality passive open space, and - Be consistent with the objectives and controls in Section 7 in Topic 12.11. - Be consistent with the CMP.	N/A – Kendalls Cemetery Park is not included within Stage 1 of the URA.
Street Trees	
Street tree planting is to contribute towards a minimum of 15% tree canopy across the residential areas with a minimum ratio of one street tree planted per residential lot in each character area. <i>Note: Trees are to be planted in a way that ensures their ability to thrive.</i>	Complies – The proposal incorporates appropriate street tree planting.
Does proposed street tree planting create a unique character for each neighbourhood using a different selection of tree species such as shown in Figure 24?	Yes - The proposal incorporates appropriate street tree planting with species consistent with Character Area 1, 2 and

Section 4.15 Assessment Report

 Figure 24: Street tree strategy (Arcadia, 2024)	4 in the respective areas.
Signage and Public Art	
Has the application been supported by a Public Art Strategy?	Yes – See TRIM 25/42548
Has a signage strategy consistent with Figure 25 been submitted with the DA?  Figure 25: Signage strategy (Arcadia, 2024)	Yes – See TRIM 25/42548 and signage details TRIM 25/107192.
The signage strategy shall: - Provide a strong sense of place and provide wayfinding opportunities throughout the Site. - Provide educational information throughout the Site to encourage connection to the surrounding landscape. - Design entrances to public open spaces and parklands that are clearly signposted and visible to optimise wayfinding and with car-free frontages.	Complies

Section 4.15 Assessment Report

d) Be constructed of high quality, durable and sustainable materials that are compatible with the future architectural design of dwellings. e) Acknowledge and celebrate the Aboriginal and non-Aboriginal historic, cultural and heritage values of the Site through educational signage to be in accordance with the objectives and controls in Section 6 of Topic 12.11.	
Lighting	
Has the application been supported by Public Lighting Plan for street and open spaces?	Yes – See TRIM 25/41599
Lighting design is to: a) address the principles of Crime Prevention Through Environmental Design (CPTED) having regard to street topographies and location of dwellings and open space areas. b) implement sustainable solutions eliminating unnecessary energy / power consumption.	Complies
Will street lighting along the street network be in accordance with Australian Standard: AS1158 – Lighting for Roads and Public Spaces?	Yes – The application has been supported by a lighting assessment (TRIM 25/41599) which confirms compliance with AS1158.
Materials Palette	
Are proposed materials appropriate? <i>Note: Materials should be high quality and contribute to the comfort and resort style experience.</i> <i>Note: Natural materials and tones should be utilised whilst ensuring accessibility and safety.</i>	Yes
Biodiversity and Ecology	
The subdivision of the land must avoid and minimise impacts to native vegetation and habitats by: a) Locating the development within mostly exotic vegetation and areas of the poorest quality native vegetation.	Complies

Item 15.2

Enclosure 1

Section 4.15 Assessment Report

b) Ensuring that design options prioritise the preservation and rehabilitation of existing good quality native vegetation and riparian corridors in accordance with the VMP. c) Revegetating and rehabilitating the riparian corridors under the VMP. d) Preserving most of the existing dry stacked stone walls to minimise potential impacts on fauna that may be using the walls as sheltering habitat. Common herpetofauna that would use this habitat include Bluetongue Lizard and Eastern Water Skink among other species. e) Implementing water quality treatment measures to manage potential pollutants entering the riparian corridor.																
Riparian corridors are to be provided in accordance with Table 1. <table><tr><th>Watercourse Type</th><th>VRZ width (each side of watercourse)</th><th>Total RC width</th></tr><tr><td>1st order</td><td>10 metres</td><td>20 metres + channel width</td></tr><tr><td>2nd order</td><td>20 metres</td><td>40 metres + channel width</td></tr><tr><td>3rd order</td><td>30 metres</td><td>60 metres + channel width</td></tr><tr><td>4th order</td><td>40 metres</td><td>80 metres + channel width</td></tr></table> Table 1: Requirements for Vegetated Riparian Zones (VRZ)	Watercourse Type	VRZ width (each side of watercourse)	Total RC width	1 st order	10 metres	20 metres + channel width	2 nd order	20 metres	40 metres + channel width	3 rd order	30 metres	60 metres + channel width	4 th order	40 metres	80 metres + channel width	Complies – Stage 1 of the URA includes a 1st order watercourse and the proposal includes appropriate corridor widths
Watercourse Type	VRZ width (each side of watercourse)	Total RC width														
1 st order	10 metres	20 metres + channel width														
2 nd order	20 metres	40 metres + channel width														
3 rd order	30 metres	60 metres + channel width														
4 th order	40 metres	80 metres + channel width														
Where required, has the application been supported by a Biodiversity Development Assessment Report (BDAR) and will unavoidable impacts be offset by suitable biodiversity credits?	Yes – The application has been supported by a BDAR (TRIM 25/82179). The BDAR has been reviewed by Council's Environmental Health Team with no objection being raised. Conditions of consent will be imposed accordingly for biodiversity offset credits															
Is appropriate vegetation and habitats retained along watercourse and riparian corridors, as well as in areas of recorded <i>Zieria granulate</i>?	Yes – The subdivision land road layout is consistent with the micro master planning and master plan															

Item 15.2

Enclosure 1

Section 4.15 Assessment Report

	outlined in the BDAR for the Kiama URA. The Stage 1 layout is consistent with the Micro Master Planning for Stream 1B in the BDAR and avoids identified areas of <i>Zieria granulate</i> .
The subdivision pattern must support and/or enable contiguous retention and/or planting of vegetation to enhance existing habitats and ecology.	Complies
Has the application been supported by an Arboricultural Impact Assessment where the removal of non-exempt tree species is proposed?	Yes – See TRIM 25/42574
Has the application been supported by a Vegetation Management Plan (VMP)?	Yes – See TRIM 25/42549
The VMP must include appropriate details of and maintenance actions for: a) Weed management, b) Primary weed control, c) Secondary weed control, d) Discovery of threatened species, e) Weed disposal, f) Maintenance of revegetated areas, g) Implementation of minimal disturbance principles, h) Ensuring appropriate equipment is used for maintenance.	Complies – The VMP has been reviewed by Council's Environmental Health Team with no objection being raised.
Views and Vistas	
Has the application been supported by a Visual Impact Assessment (VIA)?	Yes – See TRIM 25/63939
Does the subdivision design protect views and vistas toward waterways, the escarpment and Kendalls Cemetery?	Yes
Screen planting should be provided between lots to minimise maintain visual privacy between properties.	N/A – The application is for Stage 1 of the URA. Screen planting could

Section 4.15 Assessment Report

	be incorporated into the development of residential allotments.
Buildings are sited and designed to minimise impacts on private and public views and vistas. <i>Note: The Land and Environment Court has establish established planning principles for consideration of view analysis and view sharing in Tenacity Consulting v Waringah [2004] NSWLEC 140 and further planning principles for public domain views in Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor [2013] NSWLEC 1046</i>	N/A – The application is for Stage 1 of the URA and no buildings are proposed.
Heritage	
Aboriginal Culture and Heritage	
Does the proposal avoid known and/or potential aboriginal sites and sensitive landforms? <i>Note: Where impacts cannot be avoided an Aboriginal Heritage Impact Permit (AHIP) is required.</i>	Yes
Has the application appropriately considered areas of archeological potential and any identified artefacts?	Yes
The applicant is to inform Registered Aboriginal Parties about the management of Aboriginal Cultural Heritage.	Applicant to comply
Where an AHIP is required, the DA must include provisions to establish a long-term management strategy of Aboriginal cultural heritage items that should be developed in consultation with RAPs and in accordance with Requirement 26 of the 'Code'.	N/A
Should any historical archaeological sites be identified during any phase of development, all works must cease in the vicinity of the find and the project archaeologist and Proponent notified. Should the archaeological nature of the find be confirmed, then Heritage NSW must be notified.	Conditions of consent to be imposed.
If any suspected human remains are discovered during any activity works, all activity in the vicinity must cease immediately. The remains must be left in place and protected from harm or damage. The following actions must be taken in instances where human remains or suspected human remains are discovered: a) a) Discovery: If suspected human remains are discovered all activity in the vicinity must stop to ensure minimal damage	Noted.

Item 15.2

Enclosure 1

Section 4.15 Assessment Report

is caused to the remains; and the remains must be left in place and protected from harm or damage. b) Notification: Once suspected human skeletal remains have been found, the Coroner's Office and the NSW Police must be notified immediately. Following this, and if the human remains are likely to be Aboriginal in origin, the find will be reported to the Aboriginal parties and Heritage NSW. If the find is likely to be non-Aboriginal in origin and more than 100 years in age, the heritage division of NSW will be notified of the find under S146 of the Heritage Act. In the event an appropriate reburial location cannot be found, a care and control agreement should be determined in consultation with the RAPs to ensure all parties are satisfied as to the long-term care of the Aboriginal artefacts.	
Applications should include the provision of an Aboriginal Cultural Heritage Management Plan (ACHMP) to be prepared outlining requirements for management of existing sites and unexpected finds, site inductions and reporting processes during bulk earthworks and construction phases of development to ensure no Aboriginal sites are impacted during later stages of the project.	Complies – See TRIM 25/42573. The application has been supported by an Aboriginal Cultural Heritage Assessment Report which has been reviewed by Heritage NSW. Recommended conditions of consent to be imposed accordingly.
European Heritage	
Has the application been supported by a Conservation Management Plan (CMP)? <i>Note: A CMP must be for the whole of the South Kiama URA and must be submitted with the DA for the first stage of development.</i>	Yes – The CMP is being reported to the 16 December 2025 Council meeting for approval.
Is the application consistent with the approved Conservation Management Plan (CMP)?	Yes The CMP is being reported to the elected Council meeting on 16/12/2025 for endorsement. The current DA is consistent with this CMP.

Section 4.15 Assessment Report

Where works are proposed in the vicinity of a heritage item listed in Kiama LEP, has the application been supported by a Heritage Impact Statement (HIS)?	Yes – See TRIM 25/42564
Has the application been supported by a Heritage Interpretation Plan (HIP)?	Yes – See TRIM 25/98466
All proposed development, including any ground disturbance and roadways must be setback ≥10m from the dry stone walls surrounding Kendalls Cemetery.	N/A – Kendalls Cemetery is not included within Stage 1 of the URA.
Residential allotments must be located at least 20m from the dry stone walls surrounding Kendalls Cemetery.	N/A – Kendalls Cemetery is not included within Stage 1 of the URA.
To minimise loss of value and reduce heritage impacts to the curtilage for Kendalls Cemetery, the subdivision of land is to: a) Provide a designated and landscaped green space area/park surrounding the cemetery, between the cemetery walls and the surrounding streets. b) Provide appropriate landscaping that is guided by the CMP. c) Maintain the entry and provide interpretation of the heritage values for public engagement and education. d) Consider the abovementioned mitigating measures and other design responses in the CMP when designing the landscaping works.	N/A - Kendalls Cemetery is not included within Stage 1 of the URA.
Is the management of dry stone walls consistent with the approved CMP? <i>Note: Dry stone walls 4 and 22 are to be managed in accordance with the CMP, which may include protection by making the wall a 'no access' area including the installation of bollards during construction to separate construction vehicles and provide protection from inadvertent harm. Dry stone wall 4 must be protected during the construction of any proposed development in accordance with the CMP. Dry stone wall 22 is to be reassessed when access is possible and managed in accordance with the CMP. Where the removal of lantana and other weeds binding to the structure is required, this must be done with care and under the supervision of a consultant with dry stone wall experience.</i>	Yes

Item 15.2

Enclosure 1

Section 4.15 Assessment Report

 Figure 27: Dry stone walls (EMM, 2023)	
Where dry stone walls are located to the front or rear of properties, all buildings and structures must be located at least 6 metres from the dry stone wall.	N/A – This application is for Stage 1 of the URA and does not include any buildings.

Item 15.2

Enclosure 1

Section 4.15 Assessment Report

Where dry stone walls are located within the road reserve or to the side of properties, all buildings and structures must be located at least 3.5 metres from the dry stone wall.	N/A — This application is for Stage 1 of the URA and does not include any buildings.
Where retaining walls ≤1m high are proposed, these must be setback a minimum of 2m from the dry stone walls. The setback from dry stone walls to retaining walls >1m high will be considered on a case-by-case basis by Council.	Complies – dry stone walls 4 and 22 are located within the Stage 1 URA area. Proposed retaining walls are located >2m away from the identified dry stone walls.
Dwellings adjacent to Kendalls Cemetery are to be designed provide passive surveillance towards the Cemetery.	N/A - Kendalls Cemetery is not included within Stage 1 of the URA.
An unexpected finds procedure must be established for each DA to guide actions where new walls, burials, human remains and relics (as defined by the Heritage Act 1977) are discovered before, during or after any works.	Complies – The approved CMP includes an unexpected finds procedure.
Water Management	
Water Sensitive Urban Design (WSUD)	
Are proposed WSUD devices/assets appropriate, whole-of-life cost effective and include appropriate maintenance plans and funding arrangements (where required)?	Yes – The stormwater and WSUD design has been reviewed by Council's Subdivision and Development Engineer with no objection being raised.
Water Quality and Quantity	
Has the application been supported by a Water Cycle Management Plan?	Yes – See TRIM 25/63937
Does the proposal maximise water re-use, particularly in public open space areas?	Yes
Does the proposal include appropriate stormwater management infrastructure to convey stormwater flows?	Yes - The stormwater and WSUD design has

Section 4.15 Assessment Report

	been reviewed by Council's Subdivision and Development Engineer with no objection being raised.
Does the proposal provide On-Site Detention (OSD) in accordance with controls 12.11.97 and 12.11.98 of Chapter 12.11?	Yes – OSD provided in accordance with control 12.11.98 b). The stormwater design has been reviewed by Council's Subdivision and Development Engineer with no objection being raised.
Stormwater Treatment	
Has stormwater management for the proposal been designed by a suitably qualified engineer to comply with controls 12.11.99, 12.11.100, 12.11.101, 12.11.102, 12.11.103, 12.11.104, 12.11.106, 12.11.107 & 12.11.108 of Chapter 12.11?	Yes - The stormwater design has been reviewed by Council's Subdivision and Development Engineer with no objection being raised.
Rainwater tanks are to be provided for all future residential development to treat runoff from roof areas and to provide stormwater retention for non-potable water use.	N/A
Flooding	
Is the proposed development compatible with the flood hazard of the land?	Yes
Do all residential lots provide a safe egress route above the PMF event from the site to the road network?	Yes
Are residential allotments located above the 1% AEP flood event + including 500mm freeboard flood planning area?	Yes
Subdivision works below the FPL are to be flood compatible being constructed of masonry or concrete.	Yes
Has the application been supported by a Flood Impact and Risk Assessment?	Yes – See TRIM 25/42557

Section 4.15 Assessment Report

Noise and Vibration	
A 2.1m high lapped and capped fence is to be provided along the eastern boundary of residential allotments at the time of development of the residential allotment.	N/A – Relevant lots to comply at time of development.
Does the proposal include façade treatments in accordance with Attachment 1 of Chapter 12.11?	N/A – The proposal does not include the construction of any buildings.
Each stage detailed development application will provide allotment specific facade treatment requirements, informing future residential development within the residential subdivision.	Complies – Acoustic treatment categories for residential lots have been identified in TRIM 25/88190. Conditions of consent will be imposed accordingly.
For rooms where the noise levels exceed the prescribed noise levels outlined in Clause 2.120 of State Environmental Planning Policy (Transport and Infrastructure) 2021 by more than 10dB(A), the ventilation for these rooms must enable occupants to leave the windows closed whilst maintaining the ventilation requirements of the Building Code of Australia.	N/A - The proposal does not include the construction of any buildings.
Has the application been supported by a Construction Noise and Vibration Management Plan?	Yes – See TRIM 25/80660
Utility Infrastructure	
Water and Sewer Infrastructure	
Does the proposal provide suitable connection to reticulated water?	Yes – Public utility services will be provided as required by Part 7 of Kiama LEP 2011.
Does the proposal provide suitable connection to reticulated sewer?	Yes – Public utility services will be provided as required by Part 7 of Kiama LEP 2011.

Item 15.2

Enclosure 1

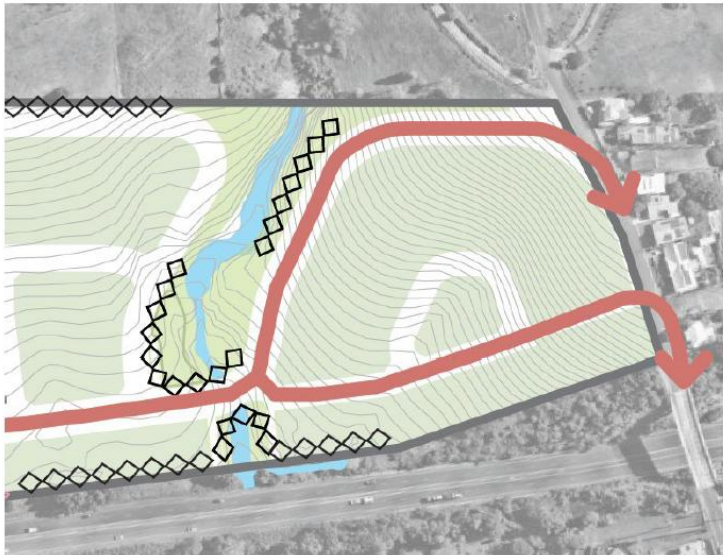
Section 4.15 Assessment Report

Has at least one (1) x 5kL rainwater tank been provided for the dwelling?	N/A - The proposal does not include the construction of any buildings.
Electricity Infrastructure	
Does the proposal provide suitable connection to undergrounded reticulated electricity?	Yes – The application has been referred to Endeavour Energy with no objection being raised.
Does the proposal include suitable street lighting?	Yes – See TRIM 25/41599
Do buildings incorporate appropriate renewable energy infrastructure such as solar panels and solar hot water systems?	N/A - Public utility services will be provided as required by Part 7 of Kiama LEP 2011.
National Broadband Network (NBN) Services	
Does the proposal provide suitable connection to telecommunication and NBN services?	Yes – Conditions of consent will require connection to appropriate telecommunication services.
Bushfire	
Does the proposal comply with Planning for Bushfire Protection 2019?	Yes – GTAs and BFSA has been issued by RFS.
For staged development of the urban release area: a) a 50m temporary APZ is to be established on the temporary grassland hazards. b) Temporary PBP compliant turning areas to temporary dead-ends are to be provided.	Complies – Conditions of consent to be imposed accordingly.

Item 15.2

Enclosure 1

Section 4.15 Assessment Report

A permanent emergency access for the residential subdivision must be provided via the existing underpass at the southern end of Character Area 3 in Stage 3 of the URA. The final route and street cross section is subject to consultation and endorsement by RFS and TfNSW.	N/A – Stage 3 is not within the development area.
A temporary emergency access for the residential subdivision is to be provided via Saddleback Mountain Road at the northeastern end of Character Area 1 pending RFS agreement and endorsement of the emergency access routes (refer to Figure 29). This temporary access will cease operation once the permanent egress to Weir Street is completed.  Figure 29: Temporary emergency access (DKO, 2023)	Complies – Temporary emergency access is provided via easement (c) (TRIM 25/106828)
APZs must not extend on to land dedicated to or managed by Council (except road reserves).	Complies
Geotechnical	
Has detailed geotechnical information been provided in support of the application and has the proposal been designed appropriately with respect to geotechnical constraints?	Yes – See TRIM 25/42552 and 25/42557
Contamination	

Item 15.2

Enclosure 1

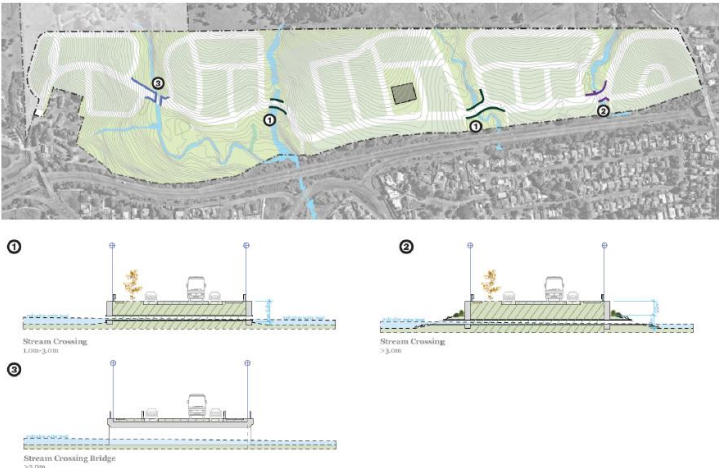
Section 4.15 Assessment Report

Has a Remediation Action Plan (RAP) been provided in support of the application for development of Stage 3 of the URA?	N/A – Stage 3 is not included within the development area.
Does the Construction Environmental Management Plan (CEMP) incorporate an appropriate unexpected finds protocol?	Conditions of consent to be imposed accordingly.
Built Form	
The application is for subdivision of the urban release area and does not include any residential buildings. The built form controls set out in Chapter 12.11 are not applicable to this current subdivision application.	
Private Open Space, Landscaping and Tree Canopy	
The application is for subdivision of the urban release area and does not include the construction of any buildings or development of the residential lots. Accordingly controls relating to the future development of the residential allotments in terms of private open space, landscaping and tree canopy are not applicable. The subdivision has been designed to retain native vegetation where possible and protect and revegetate riparian corridors. Proposed revegetation of riparian corridors and landscaping of public parkland is appropriate.	
Retaining Walls, Batters and Culverts	
Retaining Walls within Public Property	
Does the subdivision design follow the natural ground contours to allow for gradual level changes and minimise the need for retaining walls?	Yes
Are road levels sympathetic to dry stone walls?	Yes
Where batters and retaining walls have an interface with human-scale interface areas i.e. a street or walkway - a) Natural earth batters are to be implemented for level changes that are less than 1 metre in height as shown in Figure 33.  Figure 33: Human scale interface – Natural earth batter (>1m level difference) (DKO, 2023)	Complies

Section 4.15 Assessment Report

b) Reinforced earth batters are to be implemented for level changes that are greater than 1 metre in height but less than 2 metres as shown in Figure 34. 1.0 - 2.0m Level Difference Reinforced Earth Batter  <i>Figure 34: Human scale interface – Reinforced earth batter (1-2m level difference) (DKO, 2023)</i>	
Does the proposal avoid retaining walls >1.5m in height to human-scale interface areas i.e. a street or walkway? <i>Note: In instances where a retaining wall greater than 1.5m in height is required, a second retaining wall is permitted providing the retaining wall structure incorporates:</i> 1) a step of a minimum 1.5m in width, with the second retaining wall being limited to 1.5m in height, 2) reinforced earth batters, and 3) sufficient separation to allow for tree planting and shrubs to mask the retaining walls.	Yes
Where batters and retaining walls have a nature and riparian interface, reinforced earth batters are to be implemented for level changes that are a maximum of 3 metres in height as shown in Figure 35. 0.0m -3.0m Level Difference Reinforced Earth batters  <i>Figure 35: Nature and riparian interface – Reinforced earth batter (0-3m level difference) (DKO, 2023)</i>	Complies
Does the proposal avoid retaining walls >1.5m in height to nature and riparian interface areas? <i>Note: In instances where a retaining wall greater than 1.5 metres in height is required, either:</i> a) a second and third retaining wall is permitted providing the retaining wall structure incorporates: i) a step of a minimum 1.5 metres in width, with the second retaining wall being limited to 1.5 metres in height to a maximum overall height of 4.5 metres, or ii) reinforced earth batters. b) where it can be demonstrated that the wall is visually unobtrusive, screened with landscaping and has safe access for maintenance, retaining walls may be increased to a maximum height of 2.5m. <i>Note: Level changes >3m are to be avoided wherever possible.</i>	Some retaining walls adjoining the riparian corridor and drainage infrastructure exceed 1.5m in height, notably retaining walls 3, 4, 4a, 5, 7a, 8, 8a and 9. These retaining walls all have a maximum height less than 2.5m and are appropriately designed and tiered and accommodate the riparian land and drainage infrastructure.
Stream crossings are to be designed and located generally in accordance with Figure 36.	Complies – The proposed stream crossing of the 1st order watercourse is

Section 4.15 Assessment Report

 Figure 36: Stream crossings (DKO, 2023)	consistent with the location and design (2) in Figure 36.
The design and construction of retaining walls are to consider whole-of-life costs and safety-in-design.	Complies
Where possible, retaining walls are to be incorporated into residential lots and not within public land.	Noted. Proposed retaining walls within public land are considered necessary to accommodate riparian areas and drainage infrastructure.
Retaining Walls within Private Property	
The application is for subdivision of the urban release area and with the exception of retaining walls 6, 7 and 10, does not include any retaining walls within future residential lots. Retaining walls 6, 7 and 10 are required to grade and retain the civil and bulk earthworks, enable the drainage of land, provide the subdivision infrastructure, and also to establish buildable areas on the affected residential allotments. These retaining walls are appropriate.	
Environmentally Sustainable Design	
The application is for subdivision of the urban release area and does not include any residential buildings. The environmentally sustainable design controls set out in Chapter 12.11 are not applicable to this current subdivision application.	

Copyright reserved. All information is provided for the use of the client only. No part of this document may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without the prior written permission of the copyright owner. The copyright owner is not responsible for any loss or damage arising from the use of this document.

E	DA APPROVED	AW	MA	1/21/25
D	DA APPROVED	AW	MA	1/21/25
C	DA APPROVED	AW	MA	1/21/25
B	DA APPROVED	AW	MA	1/21/25
A	DA APPROVED	AW	MA	1/21/25
1	DA APPROVED	AW	MA	1/21/25
2	DA APPROVED	AW	MA	1/21/25
3	DA APPROVED	AW	MA	1/21/25
4	DA APPROVED	AW	MA	1/21/25
5	DA APPROVED	AW	MA	1/21/25
6	DA APPROVED	AW	MA	1/21/25
7	DA APPROVED	AW	MA	1/21/25
8	DA APPROVED	AW	MA	1/21/25
9	DA APPROVED	AW	MA	1/21/25
10	DA APPROVED	AW	MA	1/21/25
11	DA APPROVED	AW	MA	1/21/25
12	DA APPROVED	AW	MA	1/21/25
13	DA APPROVED	AW	MA	1/21/25
14	DA APPROVED	AW	MA	1/21/25
15	DA APPROVED	AW	MA	1/21/25
16	DA APPROVED	AW	MA	1/21/25
17	DA APPROVED	AW	MA	1/21/25
18	DA APPROVED	AW	MA	1/21/25
19	DA APPROVED	AW	MA	1/21/25
20	DA APPROVED	AW	MA	1/21/25
21	DA APPROVED	AW	MA	1/21/25
22	DA APPROVED	AW	MA	1/21/25
23	DA APPROVED	AW	MA	1/21/25
24	DA APPROVED	AW	MA	1/21/25
25	DA APPROVED	AW	MA	1/21/25
26	DA APPROVED	AW	MA	1/21/25
27	DA APPROVED	AW	MA	1/21/25
28	DA APPROVED	AW	MA	1/21/25
29	DA APPROVED	AW	MA	1/21/25
30	DA APPROVED	AW	MA	1/21/25
31	DA APPROVED	AW	MA	1/21/25
32	DA APPROVED	AW	MA	1/21/25
33	DA APPROVED	AW	MA	1/21/25
34	DA APPROVED	AW	MA	1/21/25
35	DA APPROVED	AW	MA	1/21/25
36	DA APPROVED	AW	MA	1/21/25
37	DA APPROVED	AW	MA	1/21/25
38	DA APPROVED	AW	MA	1/21/25
39	DA APPROVED	AW	MA	1/21/25
40	DA APPROVED	AW	MA	1/21/25
41	DA APPROVED	AW	MA	1/21/25
42	DA APPROVED	AW	MA	1/21/25
43	DA APPROVED	AW	MA	1/21/25
44	DA APPROVED	AW	MA	1/21/25
45	DA APPROVED	AW	MA	1/21/25
46	DA APPROVED	AW	MA	1/21/25
47	DA APPROVED	AW	MA	1/21/25
48	DA APPROVED	AW	MA	1/21/25
49	DA APPROVED	AW	MA	1/21/25
50	DA APPROVED	AW	MA	1/21/25
51	DA APPROVED	AW	MA	1/21/25
52	DA APPROVED	AW	MA	1/21/25
53	DA APPROVED	AW	MA	1/21/25
54	DA APPROVED	AW	MA	1/21/25
55	DA APPROVED	AW	MA	1/21/25
56	DA APPROVED	AW	MA	1/21/25
57	DA APPROVED	AW	MA	1/21/25
58	DA APPROVED	AW	MA	1/21/25
59	DA APPROVED	AW	MA	1/21/25
60	DA APPROVED	AW	MA	1/21/25
61	DA APPROVED	AW	MA	1/21/25
62	DA APPROVED	AW	MA	1/21/25
63	DA APPROVED	AW	MA	1/21/25
64	DA APPROVED	AW	MA	1/21/25
65	DA APPROVED	AW	MA	1/21/25
66	DA APPROVED	AW	MA	1/21/25
67	DA APPROVED	AW	MA	1/21/25
68	DA APPROVED	AW	MA	1/21/25
69	DA APPROVED	AW	MA	1/21/25
70	DA APPROVED	AW	MA	1/21/25
71	DA APPROVED	AW	MA	1/21/25
72	DA APPROVED	AW	MA	1/21/25
73	DA APPROVED	AW	MA	1/21/25
74	DA APPROVED	AW	MA	1/21/25
75	DA APPROVED	AW	MA	1/21/25
76	DA APPROVED	AW	MA	1/21/25
77	DA APPROVED	AW	MA	1/21/25
78	DA APPROVED	AW	MA	1/21/25
79	DA APPROVED	AW	MA	1/21/25
80	DA APPROVED	AW	MA	1/21/25
81	DA APPROVED	AW	MA	1/21/25
82	DA APPROVED	AW	MA	1/21/25
83	DA APPROVED	AW	MA	1/21/25
84	DA APPROVED	AW	MA	1/21/25
85	DA APPROVED	AW	MA	1/21/25
86	DA APPROVED	AW	MA	1/21/25
87	DA APPROVED	AW	MA	1/21/25
88	DA APPROVED	AW	MA	1/21/25
89	DA APPROVED	AW	MA	1/21/25
90	DA APPROVED	AW	MA	1/21/25
91	DA APPROVED	AW	MA	1/21/25
92	DA APPROVED	AW	MA	1/21/25
93	DA APPROVED	AW	MA	1/21/25
94	DA APPROVED	AW	MA	1/21/25
95	DA APPROVED	AW	MA	1/21/25
96	DA APPROVED	AW	MA	1/21/25
97	DA APPROVED	AW	MA	1/21/25
98	DA APPROVED	AW	MA	1/21/25
99	DA APPROVED	AW	MA	1/21/25
100	DA APPROVED	AW	MA	1/21/25

DA APPROVED

South Kiama
Kiama, New South Wales
Residential Subdivision of 40
Saddleback Mountain Road

**WHITE CONSTRUCTIONS &
DEVELOPMENTS PTY LTD**

L-300
Village 01

23.9 IS
1:7500 A-1

General Level 1.00 Hillhouse
1.00 Hillhouse
1.00 Hillhouse

ARCADIA

