



Planning Proposal - Housekeeping South Kiama Urban Release Area

Item 15.2

Enclosure 1



RESPECT



INNOVATION



INTEGRITY



TEAMWORK



EXCELLENCE

Planning Proposal to amend Kiama LEP 2011 – South Kiama Urban Release Area

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Authorisation

Responsible Officer	Manager Planning and Development
Department	Strategies and Communities
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27 July 2026	PP Report for lodgement on Planning Portal and endorsement by Council	26/69060

Planning Proposal to amend Kiama LEP 2011 – South Kiama Urban Release Area

This Planning Proposal seeks to amend the Kiama Local Environmental Plan (LEP) 2011 in relation to the Housekeeping amendments for the South Kiama Urban Release Area (SKURA).

Background

- **Planning Proposal PP-2021-379**
The site was rezoned for urban development by the NSW DPHI in 2022. At that time there was no mechanism for Council to accept the dedication of land (ie for public open space, environmental land, stormwater management) and the zoning of the site reflects this.
- **Location Specific Development Control Plan Chapter (DCP)**
A location specific DCP Chapter was endorsed by Council in February 2025 and includes a concept masterplan and controls to guide future development on the site.
- **Planning Proposal PP-2024-1097**
This PP introduced additional clauses into the Kiama LEP 2011 to enable development within the URA to occur as intended, by permitting residue lots to be created that are less than the otherwise required minimum lot size. The PP was finalised in July 2025.
- **Development Application (DA) – Stage 1 – 10.20265.68.1**
A DA for Stage 1 was approved by Council in December 2025 for 81 residential lots, a local park, regeneration of riparian corridor, road upgrade, and associated infrastructure.

Strategic Justification

This Planning Proposal has been informed by the following:

- **Kiama Local Housing Strategy (2025)**
Adopted by Council in July 2025 and endorsed by the DPHI in October 2025, this strategy sets out the Council's vision for growth over the next 20 years, including both infill and greenfield development. The SKURA is identified as Tier 1b - short term zoned land supply and as a greenfield development site is subject to the non-negotiable principles.
- **Draft Kiama Employment Lands Strategy (2026)**
The Draft Employment Lands Strategy was endorsed by Council in August 2025, and Draft v2 was endorsed in April 2026. This strategy identifies the need for local services (retail) including around 2,000sqm of land area to enable approximately 500sqm of GFA.
- **Planning Agreement (VPA)**
The Stage 1 DA included a VPA between Kiama Council and White Constructions and Developments Pty Ltd which was entered into on 5 December 2025. This VPA applies to the whole of the SKURA and provides certainty in relation to infrastructure delivery.
- **Conservation Management Plan (CMP)**
A CMP was endorsed by Council in December 2025 to protect and manage heritage items including Kendall's Historic Cemetery and Walls of Barroul (dry stone walls).
- **Development Application (DA) – Stages 2 and 3 – 10.2026.99.1**
A DA for Stages 2 and 3 was lodged in June 2026 and is currently under assessment. This includes 204 residential lots, retention of the historic Kendall's Cemetery including public open space, retention of historic dry stone walls along the western boundary, regeneration of the riparian corridor, upgrading the underpass for pedestrian and cyclist connectivity through to South Kiama Drive, and associated infrastructure.

The PP is supported by amendments to the Kiama Development Control Plan Chapter 12.11.

1.0 Statement of objectives

The Planning Proposal (PP) applies to the South Kiama Urban Release Area (see Image 1):

- Lot 1 DP 707300, 40 Saddleback Mountain Road Kiama
- Lot 5 DP 740252, 51 South Kiama Drive Kiama
- Lot 21 DP 1321444, Weir Street Kiama Heights
- Part of Lot 102 DP 1077617, 8 Weir Street, Kiama Heights
- Lot 10 DP 740252, off Princes Highway, Kiama
- Lot 11 DP 740252, off Princes Highway, Kiama

Note: The historic Kendall's Cemetery (Lot 3 DP 258605) is located within the site but does not form part of the Urban Release Area (URA) and is not subject to this Planning Proposal.

The objective of the PP is to update the planning controls for the site in response to the current planning for the site in accordance with the approved DA and local strategic planning documents.

The Planning Proposal seeks to amend the Kiama LEP 2011 via the following:

1. Rezone land for three local parks (as identified in the Planning Agreement) to RE1 Public Recreation.
2. Rezone land for riparian corridors (as identified in the Planning Agreement and final subdivision layout) to from RU2 Rural Landscape to C3 Environmental Management.
3. Rezone an area of R2 Low Density Residential to E1 Local Centre to provide for employment lands for local services.
4. Increase the density surrounding Kendall's Park by reducing the minimum lot size from 450sqm to 300sqm and increasing the FSR from 0.45:1 to 0.6:1.
5. Amend the Floor Space Ratio for all R2 Low Density Residential from 0.45:1 to 0.5:1 (note, no change to the 0.6:1 FSR).
6. Remove the Heritage Map layer from the unformed road adjacent to Kendall's Cemetery.
7. Minor amendments to planning controls to align with proposed subdivision lot layout.
8. Add a land reservation acquisition layer for the Weir street extension and update clause 5.1(2) of the Kiama LEP 2011 to include Local Road with Council as the Authority.
9. Rezone a section of road reserve to align with the adjoining residential controls.

The Planning Proposal seeks to amend the following Kiama LEP 2011 map sheets:

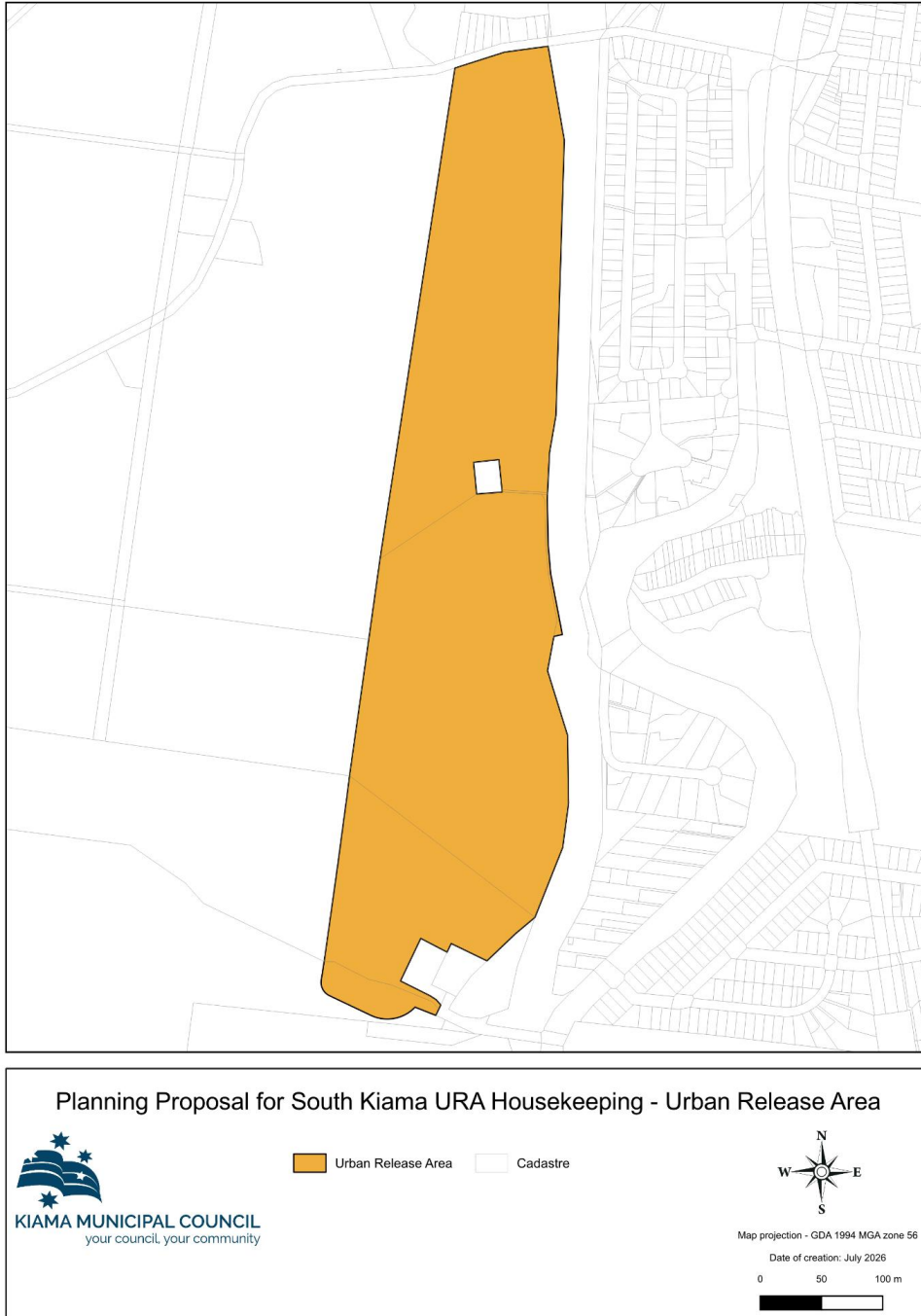
- i. Land Zoning Map – LZN Sheets 12 and 13
- ii. Lot Size Map – LSZ Sheets 12 and 13
- iii. Height of Buildings – HOB Sheets 12 and 13
- iv. Floor Space Ratio – FSR Sheets 12 and 13
- v. Heritage Map – HER Sheet 12
- vi. Land Reservation Acquisition Map – LRA Sheet 13
- vii. Urban Release Area Map – URA Sheets 12 and 13

Development Control Plan amendments

The proposed changes are also supported by amendments to the Kiama Development Control Plan (DCP) 2020, Chapter 12 Location Specific Controls, Topic 12.11 South Kiama Urban Release Area. The following sections are proposed to be amended:

- Update Concept Master Plan – include neighbourhood shops (Figure 3 on page 8)
- Update Principles for Character area 3 – include neighbourhood shops (page 9)
- Correct a typographical error on the zero lot line controls (page 18)
- Insert a new Topic 12.11 Section 18 – controls for the E1 zoned land (page 60)

Image 1 South Kiama Urban Release Area



2.0 Explanation of provisions (proposed changes to instrument)

2.1 Rezone land for three local parks to RE1 Public Recreation

Background

Extract from the Planning Proposal PP-2021/379 Final Assessment Report:

*Council staff suggested zoning the proposed public reserve around Kendell's Cemetery, as identified in the Site Constraints and Master Plan Maps as RE1 Public Recreation. **This potential change can be considered during further master planning and development of the Development Control Plan for the site.***

Strategic Justification

The Developer, White Constructions and Developments Pty Ltd, entered into a Planning Agreement under section 7.4 of the EP&A Act with Kiama Municipal Council on 5 December 2025.

This Planning Agreement includes three local parks that will be embellished and dedicated to Council as public open space as part of the subdivision development.

The approved Stage 1 DA and lodged Stage 2 DA include the delivery of these Local Parks.

The table below provides details of the three local parks in the VPA:

Stage	Park	Land Area	Current zoning
1	Stage 1 Park	1,950sqm	R2 Low Density Residential
2	Kendall's Park	2,650sqm	R2 Low Density Residential
4	Munna Munnora Park	3,150sqm	C3 Environmental Management

Planning Proposal

The current and proposed planning controls are shown in the table below:

Stage	Land Use Zone		Minimum Lot Size		Height of Buildings		Floor Space Ratio	
	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed
1	R2	RE1	300sqm	REMOVE	8.5m	REMOVE	0.6:1	REMOVE
2	R2	RE1	300sqm 450sqm	REMOVE	8.5m	REMOVE	0.6:1 0.45:1	REMOVE
4	C3	RE1	40ha	REMOVE	NONE	No change	NONE	No change

These changes propose map amendments to the following LEP Maps:

- Land Zoning Map – LZN Sheets 12 and 13 – See Appendix 1 and 2
- Lot Size Map – LSZ Sheets 12 and 13 – See Appendix 3 and 4
- Height of Buildings – HOB Sheets 12 and 13 – See Appendix 5 and 6
- Floor Space Ratio – FSR Sheets 12 and 13– See Appendix 7 and 8

2.2 Rezone land for riparian corridors to C3 Environmental Management

Background

Planning Proposal PP-2021/379 included the following:

- **C2 Environmental Conservation** - Increase area subject to C2 zoning to incorporate regrowth rainforest and wetlands as identified in the flora and fauna assessment and to capture Munna Munnora Creek and its riparian corridors.
- **C3 – Environmental Management** – protection of Aboriginal site and sensitive landform on the lower slopes/floodplain of Munna Munnora Creek.

Extract from the Planning Proposal PP-2021/379 Final Assessment Report:

*Council staff did not support the exhibited, proposed RE1 zoning along the watercourses as the quantity of land to be dedicated and the risks associated with the retaining walls had not be considered or approved by the elected Council. The existing RU2 Rural Landscape zone has been retained and **an alternate zone may be considered, if required at a future time.***

Strategic Justification

The Developer, White Constructions and Developments Pty Ltd, entered into a Planning Agreement (VPA) under section 7.4 of the EP&A Act with Kiama Municipal Council on 5 December 2025.

This Planning Agreement includes riparian corridor areas that will be revegetated and dedicated to Council as part of the development in accordance with a Vegetation Management Plan (VMP).

It is therefore appropriate for this environmental land to be rezoned from RU2 Rural Landscape to C3 Environmental Management.

The table below provides details of the environmental / riparian corridor areas in the VPA:

Stage	Land Area	Current zoning
1	10,843 sqm	RU2 Rural Landscape
2A	12.447 sqm	RU2 Rural Landscape
2B	1,135 sqm	RU2 Rural Landscape
3A	2,439 sqm	RU2 Rural Landscape
3B	10,517 sqm	RU2 Rural Landscape
4A	40,439 sqm	RU2 Rural Landscape C2 Environmental Conservation C3 Environmental Management
4B	39,680 sqm	RU2 Rural Landscape

Note: Each of the riparian corridor areas that are currently planned for also include sections of R2 Low Density Residential and this will be included in the C3 zoned land area (see table below).

Planning Proposal

The current and proposed planning controls are shown in the table below:

Stage	Land Use Zone		Minimum Lot Size		Height of Buildings		Floor Space Ratio	
	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed
1	RU2	C3	40ha	No change	NONE	No change	NONE	No change
	R2	C3	450sqm	40ha	8.5m	REMOVE	0.45:1	REMOVE
2A	RU2	C3	40ha	No change	NONE	No change	NONE	No change
	R2	C3	450sqm	40ha	8.5m	REMOVE	0.45:1	REMOVE
2B	RU2	C3	40ha	No change	Nil	No change	NONE	No change
	R2	C3	450sqm	40ha	8.5m	REMOVE	0.45:1	REMOVE
3A	RU2	C3	40ha	No change	NONE	No change	NONE	No change
	R2	C3	450sqm	40ha	8.5m	REMOVE	0.45:1	REMOVE
	R5	C3	1,000sqm	40ha	7.5m	REMOVE	NONE	No change
3B	RU2	C3	40ha	No change	NONE	No change	NONE	No change
	R2	C3	450sqm	40ha	8.5m	REMOVE	0.45:1	REMOVE
	R5	C3	1,000sqm	40ha	7.5m	REMOVE	NONE	No change
4A	C2/C3	No change	40ha	No change	NONE	No change	NONE	No change
	RU2	C3	40ha	No change	NONE	No change	NONE	No change
	R2	C3	450sqm	40ha	8.5m	REMOVE	0.45:1	REMOVE
4B	C2/C3	No change	40ha	No change	NONE	No change	NONE	No change
	RU2	C3	40ha	No change	NONE	No change	NONE	No change
	R2	C3	450sqm	40ha	8.5m	REMOVE	0.45:1	REMOVE

Note: The 40ha minimum lot size is applied to all C2 and C3 zoned land across the LGA. There are provisions in Part 7 of the KLEP2011 that will enable this land to be subdivided into lots smaller than the minimum lot size as part of the subdivision development.

These changes propose map amendments to the following LEP Maps:

- Land Zoning Map – LZN Sheets 12 and 13 – See Appendix 1 and 2
- Lot Size Map – LSZ Sheets 12 and 13 – See Appendix 3 and 4
- Height of Buildings – HOB Sheets 12 and 13 – See Appendix 5 and 6
- Floor Space Ratio – FSR Sheets 12 and 13– See Appendix 7 and 8

2.3 Rezone an area of R2 zoned land to E1 Local Centre to provide employment land

Background

Extract from the Planning Proposal PP-2021/379 Final Assessment Report:

- *The site is within close proximity to existing services and community facilities.*

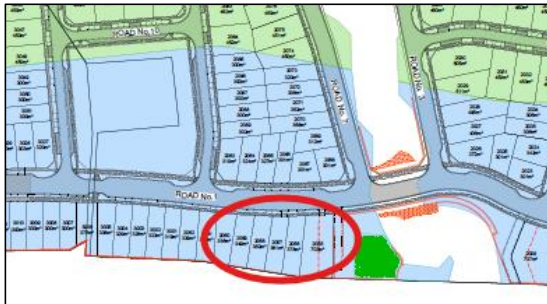
Strategic Justification

The Kiama Draft Employment Lands Strategy was endorsed by Council in August 2025, and Draft v2 was endorsed for exhibition in April 2026. This draft strategy identifies the following:

- *The South Kiama greenfield area can accommodate employment lands for local services, including a village centre. The location of the village centre is important to be able to access a new local centre comprising of 500sqm GFA of retail off Saddleback Mountain Road. This provides local convenience to residents, can also be visible to passing traffic, and assists to limit traffic movement outside of the release area.*
- *There is a need for local services (retail) including around 2,000sqm of land area to enable approximately 500sqm of GFA.*

Feedback from Transport for NSW on the Kiama Local Housing Strategy has noted that the M1 Princes Highway does not have the capacity to accommodate the additional trips, and that measures must be taken to contain vehicle trips within the new urban areas (ie through pedestrian, cyclist and public transport options, and provision of local services on site).

Although the Stage 1 Development Application was approved in December 2025 there are opportunities to provide employment lands in Stage 2. A location next to a riparian corridor, in proximity to a public open space area and on the main collector road is considered suitable.



Planning Proposal

In line with the Draft Employment Lands Strategy, it is proposed to update the planning controls, DCP Concept Master Plan and Stage 2 subdivision to incorporate employment land as follows:

Stage	Lots	Land Use Zone		Minimum Lot Size		Height of Buildings		Floor Space Ratio	
		Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed
2	2055-2060	R2	E1	300sqm	REMOVE	8.5m	No change	0.6:1	1.5:1

These changes propose map amendments to the following LEP Maps:

- Land Zoning Map – LZN Sheet 12 – See Appendix 1 and 2
- Lot Size Map – LSZ Sheet 12 – See Appendix 3 and 4
- Floor Space Ratio – FSR Sheet 12 – See Appendix 7 and 8

Note: Refer to Draft Amendments to Chapter 12.11 for corresponding DCP controls.

2.4 Increase the density of residential land surrounding Kendall's Park

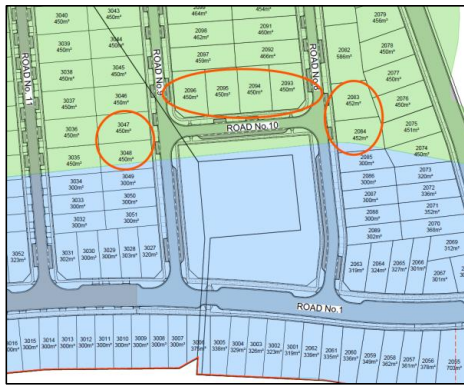
Background

The R2 Low Density Residential zoned land to the west has a 450sqm lot size, and the area to the east has a 300sqm lot size. This aims to ensure a diversity of dwelling types and density.

Strategic Justification

To compliment the proposed employment lands and local park, it is proposed to amend the planning controls to enable increased density surrounding the Kendall's Historic Cemetery public open space area by reducing the minimum lot size from 450sqm to 300sqm and increasing the FSR from 0.45:1 to 0.6:1.

The proposed amendment to the minimum lot size surrounding Kendall's Park will provide an opportunity for housing diversity and density in close proximity to local parks and services.



Planning Proposal

The current and proposed planning controls are shown in the table below:

Stage	Proposed Lots	Land Use Zone		Minimum Lot Size		Height of Buildings		Floor Space Ratio	
		Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed
2	2083 - 2084	R2	No change	450sqm	300sqm	8.5m	No change	0.45:1	0.6:1
2	2093 – 2096	R2	No change	450sqm	300sqm	8.5m	No change	0.45:1	0.6:1
3	3047 – 3048	R2	No change	450sqm	300sqm	8.5m	No change	0.45:1	0.6:1

These changes propose map amendments to the following LEP Maps:

- Lot Size Map – LSZ Sheet 12 – See Appendix 3 and 4
- Floor Space Ratio – FSR Sheet 12 – See Appendix 7 and 8

2.5 Increase the Floor Space Ratio for R2 zoned land from 0.45:1 to 0.5:1

Background

The Kiama LEP 2011 applies a 0.45:1 Floor Space Ratio (FSR) for land zoned R2 Low Density Residential. This can be difficult to calculate and often causes unnecessary confusion for applicants and assessing officers. The increase will not create any adverse urban design consequences as demonstrated in other Local Government Areas that currently apply 0.5:1.

Strategic Justification

It is proposed to increase the FSR from 0.45:1 to 0.5:1.

This proposed change will result in a floor space ratio that is simpler to interpret, calculate and apply. It improves clarity for applicants and consent authorities.

A floor space ratio of 0.5:1 is consistent with the NSW Low and Mid-Rise Housing Policy.

The revised floor space ratio for R2 zoned lots will apply to all future greenfield urban release areas. Recently, Council applied the revised FSR of 0.5:1 to the R2 zone in the approved URA in Gerringong (48 Campbell Street, Gerringong – PP-2025-61). Council is also considering applying this change more broadly across the local government area through a separate future planning proposal and LEP review process.

The proposed amendment to increase the floor space ratio (FSR) from 0.45:1 to 0.5:1 in R2 low density residential zones will deliver a more consistent planning framework that reflects current planning practice and is consistent with the NSW Low and Mid-Rise Housing Policy. The revised FSR is easier to interpret, calculate and apply to development proposal. The existing FSR is overridden by Low and Mid-Rise Housing Policy that cause confusion and issues with design, calculations and assessment of proposals. Council seeks to apply the proposed FSR initially to all new greenfield urban release areas. Council will explore opportunities to apply the change more broadly across the LGA, through future planning proposals and LEP review processes. Overall, the proposed amendment will provide a consistent and streamline planning framework, simplify the application of planning controls and continue to deliver Council's development outcomes.

Planning Proposal

The current and proposed planning controls are shown in the table below:

Stage	Land Use Zone		Minimum Lot Size		Height of Buildings		Floor Space Ratio	
	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed
All	R2	No change	450sqm	No change	8.5m	No change	0.45:1	0.5:1
All	R2	No change	300sqm	No change	8.5m	No change	0.6:1	No change

These changes propose map amendments to the following LEP Maps:

- Floor Space Ratio – FSR Sheet 12 – See Appendix 7 and 8

2.6 Remove the Heritage Map layer from the unformed road adjacent to the Heritage Item

Background

The Kendalls Cemetery is an existing item in the Kiama LEP 2011, Item I144.

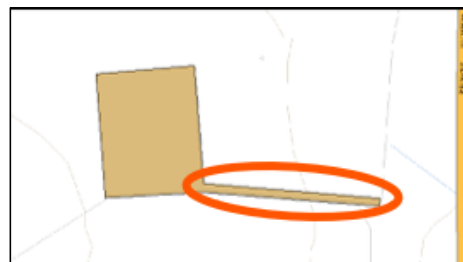
Planning Proposal PP-2021/379 included the following in relation to access to the Cemetery:

- Any closure of the existing pathway to the Kendall's Cemetery would be subject to an acceptable alternative public accessway being provided as proposed in the masterplan.
- Once alternatively public road access has been provided to the historic Kendall's
- Cemetery - negotiate with Council regarding the closure of any section of the existing public pathway to the cemetery that is not incorporated into a public road.

Strategic Justification

It appears that the slither mapped as part of the heritage item was part of the historic unformed road that provided public access to the cemetery prior to the construction of the M1 Princes Highway. The M1 Princes Highway ultimately closed access to that section of unformed road.

The lot that contains the cemetery will remain heritage listed, however the section of unformed road does not contribute to the significance of the heritage item and does not require the Heritage Map layer. This land is zoned residential and includes both road and residential allotments in the concept plan and subdivision layout. Public access to the historic cemetery (heritage item) will be improved as a result of the proposed development. This is considered to be a housekeeping change.



Planning Proposal

Amend the Heritage Item I144 and remove the Heritage Map layer from the unformed road adjacent to Kendall's Cemetery.

The current and proposed planning controls are shown in the table below:

Stage	Current Lot	Heritage Item I144	
		Current	Proposed
3	Lot 3 DP 258605 (Historic Cemetery)	Mapped	No change
3	Unformed road	Mapped	REMOVE

These changes propose map amendments to Heritage Item I144 on the following LEP Maps:

- Heritage Map – HER Sheet 12 – See Appendix 9 and 10

2.7 Minor amendments to planning controls to align with proposed subdivision lot layout

Background

Planning Proposal PP-2021/379 included the following residential land use zones:

- R2 Low Density Residential with a 450sqm minimum lot size and 0.45:1 FSR.
- R2 Low Density Residential with a 300sqm minimum lot size and 0.6:1 FSR.
- R5 Large Lot Residential with 1,000sqm LSZ, 7.5m HOB and no FSR. This zone is to assist providing an interface between the residential development and rural landscape.

Strategic Justification

The DA lodge for Stage 2 and 3 includes the detailed subdivision layout that is proposed. This has resulted in some proposed lots having split zones which is not supported and will cause confusion for future landowners. To minimise confusion, it is proposed to re-align the land use zone and associated map layers to align with the proposed subdivision layout.

Examples below, noting that this will be applied consistently across the site (see **Image 1**):



Planning Proposal

This Planning Proposal seeks to amend the controls to align with the proposed subdivision layout and future residential allotments. This will ensure that no split zone lots are created.

Note: Where a split lot occurs, the more restrictive planning controls will apply to the whole lot.

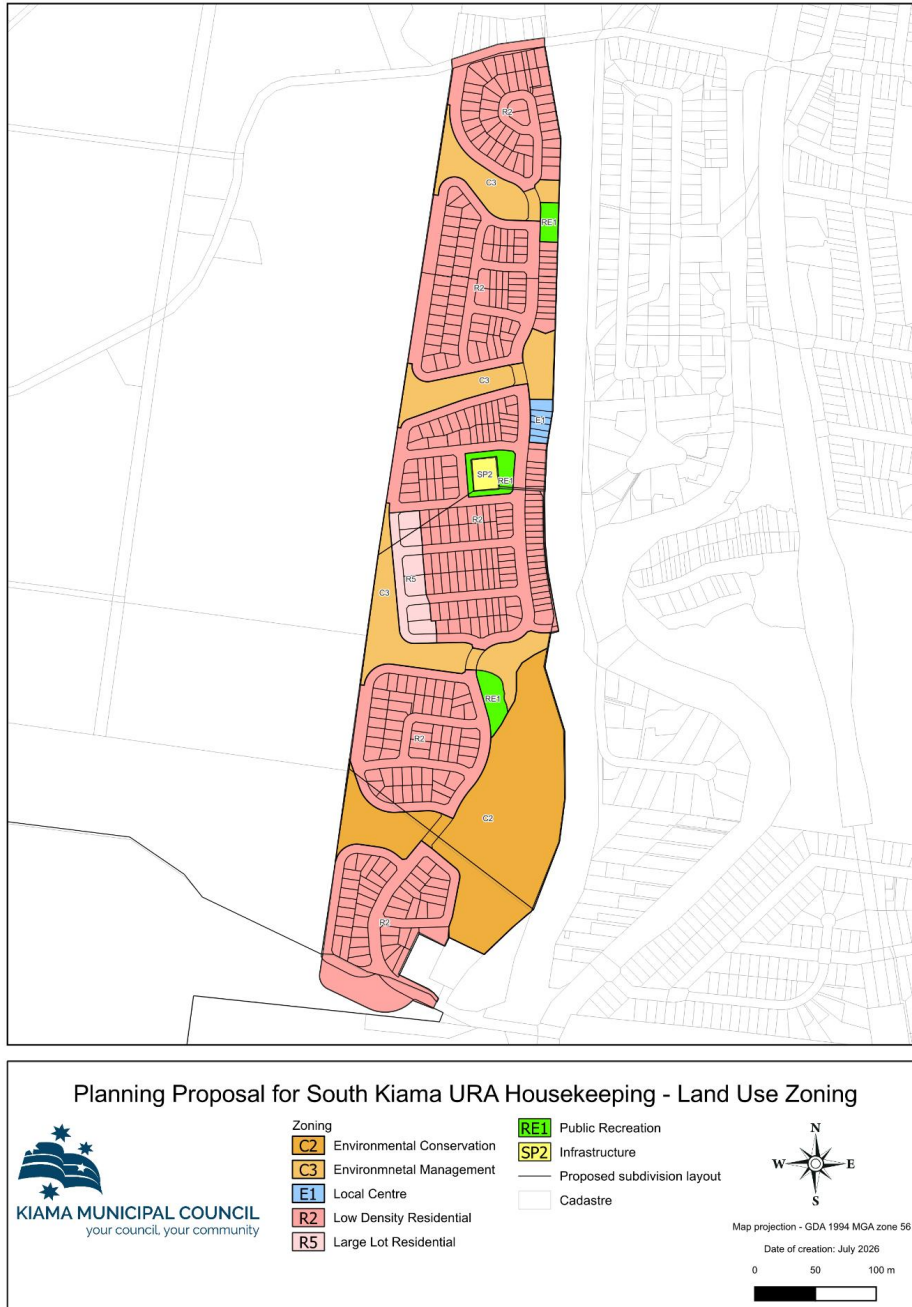
- Where a proposed lot has both a 450sqm and 300sqm LSZ, the 450sqm will apply.
- Where a proposed lot has both a 0.45:1 and 0.6:1 FSR, the 0.45:1 FSR will apply.
- Where a proposed lot is in both R2 and R5 zone, the R5 zone will apply.
- Where a proposed lot has both 7.5m and 8.5m HOB, the 8.5m HOB will apply.
- The R5 zoned land does not have an FSR, it is proposed to apply the 0.5:1 FSR.

It is also proposed to rezone the section of Saddleback Mountain Road that fronts the development site, consistent with how other local roads are zoned in the Kiama LEP 2011.

These changes propose map amendments to the following LEP Maps:

- Land Zoning Map – LZN Sheets 12 and 13 – See Appendix 1 and 2
- Lot Size Map – LSZ Sheets 12 and 13 – See Appendix 3 and 4
- Height of Buildings – HOB Sheets 12 and 13 – See Appendix 5 and 6
- Floor Space Ratio – FSR Sheets 12 and 13– See Appendix 7 and 8

Image 2 Proposed Land Use Zone with proposed subdivision lot layout



2.8 Add a land reservation acquisition layer for the Weir Street extension and update clause 5.1(2) of the Kiama LEP 2011 to include Local Road with Council as the Authority

Background

Extract from the Planning Proposal PP-2021/379 Master Plan Report:

5. CONSTRAINT MAPPING AND MASTERPLAN DEVELOPMENT

5.1 Initial Investigation

Before consultants were engaged to undertake studies on the site all available information for the site was compiled and strategic decisions made for the future potential development of the site. These works included:

- *Securing the development rights of the four property owners of the site before commissioning any studies. This was imperative to ensure vehicular access could be provided through the site between Saddleback Mountain Road and Weir Street.*
- *Preliminary design to ensure the physical provision of a link road between Weir Street and Saddleback Mountain Road was feasible*

Strategic Justification

The Developer, White Constructions and Developments Pty Ltd, entered into a Planning Agreement under section 7.4 of the EP&A Act with Kiama Municipal Council on 5 December 2025. The Planning Agreement includes a requirement for the Developer to construct the extension of Weir Street as part of the Stage 4 subdivision development.

The land required for the construction of the Weir Street extension is located over two properties with different landowners, one of which is not a party to the Planning Agreement and has no obligation to dedicate land or construct the road. It is therefore appropriate to apply an acquisition layer to the land to ensure future transport connectivity to the site.

The construction of the Weir Street extension will provide the required road access for the whole of the Stage 4 development and is identified in the concept master plan as follows:

Location Specific DCP:



Concept design:



Reservation area:



A small section of the proposed LRA layer is outside of the current URA and the planning controls will be updated accordingly:



Planning Proposal

This change proposes map amendments to the following LEP Maps:

- Urban Release Area Map – Sheet 13 – See Appendix 13 and 14
- Land Reservation Acquisition Map – LRA Sheet 13 – See Appendix 11 and 12.
 - The land area is to be labelled “Local road”.

This Planning Proposal proposes to amend clause 5.1 Relevant Acquisition Authority (2) of the Kiama LEP 2011 to include an additional row in the table as follows:

Type of land shown on Map	Authority of the State
Zone R2 Low Density Residential and marked “Local road”	Council

The planning controls for the small section of land outside the current URA will be amended as follows:

Land Use Zone		Minimum Lot Size		Height of Buildings		Floor Space Ratio	
Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed
RU2	R2	40ha	450sqm	Nil	8.5m	Nil	0.5:1

These changes propose map amendments to the following LEP Maps:

- Land Zoning Map – LZN Sheet 13 – See Appendix 1 and 2
- Lot Size Map – LSZ Sheet 13 – See Appendix 3 and 4
- Height of Buildings – HOB Sheet 13 – See Appendix 5 and 6
- Floor Space Ratio – FSR Sheet 13– See Appendix 7 and 8

2.9 Rezone a section of road reserve to align with the adjoining residential controls

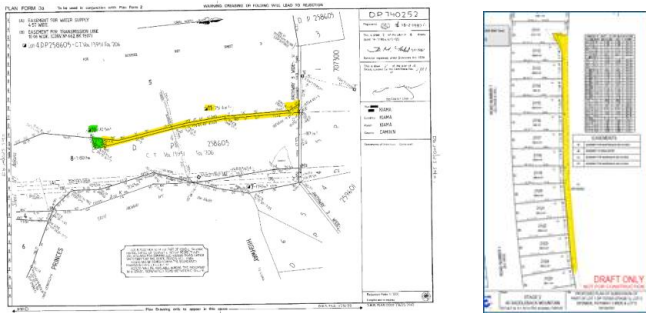
Background

The Stage 2 and 3 DA has been lodged, and during the preliminary assessment and review of the subdivision layout it has been identified that the informal pathway from the under pass to the access handle for the historic cemetery has a separate title (Lots 10 and 11 DP 740252).

Lot 10 and 11 DP 740252 were gazetted as public road in 1998 and all of the SP2 zoned land (Princes highway road reservation) was merged together on the spatial mapping.

Lot 10 DP 740252 (green highlight) is a separate lot at the western end of the underpass.

Lot 11 DP 740252 (yellow highlight) is owned by Council and is an informal pathway providing public pedestrian access to the historic Kendall's Cemetery. It is noted that there is another section of unformed road (informal pathway) providing access to the public cemetery which is zoned residential and part of the URA and is currently going through the road closure process.



These lots do not appear to be referenced in the initial rezoning Planning Proposal PP-2021/379.

Strategic Justification

The current subdivision proposal would result in an irregular rear lot boundary (at the northern end of Lot 11) and would result in Council owning a strip of land along the rear of residential lots that would serve no purpose and would therefore be surplus to Council's needs once the development is completed and alternative access to the historic cemetery is provided.

It is therefore a better planning outcome for this land to be incorporated into residential lots, subject to a separate road closure process and separate sale of land process.

Planning Proposal

The current and proposed planning controls are shown in the table below:

Lot	Land Use Zone		Minimum Lot Size		Height of Buildings		Floor Space Ratio		Urban Release Area	
	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed
10	SP2	R2	NONE	300sqm	NONE	8.5m	NONE	0.5:1	Not mapped	Mapped
11	SP2	R2	NONE	300sqm	NONE	8.5m	NONE	0.5:1	Not mapped	Mapped

These changes propose map amendments to the following LEP Maps:

- Land Zoning Map – LZN Sheet 13 – See Appendix 1 and 2
- Lot Size Map – LSZ Sheet 13 – See Appendix 3 and 4
- Height of Buildings – HOB Sheet 13 – See Appendix 5 and 6
- Floor Space Ratio – FSR Sheet 13– See Appendix 7 and 8
- Urban Release Area – URA Sheet 13 – see Appendix 13 and 14

3.0 Justification of strategic and site-specific merit

3.1 Is the planning proposal a result of a LSPS, strategic study or report?

Yes. The objective of this Planning Proposal is to update the planning controls for the site in response to the updated local strategic planning framework.

This PP is consistent with the *Kiama Local Strategic Planning Statement (LSPS) 2020* (updated 2025) as it supports the delivery of well-planned urban release areas. The proposed amendments support coordinated growth, housing diversity, local employment and infrastructure delivery.

A location specific DCP was prepared and adopted by Council in February 2025. This DCP chapter includes a concept masterplan and indicative staging plan. The planning controls now need to be updated to respond to the adopted DCP chapter.

A Planning Agreement was entered into between the Developer and Council in December 2025. This agreement includes the provision of public open space (local parks) and environmental management of riparian corridors. The planning controls now need to be updated to respond to the executed Planning Agreement.

The Stage 1 development application was approved in December 2026. This includes the provision of a local park and riparian corridors. The planning controls now need to be updated to respond this this.

A Draft Employment Lands Strategy was endorsed by Council in August 2025. This strategy identifies the need for local services (retail) including around 2,000sqm of land area to enable approximately 500sqm of GFA in the SKURA. The planning controls now need to be updated to respond this this.

The development application for the subdivision of Stage 2 and 3, including associated works, has been lodged and is currently under assessment by Council. The planning controls now need to be updated to respond this this.

3.2 Will the planning proposal give effect to the state land use plan and relevant region plan (including any exhibited draft plans or strategies)?

The applicable regional plan is the Illawarra-Shoalhaven Regional Plan (ISRP) 2041.

The objective of this Planning Proposal is to update the planning controls for the site in response to the current planning for the site in accordance with the approved DA and local strategic planning documents. The proposed amendments support coordinated growth, housing diversity, local employment and infrastructure delivery.

The PP remains consistent with the themes and planning priorities of the Illawarra Shoalhaven Regional Plan (ISRP) 2041. The proposed amendments support the delivery of a well-planned URA by responding to the approved (and future proposed) subdivision design and community needs.

Rezoning the riparian corridors to C3 Environmental Management and public open space (local parks) to RE1 Recreational Land protects the environmental values and reflects the intended long-term uses.

The proposed reservation layer for the Weir Street extension ensure that infrastructure is appropriately identified within the LEP.

The inclusion of E1 Local Centre zoned land will provide employment opportunities for local residents and neighbourhood scale local services.

The proposed amendment to the minimum lot size around Kendall's Park will provide an opportunity for housing diversity and density in close proximity to local parks and the services.

The proposed amendment to increase the minimum FSR for R2 low density residential zoned sites from 0.45:1 to 0.5:1 (with no change to the sites that have an FSR of 0.6:1) provides a current planning framework consistent with the other URA in the Kiama LGA and in neighbouring

LGA's and simplifies the development and assessment process for applicants and consent authorities.

Removal of the unformed road from the heritage map layer for the cemetery will not adversely affect the significance of Kendall's Cemetery, or impact on the protection of the heritage item or provision of public access.

The proposed amendments support the delivery of a connected neighbourhood, environmental protection and coordinated infrastructure planning.

It is considered that the proposed amendments to the Kiama LEP 2011 are consistent with the objectives of the ISRP 2041.

The Draft Illawarra Shoalhaven Plan is on public exhibition until 30 September 2026. The PP has been reviewed against the Draft Plan and the PP is not inconsistent with the Draft Plan.

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

Yes. The Planning Proposal will give effect to the Public Open Space Strategy for NSW 2022 by ensuring that the planning controls reflect the proposed public open space provision.

Through a Planning Agreement, the Development will provide a total of 7,750sqm of RE1 zoned Public Recreation land across three local parks to service the future residents of the site and ensure an equitable distribution of public open space across the site.

A Planning Proposal is the mechanism available for amending the current provisions of the LEP. It is the only mechanism available to amend the KLEP 2011 maps.

3.4 Is the planning proposal consistent with a council LSPS or local strategy or strategic plan?

The applicable endorsed local strategy is the Kiama Local Housing Strategy (LHS) 2025 which was adopted by Council in July 2025 and endorsed by the NSW Department of Planning, Housing and Infrastructure (DPHI) in October 2025.

The site is identified as a *Tier 1b short term zoned land supply* greenfield development site. The LHS requires PPs for greenfield development areas to be consistent with the non-negotiable principles for greenfield development. Although the rezoning has already been completed, this PP has been assessed against the non-negotiable principles to ensure they have been satisfactorily addressed. The PP will ensure that the principles are implemented for this site.

Non-Negotiable Principles for Greenfield Development Compliance

Principle	Met?	Comment
Urban expansion areas are master planned to ensure each area has appropriate connections to the existing road and public transport networks.	Yes	A Concept Masterplan and indicative staging plan were developed through the Site-Specific Development Control Plan (DCP) Chapter which was adopted by Council in December 2025. A Planning Agreement for the site was also finalised which includes the requirement for the Developer to deliver road connections to the north and south of the site as well as public and active transport through the site.
Engagement with State Government to ensure state infrastructure and services can be planned and delivered for each urban	Yes	Engagement with the relevant state agencies occurred as part of the initial rezoning and there were no further state infrastructure or services identified as being required for the site.

Principle	Met?	Comment
expansion areas has occurred.		State Agencies will be further consulted with when actioning the Gateway Determination.
The Sydney Water system has capacity to provide sewer and water connectivity to each urban expansion area.	Yes	The applicant obtained a Sydney Water Feasibility Analysis as part of the initial rezoning and Stage 1 DA. The Developer has committed to connecting the site to water and wastewater and will complete these works as part of the Stage 1 development. All sites in Council's Local Housing Strategy are being considered for inclusion in a future review of Sydney Water's Growth Servicing Plan.
Each urban expansion area is provided with a mix of land use zones to ensure a diversity of housing typologies, employment lands, open space and natural areas.	Yes	One of the main purposes of this Planning Proposal is to ensure the Urban Release Area includes a mix of land use zones including housing diversity, employment lands, open space and environmental conservation. This PP proposes to rezone land for employment land, open space and environmental conservation, and provide additional density where appropriate. This PP will ensure the planning controls of the site align with Council's Local Housing Strategy, approved Stage 1 DA, endorsed Conservation management Plan, executed Planning Agreement and Draft Employment Lands Strategy.
Employment lands are provided within each urban expansion to ensure local services are provided to new residents and to minimise traffic impacts and movement.	Yes	The initial rezoning did not include land for employment uses. Council's Draft Employment Lands Strategy was endorsed in August 2025 and identifies the need for local services (retail) of around 2,000sqm of land area to enable approx.. 500sqm of GFA. This PP proposes to rezone an area of R2 to E1 Local Centre which will ensure that local services can be provided on the site. This includes commercial uses that will support job creation within the site, and local activation. Local services will be provided to residents within the precinct which will assist to minimise traffic impacts and movement in and around the precinct.
Financial liability to council is minimised – where land such as riparian corridors and stormwater management lands and infrastructure are proposed to be dedicated to Council, these are dedicated free of cost following rehabilitation and/or construction works,	Yes	The Stage 1 DA was accompanied by a Letter of Offer to enter into a Planning Agreement for the whole of the site which was entered into in December 2025. This agreement will ensure that financial liability to Council is minimised. The developer will deliver all works required, dedicate land, maintain assets for a set period and make a monetary contribution to Council, a total of \$30M.

Principle	Met?	Comment
with a maintenance period and with in-perpetuity funding.		
Each urban expansion area is provided with useable public open space which meets both quantum and quality standards.	Yes	The initial rezoning did not include land for public open space. The Stage 1 DA was accompanied by a Letter of Offer to enter into a Planning Agreement for the whole of the site which was entered into in December 2025. This agreement includes the provision of three local park areas. This PP proposes to rezone these areas to RE1 Public Recreation. The site is not suitable for sporting fields, however section 7.12 contributions received from the future development may be allocated to off site facilities.
Heritage Items and values are identified and preserved.	Yes	The Stage 1 DA was accompanied by a Conservation Management Plan (CMP) for the whole of the site. The CMP provides policy and guidelines to protect and manage heritage items including Kendalls Historic Cemetery and the Walls of Barroul (dry stone walls). The site-specific DCP also includes controls to protect the heritage value this will be implemented with each stage.
Areas of high environmental significance are appropriately retained and managed within urban expansion areas	Yes	The initial rezoning included land for environmental conservation along Munna Munnorah Creek, however the riparian corridors retained their Rural zone. The Stage 1 DA was accompanied by a Letter of Offer to enter into a Planning Agreement for the whole of the site which was entered into in December 2025. This agreement includes the retention and management of riparian corridors including preparation of a Vegetation Management Plan (VMP), the carrying out of revegetation works, a maintenance period and monetary contribution to Council toward the ongoing maintenance cost. This PP seeks to protect the environmental values of the riparian corridors by rezoning these areas of the site to C3 Environmental Management.

3.5 Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Ministerial Direction – Local Plan Making Priorities) or key government priority?

The proposal is consistent with all applicable Section 9.1 Ministerial Directions issued by the Minister for Planning and Public Spaces on 29 June 2026.

Ministerial Direction	Assessment
Priority 1: Aboriginal Outcomes	
P1.1 – Aboriginal Land Planning	The PP does not alter land containing any identified Aboriginal cultural heritage values. Therefore, this direction does not apply.
P1.2 Cultural Guidance	This direction does not apply to the PP.
Priority 2: Housed	
P2.1 – Housing	The PP supports the delivery of housing within an approved Urban Release Area. The increase to floor space ratio across the URA and increase to minimum lot size around Kendall's Park provides opportunity for increased density and housing diversity. A small area of R2 land is proposed to be rezoned to E1 which permits shop top housing and provides for a mixed use outcome. The PP is considered consistent with Direction P2.1.
Priority 3: Prosperous	
P3.1 – Employment	The PP seeks to rezone some R2 Low Density Residential land to E1 Local Centre to provide employment land. The nominated area would be reserved locations of employment zones. Provision of employment land is in accordance with the Draft Employment Lands Strategy and will assist with creating jobs and neighbour-hood scale services for the local community. The PP is considered consistent with Direction P3.1.
P3.2 – Rural	The PP seeks to rezone the riparian corridors (as identified in the Planning Agreement and final subdivision layout) from RU2 Rural Landscape to C3 Environmental Management. These amendments help to protect environmentally sensitive land. Rezoning the riparian corridors will protect environmental values, including but not limited to, biodiversity, native vegetation, and water resources. It will not have an impact on rural operations. The proposed C3 zone is appropriate with the long-term use of the land. The PP is considered consistent with Direction P3.2.
P3.3 – Airport Safeguarding	This direction does not apply to the PP.
P3.4 – Mining and Petroleum Production	This direction does not apply to the PP.
P3.5 – Oyster Aquaculture	This direction does not apply to the PP.
P3.6 – Mine Subsidence and Unstable Land	This direction does not apply to the PP.

Ministerial Direction	Assessment
Priority 4: Connected	
P4.1 – Integrating Land Use and Infrastructure	The PP facilitates the delivery of the Weir Street extension through a land reservation acquisition layer. This will facilitate infrastructure that is required to service and support the future envisaged development. The extension will assist with connectivity and with not compromising future infrastructure. The location of the proposed employment land and higher density around the local park will support the community prioritising walking, cycling, and public transport use. The PP is considered consistent with Direction P4.1.
Priority 5: Resilient	
P5.1 – Strategic Conservation Planning	This direction does not apply to the PP.
P5.2 – Conservation	The PP supports the protection and conservation of environmental values by rezoning riparian corridors to C3 Environmental Management and local parks to RE1 Public Recreation. The proposed changes will not reduce the conservation outcomes of the land and protect environmentally sensitive areas and public open space. The PP supports the conservation of heritage values by removing the unformed road adjoining Kendall's cemetery from the LEP heritage mapping. The amendment to heritage corrects a mapping anomaly and does not adversely affect the significance of Kendall's Cemetery. The PP is considered consistent with Direction P5.2.
P5.3 – Foreshore and Water Catchment Areas	This direction does not apply to the PP.
P5.4 – Contaminated Lands	Contamination was considered as part of the original planning proposal for the approved URA. The proposed amendments to zoning, development standards, employment land and public infrastructure do not increase contamination risks. Future development applications processes will continue to assess that the land is suitable for its intended use. The PP is considered consistent with Direction P5.4
P5.5 – Acid Sulfate Soils	The PP does not expand the approved urban development area or intensify land uses within areas affected by acid sulfate soils. Future development on sites mapped as containing acid sulfate soils will continue to be assessed in accordance with relevant provisions of the Kiama LEP 2011. The PP is considered consistent with Direction P5.5.
P5.6 – Threatened species, threatened	The PP seeks to rezone riparian corridors from RU2 Rural Land to C3 Environmental Management for the ongoing protection of environmentally sensitive land. The proposal will not result in

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Ministerial Direction	Assessment
ecological communities and their habitats	any additional impact beyond the already approved urban release area. The PP does not impact on an area mapped on the Biodiversity Values Map and does not propose clearing. The PP is considered consistent with Direction P5.6.
P5.7 – Flooding	The site is flood affected and flooding and supporting technical studies were assessed and considered as part of the original planning proposal for the approved URA. The amendments to development standards, rezoning of riparian corridors, provision of some E1 Local Centre employment land, some higher density and public infrastructure (Weir Street extension and local parks) are not expected to result in any adverse flooding impacts. Rezoning riparian corridors to C3 Environmental Management provides additional protection for watercourses and flood-affected land. Future subdivision and development assessment processes will be assessed in accordance with Council's flood planning controls and requirements. The PP is considered consistent with Direction P5.7.
P5.8 – Coastal Management	The site is not within a coastal zone. This direction does not apply to the PP.
P5.9 – Planning for Bush Fire Protection	The site is Bushfire affected and bushfire risk and supporting technical studies were assessed and considered as part of the original planning proposal for the approved URA. This PP seeks to facilitate the orderly and economic use and development of land and proposes changes to the land use zones. The objective of the PP does not alter the design or scope of urban development which has regard for Planning for Bushfire Protection 2019 and incorporates APZs. This PP does not introduce any new controls that place inappropriate developments in hazardous areas. The PP does not alter or impact the bushfire affectation of the land. The PP is considered consistent with Direction P5.9.
Priority 6: Liveable	
P6.1 – Reserving Land for Public Purposes	The PP seeks to reserve land for public purposes, including the Weir Street extension and future local parks. The PP facilitates the delivery of the Weir Street extension by applying a land reservation acquisition layer. The Weir Street extension will assist with connectivity and ensuring the coordinated delivery of transport infrastructure across the staged delivery of the approved urban release area to accommodate urban growth.

Ministerial Direction	Assessment
	The rezoning of future local parks to RE1 Public Recreation secures recreational opportunities for future residents. The PP is considered consistent with Direction P6.1.
P6.2 – Willandra Lakes Region	This direction does not apply to the Kiama LGA.
Priority 7: Coordinated	
P7.1 – High pressure dangerous goods pipeline	This direction does not apply to the PP.

3.6 Is the planning proposal consistent with SEPPs?

Yes. The proposal is consistent with all applicable SEPPs:

SEPP	Direction
SEPP (Housing) 2021	Consistent – The PP supports the delivery of housing diversity and density through amendments to developments standards. Reducing minimum lot size in key locations and increasing FSR from 0.45:1 to 0.5:1 is consistent with the objectives of the SEPP.
SEPP (Transport and Infrastructure) 2021	Consistent – The PP seeks to reserve land for the Weir Street extension through a land acquisition reservation layer. The extension will assist with facilitating the coordinated delivery of transport infrastructure across the staged delivery of the approved urban release area.
SEPP (Biodiversity and Conservation) 2021	Consistent – The PP seeks to rezone riparian corridors from RU2 to C3 Environmental Management, and local parks to RE1 Public Recreation. These changes support the protection of environmentally sensitive land. The Heritage map amendment is required to correct a mapping anomaly and does not adversely affect the significance of Kendall's Cemetery.
SEPP (Resilience and Hazards) 2021	Consistent - A preliminary site investigation for potential contamination has been undertaken. The study assessed the Western portion of the site as suitable for proposed residential development in accordance with the SEPP. The PP is considered consistent with the SEPP.
SEPP (Industry and Employment) 2021	Consistent – The PP seeks to rezone an area of R2 Low Density Residential land to E1 Local Centre to create employment land. The provision of employment land will assist with local employment opportunities and neighbourhood scale services for the local community.
SEPP (Planning Systems) 2021	Consistent - The PP does not conflict with the provisions of the Planning Systems SEPP.

3.7 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The PP seeks rezone riparian corridors to C3 Environmental Management and the proposed local parks to RE1 Public Recreation. The proposed zoning will assist with the ongoing protection of environmentally sensitive land and will not result in any additional impact beyond the already approved URA. The PP will not alter any existing measures to conserve that critical habitat or threatened species, populations or ecological communities, or their habitats.

Due to the nature of the PP, it is considered unlikely that any environmental effects will occur as a result of the proposed changes. It is unlikely that the PP will have an adverse effect on any critical habitat, threatened species, populations or ecological communities or their habitats.

The Biodiversity Conservation Act 2016, State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 and Chapter 2 of the Kiama Development Control Plan 2020 will continue to apply to development involving the removal of vegetation.

3.8 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Due to the nature of the PP it is considered unlikely that any environmental effects will occur as a result of the proposed changes. The minor amendment to the Heritage map will correct a mapping anomaly to remove a section of unformed road that is not part of Kendall's Cemetery and does not contribute to the heritage item and or require the Heritage Map layer. Alternative public access to the cemetery will be provided and there will be no adverse impacts on heritage resulting from this PP. The amendments to the heritage map will not adversely affect the significance of Kendall's Cemetery.

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

The PP is considered to have positive social and economic effect for the community.

The provisions of E1 Local Centre zoned land will assist with providing employment opportunities and neighbourhood scale services for the local community. The proposed decrease in minimum lot size around the cemetery and increase in floor space ratio across the site contributes to housing diversity and density in close proximity to local services, local parks, the main collector road and active and public transport. The proposed zoning of three local park areas to RE1 Public Recreation will secure public open space areas for the future residents.

The site is located in close proximity to the Kiama Town Centre, schools and medical services.

The PP does not propose to increase development potential and therefore does not impact on existing public infrastructure.

3.10 Is there adequate infrastructure (physical and social) for the planning proposal?

Yes. The required infrastructure has been secured through a Planning Agreement that has been entered into between Council and the Developer. The Planning Agreement includes the construction of road extensions and upgrades, the embellishment and dedication of three local parks and riparian corridors, and stormwater management. This Planning Proposal seeks to secure this outcome through appropriate zonings and the use of the Land Reservation Acquisition layer for a required road extension.

All on site infrastructure including local roads, footpaths and utilities will be delivered as part of the subdivision development.

The development will also include the payment of Section 7.12 Contributions to Council for the construction of dwellings.

4.0 Mapping

The PP seeks to amend the following Kiama LEP 2011 Maps:

- i. Land Zoning Map – LZN Sheets 12 and 13
- ii. Minimum Lot Size Map – LSZ Sheets 12 and 13
- iii. Height of Buildings – HOB Sheets 12 and 13
- iv. Floor Space Ratio – FSR Sheets 12 and 13
- v. Heritage Map – HER Sheet 12
- vi. Land Reservation Acquisition Map – LRA Sheet 13
- vii. Urban Release Area Map – URA Sheet 13

The proposed LEP Map changes and Final Maps are shown in the Appendix Maps as follows:

1. Proposed Changes to LZN Land Use Zone Map
2. Proposed LZN Land Use Zone Map
3. Proposed Changes to LSZ Lot Size Map
4. Proposed LSZ Lot Size Map
5. Proposed Changes to HOB Height of Buildings Map
6. Proposed HOB Height of Buildings Map
7. Proposed Changes to FSR Floor Space Ratio Map
8. Proposed FSR Floor Space Ratio Map
9. Proposed Changes to HER Heritage Map
10. Proposed HER Heritage Map
11. Proposed Changes to LRA Land Reservation Acquisition Map
12. Proposed LRA Land Reservation Acquisition Map
13. Proposed Changes to URA Urban Release Area Map
14. Proposed URA Urban Release Area Map

5.0 Community Consultation

Community consultation will occur as part of the Planning Proposal process.

Direct landowner consultation has occurred, including regular updates and meetings.

If a Gateway Determination is made, the Planning Proposal would be placed on public exhibition to enable community, stakeholder and state agency consultation to occur.

It is suggested that the planning proposal be exhibited for a period of 28 days and include:

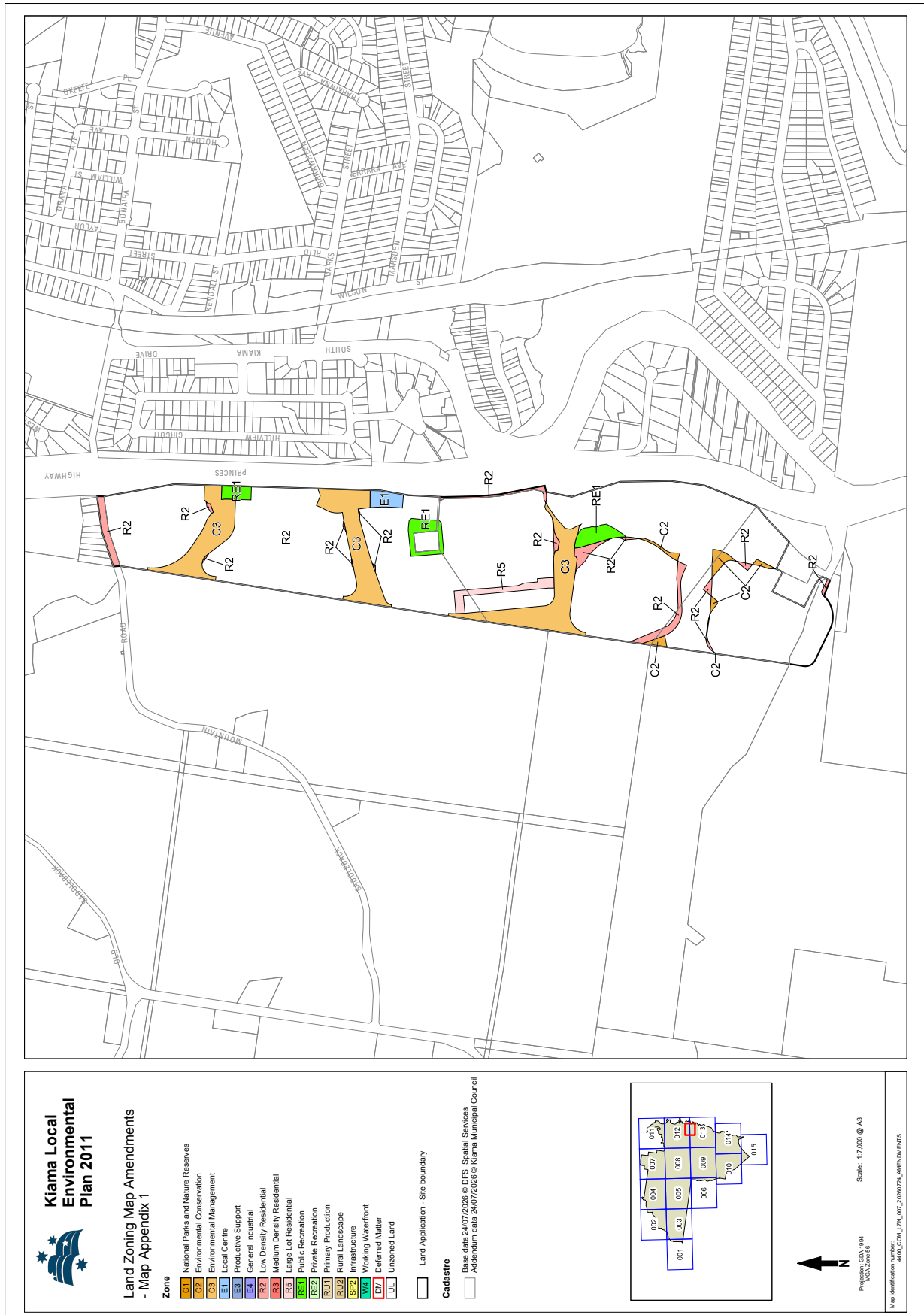
- Information available on the NSW Planning Portal.
- A link to the NSW Planning Portal from Council's Your Say website.
- Notification letters to adjoining land owners.
- Notification letters to State agencies and as required by the Gateway Determination.

The updated DCP Chapter 12 Location Specific Controls, Topic 12.11 South Kiama Urban Release Area that has been prepared to accompany the proposed LEP changes will also be placed on public exhibition with the PP.

6.0 Project Timeline

The timeframe for the Planning Proposal is that, from date of Gateway determination to date of submission to the Department of Planning, Housing and Infrastructure (DPHI), to finalise the LEP is a period of nine months.

Step in process	Timeframe	Target date
Prepare Planning Proposal Report	April to July 2026	July 2026
Consult with affected landowners	July 2026	July 2026
Report to Council for endorsement	August 2026	August 2026
Submit to DPHI seeking a Gateway Determination	2 weeks from Council endorsement	August 2026
Receive Gateway Determination	4 weeks from submission date	September 2026
Preparation of any outstanding studies (if required)	4 weeks from receiving Gateway Determination	October 2026
Consult with State/Commonwealth agencies	4 weeks from receiving Gateway Determination	October – November 2026
Public Exhibition and State Agency consultation	4 weeks from completing agency consultation	October – November 2026
Date of Public Hearing (if required)	N/A	N/A
Review of Public Submissions and preparation of report to Council	4 weeks from end of exhibition period	November – December 2026
Report to Council for final endorsement	First available Council meeting after completion of review of submissions (allow 8 weeks)	February 2027
Seek Parliamentary Counsel Office's (PCO) opinion.	2 weeks from date of Council meeting minutes being published	February 2027
Submit maps to DPHI for review	2 weeks from date of Council meeting minutes being published	March 2027
Submit to DPHI to publish LEP amendment	4-6 weeks from date PCO's opinion requested	March 2027
Anticipated publication date of LEP amendment	2 weeks from date of submission to DPHI	April 2027





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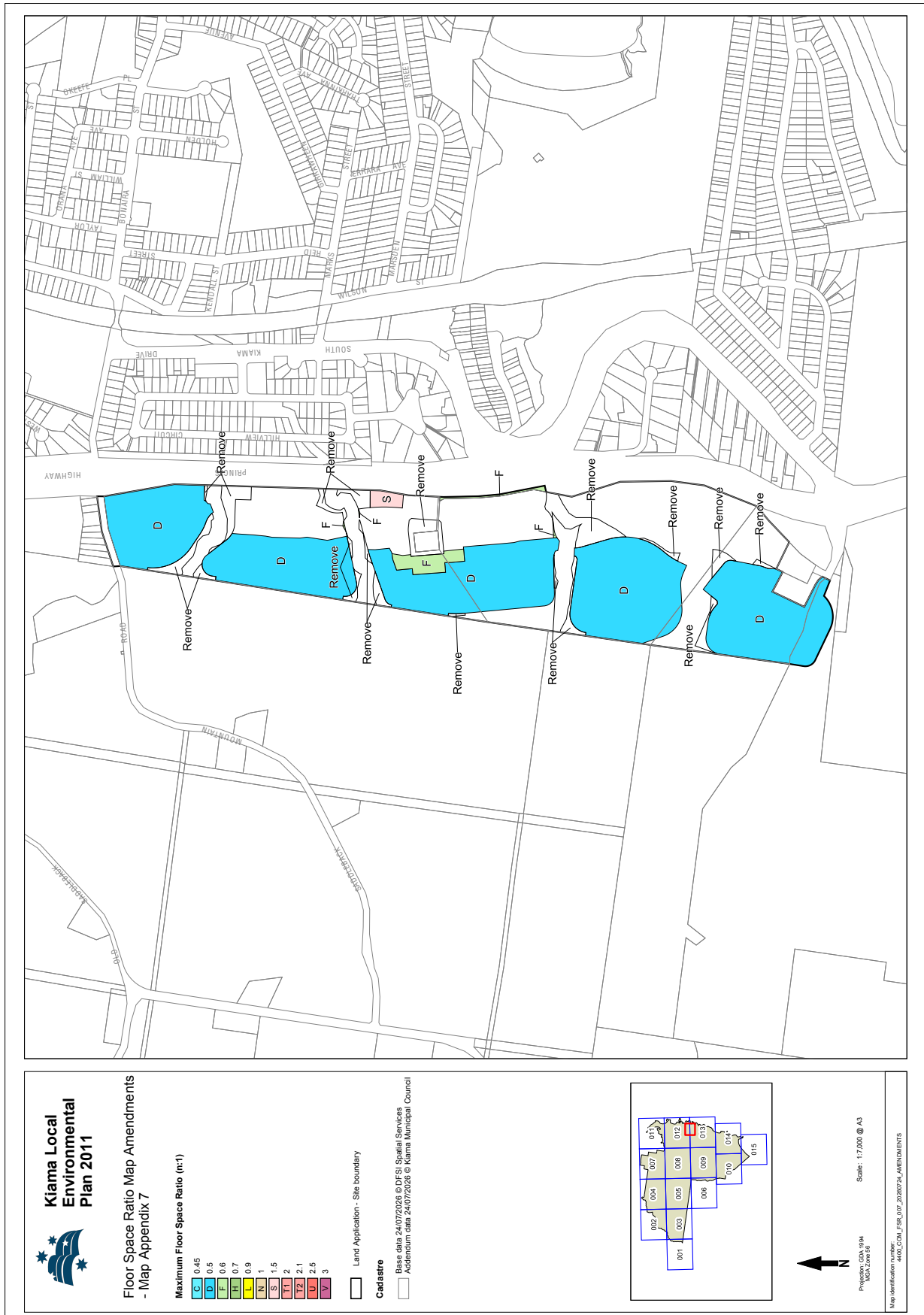
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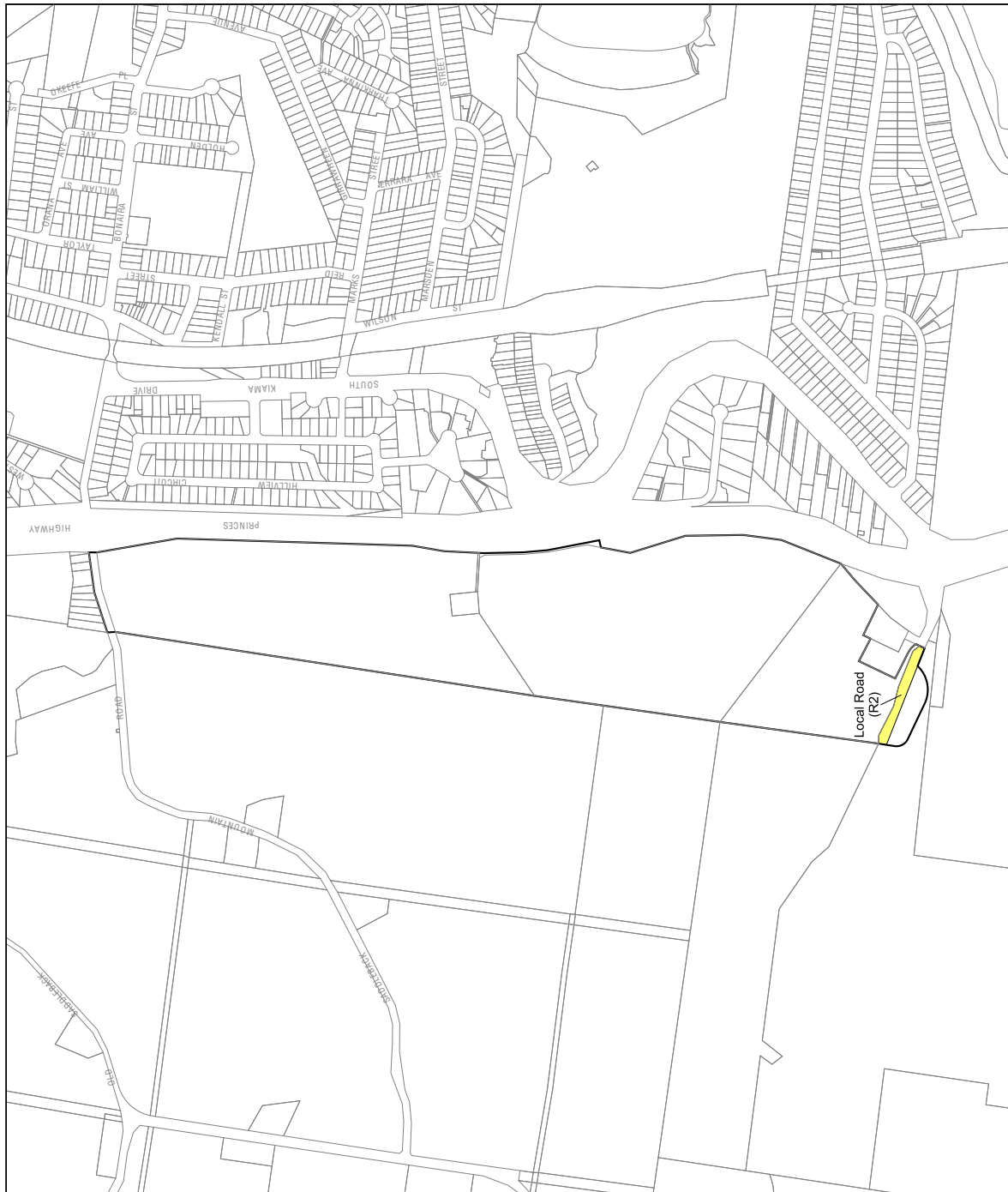
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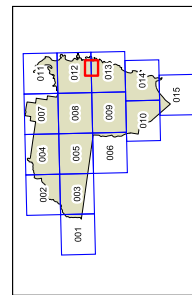
**Kiamia Local
Environmental
Plan 2011**

Land Reservation Acquisition Map
- Map Appendix 12

Classified Road (SP2)
Local Road (R2)

Cadastro

Base data 24/07/2026 © DFSI Spatial Services
 Addendum data 24/07/2026 © Klamia Municipal Council



Scale: 1:7,000 @ A3

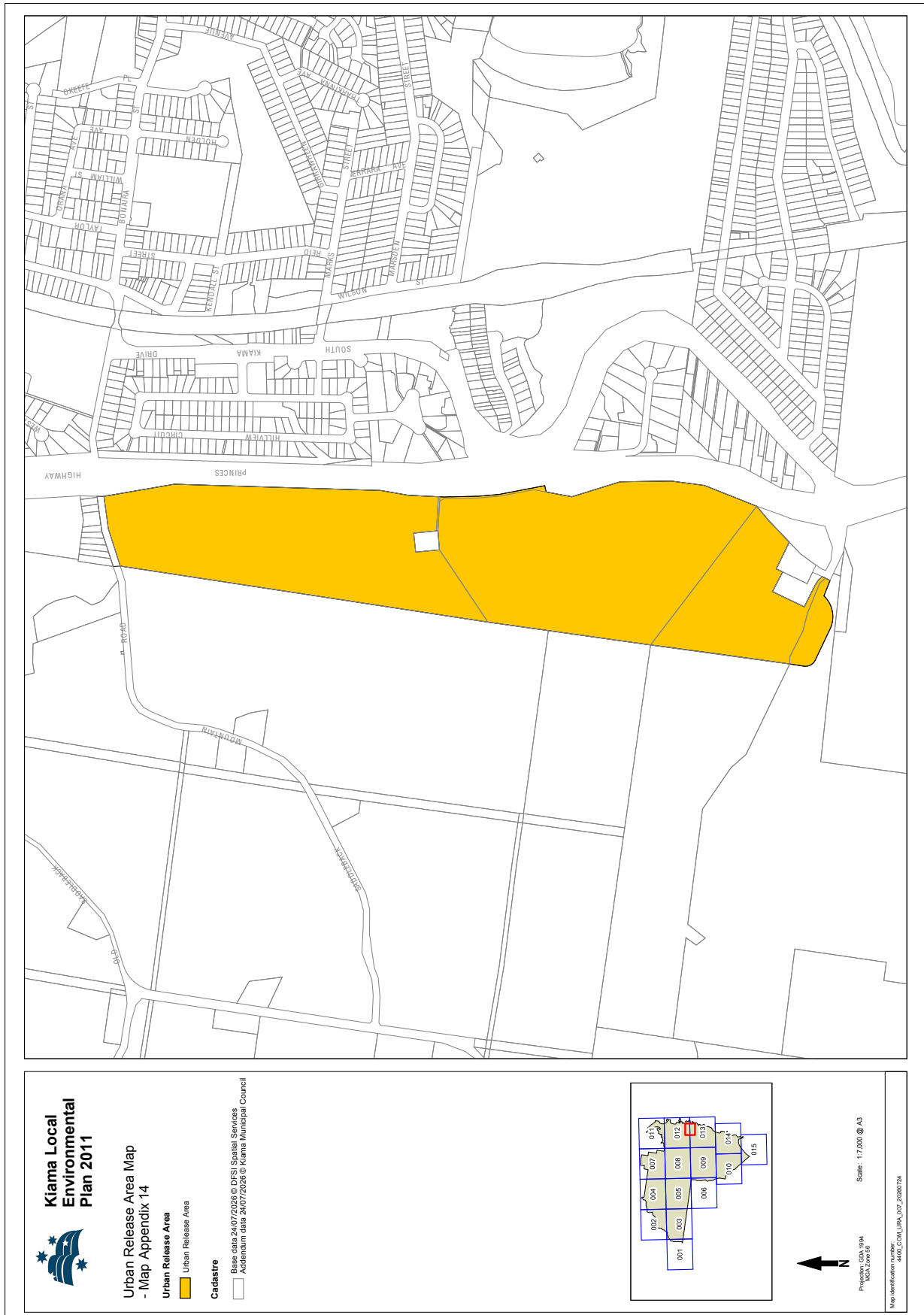
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MGA Zone 56

Map identification number:
44-00-COM_LRA_007_20250724

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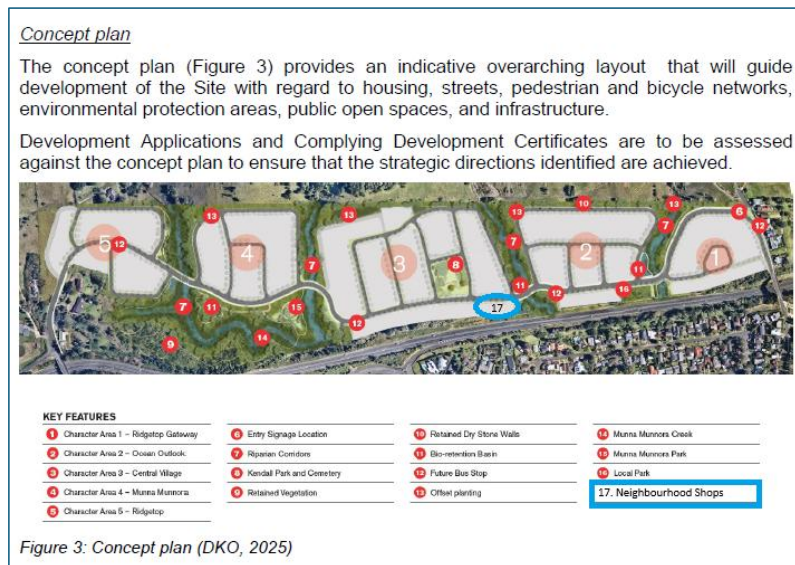
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Kiama DCP 2020 - Chapter 12.11 South Kiama Urban Release Area
DRAFT Amendments to support Planning Proposal PP-2026-1778

Concept Plan

Page 8 – Update Concept Plan to include “17. Employment Lands” (shown in blue circles).



Character area principles

Page 9 – Update the Principles for Character Area 3 to include local services.

Area Three – Central Village:

Central Village is the heart of development **and includes the employment land where neighbourhood shops and local services will be provided**. The character is rural in materiality and houses will need to be designed to address the historic cemetery they surround. This area contains a combination of 1,000sqm, 450sqm & 300sqm lots with the larger lot housing in a visually prominent position.

Zero lot line controls

Page 18 - Correct a typographical error:

- 12.11.38 Any zero lot line allotments must meet the following requirements:
- (a) The lots must be nominated as part of the subdivision and must be less than 450sqm in land area and **not less than a maximum of** 15m wide (measured at the building facade line).



Objectives and Controls for development in the Employment zoned land

Add in a new sub-section - after section 17 on page 60.

18. Employment Lands

The area identified for local neighbourhood shops is situated in Stage 2 - along the main Collector Road, south of a riparian corridor and east of the Kendall Cemetery and Park.

In addition to the controls in the Kiama DCP 2020, the following apply to this area of land.

Objectives

O:12.11.113	To provide guidance for the design of the neighbourhood shops and local services to service the future residents of the new community.
O:12.11.114	To ensure that a minimum of 500sqm of gross floor area is provided for commercial / retail purposes.
O:12.11.115	To ensure the commercial development supports and compliments the surrounding residential development.
O:12.11.116	To ensure the design provides an appropriate street frontage to the Collector Road.
O:12.11.117	To ensure adequate off street car parking is provided.
O:12.11.118	To ensure a high standard (safe) pedestrian and cyclist amenity.

Controls

O:12.11.200 Setbacks

- North Side (adjoins riparian corridor) – 3m (outside of APZ)
- South side (adjoins residential lot) – 6m

O:12.11.201 Car Parking

Adequate and suitably positioned car parking is to be provided with the development in accordance with Chapter 3.6 of the DCP.

Parking may be located at the front or rear and must be carefully designed to ensure safe and legible access for pedestrians, cyclists and other vehicles. Bicycle parking must ALSO be provided

O:12.11.202 Other

All other controls, including built form and building design, signage, awnings, landscaping, fencing, safety and security, energy and water efficiency, waste management, façade treatment are as per the relevant section of the Kiama DCP 2020.