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Sent: Wednesday, 2 December 2020 11:03 AM

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Subject: DRAFT ILLAWARRA-SHOALHAVEN REGIONAL PLAN - SUBMISSION

SUBMISSION ON DRAFT ILLAWARRA-SHOALHAVEN REGIONAL PLAN

A. General Comment

Overall, I found the document, compared to the current plan, to be well worded and more sensitive to environmental issues and community preferences re future developments eg:

- ‘crucial that land-use planning has a strong focus on sustainability & resilience’
- ‘the character of small towns & villages has been protected & enhanced’ eg Gerringong & Gerroa
- ‘protection of important environmental assets’
- ‘create connected and accessible walking & cycling networks’
- ‘protection of agricultural land’, along with ‘promote agricultural innovation, sustainability and value added opportunities’ eg Gerringong & Gerroa
- ‘Kiama Municipality resident preference for increased ‘infil’ development, plus planned Bombo Quarry usage, as compared to ‘greenfield’ development’
- ‘increased installation of EV charging stations’
- ‘non-development on flood prone land’ eg West Elambra, Gerringong
- ‘requirement for Local Character Statements’

B. More Specific Comments/Concerns (generally relevant to Kiama Municipality)

1. Creating connected & accessible walking and cycling networks (page 12).

Important for Regional support to KMC re their efforts to obtain funding for the acquisition of necessary private foreshore land to enable completion of the Gerringong to Gerroa coastal walk. In addition, the Gerroa Community Association & the Shoalhaven Community Forum have commenced discussions with NPWS re the formal categorisation & maintenance of sections of the walk from Gerroa to Shoalhaven Heads through the Seven Mile Beach National Park. This may require some funding assistance via the NSW State Gov’t.

2. Urban growth boundaries (page 13).

Such boundaries are important to assist in retaining small town/village character, protecting important quality rural land, and retaining iconic rural/seaside landscapes.

A crucial example of this is the rural greenbelt between Gerringong & Gerroa, which is relevant re each of the above listed criteria.

This buffer zone is under regular attack by developers eg recent West Elambra Planning Proposal & current development DA for 16 Crooked River Rd, Gerroa.

3. Healthy waterways & estuaries (page 50)

The draft Healthy Waterways & Sensitive Estuary Summary, relative to the Kiama Municipality, does not include Crooked River in Gerroa.

This river, in the 21 years I have lived alongside it, has deteriorated greatly in all important aspects ie level of marine life (fish, crabs, oysters), marine reed banks, and level of silting. Action is needed urgently eg a periodic fishing/crabbing/oyster taking moratorium.

4. Kiama Housing Strategy (page 62)

This important document has been a missing link for too long in the Planning Proposal / DA process.

It is positive to read that Regional personnel will be involved in a supporting role, especially regarding planning for & the impact of the major project of the Bombo Quarry.

As the residents of Kiama Municipality have again recently agitated for minimum greenbelt development, it will be crucial to maximise infil developments. There needs to be increased promotion of the need for/benefits of infil development, so that more property owners look into such possibilities. This may require KMC to consider further appropriate R3 zoning, housing lot sizes, etc.

5. Affordable Housing (page 69)

The stated Strategy 19.3, Review & Increase Social Housing, is commendable.

Obviously this should include an increase in efficient use of existing appropriate owned land, as well as additional facilities.

A good example of current inefficient use of NSW Land & Housing Corporation land is at 13 – 23 Orana Ave, Kiama, where 5200+ sq mtrs of land contains only 6 small cottages utilised for community housing!

6. The impact of the exploding Short Term Rental Accommodation (STRA) industry

I could not locate any specific reference to STRA within the draft Plan.

However, due to the on-going rapid increase of STRA businesses within many communities in the Illawarra & Shoalhaven, the impact of these activities on neighbouring properties, plus community facilities, requires serious consideration & inclusion within the Plan.

Although STRA will remain mainly controlled via NSW Fair Trading, including their new Code to become effective 18/12/20, STRA activities will continue to impact Councils operationally, including ranger resources, rubbish collections and Planning Controls (eg housing lot sizes, off-street parking requirements).

Thanking you,



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