



ORDINARY MEETING OF COUNCIL

ENCLOSURES

Tuesday 16 June 2015

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
16.3	Proposed Local Environmental Plan Review Committee	
	Enclosure 1 Expression of Interest - LEP Review committee	2

Debbie Boles

From: Ron Murrell [rondmurrell@gmail.com]
Sent: Sunday, 31 May 2015 5:29 PM
To: Council Mailbox
Subject: LEP Review Committee ... Expression of Interest
Attachments: Kiama economic development strategy.doc; Ineffective DCPs.doc

The General Manager , Kiama Council.

Dear Sir ,

I have read the May Business Paper at 9.1 , considered the terms of reference and particularly noted factors i - vi.

My suitability for the task can be measured by two recent submissions I have put to Council which are directly related to planning matters ;-

1) Kiama Economic Development Strategy (as invited by Council in August 2014).
Attached.

2) Ineffective DCPs (a voluntary letter of January 2015 which sounds out DCPs and their process/application). Attached.

Neither letter runs to more than two pages and hopefully demonstrate that I understand process and can make practical input.

I certainly don't expect agreement on all that I put - but therein lies the essence of wider input and of sometime differences.

The terms of reference identify that candidates should be " connected and representative of the community " ;-

I have lived in the Kiama LGA for thirteen years - ten of those in a rural part of Jamberoo and the past three in Kiama Downs.

During those thirteen years I have maintained an active role in two Landcare groups and was a participating member of the ratepayers association while I lived in Jamberoo.

Apart from the two submissions noted above I have regularly communicated with Council on a number of matters.

More generally, other community activities have included ; Lifeline South Coast telephone counselor for three years, volunteer work at Triple Care Farm for two years and a current tour guide with HARS at the Illawarra Regional Airport.

On planning matters beyond the LGA I have made submissions to the most recent green and white papers of the NSW government and engaged discussion at a number of levels beyond local government on the subject of IREP 2 - Jamberoo Valley.

I invite you to consider the two attachments and trust they support a valid expression of interest.

Yours sincerely ,

Ron Murrell Kiama Downs.

Kiama economic development strategy

The General Manager
Kiama Council, Manning Street, Kiama

For attention of : Kiama Council Economic Development Committee

Dear Committee ,

Re; Kiama Economic Development Strategy

It is pleasing to note that the draft report prepared by SGS Economics & Planning has captured and delivered relevant information in an even handed way. The summary at 4.1 (p 30) well describes what is at hand.

I have perused the report once and will not suggest actions for change into the future (change is not always progress) ... I leave those recommendations for you. However, I leave some thoughts for you to include in your deliberations.

As already stated, the report that has been prepared is pretty even handed and doesn't bias one way or another. But, how will that information be used, by whom and for who? **It is important to assess what the future should look like and to plan for it.** The question is ; ' whose future and for what reasons ?' Will the decision makers be acting for the vision of those who live here and for those who may look to live here in the future - or will they be acting for their own vision ? Will the decision be a local decision or driven by external input (esp. DoPI and state governments). The report points to *erosion of decision making powers at local government level*. It appears that the IRS already directs the KUS and LEP by strong external influence. We may yet get something that none of us want or plan for.

When assessing the future we find some interesting inputs. The report states that Kiama is *a dormitory suburb not growing at predicted rates*. The report also shows that Kiama has the most expensive land in NSW outside of Sydney metro.

It may translate that people will pay a premium to live here because of what Kiama already offers. That premium may be on constrained supply which maintains appeal. Ambitious growth might just dull that attraction and we could succumb to the unwitting degradation that has befallen other places in NSW ? Some people criticize the 'drawbridge mentality' - plenty of places are pleased for their drawbridge. In fact, one section of the report asks *do we want growth ?*

I am an older person (over 65) but, am a strong advocate of a healthy demographic. **A good spread of young people is essential to a vital community.**

I believe that managing this outcome is your greatest challenge.

It would be so nice for there to be affordable land for young people in the municipality - but, do remember, what is not affordable for young people is also not affordable for many, many others. How many dozens (make that hundreds) of Sydney suburbs are out of reach for all but those of better means ?

Don't be fooled into believing that just because you release expanses of 'greenfield development' that you create affordable housing. You don't. Developers never say "I got this land at a fair price – I'll pass on the savings". They always extract every last dollar from every sale they make. They will always test the market to its limit.

The reality is that we may have to place effort into attracting younger people and younger families of better means. Over to you guys for that solution.

That brings us to the other end of the scale. Please **don't** make focus on an old and getting older population. That would of itself be a death wish for the town. Us old folk can provision for ourselves. Have an ageing strategy and be aware that we are around but, don't turn the municipality's resources inside out to make us a primary focus. Don't turn Kiama into an attractant for the old. I know that aged care can offer wide employment etc. etc. but, push too far and towns become badly stereotyped.

I am all for focus on the development of commercial and industrial land in and around Kiama. **Not an easy call** - especially, if at the same time, you look to preserve the scenic and rural amenity which are jewels in our crown and form the nucleus for extracting the best from tourism. Well placed and managed industry and commerce are part of the dynamics of sustaining young and working age people. Kiama is a pleasant place to be - why wouldn't it be attractive for certain industries? Again, over to you guys to suss out solutions.

The rural landscape relies to a large degree on successful dairy/grazing activity. It is a delight for locals and visitors to have that environment on our doorstep. Some dairy farmers have managed up-scaling to remain competitive but, others struggle. Farmers in NZ seem to have captured Asian markets with quality dairy product and are doing better than they ever have. Perhaps our local farmers could be assisted to do similar. At least you could throw the idea out there for some young marketing genius.

While in Austria we shared a train ride with a town planner and were surprised to learn that a big driver for maintenance of farm subsidies was not so much to help farmers compete but, to ensure well tended farms remained on show for their contribution to the landscape and its importance to tourism. Further more, city people expected to be able to escape to those surroundings. We were to learn later that the same applies in Switzerland. Such initiatives are beyond the scope of local government because they would need be supported at a state and federal level.

Thanks for making community input available and all the best for good and valid reasoning in your recommendations.

Yours sincerely ,

August 2014

Ron Murrell

Kiama Downs

The General Manager
Kiama Council
Manning Street, Kiama

21 January 2015

Dear Mr Forsyth ,

Re : 1. Crighton Properties - the official end of an era.

2. Business Paper : 16 December 2014 - Item 9.6 p.173

Why do we whitewash our own DCPs ?

1.) The curtain is well and truly drawn on Crighton Properties. You will be aware that they went into receivership during 2014 owing around \$30m. In December their company known as Woodstock, which fronted their Jamberoo endeavours, was finally deregistered. I didn't necessarily wish their enterprise ill will - only their intrusion on the Jamberoo Valley. Section 10 of JRoo Forum's submission to the court (attached) proved to be a prophetic warning. The Jamberoo Valley could have become the victim of a real mess. It should be that all large scale developers are required to prove up project/financial viability ?

2.) Moving on to my second point. I find it rather amazing that Kiama Council are at the threshold of endorsing sub division of existing single lots which can cast aside the primary DCPs for their precinct. I refer to dual occupancy sub- divisions which may come to allow extraordinarily small lots within areas that are classified low density residential. It would appear there might be no definitive 'numbers' prescribed to control these development applications. Effectively, each application might become a very subjective exercise supervised by perhaps only one or two council officers.

Why therefore bother with DCPs in the first place ?

It behoves all of our councillors to be fully abreast of all that might flow from this proposal. The intended and unintended consequences might deliver more than many bargain for. There must be strict limiting numbers assigned to dual occupancy sub-divisions and these should have fair alignment with the primary DCP for the site under consideration.

Without clearly prescribed controls (ie. defined parameters for minimum sizes and offsets etc.) every precinct can be a candidate for **multiple small lot sub-divisions**. This is unfair to existing landholders in neighbourhoods where they very reasonably expect to maintain low density living. That is what they calculated on.

To meet certain 'targets' you need to balance the competing options of 'greenfield' versus 'infill' ... but, in allowing too much sway for dual occ. sub-divisions you will unfairly downgrade the amenity of many who always expected something better.

It is essential that our councillors are fully briefed on all aspects/outcomes of this.

Yours sincerely ,

Ron Murrell

Kiama Downs

t. 4263 3478