

10th November 2023

Mr Stephen McMahon
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(sent to: stephenmcmahon@inspireplanning.com)

Dear Stephen,

Planning Proposal, PP-2023-1556, 207 Broulee Road, Broulee

I refer to your letter dated 12th October 2023 providing “*additional preliminary advice regarding the strategic and site-specific merits of the proposal*” for land at 207 Broulee Road, Broulee (the **subject site**).

Your advice has been provided in the following 2 parts:

Part 1: Preliminary Advice on whether the proposal has Strategic and Site-Specific Merit

Part 2: Recommended Changes and Further Investigations and Studies to Support the Planning Proposal

This advice supplements the preliminary advice provided by Council dated 19 January 2023 following pre-lodgement review of a scoping report and associated information that was provided in relation to the proposal for the subject site. The scoping proposal was not referred to relevant authorities and government agencies in keeping with the agency pre-lodgement referral criteria and after reviewing the scoping proposal, council issued written advice the proposal would not be supported. This advice did not include identification of any supporting information that would be necessary for assessment if the proponent were to still lodge a planning proposal with council, despite the views expressed by council during the pre-lodgement stage. It is acknowledged the Gateway determination may also specify additional information or studies to be finalised before any consultation commences.

A primary aim of the planning proposal is to provide adequate information to explain the proposal and explain the likely impacts of the amendment when assessed against government legislation, strategic plans, council policies and other guidelines. The Gateway Determination process administered by the NSW Department of Planning and Environment provides a checkpoint for planning proposals before significant resources

are committed to carrying out detailed investigative research, preparatory work and consultation with agencies and the community.

Subsequently, we feel due consideration should be given to the extent of additional information that is sufficient in the first instance, for Council to make an informed decision on the merits of the concept for an 'agri-hood' development at 207 Broulee Road, Broulee.

The following provides comments in relation to the advice you have provided, shown in **bold** and *italics*. This is supported by the following additional information:

1. Amended SEE
2. Amended Masterplan
3. Community Farm Briefing Paper
4. Design Guidelines
5. Addendum to Agricultural Assessment (including LUCRA Guide & Living and Working in Rural Areas handbook)
6. Letter of support from Carroll College
7. Letter of support from Blackrock Industries
8. Eurobodalla Local Housing Strategy Workshop, October 2023 presented by Judith Stubbs.

Part 1: Preliminary Advice on whether the proposal has Strategic and Site-Specific Merit

In terms of the strategic planning framework the proposal is considered to be:

1. Inconsistent with the draft South-East and Tablelands Regional Plan 2041, principally because it has not demonstrated that:

- ***the proposal is a predominantly genuine 'agri-tourism' use and place based project;***

Comment

The proposal is not intended as 'agri-tourism' i.e. farmgate premises or farm experience premises. The proposal is for an 'agri-hood' development which has never been done before in NSW let alone been considered as part of the South East and Tablelands Regional Plan 2041. In particular, this development would follow the multi-award winning 'The Cape' development in Victoria as well as Witchcliffe Eco-village in Western Australia and other examples as detailed in the planning proposal. It is our hope that following this development Regional plans across NSW will look to encourage more 'agri-hood' developments.

- ***the proposal will provide genuine 'affordable housing' and the site is a suitable location for such housing;***

Comment

The proposal will provide for housing that will be genuinely affordable.

The housing situation in the Eurobodalla Shire is considered by Council to be dire. "We're in a crisis. And in a crisis anything that can be done should be done to relieve

the pressure.” (Mayor Hatcher, July 2022). No very low-income households can afford a dwelling of any type and there is very limited housing diversity. Most particularly key workers, many who are on low incomes, cannot afford to buy or rent in the community they serve. This includes teachers, nurses and also aged care workers, which are in significant demand given the median age of 52.

Following the housing study briefing on the 23rd of October provided by Judith Stubbs and Associates and discussions with Council it is proposed that, subject to further detailed discussions with Council, 20% of housing in the development be allocated as housing for key workers. The key workers can elect whether they would like to rent the property for 20% below market values like typical affordable housing OR they can choose to take a call option to buy the property and they can rent the property at market rent with 20% of the rent being contributed to a deposit when they choose to exercise their option to buy.

The provision of key worker housing in regional NSW is a priority issue for NSW Government and Eurobodalla Shire will benefit from:

- Reduction in housing costs for key workers,
- Reduction in key worker commuting costs, and
- Social benefits of having more key workers (teachers, nurses, police etc) in regional communities.

In relation to whether the site is a suitable location for the proposal, a comprehensive search was undertaken assessing all the lots from Nowra to Bega. Eurobodalla Shire was the primary target given its dire need for housing and proximity to Canberra.

Earthrise was engaged to assess all lots within the Shire to determine an appropriate location taking into consideration access to services and constraints including biodiversity, flood, bush-fire risk, slope etc. Given the significant amenity being provided and lower density this type of development is not economically feasible in an R2 or R3 zoning.

Given this is primarily cleared land with over 100 hectares and has the added benefit of being able to improve the bio-diversity on the site, this was considered the best site in the Shire.

A *Site Suitability Analysis* accompanies the planning proposal and details how the subject site is considered to be a most suitable location for this type of development having due consideration to the specific criteria to accommodate such a unique proposal such as lot size (ie minimum 100ha), vegetation cover, flood risk, bushfire risk and distance to urban areas.

- ***areas of high environmental value can be protected and impacts of the development on aquatic habitats in freshwater systems and aquacultural estuaries can be avoided;***

Comment

Preliminary ecological advice accompanies the planning proposal and identifies high environmental aquatic habitats are currently being degraded due to agricultural use and the proposal creates additional conservation land and significant buffer zones to ensure these habitats are protected. The advice concludes *“there is considerable scope for ecologically sustainable residential development that protects and enhances the significant biodiversity values”*.

Ryan Smithers from Eco-logical Australia has provided additional input into the updated Masterplan to create greater connectivity between remnant vegetation. Although the gardens will be formed in Foodcubes (self-watering wicking garden bed) ensuring no adverse run-off, he has also supported moving the market garden into the centre of the development to ensure greater buffers around the wetlands.

- ***potential conflicts with surrounding land uses (internal and external to the site) can be avoided;***

Changes have been made to the masterplan that improve the buffering of the proposal from the adjoining wetlands and neighbouring properties.

Given the unique nature of the proposal, the masterplan for the site has been developed along similar lines to the existing agri-hood developments such as the multi-award winning 'The Cape' development in Victoria as well as Witchcliffe Eco-village in Western Australia. These developments show how potential conflicts with surrounding land uses (internal and external to the site) can be avoided, particularly when the vision for the proposal is developed in accordance with the accompanying Design Guidelines and Community Farm Briefing Paper.

- ***sufficient consultation with state agencies, the community and industry groups has been undertaken;***

Comment

Following lodgement of the Scoping Proposal, Council did not consult with external authorities and government agencies for initial comment and identification of requirements necessary to progress the proposal as suggested in the *Local Environmental Plan Making Guideline*.

As detailed in the planning proposal, the proponent has undertaken preliminary consultation with a number of community and industry groups including Blackrock Industries, Carroll College, St Peters College, SHASA, SAGE and Broulee Mossy Point Community Association.

This consultation is considered sufficient given the Gateway determination will specify more detailed public exhibition that will include referral to one or more authorities and government agencies for comment.

A letter of support from the Principal of Carroll College is provided acknowledging:

- the proposal will provide an on-site market garden and learning centre to teach students about sustainability, conservation and agriculture,
- the College is facing a housing shortage for their teachers and strongly commend the rent to buy key worker housing initiative that will provide the College with greater opportunity to attract new staff, and
- the College's interest to discuss the opportunities to construct walking and bike trails at the rear of the college as well as across George Bass Drive which would also be a great solution to remove limitations of pick-up and drop-off.

Further, Steve Fordham from Blackrock Industries (a 100% owned Indigenous organisation providing people and equipment to mining and civil projects), has provided a letter of intent to undertake the wetland rehabilitation and installation of the landscaping and community garden.

- ***the site enjoys proximity to an efficient public transport service commensurate with the target ‘seniors living’ character of the population;***

Comment

An extensive electric vehicle car-sharing service will be provided where you can book a car by the hour or by the day and for any day of the week. Car-sharing will offer greater flexibility and convenience for seniors who will not need to use a car on a daily basis and will increase the use of electric vehicles for those that otherwise wouldn't purchase one.

Electric vehicle car-sharing scheme will provide many benefits including, but not limited to, the following:

- Decreased greenhouse gas emissions
- Reduced carbon footprint
- Less land and soil pollution
- Save money
- Less noise pollution

- ***existing services can cater for an increase in population (i.e. social infrastructure, education and health);***

The proposal will provide for housing to gradually meet existing population projections (and subsequent housing demands) for the Broulee-Tomakin statistical area as identified in the Broulee Housing Study that accompanies the proposal.

- ***the site is not in an existing centre, nor is it supported by Council's Settlement Strategy (discussed below); and***

Comment

Agreed. Council's Settlement Strategy, adopted in December 2006 and now 17 years old, does not envisage the provision of this type of unique development that requires a certain size and type of land as detailed in the *Site Suitability Analysis* that accompanies the planning proposal.

Since the adoption of this strategy there has been a significant increase in population leading to a dire housing situation. Council permitted the development of Carroll College outside the existing centre and this development will connect to Carroll College and be a natural extension.

- ***the site can be serviced by appropriate utilities infrastructure.***

Comment

The provision of key water and sewer infrastructure to service the site is addressed in the *Water & Wastewater Servicing Feasibility Report* that accompanies the planning proposal. The report concludes,

- The site can be serviced with water and sewer with a substantial investment from the developer, and
- a site-specific water and wastewater servicing strategy will be prepared should the proposal proceed.

2. inconsistent with the Eurobodalla Local Strategic Planning Statement 2040 principally because:

- ***the site is not located in an identified future residential growth area;***
- ***the site is located outside the identified Broulee ‘Activity Centre;’ identified to accommodate future housing; and***
- ***the proposal does not consolidate development within towns and centres.***

Comment

The proposal is purposely not located in an identified residential growth area and is located outside the identified Broulee ‘Activity Centre; and does not consolidate development within the recognized town centre of Broulee. Recent findings from Judith Stubbs espoused 40% greenfields development, and Council has not yet considered where this may be although did acknowledge in the September- November 2023 issue of ‘Living in Eurobodalla’ that “it’s our job to ensure there is enough zoned land, enabling development with an eye to choice and diversity... it’s going to take a multi-pronged approach...”

We can conclude from the Site Suitability Analysis report prepared by Earthrise that 207 Broulee Road would be a serious option for additional housing given that it has access to sewer and water, adjoins Carroll College and the edge of the Broulee township and is logical given the heavily constrained (flood, slope, bushfire, biodiversity etc.) alternatives.

Furthermore, the proposal is consistent with the Eurobodalla Local Strategic Planning Statement (ELSPS) in relation to providing additional much needed housing supply that aligns with the LSPS stated vision “to create great places through more livable, sustainable, productive and collaborative communities”. The Farm Broulee seeks to take this vision to another level and is the best alternative given the Broulee community have been very vocal against medium and high density infill development.

3. inconsistent with the Eurobodalla Rural Lands Strategy principally because:

- ***development of the site would not retain the agricultural land resource; and***
- ***the proposal has not demonstrated that it is a predominantly genuine ‘agri-tourism’ or ‘agri- business’ use; and***
- ***the proposal does not maintain the landscape qualities of the site.***

Comment

The Eurobodalla Rural Lands Strategy does not recognize or contemplate the challenges or opportunities that change can bring in the form of an agri-hood development that integrates a working farm or community garden into neighborhoods, allowing for the development of residential neighborhoods that retain the agricultural land resource.

Please review the Community Farm briefing paper which addresses these issues in more detail.

4. inconsistent with the Eurobodalla Settlement Strategy principally because:

- ***the site is located outside the settlement boundary of Broulee;***
- ***development of the site would represent ribbon settlement and dispersal of activity eroding the compact footprint and settlement character of Broulee;***
- ***development of the site would not respect and complement the scenic setting***

of Broulee;

- ***the site is isolated and distant from community, commercial, recreational and health services and is inappropriate for the proposed dwelling typologies, particularly senior living housing;***
- ***the proposal has not demonstrated that the site can be adequately serviced with reticulated water, sewer and stormwater disposal in accordance with development servicing plans;***
- ***rural land in or adjacent to isolated villages and hamlets is of a low priority for release; and***
- ***the proposal does not represent urban residential land that may be developed in an orderly sequence that responds to the market and is able to be serviced economically.***

Comment

The Eurobodalla Settlement Strategy was adopted in December 2006 making it 17 years old. The Strategy requires updating and no longer has the relevance it once had in relation to assisting in decision-making, including identifying land use zones and appropriate development types.

As mentioned previously, there is considerable opposition to continued increased housing densities in the compact footprint of Broulee. Any settlement strategy looking to address the continuously growing demand for housing in Broulee will be forced to look outside the existing compact footprint of Broulee.

The proposal represents a unique style of agri-hood development that is best suited to maintaining an environmental living character that respects and compliments the scenic setting of Broulee while addressing the growing concerns of providing additional housing to meet the dire housing crisis in the Eurobodalla Shire.

The site is particularly suited for the proposed dwelling typologies, particularly housing for seniors. This is demonstrated by the very similar examples provided of agri-hood developments such as the multi-award winning 'The Cape' development in Victoria as well as Witchcliffe Eco-village in Western Australia. These existing developments provide working examples of how the proposed dwelling typologies are attracting many seniors because of their semi-rural locations and the unique living environments they provide. This unique style of environmental living can only be provided in locations such as 207 Broulee Road and not within the existing compact footprint of Broulee.

The site is within a 2km radius from the centre of Broulee and is not considered isolated.


As commented previously, the provision of key water and sewer infrastructure to service the site is addressed in the *Water & Wastewater Servicing Feasibility Report* that accompanies the planning proposal.

The proposal is not trying to present as urban residential land and instead is presenting as environmental living land that can provide a unique type of 'agri-hood' development that is ideally suited to being located outside the compact urban footprint while maintaining and not detrimentally impacting on the scenic setting of Broulee.

Part 2: Recommended Changes and Further Investigations and Studies to Support the Planning Proposal

1. Planning Proposal Report and Maps

Item No.	Item	Comments
1.	Objectives and Intended Outcomes	<p><u>Agrihood Development</u></p> <p>An agrihood is a type of planned community that integrates agriculture into a residential neighbourhood. The purpose is to facilitate food production as well as provide green space, recreation, aesthetics and value for a community.</p> <p>Agrihoods are based around the concept of integrating a working farm or community garden into neighborhoods, allowing for the development of residential neighborhoods that have a rural feel. Integrating agriculture into neighbourhoods also allows for communities to supply themselves with locally produced food. Please refer to the Agrihood report attached as well as additional links below:</p> <p>Agrihood Living – A Farm to Table Lifestyle! (agrihoodliving.com)</p> <p>Inside the Agrihood Trend (nar.realtor)</p> <p>'Agrihoods' Offer Suburban Living Built Around Community Farms, Not Golf Courses HuffPost Impact</p> <p>A Community Garden Management Plan has been prepared and accompanies this response. The Plan provides background information on the operation and benefits of community farming and how the farm will operate and be managed.</p> <p><u>Wellness Community</u></p> <p>A wellness community is an intentionally designed community which create spaces which enhance health and wellbeing. The Global Wellness Institute believes that residential real estate is the next frontier that will be radically transformed by the wellness movement. Our homes, communities and surrounding environment directly affect our daily behaviors and lifestyles, and together these determine up to 80–90 percent of our health outcomes. Since our homes are typically our most important personal investment and expenditure, it is only logical that they should also be an investment in our health and wellbeing.</p> <p>'The Farm' Broulee will achieve a platinum WELL certification which is the highest standard wellness standard that can be achieved. The WELL Building Standard™ version 2 (WELL v2™) includes a set of strategies—backed by the latest scientific research—that aim to advance human health through design interventions and operational protocols and policies and foster a culture of health and well-being. Built upon the pioneering foundation of the first version of the WELL Building Standard (WELL v1), WELL v2 draws expertise from a diverse community of WELL users, practitioners, public health professionals and building scientists around the world. For more information please visit wellcertified.com</p>

		<p>The ten (10) concepts of WELL v2 are described in the following diagram.</p> <p>TEN CONCEPTS</p> <p>There are ten concepts in WELL v2</p>  <p>Housing Typologies</p> <p>The housing typology for this proposal will be primarily single detached dwellings including smaller villa and terrace type houses. In the 2021 census 70% of households were one and two person households within the Broulee – Tomakin SA2 yet only 24% of dwellings had one or two bedrooms. In response to this severe mismatch in housing types it is proposed that 50% of the dwellings will be targeted towards singles and couples. Given the current demographics of the area and demand analysis these are typically over 55's however this is not an over 55's development or seniors living development.</p> <p>Rent to buy</p> <p>Rent-to-buy schemes (also called rent-to-own schemes) are where renters are given the option of buying the property they're renting, after a specified time, at a pre-agreed price. The principals of Carroll College and St Peters College both identified the difficulty in finding housing for their teachers. Given the elderly demographic there is a significant need for care workers many of who are on low incomes and cannot afford to live in the area they serve.</p> <p>Furthermore, Broulee is regarded as the most desirable location on the South Coast for families given it has the two private schools, one of the best beaches in the area and does not have the social and low socio-economic areas which impact Moruya and Batemans Bay. For this reason it is more expensive than Moruya and highly desirable for key workers. To support these critical workers we are putting forward a NSW first key worker rent to buy scheme. The key workers can elect whether they would like to rent the property for 20% below market like typical affordable housing OR they can choose to take a call option to buy the property and they can rent the property in the short term at market with 20% of the rent being contributed to a deposit.</p> <p>This will include workers currently employed in the following professions:</p>
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		<ul style="list-style-type: none"> • Teachers • Nurses • Doctors • Police • Fire fighters <p>This initiative will further boost the NSW Government \$174m dedicated to delivering 271 additional houses for teachers and the NSW Police force through Regional NSW. Please see here Key Worker Housing NSW Dept of Planning and Environment</p>
2.	Explanation of Provisions	<p>No development is proposed in the C2 zone and this zone will be expanded. As identified in the Agricultural Assessment Report the proposal will meet the aims and objectives of the C2 zone because it will restore and improve the current environmental values of the zone.</p> <p>The proposed housing mix and commercial uses seeking permissibility in the proposed C4 zone will be confirmed in a Site-Specific Development Control Plan (SSDCP).</p> <p>All housing will be single detached housing of varying size, shape and form.</p> <p>Commercial centre will consist of a discovery centre for use by the community, a paddock to plate restaurant/café, co-working area and electric car charging stations.</p>
3.	Justification of Strategic and Site Specific merit	The comments in Part 1 of this advice have been addressed.
4.	Community / Agency Consultation	<p>The proponent has undertaken consultation with a number of community and industry groups including Blackrock Industries, Carroll College, St Peters College, SHASA, SAGE and Broulee Mossy Point Community Association.</p> <p>Carroll College have expressed their support in the letter provided and are welcome to further discussions.</p> <p>Blackrock industries an Indigenous organization have provided a letter of intent to establish the community garden and undertake any earthworks and restorative works to the wetlands.</p>
5.	Consistency with SEPPs and Ministerial 9.1 Directions	<p><u>Resilience and Hazards SEPP</u></p> <p>As identified in the Biodiversity Report that accompanies this proposal, part of the C2 Environmental Conservation zoned lands is identified as coastal wetlands and there is an associated 'Proximity Area' that constrains development. In accordance with the provisions of cl.2.8 of this SEPP, the Farm concept plan has been prepared having no development within the 'Proximity Area' that will significantly impact on</p> <p>(a) the biophysical, hydrological or ecological integrity of the adjacent coastal wetland, or</p>

		<p>(b) the quantity and quality of surface and ground water flows to and from the adjacent coastal wetland.</p> <p><u>Local Planning Directions:</u></p> <p>5.1 Integrating Land Use and Transport;</p> <p>The proposal provides for a maximum dwelling density of 8 dwellings/ha and does not meet the minimum standard of 15dwellings/ha needed to be achieved to support reasonable bus services, that is, 15-minute frequencies as described in Improving Transport Choice – Guidelines for planning and development (DUAP 2001). Notwithstanding, the site is located approximately 2.9km from the bus stop in Broulee that provides access to Moruya to the south and Batemans Bay in the north (860 bus operated by Priors) and approximately 2.1km from the bus stop on the corner of Princes Highway and Broulee Road. This latter bus stop is a daily private service (700-1) operating between Bomaderry railway station and Eden via Ulladulla, Batemans Bay, Narooma and Bega</p> <p>Improvements in transport choice will be predominantly addressed by provision of an extensive electric vehicle car-sharing service as detailed earlier.</p> <p>5.3 Development Near a Regulated Airport.</p> <p>In accordance with the provisions, the proposal provides for appropriate building height controls of 8.5m and does not propose development that is incompatible with the current and future operations of Moruya Airport.</p>
6.	Amended Land Use Zoning map	<p>Planning Proposal has been amended to include measured areas.</p> <p>There is no decline in C2 zoned area – the area has been increased by approximately 28%.</p> <p>Maps in the Planning Proposal are indicative only at this stage and the zone change at northern boundary does not extend into neighbouring property.</p> <p>The proposal provides for low-impact residential development in an area with special ecological and aesthetic values in accordance with the primary objective of the E4 zone ie provides for environmental living in an environmental living zone. Uses that are permissible in the zone include dwelling houses as proposed. Non-residential uses such as proposed community centre and café will be more conveniently addressed under ‘additional permitted uses’ provisions of the LEP.</p>
8.	Amended Minimum Lot Size	<p>There will be no minimum lot size in this development rather we propose lot averaging.</p>

9.	Amended Minimum Height of Buildings map	<p>The Height of Buildings map has been amended to include a maximum building height of 8.5m on the site because the lands are located nearby the Maruya Airport and there is no current maximum building height shown on the mapping for the subject site.</p> <p>The 8.5m height limit is in keeping with building height limits for adjacent lands to the south and nearby lands in Broulee township.</p>
10.	Amended Heritage Map	<p>No amendments to the Heritage Maps are proposed at this stage. The provisions in the LEP relating to heritage conservation will ensure adequate consideration is given to the effect of the proposed development on the heritage significance of the item or area concerned.</p> <p>The Aboriginal and Historic Heritage Constraints Assessment that accompanies the Planning Proposal provides preliminary advice the study area has potential for both historical and Aboriginal archaeological sites to be present which will require further investigation prior to any future development. This assessment does not identify any significant constraints that would preclude development of the subject site and further assessments and permit applications will be required if impacts to any historical and Aboriginal archaeological sites cannot be avoided.</p>

2. Urban Design Master Plan

Item No.	Item	Comments
1.	Site Area	<p>An updated Concept Masterplan has been prepared taking on board feedback from Council and our consultant team. The plan shows how development of a shared pathway / interpretative trail extending into the Illawong Nature reserve, can be provided as a public benefit. It is suggested this can also include the ability to activate Council owned land and Illawong Nature Reserve.</p> <p>As discussed previously, Carroll College has also expressed interest to discuss the opportunities to construct walking and bike trails at the rear of the college as well as across George Bass Drive</p> <p>These matters are for consideration only and if supported, will need to be further addressed subject to discussions with Council following Gateway determination and prior to any public exhibition of the proposal. The outcomes may also need to be reflected in the SSDCP.</p>
1.	Vision statement	The accompanying Design Guidelines and Community Farm Briefing Paper for The Farm provide additional information on the vision for the site, particularly in relation to creating a community that has light environmental footprint and low living costs.
2.	Opportunities and constraints analysis	The concept master plan has been amended to better correlate with consultant reports.

3.	Proposed land uses and distribution	Detail on housing typologies is provided in the response to Point 1 Objects and Intended Outcomes and Point 6 Housing Market Needs Assessment
4.	Existing and proposed transport network (roads, public transport, pedestrians, cycles, linkages / connectivity and hierarchy	Approximately 10kms of pathways are proposed to permeate through the site as detailed in the concept plan. Pedestrian connections through C2 land to the rear of Carroll College will form part of the SSDCP requirements and be subject to detailed negotiations with Council and Carroll College following Gateway determination and prior to any public exhibition of the proposal.
5.	Proposed open space planning and design principles, distribution and connectivity	<p>Proposed open space planning and design principles, distribution and connectivity will be further defined in the SSDCP.</p> <p>The dwelling yield of 800 is estimated to deliver at least 1,600 persons given two person households have consistently been the dominant household size in the Tomakin Study Area (refer Broulee Housing Study).</p> <p>A minimum 50% of the lands is being provided as conservation area, green space, market gardens etc. and will be provided for in the LEP as detailed in the Planning Proposal. These lands will be part of a community title lot and remain a private asset.</p> <p>The draft concept plan also shows a park and playground in the agri-hood centre that will be used by The Farm residents.</p>
6.	Proposed high-level landscape concept and visual impact assessment	<p>The development has been designed to deliver unique community that integrates agriculture into a residential neighbourhood.</p> <p>The Concept Plan shows how the frontage to Broulee Road will be predominantly Farming Area and retained vegetation in the C2 zone</p> <p>The residential development to the west is screened from the Broulee Memorial Gardens and Crematorium by orchards and significant planting.</p> <p>The Concept Plans also show how each road within the development will be significantly planted with trees that will screen the proposed development and maintain the rural landscape character of the locality. This planting will be supported by provisions in the SSDCP.</p>
7.	Indicative yield and staging	Indicatively, the proposal will yield around 800 new dwellings staged to be delivered over a 15-20 year period.
8.	Provision and distribution of floor space controls / gross floor areas for non-residential uses (if relevant)	The non-residential uses will occupy no more than 1000m ² of gross floor area comprising area for the communal facility, paddock to plate café/restaurant and co-working area. The Planning Proposal has been amend to reflect these provisions. There will also be up to 200m ² general storage area to service the non-residential uses.

10.	Draft Site-Specific Development Control Plan	<p>A draft SSDCP is provided with a table of contents giving an indicative example of what the DCP will address.</p> <p>The accompanying Design Guidelines will support development of the principles for development control to be detailed in the DCP.</p>
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3. Environmental and Technical Investigations

Item No.	Item	Comments
1.	Flooding Risk Assessment	<p>Additional matters identified in Council's advice dated 4th August 2023 as it relates to consideration of Resilience and Hazards SEPP due to proximity of wetlands has been adequately addressed for this stage of the proposal. As identified in the Biodiversity Report that accompanies this proposal, part of the C2 Environmental Conservation zoned lands is identified as coastal wetlands and there is an associated Proximity Area that constrains development. In accordance with the provisions of cl.2.8 of the Resilience and Hazards SEPP, The Farm concept plan has been prepared having no development within the Proximity Area that will significantly impact on</p> <p>(a) the biophysical, hydrological or ecological integrity of the adjacent coastal wetland,</p> <p>or</p> <p>(b) the quantity and quality of surface and ground water flows to and from the adjacent coastal wetland.</p> <p>Furthermore, given the low likelihood of any flooding across the site, our consultants Acor Engineers have advised preparation of a stormwater management plan that can demonstrate that all flows generated on site are proposed to be managed through on-site rain water collection and other means, and therefore make any consideration of 'flooding' potentially irrelevant.</p>
2.	Strategic Bushfire Risk Assessment	<p>The preliminary bushfire risk assessment adequately addresses the assessment of the site in relation to bushfire safety and confirms the site is generally well located in relation to provision of housing.</p> <p>Subject to a Gateway determination, a Bushfire Protection Plan will then be developed in conjunction with the RFS and Eurobodalla Shire Council and will be lodged with Council prior to public exhibition of the Planning Proposal.</p>
3.	Water Cycle and Stormwater Management Report	<p>The SSDCP will address provision of a Water Cycle and Stormwater Management Report to address how stormwater will be managed, particularly in relation to potential for stormwater run-off to impact on waterways and wetlands within and adjacent to the lot.</p> <p>As mentioned previously, all flows generated on site are proposed to be managed through on-site rain water collection and other means.</p>

4.	Traffic, Transport and Access Assessment	<p>Based on the findings of the Traffic and Parking Assessment Report that accompanies the Planning Proposal, it is proposed to upgrade</p> <ul style="list-style-type: none">the Pacific Highway & Broulee Road priority-controlled intersection to a “seagull” design – i.e. creating/linemarking a central holding bay, andthe George Bass Drive & Broulee Road priority-controlled intersection to a roundabout design.Footpath along the northern side of Broulee Road <p>Negotiations for these proposed upgrades will be undertaken with the relevant Sate Government agencies and Council following Gateway determination and prior to any public exhibition.</p>										
5.	Demographic, Social Infrastructure and Community Needs Assessment	<p>The Hill PDA Broulee Housing Study indicates the population in the Eurobodalla LGA increasing at a much faster rate than originally projected and additional demand pressures are being introduced to the market. This requires an increased provision of dwellings and subsequent land to meet the projected demand. Furthermore, the Government has consistently underestimated the increase in population in the area so the revised census figures are likely to be understated particularly with the significant increase in employment that will be generated from the Moruya Hospital.</p> <p>The proposal for 207 Broulee Road will deliver approximately 800 homes (1,600 persons) over 15- 20 years to help meet this projected increase in population and demand for additional housing to address the housing crisis that is occurring across the LGA.</p> <p>The demand for schools, open space etc will be driven by current population forecasts and the need to house this population and not by this proposal per se.</p>										
6.	Housing Market Needs Assessment	<p>Pipeline of housing lots is discussed in chapter 7.3 of the HillPDA report and is based on Council’s online register. The extract from Table 10 below confirms that total residential zoned land is 336 hectares, not 366.1 hectares and only 9.9 hectares is undeveloped and unconstrained.</p> <table><tr><th>Land Status</th><th>Land Area (ha)</th></tr><tr><td>Total residential zoned land</td><td>336.1</td></tr><tr><td>Developed or subdivided (including schools)</td><td>277.2</td></tr><tr><td>Undeveloped with constraints (vegetation, flood, slope)</td><td>49.0</td></tr><tr><td>Undeveloped and unconstrained</td><td>9.9</td></tr></table> <p>The data comes from s3.3C of the Site Suitability Analysis report that accompanies the planning proposal.</p> <p>The proposed mix of dwellings is reflective of the demographic profile of the community, which is discussed in section 4.1 of Hill PDA’s Broulee Housing Study.</p>	Land Status	Land Area (ha)	Total residential zoned land	336.1	Developed or subdivided (including schools)	277.2	Undeveloped with constraints (vegetation, flood, slope)	49.0	Undeveloped and unconstrained	9.9
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		<p>The following provides more detail on the proposed housing typologies:</p> <p>Downsizer dwellings - 50 per cent (2-3 bedrooms) – This is reflective of the age profile, which is characterised by a high number of older residents. At the 2021 Census, the median age in Broulee was 52, rising from 49 in 2011. This is 13 years higher than the median age for NSW, which is 39. There is a high number of residents in the local area aged between 65 and 69. Many more people are seeking to retire to the area due to the amenity of the location and increasing numbers of residents approaching retirement age.</p> <p>Family dwellings - 35 per cent (3-5 bedrooms) – this is reflective of the growing number of ‘family and couple’ households in Broulee, which has increased from 729 to 1,018 in the 10 years between 2011 and 2021.</p> <p>Key worker/affordable dwellings - 15 per cent (2-4 bedrooms) – Key industries in Broulee include health care and social assistance, education and training, and construction. These industries employ a variety of key workers, particularly doctors, nurses, and teachers, working in either health care and social assistance or education and training. There is a need for these workers to be located close to their place of work. The proposal seeks to include a cluster of specific key worker housing to enable teachers and other key workers to live locally.</p> <p>Section 6.0 of the HillPDA Broulee Housing Study demonstrates that there is a need for housing that is more ‘affordable’ in Broulee. It confirms that dwellings of any size are not affordable for low-income rental households and that only 1 bedroom dwellings are affordable for people on low incomes, but these dwellings make up only 4% of all housing stock.</p> <p>Section 4.2 of the Housing Study provides further analysis regarding the needs of specific groups, including seniors, indigenous and key workers.</p> <p>Given the size of land required and the unique nature of ‘agri-hood’ development proposed, the most suitable zoning for this type of development would be Environmental Living. Given the lack of appropriately zoned sites the Site Suitability Analysis report demonstrates how the site was selected using analysis of large lots that could potentially be suitable.</p>
7.	Economic Impact Assessment	The accompanying Community Garden Management Plan provides supporting detail on how this proposal will foster value adding by supplying farm produce directly to consumers rather than through wholesale channels.
8.	Preliminary Geotechnical and Salinity Assessment	The proposal will provide for development in the E4 zone land that does not contain acid sulfate soils.

9.	Preliminary Site Investigation (Contamination)	<p>The objective of a Preliminary Site Investigation is to ascertain whether the site presents a risk to human health and/or the environment arising from any past/present activities at the site or neighbouring properties. Preliminary background research suggests the site does not present a risk from contamination because:</p> <ul style="list-style-type: none"> • Land subject of this proposal is not within an investigation area within the meaning of the Contaminated Land Management Act 1997, • Development for a purpose referred to in Table 1 to the contaminated land planning guidelines is not being, or is known to have been, carried out on the subject land, • No documented history of dangerous manufacturing utilizing heavy chemicals or metals, • No record of NSW EPA Contaminated Land Management notices have been found, • No industrial facilities are in the vicinity (100m) of the subject site, • The risk of overland or underground contaminant migration is very low.
10.	Historical Assessment	<p>It is recognized the study area has potential for both historical and Aboriginal archaeological sites to be present which will require further investigation prior to any future development. These sites do not impact the potential for the site to be developed generally as proposed and further detailed site investigations are considered more appropriate at the DA stage.</p>
11.	Recognising and Demonstrating Connection to Country Assessment	<p>The proposal will be developed with a Country-centred approach having due regard to the Connecting with Country Framework prepared by the NSW Government Architect.</p>
12.	Proposed Sustainability Strategy	<p>The development will exceed benchmarks for environmental sustainability currently found in conventional housing developments. Refer s7 of 'The Farm Guidelines' for more detail on proposed sustainability initiatives</p> <p>Sustainability will be achieved through a combination of initiatives in the landscape and built environment. As a minimum, each house is mandated to achieve 7.5 star energy rating, environment. As a minimum, each house is mandated to achieve 7.5 star energy rating, have a 2.5kW solar photovoltaic power system, and have 10,000 litres of rainwater storage.</p> <p>All houses will be designed to operate comfortably without the use of fossil fuels and as such houses will operate comfortably without the use of fossil fuels.</p>

		<p>All houses will be connected to rainwater collection tanks (minimum capacity 10,000 litres per dwelling). Tanks will be plumbed to re-use rainwater through the house toilet, laundry and outdoor areas.</p> <p>Homes will not have any stationary gas-fired fixtures or appliances.</p>
13.	Biodiversity and Riparian Assessment	Further biodiversity and riparian assessment, including a survey of Yellow-bellied glider, will be undertaken following Gateway determination and prior to public exhibition.
14.	Agricultural Lands Assessment	<p>Agricultural consultants, Tremain Ivey Advisory, have provided a response to the issues raised. A copy of the response is attached along with the following two (2) documents referred to in the response:-</p> <ul style="list-style-type: none"> • Land Use Conflict Risk Guide, and • Living & Working in Rural Areas, A handbook for managing land use conflict issues on the NSW North Coast
15.	Infrastructure Servicing Strategy inc Infrastructure Delivery Plan	<p>Indicative concept plans and maps showing lead in connections / routes etc to existing services will be provided following Gateway determination and prior to any public exhibition. Extensive consultation with Eurobodalla Shire Council and associated stakeholders will need to be undertaken to develop a site-specific water and wastewater servicing strategy.</p> <p>The Water and Wastewater Servicing Feasibility Report confirms water and sewer augmentation is possible subject to a “substantial investment” the Developer is committed to making.</p>

We look forward to your consideration of this response to your preliminary advice regarding the strategic and site-specific merits of the proposal for land at 207 Broulee Road, Broulee.

More generally, we note your letter only deals with the challenges the proposal may present and we respectfully ask that in your reporting back to Eurobodalla Council you consider providing a balanced review that also includes some commentary on the clear opportunities this proposal will present in providing an opportunity to develop housing and a unique lifestyle in an environmental living context.

Please do not hesitate to contact me if you require further details or clarification.

Yours sincerely



Tony Polvere
Director



THE FARM BROULEE

Planning Proposal

207 Broulee Road, Broulee

Prepared for
Brightlands Living Pty Ltd

18 July 2023 (Revision C)

ppd | planning consultants

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Disclaimer:

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1 INTRODUCTION

1.1 Background

This Planning Proposal has been prepared by PPD Planning Consultants on behalf of Brightlands Living Pty Ltd (the **Proponent**) to amend Eurobodalla Local Environmental Plan (LEP) 2012. This proposal describes the outcome and justification for amending LEP 2012 and is the key part of the LEP making process as set out under Division 3.4 of the Environmental Planning & Assessment Act (EP&A Act) 1979.

This Proposal relates to lands identified as 207 Broulee Road, Broulee (the **Subject Site**). **Figure 3** provides an aerial view of the subject site.

The Planning Proposal has been prepared in accordance with Section 3.33 of the EP&A Act 1979 having due consideration to the provisions of the *Local Environmental Plan Making Guideline September 2022* prepared by Department of Planning, Industry and Environment.

1.2 Supporting Documentation

The following documentation accompanies this proposal:

1. Concept Design Explanatory Report

Prepared by HATCH | Roberts Day the explanatory design report provides an overview of the place and site analysis and explains the vision and design principles in detail. The report is accompanied by a concept masterplan for 207 Broulee Road based on 'agrihood' and eco-village principles. The Plan results in an alternative form of development that is unique to conventional low density development and rural living in form, management, tenure and services provided, and is highly responsive to the rural and environmental factors which characterise the site.

2. Urban Design Presentation

Prepared by Brightlands Living (the proponent) this report provides the background and philosophy of Brightlands Living and their vision for the site to create Australia's leading wellness community.

3. Broulee Housing Study

Prepared by Hill PDA Consulting this report provides preliminary market findings of the Broulee housing market and includes a summary of the key findings.

4. Preliminary Biodiversity Assessment

Prepared by Ecological Australia this report describes the biodiversity values of the subject land and provides advice for the proposed development.

5. Traffic Report

Prepared by CJP Consulting Engineers this report assesses the traffic, parking, access, transport and servicing characteristics of the Planning Proposal, and the associated impacts of the proposal on the surrounding road network, parking and transport environment.

6. Bushfire Risk Assessment

Prepared by Bushfire Protection Planning and Assessment Services Pty Ltd this report provides a preliminary bushfire compliance/constraints assessment for the purposes of the proposed development.

7. Aboriginal and Historic Heritage Constraints Assessment

Prepared by Ecological Australia the stated aim of this report is to:

- provide preliminary advice about any heritage items in the study area or its vicinity and include recommendations for further assessment and approvals under the Heritage Act 1977; and
- provide advice about whether recorded Aboriginal objects are present and whether additional Aboriginal objects are likely to be located within study area in order to determine whether any further assessment will be required.

8. Agricultural Assessment

Prepared by Tremain Ivey Advisory this report provides preliminary agricultural assessment of the land for the purposes of the proposed development.

9. Sewer and Water Feasibility Assessment

Prepared by Acor Consultants this report identifies opportunities and constraints relating to servicing of development with water and wastewater assets with respect to existing Council owned water and wastewater infrastructure and assets.

10. Eurobodalla LGA Site Suitability Analysis

Prepared by Earthwise this report provides an analysis of large lots within the Eurobodalla LGA that could potentially be suitable for the creation of a wellness community.

1.3 Scoping Proposal

Eurobodalla Shire Council has undertaken a pre-lodgement review of a scoping report and associated information which provides details in relation to the proposal by Brightlands Living Pty Ltd for land at 207 Broulee Road, Broulee, NSW 2537 (the site).

By letter dated 19 January 2023 Council provided feedback on their review of the Scoping Report and this feedback has helped form the key provisions and responses in this planning proposal as detailed in **Table 1** below.

Table 1 Response to Review of Scoping Report

Summary of Review	Comments
1. Overview of the proposal	Areas of the proposed residential accommodation are provided in s4.2 & 5.2.
2. Statutory planning 2.1 Relevant ELEG 2012 provisions	No contention with the summary of Relevant ELEG 2012 provisions applying to the subject site.

	Noted: The Class 2 acid sulfate soils classification relates only to the lands zoned C2 Environmental Conservation. Lands zoned RU1 and proposed to be zoned C4 do not have any acid sulfate soils classification.
2.2 Section 9.1 Ministerial Directions	Consistency with the relevant Ministerial Directions applying to the proposal are addressed in Table 6, page 32. This includes assessment of consistency with direction 9.2 Rural Lands.
3. Strategic merits of the proposal	
3.1 Region Plan and Draft Region Plan	Addressed in s5.3.2, page 24 and in Table 3.
3.2 Eurobodalla Local Strategic Planning Statement (LSPS)	Addressed in s5.3.2, page 27 and in Table 4,
3.3 Rural Lands Strategy	Addressed in s5.3.2, page 29.
3.4 Eurobodalla Settlement Strategy 2006-2031	Addressed in s5.3.2, page 30.
3.5 Draft Local Housing Strategy	Addressed in s5.3.2, page 30.
4. Site specific merits of the proposal	
4.1 The natural environment	Addressed in s5.3.3, page 29.
4.2 Existing, approved, and future uses	Addressed in chapter 6, page 39,
4.3 Services and infrastructure	Addressed in s5.3.4, page 36.
5. Closing	Deferral to await the outcomes of the Place Strategy for the Batemans Bay Strategic Cluster is addressed in s5.3.1, page 23.

2 SITE DESCRIPTION AND BACKGROUND

2.1 Site Description and Location

Table 2 provides a brief description and location summary of the subject site.

Table 2 Site Description and Location Summary

Street Address	207 Broulee Road, Broulee
Legal Description	Lot 1 DP 1256287
Site Area	125.3 hectares (refer Survey Plan accompanying this proposal).
Brief Site Description	Large irregular shaped rural land holding with a single dwelling on site. Has a significant frontage of 1.2km to Broulee Road in the south and abuts Illawong Nature Reserve to the North and Carroll College to the east.
Heritage	The site is located within the curtilage of the 'Site of Mount Oldrey Homestead' and is identified as an item of local heritage significance.
Topography	The site is very gentle rolling hills that are mostly clear of vegetation.
Services	All relevant utility services including water, sewer, electricity, gas and telephone are/or can be made available to the subject property.

Figure 1 provides a broader context of Broulee in relation to the region, and in particular Canberra.

Figure 2 provides a view of the subject site ('The Farm') in the context of the local region.

The site is conveniently located:

- Adjoining Carroll College
- 3km to Broulee Beach
- 9km from Moruya Airport
- 12km from Moruya Hospital

Figure 3 provides a view of the subject site (outlined in red) in relation to the context of Broulee township and the local area.

Figures 4 & 5 provide general views of the subject site.

Figure 1. Regional Context

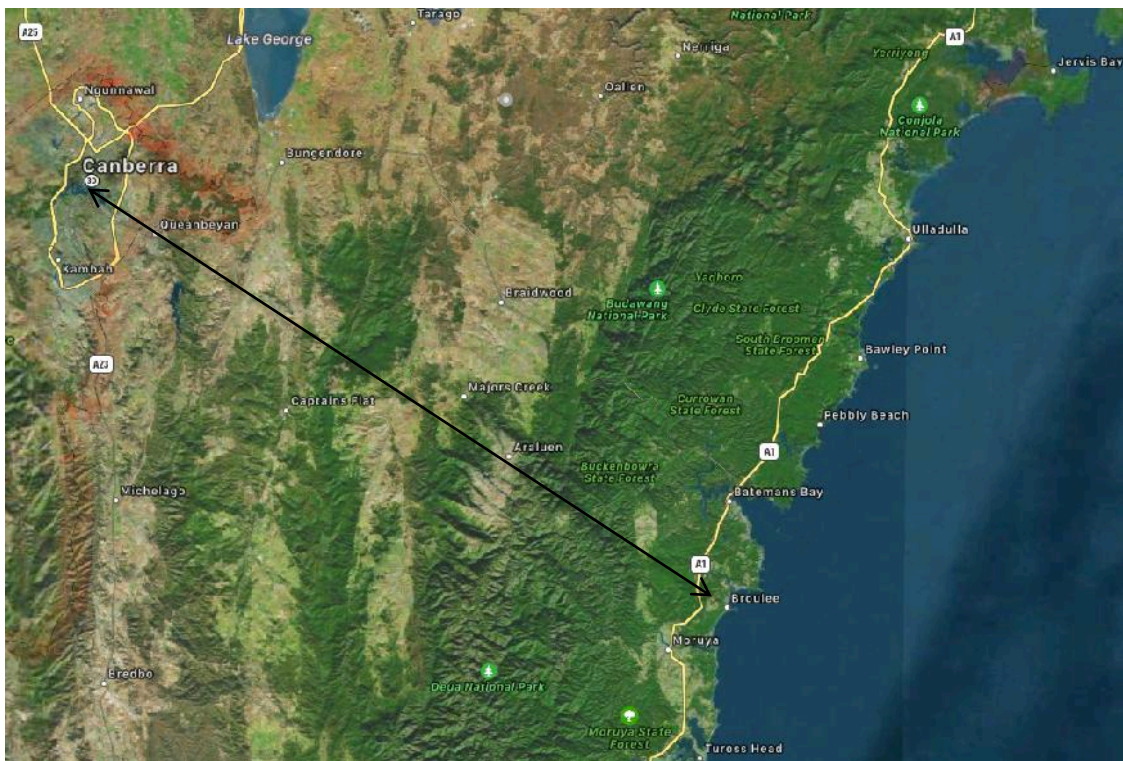


Figure 2. Local Region Context

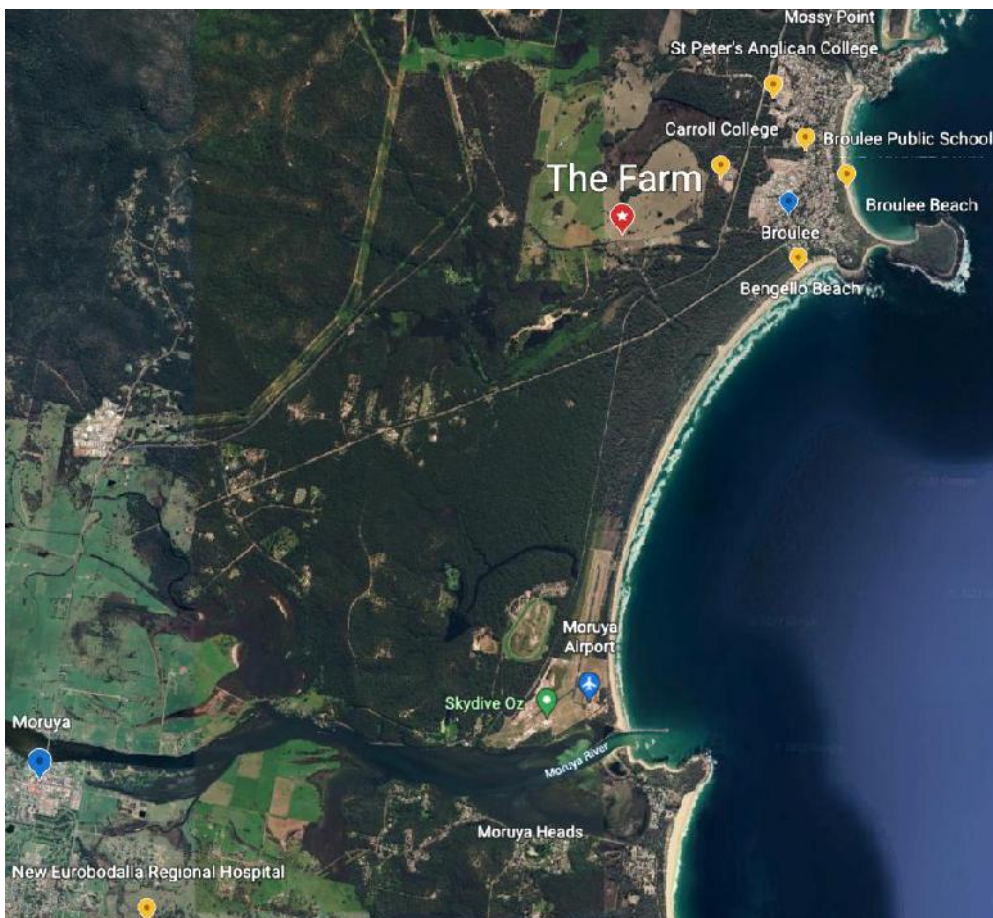


Figure 3. Local Area Context

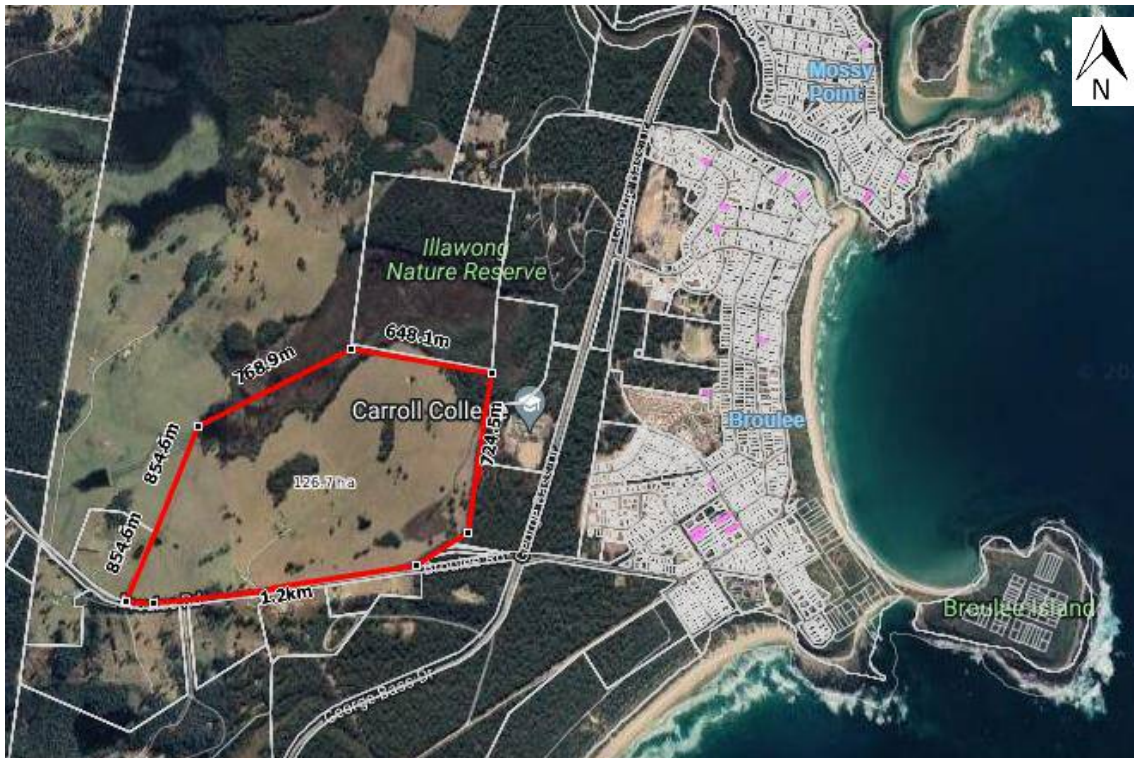


Figure 4. Views of the subject site



Figure 5. View of the subject site



2.2 Background and Context

Brightlands Living has provided the following background information in relation to creating age-integrated 'agrihood' communities:

Shifting demographics and changing housing preferences are transforming the real estate market in Australia and the South Coast. One major factor is the influence of older persons on the housing market, which is remaking the residential landscape. According to the 2021 Australian Bureau of Statistics data 70% of all households in the Broulee/Tomakin study area contain one or two people yet only 3% of dwellings have one bedroom and the vast majority are three- and four-bedroom dwellings. Generally, older adults particularly empty-nesters and new retirees are rejecting sprawl and demanding more compact, mixed-use, interesting, walkable, and vibrant communities. Having raised their children in the classic house with the large backyard older adults are now looking for active, stimulating communities that accommodate their changing needs and lifestyles—recreational activities, walking and biking, cultural pursuits, hobbies, civic engagement, friends, and social activities. Many older Australians also want smaller, less expensive homes that are accessible to people and neighbourhood amenities; they no longer want to spend the time and money maintaining a large home and property, but they don't want to leave the communities in which they lived and raised their families. Furthermore, they more strongly value a community's sense of place.

Typically, this type of development is referred to as a liveable community and has a growing market appeal among older Australians—and this appeal is mirrored among young families, who are seeking the same types of housing and communities for many of the same reasons.

Benefits to the Brightlands Model:

For residents of all ages:

Physical health/increased exercise: Compact, mixed-use, walkable communities provide greater opportunities for physical activity. Walking trails and open space link through the property providing a greater opportunity to walk, jog and bike ride and promote exercise and physical activity being a part of resident's daily routines. Furthermore, the community facilities will provide daily classes in yoga, tai chi, aqua aerobics etc.

Social interaction/mental health: A great threat to the mental and emotional health of all people is social isolation. This is also particularly prevalent in older people and those with a disability when access and mobility relies heavily on the personal car. The Farm has been designed to promote incidental interactions between residents and will include a café and restaurant as well as communal classes.

Lifestyle pursuits: A growing trend particularly exacerbated by the COVID-19 pandemic was a movement towards working from home. There has also been a casualisation of the workforce offering residents greater time to pursue hobbies and special interests. The Farm will offer daily classes in meditation, yoga and will look to collaborate with many of Australia's leading health and wellness experts. The Farm will also provide a spa and wellness centre offering float tanks, infrared sauna, massage, facial and other spa treatments.

Housing affordability: Greater density can minimise the cost of housing by offering smaller, less expensive housing choices, for older adults, people with disabilities, families and key workers particularly those moving to work at the Moruya Hospital or two High Schools. Denser development generally lowers the cost of land per unit; provides greater economies of scale, which lowers the costs of building materials; generates smaller, less expensive properties; and typically requires less infrastructure and site-preparation costs. In particular due to the fact we already have cleared land we not only do not need to undertake tree clearing or pay for expensive bio-diversity offsets which saves significant cost.

Benefits for communities:

Public safety: Communities that invite greater activity on the streets, in public gathering places, and housing in 'clusters' where all the neighbours know each other are generally safer. In addition, when buildings are arranged closer to one another and closer to the street, the direct line of vision from building to street promotes greater neighbourhood oversight.

Traffic relief: When daily destinations are closer to one another and mixed together, the distance we travel in our cars to accomplish daily tasks, and the number of car trips we take, will decrease. In particular, being located next to Carroll College and walking distance to St Peters College lowers school traffic. Furthermore, pedestrian-friendly streets, trails, and inter-connected roadways bolster this effect. By reducing overall dependence on car travel, communities can reduce Vehicle Kilometres Travelled (VKT), which relieves traffic volume on area roads and improves traffic safety. Brightlands will also offer car sharing electric vehicles on site to minimise car numbers.

Sense of place/sense of community: A community's sense of place is hard to define, yet easy to recognise; we know it when it's there, and it is conspicuous when it is not. Well-planned community design can enhance that sense of

place that we inherently feel in so many of our favourite places, and which creates within us a greater sense of community pride and identity. A sense of place provides emotional and mental benefits to residents, encourages people to enjoy their surroundings by engaging in public activity—walking, shopping, socialising, volunteering, working, recreating, reading on a park bench—and encourages older adults, families, and people with disabilities to remain living in their communities instead of relocating to other areas.

Impediments or barriers to development or implementation:

Local zoning: This is the first proposed 'agrihood' in NSW and therefore the planning framework has not been designed with this highly sustainable compact, mixed-use, diverse, walkable agricultural community in mind.

Imbalance between supply and demand: Market studies reveal that the supply of sustainable, inter-connected communities with safe, accessible public spaces has fallen well behind the demand. These types of communities are too few and far-between to satisfy the current, and growing, demand from a cross-section of community residents, including aging baby boomers. There is significant public acknowledgement of the unsatisfied demand for alternatives to conventional, low-density, auto-dominated suburban development patterns.

Public opposition and misperceptions: Many residents hold negative impressions—indeed, downright fear—of density. Some of these perceptions are based on negative associations with urban life, such as crime, low air quality, and lack of space. The Farm seeks to counter these myths, misperceptions, and fears with rational arguments, facts, diagrams and pictures.

Developer resistance: Many developers are resistant to alternative types of development they may have been providing for decades and they may not be inclined to pursue this new type of housing. It is the vision for The Farm to be Australia's leading wellness community and a model to be emulated by other communities.

3 STATUTORY CONTEXT

The following key provisions of Eurobodalla Local Environmental Plan (LEP) 2012 are relevant to this Planning Proposal.

3.1 Aims of the Plan

Clause 1.2 of ELEP 2012 outlines the particular aims of the LEP as follows:

- (aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,
- (a) to preserve the urban growth boundaries of Eurobodalla as identified in the Eurobodalla Settlement Strategy,
- (b) to ensure development embraces the principles of ecologically sustainable development and quality urban design, and encourages walking, cycling and public transport use,
- (c) to provide employment opportunities and strengthen the local economic base by encouraging a range of enterprises, including tourism, which respond to lifestyle choices, emerging markets and changes in technology,
- (d) to identify and protect the established residential neighbourhoods and ensure a sufficient supply of suitable land to meet the future residential needs of Eurobodalla,
- (e) to restrict development of land that is subject to flooding, coastline hazard, bush fires and land slip,
- (f) to ensure that resource lands, including agriculture, mineral resources and extractive materials are not rendered sterile from incompatible land use,
- (g) to provide measures to protect and manage the biodiversity and environmental values of the land and waterways,
- (h) to ensure that development takes into account the environmental constraints of the land and minimises any off site and on-site impacts on biodiversity, water resources and natural landforms,
- (i) to identify and protect the cultural and architectural heritage of Eurobodalla, including Aboriginal relics and places, and assist in its promotion as a tourism asset.

3.2 Land Use Table

The subject site is predominantly zoned RU1 Primary Production and part C2 Environmental Conservation as detailed in **Figure 7**.

The relevant objectives and provisions of the RU1 zone are as follows:

1 Objectives of zone

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To encourage diversity in primary industry enterprises and systems appropriate for the area.*
- *To minimise the fragmentation and alienation of resource lands.*

- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To minimise the visual impact of development on the rural landscape.
- To provide for recreational and tourist activities that support the agricultural, environmental and conservation value of the land.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Forestry; Home occupations

3 Permitted with consent

Agriculture; Animal boarding or training establishments; Aquaculture; Camping grounds; Cellar door premises; Dual occupancies; Dwelling houses; Eco-tourist facilities; Extractive industries; Farm buildings; Funeral homes; Home industries; Intensive livestock agriculture; Intensive plant agriculture; Landscaping material supplies; Open cut mining; Plant nurseries; Restaurants or cafes; Roads; Roadside stalls; Rural industries; Rural supplies; Secondary dwellings; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Amusement centres; Business premises; Caravan parks; Centre-based childcare facilities; Entertainment facilities; Heavy industrial storage establishments; Hotel or motel accommodation; Industrial retail outlets; Industries; Office premises; Residential accommodation; Restricted premises; Retail premises; Serviced apartments; Sex services premises; Vehicle body repair workshops; Vehicle repair stations

The relevant objectives and provisions of the C2 zone are as follows:

1 Objectives of zone

- To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- To prevent development that could destroy, damage or otherwise have an adverse effect on those values.
- To identify sensitive coastal lakes, estuaries, wetlands, overland flow paths and riparian zones and those areas at risk from coastline hazards, including sea level rise.
- To protect and improve water quality.
- To protect and enhance the natural environment for recreation purposes.
- To manage items, places and landscapes of Aboriginal cultural heritage significance into the future in collaboration with the local Aboriginal community.

2 Permitted without consent

Environmental protection works

3 **Permitted with consent**

*Boat sheds; Camping grounds; Environmental facilities; Oyster aquaculture
Roads; Sewerage systems; Water recreation structures; Water supply systems*

4 **Prohibited**

*Business premises; Hotel or motel accommodation; Industries; Local distribution
premises; Multi dwelling housing; Pond-based aquaculture; Recreation
facilities (major); Residential flat buildings; Restricted premises; Retail premises;
Seniors housing; Service stations; Tank-based aquaculture; Warehouse or
distribution centres; Any other development not specified in item 2 or 3*

3.3 Relevant ELEP 2012 Provisions

The following provisions of ELEP 2012 are relevant to the subject site.

- **Minimum lot size:** 100 ha (corresponding to the RU1 zone)
- **Heritage:** Site of Mount Oldrey Homestead (local significance)
- **Acid sulfate soils:** Class 2 (C2 Environmental Conservation lands only)
- **Wetlands:** Lands zoned C2 Environmental Conservation are identified as Wetlands
- **Bushfire-prone land:** Vegetation Category
- **Subdivision of, or dwellings on, land in certain rural, residential or conservation zones:** Minimise potential land use conflicts between existing and proposed development

4 CONCEPT PROPOSAL

4.1 Project Vision

To create Australia's leading wellness community

4.2 Project Description

The proposal, is accompanied by a number of plans and reports that provide detailed description of the development proposed on the subject site at 207 Broulee Road, Broulee. This includes the following:

- Concept Design Explanatory Report
- Concept Masterplan
- Urban Design Presentation

The proposal, to be more commonly known as “the Farm”, plans to develop a unique community that integrates agriculture into a residential neighbourhood. The purpose is to facilitate food production as well as provide green space, recreation, aesthetics and value for a community in a living environment.

The following provides a general overview of the key elements of the proposal:

- Land is to be zoned primarily C4 Environmental Living (100.0 ha) and the remaining land C2 Environmental Conservation (25.3ha).
- Allow residential development of the C4 zoned lands subject to a density control of up to 8 dwellings per hectare (eg 8 x 100ha = 800 dwellings).
- At least 50% (62.65ha) of the site will be conservation area, green space, market gardens etc and remaining 50% of the site will be developed for housing.
- housing to be distributed as follows:
 - 50% targeted towards over 55's.
 - 35% targeted towards families.
 - 15% of lots targeted for key workers housing. Key workers are to be offered a rent to buy opportunity.
- Provision of an increased bio-diversity corridor at the rear of Carroll College.
- Approximately 10 hectares of the site will be used for vegetable and fruit growing.
- Tree house and kids playground.
- Restaurant/Café.
- Communal building for daily classes in yoga, meditation, sound therapy, tai chi as well as a potential teaching hub for SAGE and the schools.
- Significant walking and bike trails.
- Existing main homesteads to be subdivided into an 11.6 hectare lot providing space for livestock.

- Wellness centre & bathhouse with treatments rooms, steam room, mineral baths, float tanks etc.
- Amphitheatre and education precinct.
- All amenities will link with the facilities at The Bower.

In essence, 'The Farm' is looking to create Australia's leading wellness community with the implementation of 'agrihoods', a clustered housing model and the leading best practice technology to drive sustainability.

The model is designed on the following eight (8) design principles:

1. Health & Well-being

- Daily classes including yoga, meditation and fitness.
- Bath house & float tanks
- Day spa & treatments
- Walking and Cycle paths

2. Community

- Belong Technology App
- In-door and outdoor communal areas
- Community events
- Volunteering opportunities
- Communal kitchens and dining areas
- Community title to improve governance
- Creation of Green grid to connect Broulee

3. Environment

- Conservation zones
- Organic certification & management
- Maintenance of natural water flows
- Flora & Fauna preservation (inc revegetation)

4. Economy

- Local Employment opportunities
- Indigenous employment opportunities
- Increased tourism
- Festivals and medium scale events
- Co-working hubs supported by high-speed internet

5. Housing

- Affordable housing
- Key worker initiative
- Diversity of housing types
- In demand cluster housing model

6. Education

- Creation of discovery centre for the local schools and community

- Collaboration with Carroll College and St Peters College
- Creation of a horticulture program
- Partnership with local Indigenous groups

7. Agrihood

- Organic agricultural lots
- Community gardens
- Café and restaurant

8. Sustainability

- Cluster scale microgrid
- Rapid EV charging stations
- Car & Bike Sharing
- Household PV panels
- Passive solar, energy efficient homes
- Household rainwater tanks

4.3 Public Benefit

The key public benefits of 'The Farm' will include (but not be limited to) the following:

- Rehabilitate the wetlands
- Creation of biodiversity corridors
- Affordable housing
- Key worker housing
- Increased housing supply and diversity of housing.
- Open up 15km of walking and bike trails to the public
- Creation of a discovery centre for the local community
- Education precinct and partnerships with Carroll College, St Peters College, local community.
- Jobs for the local community
- Increased tourism and wellness offering at 'The Bower'
- Ability to activate the adjoining Council owned land.

4.4 Site Specific Development Control Plan

If deemed necessary, a draft site-specific Development Control Plan (DCP) will be prepared more appropriately following Gateway determination and prior to public exhibition of any future Planning Proposal. The DCP will be prepared in consultation with Council and provide additional clarity on the intended outcomes of the Planning Proposal as it relates to more detailed site-specific provisions.

5 PLANNING PROPOSAL

This Planning Proposal seeks an amendment to Eurobodalla Local Environmental Plan (LEP) 2012 to facilitate development of the subject site at 207 Broulee Road, Broulee as described in Section 4.1 of this proposal.

The Planning Proposal has been prepared in accordance with Section 3.33 of the EP&A Act 1979 and the provisions prescribed in the Local Environmental Plan Making Guideline September 2022 prepared by Department of Planning, Industry and Environment. These provisions require the following matters to be addressed:

- **Part 1 – Objectives and intended outcomes** – a statement of the objectives of the proposed LEP
- **Part 2 – Explanation of provisions** – an explanation of the provisions that are to be included in the proposed LEP
- **Part 3 – Justification of strategic and site-specific merit** – justification of strategic and potential site-specific merit, outcomes, and the process for implementation
- **Part 4 – Maps** – maps, where relevant, to identify the effect of the planning proposal and the area to which it applies
- **Part 5 – Community consultation** – details of the community consultation that is to be undertaken on the planning proposal
- **Part 6 – Project timeline** – project timeline to detail the anticipated timeframe for the LEP making process in accordance with the benchmarks in this guideline

5.1 Part 1 - Objectives and intended outcomes

Objective

The objective of the Planning Proposal is to amend Eurobodalla Local Environmental Plan (LEP) 2012 to allow for development of 'The Farm', an agrihood development, on 126.74ha of land at 207 Broulee Road, Broulee. This development seeks to become a model of highly sustainable future development for NSW following the success of the award winning 'The Cape' development in Victoria and Witchcliffe Eco-village in Western Australia.

An agrihood is typically defined as a type of planned community that integrates agriculture into a residential neighbourhood. The purpose is to facilitate food production as well as provide green space, recreation, aesthetics and value for a community. **Figure 6** provides an example of what an 'agrihood' development may look like.

Intended outcomes

- Provide for overall health & well-being
- Create a distinctive and unique community
- Enhance the existing environment
- Improve the local economy around local employment opportunities, indigenous employment opportunities and increased tourism
- Increased diversity of housing types to address affordability and key workers

- Provide education in partnership with local organisations, schools, TAFE and local indigenous groups
- Create a very unique planned community that integrates agriculture into a residential neighbourhood (ie Agrihood)
- Create a community that is highly sustainable

Figure 6. Typical 'agrihood' development



5.2 Part 2 – Explanation of Provisions

The planning proposal will be achieved by amending ELEP 2012 as follows:

- Increasing the existing area zoned C2 Environmental Conservation as detailed in **Figure 7**;
- Rezoning that part of the remaining subject lands (outlined in green) zoned RU1 Primary Production to C4 Environmental Living as detailed in **Figure 7**;
- Including a maximum height limit of 8.5m for land proposed to be zoned C4 Environmental Living (refer **Figure 8**) and
- Including a site-specific local provisions clause to allow residential development of the C4 zoned lands subject to:
 - maximum dwelling density of 8 dwellings per hectare; and
 - minimum 50% of the lands being provided as conservation area, green space, market gardens etc.
 - ~~— maximum 15% of the housing to be in-fill affordable housing.~~
- Including the following additional permitted uses for that part of the site that is proposed to be zoned C4 Environmental Living:
 - ~~a. centre based child care facility~~
 - b. community facility

c. food and drink premises

Figure 7. Existing and proposed zoning of the subject site

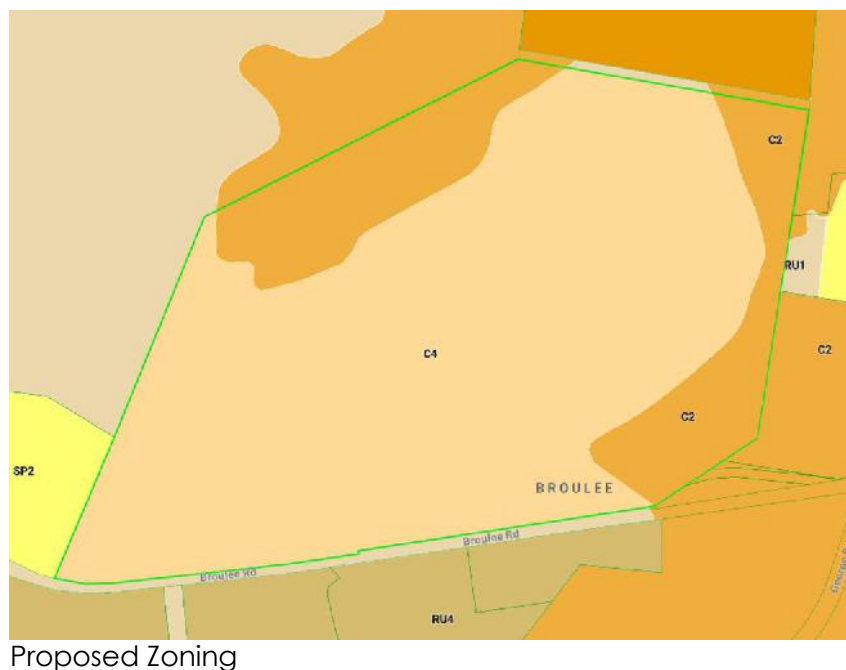
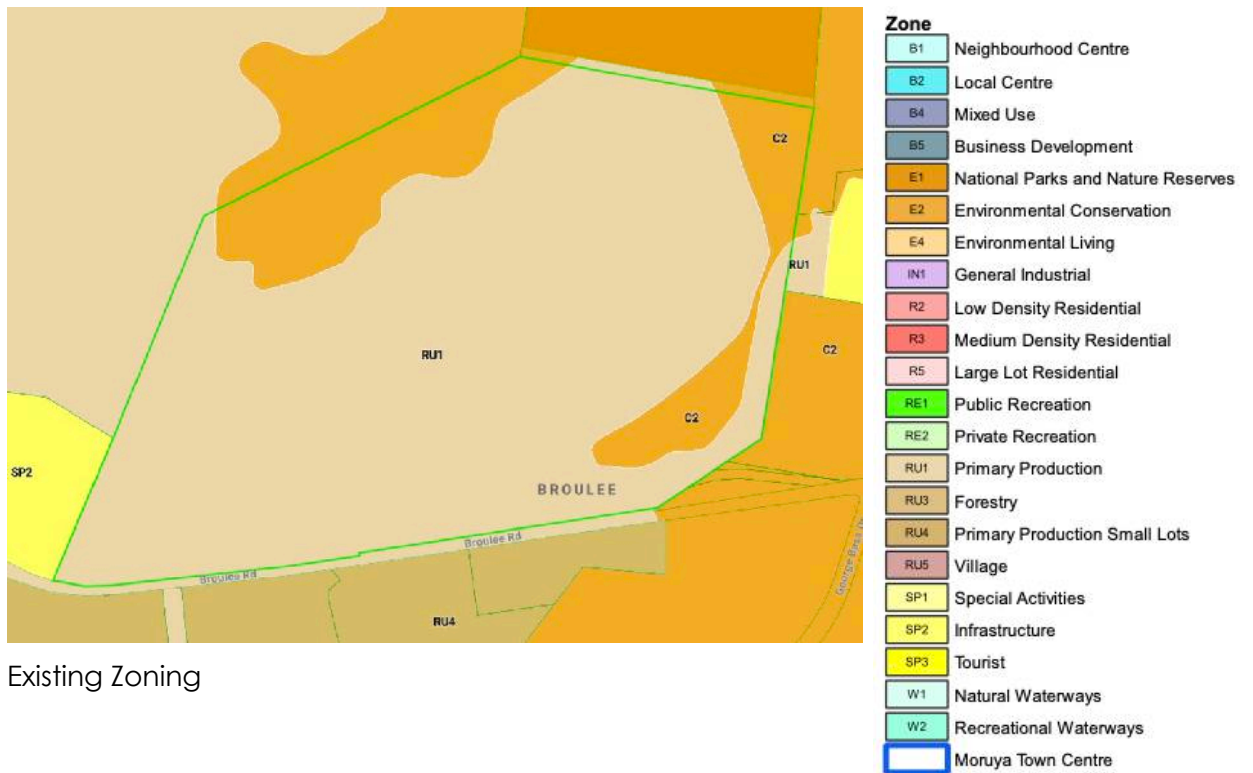


Figure 8. Existing and proposed building height mapping



Existing Height of Buildings mapping



Proposed Height of Buildings mapping

5.3 Part 3 – Justification of Strategic and Site-Specific Merit

This section provides a detailed assessment of the proposal's strategic and site-specific merit to determine whether the planning proposal should be supported.

The following sub-sections address the assessment criteria detailed in the *Local Environmental Plan Making Guideline September 2022* prepared by Department of Planning, Industry and Environment.

Following Sections A and B provide detail on how the proposal has strategic merit by aligning with the relevant NSW strategic planning framework and any endorsed local strategy or strategic plan which, for the site and the proposal, includes the following:

- NSW Government's South East and Tablelands Regional Plan 2036 (Region Plan) and the Draft South East Tablelands Regional Plan 2041 (Draft Region Plan)
- Eurobodalla Local Strategic Planning Statement 2020-2040 (LSPS)
- Eurobodalla Rural Lands Strategy 2016 (Rural Lands Strategy), and
- Eurobodalla Settlement Strategy 2006-2031 (Settlement Strategy).

The proposal addresses all relevant principles, objectives and actions in the relevant strategic plans and in particular gives direct effect to the following key regional themes:

1. Recognising Country, people, and place.
2. Enhancing sustainable and resilient environments
3. Leveraging diverse economic identities
4. Planning for fit for purpose housing and services
5. Supporting a connected and active region

Following Sections C, D and E identify the potential positive environmental, social and economic impacts of the proposal and demonstrates how the proposal has site-specific merit in the context of the following assessment criteria:

- the natural environment on the site to which the proposal relates and other affected land (including known significant environmental areas, resources or hazards)
- existing uses, approved uses, and likely future uses of land in the vicinity of the land to which the proposal relates, and
- services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.

Additional information on the site-specific merits of the proposal is provided in Chapter 6.

5.3.1 Section A – Need for the Planning Proposal

1. Is the planning proposal a result of an endorsed LSPS, strategic study or report?

No.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way

Yes. Following consideration of the following options this planning proposal is considered the only means of achieving the objectives and outcomes described in s5.1 of this proposal.

Option 1 – Use the site for current purpose

This option involves development of the site for primary industry production under the current objectives of the RU1 zone.

An *Agricultural Consulting Report* has been prepared and accompanies this proposal. The report confirms:

- the subject site is currently used for the grazing of cattle,
- there is significant degradation to existing wetlands from cattle,
- the cattle enterprise could only support part- time work on a commercial basis, and
- the removal of grazing animals from of the wetlands would enhance the environmental value of the project site.

Option 2 - Do Nothing and wait for new strategy

Consideration has been given to waiting for the outcomes of the Place Strategy for the Batemans Bay Strategic Cluster.

There is no indication/certainty the unique 'agrihood' type of development proposed will be considered as part of this strategy notwithstanding the likely opportunities for public input into that process.

There is a real possibility the site will continue to remain in its current state and will not achieve redevelopment that supports:

- Increased supply of jobs,
- Increased supply of diverse housing, and most importantly
- Delivery of community benefits that will see the future revitalisation of land that is no longer identified as being ideally suited for the purposes of which it is currently zoned.

5.3.2 Section B – Relationship to the Strategic Planning Framework

3. Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

Yes. In determining whether the proposal has strategic merit, consideration has been given to whether the planning proposal can align with the relevant NSW strategic planning framework, in particular, NSW Government's South East and Tablelands Regional Plan 2036 (Region Plan) and the Draft South East Tablelands Regional Plan 2041 (Draft Region Plan).

The draft South East and Tablelands Regional Plan 2041 underwent public exhibition and the department is now closely considering how the submissions and feedback will be incorporated into the final plan.

The Department's website confirms:

"The draft plan contains 25 objectives under 5 themes to guide planning and land-use decisions over the next two decades to unlock the region's potential.

The draft plan contains the latest housing forecasts, and has a strong focus on Aboriginal self-determination, sustainability and resilience-planning against natural disasters to help build stronger communities.

The draft plan delivers strategies to manage and shape the region's growing cities and centres. These strategies aim to diversify the economy, create thriving communities and plan for a sustainable future."

Table 3 provides an assessment of how the proposed development can align with the relevant objectives of the draft plan and achieves the overall intent of the Regional Plan.

Table 3 - Consistency with draft South East and Tablelands Regional Plan 2041

Theme 1 Recognising Country, people, and place	
Objectives	Comments
OBJECTIVE 1: Build capacity for shared knowledge about Aboriginal culture in land use planning	The proposal will strengthen ties with the local aboriginal community through partnerships, education and jobs.
OBJECTIVE 2: Strengthen Aboriginal self-determination	Aboriginal self-determination will be strengthened by the partnership with Blackrock Industries that will provide pathways for employment of indigenous people.
OBJECTIVE 3: Support diverse, vibrant and socially active communities	The primary objective of the proposed 'Farm' development is to create a very unique community that integrates clustered housing with food production and world best practice sustainable technology. The Farm will be the first development of its kind in NSW that will be truly building and feeding a sustainable community.
OBJECTIVE 4: Preserve the heritage and character of the region's towns and villages	Refer s6.2.3 of this proposal
Theme 2 Enhancing sustainable and resilient environments	
Objectives	Comments
Objective 5 Protect important environmental assets	As described in the <i>Agricultural Consulting Report</i> accompanying this proposal, <ul style="list-style-type: none"> the subject site is currently used for the grazing of cattle,

	<ul style="list-style-type: none"> • there is significant degradation to existing wetlands from cattle, • the removal of grazing animals from of the wetlands would enhance the environmental value of the project site.
Objective 6 Enhance biodiversity, habitats and the connections between them	A key concept of this proposal is the creation of a new model for sustainable living that will benefit the resident's health and well-being by enhancing biodiversity, habitats and the connections between them.
Objective 7 Build resilient places and communities	A key concept of this proposal is building a resilient community based on a model of sustainable living that will further benefit the resident's health and well-being.
Objective 8 Plan for a net zero region by 2050	The planning Proposal will deliver a sustainable living environment including a microgrid that will help the region reach a net zero emissions target by 2050.
Objective 9 Secure water resources	Refer comments in Objective 5.
Objective 10 Manage the role and operation of extractive industries	Planning Proposal does not propose any extractive industries.

Theme 3 Leveraging diverse economic identities

Objectives	Comments
Objective 11 Realise economic benefits from a connected regional economy	The core concept of this proposal is to promote innovation and sustainability in agriculture through development of a unique housing model.
Objective 12 Promote a year-round visitor economy	In connection with the adjoining Bower development The Farm will promote eco and wellness tourism.
Objective 13 Promote innovation and sustainability in agriculture and aquaculture industries	The proposal is underpinned by the agrihood concept with the intent to incorporate around 14 hectares of space for livestock away from the wetlands and vegetable and fruit growing.
Objective 14	The proposal will support the development of a circular economy by encouraging active community participation in local food growing

Support the development of a circular economy	and provide education on farming practices through collaboration with St Peters College and Carroll College.
Objective 15 Promote business and employment opportunities in strategic locations	The Farm will promote and provide a model for innovation and sustainability in agricultural, community, wellness and educational commercial enterprises.

Theme 4 Planning for fit for purpose housing and services

Objectives	Comments
Objective 17 Plan for a supply of housing in appropriate locations	<p>The South East and Tablelands Region is expected to grow to just over 350,000 residents by 2041 with around 10% (6,222 residents) of this forecast population increase to come from the Eurobodalla Shire.</p> <p>This proposal directly responds to housing need and will provide:</p> <ul style="list-style-type: none"> • Housing that integrates agriculture into a residential neighbourhood that is not being currently provided in the region • More affordable housing • A unique housing lifestyle opportunity that manages rural living • Provide efficient access to infrastructure and services
Objective 18 Plan for more affordable, low-cost and social housing	A key feature of The Farm model is the provision of affordable, key worker, living for seniors and family- oriented housing.
Objective 19 Improve the quality, resilience and sustainability of housing	The clustered housing model of The Farm would maximise infrastructure efficiency, also allowing for shared rainwater and wastewater collection, and an electricity micro-grid.
Objective 20 Manage rural living	The proposal is designed to help conserve the local natural environment and agricultural land, with an increased biodiversity corridor, and dedicated agricultural space. The Farm would be located on land without significant flood risk or bushfire constraints.
Objective 21 Provide efficient access to infrastructure and services	The Farm is well located in regard to having easy access to existing educational facilities, health services, community and social services in the township of Broulee and nearby township of Moruya

Theme 5 Supporting a connected and active region

Objectives	Comments
Objective 22 Strengthen cross-border connectivity and infrastructure coordination	The proposal seeks to implement physical and community infrastructure which connects and strengthens existing land uses in the locality, such as Carroll College and The Bower, and support the growth of the township of Broulee.
Objective 24 Plan for walkable centres	The proposal seeks to open 15kms of walking trails that will connect and strengthen existing land uses in the locality and connectivity with the township of Broulee.
Objective 25 Adapt infrastructure to meet future needs	The proposed Farm community is designed to be self-sufficient if isolated in a natural disaster event through the implementation of a micro-grid and other best practice technologies

4. Is the planning proposal consistent with council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

Yes. **Table 4** provides an assessment of how the proposed development can align with the relevant planning priorities of the Eurobodalla Local Strategic Planning Statement (ELSPS).

The ELSPS encourages infill and higher density housing in already built-up areas of the main towns in Eurobodalla. There is also support in the ELSPS for the need to provide greater diversity in housing to suit future housing needs, particularly for smaller households.

The statement's vision is *"to create great places through more livable, sustainable, productive and collaborative communities"*. This vision is achieved through the development of planning priorities that are formulated under the following four (4) broad planning principles:

1. Our place
2. Our environment
3. Our connection
4. Our business

Table 4 - Consistency with ELSPS

1. Our place	
Planning Priorities	Comment
1. Encourage greater housing diversity and affordability	The Planning Proposal has been developed to directly address the housing diversity and affordability needs of Eurobodalla Shire that were highlighted in the Broulee Housing Study conducted by Hill PDA. This includes the provision of affordable, key worker, seniors living and family- oriented housing.
2. Enhance the distinctive character and heritage of towns, villages and hamlets	The proposal will enhance the character of Broulee by providing an opportunity for residents and visitors to experience NSW's first 'agrihood' development.
3. Consolidate development within town and village centres	<p>The proposal is next to Carroll College and a natural extension of the town and provides an alternative to high density development that has been heavily opposed by local community groups in Broulee. It also provides greater diversity of housing types accessible to nearby town and village centres.</p> <p>The analysis of housing demand in Broulee in s6.4 of this proposal details how the diversity of housing type proposed has the capacity to delivery positive benefits for the community in an LGA where there is a stated housing crisis.</p>
2. Our environment	
4. Adapt to natural hazards	Section 6.3 of this proposal details how the proposed development adequately addresses the risks and hazards the region is likely to experience.
5. Conserve and celebrate bushland and waterways	The proposal is designed to help conserve the local natural environment and agricultural land, with an increased biodiversity corridor and dedicated agricultural space.
6. Promote sustainable living	<p>The planning proposal promotes sustainable living like no other proposal in NSW.</p> <p>'The Farm' is proposed to become a carbon negative community with initiatives such as an on-site micro grid, installation of rapid EV charging stations, car and bike sharing, household PV panels, passive solar and energy efficient design with household water tanks to each dwelling.</p>

Our connection	
7. Collaborate with NSW government in delivering strategic infrastructure projects	Brightlands Living has made approaches with regard to providing key worker housing for the new Moruya Hospital on completion.
8. Align local infrastructure delivery with planned growth	This proposal does not require significant existing urban infrastructure to be renewed.
9. Develop highly accessible town and activity centres	The proposal will deliver housing options that are suited to an existing rapidly ageing population and is well located in relation to the goods and services available in Broulee.
Our business	
10. Promote nature-based tourism opportunities	The proposal provides for nature based activities that have the potential to attract more visitors to the region in the winter months
11. Activate town and village centres	The proposal does not detract from the unique character of town and village centres that more commonly provide a concentration of commercial and tourism activities such as the waterfronts of Batemans Bay, Narooma and Moruya and Broulee
12. Ensure an adequate supply of employment lands	The proposal provides for the development of smaller niche employment lands directly adjacent the township of Broulee. In particular, the proposal will improve the local economy by providing local employment opportunities, indigenous employment opportunities and increased tourism.
13. Promote a diverse and sustainable agriculture sector	Community demand for locally produced and sustainable food increases and this proposal is unique in that it will provide a housing model that is underpinned by the agrihood concept with the intent to incorporate around 14 hectares of space for livestock and sustainable vegetable and fruit growing.

Further consideration has been given to the proposal's consistency with the following local strategies and plans.

Rural Lands Study

As noted by Eurobodalla Council in their review of the scoping report for this proposal dated 19 January 2023,

"The Rural Lands Strategy was adopted by Council in February 2016. It recognises that the rural lands of the Eurobodalla LGA are a vital resource and sets a vision and action plan for 20 years, until 2036".

and

"The strategy considers that the RU1 Primary Production zone is appropriate to define the broadscale areas of rural Eurobodalla, noting that of 1,730 landholdings in the RU1 zone, only 7% are over 100 ha. The strategy recognises that these larger properties have prospects for commercial agriculture and aims to minimise their fragmentation, especially where they contain productive agricultural land".

An *Agricultural Consulting Report* has been prepared and can be found accompanying this proposal. The report responds directly to the directions in sections 5.7.2.1, 5.7.2.2 and 5.7.2.3 and 5.7.3 of the Eurobodalla Shire Council 'Rural Lands Strategy (volume 1)'.

Analysis undertaken in the report indicates

- the land is not highly productive and is generally suited to cattle grazing
- a cattle enterprise on the project area is not considered to be commercially viable.

Compounding this analysis, Council has recognised areas on the property for environmental conservation, have requested an additional biodiversity corridor and, as a part of this conservation corridor, Council has requested that livestock be removed from these areas.

In summary, these lands do not have prospects for viable commercial productive agriculture and are not appropriately defined as the broadscale areas of rural Eurobodalla.

It is also very important to note the Rural Lands Study did not consider or contemplate the type of development being proposed here that incorporates clustered housing with agriculture and the rural lands to create a one-off sustainable community. Examples from around the world highlight how this type of development is not suited to being located in the more 'traditional' residential zoned land holdings accommodating 'traditional' housing types and communities.

Eurobodalla Settlement Strategy 2006-2031

Council's stated key function of the Settlement Strategy was *"to inform the application of land-use zones and specific provisions that were included in ELEP 2012, and which provided for the current zoning and minimum lot size provision of the site"*.

It is recognised there are a number of issues currently facing coastal villages including development pressure on land that separates settlements causing ribbon settlement stretching along the coastal edge and along the main access road, and large scale subdivisions that erode the compact footprint and natural setting.

The unique nature and character of the proposed 'agrihood' development is not the type of development that has been considered in any great depth when consideration has been given to the nature of settlement in and around villages in predominantly rural areas. The proposal is unconventional and will provide for development that will not result in:

- conventional ribbon settlement along a main access road to Broulee,
- conventional large scale subdivision that can erode the compact footprint and natural setting of Broulee, and
- large scale buildings that will detract from the settlements' relationship to geographic location, views and vistas of the surrounding natural environment.

The unique character of the agrihood style development will contribute significantly to the maintenance of a compact footprint and the natural setting of Broulee.

Broadly, the proposed development aligns with the aims of the Eurobodalla Settlement Strategy because the proposal:

- Will conserve and improve biodiversity,
- Will respect our diverse cultural background by forming partnerships with the local indigenous community, and
- Will stimulate economic and community development with the advent of cluster housing in an agricultural neighbourhood.

Draft Local Housing Strategy

Council is working to deliver a draft Local Housing Strategy for public exhibition in 2023, which will identify the demand for housing in the Eurobodalla LGA for a 20-year period.

Council has indicated early analysis suggests the capacity of existing residential zoned land to provide homes on both greenfield and infill sites is sufficient to meet future expected housing demand. Council has also indicated this is consistent with the strategic plans considered above that support investigating opportunities for infill housing development to provide more dwellings and the required diversity in housing type.

A *Broulee Housing Study* has been undertaken and a copy of the study can be found accompanying this proposal.

In conclusion, the analysis in the study of the local area data has demonstrated the following key points:

- The mix of dwellings proposed is designed to directly respond to the demographic needs of the area and provide housing that aligns with demand.
- The proposal provides a viable and innovative alternative to respond to the housing crisis that is occurring across the LGA.
- The review demonstrated that the proposal was able to directly respond and align to all strategic planning documents, including directions around housing, rural lands, economic development, community and conservation.

5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?

There are no further State and regional studies or strategies that are considered applicable to this Planning Proposal.

6. Is the planning proposal consistent with applicable SEPPs?

Yes. **Table 5** below provides an assessment of the Planning Proposal against the applicable State Environmental Planning Policies (SEPPs) and confirms the proposal is consistent with the applicable SEPPs.

Table 5- Consistency with applicable SEPPs

Applicable SEPPS	Consistency
Biodiversity and Conservation SEPP	A <i>Biodiversity Report</i> accompanies this proposal and identifies how the proposal will protect environmental values of the site, including but not limited to, maintaining biodiversity, the protection of native vegetation, cultural heritage, and the importance of water resources.
Primary Production SEPP	The planning proposal achieves a balance between rural needs, including farming, and development while reducing the risk of land use conflict and rural land fragmentation. This is achieved through the implementation of a unique 'agrihood' development that is a planned community lifestyle that integrates agriculture into a residential neighborhood that will facilitate food production as well as provide green space, recreation, aesthetics and value for a community.
Resilience and Hazards SEPP	<p>Background research indicates a history of the site being used for residential and farming uses with no indication of contamination.</p> <p>As identified in the Biodiversity Report that accompanies this proposal, part of the C2 Environmental Conservation zoned lands in Figure 7 is identified as coastal wetlands and there is an associated Proximity Area that constrains development. In accordance with the provisions of cl.2.8 of this SEPP, The Farm concept plan has been prepared having no development within the Proximity Area that will significantly impact on</p> <ul style="list-style-type: none"> (a) the biophysical, hydrological or ecological integrity of the adjacent coastal wetland, or (b) the quantity and quality of surface and ground water flows to and from the adjacent coastal wetland.

7. Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions)?

Yes. **Table 6** below provides an assessment of the Planning Proposal's consistency with the relevant Directions issued by the Minister for Planning to relevant planning authorities under section 9.1 (2) of the Environmental Planning and Assessment Act 1979.

Table 6 - Consistency with applicable Ministerial Directions

Focus area 1: Planning Systems	
Ministerial Direction	Consistency
1.1 Implementation of Regional Plans	Refer s5.3.2 of this proposal. The planning proposal does not undermine the achievement of objectives from the draft South East and Tablelands Regional Plan 2041.
1.3 Approval and Referral Requirements	<p>The planning proposal is substantially consistent with the terms of this direction because the proposal;</p> <ul style="list-style-type: none"> • minimises the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and • does not contain provisions requiring concurrence, consultation or referral of a Minister or public authority, and • does not identify development as designated development:
1.4 Site Specific Provisions	The planning proposal is consistent with the terms of this direction because it will amend ELEP 2012 in order to allow particular 'agrihood' development to be carried out by rezoning the site to an existing zone already in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone.
Focus area 3: Biodiversity and Conservation	
Ministerial Direction	Consistency
3.1 Conservation Zones	The planning proposal applies to land within a conservation (C2) zone in the ELEP 2012 and does not reduce the conservation standards that apply to the land.

3.2 Heritage Conservation	The planning proposal addresses the conservation of the 'Site of the Mount Oldrey Homestead' and aboriginal heritage as detailed in s6.2.3.
4.3 Planning for Bushfire Protection	<p>The planning proposal addresses bushfire protection as detailed in s6.3.3.</p> <p>In accordance with direction 4.3 consultation with the Commissioner of the NSW Rural Fire Service will be undertaken following receipt of a gateway determination under section 3.34 of the Act, and prior to undertaking community consultation in satisfaction of clause 4, Schedule 1 to the EP&A Act, and take into account any comments so made.</p>
4.4 Remediation of Contaminated Land	<p>Land subject of this proposal is not within an investigation area within the meaning of the Contaminated Land Management Act 1997,</p> <p>Development for a purpose referred to in Table 1 to the contaminated land planning guidelines is not being, or is known to have been, carried out on the subject land.</p>
4.5 Acid Sulfate Soils	The part of the site that is subject to rezoning and intensification of land uses is not identified as having acid sulfate soils.

Focus area 5: Transport and Infrastructure

Ministerial Direction	Consistency
5.1 Integrating Land Use and transport	<p>The Farm will improve access to housing, jobs and services by walking and cycling because The Farm</p> <ul style="list-style-type: none"> proposes the establishment of a framework of public and private streets as well as significant pedestrian and cycle pathways which connect through the adjoining properties (ie The Bower) and provide access to Broulee town centre. will open 15kms of walking trails that will connect and strengthen existing land uses in the locality and connectivity with the township of Broulee. will provide local employment opportunities and indigenous employment opportunities.

5.2 Reserving Land for Public Purposes	The planning proposal does not undermine the achievement of reserving land for public purposes.
5.3 Development Near Regulated Airports and Defence Airfields	<p>The planning proposal is near the Moruya Airport. In accordance with the provisions of this direction, the planning proposal</p> <p>Sets an appropriate 8.5m maximum building height control standards; and</p> <p>does not propose development types that are incompatible with the current and future operation of Moruya airport.</p>

Focus area 6: Housing

Ministerial Direction	Consistency
6.1 Residential Zones	<p>This direction applies because the planning proposal will affect land within a zone in which significant residential development is proposed to be permitted.</p> <p>The planning proposal is justified by a number of studies prepared in support of the planning proposal that give consideration to the primary objective of this direction <i>"to protect the agricultural production value of rural land"</i>.</p> <p>In particular, the <i>Agricultural Consulting Report</i> that accompanies this proposal provides an analysis of the agricultural production value of the rural land and concludes:</p> <ul style="list-style-type: none"> the land is not highly productive and is generally suited to cattle grazing, and a cattle enterprise on the project area is not considered to be commercially viable. <p>Compounding this analysis, the report acknowledges Council has recognised areas on the property for environmental conservation and have requested an additional biodiversity corridor. As a part of this conservation it is recommended that livestock be removed from these areas.</p> <p>The report concludes these lands do not have prospects for viable commercial productive agriculture and are not appropriately defined as the broadscale areas of rural Eurobodalla.</p>

Focus area 9: Primary Production

Ministerial Direction	Consistency
9.1 Rural Zones	Not applicable because the planning proposal proposes to rezone land from rural zone to a conservation zone and does not rezone land from a rural zone to a residential, business, industrial, village or tourist zone.
9.2 Rural Lands	<p>The Planning proposal is considered to be consistent with the directions for rural lands because:</p> <ul style="list-style-type: none"> • it is consistent with applicable strategic regional plan and applicable local strategic planning statements as identified in s5.3.2 of this proposal, • it has considered the significance of agriculture and primary production to the State and rural communities – refer <i>Agricultural Consulting Report</i> that accompanies this proposal, • it identifies and protects environmental values, including but not limited to, maintaining biodiversity, the protection of native vegetation, cultural heritage, and the importance of water resources - refer <i>Biodiversity Report</i> that accompanies this proposal, • it considers the natural and physical constraints of the land, including but not limited to, topography, size, location, water availability and ground and soil conditions – refer s6.0 of this proposal, • it promotes opportunities for investment in productive, diversified, innovative and sustainable rural economic activities - refer <i>Agricultural Consulting Report</i> that accompanies this proposal, • through unique design, the 'agrihood' development prioritises efforts and considers measures to minimise the fragmentation of rural land and reduce the risk of land use conflict, particularly between residential land uses and other rural land use, and • through unique design, the 'agrihood' development provides particular consideration to the social, economic

	and environmental interests of the community – refer s5.33 of the proposal.
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5.3.3 Section C – Environmental, Social and Economic Impact

8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

No. Preliminary Ecological Advice has been prepared and can be found accompanying this proposal. This preliminary assessment has identified the following key outcomes:

- the bulk of the subject land (68 ha) is relatively unconstrained by biodiversity values given historic clearing and pasture improvement.
- a change of land use of the subject land that promotes ecologically sustainable development, has the potential for significant biodiversity benefits both on the subject land and locally.
- there is considerable scope for ecologically sustainable residential development that protects and enhances the significant biodiversity values.

9. Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

The proposal will have a significant impact on enhancing the existing environment, particularly in relation to management of the existing wetlands and providing greater community access.

There are no other likely environmental effects of the planning proposal that require to be managed that have not already been addressed in the detailed reports that accompany this application.

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

Yes. As mentioned previously, this Planning Proposal has the following intended outcomes

- Provide for overall health & well-being
- Create distinctive and unique community
- Enhance the existing environment
- Improve the local economy around local employment opportunities, indigenous employment opportunities and increased tourism
- Increased diversity of housing types to address affordability and first home buyers in particular
- Provide education in partnership with local organisations, schools, TAFE and local indigenous groups
- Create a very unique planned community that integrates agriculture into a

residential neighborhood (ie Agrihood)

- Create a community that is uniquely sustainable

5.3.4 Section D – Infrastructure (Local, State and Commonwealth)

11. Is there adequate public infrastructure for the planning proposal?

Yes. A *Water and Wastewater Servicing Feasibility Report* has been undertaken and can be found accompanying this application. In summary and subject to the progress of the planning proposal through Gateway, a site-specific water and wastewater servicing strategy will be developed as detailed in the report.

Community infrastructure will be provided as part of the proposal, including

- Provision of an increased bio-diversity corridor at the rear of Carroll College
- Tree house and kids playground
- Restaurant/Café
- Communal building for daily classes in yoga, meditation, sound therapy, tai chi as well as a potential teaching hub for SAGE and the schools.
- Significant walking and bike trails
- Wellness centre & bathhouse with treatments rooms, steam room, mineral baths, float tanks etc.
- Amphitheatre and education precinct
- All amenities will link with the facilities at The Bower.

5.3.5 Section E –State and Commonwealth Interests

State and Commonwealth public authorities will make their views known as part of the consultation process that will occur as part of the Gateway determination of the Planning Proposal.

5.4 Part 4 Maps

Figure 7 identifies the site subject to the planning proposal (outlined in green) and the proposed amendments to the existing Zoning Map.

Figure 8 identifies the proposed amendments to the existing Height of Buildings mapping.

5.5 Part 5 Community Consultation

The Gateway determination will specify the duration and extent of public exhibition required with the period between 20 December and 10 January (inclusive) excluded from the calculation of a period of public exhibition.

The Gateway determination may also identify the need for the planning proposal to be referred to one or more authorities and government agencies for comment.

Preliminary consultation has been undertaken with the local community to inform the preparation of the planning proposal. This consultation includes the following:

1. Blackrock Industries

Blackrock Industries are a large 100% owned Indigenous organisation providing people and equipment to Mining and Civil projects. They have

provided a letter of support for this project stating:

- We have developed a long-term relationship with Brightlands Living.
- Blackrock is tremendously excited to be aligned with such an innovative and sustainable project and would be delighted to undertake the civil contracting work and construction work associated with the project.
- As an Indigenous business we have a significant Indigenous workforce and we would also work with the local Indigenous community in the Eurobodalla region to provide pathways for employment.

2. Carroll College

Preliminary discussions have been held with Carroll College and a letter of support has been provided by the Principal, Ms Jacqueline Heffernan, stating:

- We look forward to the opportunities presented by the development project bordering the college.
- This project will provide an on-site market garden and learning centre to teach the students about sustainability, conservation and agriculture.
- We are facing a housing shortage for our teachers and strongly commend the rent to buy key worker housing initiative, which will provide us greater opportunity to attract new staff.
- We would also be interested to discuss the opportunities to construct walking and bike trails at the rear of the college as well as across George Bass Drive which would also be a great solution to remove limitations of pick-up and drop-off.

3. SAGE

SAGE is a not-for-profit community group involved in improving food security. The SAGE community is made up of growers, food producers, businesses, food consumers, members, supporters and volunteers.

Following a meeting with board members of SAGE where they were given some background to the proposed development of 'The Farm', all members commended the farming initiatives proposed and expressed interest in being involved in the creation of a learning centre for market gardeners. They also commented this would further the work they have undertaken at Stepping Stone Farm, a working market garden approximately 8kms from Moruya.

4. St Peters College

The principal of St Peters College, Mr Darren McPartland, was briefed on the proposed development at "The Farm" and made the following comments:

- Student numbers have almost doubled in the last few years and an additional ten teachers have been employed.
- It has been extremely difficult to find housing for the teachers close to the school and house prices are too expensive for the teachers. He was very supportive of a rent to buy initiative for key workers including teachers.
- Welcomed the learning centre on the site, which would align to the students undertaking the primary resources subjects.

- Students would benefit from the installation of walking and mountain bike trails through the development.
- The Master Plan of St Peters proposes a 50m swimming pool and community facilities. These facilities are to be open to the public to financially support the long-term viability of the college. Those living in a wellness community are likely to make regular use of the facilities providing income to the College.

5. Southcoast Health & Sustainability Alliance (SHASA)

SHASA's mission is to helping make the Eurobodalla a better place to live, work and play by championing renewable energy, sustainability and community resilience projects across the Shire.

SHASA expressed support for 'The Farm' becoming a carbon negative community proposed with initiatives such as an on-site micro grid, installation of rapid EV charging stations, car and bike sharing, household PV panels, passive solar and energy efficient design with household water tanks to each dwelling.

6. Broulee Mossy Point Community Association

Preliminary comments from Mr Andrew Bain regarding 'The Farm' proposal include

- Some of the ideas proposed in 'The Farm' have been pushed for by the association in existing developments at Broulee and other close by areas. But they have typically met with little or no enthusiasm from developers or Council.
- Where developers have initially signalled support for such sustainable initiatives during the course of development these initiatives have tended to disappear, and the community is finally left with a 'standard' residential development.
- This approach by existing developers has given rise to a high level of scepticism in the community of such projects.
- It would be positive if 'The Farm' could counter some of this scepticism and lead to development that shines a light on how future housing developments should be developed.

5.6 Part 6 Project Timeline

Table 7 provides a project timeline detailing the anticipated timeframe for the LEP making process in accordance with the benchmarks in the *Local Environmental Plan Making Guideline September 2022* prepared by Department of Planning, Industry and Environment.

Table 7 – Project Timeline

Stage (inc. key steps)	Anticipated timeframe
Stage 1 – Pre-lodgement Scoping proposal and meeting	Completed

Stage 2 – Planning Proposal Lodgement of PP Planning assessment by council Local planning panel advice and Council resolution	August – October 2023
Stage 3 - Gateway determination Submitting PP for Gateway determination Department review Issue Gateway determination	April 2024
Stage 4 – Post-Gateway Post-Gateway determination review (ie action Gateway conditions prior to public exhibition)	June 2024
Stage 5 – Public Exhibition & Assessment Public Exhibition Response to submissions Post-exhibition evaluation Resolution for finalisation	September 2024
Stage 6 - Finalisation Finalisation as LPMA Finalisation package requirements Checking the finalisation package Making the LEP	February 2025

6 SITE-SPECIFIC CONSIDERATIONS

A number of key site-specific issues are identified as likely to be relevant to the assessment and evaluation of the proposal. A preliminary impact assessment to test whether the site is or can be made suitable for the proposal has been undertaken as follows.

6.1 Site Suitability Analysis

A preliminary *Site Suitability Analysis* of large lots within the Eurobodalla LGA that could potentially be suitable for the creation of a wellness community as proposed can be found accompanying this proposal. This analysis included gathering data and filtering this data using a mix of quantitative and subjective assessment.

In summary, when consideration was given to the constraints of vegetation, flooding, slope, access to services and land size the analysis found only two lots were suitable for the potential development. The following two suitable lots are adjacent to each other just to the West of Broulee. These are:

- 101 Broulee Road, Broulee (42/DP1020017); area of 307 ha
- 207 Broulee Road, Broulee (1/DP1256287); area of 127 ha

In considering these two properties 207 Broulee Road is the most superior given it borders Carroll College and its closer proximity to the town of Broulee.

6.2 Key Features of Site and Surrounds

6.2.1 Existing Development and Uses

Key features of the subject site include:

- 126.7 hectare site in single ownership
- Heritage listed as home to site of Mount Oldrey Homestead
- currently used for hobby cattle grazing
- cleared land with limited bushfire constraints
- not flood prone
- most suitable site for a new 'agrihood' community

6.2.2 Surrounding Development and Uses

Brightlands Living Pty Ltd have purchased The Bower under option, a nearby ecotourism resort with Masterplan approval for an eco-tourism facility. As a part of the development of 'The Farm' The Bower would be redeveloped creating a major tourism destination on the South Coast and providing amenity to the residents of 'The Farm.'

Figure 9 provides an aerial view of the subject site (outlined in red) and the key developments surrounding the subject site, including Carroll College, Illawong Nature Reserve, Mossey Point, Broulee Memorial Gardens and Crematorium and the site of Bower (shaded yellow).

Figure 9. Aerial view of the subject site and surrounds



6.2.3 Heritage

The curtilage of the subject site contains the 'Site of Mount Oldrey Homestead' an archaeological site listed on the ELP 2012 as being of local significance.

Subsequently a desktop **Aboriginal and Historic Heritage Constraints Assessment** has been undertaken for the proposed development.

The stated aims of the assessment "is to provide preliminary advice about

- any heritage items in the study area or its vicinity and include recommendations for further assessment and approvals under the Heritage Act 1977, and
- provide advice about whether recorded Aboriginal objects are present and whether additional Aboriginal objects are likely to be located within study area in order to determine whether any further assessment will be required.

The assessment has concluded

- a Statement of Heritage Impact (SoHI) must be undertaken prior to any future development within the study area to assess the impacts to any historical heritage items on the property and assess the potential for a historical archaeological resource, and
- there is a moderate potential for further archaeological objects to be present within the study area.

As part of any future development application for the site, a detailed SoHI will be required as part of the assessment process. Given the heritage significance of the site relates to it being the 'site' of the Mount Oldrey Homestead and there is a 'moderate' potential for further archaeological objects to be present within the

study area, it is considered appropriate further detailed assessment of the impacts from future development within the study area on historical heritage items or historical archaeological resources should be undertaken as part of any future development application.

6.3 Risks or Hazards

6.3.1 Flooding

The subject site has not been identified as being subject to flooding concerns.

6.3.2 Contamination

Given the historical use of the site for residential and agricultural purposes, the risk of the subject site being contaminated is considered very low and the site is considered suitable for the proposed development.

6.3.3 Bushfire

A preliminary bushfire risk assessment of the subject site has been undertaken and a copy of the assessment can be found accompanying this proposal.

The assessment confirms:

- this site is practically a lower risk location for bushfire safety, and
- approximately 60% of the site could reasonably facilitate and contain normal residential building development and approximately 40% could reasonably facilitate and contain development categorised as Special Fire Protection Purpose (SFPP).

6.3.4 Primary Production

A preliminary *Agricultural Consulting Report* has been undertaken and a copy of the assessment can be found accompanying this proposal.

The preliminary assessment/analysis concludes

- Much of the subject site (excluding wetlands) consists of class 5 (moderate-low capability land – 38%) and class 4 (moderate capability land – 43%) that is not highly productive and generally suited to cattle grazing,
- the subject site is currently used for the grazing of cattle,
- a *Biodiversity Report* accompanies this proposal and outlines significant degradation to existing wetlands from cattle,
- The cattle enterprise could only support a part- time work on a commercial basis,
- The proposed grazing and horticultural areas have the potential to generate substantially higher agricultural income than the current cattle enterprise,
- The proposal would grow the levels of part time farmers due to the continuation of some grazing and introduction of horticultural enterprises,
- The proposal would support growth of small-scale farming,
- The proposal would foster value adding by supplying farm produce directly to restaurants and consumers rather than through wholesale channels,

- The proposal would enhance the healthy function of agriculture by increasing the diversity of agricultural production on the site from a single enterprise (cattle) to a wide range of horticultural crops plus some residual grazing,
- The proposal would increase part-time employment in agricultural endeavours, mainly through the cultivation and marketing of high-value horticultural products,
- The removal of grazing animals from of the wetlands would enhance the environmental value of the project site, and
- The proposal would provide living opportunities in a semi-rural setting with a significant agricultural aspect.

6.4 Housing Demand

A *Broulee Housing Study* has been undertaken and a copy of the study can be found accompanying this proposal.

The study is a preliminary assessment and review of the Broulee housing market and the following provides a summary of the analysis from the local area data:

- As evidenced by the mayor's response to the NSW Regional Housing Taskforce paper, the LGA is facing a housing crisis.
- the diversity of housing type proposed has the capacity to delivery positive benefits for the community in an LGA where there is a stated housing crisis
- This review has demonstrated that the proposal was able to directly respond and align to all strategic planning documents, including directions around housing, rural lands, economic development, community and conservation.
- The high proportion of unoccupied private dwellings in Broulee suggests a high level of secondary holiday homes or short term rental accommodation stock. The low proportion of dwellings currently being rented in Broulee also testifies to the fact that many of the area's current dwellings are being used for purposes such as personal holiday homes or tourist accommodation. This would be significantly contributing to the housing crisis being seen across the LGA. It also demonstrates why the proposal would be beneficial as the case studies indicate a much higher owner occupier and long term rental interest.
- A market review highlighted escalating sale and rental prices, insufficient housing stock with an overall long hold period for the suburb of Broulee and low stock on market and inventory. This indicates clear and immediate need for lower cost housing, which the proposal is seeking to provide.
- The most recent population projections for Broulee indicate more than 2,080 people will need houses by 2041. This analysis further noted that the population is increasing quicker than expected and further did not consider the impact of increased employment from the Moruya Hospital.
- Land availability analysis has found there is only 9.9 hectares of undeveloped and unconstrained land yielding approximately only 144 new dwellings and falling significantly short of the dwellings that are needed to accommodate the projected population for the Broulee community.

- The mix of dwellings proposed is designed to directly respond to the demographic needs of the area and provide housing that aligns with demand. The proposal provides a viable and innovative alternative to respond to the housing crisis that is occurring across the LGA.

7 CONCLUSION

The planning proposal has been prepared in support of proposed amendments to Eurobodalla Local Environmental Plan 2012 to allow for development of 'The Farm', an 'agrihood' development on 126.74ha of land at 207 Broulee Road, Broulee.

In essence, 'The Farm' is looking to create Australia's leading wellness community with the implementation of 'agrihoods', a clustered housing model and the world's leading technology to drive sustainability.

The key public benefits of 'The Farm' will include (but not be limited to) the following:

- Rehabilitated wetlands
- Revegetation
- Creation of biodiversity corridors
- Affordable housing
- Key worker housing
- Increased production of fresh produce (with potential support of SAGE)
- Education precinct and partnerships with Carroll College, St Peters and local aboriginal community.
- Jobs for the local community
- Open up 15km of walking and bike trails to the public
- Ability to activate the adjoining Council owned land and Illawong nature Reserve for the community.

Most importantly, a study of the Broulee housing market has been undertaken and accompanies this proposal. The study provides a summary of the analysis from the local area data and concludes:

- undeveloped and unconstrained land in Broulee will yield approximately 144 new dwellings falling significantly short of the 472 dwellings that are needed to accommodate the projected population between the years of 2021 and 2041.
- the mix of dwellings proposed is designed to directly respond to the demographic needs of the area and provide housing that aligns with demand, and
- the proposal provides a viable and innovative alternative to respond to the housing crisis that is occurring across the LGA.

The Planning Proposal demonstrates strategic merit because it aligns with the relevant strategic planning framework which, for the site and the proposal, includes the following:

- NSW Government's South East and Tablelands Regional Plan 2036 (Region Plan) and the Draft South East Tablelands Regional Plan 2041 (Draft Region Plan)
- Eurobodalla Local Strategic Planning Statement 2020-2040 (LSPS)
- Eurobodalla Rural Lands Strategy 2016 (Rural Lands Strategy), and

- Eurobodalla Settlement Strategy 2006-2031 (Settlement Strategy):.

The Planning Proposal presents a sound strategic planning outcome because it will deliver a planned community that integrates agriculture into a residential neighbourhood, the purpose of which is to facilitate food production as well as provide green space, recreation, aesthetics and value for a community.

The Planning Proposal demonstrates both strategic and site specific merit and should receive favourable consideration to proceed through the Gateway process and on to public exhibition.



AGRIHOODS

CULTIVATING BEST PRACTICES



Urban Land Institute Center for Sustainability
and Economic Performance

About This Report

About the Urban Land Institute

The Urban Land Institute is a global, member-driven organization comprising more than 42,000 real estate and urban development professionals dedicated to advancing the Institute's mission of providing leadership in the responsible use of land and in creating and sustaining thriving communities worldwide.

ULI's interdisciplinary membership represents all aspects of the industry, including developers, property owners, investors, architects, urban planners, public officials, real estate brokers, appraisers, attorneys, engineers, financiers, and academics. Established in 1936, the Institute has a presence in the Americas, Europe, and Asia Pacific regions, with members in 80 countries.

The extraordinary impact that ULI makes on land use decision making is based on its members sharing expertise on a variety of factors affecting the built environment, including urbanization, demographic and population changes, new economic drivers, technology advancements, and environmental concerns.

More information is available at uli.org. Follow ULI on [Twitter](#), [Facebook](#), [LinkedIn](#), and [Instagram](#).

About the Center for Sustainability and Economic Performance

The ULI Center for Sustainability and Economic Performance is dedicated to driving more sustainable, environmentally responsible, and profitable outcomes in real estate development and investment, and to helping ULI members create healthy, resilient, and resource-efficient communities around the world. The center advances knowledge and catalyzes adoption of transformative market practices and policies that lead to improved sustainability, health, resource efficiency, and resilience.

About the Building Healthy Places Initiative

Around the world, communities face pressing health challenges related to the built environment. Through the Building Healthy Places Initiative, launched in 2013, ULI is leveraging the power of ULI's global networks to shape projects and places in ways that improve the health of people and communities.

Learn more and connect with Building Healthy Places: www.uli.org/health.

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for their support of this research.

CHAPTER 1

THE GROWING TREND OF AGRIHOODS

Inspired by a growing understanding that development centered on food-production spaces can produce multiple benefits for individuals and communities while enhancing real estate performance, this report identifies best practices to aid developers and partner organizations in planning, creating, and operating projects with food-production areas.

The report responds to interest from ULI members and others who are seeking guidance and information about how to build agrihoods. Although many projects have been built in recent years, the field is relatively new, and until now few resources have been available for developers and others who would like to include production gardens and working farms as a central focus of their projects.

This research builds on the ULI report *Cultivating Development: Trends and Opportunities at the Intersection of Food and Real Estate*. It includes lessons

learned from interviews with 24 ULI members and other agrihood practitioners, conducted from summer 2017 through spring 2018.

The report synthesizes information and insights from an agrihood-focused ULI retreat held in 2018 at Coastal Roots Farm/Leichtag Commons, a nonprofit community farm and education center in Encinitas, California. Leading experts from across the United States who are intimately involved in agrihood planning, development, and operations—including developers, planners, landscape architects, farmers, and nonprofit organization representatives—attended the retreat.

The report's authors hope that the best practices identified in this report will be helpful to those who are interested in building and developing agrihood projects and that they will inform the development of new projects that maximize their health, sustainability, social equity, and economic potential.

Prairie Crossing is a conservation community in Grayslake, Illinois, that provides homeowners with access to locally produced food from an on-site 100-acre (40.5 ha) farm.



LIBERTY PRAIRIE FOUNDATION

ULI defines *agrihoods* as single-family, multifamily, or mixed-use communities built with a working farm or community garden as a focus.

Benefits of Agrihood Development

Agrihoods offer proven financial, health, and environmental benefits—to the stakeholders involved in their implementation, to surrounding communities, and to the planet.

■ *Agrihoods present a competitive edge.*

Of U.S. residents, 73 percent consider access to fresh, healthy foods to be a top or high priority when deciding where to live.¹ Interviews with agrihood project leaders show that including food-production spaces in residential or mixed-use developments can be less expensive to build and operate than certain other amenities, such as golf courses.

■ *Agrihoods promote health and social interaction.*

A community farm can be the centerpiece of a development, and associated programming and educational opportunities can foster community social ties. Studies show that people who have satisfying relationships are happier, have fewer health issues, and live longer.² Farms in communities provide residents with access to fresh produce, supporting positive health outcomes.

■ *Agrihoods can support an attractive return on investment.*

Many studies find as much as a 15 to 30 percent increase in the value of properties adjacent to parks and open space,³ which can include working farms.

■ *Agrihoods can provide environmental benefits.*

Clustering development around working farms allows developers and communities to conserve productive farmland and natural areas and to mitigate increases in impervious surfaces.

■ *Agrihoods create jobs and support the local economy.*

Growing and selling food locally keeps food dollars in the community and provides jobs for farmers.

■ *Agrihoods are growing.*

The number of agrihoods in North America has been expanding in recent years. As of 2018, ULI has identified projects in 27 U.S. states and Canadian provinces.

TRENDS IN FOOD AND REAL ESTATE

ISSUES AND CONSIDERATIONS

OPPORTUNITIES

PEOPLE

- Of adults, 39.8 percent—93.3 million people—are classified as obese in the United States.⁴
- Of U.S. residents, 16 percent—including 28 percent of African Americans and 25 percent of Latinos—say that healthy food is not available in their communities.⁵
- New and young farmers are interested in farming, but they often face barriers, including a lack of affordable farmland⁶ and access to capital.

- Urban agriculture has been shown to improve access to fresh produce, especially in low-income areas, and integration of public health programming can enhance knowledge and consumption of fruits and vegetables.⁷
- Community gardens have been shown to directly contribute to reductions in chronic disease and depression, especially when local residents are involved in gardening.⁸
- The number of food hubs—local centers that connect farmers to food-using businesses and support local food production and distribution—increased 770 percent between 2000 and 2016.⁹

PLANET

- In the United States, 175 acres (71 ha) of farm and ranch land are lost each hour.¹⁰
- The average piece of produce is shipped 1,500 miles (2,400 km) before it reaches the plate.¹¹
- More water is used worldwide to produce food that is thrown away than the total amount of water used by any single country.¹²

- Eating seasonal foods that require less processing in combination with transporting products over shorter distances can lead to lower greenhouse gas emissions.¹³
- Local foods are often produced using organic methods, which can lower emissions associated with petroleum-based fertilizers.¹⁴
- Compact development and open-space preservation can help protect water quality by reducing the amount of paved surface and by allowing natural lands to filter rainwater and runoff before they reach drinking-water supplies.¹⁵

PROFIT

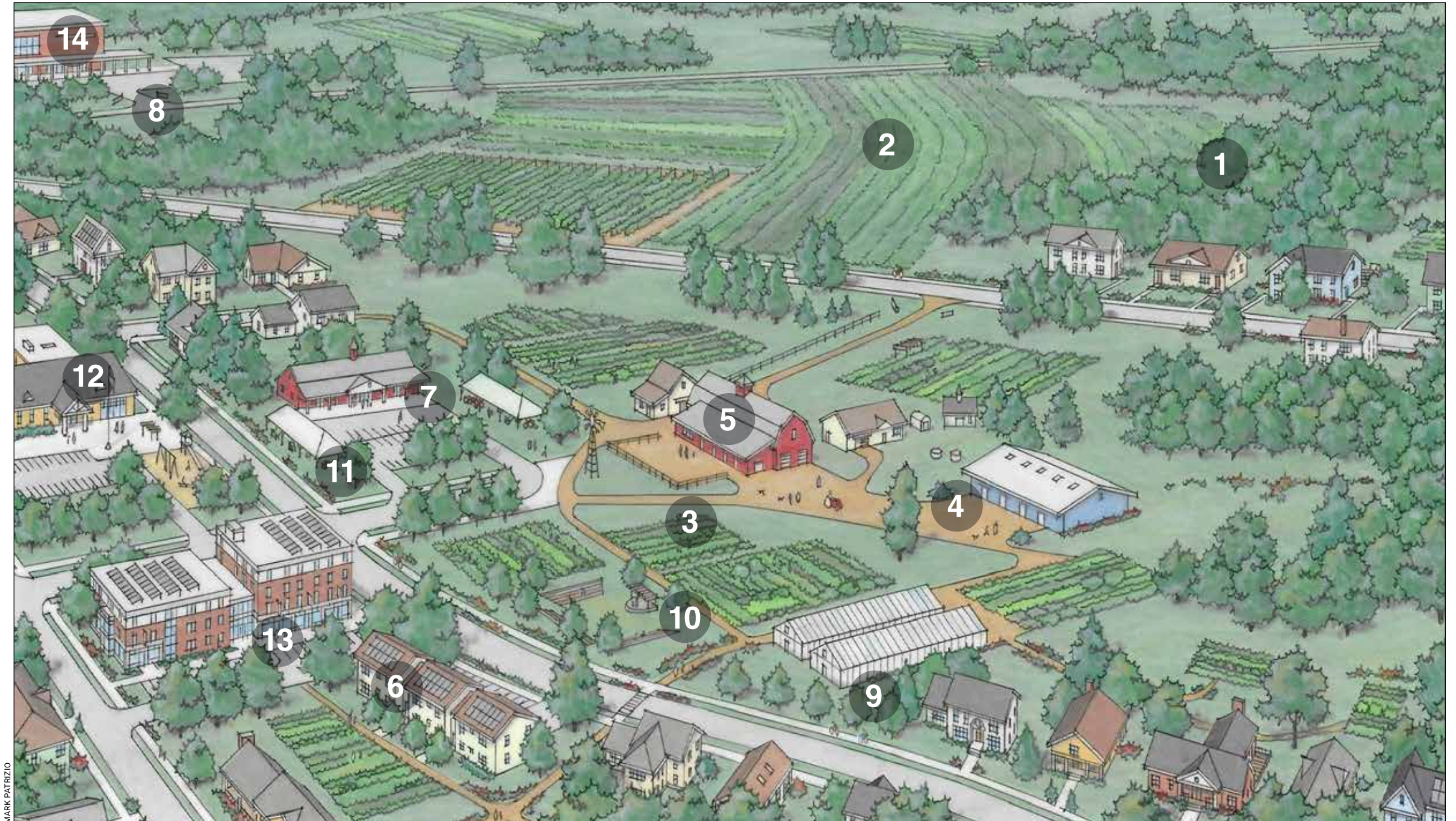
- Food has a unique ability to foster the creation of places in which people want to spend time; food-based businesses—including farms—can add value to real estate and support other components of development projects.¹⁶
- In 2013, 13 million U.S. residents between ages 18 and 34 grew food at home or in community gardens—an increase of 63 percent from 2008; food gardening–related spending by this group doubled during this period, reaching \$1.2 billion in 2013.¹⁷

- Organic food sales in the United States totaled \$47 billion in 2016—up 8.4 percent from the previous year—while sales in the overall food market increased by just 0.6 percent.¹⁸
- The number of farmers markets in the United States grew by 395 percent between 1994 and 2017.¹⁹
- Many studies find as much as a 15 to 30 percent increase in the value of properties adjacent to parks and open spaces, which can include working farms and community gardens.²⁰
- Clustered development generally results in lower infrastructure capital expenditures and lower maintenance costs for local jurisdictions.²¹ Agrihoods can include clustered development around preserved farmland.

AGRIHOOD FEATURES

KEY

1. Conservation area
2. Protected farmland
3. Food-production space
4. Farm service corridor
5. Event space
6. Clustered homes
7. Farm stand and market area
8. Grid pattern and connections to streets outside of development
9. Active transportation features
10. Trails
11. Edible landscaping
12. Clubhouse or community center
13. Shops and restaurants
14. Proximity to schools and other important community features



MARK PATRIZIO

PLANNING, DEVELOPMENT, AND OPERATIONS

People have long understood the fundamental role that food plays in health, well-being, and social interaction: most of life’s great moments—holidays, weddings, birthdays, graduations—center around food.

The real estate industry plays a fundamental role in shaping how people access, purchase, and experience food. Agrihoods are part of a growing movement of food-centric development that is bringing consumers closer to the growers and producers of their food.

To build agrihoods, developers are forming innovative partnerships with landowners, farmers, nonprofit organizations, schools, public sector agencies, and other stakeholders, with positive implications for people and communities, as well as the bottom line for the development.

In many ways, planning, developing, and operating agrihoods is similar to planning, developing, and operating projects that are not built around food-production spaces. Agrihoods generally include a mix of homes, resident-focused amenities, and commercial spaces. Agrihoods are also underwritten by traditional lenders and rely on debt and equity financing—just like other projects.

By including a working farm as a central project feature, developers can unlock special advantages, ranging from reduced amenity costs, increased project marketability, and faster sales for residential properties, to opportunities for enhanced community social ties and access to land for current and would-be farmers.

Creating an agrihood is not necessarily more complicated than developing a project with more “traditional” amenities, but it does require a specific set of skills, innovative partnerships, and a significant commitment on the part of all project stakeholders.

Although agrihood development shares many similarities with the development of other projects, providing a farm as a project amenity may require real estate professionals to move outside their comfort zone and the standard development models. As key development amenities, farms require both upfront capital expenditures and ongoing operational support or subsidies—which can be offset by food sales, events, and other revenue streams.

By moving beyond the standard master-planned community development models and working with partners outside the “usual suspects,” developers, owners, property managers, designers, investors, and others involved in real estate decision making can produce projects that benefit people, communities, and the planet while also generating profits.

The development of agrihoods is an emerging area of practice for the real estate industry. To help grow the field, ULI compiled emerging best practices for planning, developing, and operating agrihoods, organized under eight key topic areas. These best practices were identified through interviews with ULI members and other agrihood practitioners, as well as through insights from a 2018 retreat, research on projects from across the country, and other information collected by ULI.

By building agrihoods, real estate decision makers—including developers, investors, owners, and property managers—can leverage a focus on food production in development to create value, promote equitable economic development, enhance environmental sustainability, and improve public health.

ULI hopes the emerging best practices identified in this report will inform those interested in this approach to development and help grow the field of agrihood development, so that real estate leaders and other stakeholders can realize the potential benefits of agrihood development.

Ten Reasons Food Production Is a Growing Trend in Real Estate

1. People may not want to be personally engaged in agriculture every day, but they want high-quality food and agriculture to be part of their lives.
2. Consumers have an increased desire to be part of the “story of their food.”
3. Residents often value farms and fresh food access over other development components.
4. Farms bring people together to share in food growing and related events.
5. Community farmers have a unique ability to inspire and educate area residents.
6. Farms can teach youth about food growing, nutrition, seasonality, and much more.
7. Health professionals increasingly promote the benefits of fresh, local produce to their patients.
8. Food-production spaces are less expensive to provide than certain other development amenities, such as golf courses.
9. Farms can serve as event spaces to offset the costs of food production.
10. Orienting development around farms can preserve the character of rural areas and make landscapes more productive and environmentally friendly.

(This list was identified by participants in ULI’s Growing the Field retreat, March 21–23, 2018.)



Willowsford in Loudoun County, Virginia, is a 4,125-acre (1,669 ha) master-planned community that includes a range of single-family housing and a wealth of amenities, many related to fostering healthy lifestyles, including a working farm.

WILLOWSFORD

SUMMARY OF BEST PRACTICES

The development of agrihoods is an exciting area of innovation for the real estate industry. To help grow the field, ULI compiled emerging best practices for planning, developing, and operating agrihoods, organized under eight key topic areas.

Land

- Preserve natural lands and existing farmland by allocating space for agriculture, food production, and natural features in development.
 - Create a land plan that optimizes farm productivity and opportunities for residents to engage with the farm.
-

Food

- Maximize food production and distribution methods.
 - Align food production and distribution procedures with health, sustainability, social equity, and financial goals.
-

Finance

- Understand unique considerations related to agrihood financial models.
 - Explore the agrihood “business case” at all stages of development.
-

Programming

- Position farms as community social hubs and settings for events.
- Engage residents and other stakeholders to ensure that on-site programs are inclusive and locally and culturally relevant.

Communications

- Focus on the farm in communications to generate broad community support and drive project success.
 - Be intentional about crafting communications materials that include everyone and tell the “whole story.”
-

Housing and Design

- Create housing and mixed-use development that leverage the advantages of farm-adjacent locations.
 - Use innovative design and policy solutions to promote housing affordability and community social interaction.
-

People

- Understand the range of necessary skills for community farmers, and make decisions about hiring and management accordingly.
 - Invest in homes for farmers and other farm employees.
-

Partnerships

- Collaborate with partners that share a common vision for agrihood development.
- Form partnerships to address health, sustainability, and social equity challenges through agrihood development and operations.

Land

Preserve natural lands and existing farmland by allocating space for agriculture, food production, and natural features in development.

» CONSIDERATIONS

- » Many people like living near farms and protected green and open space, but “traditional” suburban development models do not protect or support these spaces.
- » Infrastructure (roads, sewers, etc.) can be costly to provide if development follows suburban models with large lots and homes spaced far apart.
- » Community reaction can be negative when development plans result in loss of farmland or green space, potentially resulting in costly project delays.
- » Setting aside land for food production may require forgoing opportunities to build on “developable land.”

» OPPORTUNITIES AND BEST PRACTICES

- » Focus development around working farms and gardens, preserving existing farmland and conserving natural lands and features, such as streams and meadows.
- » Create context-sensitive project density and development clusters.
- » Take advantage of transfer of development rights and other public incentive programs, where available, to create project sites with appropriate allowable densities for agrihoods.
- » Develop in or near areas with existing public infrastructure to minimize project costs, especially in communities that direct development by holding easements to permanently protect farmland.

“We created plans for 20 percent more residential units than would have been possible with traditional development practices and preserved over 70 percent of ‘developable’ land for agriculture and open space—all of this within 30 minutes of the world’s busiest airport.”

—STEVE NYGREN, PRESIDENT AND FOUNDER, SERENBE

Serenbe | Chattahoochee Hills, Georgia

Creating a connection with food, conserving land, and growing community: Serenbe is a 1,000-acre (400 ha) community that broke ground in 2004 in Chattahoochee Hills, Georgia. As of 2018, it includes 370 homes (single-family, multifamily, and live/work units), commercial and arts space, and four restaurants (a fifth was to open in fall 2018; a sixth will open in winter 2019), with eventual plans for a total of 1,200 homes and 3,500 residents. The development includes a number of food-based amenities, most notably a 25-acre (10 ha) professionally managed organic farm that forms the heart of the community. Serenbe also features an extensive nature trail system, conserves water through landscaping, and naturally treats wastewater for use in irrigation.



Serenbe has preserved a significant portion of some of the last open space near Atlanta, allowing for the creation of a community focused on food and interaction among neighbors.

KEY INSIGHT: CLUSTERING DEVELOPMENT

Agrihoods often cluster houses on a portion of developable land. By separating lot size from density, developers can provide the same number of units as a “conventional” development on less land. For example, instead of building 100 homes on one-acre (0.4 ha) lots, an agrihood might include 100 homes on quarter-acre (0.1 ha) lots with 75 acres (30 ha) of conserved open space and/or farmland.

Land

Create a land plan that optimizes farm productivity and opportunities for residents to engage with the farm.

» CONSIDERATIONS

- » Required land uses for agrihoods differ significantly from traditional master-planned communities.
- » Developers face financial and operational tradeoffs when determining appropriate agrihood farm size and location.
- » Developers may lack in-house knowledge of where to place farms within project sites.
- » Project stakeholders must balance needs when determining landownership structures and operational models for food-production areas.

» OPPORTUNITIES AND BEST PRACTICES

- » Plan agricultural areas from a project's start to ensure they are in the appropriate places and well-integrated into the community.
- » Partner with experts—including agricultural nonprofits and farm consulting businesses—to help determine optimal locations, layouts, circulation, and other key factors for setting up the farm for operational and programmatic success.
- » Base farm size on clearly defined project goals:
 - Create smaller farms if focus is on educational and experiential activities.
 - Create larger farms to engage in more intensive agriculture.
 - Consider startup and operating budgets to help determine farm scale and infrastructure.
- » Set aside and provide appropriate space for farming operations (service corridors, tractors, large equipment, etc.) and establish clear boundaries for food-production areas.
- » Determine appropriate farming infrastructure (irrigation, farming IT systems, electricity, lighting, ADA accessibility, security, etc.).
- » Consider incentives for farmers to stay invested in projects, such as providing housing, affording land and/or business ownership opportunities, and offering administrative support.

Ownership and Governance Structures: Developer-Supported Farms

Typically, the developer is in control of the farm for several years while the project is being planned and built. During this period, the developer can help incubate the farm by managing initial financing/fundraising, hiring, marketing, and programming.

Before farm operations begin, the developer generally works with a management entity to create a transition plan to ensure that funding mechanisms and operational procedures are in place when the developer exits. This process allows the development team to guarantee the branding, marketing, programming, and financial health of the farm will be supported and aligned with the overall project goals.

Farms in agrihoods are often set up as nonprofits, because they provide several community benefits through education, food donations, and land preservation. These community farms are often not directly profitable because of their highly diversified crops and intensive community programming schedule. However, nonprofit farms can qualify for grants, corporate sponsorships, donations, and other forms of support. They are also able to develop a strong board of directors to help the farm grow and manage programs, partnerships, and staff.

Here are a few examples of how some agrihood farms are structured at different phases of a project:

- Developer owned and operated;
- Land trust ownership with nonprofit or for-profit farm management entity;
- Land trust ownership with lease or management agreement with farmer or farmers;
- Homeowners association–owned and operated by nonprofit or for-profit farm management entity;
- Public ownership and operated by nonprofit or for-profit farm management entity;
- Publicly owned and operated;
- Farmer-owned with operating agreement and ability to sell or transfer ownership or lease; and
- Nonprofit owned or leased with operating agreement and ability to sell or transfer ownership or lease.

KEY INSIGHT: FARM SIZE

■ Less than five acres (2 ha)

- Farms can work leanly and be highly engaging for residents and communities.
- Small farms require one to two full-time staff members (depending on production systems, the type of food produced, and amount of programming).
- They are typically more focused on education, experiences, and events with small-scale intensive production.

■ Between five and 20 acres (2 to 8.1 ha)

- Such farms run much like a four- to five-acre (1.6 ha to 2 ha) farm, with more room for production and programming space.
- They require ten to 20 full-time staff members.

■ Larger than 20 acres (8.1 ha)

- Farms of this size require more mechanization but can operate with fewer staff members because of greater efficiency from use of machinery.
- They require about ten full-time staff with potential for one to five additional staff members if the farm includes intensive on-site programming.

Food

Maximize food production and distribution methods.

» CONSIDERATIONS

- » A lack of in-house farming knowledge in development companies can result in unrealistic expectations for farm productivity or types of food that can be produced.
- » Education and communication between the farm and development teams are needed.
- » Farms may not be financially self-sufficient, depending on size, project phase, overall goals, and whether revenue-generating events are allowed.
- » Farms can take several years to reach full productivity, and fields may need to lie fallow during the off season in many regions of the United States.

» OPPORTUNITIES AND BEST PRACTICES

- » Consult with farmers and other experts to determine what food to produce, at what scale, with what methods, and how food should be sold or distributed.
- » Offset farm operational costs with food sales; farms may also need to rely on support from the development—especially during early project phases—in the form of free or subsidized land, contributions from transfer fees, homeowners association fees, and other mechanisms.
- » Plan to devote land to farming for the long term; educate residents about farming practices to set realistic expectations for farm aesthetics and productivity.
- » Appreciate and communicate food production challenges caused by seasonality and weather, pests and disease, and other challenges that farmers face.
- » Consider food, worker, and visitor safety when designing facilities and setting up operating procedures.

“Farming is fundamentally different than the conventional landscaping that most developers are used to. Developers should partner with agricultural experts to manage farm assets and should consider hiring a facilitator to serve as the ‘farm liaison’ among all project partners.”

—MARY KIMBALL, EXECUTIVE DIRECTOR, CENTER FOR LAND-BASED LEARNING

Types of Agrihood Food-Production Spaces

- Community farms
- Demonstration farms
- Small-scale/accessible-scale farms
- Edible landscaping
- Vineyards
- Orchards/olive groves
- Community gardens (professionally managed or community managed)
- Rooftop farms
- Farms or gardens at churches, schools, public land, corporate campus, senior centers, and retreat centers
- Controlled-environment agriculture, such as greenhouses, warehouses, and shipping containers and
- Land where homes cannot be built, such as utility easements



Prairie Crossing residents and the general public buy vegetables, fruits, eggs, and other farm products from different farm businesses at the Prairie Crossing Farm.



Grow Community, in Bainbridge Island, Washington, includes gardens that allow residents to cultivate food; surplus crops go to local food banks.

KEY INSIGHT: CONSIDERATIONS WHEN FARMING INCLUDES ANIMALS

- Potential benefits:
 - Positive marketing opportunities
 - Waste-recycling opportunities
 - Soil fertility benefits
 - Small-scale animals (i.e., poultry) are easier to manage
 - Grazing animals in larger projects can help with managing grasslands
 - Meat and dairy products can generate significant revenue
- Potential drawbacks:
 - Issues related to smell and noise
 - Issues with predatory species
 - Slaughtering of animals making people uncomfortable
 - Higher expenses related to infrastructure necessary for commercial meat and dairy production

Food

Align food production and distribution procedures with health, sustainability, social equity, and financial goals.

» CONSIDERATIONS

- » Master-planned communities can lack spaces for food production and sales, which limits opportunities to tap into consumer demand for fresh, healthy, organic or local food.
- » Residential and mixed-use developments can be isolated from surrounding areas, limiting opportunities to equitably address access to healthy food.

» OPPORTUNITIES AND BEST PRACTICES

- » Sell and distribute food directly to residents and the surrounding community.
- » Position farms as a community resource for healthy food access and related programming; consider “pay-what-you-can” farm stands.
- » Consider organic and other certifications; leverage increased market interest in sustainably sourced products.²²
- » Grow culturally appropriate crops for customers and food donation partners.

Arbor House | Bronx, New York

Growing rooftop produce to promote healthy food access: Located in the Bronx, New York, Arbor House is a 120,000-square-foot (11,000 sq m) building with 124 units of affordable housing, developed by Blue Sea Development Company. Arbor House is located in an area with disproportionately high rates of chronic diseases, such as diabetes and heart disease. The development includes a number of features to promote healthy living, including a hydroponic rooftop farm. At 10,000 square feet (930 sq m), the farm allows residents to buy healthy produce grown on the farm, including vegetables and herbs; 40 percent of the produce will be available in the surrounding area through school, hospital, and food market programs. In addition to the healthy food grown on the roof, Arbor House includes features to promote physical activity, including indoor and outdoor fitness areas and prominently placed stairs.

Types of Agrihood Food Distribution Methods

Direct sales to consumers

- Farm stands—market price
- Farm stands—“pay what you can”
- Community-supported agriculture (CSA)
- Community “u-pick”
- Farmers markets

Wholesale

- Sales to restaurants and caterers
- Sales to distributors, aggregators, and food hubs
- Sales to institutions (schools, hospitals, seniors’ centers, etc.)

Donations

- Local food pantries or food banks
- Gleaning/food recovery organizations
- Electronic benefit transfers (EBT) at farm stands and markets
- On-site donation pickups
- Off-site pop-up farm stands (donation or pay what you can)
- Donation of CSA shares
- Pick your own (free or subsidized cost)
- Food prescription programs in partnership with health insurance companies



Finance

Understand unique considerations related to agrihood financial models.

» CONSIDERATIONS

- » Agrihoods generate many qualitative benefits for a development that may not be quantifiable for a pro forma (including community engagement, brand equity, revenue generated from programming, and lower operating expenses than some other traditional amenities, such as golf courses); as a result, traditional financial analysis may undervalue agrihood benefits.
- » Developers may not always be able to maximize land value with agriculture in all areas, especially in urban locations.
- » Project operators cannot expect direct revenue from farming until several years after making an investment in a farm; therefore, developers with shorter hold cycles may see less of a financial incentive to create agrihoods.
- » Agrihood development may require unconventional partnerships, agreements, and policy-related incentives, restrictions, and covenants.

» OPPORTUNITIES AND BEST PRACTICES

- » Understand that agrihoods are generally underwritten by traditional lenders and rely on debt and equity financing, like more traditional projects.
- » Include lenders and potential equity partners in project visioning and planning from the start to gain buy-in and limit any hesitations related to investing in agriculture-centric projects.
- » Move beyond usual sources of development financing to fund farm capital and operational expenditures.
- » Seek local and national incentives—such as conservation easements, stormwater credits, state open-space tax credits, and funding from the U.S. Department of Agriculture and the National Resources Conservation Service Farm and Ranch Land Protection Program—to improve a project's financial position and cash flow.
- » Link revenue models for the farm to the project's scale and mission; consider the financial impacts of selling
 - Produce;
 - Experiences;
 - Events, entertainment, and tourism opportunities; and
 - Views/proximity to open space.

Potential Sources of Funding for Farms Included in Development Projects

- Development revenue
 - Developer allowance
 - Homeowners association fees
- Production and services revenue
 - Produce sales
 - Direct—CSA, farm stand, farmers markets and/or online
 - Wholesale—restaurants, caterers, grocers, aggregators, and/or institutions
 - Value-added product sales (direct and/or wholesale)
 - Pick your own (strawberries, pumpkins, blueberries, etc.)
 - Plant sales
 - Fees for garden and landscape services for residents
 - Fees for composting service and finished product sales
 - Community garden plot rentals
- Program revenue
 - Public programs (petting zoos, hay rides, corn mazes, farm-based discovery museum, etc.)
 - Private programs (school field trips, summer camps, after-school programs, workshops, corporate retreats, etc.)
 - Events (tours, weddings, birthdays, farm-to-table dinners, etc.)
 - Wellness programs
 - Venue rental
- On-farm retail revenue
 - Farm stands
 - Nursery and/or garden centers
 - Farm-to-table restaurants
 - Culinary schools
 - Breweries or wineries
- Philanthropic revenue
 - Grants (foundations, nonprofit, government, etc.)
 - Individual donations
 - Giving circles
 - Fundraisers
 - Sponsorships (corporate, naming, memorials, etc.)
 - Social impact financing

“Developing an authentic agrihood requires an entrepreneurial spirit. This is a relatively new concept without many examples, which can create hesitancy if stakeholders, including lenders, aren’t involved throughout the process.”

—DWIGHT SAATHOFF, PRESIDENT, PROJECT FINANCE AND DEVELOPMENT,
DEVELOPER OF THE GROW, ORLANDO, FLORIDA

Finance

Explore the agrihood “business case” at all stages of development.

» CONSIDERATIONS

- » Depending on project context and local zoning, development around a working farm may lead to faster entitlements and permitting—because of greater public support—or may lead to delays in receiving entitlements and permits, especially in areas that do not allow clustered development or on-site event spaces as of right.

» Creating and operating farms differs from providing other traditional development amenities and requires a commitment on the part of all project stakeholders.
- » Planning and operating agrihoods can be management intensive; developers must often make a significant time commitment when deciding to invest in these projects.

» Farms—especially those with community programming—require insurance coverage because farming can involve hazardous activities.

» OPPORTUNITIES AND BEST PRACTICES

- » Accurately assess whether benefits outweigh associated costs when deciding to invest in agrihoods by exploring the full range of potential financial advantages that can accrue during all phases of development.

» Understand how farms can drive project value and generate positive returns on investment for developers, investors, and communities; use this information to make the case for investment to potential lenders and equity partners.

» Look to previous projects to better assess how an agrihood may be able to drive faster lease-up rates or higher rents and sales prices compared to traditional developments.
- » Use other agrihoods and community-oriented farms as references for lenders, insurance brokers, bankers, city officials, and others who are not familiar with this concept.

» Assess and understand potential liabilities from food production and farm operations, including beekeeping, chickens and eggs, farm equipment, and develop a plan for addressing them.

The Business Case for Agrihoods

Planning and design	Project marketing	Project completion	Operations and maintenance
<ul style="list-style-type: none"> ■ Stronger support for proposed developments through early community engagement related to farm preservation or creation ■ Increased buy-in from influential stakeholders, including public officials and investors ■ Faster zoning approvals and entitlements in certain jurisdictions, thereby lowering project costs ■ Increased development density in localities that allow clustered development around farms or transfer of development rights ■ Infrastructure efficiency through clustered development 	<ul style="list-style-type: none"> ■ Ability to capture strong market demand for local food and experiences ■ Increased marketability from project differentiation ■ Ability to create project branding based on farm ■ Increased project visibility due to media attention ■ Ability to use farm as event space in the early phases of a project to create buzz and attract buyers ■ Positive project exposure with target audiences from farm-branded products being used in restaurants and farmers markets 	<ul style="list-style-type: none"> ■ Accelerated market absorption rates ■ Potential for enhanced asset value through faster lease-ups and sales ■ Ability to command sales or rental rates above comparable projects that lack farms ■ Relatively low capital expenditure on farm compared to some other “traditional” amenities, such as golf courses ■ Local, state, or federal incentives that reduce project cost through tax exemptions, reductions, and rebates 	<ul style="list-style-type: none"> ■ Increased net operating income ■ Relatively low operational expenditures compared to some project amenities ■ New revenue streams from food sales ■ Potential revenue streams for providing public goods (i.e., green infrastructure) ■ Revenue streams from on-site events ■ Long-term cost savings through resilience-promoting features ■ Potential for better mortgage insurance rates from debt providers ■ Potential for increased residential tenant retention ■ Long-term real estate value appreciation from open-space adjacency ■ Project resilience during economic downturns

Programming

Position farms as community social hubs and settings for events.

» CONSIDERATIONS

- » Programming is equally as essential to a project's success as design; developers cannot expect optimal benefits for projects and communities if farm areas lack activation and programming.
- » Local zoning may limit or prohibit farm-oriented events or related facilities, limiting revenue generation potential.

» OPPORTUNITIES AND BEST PRACTICES

- » Provide educational opportunities in food production, gardening, nutrition to residents, schools, and other stakeholders.
- » Facilitate resident interaction through farm-centered events to create a sense of place, ownership, affinity, safety, and security among neighbors and farm staff.
- » Encourage residents to volunteer and participate in guided farm activities.
- » Recognize the positive effect programming can have on a project's financial success; create a dedicated budget for events, and consider funding events and workshops through homeowners association dues.
- » Work with community stakeholders and public officials to gain zoning approval for on-site, revenue-generating, farm-oriented events.
- » Consider effects of having large events on the farm, including the physical wear and tear to the site and the farm's production.
- » Partner with organizations and companies on programs and events to expand capacity without overburdening farm staff.

“Homes at Prairie Crossing are selling at a 30 percent premium compared to comparable homes in neighboring communities. This is likely in part due to resident demand for living alongside the farm and conserved native landscape.”

—BRAD LEBOV, PRESIDENT AND CEO, LIBERTY PRAIRIE FOUNDATION

Examples of Programs Hosted at Community Farms

- Volunteer programs
- Farm and nature tours
- Classes and workshops related to farming, gardening, homesteading, backyard chickens, cooking, arts, edible landscaping, water conservation, etc.
- Internships, apprenticeships, and farm training programs
- Farm-to-table events connecting farmers, chefs, and community
- Corporate events
- Celebrations and fundraisers
- Faith-based programs
- Youth-related programs
 - School field trips
 - Camps
 - After-school programs
 - Preschool on the farm
 - Family programs
- Public programs
 - Farm festivals
 - Family programs
 - Petting zoo and other self-guided activities
 - Vendor fairs



Programming

Engage residents and other stakeholders to ensure that on-site programs are inclusive and locally and culturally relevant.

» CONSIDERATIONS

- » Farms are natural settings for the type of community social interaction that residents increasingly demand, but those who do not live on site may not always feel welcome.
- » Agrihood operators may miss opportunities to create locally and culturally relevant programming that can drive long-term project success if they do not empower area residents and stakeholders to participate in event planning.

» OPPORTUNITIES AND BEST PRACTICES

- » Make inclusion, diversity, and community engagement beyond the development area central in event planning.
- » Cultivate a healthier, more connected community by offering programs to bring diverse populations together.
- » Set up channels for residents to communicate and plan events from the “bottom up.”
- » Implement thoughtful hiring practices for event planning and management; consider diversity and cultural representation.
- » Host nutrition and healthy eating classes, and include residents from the surrounding area.

“People want to be part of a larger story. The production garden at Aria Denver grants residents access to fresh produce and facilitates social interaction through a variety of classes and community events. On top of that, it makes a positive difference in terms of the marketability of the project.”

—SUSAN POWERS, PRESIDENT, URBAN VENTURES LLC

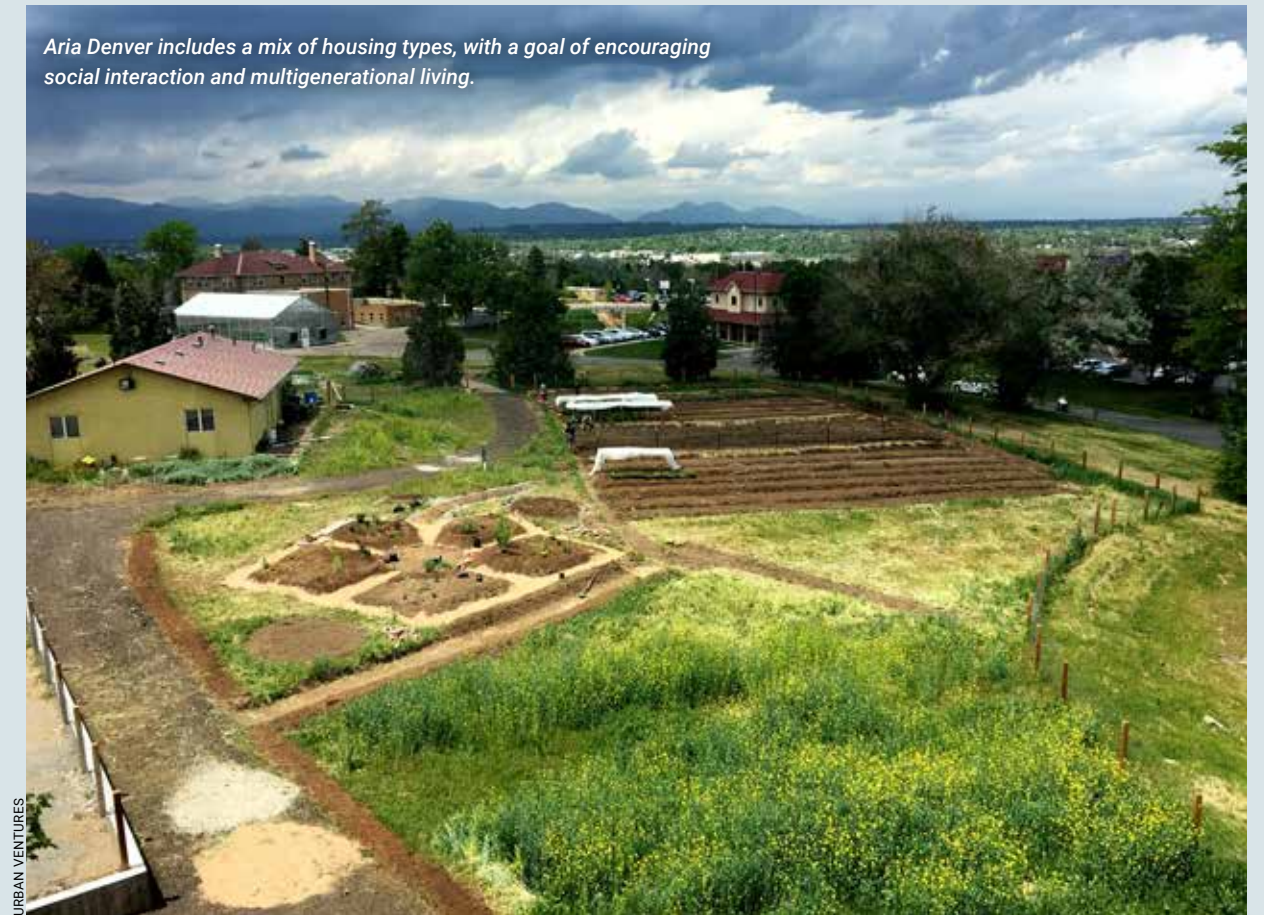
Aria Denver | Denver, Colorado

Growing and selling food on site to promote health, social intersection, and youth job training: Aria Denver is an infill community designed with a focus on the health of its residents and the surrounding neighborhood. Aria is being developed on a 17.5-acre (7.1 ha) site that was formerly home to the Marycrest Convent in North Denver. The development contains a 1.25-acre (0.5 ha) production garden, a greenhouse, and various other features to accommodate access to fresh produce.

Codevelopers Urban Ventures LLC and Perry Rose LLC have built 72 affordable rental apartments, 13 townhouses, and 28 for-sale cohousing units; 450 homes in total are planned. Other sites have been sold to outside developers, and 80 additional residential units and a commercial center are under construction.

The project includes a pay-as-you-can farm stand, pocket gardens, fitness equipment, and a wide assortment of classes for the community on various aspects of gardening, nutrition, and fitness. “Over the years that this development has taken place, we have seen increased interest from the residents and neighborhood in general in the activities associated with the urban farm,” notes developer Susan Powers, president of Urban Ventures LLC. “Now, residents think of it as their own and have volunteered to raise funds to keep it viable and growing.”

Aria Denver includes a mix of housing types, with a goal of encouraging social interaction and multigenerational living.



Communications

Focus on the farm in communications to generate broad community support and drive project success.

» CONSIDERATIONS

- » Without a clearly defined project identity, crafting messages that resonate with prospective homebuyers and renters is difficult.
- » Consumers increasingly demand local food, products, and experiences,²³ yet communications about new real estate developments often lack a focus on these areas.

» OPPORTUNITIES AND BEST PRACTICES

- » Align the branding and narrative of the overall development with the farm to ensure a consistent and authentic message and brand.
- » Leverage media interest in agrihoods and share how developer-supported agriculture can promote community social ties, access to local food, and preservation of farmland.
- » Share testimonials from current residents and event participants about their experiences in engaging with the farm and farm-related activities.
- » Create communications materials that explain the history and ecology of the land and the environmental and social impact of maintaining land for farming.



Focusing on food in agrihood communications can help convey project value to a wide range of groups, potential residents, and project partners.

Harvest | Northlake/Argyle, Texas

Making an organic farm the centerpiece of a new community: Located in Northlake/Argyle, Texas, Harvest is a 1,200-acre (486 ha) master-planned development consisting of 3,200 single-family homes and 120 acres (49 ha) of mixed use and high-density residential in planning. Developed by Hillwood Communities, Harvest home prices range from the high \$200,000s to the mid \$500,000s. Since the project opened in 2014, Harvest is more than 60 percent built out and is averaging 400 sales per year. The project revolves around the proud farming heritage of the original landowners. At the heart of the Harvest community is a working commercial CSA farm, operated by a professional farmer who shares his expertise with homeowners, “Harvest Littles,” and their parents. Many Harvest neighbors enjoy the pride of growing their own vegetables and herbs in raised private plots available for lease for \$90 yearly. The community has adopted the North Texas Food Bank as its charity of choice, having donated more than 23,000 meals since its first residents moved to Harvest in 2014.

Between 2014 and 2018, the Harvest community donated more than 23,000 meals to the North Texas Food Bank.



“Our residents are our strongest brand ambassadors—especially given how little commercial and professional infrastructure had been in place in the surrounding area to draw people here.”

—TOM WOLIVER, VICE PRESIDENT OF PLANNING AND DEVELOPMENT, HILLWOOD COMMUNITIES

Communications

Be intentional about crafting communications materials that include everyone and tell the “whole story.”

» CONSIDERATIONS

- » Key groups that could benefit from, and contribute to, the vitality of agrihood developments are sometimes excluded from targeted communications efforts.
- » Agrihood developers may face difficulties in reconciling official communications about the benefits of “farm living” with the situation on the ground at a project’s start (i.e., it may take several years for farms to become productive).

» OPPORTUNITIES AND BEST PRACTICES

- » Employ a communications team that is culturally and ethnically diverse and that brings a range of professional experiences to go beyond the usual suspects in crafting project communications.
- » Create communications materials that convey project value to a wide range of groups, potential residents, and project partners, including the following:
 - The commercial, retail, and light industrial sectors;
 - Those in the residential rental market;
 - Schools and nonprofit groups;
 - Busy people/those who work nontraditional hours; and
 - Future farmers.
- » Take the time to craft messages that tell the “whole story”; encourage resident buy-in by detailing how farms operate, the level of resident access to the farm, and when produce will be available.
- » Consider starting the farm ahead of the rest of the development to create a sense of place and begin telling the story of the place through events and engaging the community.

KEY INSIGHT: RECENT MEDIA HEADLINES ON AGRIHOODS

“Are ‘Agrihoods’ the Cure for the Common Suburb?”
 “Growing Agrihoods: The Next Frontier in Urban Revitalization”
 “Seeds of a New Community: Farm Living Takes Root in the Suburbs”
 “Millennials Are Ditching the Golf Communities of Their Parents for a New Kind of Neighborhood”
 “Goodbye Golf Course, Hello Olive Grove!”



Agrihood communications can promote farm festivals, concerts, and other events.

WILLOWSFORD

Housing and Design

Create housing and mixed-use development that leverage the advantages of farm-adjacent locations.

» CONSIDERATIONS

- » Developing housing and mixed-use buildings adjacent to food-production areas presents unique challenges related to the externalities of farm operations.
- » Developers and project operators face tradeoffs when determining the appropriate balance of housing, mixed-use development, open/community spaces, and revenue-generating project amenities.
- » Farmers often work very early in the morning and late into the evening and use loud equipment; farms can also attract pests and wildlife.

» OPPORTUNITIES AND BEST PRACTICES

- » Include farmers in design decisions to ensure the farm has appropriate buffers between public and private areas to be both conducive for farming and for public engagement with the farm.
- » Incorporate mixed-use development, including restaurants and retail, adjacent to food-production areas to create synergies with farms.
- » Incorporate adjacent parks, trails, and natural areas to create synergies with the farm.
- » Consider including revenue-generating project amenities to maximize project returns on investment and offset farm startup costs.

“Residents enjoy easy access to local food as well as the ability to volunteer close to home. The Esencia Farm location is along a street adjacent to homes, which makes it ideal for easy accessibility and site visibility.”

—AMAYA GENARO, DIRECTOR, COMMUNITY SERVICES, RANCHO MISSION VIEJO

Rancho Mission Viejo | Orange County, California

Preserving land for food production in a vast mixed-use development: Rancho Mission Viejo is a planned community on 23,000 acres (9,300 ha) that includes organic fruit orchards, vegetable farming areas, and cattle ranching. Nearly 17,000 acres (6,900 ha) of “the Ranch” are being preserved as open space, while 6,000 acres (2,400 ha) are being developed into residential and mixed-use villages. Ultimately, Rancho Mission Viejo will provide 14,000 homes, of which 6,000 will be reserved for people 55 years of age and older within intergenerational villages. The project will also offer sites for schools, parks, clubhouses, and other recreational amenities, as well as employment and retail centers.

The first village on the Ranch is Sendero, which includes two communal farms and 941 homes that sold out by 2016. The second village is Esencia, which is for sale as of 2018 and includes a communal farm. Upon completion, Esencia is planned to include 2,485 homes for sale, including single-story homes for those 55 and older and 262 rental apartments. Currently, homes are priced from the high \$400,000s to over \$1 million. The Ranch is expected to encourage environmental sustainability by including communal farms that produce food for residents to buy and offering educational programs in farming, raising chickens, and sustainably grown food preparation.



Rancho Mission Viejo, in Orange County, California, sits on 23,000 acres (9,300 ha), of which 17,000 acres (6,900 ha) are being preserved as open space.



Clustering development around working farms allows developers and communities to conserve productive farmland and natural areas.

Housing and Design

Use innovative design and policy solutions to promote housing affordability and community social interaction.

» CONSIDERATIONS

- » Prospective residents who would benefit from, and contribute to, the vitality of agrihood developments may experience housing cost barriers if housing affordability is not addressed.
- » Developers may miss opportunities to promote community social interaction if they do not give special consideration to features that encourage engagement with food-production spaces.

» OPPORTUNITIES AND BEST PRACTICES

- » Develop a variety of housing types clustered in one area to promote community social interaction, including the following:
 - Single-family homes;
 - Duplexes;
 - Three- to four-story multifamily buildings; and
 - Homes for farmers and other employees.
- » Provide subsidized affordable and workforce housing and mixed-income/mixed-generational housing.
- » Consider innovative housing design solutions to promote affordability, such as modular homes, tiny homes, and cohousing.
- » Include project components to encourage engagement with food-production spaces, such as trails, edible landscaping, community gardens, shared kitchens, teaching gardens, and workshop/public gathering space.



Residents at Aria Denver have access to organic produce that is grown on site.



Serenbe is a 1,000-acre (405 ha) community in Chattahoochee Hills, Georgia, centered on a 25-acre (10 ha) professionally managed organic farm.

People

Understand the range of necessary skills for community farmers, and make decisions about hiring and management accordingly.

» CONSIDERATIONS

- » Project leaders face difficulties in identifying and recruiting farmers with the diverse skill sets necessary for project success.
- » Investing in farmers and understanding their integral role in project success are essential, but plans should also be put in place for farm operations to continue should changes in farm leadership occur.

» OPPORTUNITIES AND BEST PRACTICES

- » Develop a farm program at a project's outset that can advance regardless of employee turnover; document standard operating procedures to help with transitions and training new staff.
- » Create clear job descriptions and set realistic expectations for farmers related to project goals, vision, and balance of time devoted to food production versus community events.
- » Identify potential farmers and other employees through engagement with local universities and farmer workforce development organizations and by hosting on-site professional development and internship programs.
- » At a minimum, pay farmers and workers who are employees a living wage and provide benefits.
- » Explore profit-sharing models and other financial incentives to retain farmers; consider leasing land to self-employed farmers.
- » Work to diversify the hiring pool by posting job descriptions in multiple languages and understanding cultural considerations.

Necessary Skills for Farmers at Agrihoods

- Patience and understanding
- Community engagement and communication skills
- Program management
- Strong work ethic demonstrated through past farming experiences
- Ability to coordinate, run, and manage public-facing events
- Planning and task management
- Multifaceted food-production experience
 - Business acumen and startup attitude
 - Finance, budgeting, and mathematical abilities
 - A passion for farming
 - Willingness to learn
 - Willingness to teach
 - Ability to “code switch” and balance various objectives
 - Ability to work in isolation for extended periods
 - Ability to manage
- Managing other employees
- Managing volunteers at community events
- Hosting and speaking at public meetings



People

Invest in homes for farmers and other farm employees.

» CONSIDERATIONS

- » Agrihoods can provide access to land and employment for farmers, but farmers may not be able to live nearby unless developers address housing affordability.
- » Opportunities for direct resident–farmer interaction are limited when farmers live off site.

» OPPORTUNITIES AND BEST PRACTICES

- » Consider providing free or subsidized homes for farmers as an investment in both employee satisfaction and project success.
- » Set clear policies related to who is eligible for free or subsidized homes; determine whether living on site is required and if housing is part of overall compensation.
- » Understand the complex dynamics of proximity to the farm for farmers:
 - Farmers often want to be part of the community but may not want to be on call for residents 24/7.
 - Farmers need to be close to crops and farm animals to respond to weather events and the like.
 - Some farmers may prefer to live on site, but others may simply want to live close by.



Agrihoods can provide access to land and employment for farmers.

RANCHO MISSION VIEJO, LLC

A Day in the Life of a Farmer

Morning

Cock-a-doodle-doo! The morning harvest calls and the farmer rises to the occasion. The sun is just starting to shed its light. The sparkling dew rises from a field of lush green crops that have been nurtured for months and are now ready for harvest. The attire for such a task—knives, scissors, harvest crates, and an apron—must be rugged and ready for water, soil, prickly fruits, and leaves.

A glance at the whiteboard in the shed offers many harvest options—arugula, cilantro, kale, cucumbers, carrots, beets, flowers, herbs—but it's the carrots that are the priority this morning. Forty bunches are destined for the community-supported agriculture (CSA) program, 30 for the farm stand, and 20 for the local food pantry.

A big volunteer group has shown up to help with the harvest, so the farmer sneaks away to prep some beds for planting. First the tractor is inspected, filled with gas, and greased. The farmer drives the tractor through the fields to spread compost onto beds recently cleared from their last crop, then returns to till the compost into the soil before it gets baked by the sun.

Afternoon

The farmer works with a few interns on plantings—the seeds, seeding plates, and seeder are all loaded into a cart, along with markers and labels. The crew heads for the fields to sow the next succession of veggies, herbs, and flowers and to have lunch. They all take a break in the shade on the farm's event green under a beautiful tree, eating a lunch of fresh-picked salad, farm pickles, and sandwiches.

After lunch, one of the coordinators grabs the farmer to share some challenges she has been having with a new apprentice and asks for a meeting the next day. The farmer will have to find some other time to work on budgets and performance reviews! The farmer then makes sure the farm stand setup is going well. It looks like the produce has all been washed, bunched, weighed, documented in the harvest log, and organized in the cooler. It is all nicely labeled for the farm stand, CSA, food pantry, restaurant, and local elementary school.

The farmer takes a few minutes to help volunteers load up the mobile farm stand that is headed to a health clinic to provide

free, fresh produce to food-insecure families. Then the farmer thanks the local gleaning organization for bringing out so many volunteers to help with the harvest: “We couldn’t have done it without you today!” says the farmer. “Please take a few pints of the strawberry seconds and big zucchinis. Look forward to seeing you all next week!”

Evening

It is now the evening and a band is playing during an on-site event. People are buzzing around the farm stand and food trucks, shopping for veggies and dinner, while families relax on picnic blankets and kids chase each other through bean tunnels, feed the baby sheep, and make vegetable art with the farm educators.

The farmer notices dozens of local families all getting to know each other. This is what it's all about: growing community through agriculture.

As the evening winds down, the farmer toasts the team, tucks the chickens away for the night, and grabs an armful of fresh eggs, veggies, and a flower bouquet to walk home. The farmer can't wait to hug the children, read them some books, and pass out from a full day of hard work, fun, and playing an integral role in the community.

Every Day

A day in the life of a farmer is guided by intuition, experience, observation, perseverance, and patience. It has many dynamic moving parts, such as the following:

- Operating equipment and tools safely and efficiently;
- Managing people responsibly and respectfully;
- Cultivating the land with sensitivity and respect;
- Engaging with and teaching visitors, volunteers, and students;
- Managing budgets and administrative aspects of running a business/nonprofit; and
- Caring for oneself and others to stay hydrated and injury free.

Partnerships

Collaborate with partners that share a common vision for agrihood development.

» CONSIDERATIONS

- » The complexity of agrihood development and operations generally requires collaboration with organizations outside the “usual suspects” for developers.
- » Developers may be challenged to identify appropriate project partners, given a lack of in-house knowledge of farming and farm-related programming needs.
- » Creative partnerships require investment of time, resources, clear communication, and an entrepreneurial and collaborative spirit.

» OPPORTUNITIES AND BEST PRACTICES

- » Attract key partners by sharing a clear project vision and a set of core values.
- » Ensure that the organizational priorities of potential partners are aligned with one another and the overall agrihood project vision.
- » Partner with entities that have a positive reputation in the community.
- » Create partnership agreements that set out clear roles, responsibilities, and metrics for success.
- » Value and respect the contributions partners make to agrihood development and operations; give partners decision-making authority related to their specific roles.
- » Meet regularly to keep honest communication lines open.
- » Revisit agreements and update them based on changes in programs, staffing, capacity, budgets, etc.

Increasing interest in locally grown food is leading to opportunities for developers to create projects that meet consumer demand by incorporating small farms and community food-growing areas.



SARAH ROBERSON

Groups to Engage to Ensure Project Success

- Municipalities and governing agencies
- Food, conservation, and community nonprofit organizations
- Farmers, farm consultants, and local farming associations
- Legal advisers
- Farm and agricultural master planners
- Lifestyle managers
- Higher education departments, educational organizations, and schools
- Faith-based institutions
- Philanthropic foundations
- Special interest groups
- County extension services
- Community thought leaders
- Corporate partners

Agrihoods are uniquely positioned to address health, sustainability, and social equity challenges.



RANCHO MISSION VIEJO LLC

Partnerships

Form partnerships to address health, sustainability, and social equity challenges through agrihood development and operations.

» CONSIDERATIONS

- » Agrihoods are uniquely positioned to address health, sustainability, and social equity challenges, but project leaders must invest time to identify and cultivate appropriate partnerships to advance these goals.
- » For agrihood operational models to be sustainable in the long term, project leaders may want to consider contributing to efforts to train the next generation of farmers.

» OPPORTUNITIES AND BEST PRACTICES

- » Work with partners to create health-based educational and training programs that add value to the experience of residents and surrounding communities.
- » Consider partnering with nonprofit organizations, higher education organizations, and medical associations to host classes that teach cooking, nutrition, and meal planning skills; find partners who can offer these programs in languages other than English spoken in the area.
- » Explore opportunities to invest in community economic development by hosting job training programs focused on developing new farmers and skills for burgeoning food-based entrepreneurs.
- » Use farms as a stage to educate youth about food growing and seasonality.

KEY INSIGHT: PARTNERSHIPS TO SUPPORT HEALTH

“Formal and informal partnerships can help developers, property owners, and managers build bridges, increase impact, and ensure the ongoing success of a project. Nontraditional partners include foundations, schools, health care providers, and health-focused nonprofits.”

—ULI Building Healthy Places Toolkit

The 2018 ULI Growing the Field retreat at Coastal Roots Farm in Encinitas, California, brought together experts and practitioners working at the intersection of food and real estate to discuss best practices for agrihood development.



MYLES STEPHENS

Growing the Field retreat participants shared stories, approaches, successes, challenges, and lessons learned for the planning, development, and operation of agrihoods.



RACHEL MACCLEERY

CHAPTER 3

PUBLIC SECTOR GUIDELINES

Create land use and zoning policies to encourage the development of agrihoods.

» CONSIDERATIONS

- » Zoning policies are often not set up to encourage or often even *allow* the development of farm-centered communities.
- » Many suburban and exurban communities face significant development pressures, potentially resulting in loss of farmland and open space.
- » Most zoning standards separate or limit allowable uses and specify minimum lots for housing, thereby making clustering of development difficult.
- » Local governments may be challenged to maintain infrastructure (roads, sewers, etc.) when development follows “traditional” suburban models.
- » Stakeholders—including public sector officials—lack understanding of the benefits of having a farm in the community.
- » Zoning may not allow on-site events, weddings, and the like.

» OPPORTUNITIES AND BEST PRACTICES

- » Include farming and food access considerations in zoning codes and general plans.
- » Implement programs that allow communities to hold easements to permanently protect farmland, and direct development to areas with existing infrastructure.
- » Allow mixed-use development and uses complementary to working farms (event spaces, wine tasting rooms, parking, etc.).
- » Consider deed restrictions, deeding the land to a third party, and/or development agreements to govern the development of a property.
- » Consider incentivizing farming—for example, by offering reduced property tax assessments on agricultural land.

Protected Agriculture/Limited Development Zoning, Kane County, Illinois

Kane County enacted a Protected Agriculture/Limited Development zoning designation in 2001 to both protect farmland and encourage farm-oriented communities in an area facing significant development pressures, just 40 miles west of Chicago. The zoning designation promotes a form of conservation design that provides for clustering of residential lots on a portion of the property and permanently protecting the remainder of the land for agriculture and open space.



Serosun Farms includes 300 acres (121 ha) of preserved farmland and restored upland and wetland prairie, savanna woodlands with walking trails, and stocked fishing ponds.

“Encouraging development, supporting agri-business, and conserving farmland go hand-in-hand. Clustering development around farms creates places that people want to live, while supporting local farmers and a community’s rural character.”

—JANICE HILL, EXECUTIVE PLANNER, KANE COUNTY, ILLINOIS

FREQUENTLY ASKED QUESTIONS

Q: What is the size range for agrihood food-production areas?

A: Agrihood food-production areas vary widely in size, depending on project goals and geography. Farms from less than one acre (0.4 ha) to more than 300 acres (120 ha) are common; orchards and ranchlands can be even larger—up to 20,000 acres (8,100 ha) or more. As a rule,

- » Farms less than five acres (2 ha) are typically more focused on education, experiences, and events with small-scale intensive production and require one to two full-time staff members;
- » Farms between five and 20 acres (2 to 8.1 ha) run much like a four- to five-acre (1.6 to 2 ha) farm, with more room for production and programming space, and require ten to 20 full-time staff members; and
- » Farms larger than 20 acres (8.1 ha) require more mechanization but can operate with fewer staff members because of greater efficiency from use of machinery.

Q: What types of foods are produced?

A: The types of foods produced differ depending on farm size, location, capacity, and project goals. Agrihoods produce everything from fruits and vegetables to eggs and meat. Some agrihoods even include olive groves, ranchlands for cattle grazing, and facilities for creating value-added products, such as wines, jams, and other prepared foods.

Q: Who does the farming?

A: Often, full-time farmers who are employees of the development company or homeowners association manage food production. Other models include resident food production and local farmers or nonprofit organizations leasing land from the developer or community land trust.

Q: Do agrihoods include animals?

A: Some (but not all) agrihoods include animals, such as bees or poultry. Larger agrihoods with ranchlands may include livestock.

Q: Do agrihoods need barns or equipment sheds? How are crops watered?

A: Yes, structures such as barns and equipment sheds are important to support farm operations and provide space for programming. Approaches to irrigation vary based on geographical location. Drip irrigation is generally used on most crops; overhead irrigation is used in some locations, including pastures, event lawns, grassy paths, and cover crops.

Q: What is the typical cost per acre to operate a farm?

A: The cost per acre to operate a farm varies widely depending on location, crops grown, water, labor, programming, and many other factors. The first few acres are the most expensive because of the need to provide core infrastructure and public spaces. Other startup costs include hiring staff for base programming, administration, and food production.

Q: What are the tax benefits for farms and conserved farmland?

A: Most jurisdictions offer favorable property tax rates for agricultural land, depending on farm size and income—lower property tax rates can reduce the tax liability of investors. Farmland in conservation trusts/easements can qualify for local property tax savings or charitable tax deductions (if land is donated).²⁴

Q: How do project leaders assure residents or homebuyers that farmland is not going to be developed in the future?

A: Methods for long-term farmland conservation include conservation easements, deed restrictions, development agreements, and deeding the land to a third party.

Q: How does the farm generate income? Will it have to be subsidized?

A: Farms will generally require subsidies at a project's outset but can become break-even or profitable within a few years, depending on factors such as size, food-production capacity, and ability to host revenue-generating events.

Farm operational costs can be offset by food sales, but farms may need to rely on support from the development—especially during early project phases—in the form of free or subsidized land, contributions from transfer fees, homeowners association fees, and other mechanisms.



GROWING THE FIELD

Each day, developers, investors, designers, and other real estate and land use professionals make decisions about their projects and set priorities based on current and anticipated market trends, community needs, and financial constraints.²⁵

Each new project presents opportunities for developers and other project stakeholders to invest in a community's health, well-being, social cohesion, environmental sustainability, and overall quality of life.

Including food-production spaces in development projects can help ensure project success and achieve social and environmental goals. Agrihoods, individually and as a whole, have terrific potential to help address challenges in our existing food system

and development models. For this potential to be realized, a new “field” of agrihood developers and practitioners must be created.

The Bridgespan Group, a U.S. nonprofit organization that provides management consulting to nonprofits and philanthropists, defines a “field” as a community of organizations and individuals working together toward a common goal and using a set of common approaches to achieve that goal.²⁶

A new field for agrihoods—comprising developers, designers, financial leaders, farmers and operators, and others—will be necessary for this development type to become common practice across the development landscape.

What does the Bridgespan field framework mean for agrihoods? Overall, it means that a lot of work still remains to be done, and that a lot of opportunity exists for the practice to evolve, mature, and become recognized as a viable and successful development model.

For agrihood development to become a field, the following elements will be necessary:

- » **Shared identity:** A shared narrative, brand, and goals for the agrihood movement and for agrihood projects;
- » **Standards of practice:** Best practices that improve the quality and success of individual projects and ensure the integrity and growth of the field as a whole;
- » **Knowledge base:** Knowledge shared across practitioners to improve the success of projects and grow the talent pipeline, including training, tours, and potential accreditation programs;
- » **Leadership and grassroots support:** Support from multiple sectors and influential leaders; and
- » **Funding and supporting policy:** Resources and policies that support its growth.

ULI and its partners are eager to help support and facilitate the thoughtful evolution of the field of agrihood development, so that the great potential and opportunity of agrihoods—for people, communities, and the planet—can be realized.

Potential Long-Term Success Measures for the “Agrihood Movement”

Participants at ULI’s 2018 Growing the Field retreat developed the following list of potential long-term success measures for the “agrihood movement”:

- Widespread recognition that food production and “working lands” should be standard development components;
- A shared narrative and shared values that help define the field;
- Shared resources and platform for sharing these resources (or channels to distribute shared resources and engage in regular communications);
- A defined structure for the field;
- High demand for participation at future agrihood-focused events and retreats;
- Collection and dissemination of additional quantitative data on agrihood home sales;
- Learning about agrihoods via word of mouth;
- A system for prospective agrihood developers to learn from and/or tour established projects;
- Growth in the number of farmers interested in working at agrihoods and in farmer job opportunities and training programs;
- Increased public interest in local food and farming;
- Local jurisdictions approaching developers to ask for agrihood development; and
- Programs providing training and accreditation for aspiring agrihood community farmers.

THE STRONG FIELD FRAMEWORK

Shared-identity community aligned around a common purpose and a set of core values

Standards of practice	Knowledge base	Leadership and grassroots support	Funding and supporting policy
<ul style="list-style-type: none">• Codification of standards of standards of practice• Exemplary models and resources (e.g., how-to guides)• Available resources to support implementation (e.g., technical assistance)• Respected credentialing/ ongoing professional development training for practitioners and leaders	<ul style="list-style-type: none">• Credible evidence that practice achieves desired outcomes• Community of researchers to study and advance practice• Vehicles to collect, analyze, debate and disseminate knowledge	<ul style="list-style-type: none">• Influential leaders and exemplary organizations across key segments of the field (e.g., practitioners, researchers, business leaders, policy makers)• Broad base of support from major constituencies	<ul style="list-style-type: none">• Enabling policy environment that supports and encourages model practices• Organized funding streams from public, philanthropic, and corporate sources of support

Adapted from: Bridgespan Group, The Strong Field Framework: A Guide and Toolkit for Funders and Nonprofits Committed to Large-Scale Impact (Boston: James Irvine Foundation, 2009), www.bridgespan.org/insights/library/philanthropy/the-strong-field-framework-a-guide-and-toolkit-for.

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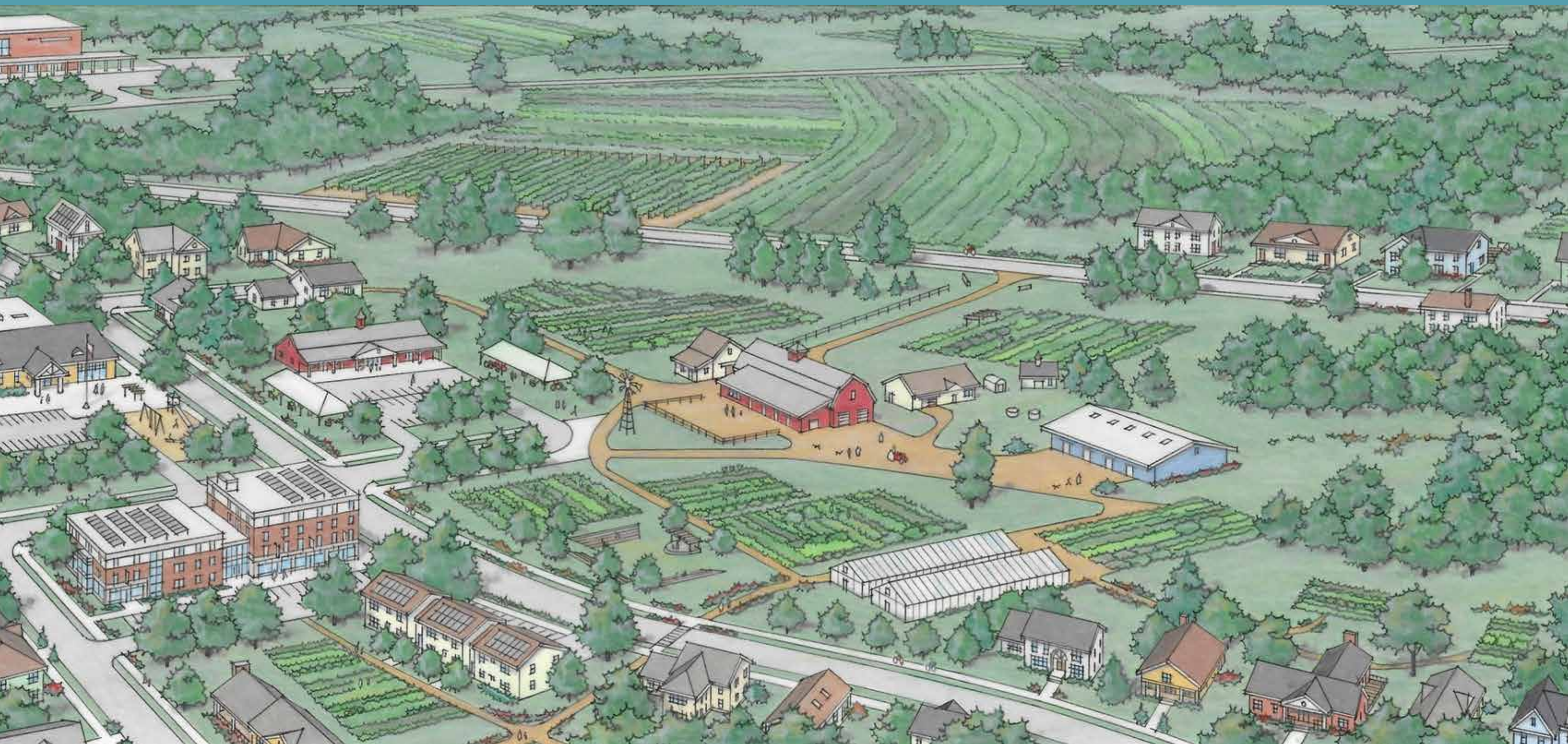
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- Cory Mosser**
Natural Born Tillers
- Ari Novy**
Leichtag Foundation
- Steve Nygren**
Serenbe
- Greg Ramsey**
Village Habitat Design

- Halé Richardson**
HomeFed Corporation
- Sarah Rosenberger**
Farm to Fork
- Dwight Saathoff**
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- Charlene Seidle**
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- Sri Sethuratnam**
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 Additional interviewees, advisers,
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Wetrock Farm
- Mariel Beaudoin**
Urban Ventures LLC
- Les Bluestone**
Blue Sea Development
- Wendy Hawthorne**
Groundwork Denver
- Janice Hill**
Kane County, Illinois
- Dave Hutchinson**
Kukui’ula
- Alann Krivor**
Skokomish Farms
- Mali Krivor**
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- Travis Marcotte**
The Intervale
- Monica Olsen**
Serenbe
- Susan Powers**
Urban Ventures LLC
- Matthew “Quint” Redmond**
Agriburbia
- Steffen Schneider**
Hawthorne Valley Farm
- Thomas Woliver**
Hillwood Communities





What approaches can the real estate industry use to successfully create projects centered on farms and other food-production spaces?

Inspired by a growing body of evidence that developments centered on working farms can have a positive effect on human health, environmental sustainability, and real estate performance, *Agrihoods: Cultivating Best Practices* identifies eight best-practice areas to aid developers and their partners in planning, creating, and operating single-family, multifamily, or mixed-use communities built with a farm as a focus. These areas are **land, food, finance, programming, communications, housing and design, people, and partnerships.**

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Community Farm Management Plan

Community Farm Briefing Paper originally written by Eily Schulz & Brendan Condon.
Adapted by Edward Fernon with permission from The Cape



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Acknowledgement of Country

This project is being constructed upon the historical lands of the Yuin people. We pay respects to the elder past, present and emerging, and acknowledge their continuing connection to land, waters, and culture. The coastline and hinterland on which 'The Farm' resides is rich in history and cultural significance. First Nations people have harvested food sustainably and successfully over many millennia from this region, and 'The Farm' garden hopes to continue this tradition into the future.

Acknowledgement for The Cape

We would like to acknowledge Brendan Condon and The Cape team for their pioneering efforts in the creation of sustainable Agrihood communities in Australia and thank them for providing their documents in open source. Brendan's dedication and experienced has been very encouraging as he spent many years in planning with Council to achieve an Approval and now the development is one of the most awarded residential communities in this Country.



Introduction

Purpose of this Paper

The purpose of this paper is to give insight & inspiration to residents of The Farm and future members of the community garden to take ownership of and develop a sustainable garden community. We have conducted research with various community members including SAGE, St Peters College, Carroll College as well as other 'Agrihoods' and community gardens and experts during the development of this project and this document provides an opportunity to share what we have learned so far. We will continue to evaluate what we learn from the development of The Farm community garden beyond the final construction and during operation of the farm.

The Community Garden is a unique project. It is a large garden offering a wide variety of amenities and opportunities for the garden's members as well as the broader community. It is essential to develop the economic sustainability of the project for handover to the community. This document seeks to pull together practical ideas for the community to be able to run a successful garden, that pays for itself, looks to the future, and provides benefits for all involved.

This paper can also serve as a blueprint for others to create a sustainable community garden of their own. Ideally, other developers and Councils will see this garden as inspiration to incorporate urban food growing into the norms of housing development in Australia

Aims & Vision

'The Farm' seeks to create Australia's leading wellness community with the implementation of 'agrihoods', a clustered housing model and the world's leading technology to drive sustainability. While there is no project in Australia that exactly replicates the intent of The Farm, there are a couple of case studies at Witchcliffe, Western Australian and The Cape, Victoria. This development will not appeal to everyone rather it seeks to target those that are passionate about the environment, their health and want to be part of the solution to climate change. In discussions with the developers of The Cape and Witchcliffe Ecovillage the developers advised us that over 90% of purchases were made by owner occupiers and over 50% of the purchasers were from out of area that specifically wanted to purchase into the development due to share a passion for sustainable living and wellness. While this is exemplified in the construction of homes and landscape infrastructure, the desire to embody a lifestyle of sustainability and connection cannot be separated from food production and consumption and interactions with nature and others. Food and farming are often the reasons that we come to community gardening, however, the connections that are developed between the individual, their community, and their environment are some of the most powerful benefits.

Community gardens create a gathering point and place of common ground for members of a certain community or interest group. The establishment of community gardens at housing estates in Melbourne was inspired by the influx of Vietnamese residents, who brought with them traditions of growing fresh greens on small plots near their homes (Lee 2007). This highlights the cultural legacy of community garden norms in Australia, and the importance of cultural diversity inspiring and embedded into the gardens.

The benefits of community gardening have been studied heavily in the context of public housing residents and senior living homes, showing a multitude of social, physical, and environmental gains for residents and members. However, this project is unique in its focus through it's clustered

housing model and commitment to sustainability and wellness.

We believe that a successful estate-wide community gardening project at The Farm can serve as a blueprint for incorporating urban food growing into the fabric of housing estate development. After significant difficulty in obtaining Council Approvals The Cape and Witchcliffe ecovillage were able to provide the first Australian examples of Agrihoods and now both communities are multi-award winning and have set new standards for sustainable housing through efficient design and renewable energy use. The Farm seeks to continue the example set by these developments and we hope we can create a new sustainable model that will replicated across NSW and Australia.



Benefits of Urban Community Farming

Community Connection

Within a residential area, there are noted benefits of the proliferation of ‘third places’ — that is, those outside of the home and daily necessities such as work or school. Third places are often associated with coffee shops and bars as spaces where community can connect, and where more agile forms of interaction, meeting, negotiation occur. Third places, such as community centres and gardens, are places of cultural and practical exchange.

Aside from being a third place of meeting for a community, a community garden is also a place centered on food. Across cultures, food production, preparation, and consumption is a core part of community-building, a site of familial sharing of both the common and unfamiliar. It makes sense that the heart of a community should center around a shared gardening space.

The site for the Farm community garden is 5 hectares of prime land within the community, located in the geographical centre of the development. This location was selected purposefully so that it could be geographically accessible to the entire township. The Farm comprises a children’s playground, meeting space, yarning circle, paddock to plate café and restaurant, outdoor BBQ’s

and pizza ovens, function and events area and discovery centre.

The locality of the Farm also benefits from the proximity to the SAGE markets in Moruya where excess fresh produce can be sold. The Farm will also reach out to existing residents of Broulee, to ensure they feel like they can access and become members of the community garden.

Where many of the benefits of community garden projects are characterised by the access to green space for residents who otherwise might not have space to garden, this is unlikely to be the primary motivator for members of The Farm community garden. Residents of The Farm will also be provided with their own biofila garden beds so they can grow their own food. Thus, the impetus for joining the community farm will be to participate in a more social and collaborative form of gardening, that builds a sense of community through participation in a common enterprise. Another benefit will be skill sharing and learning. A central well organised farm has the potential to strengthen the food growing and gardening efforts of individual households throughout Broulee, as people have a place to visit, access resources, mentoring, horticultural skill sharing and learning and try new things.

Studies of community gardens in Denver, Colorado found that community gardens promote stronger neighbourhood leadership, outreach, and volunteerism; also working to strengthen relationships and bonds within the neighbourhood. The design, layout, facilities, resources and organisational structure of The Farm is intended to similarly inspire community connection, self-reliance and participation.

Additionally, there is a huge opportunity to foster community connections with other community gardens such as SAGE in Moruya and networks across Australia. This can facilitate the flexibility to trade surplus resources, produce and labour, providing opportunity for exchange of information and skills between sites.

Physical & Mental Wellbeing

Most significant and widely reported benefits of community gardens are related to individual and community health and well-being. Gardening brings you outside for purposeful exercise, requiring you to engage with the environment and all your senses. Interacting with a garden requires physical exertion and is shown to reduce stress, inspire creativity, and connection to the land. In surveys by Denver Urban Gardens of their members, 100% said that their main reasons for joining were to be outside in nature and get their hands dirty. There is a large amount of literature detailing the mental and physical benefits that come from engaging with plants and gardening outdoors.

Gardening also encourages mental and sensorial activity, requiring you to engage with the environment and all your senses. Interacting with a garden has been shown to reduce stress, inspire creativity, and connectivity to the land. There is a large amount of literature detailing the mental wellbeing benefits of 'nature bathing', an understanding that has been amplified during Covid-19 lockdown.

In addition to the benefits conferred by spending time outside and with plants, there are many nutritional benefits to growing your own produce. Seasonality becomes much more important and tangible. Produce fresh from the ground provide the most nourishment and the most enjoyment, resulting in a higher regard for the food one consumes. More flavourful, fresh produce encourages the consumption of fresh fruit and veg over processed foods. An increasing body of science is pointing to the importance of people getting their hands into healthy soil. Over-processed foods and sterile living environments are contributing to modern health problems. Our health depends on the flourishing microbiome in our intestinal system, and this can be reinoculated by contact with the

beneficial microbiome found in healthy soils. Loneliness and social isolation can be a contributor to poor health. Community gardens are an antidote to loneliness, and allow for relaxed, informal, incidental contact between people, contributing to better health.

Food Security

Across Australia, 3.7m households have experienced food insecurity over the past 12 months to July 2023, a jump of almost 350,000 on the previous year, Foodbank's annual hunger report has revealed. More than 2.3m of those households were "severely food insecure", meaning they were actively going hungry, reducing food intake, skipping meals or going entire days without eating.

The current food landscape of urban Australia is dominated by big-box supermarkets and chain restaurants, with food travelling vast distances to reach the consumer. This system has been increasingly under the microscope as external pressures, such as bushfires and pandemics, have exposed the tenuous nature of our global and national supply chains. In the more recent panic-buying prompted by the pandemic, vegetable shelves were emptied in some supermarkets, and prices of fresh produce soared. However, research from the Columbia Earth Institute indicates that continuing weather extremes due to climate change will continue to increase food prices, as drought, fires, and floods make farming more difficult and increase the scarcity of food. This is particularly relevant in Australia, already the driest inhabited country in the world, where we are more vulnerable to heat and rain extremes. Shifting a larger percentage of your diet to locally produced foods, where you either are or know the farmer, can result in food chains that are more resilient and responsive to external forces.

While urban farming and community gardens will never be a replacement for conventional large-scale agriculture, they can act as a buffer that increases the availability of fresh produce, and the resilience of a community. Studies indicate that community gardening may help address food shortages and supplement fresh produce consumption for households. This is particularly important to increase resilience against events such as the Covid-19 lockdowns, which resulted in unprecedented income impacts and lifestyle changes. During this time, community gardens across the United States documented their work in supplementing the diets of people affected by the pandemic, their work essential to feeding their community. This is again not exclusive to the pandemic moment, as community gardens often donate surplus produce to disadvantaged members of the community.

As food insecurity hit thousands more Australians than usual due to the Covid crisis, food charities struggled to meet demand for food assistance. Setting up more community and urban gardens can help both garden members and the wider community to have access to fresh, local, and healthy produce. This also means that excess produce from the gardens do not go to waste, as gardeners can donate their surplus to people in need.



It is well known that community gardens yield more produce per square acre than conventional farmland. The Farm gives the opportunity for reduced food bills for residents to add to the large energy savings being achieved through the energy efficient homes at The Farm.

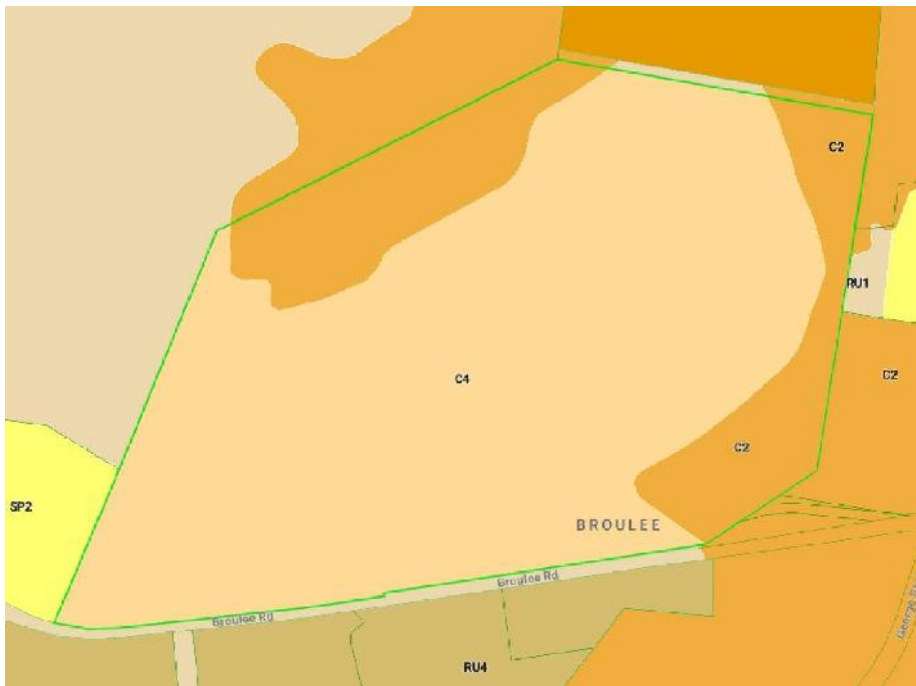
The primary food-growing systems to be used at The Farm is the Melbourne designed Foodcube which requires minimal water, maintenance and effort. The Foodcube advanced wicking beds are designed and manufactured in Australia from 80% recycled food grade plastic. Connected to overflow from rainwater tanks, the garden allows surplus rainwater runoff to be diverted into the farm which holds an additional 3000 litres of water in the base of the Foodcubes. This clever urban farm design allows for abundant food production with minimal watering, is ergonomic, low maintenance and features an efficient compost which allows a household to divert their household organic waste (food scraps and green waste) into compost then into food production, creating a circular or closed nutrient loop. Trials undertaken at The Cape show that each 1sqm Foodcube can produce up to 25kg of fresh vegetables and herbs per year if professionally managed and 20kg per with minimal management. If a nominal value of \$10 per kilogram for mixed herbs and vegetables is applied, this translates to a value of over \$250 of produce grown at supermarket value. If each resident has 4 Foodcubes at their own property this would produce 80-100kg of fresh produce per dwelling and a saving of \$800-1000 per annum. The community farm will have approximately 1-1.5 hectares of approximately 1500 Foodcubes producing up to 37,500kg of fresh produce plus there would be outer bands of perennial herb beds fruit trees, bee keeping, poultry, and access to vegetable seedlings for home farms.

Sustainability & Biodiversity

The land where the Farm is to be developed is currently used for cattle farming. Council has made a number of requests dating back to 2004 for a property agreement on part of this land to help create a habitat area for the yellow-bellied glider and a biodiversity corridor. As part of the proposal The Farm will significantly increase the amount of conservation land as seen in the current and proposed zoning maps below.



Current Zoning Map



Proposed Zoning Map

Ryan Smithers from Ecological Australia has further outlined that the cattle are causing degradation to the eco-system so the removal of the cattle and the prioritization of Biodiversity-Sensitive Urban Design will rehabilitate the wetlands and remnant vegetation. There are also number of opportunities to improve the bio-diversity on the site by creating linkages from the remnant vegetation to the wetlands. This land use change will result in an influx of native plants and animals rehabilitating the space, which is great for local flora and fauna as well as the residents who can observe and interact with them. There will also be extensive infrastructure and walking tracks

available for residents to observe the native flora, fauna, and landscape. Restored habitat areas, swales, creek lines and residential landscapes and The Farm Garden will greatly contribute to the ecological diversity of the site. It is highly unusual where an opportunity like this exists to make such significant improvements to biodiversity.

The Farm will include a significant nursery facility including hothouses, propagation space and hard stand, which will allow for the production of vegetable seedlings for plot holders and home farmers, as well as biodiversity and landscape plants for restored habitat areas and residential landscapes. Residents will be able to purchase vegetable seedlings and landscape lines from the nursery section of the farm, which will generate income for the farm as well as reduce the need for residents to buy conventional seedlings from places like Bunnings, where seedlings are often produced with heavy use of chemicals and generate significant amounts of plastic waste.

Sustainability in the context of the community garden focuses on minimising waste and encouraging local cycling of resources within the system. By focusing on self-regulating operations through local composting, reuse of materials, minimised plastic and artificial inputs, The Farm can operate at the best standards for a community garden. Having a well designed composting area of reasonable scale at The Farm provides a very good teaching aid for teachers at the local schools and residents interested in learning about hot composting and efficient home composting, helping to reduce organic waste to landfill, closing the nutrient loop at precinct and household level to create circular economy/closed loop food systems.

The Farm has also been planned with a large amount of open space compared to traditional housing developments. The current planning system rewards developers for squeezing in as many dwellings as possible and it would not be possible for us to afford to purchase R2 or R3 zoned sites for this concept, but it is our view that there should be a place in the planning system for these types of sustainable developments particularly in regional areas.

Property Values

The value and importance of urban farming is increasingly being noticed by the urban planning industry. Increasingly, agricultural land is being subsumed by the push of in the peri-urban fringe of cities such as Melbourne and Sydney. The Planning Schemes of Western Sydney councils now prioritise agricultural space and agribusiness being incorporated into the housing overlay, to mitigate the loss of farmland, and also to encourage a diverse local food community (NSW Government). Furthermore, the draft regional plan heavily promotes 'agritourism' which is very similar to the 'agrihood' model.

Similarly, there is a shift in the real estate industry to recognition of the material benefits of urban farming and community gardens. A study in New York City found that proximity to community gardens has a positive benefit to property values (Voicu & Been 2008). Higher quality gardens—those deemed as having quality fencing and security, nonseasonal decorations, and acceptable landscaping—had the most positive impact on property values.

According to members of the Dudley Neighbors Incorporated (DNI) in Massachusetts: *"The project certainly helps the marketability of our homes. People are not just getting a house, they are getting a community, and it's based on fresh, locally grown food."*

Feedback from residents at The Cape & Witchcliffe Ecovillage highlighted a crucial factor in their purchase was their intention of being part of a community of similarly sustainability-minded peers. The development of a thriving community garden can help shift focus from the mechanics of the

sustainable individual family home, to that of a sustainable, well designed community. The community garden thus acts as a fulcrum from which deeper community connection and collaborations can be built, based on the cultural mainstays of food and work toward a common goal.

In terms of land tenure, The Farm Community Garden is more secure than many other urban community gardens, which are usually situated on public land. This land is owned by the city or council, and are often the most vulnerable spaces in the city, as the longevity of the garden can be cut short due to the land being sold to developers or turned into public housing or other uses. The absence of this threat at The Farm, where the developer has backed the development of the community garden from the outset, ensures the longevity of the project as a permanent asset to the community.

Employment & education

For many people, community gardens are an introduction to the practice of growing food and caring for plants. This can be the jumping-off point for a lifelong interest in the natural world, and potentially even studies or employment in this area. Community gardens are a unique facilitator of this relationship, as for many young people they are their first exposure to the wonders of growing plants and producing food. Interest in local and sustainable food production is increasing steadily. This is particularly pronounced due to recent exacerbation of external pressures that are facing young people from climate change, youth unemployment and threats to the global supply chain.

Participating in the community garden as a member or volunteer also has positive benefits to the employability and work ethic of youth and others involved in the garden. Community garden projects worldwide have been shown to increase volunteerism in a community. Volunteering provides invaluable work experience, organisational and community-building skills for people of all ages. This is particularly useful in outer-urban areas, where access to community programs and other employment opportunities can be difficult.

Young people benefit greatly when they have access to a garden and can participate in nutrition and garden-based education. St Peters College and Carroll College already have an existing community gardens that can be improved upon, however Carroll College may be forced to remove the garden to make way for new school facilities as part of their extensions. Broulee Public School also have a strong interest in being involved as part of their education program.

Many studies have shown that school garden programs have positive impacts for both the children and nearby community, with increases in academic achievement, physical and emotional wellbeing, and better school cultures. Food education in Australian schools is inconsistently delivered. Researchers posit that it is inadequate to equip students with life-long skills in both preparation of food, and an understanding of the associated environmental and social issues that intersect with food production and consumption.



St Peters Garden at the Gate

Community gardens can also be used to host workshops and other lessons and are often used as open- air classrooms where students are able to interact with nature. This has been shown to be a powerful educational tool for subjects from gardening and nutrition to physical education and personal well-being (Siewell et al 2015). Partnering with the local schools and educators can enrich the learning opportunities for students in the Broulee area. The physical space of the community garden can also provide a venue from which local practitioners and educators in specialities across the food, wellness and fitness, environmental education disciplines (and more) can host workshops and classes, expanding their audience and reach.

The residents of The Farm will also be provided 4 Foodcubes to grow food in their own backyards, and there will soon be many experienced gardeners as well as the employed farmer within the community to support this process. As a meeting place for people of all levels of food growing experience, the community garden is an important resource for individual homeowners' food gardens as well. People who are having trouble with specific plants, pests, and other issues can engage with mentors who are more experienced in the area. This strengthens the community's knowledge base and allows for information and experience to be pooled within the community and passed through generations.



Garden Spaces

Allotment Garden

The allotment garden will consist of individual member plots of six Foodcubes or less for each gardener. These are elevated wicking beds in a row, allowing for easy watering and minimal maintenance by the gardener. Having an allotment at the community farm will allow residents to engage in more experimental, seasonal, and longer-term growing. This could mean a home garden that consists of herbs and salad greens at arms length from the kitchen that can be easily plucked for meals, while the community farm plot allows them to grow large quantities of tomatoes and watermelons in Summer, and winter squash, potatoes, garlic etc. in Winter.

This area will be maintained by members, under the direction of a professional farmer/garden co-ordinator, ensuring the overall space is kept tidy and safe.

Market Garden

The Market Garden will be run by a professional farmer/farm co-ordinator with the assistance of volunteer members, and will grow produce specifically for the use of allotment members and to be supplied to general members via a general membership structure . It can also be where more long-term grows can be safely undertaken, and where indigenous food cultivars can be experimented with.

High-value specialty crops that can be grown for sale are expanded on in following sections and could also be complemented by flowers grown to encourage pollinators.

Propagation Nursery

Seed and seedling prices from wholesalers are increasing, and any purchase of seedlings generally come in a large amount of single use plastic that often ends in landfill. Mass grown seedlings from

conventional nurseries are often heavily treated with pesticides and can harbour plant diseases. The nursery will be overseen by the Farm Co-ordinator, assisted by skilled members of the garden. Members of the garden as well as the wider community can volunteer and learn about plants and working in a nursery.

Using reusable seedling trays that are circulated through the farm will cut back drastically on plastic waste from purchasing plants from big-box retailers. It also increases the biosecurity of the farm, while encouraging a local nutrient cycling through all life stages of plants on the farm. The practice of saving seeds is a conscious selection of crop plants based on how they thrive in the particular environment of the farm. This means that over time, specific varieties of food plants will be proliferated in the nursery and to The community farm.

Members of the garden (and the broader Broulee community) will be able to place orders and purchase diverse, seasonal and affordable plant seedlings in sustainable bulk formats for their allotment garden and home farms. The nursery will also provide capacity to grow a wide range of biodiverse and attractive landscape lines for use in residential landscapes, as well as tubestock for environmental plantings in The Farm public landscape and habitat/wetland/creekline areas.



Composting

Composting will be an integral part of the operation as it closes the loop in organic waste streams and helps to build healthy soils. When organic waste goes to landfill, it is trapped under other waste products and breaks down anaerobically, which is a major source of methane and other greenhouse gases. Composting a significant amount of community and garden wastes reduces amount of waste to landfill produced by The Farm. There will be composting stations for residents' organic waste as well as larger composting facilities for receiving inputs from the broader landscaping works throughout The Farm development as well as annual deliveries of bulk nutrients such as composted manures to the farm.

While the Eurobodalla Council does collect organic waste, onsite composting facilities allow value to be captured and cycled through the community. Every plant that is pulled from the garden represents a depletion of nutrients from the soil, so cycling through composted garden and kitchen waste is crucial to replenishing garden soils. The larger composted areas in the farm will be situated on concreted pads, allowing for large piles of compost to be developed, creating the conditions for hot composting in which beneficial bacteria heat up the compost to over 60 degrees celcius, sterilising weed seed and diseased vegetative matter. This is an important plant hygiene circuit breaker in the garden design to stop the cycle of reintroducing weed seed and disease back into garden beds via underprocessed compost.

Beekeeping

Urban beekeeping increases the number of beneficial pollinators in the garden, resulting in increased production of food for residents. Members who are interested in beekeeping can be responsible for the hives. The bees are kept in the conservation land, separate from the main gardening areas to reduce contact with the public and members. Honey that is harvested can be sold in the café/restaurant, at farmers' markets, or distributed among members.

Gathering Spaces

The variety of gathering spaces designed into the garden are a huge asset to the community, both for their potential to nurture community gathering and meetings, as well as the ability to rent them out to raise money for the garden. The flow of the garden is divided according to accessibility for members, non-member residents, the general public, and event guests.



Garden Operations

The Farm Community Farm will be an Incorporated Association that is run by a Committee of members. It is a not-for profit organisation but will have significant running expenses which will need to be covered by member activities and other income streams. The day-to-day operation of the farm and associated programs will be run by a professional farmer/co-ordinator who reports to the Community Garden Committee. They will be a skilled horticulturalist/farmer/landscaper with experience good leadership/communication/negotiation skills, with an understanding of sustainable community development and food production. Their responsibilities will include:

- Maintenance of the farm spaces and infrastructure (including buildings, gardens, drainage, water and electrical)
- Operations of the nursery
- Booking spaces for events
- Coordinating volunteers
- OHS and administration
- Garden communications within and beyond the community

Other expenses that must be covered through self-funding operation include:

- Repairs
- Insurance
- Website fees
- Garden and project materials and consumables
- Employment costs
- Publicity, promotion & events

The estimated annual expenses of the farm are estimated to be circa \$150,000, \$20k of this set aside annually for the farm's longevity to insure against any unforeseen costs and assist with upgrades.

Self-funding operations

Challenges

This community Farm will require support from the residents to operate successfully. Full-time resident gardeners will carry the burden for most of this support, particularly in the early years.

The long-term viability is entangled with financial viability, a concern for community gardens across Australia. Sustainability Victoria contends that the cost of maintaining a community garden is less expensive than maintaining a similar size of parkland. Thus, the cost of operations of the garden should not discourage the investment in and development of this garden, considering the myriad benefits present in such a small space.

Membership Fees

Membership fees will be a backbone of this garden, with at least two tiers indicating membership status.

1. Allotment Farm Member

Full membership is priced at \$300 per year for up to six dedicated Foodcubes and full garden access.

- Up to six individual Foodcubes for your own gardening

- Composting facilities with bulk-purchased manures/nutrients
- Individual locker for tools, gloves etc.
- Access to perennial herb beds
- Access to a proportional share of produce from the Market Garden
- Discount on seedlings and landscape plants
- Discount access to events, seminars, training programs, workshops

With 100 full-members, this will provide circa \$30,000 to the Garden per year which can be used for basic maintenance of the area. Take-up of membership and support is vital to the success of the farm, for the budget but also for operational viability.

2. *Friend of The Farm*

Partial memberships can also be offered to residents of The Farm and surrounding areas who want to be a part of the Farm community. This would cost \$200 per year, and give access to:

- Access to perennial herb beds
- Access to a proportional share of produce from the Market Garden
- Discount on seedlings and landscape plants
- Discount access to events, seminars, training programs, workshops

With 100 or more Friends of the Farm memberships, this could raise \$20,000 per annum for the farm

Produce Sales

Growing high-value specialty crops

A wall of raspberry plants lines the side of the Leongatha Community Garden, where they sell about \$2,500 in raspberries and jam a year to help fund the garden. Berries are usually expensive in stores, but can be easy to grow and reliable producers. Strawberries are becoming increasingly available in stores and getting more affordable, but others such as raspberries, loganberries, blackberries etc. are still a specialty food and have specific seasonality.

Other high-value crops that could be prioritised include asparagus, garlic, and mushrooms. Asparagus have a distinct, short season that can become an attraction to The Farm and bring in a lot of income (see Germany's 'Spargelzeit' to see how much passion in-season asparagus can attract!). Specialty varieties of mushrooms such as oyster and shiitakes can be grown easily indoors, such as in a small amount of space in the Nursery. They have fast harvest turnarounds, and require minimal maintenance, with most small gourmet mushroom growers having another job or being retired. Gourmet mushrooms can be hard to find in stores but are recognised and valued by customers. There is also the opportunity to form alliances with local cafes and restaurants, to supply them with specialty herbs and other products in season. This can generate income for the farm and help to establish the reputation of The Farm's community garden.

Community Supported Agriculture (CSA)

Community-Supported Agriculture is an investment by a community in the enterprise growing their local produce. This could operate as a limited subscription to the food produced out of the Market Garden, which will vary each week. These boxes usually are offered in 'small' and 'large' sizes from \$30-70, and can either be pick-up or delivery to a wide area.

This CSA gives the operation a greater level of financial stability than just selling at markets, as it offers a more regular source of income and support. This allows for the farmers to plan ahead and invest in the future of the farm, sharing the rewards with the community.

Farmers and members become partners in production, distribution and consumption of local food. Farm shareholders are involved in the farm's operation and contribute volunteer hours in the growing season, assisting with weeding, planting, harvesting.

Sample Management Structure (from Grovedale Community Garden)

OPERATION

A coordinator plus packers who might be volunteers

2 box sizes: Full \$50 Half \$30

Customers pay for 4 weeks at a time, in advance is obviously best

Communication via text or email

PRODUCE

No choice of produce, just get what is available

If doing organic, it doesn't have to be certified as long as is chemical free

Do not mix organic & conventional as price will have to be lowered

Access products via FB, phone, community connections etc.

Build good relationships with suppliers for respect & reliability of supply

Provide staples every box e.g. spuds carrots etc

2 to 3 fruits if possible

Can be supplemented by other local farm enterprises

DISTRIBUTION

Pick up or delivery depending on what works for you

Could be pick up for TC residents but delivery to local towns

Local markets, school canteens, cafes, pubs

GENERAL INFO

Building good relationships with all those in the loop is essential

Recycling boxes is good for the environment

Grovedale have small lace bags made from lace curtains from op shops which are used for small items. Paper bags could be used if necessary but don't use plastic

Nursery sales

The Nursery and propagation space will be constructed at a professional scale and in consultation with Australian Ecosystems' large commercial nursery and with the input of other experienced professional plant growers. This can be a major source of income, as well as savings for the farm's operation. Growing seedlings for the farm onsite will create a closed-loop system of seed collecting, sowing, and saving. Plants grown will be utilised in the community garden, saving members lots of money on seeds and seedlings, as well as the Market Garden, which can buy the seedlings back at a low price. This ensures the flow of high-quality plants into the farm, creating an insurance against the panic-buying of seeds and seedlings that have become increasingly common in recent Covid restrictions.

This nursery also provides an input for landscaping works throughout The Farm. This will also provide a source of local plants for residential landscapes, enhancing the biodiversity and proliferating local provenance of plantings throughout The Farm, so that residents can purchase plants, and in doing so, invest directly back in to their community.

Indoor plants are also a huge part of the plant market at the moment. They can command high prices due to their trendiness and the particular conditions they require to grow, which can be replicated in this nursery. These may be very popular with urban visitors to The Farm who may not be familiar with growing food or native plants, but want to bring a plant home with them. Members can bring in cuttings from their own indoor plants to propagate and sell to raise money for the garden operations.



Vegetable, indoor, and native landscape plants can be sold at commercial quantities out of the Community Garden to consumers, whether at regular weekend nursery open days, more formalised 'Farmers' Markets' or even in contracts with local landscaping companies and farmers.

Space Hire

Event Space Hire

The many gathering spaces throughout the garden would be an inspiring spot to hold corporate events, training & strategy days, and meetings. The amenity of the garden provide the guests with the opportunity to connect with food, nature, and themselves.

Hiring the space out for other celebrations and events are another potential source of revenue for the garden.

The discovery centre to be built on site can be hired by local artists and artisans to showcase their works, either individually, or The Farm could curate these artists and take a commission on sales.

Regular Activity Hire

Yoga teachers, meditation instructors, Sport Groups, Book Clubs, etc. can rent spaces within the Community Garden from which to conduct their practice/ teaching/ meetings on a regular basis. These could occur in one of the gathering spaces, activating the space and providing activities for residents and members of the community. There are many local freelance yoga teachers and PTs in the area who would be likely to appreciate the natural amenity of the gardens to conduct their practice.



Café & Co-op

Bulk Food Co-op

A small bulk food co-op could operate out of one of the community buildings. This would supplement the garden produce to increase food sovereignty and reduce trips to the supermarket for the local community. Bulk pantry good can be purchased without plastic, and members bring their own containers to fill up on essential with no waste. Aside from the obvious dry pantry goods such as beans, nuts, rice etc., products that are commonly packaged in plastic such as tofu can be bought in bulk directly from the manufacturer. This usually results in a massive saving on the bulk product, due to the power of the collective buyer, and is much cheaper than similar items from bulk food stores. A markup of 10 - 15% can be collected by the garden to cover staffing expenses and raise money for the garden. This will generally bring the product back up to supermarket/ health food store prices. Garden members can expect a discount due to their membership status, which will incentivise their participation. This can also be open to the broader community, and advertised throughout Broulee and the local area.

Sample Co-Op Structure (from Wholefoods Unwrapped Collective)

Monthly order of unpackaged/low packaged foods including tofu, noodles Japanese grocery products, honey, yoghurt, tortillas, corn chips, dips and cheeses (both vegan and non vegan).

Orders are placed on online store. Volunteers drive to suppliers to pick up wholefoods from suppliers who understand our ethos: local, low or no packaging affordable and just as important delicious! Bulk containers are reused for each supplier

DISTRIBUTION

A team of volunteers packs orders with the Container Library and they are placed in boxes for contactless pickup

CONTAINER LIBRARY

- Pick up goodies in library containers/bags from front porch
- Return containers to the two tubs on the porch. This needs to happen at your next order or within two weeks. Whichever comes first. When returning, you must tick your name off the sheet stuck to one of the tubs so we can keep a track of everything.
- Containers must be washed thoroughly before returning. Produce bags, also need to be clean. Please use your discretion as to what bags need to be washed (either by hand or in machine)
- If you are unable to return items within above time frame, please contact ahead of time
- Non return of containers/non communication will prevent future orders. A draconian but necessary measure as we're intent on not replacing significant numbers of containers. We have accounted for small losses and damage.

Café & Bar The communal areas can also facilitate a small coffee shop and café, a hub for residents and community garden members. This can employ a professional barista/café staff member and be assisted by volunteers on weekends/peak holiday seasons.

Education

Workshops

Food-making and cooking workshops are a great way to utilise produce to turn into foodstuff, as participants can collaboratively make their own jams/bread/cheese/sourdough/pasta and take it home with them without requiring the Garden to have a full commercial kitchen license that would be required to sell these products. So, instead of selling Preserves for \$10 a jar, we can have regular workshops where they are made and residents can take home five jars after a \$70 class.

The design of the Community Gardens' facilities is amenable to any number of workshop topics. This flexibility will allow for residents of The Farm and the local community to showcase their specific skills across a variety of areas. These could include the more traditional garden-adjacent workshops; such as preserving, fermentation, sourdough bread making, beekeeping, composting etc.; as well as other educational topics such as sustainable house design, birdwatching, native plantings for biodiversity, etc. Some of the spaces could be transformed into artists' studios for classes such as painting, pottery, etc.

Cooking workshops would also be very popular. These can be part of a larger event for a business group or party. Wine tasting workshops can be accompanied by a Community-led Pizza party. Other cooking workshops such as Sourdough Bread-Making can utilise the Pizza Oven within the Community Garden.



Education programs provide the necessary tools for individuals and communities to contribute to the garden and to learn to do it themselves. Asset-Based Community Development (ABCD) is the principle that every person has capabilities, knowledge, gifts, and abilities that can be utilised in the community. This will be very true at The Farm where many residents are knowledgeable, skilled, and passionate about sustainable living.

Courses

The Farm in collaboration can also host weekend 'Intro to Permaculture' Courses feature local permaculture educators. Similar events have been provided by SAGE in Moruya and have been very popular. One of the main draws with longer multi-week Permaculture Design Courses are the specific well-known educators. Once the reputation of The Farm's Community Garden has been built, we can attract these educators for more elaborate classes. However, in the meantime supporting local permaculture experts will be a great way to activate this reputation. Students of longer courses can stay in the visitor accommodation that have been planned at The Bower adjoining the development to enhance the experience of living and learning onsite.

The community farm also provides the perfect setting to run courses for Youth Educators, highlighting the bridge between gardening, nutrition, and science. Lessons are linked to local school districts, and provide facilitation for teachers as well, such as the 'Helping Kids Get Healthy' workshops for Youth Educators.

Apprenticeships/ Internships

There is also the potential to host apprentices who want to learn about farming and permaculture. Mossy Willow Farm runs a program hosting [Young Farmer Internships](#). These individuals would work alongside the main farmer, assisting with maintenance of the farm and preparing harvests for sale. An apprenticeship was also provided by SAGE and they had overwhelming demand. This could be a great opportunity for local kids to gain experience running a small farm/large community garden.

East New York Farms Youth Internships <https://ucceny.org/youth-internship/> is a 9-month intensive program where young people engage in hands-on learning about environment, health, community development, leadership and social justice.

Consultancy

Many established community gardens offer consulting services, such as [Cultivating Community](#) and CERES in Melbourne, and Brooklyn Grange in NYC. Building on the success of The Farm's Community Garden, a consultancy service can be established to assist other aspiring community gardens and urban farmers. This service can also help local schools or other community groups to set up food growing programs.

Community Fundraising

Community Fundraising Events

During Farmers' markets, as well as other Events held at The Farm, the Community Garden can utilise the pizza oven to churn out high-quality woodfired pizzas. At Sustainable House Day 2019 at The Cape, over 300 pizzas were made by volunteers. If a similar operation was run, with pizzas

sold for \$10 -\$15, the community could raise a lot of money during a night or day. Raffles and competitions could be run by the garden, featuring prizes from sponsors related to farming, such as passata and preserves, as well as other donated products from local producers. These could be tied in with seasonal community Fair/Festival activities, including local music and activities for children. The possibilities are endless!



‘When a community comes together to and collectively works to raise funds for the garden, a by-product is an increased sense of ownership and commitment to the community garden’ --Denver Urban Gardens

Farmers' Market

The Farm would look to support the SAGE farmers market in Moruya and sell any excess produce into the local community. These markets are often undersupplied with long queues of people looking to buy fresh produce.

The Farm Titling

Each lot at the Farm would be sold as a Torrens title lot, however will also have an interest in and contribute to a large community title lot, which would consist of the community garden and open space. This would also include the discovery centre and children's playground which the community would contribute to. A Biodiversity Stewardship Agreement would be established for the conservation land which would ensure the preservation of the sensitive areas.

Sample Revenue Model

This Farm Community Farm draft budget has been created using figures from other successful community garden associations, similar event space hire businesses and CSA organisations. The results confidently demonstrate that the farm association can produce a surplus, however these figures are indicative and should be refined over time.

Item	Description	Net income/expense
Membership fees	Full: 30 x \$300 = \$30,000 Part: 100 x 200 = \$20,000	\$ 50,000
Produce sales (CSA)	Large box \$50 x 50 people x weekly = \$125,000 Small box \$30 x 50 x weekly = \$75,000 Total = \$200,000 @ 15% margin = \$30,000	\$ 30,000
Nursery sales	Vege seedlings: \$5,000 Market: \$30,000 Landscaping: \$20,000	\$ 55,000
Space hire	10 events per annum @ \$2000 per event	\$ 20,000
Monthly farmers market	\$1000 per event	\$ 12,000
Co-op retail sales	Bulk Co-op: 10% cut of 100 members @ \$100 / monthly	\$ 12,000
Café/wine bar	Food purchases	\$ 8,000
Education	Workshops: 15 per annum 50% cut of \$100 x 20 people =	\$ 15,000
Community events	Pizza evenings/fundraisers/music events. 12 events per annum @\$1500 profit per event	\$ 18,000
Community Levy	Each dwelling being levied \$100-200 per annum to support the Farm	\$ 120,000
Management staff	Annual salary of one full-time and one part-time farmer/farm coordinator	\$ 120,000
Garden materials	General inputs required	\$ 20,000
Sinking fund	Funds set aside for future capital expense	\$ 20,000
Miscellaneous	Contingency for miscellaneous costs	\$ 50,000
TOTAL (surplus/loss)		\$ 130,000

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[Australia in 'the midst of a food security crisis' as 3.7m households struggle to buy enough to eat | Australia cost of living crisis | The Guardian](#)

207 Broulee Road, Broulee

Draft Site-Specific Development Control Plan

October 2023

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2. Codes Applicable to This Plan
3. Maps

In Reply Please
Quote Reference:

01.5840

EUROBODALLA SHIRE COUNCIL

Good Government, better living

12/01/04

PO Box 99 Moruya NSW 2537

email: council@eurocoast.nsw.gov.au

website: www.esc.nsw.gov.au

DX 4873

Kathy Jay
Illawong
207 Broulee Rd
Broulee NSW 2537

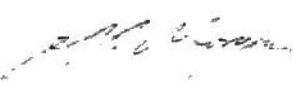
Dear Kathy

Draft Property Agreement

Please find attached a draft property agreement prepared by Justin Gouvernet of the Department of Infrastructure, Planning and Natural Resources. The draft also includes amendments made by myself. Please note that I am still to discuss the draft with Justin and that there are still some additions to be made to the third schedule – such as the budget for the revegetation. Please review the draft and give me a call to discuss any comments you may have.

If you require further information please contact me on (02) 4474-1211.

Yours faithfully


Jeff Morgan
Senior Strategic Planner

In Reply Please

Quote Reference: 01.5840

23
12/01/04

Kathy Jay
Illawong
207 Broulee Rd
Broulee NSW 2537

EUROBODALLA SHIRE COUNCIL

Good Government, better living

PO Box 99 Moruya NSW 2537

email: council@eurocoast.nsw.gov.au

website: www.esc.nsw.gov.au

DX 4873

Dear Kathy

Completion of Property Agreement Negotiations

I am writing to confirm that negotiations to enter a property agreement under the *Native Vegetation Conservation Act 1997* to facilitate the revegetation and management of a habitat corridor for the Yellow-bellied Glider have concluded. These negotiations have concluded to the mutual agreement of yourself and Council, both parties believing that the proposed property agreement was not appropriate.

As a result of this, the clauses in the Policy for the Conservation of the Yellow-bellied Glider in the Broulee Area that affect your property east of George Bass Drive remain unchanged. The pertinent clause is clause 8, which states that "All land within 40 metres immediately east of George Bass Drive from Train street in the north to Broulee road in the south; and all land within 40 metres immediately north of Broulee road from George Bass Drive in the west to the boundary of Lot 3 Deposited Plan 633700 in the east (as outlined in Map 2) is a retained habitat area for the Yellow-bellied Glider where no development / activity / or clearing is to take place". In accordance with the policy, if you wish to develop land within this area then the impact of development on the Yellow-bellied Glider would have to be determined, most likely with the assistance of a suitably qualified consultant.

As discussed previously, if you had entered a property agreement that would have resulted in this clause being lifted, you would still have been required to assess the impact of development on other species of fauna and flora, along with assessing other issues such as bushfire risk and visual amenity.

I believe that the outcome we have reached is the most beneficial to all parties and I thank you for your involvement in what I hope has been educational for all on the issue of threatened species management.

If you require further information please contact me on (02) 4474-1211.

Yours faithfully

Jeff Morgan
Senior Strategic Planner

'The Eurobodalla Shire Council Supports Reconciliation'

Tel: (02) 4474 1000 / Fax: (02) 4474 1234



REGISTERED PROPERTY AGREEMENT

Under Part 7 of the Native Vegetation Conservation Act 1997

THIS DEED, dated this day ____ / ____ / ____, is made BETWEEN the Landholder specified in the Second Schedule and the Director-General of the Department of Infrastructure, Planning and Natural Resources of the State of New South Wales (the 'Director-General'), in respect of the land described in the Third Schedule.

WHEREAS

1. The Landholder desires to carry out and thereafter maintain specified works and management outcomes on land owned by the Landholder.
2. The Director-General is willing to make a contribution towards the cost of the specified works and management outcomes.
3. The parties are willing to enter into a Registered Property Agreement ('Agreement') in accordance with Part 5 of the Native Vegetation Conservation Act 1997 ('NVC Act').
4. The parties desire that the Agreement set out in this Deed will be registered in accordance with Section 44 of the NVC Act.

NOW THIS DEED WITNESSES that it is agreed between the parties as follows in consideration of the mutual covenants herein:

1. The parties acknowledge and agree that they will comply with the covenants set out in this part and the additional covenants set out in the First Schedule.
2. The parties acknowledge and agree as follows:
 - a) This Deed takes effect and remains in force for the period ending on the dates referred to in the Second Schedule.
 - b) The purpose of this Deed is to ensure the satisfactory completion of the Management Program set out in the Third Schedule.
 - c) The Landholder consents to the registration of this Deed under Section 44 of the NVC Act.

Signed as a DEED by the Landholder

Landholder signature

Print name

Landholder ABN

GST registered Yes ☐ No ☐

before me

Witness signature

Print name

J.P./Solicitor/Other

Landholder signature

Print name

Landholder ABN

GST registered Yes ☐ No ☐

before me

Witness signature

Print name

J.P./Solicitor/Other

Landholder signature

Print name

Landholder ABN

GST registered Yes ☐ No ☐

before me

Witness signature

Print name

J.P./Solicitor/Other

If further parties, attach separate sheet and insert as page 3.

Company Name & Company Seal

ACN

Signed as a DEED by the Director-General or delegate, Department of Infrastructure, Planning and Natural Resources

Signature

Print name

before me

Signature

Print Name

J.P./Solicitor/Other

Consent of mortgagees or others with a registered interest in the land, to be shown here, including where appropriate, official seal.

FIRST SCHEDULE

Obligations of Landholder

1.1 The Landholder:

- a) Will carry out or arrange to have carried out all aspects of the execution and completion of the Landholder's Commitments set out in the Third Schedule within the time provided for in that Schedule.
- b) Will obtain and maintain in force and comply with all necessary statutory approvals, consents and permits required for the carrying out of this Deed and will otherwise act lawfully in the undertaking of this Deed.
- c) Subject to reasonable notice, will allow the Director-General access to the land specified in the Third Schedule to inspect that land for the purpose of monitoring compliance with this Deed.
- d) (i) Hereby indemnifies and shall keep indemnified the Director-General from and against all actions suits claims and demands of any nature and all costs, charges and expenses in respect of any accident or injury to any person or property and releases the Director-General from any such actions etc in respect of loss or damage to the Land or the Landholder's business undertakings or personal injury, which may arise out of the carrying out of this Deed notwithstanding that the conditions of the Deed and Schedules have been observed by the Landholder or that any such accident or injury arises from anything which the Landholder may be required to do under the Deed and Schedules.

(ii) Agrees that for the purpose of this Clause the term Director-General includes the Crown, the Minister for Infrastructure, Planning and Natural Resources, and the Department of Infrastructure, Planning and Natural Resources and its officers, employees, contractors and agents.
- e) The Landholder shall incorporate the covenants of this Deed in any lease or licence issued over the land and shall ensure that any of the Landholder's servants, agents or contractors are aware of the covenants in this Deed.
- f) Warrants that it has notified, in writing, the Director-General prior to signing this Deed, of any other funding arrangements entered into for the purpose of carrying out the Management Program set out in the Third Schedule.
- g) Will for a period of three years from the date of final expenditure, retain receipts and records for all expenditures associated with the Amount of Contribution shown in the Second Schedule. When the contribution has been expended, the Landholder will provide to the Director-General a signed statutory declaration, affirming that each of the Landholder's commitments associated with the expenditure have been completed in accordance with the Third Schedule. The declaration must be accompanied by copies of receipts and records relating to the expenditure.
- h) Shall comply with any requirements of the Director-General necessary for the purpose of registering the Deed and agrees to execute such further assurances and provide additional information as may reasonably be necessary to register this Deed.
- i) Will notify the Director-General of any proposal to subdivide the land including where it is located across two or more land titles, and if requested, enter into separate agreements (at the Director-General's expense) relating to that land.

Obligations of Director-General

1.2 The Director-General:

- a) Agrees that the Landholder will be paid the amount of contribution specified in the Second Schedule at the time specified in that Schedule in consideration of the Landholder performing the obligations set out in Clause 1.1 of this Deed.
- b) Will provide any advice and assistance specified in the Third Schedule.
- c) Agrees to meet the costs associated with the registration on title of this Deed.

Additional Rights and Responsibilities of the Parties

1.3 The parties acknowledge and agree that:

- a) In addition to any other right under Section 45 of the NVC Act, the Director-General may serve the Landholder with a notice requiring rectification of any subsisting breach by the Landholder of this Agreement, which breach must be rectified by the Landholder within the time set out in that notice. If the Landholder does not rectify such breach within the time provided for in the notice, then the Director-General may enter the Land, correct the breach and recover any actual costs incurred in so doing from the Landholder as a liquidated debt.
- b) Any dispute, difference or claim arising between the parties to this Deed that cannot be resolved, will be referred to mediation administered by the Australian Commercial Disputes Centre before having recourse to litigation. The parties will agree on the appointment of a mediator and the terms of the mediation within 28 days failing which the mediation will be at an end. If the matter has not been resolved within 28 days after the appointment of a mediator, the mediation process will be at an end and either party may commence court proceedings in respect of the dispute, difference or claim.
- c) Termination of the Deed is without prejudice to any accrued rights/remedies of each party.
- d) The Landholder and the Director-General may by agreement in writing vary or supplement this Deed at any time.

Interpretation

1.4 Interpretation and Definitions

- a) This Deed is governed by the laws of New South Wales.
- b) Reference to the Department of Land and Water Conservation will include the Department's successors and reference to the Director-General will include the Director-General's successors.
- c) References to the Director-General include any of the Department's officers, employees, contractors and agents who have authority or delegation to exercise the functions of the Director-General set out in this Deed.

- d) Where there is more than one Landholder the covenants of this Deed bind the landholders jointly and severally.
- e) Words using the singular include the plural and vice versa.
- f) The term 'Landholder' extends to the Landholder's successors in title.
- g) The term 'Landholder' includes the registered proprietor, or lessee of land leased from the Crown and land held under an incomplete purchase from the Crown.
- h) If any provision of this Deed is held to be invalid, unenforceable or illegal for any reason, this Deed will remain otherwise in full force apart from such provision which will be deemed deleted.
- i) In the event of any inconsistencies between the First Schedule and the Third Schedule, the First Schedule will have precedence over the Third Schedule.
- j) All notices required to be given by the Director-General will be given in writing and shall be sufficiently given if left at the Landholder's address or sent by ordinary post to the address specified in the Second Schedule.

GST

1.5 Provisions relating to the Goods and Services Tax

- a) In this clause, the expressions 'GST', 'input tax credit', 'supply' and 'tax invoice' have the meanings given to those expressions in the *A New Tax System (Goods and Services Tax) Act 1999*.
- b) Unless otherwise expressly stated, the contribution to be made by the Director-General, and any other monetary amounts set out in this Agreement are stated exclusive of GST.
- c) If the amount of contribution is calculated by reference to the cost of performing a specific project or works, the contribution to be made by the Director-General will be determined based on the costs of undertaking that project or works less any input tax credits to which the landholder will be entitled.
- d) If GST applies to any supply made under this Agreement, the supplier may recover from the other party an amount on account of that GST liability within 14 days of providing a tax invoice to the other party or as otherwise agreed between the parties.
- e) No payments will be made to a landholder until the landholder has provided to the Director-General a valid Australian Business Number (ABN) or clear evidence supported by law as to why no ABN is required.

DRAFT SECOND SCHEDULE

Property Agreement No. **BE0303RP**

DATE OF COMMENCEMENT OF
AGREEMENT:

The date the DEED is made.

DATE OF TERMINATION OF AGREEMENT:

In perpetuity.

AMOUNT OF CONTRIBUTION:

Amount in words

(amount in words)

\$ + GST \$0

DATE CONTRIBUTION PAYABLE:

The date the DEED is made.

LANDHOLDERS

Ms Kathleen Jay

Mailing Address: 207 Broulee Road

Broulee NSW 2537

Telephone : 02 ???? E-Mail :

DETAILS OF PROPERTY WITHIN WHICH THE AGREEMENT APPLIES

Property name: **Broulee**

Property address: **207 Broulee Road**

Broulee NSW 2537

DRAFT THIRD SCHEDULE

MANAGEMENT PROGRAM

(A) OBJECTIVES OF PROGRAM

To revegetate 0.8 hectares of pasture with native tree and shrub species for the purpose of widening an existing yellow bellied glider north-south corridor.

(B) DIRECTOR-GENERAL'S COMMITMENTS

Sufficient detail must be supplied to indicate precisely what the Director-General's commitments are. Give details of separate sites where appropriate.

1. To provide the amount of contribution specified in the Second Schedule for:

a. Fencing

Construction of approximately xx metres of fencing. The fence is 4 strand barbed wire with steel posts x metres apart.

• 2 Iron bark corner posts @23.0 per post	\$47.00
• 4 Split wooden posts @8.95 per post	\$35.80
• 4 Treated pine stays 9.65 per stay	\$38.60
• 50 Steel posts @3.96 per post	\$198.00
• 10 Galvanised steel posts @6.80 per post	\$68.00
• 1 Roll of high tensile plain wire @150.00 per roll	\$150.00
• 2 Roll of high tensile barb wire @79.50 per roll	\$159.00

sub total costs including GST • \$696.40

b. Revegetation

TO BE CONFIRMED

GST \$ 49.75

2. To provide advice and assistance for:

(C) LANDHOLDER'S COMMITMENTS

Sufficient detail must be supplied to indicate precisely what the Landholder's commitments are. An agreed time to complete commitments must be identified in this section.

It is understood that the Eurobodalla Shire Council will:

- Prepare a ground preparation and revegetation plan for the agreement area that is schematically represented on the site diagram.
- Assist in sourcing volunteer labour required for the planting of native vegetation in the agreement area that is schematically represented on the site diagram.
- Planting of native vegetation shall be completed within 24 months of the commencement date of the contract.

The Landholder will:

- Provide all labour and equipment required for the construction of fences which are schematically represented on the site diagram.
- Fence construction shall be completed within 12 months of the commencement date of the contract.
- Provide all labour and equipment required for the ground preparation and weed control prior to planting in the agreement area that is schematically represented on the site diagram.
- Ground preparation and weed control shall be completed within 12 months of the commencement date of the contract.
- Provide all equipment required for the planting of native vegetation in the agreement area that is schematically represented on the site diagram.
- Provide all labour and equipment required for the maintenance of the planted native vegetation for a period of 5 years.
- Except in exceptional circumstances, achieve at least 75% survival of planted plants.

In perpetuity, the Landholder will undertake the following in the Agreement area:

- The fencing will be maintained in a stockproof condition from the date of commencement of the Agreement for a period of 50 years.
- If domestic stock get through the fencing they will be removed by the Landholder.

- Remove noxious and environmental weeds from within the conservation area.
- Control and suppress feral animals.
- Exclude grazing by domestic stock from the Agreement area, except where the Director General, Department of Land and Water Conservation, in respect of any management requirement or the Commissioner, deems that the vegetation within the area needs reducing and on advice in writing, the Landholder will facilitate selective grazing of the area to conform with the management requirement or reduce the hazard respectively;
- If domestic stock get through fences enclosing the Agreement area, remove the stock;
- Prevent clearing of native vegetation within the Agreement area, including the felling of trees for fence posts, yards or firewood. Firewood collection will not include hollow logs;
- Take all reasonable steps to control and suppress bushfires. No intentional burning of the Agreement area should occur without the consent of the Director General, Department of Land and Water Conservation or unless in accordance with the local Bushfire Management Plan;
- At the discretion of the landholder, promote the program to the wider community.

When the amount of contribution has been expended and within the agreed time, the Landholder will provide a statutory declaration and copies of receipts, affirming that each of the commitments associated with the expenditure has been completed.

(D) DESCRIPTION OF LAND TO WHICH AGREEMENT APPLIES

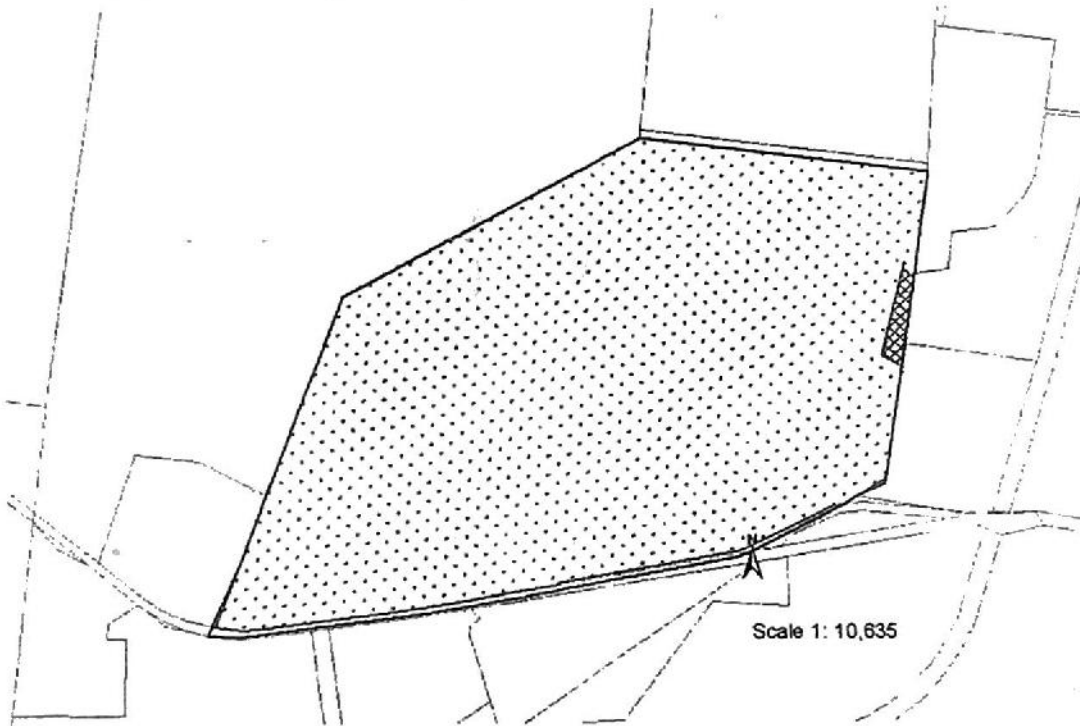
Agreement area being part of all of that land:

Freehold land (format=Lot#//Deposited-plan#)

3//1013077

Parish Tomaga County St Vincent Local Government Area EUROBODALLA

DIAGRAM Hatching shows approximate location of land affected by the Agreement.



For more detailed information about the location of the land, see the rectified aerial photograph, plan number **Miscellaneous - 5000**, filed in the Plan Room, Level 3 of the Department of Infrastructure, Planning and Natural Resources building, 23-33 Bridge Street, Sydney.

Eurobodalla

Local Housing Strategy

Workshops

23-24 October 2023

Judith Stubbs BSW PhD MPIA

John Storer BEng (Civil) Grad Dip (Economics)

Judith Stubbs & Associates



Background



JUDITH STUBBS
& Associates

Eurobodalla Local Housing Strategy



To develop an evidence-based Housing Strategy that responds to current and projected housing needs and issues, and incorporates the perspectives of diverse stakeholders.



Purpose of Workshop


- Present findings of draft Background Report
- Understanding needs from Stakeholder perspective
- Test preliminary strategies & actions
- Explore other potential strategies/actions
- Assist in:
 - Finalising the Background Paper
 - Preparing a succinct Local Housing Strategy



Process for Development of LHS

- Detailed demographic & housing market analysis
- Understanding regional and local policy context
- Identification of Council & other land for AH partnerships
- Economic modelling & audit of local EPIs on:
 - Feasibility of urban redevelopment & increased diversity in and round Batemans Bay, Moruya and Narooma
 - Potential yield, viability, rate of return on Council & public land
- Viability of an AHCS and/or VPA
- Development of draft strategies & actions
- Stakeholder consultation
- Finalisation of Background Paper
- Development of Local Housing Strategy





Key Issues:

Housing Diversity

Housing Affordability

(Inter-related)



OVERVIEW OF CONTEXT

- A 'perfect storm' of housing, funding, economic & environmental factors:
 - Long-term, structural issues in the local housing market
 - No growth in housing diversity 2011-21
 - Lower than average % of private rental & social housing
 - Very old and aging population
 - High rate of very low & low income households
 - Unoccupied private dwellings 3 times the NSW rate
 - Lower than average % private rental & social housing:
 - 10+ years waiting time for social housing

OVERVIEW OF CONTEXT

- Exacerbated by:
 - COVID 19 effects 2020-22 with unprecedented rent & housing price increases, especially for strata dwellings
 - Rents have eased but still well above pre-COVID levels
 - < 1% rental vacancy rate
 - Seasonal influx of increased domestic tourists
 - Itinerant & seasonal workers impact on private rental & accommodation used for Temporary Accommodation
 - Ongoing issues related to regional fires and floods



OVERVIEW OF CONTEXT

- Impacts include:
 - Growing housing stress among very low, low and moderate income renters & purchasers (2,700 households by 2041)
 - Growing homelessness among non-traditional groups
 - Jobs growth sectors unable to attract staff needed & impacts on business viability & economic growth

*“It’s no longer about having a job. It’s about having
anything to rent at all!”*

“To be honest, it’s a landlord’s paradise”



OVERVIEW OF CONTEXT

Intersection of supply, diversity & affordability

Housing type & no. b/r	Sep-17		Sep-22		% change (adjusted)	
	NSW	ELGA	NSW	ELGA	NSW	ELGA
1 b/r flat	571	245	506	320	-23%	+13%
2 b/r flat	607	298	568	408	-19%	+19%
3 b/r house	500	417	568	516	-1%	+7%

HOUSING DIVERSITY

- Major & growing demand-supply mismatch:
 - Very old & aging population:
 - Median age 54 years vs 39 years
 - Double NSW rate of people 70+ years
- Current housing demand-supply mismatch:
 - 70% of households are lone person and couple only
 - 14% of dwellings are villas, town houses, apartments, etc
 - <1% studio apartments
 - 2% one bedroom dwellings
 - 12% two bedroom dwellings
 - One-third the NSW rate of seniors housing
 - Main growth was in 4+ bedroom dwellings 2011-21



HOUSING DIVERSITY

- Projected housing demand-supply mismatch:
 - Two-thirds of **household growth** to 2041 will be LP & couple only
 - Two-thirds of **all households** will be LP & couple only by 2041
 - Highest growth projected in people 75+ years
 - Also includes many younger, smaller households
- Proposed housing distribution?
 - 5,265 total additional dwellings from 2021-41
 - **70% as strata dwellings** (villas, townhouses, apartments, co-living, secondary dwellings) / **30% as separate houses**
 - **60% of new dwellings** in B/Bay, Moruya & Narooma, & Batemans Bay Strategic Corridor/ **40% in release areas & other areas**

HOUSING DIVERSITY

Indicative Target 2021-41	%	No.
TOTAL	100%	5,625
Tenure:		
Key Centres	60%	3,375
G/field & Other Areas	40%	2,250
Broad dwelling type:		
Strata dwellings (studio, 1 & 2 b/r, BH, Co-living housing)	70%	3,940
Larger (family) dwelling	30%	1,685



HOUSING AFFORDABILITY

What is Affordable Housing?

	Very low-income household	Low-income household	Moderate-income household
Income Benchmark	<50% of Gross Median H/H Income	50-80% of Gross Median H/H Income	80%-120% of Gross Median H/H Income
Income Range	<\$794	\$795-\$1,271	\$1,272-\$1,906
Affordable Rental Benchmarks	<\$238	\$239-\$381	\$382-\$572
Affordable Purchase Benchmarks	<\$194,000	\$194,001-\$313,000	\$313,001-\$469,000



What is affordable housing?

- As long as it meets the statutory benchmarks it *can* be:
 - Provided through the private market, e.g. smaller strata dwellings, co-living housing, caravan parks
 - Affordable (key worker) housing at discount market rent or as shared equity
 - Social housing (eligibility & tied to income)
 - Special needs (crisis, temporary, transitional) accommodation

HOUSING AFFORDABILITY

Location	Median rent 1 BR unit	Median rent 2 BR unit	Median rent 3 BR House
PC 2536 B/Bay	No Data	\$380	\$550
Affordable to:	-	All Moderate Income H/H	10% of Moderate Inc. H/H
PC 2537 – Moruya	No Data	-	\$540
Affordable to:	-	-	10% of Moderate Inc. H/H
PC 2545 Bodalla	No Data	No Data	No Data
Affordable to:	-	-	N/A
PC 2546 Narooma	No Data	No Data	\$500
Affordable to:	-	-	30% of Moderate Inc.H/H
Eurobodalla LGA	No Data	\$380	\$550
Affordable to:	-	All Moderate Income H/H	10% of Moderate Inc. H/H
Rest of State	\$290	\$370	\$465
Affordable to:	60% of Low Income H/H	All Moderate Income H/H	50% of Moderate Inc. H/H

HOUSING AFFORDABILITY

LOCATION	Median Purchase Prices Strata	Median Purchase Prices Non-Strata
PC 2536 B/Bay	\$489,000	\$800,000
<i>Affordable to:</i>	High income H/Hs only	High income H/Hs only
PC 2537 – Moruya	No Data	\$850,000
<i>Affordable to:</i>	-	High income H/Hs only
PC 2545 Bodalla	No Data	No Data
<i>Affordable to:</i>	-	-
PC 2546 Narooma	No Data	\$985,000
<i>Affordable to:</i>	-	High income H/Hs only
Eurobodalla LGA	\$530,000	\$850,000
<i>Affordable to:</i>	High income H/Hs only	High income H/Hs only
Rest of State	\$540,000	\$630,000
<i>Affordable to:</i>	High income H/Hs only	High income H/Hs only

HOUSING AFFORDABILITY

- Very low income household:
 - Aged care worker, Retail worker or Assistant in Nursing on \$800/week can afford \$240/week in rent
 - Single aged pensioner on \$494/week could afford \$220/week in rent (incl CRA)
- Not afford to rent studio or 1b/r anywhere in ELGA
- Not afford to purchase anything anywhere



HOUSING AFFORDABILITY

- Low income renting household:
 - School cleaner on \$900/week can afford \$270/week rent
 - Couple with 3 young children with one working as an Enrolled Nurse \$950/week could afford \$285/week rent
- Not afford to rent a 1b/r unit anywhere in ELGA
- Upper end *could* rent a studio, room in co-living housing
- Not purchase anything anywhere



HOUSING AFFORDABILITY

Indicative Targets 2021-41	%	No.
TOTAL	100%	1,050
Tenure:		
Affordable rental	82%	861
Affordable purchase	18%	189
Income group:		
Very low income h/hs	68%	459
Low income h/hs	21%	143
Moderate income h/hs	11%	77
Broad dwelling type:		
Smaller strata dwellings	70%	735
Larger (family) dwelling	30%	315



HOUSING AFFORDABILITY

- The private market **could** supply around 25% of current & projected demand
- Products include:
 - Studio, 1 & 2 bedroom strata dwellings, especially entry level dwellings with relaxed controls
 - Co-living Housing & CVPs (community)
 - Smaller entry level project homes on small lots & multi dwelling housing



HOUSING AFFORDABILITY

- Private market **unlikely** to supply 75% of need
- Planning intervention needed to **increase housing diversity** in centres & greenfield sites
- Strong planning intervention + funding/subsidies required to meet most **affordable housing need**:
 - **Inclusion of affordable housing on government land**
 - **CHP partnerships on Council land/ include AH in sales (EOI)**
 - **Affordable Housing Contribution Scheme**
 - **Redevelopment of older low density social housing**



Shoalhaven City Council
land for multi-tenure
affordable housing
development





What can NSW Local Councils do?



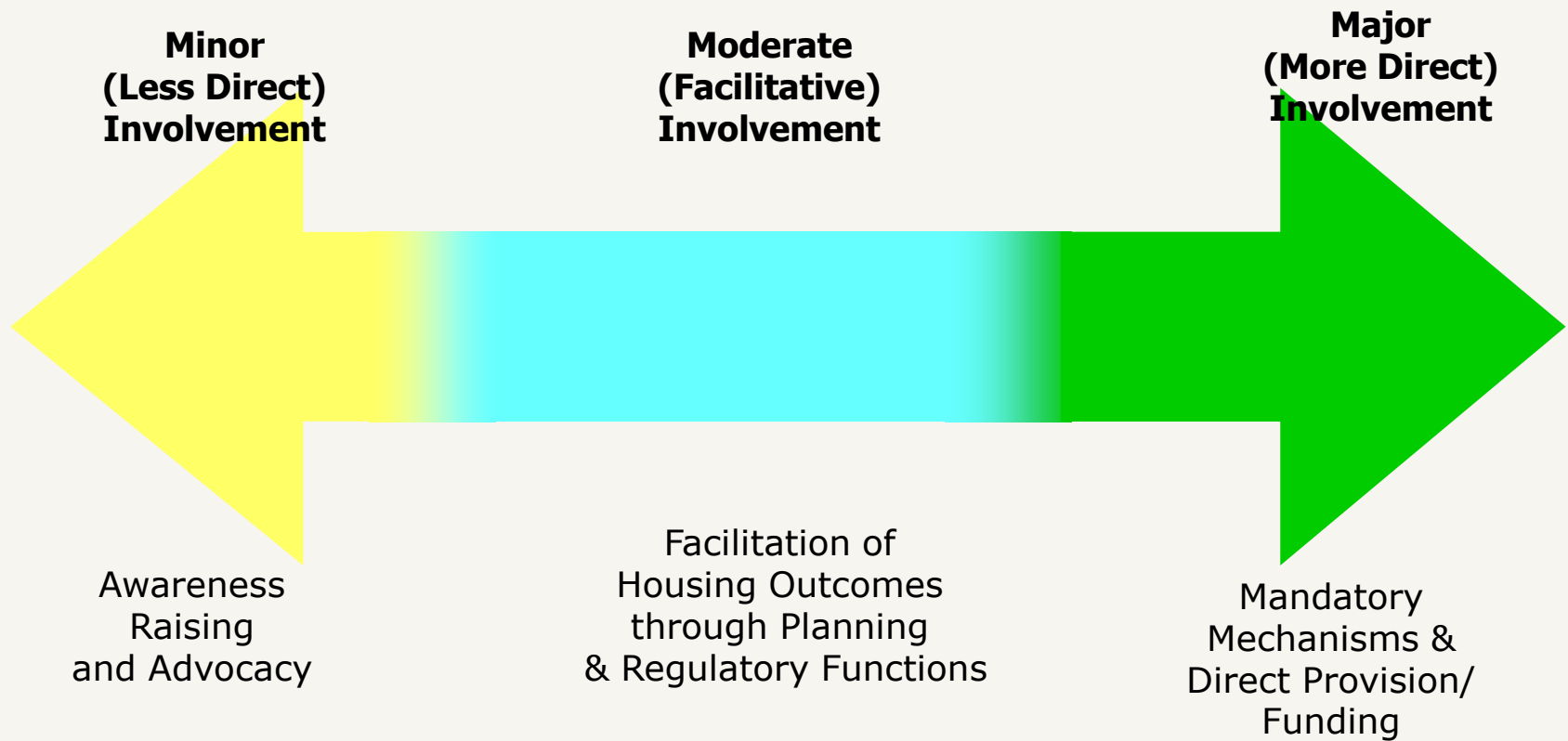
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& Associates

Statutory Provisions

Environmental Planning & Assessment Act 1979 (NSW)

- **Objects:**
 - s1.3(a) To promote the social and economic welfare of the community
 - s1.3(c) To promote the orderly and economic use and development of land
 - s1.3(d) The provision and maintenance of affordable housing
- **Provisions since 1999 re affordable housing**
- **State Environmental Planning Policy (Housing) 2021:**
 - Facilitate diverse, low cost & affordable housing

ROLE OF LOCAL GOVERNMENT





Proposed Strategies & Actions



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Eurobodalla Housing Strategy- strategies and actions

Advocacy

- Continue to advocate to NSW Government for social housing to be delivered in Eurobodalla using clear social, affordable and support accommodation targets
- Continue to advocate for temporary construction and ongoing key worker housing to be included as part of major employment generating projects (e.g. Moruya Hospital and Moruya Bypass).
- Advocate for State Government to identify public/Crown Land:
 - **Affordable housing partnerships**
 - **To include 30% affordable rental housing**
- Advocate to the NSW Govt for meanwhile uses of public land e.g. old hospitals
- Advocate to the NSW Government to redevelop older social housing on large lots to increase social housing stock and diversity
- Continue to advocate for regional policy and plans for that result in better public transport

Advocacy

- Continue to advocate for a regional housing officer (possibly shared with Bega) to:
 - Advocate
 - Seek grant funding
 - Collaborate
 - Assist affordable housing providers
 - Promote opportunities already available e.g. dual occupancies, secondary dwellings, height bonus for seniors living, having your rental managed by a CHP
 - Connect stakeholders

Housing Infrastructure

- Continue to seek funding for infrastructure projects that facilitates housing for example:
 - South Moruya Housing Infrastructure project
 - Batemans Bay Infrastructure project

Masterplan

- Continue to prepare a masterplan for Batemans Bay investigating opportunities for residential development and great density. This may lead to:
 - Requirements to include affordable housing as part of developments
 - Increasing heights by amending the LEP
 - Changing development controls to increase viability of shop top housing
 - Reduced parking requirements
- Continue to seek grants and collaboration opportunities to prepare a masterplan for Moruya and associated technical studies

Eurobodalla Housing Strategy- strategies and actions

Review DCPs

- Reduce parking requirements of Eurobodalla's main centre DCPs to align with data on car ownership rates

Table 6.1: Actual vehicle ownership for apartments in Eurobodalla LGA

Number of Bedrooms	Average Vehicle Ownership per dwelling (1)	DCP requirement	Apartment Design Guide Requirement (including visitor parking)	Recommendation
Studios	n/a	n/a	n/a	0.5
1	0.74	1	0.8	0.5
2	0.99	2	1.1	1
3+	1.26	2	1.6	1.5

Source: ABS Census 2023, JSA calculation

Eurobodalla Housing Strategy- strategies and actions

Review DCPs

- Update development controls for Residential Flat Buildings to align the NSW Government Apartment Design Guide
- Require lots created in large subdivisions are suitable for multi-dwelling housing
- Require studio, 1 and 2 bedroom dwellings to be part of certain strata developments
- Reduce parking requirements for certain dwelling types above, and seniors housing, within 400m of E1 and MU1 zones.



Amend the LEP

- Allow Torrens Title subdivision of dual occupancies
- Remove permissibility of 'dwelling house' in R3 zone
- Amendments to facilitate:
 - Studio, 1 and 2 bedroom strata
 - Co-living housing
- Facilitate effective operation of SEPP (Housing) 2021
 - No FSR controls means no bonus and no 'accessible areas', so:
 - Provide additional height in centres as a bonus for selected uses listed under the SEPP (Infill AH, Co-Living)
 - Allow parking controls for an 'accessible area' within 400m of town centres as a bonus for uses above + seniors housing

Policy changes

- Amend Council's Planning Agreement policy to clearly require affordable housing to be delivered as part of large developments.

Circumstances in which Council will consider negotiating a planning agreement Council, at its discretion, may negotiate a planning agreement with a developer in connection with any application by the developer for an amendment to an environmental planning instrument (EPI) or for development consent relating to any land in Council's area. Council may consider negotiating a planning agreement with a developer to:

- a) compensate for the loss of, or damage to, a public amenity, service, resource or asset caused by the development through its replacement, substitution, repair or regeneration;
- b) meet the demands created by the development for new public infrastructure, amenities and services;
- c) address a deficiency in the existing provision of public facilities in Council's area;
- d) achieve recurrent funding in respect of public facilities;
- e) prescribe inclusions in the development that meet specific planning objectives of Council;
- f) monitor the planning impacts of development; and
- g) secure planning benefits for the wider community

Council will consider the Acceptability test in the code when determining the desirability of a proposed planning agreement.

Public Land

- Progress development of Council land in Moruya e.g. in collaboration with partners to increase housing
- Identification of vacant, redundant, or under-utilised public land for affordable housing (e.g. Crown Land, railway reserves, old hospital sites etc)
- Consider use of Council land?

Affordable Housing Contribution Scheme

- Preparatory work for Affordable Housing Contribution Scheme before:
 - **Any Greenfield rezoning**
 - **Major changes to controls in centres**

Work with our Aboriginal community

- Encourage LALCs to prepare Development Delivery Plans under the Aboriginal SEPP.
- Support LALCS /other relevant agencies to investigate rezoning on more feasible sites.

What's next?

- Public exhibition of draft Housing Strategy late 2023/early 2024
- Council considers adoption early 2024