**LOCAL GOVERNMENT AREA:** Wollongong City Council

**NAME OF DRAFT LEP**: Proposed Reclassification and sale of Lot 505 DP833242 Murranar Road, Towradgi

**ADDRESS OF LAND:**

Lot 505 DP833242 Murranar Road, Towradgi

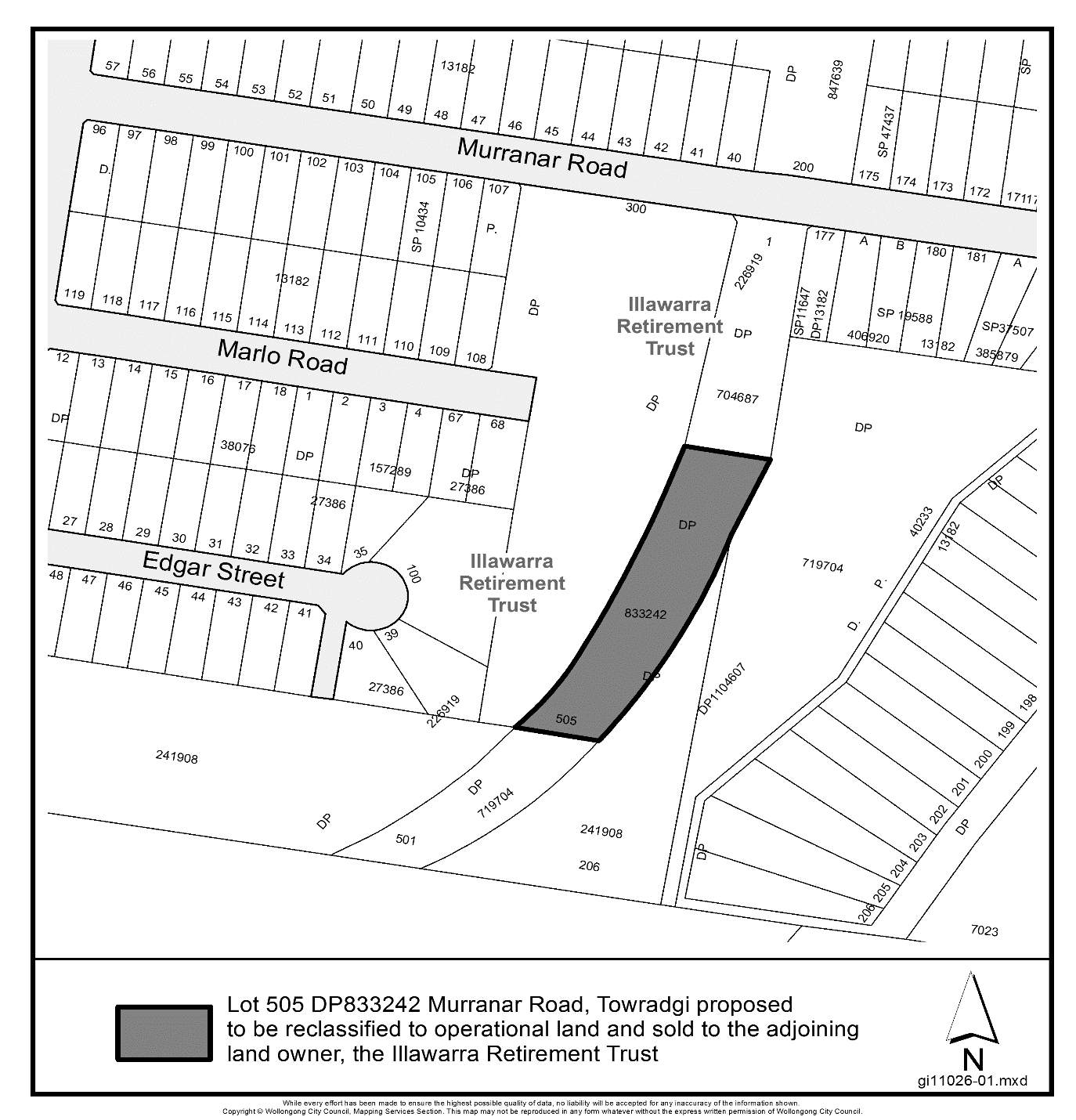


Table of Contents

[Part 1 – Statement of objectives or intended outcomes 3](#_Toc427331887)

[Part 2 – Explanation of provisions 3](#_Toc427331888)

[Part 3 – Justification 4](#_Toc427331889)

[Section A – Need for the Planning Proposal 4](#_Toc427331890)

[Section B – Relationship to strategic planning framework 5](#_Toc427331891)

[Section C – Environmental, social and economic impact 8](#_Toc427331892)

[Section D – State and Commonwealth interests 9](#_Toc427331893)

[Part 4 – Mapping 11](#_Toc427331894)

[Part 5 – Community Consultation 11](#_Toc427331895)

[Part 6 – Projected Timeline 12](#_Toc427331896)

[Table A - Checklist of State Environmental Planning Policies 13](#_Toc427331897)

[Table B - Checklist of Section 9.1 Ministerial Directions 16](#_Toc427331898)

|  |
| --- |
| Part 1 – Statement of objectives or intended outcomes |

The objective of this Planning Proposal is to reclassify the subject site known as Lot 505 DP 833242, Murranar Road, Towradgi from Community Land to Operational Land.

The reclassification to Operational Land, will enable the land to be sold to the Illawarra Retirement Trust.

|  |
| --- |
| Part 2 – Explanation of provisions |

The land is classified as Community Land in terms of Section 27 and Clause 6 of Schedule 7 of the Local Government Act 1993.

It is proposed that Lot 505 DP 833242, Murranar Road, Towradgi be reclassified from Community Land to Operational Land.

The objective of the Planning Proposal can be achieved through the inclusion of the following amendment to Wollongong LEP 2009:

* Amend Schedule 4 Classification and reclassification of public land, Part 2 Land classified, or reclassified, as operational land –interests changed:

|  |  |  |
| --- | --- | --- |
| **Column 1** | **Column 2** | **Column 3** |
| **Locality** | **Description** | **Any trusts etc not discharged** |
| Towradgi | Lot 505 DP 833242, Murranar Road | Nil |

Council has identified the following three interests to be discharged:

* Bk 2307 No 832 = covenant - no fence to be erected.
* P899551= Caveat - property to be used as a park.
* U852766= Lease to IRT, this lease will be discharged after the land is sold.

The following excerpt map from Wollongong LEP 2009 and context plan illustrate the current situation and location in relation to the subject site (Attachment A).

|  |
| --- |
| Part 3 – Justification |

|  |
| --- |
| Section A – Need for the Planning Proposal |

**Q1: Is the planning proposal a result of strategic study or report?**

This Planning Proposal is not the result of any strategic study or report.

Lot 505 DP833242 at Murranar Road, Towradgi, is zoned R2 Low Density Residential, is flood affected and measures 4426m2. Lot 505 was previously known as Lots 502 and 503 DP719704 which were consolidated at some time between November 1990 and November 1994. On 26 November 1990 Council resolved to “authorise the leasing of Lots 502 and 503 DP719704 to the Illawarra Retirement Trust (IRT) for a term of twenty-one (21) years at a peppercorn annual rental market of $100 per year with an option to sell the land to the Illawarra Retirement Trust at a mutually acceptable value”.

On 24 February 1992 Council resolved to increase the term of the lease from 21 years to 50 years [backdated to 1 January 1991] and obtained approval from the Minister for Local Government to do so. The reason for the increase was that the IRT had received funding from the Commonwealth Government for the construction of 14 residential units on the land which depended on the IRT securing a lease which was greater than 25 years. The rent for the duration of the lease was determined at $100 per annum plus GST and all outgoings.

On 23 November 1994 Council entered into a “Deed of Option” with the IRT in which Council agreed to grant it an option to purchase Lot 505 DP833242, at market value [at time option is exercised] excluding any improvements effected by the IRT. The option ends at 5 pm, 31 December 2040.

The Local Government Act was amended in 1993 and an important change was in the way Council managed its land holdings. The Act required Council to classify its land holdings as either community land or operational land. Given the long term lease and the Option to Purchase approved by Council it would have been appropriate at that time to classify the land as Operational Land. However, the land was classified as Community Land. On 28 February 2014 the IRT wrote to Council seeking to acquire Lot 505 DP833242 through direct negotiation as it wishes to redevelop its facilities due to the ageing of its existing assets and to provide self-care apartments.

As IRT occupy the land, Council has taken a decision to provide IRT with an Option to Purchase and IRT is seeking to exercise that option. Once the land is reclassified it is not subject to the tendering requirements of the Local Government Act. However, Council’s Policies must be considered along with the ICAC recommendations on Direct Negotiation.

On 30 October 2017, Council considered a report on the proposed reclassification.

The report concluded as follows:

“The reclassification and sale of the land to the IRT will enable the IRT to redevelop and provide improved facilities for its clients to enhance their quality of living. The sale of the land to the IRT is for the benefit of the elderly members of our community and meets community goal five of the Wollongong 2022 Strategic Community Plan “*We are a healthy community in a liveable city*.”

Council resolved (minute No. 129/2017), as follows:

***“ITEM 3 - PROPOSED RECLASSIFICATION AND SALE OF LOT 505 DP833242 MURRANAR ROAD TOWRADGI***

*129* ***COUNCIL’S RESOLUTION***

*1 A draft Planning Proposal be prepared to amend the Wollongong Local Environmental Plan (LEP) 2009 to reclassify Lot 505 DP833242, Murranar Road, Towradgi from Community Land to Operational Land.*

*2 The draft Planning Proposal be referred to the NSW Department of Planning and Environment for a Gateway determination.*

*3 Following the Gateway determination, the draft Planning Proposal be exhibited for a minimum period of 28 days, and a public hearing be held as part of the exhibition.*

*4 The Department of Planning and Environment be advised, that as the draft planning proposal involves Council land, Council does not seek to utilise its plan making delegations to finalise the draft planning proposal.*

*5 Following the exhibition, a report on the exhibition, public hearing and submissions received be presented to Council for consideration.*

*6 Upon reclassification, Council approve the sale of the land to the Illawarra Retirement Trust.*

*7 The General Manager be authorised to finalise the sale price and terms of the sale of the land.*

*8 The Common Seal of Council be applied to any documentation necessary to finalise the sale.”*

**Q2: Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?**

To facilitate the sale of the site, the site needs to be reclassified from Community Land to Operational Land. This can only be achieved via a Planning Proposal, proposing an amendment to Schedule 4 of Wollongong LEP 2009.

The site is currently zoned R2 Low Density Residential, and no change to the planning controls is proposed.

|  |
| --- |
| Section B – Relationship to strategic planning framework |

**Q3: Is the Planning Proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy?**

The classification of the land is not a matter addressed by any applicable regional or subregional strategies.

**Q4: Is the Planning Proposal consistent with a council’s local strategy or other local strategic document (eg. Wollongong Community Strategic Plan)?**

*Wollongong Local Environmental Plan 2009*

Wollongong Local Environmental Plan 2009 was published February 2010. This proposal aims to reclassify Lot 505 DP 833242 and list it as an item in Schedule 4 Part 2 to the LEP “Classification and reclassification of public land.”

*Wollongong 2022 – Community Strategic Plan*

Wollongong 2022 is a long term plan that identifies where the Wollongong community want to be in the future. It outlines Wollongong community’s priorities and aspirations and how these will be achieved through a primary vision and six primary goals.

**Our Community Vision**

From the mountains to the sea, we value and protect our natural environment and we will be leaders in building an educated, creative and connected community.

**Our Community Goals**

To support the achievement of our community vision, collaborative efforts will focus on six interconnected goals:

*1 We value and protect our environment*

*2 We have an innovative and sustainable economy*

*3 Wollongong is a creative, vibrant city*

*4 We are a connected and engaged community*

*5 We are a healthy community in a liveable city*

*6 We have sustainable, affordable and accessible transport.*

The Planning Proposal is consistent with the following objectives of Council’s Community Strategic Plan:

**We value and Protect our Environment**

The Plan seeks to protect the unique environmental quality of the City by ensuring that the impact of new development is minimised through the preservation of sensitive sites and landscapes.

The reclassification will have no impact upon the environment.

**We are a connected and engaged community**

The land was advertised in the Wollongong Advertiser for reclassification and sale to the IRT on 9 December 2015 and a letter forwarded to local residents. Two comments were received. One was in support of the reclassification and sale as long as the land remained in the ownership of the IRT. The other was that the sale of the land to the IRT for development might increase traffic on Edgar Street which is “very narrow.’

A copy of the public notice is included in Table C. Furthermore, there will be additional community engagement and potentially a public hearing as part of the Planning proposal process.

**We are a healthy community in a liveable City**

Council on behalf of the community supports the preparation of the Planning Proposal to reclassify the subject site, as the proposal purports to achieving specific goals of Council, specifically community goal number 5 “We are a healthy community in a liveable city”.

The objectives and strategies of the goal are listed in the table below.

|  |  |
| --- | --- |
| **OBJECTIVE** | **STRATEGY** |
| 5.1- There is an increase in the physical fitness, mental health and emotional wellbeing of all our residents. | 5.1.1 We work in partnership to build on opportunities to strengthen vulnerable communities.  5.1.2 Child-friendly and age-friendly principles are incorporated in design, planning and service delivery within the city.  5.1.3 Residents have improved access to affordable and timely medical services.  5.1.6 The long term needs of the community, including our people and our places, are effectively planned for. |
| 5.2- Residents have improved access to a range of affordable housing options. | 5.2.1 Housing choice in the Wollongong LGA is improved taking into account population growth, community needs and affordability. |
| 5.5- Participation in recreational and lifestyle activities is increased. | 5.5.3 Healthy, active ageing programs are promoted in partnership with government agencies and community organisations. |
| 5.6-Residents have a high level of life satisfaction and personal happiness. | 5.6.1 Projects that build on community strengths are encouraged. |

This Planning proposal will not hinder the key policy directions of the Community Strategic Plan.

**Q5: Is the planning proposal consistent with applicable State Environmental Planning Policies?**

The Planning Proposal is consistent with applicable State Environmental Planning Policies.

Refer to Table A – Checklist of State Environmental Planning Policies.

**Q6: Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?**

The Minister for Planning, under section 9.1 of the EP&A Act issues directions that relevant planning authorities, must follow when preparing planning proposals for new Local Environmental plans. The directions cover the following broad categories:

- employment and resources;

- environment and heritage;

- housing, infrastructure and urban development;

- hazard and risk;

- regional planning;

- local planning making; and

- Metropolitan Planning.

The following Ministerial Direction (s.9.1 Directions) is relevant to the Planning Proposal:

* Direction 4.1 Acid Sulfate Soils
* Direction 4.3 Flood Prone Land

***Direction 4.3 Flood Prone Land***

Direction 4.3 applies when a planning proposal creates, removes or alters a zone or a provision that affectsflood prone land.

The objectives of Direction 4.3 are:

*(a) to ensure that development of flood prone land is consistent with the NSW Government’s Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005,*

*(b) to ensure that the provisions of an LEP on flood prone land is commensurate with the flood hazard and includes consideration of the potential flood impacts both on and off the subject land.*

Clause 5 of Direction 4.3 specifies that a planning proposal shall not rezone land within the flood planning areas from Special Area, Rural or Environmental Protection Zones to a Residential, Business, Industrial, Special Use or Special Purpose Zone. The Planning Proposal does not seek to rezone the subject site.

Clause 6 specifies that a planning proposal must not contain provisions within the flood planning area which:

a) *permit development in floodway areas* – A small portion of the northern corner of the site has been identified to be within a ‘floodway area’. The majority of the site, however, would be more appropriately categorised as flood storage.

b) *permit development that will result in significant flood impacts to other properties* –The impact of increased catchment runoff due to future new development could be mitigated by appropriate onsite detention requirements on individual properties, or by larger detention basins within the subject site or by appropriately conditioning new development in this part of the site.

c) *permit a significant increase in the development of that land* – The Planning Proposal seeks to reclassify the subject site from Community Land to Operational Land, no change is proposed to the existing use of the site.

d) *are likely to result in a substantially increased requirement for government spending on flood mitigation measures, infrastructure or services* – The Planning Proposal is not anticipated to require increasedgovernment spending on flood mitigation measures.

e) *Permit development to be carried out without development consent except for the purposes of*

*agriculture, roads or exempt development* – Any future development below Council’s flood planning level will require development consent.

The Planning Proposal is considered to be substantially in accordance with this Direction.

The reclassification is not inconsistent with the Ministerial Directions issued in accordance with Section 117 to the Environmental Planning and Assessment Act, 1979.

Refer to Table B – Checklist of Ministerial Directions.

|  |
| --- |
| Section C – Environmental, social and economic impact |

**Q7: Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

The Planning Proposal will not have a detrimental impact on critical habitat or threatened species populations or ecological communities or their habitats.

**Q8: Are there any likely environmental effects as a result of the planning proposal and how are they proposed to be managed?**

Initial investigations indicate that the site is not identified as bushfire prone land. However, the site has been classified as comprising Low Probability Class 3 - Acid Sulphate Soils, is identified as flood prone land (Medium - High Risk) and the northern portion of the site is noted as being partially impacted by the terrestrial biodiversity constraints layer. This layer has extended from the adjoining parcel of land which comprises a watercourse, an identified riparian corridor and ‘Sydney Freshwater Wetlands’, an identified Ecologically Endangered Community.

The reclassification of the subject site shall have no immediate environmental impact as there shall be no change to the existing use of the site.

**Q9: Has the Planning Proposal adequately addressed any social and economic effects?**

**Aboriginal Archaeological Study**

Council was required to engage a local archaeological firm to prepare an Aboriginal Cultural Heritage Assessment Report (ACHAR) and Archaeological Report (AR). These were required as it was understood that there was one Aboriginal cultural heritage site located within the land known as Towradgi Access Lane (52-2-2196) and registered in the Aboriginal Heritage Information Management System (AHIMS). There are also a further five sites registered within one kilometre of the land.

The ACHAR revealed that the site known as Towradgi Access Lane (52-2-2196) is not located within the land and no additional Aboriginal cultural heritage sites were identified during the survey. The AR revealed that the land was of low archaeological significance. Both reports have been submitted by Biosis to the Office of Environment and Heritage for comment and to date no comments have been received.

The proposal specifically delivers on the following core business activities as detailed in the Property Services Service Plan 2017-18.

* Sale and purchase of land on behalf of Council
* Work with tenants and Infrastructure Strategic Planning to improve assets to achieve an improved outcome for the community
* Management of Council’s property legislative requirements

The proposal will have a positive social and economic benefit.

|  |
| --- |
| Section D – State and Commonwealth interests |

**Q10: Is there adequate public infrastructure for the planning proposal?**

There would be no change to existing public infrastructure by this proposal.

**Q11: What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?**

Consultation has yet to occur with State authorities. This will occur after a gateway determination has been issued.

|  |
| --- |
| Part 4 – Mapping |

The proposed map amendments to Wollongong LEP 2009:

1. Nil

|  |
| --- |
| Part 5 – Community Consultation |

If the Planning proposal is supported, Council requests that the planning proposal be exhibited for a period of 28 days and include:

* *Hard copies at Council’s Administration building and relevant Libraries;*
* *Electronic copy on Council’s website;*
* *Notification letters to surrounding and nearby property owners; and*
* *Notification letters to relevant State agencies and other authorities nominated by the NSW Department of Planning and Infrastructure including:*

A public hearing under Section 57 of the Environmental Planning and Assessment Act 1979 is to be conducted by an independent facilitator:

**Clause 29 Public Hearing into reclassification**

*(1) A Council must arrange a public hearing under Section 57 of the Environmental Planning and Assessment Act, 1979, in respect of a planning proposal under Part 3 of that Act to reclassify community land as operational land, unless a public hearing has already been held in respect of the same matter as a result of a determination under section 56(2)(e) of that Act.*

*(2) A Council must, before making any resolution under Section 32, arrange a public hearing in respect of any proposal to reclassify land as operational land by such a resolution. (Local Government Act, 1993).*

|  |
| --- |
| Part 6 – Projected Timeline |

A primary goal of the plan making process is to reduce the overall time taken to produce LEPs. This timeline tentatively sets out expected timelines for major steps in the process. These timeframes are subject to change and are to be used as a guide only. The Minister may consider taking action to finalise the LEP if timeframes approved for the completion of the Planning Proposal are significantly or unreasonably delayed.

|  |  |  |  |
| --- | --- | --- | --- |
| # | **Action** | **Estimated Timeframe** | **Responsibility** |
| 1 | Anticipated date of Gateway Determination | April 2018 | DPE |
| 2 | Anticipated completion of required technical studies | N/A | N/A |
| 3 | Government agency consultation | May 2018 | Agencies |
| 4 | Public exhibition period | May 2018 | Council |
| 5 | Date of Public Hearing *(if applicable)* | June 2018 | Council |
| 6 | Consideration of submissions | July 2018 | Council |
| 7 | Assessment of proposal post-exhibition | July 2018 | Council |
| 8 | Report to Council | August 2018 | Council |
| 9 | Final maps and Planning Proposal prepared | September 2018 | Council |
| 10 | Submission to Department for finalisation of LEP | September 2018 | Council |
| *11* | *Anticipated date RPA will make the LEP* | November2018 | Council (if under delegation) |
| 12 | Anticipated date Council will forward final Planning Proposal to DOP&I for notification | December 2018 | Council |
| 13 | Anticipated date LEP will be notified | December 2018 | *Parliamentary Counsel and DPE* |

## Table A - Checklist of State Environmental Planning Policies

| **State Environmental Planning Policy** | | **Compliance** | **Comment** |
| --- | --- | --- | --- |
| SEPP No. 1 | Development Standard | N/A | Not applicable to this Planning proposal. |
| SEPP No. 14 | Coastal Wetlands | N/A | Not applicable to this Planning Proposal. |
| SEPP No. 15 | Rural Land Sharing Communities | Does not apply to Wollongong | N/A |
| SEPP No. 19 | Bushland in Urban Areas | Does not apply to Wollongong | N/A |
| SEPP No. 21 | Caravan Parks | Yes | Not applicable to this Planning Proposal. |
| SEPP No. 26 | Littoral Rainforests | N/A | No littoral rainforests identified by the policy in the Wollongong LGA |
| SEPP No. 30 | Intensive Agriculture | N/A | Not applicable to this Planning Proposal. |
| SEPP No. 33 | Hazardous and Offensive Development | N/A | Not applicable to this Planning Proposal. |
| SEPP No. 36 | Manufactured Home Estates | N/A | Not Applicable to this Planning Proposal. |
| SEPP No. 44 | Koala Habitat Protection | N/A | The site does not represent ‘potential koala habitat’ or ‘core koala habitat’ as defined in SEPP 44. |
| SEPP No. 47 | Moore Park Showground | Does not apply to Wollongong | N/A |
| SEPP No. 50 | Canal Estate Development | N/A | Not applicable to this Planning Proposal. |
| SEPP No. 52 | Farm Dams, Drought Relief and Other Works | Does not apply to Wollongong | N/A |
| SEPP No. 55 | Remediation of Land | N/A | Not applicable to this Planning Proposal. |
| SEPP No. 62 | Sustainable Aquaculture | N/A | Not applicable to this Planning Proposal. |
| SEPP No. 64 | Advertising and Signage | N/A | Not applicable to this Planning Proposal. |
| SEPP No. 65 | Design quality of residential flat development | N/A | Not applicable to this Planning Proposal. |
| SEPP No. 70 | Affordable Housing (revised schemes) | Does not apply to Wollongong | N/A |
| SEPP No. 71 | Coastal Protection | N/A | Not applicable to this Planning Proposal. |
| SEPP | Kurnell Peninsular 1989 | Does not apply to Wollongong | N/A |
| SEPP | Penrith Lakes Scheme 1989 | Does not apply to Wollongong | N/A |
| SEPP | Housing for Seniors or People with a Disability 2004 | N/A | Not applicable to this Planning Proposal. |
| SEPP | Building Sustainability Index: BASIX 2004 | N/A | Not applicable to this Planning Proposal. |
| SEPP | State Significant Precincts 2005 | N/A | Not applicable to this Planning Proposal. |
| SEPP | Sydney Region Growth Centres 2006 | Does not apply to Wollongong | N/A |
| SEPP | Mining, Petroleum Production and Extractive Industries 2007 | N/A | Not applicable to this Planning Proposal. |
| SEPP | Infrastructure 2007 | N/A | Not applicable to this Planning Proposal. |
| SEPP | Miscellaneous Consent Provisions) 2007 | N/A | Not applicable to this Planning Proposal. |
| SEPP | Kosciuszko National Park – Alpine Resorts 2007 | Does not apply to Wollongong | N/A |
| SEPP | Rural Lands 2008 | Does not apply to Wollongong | N/A |
| SEPP | Affordable Rental Housing 2009 | N/A | Not applicable to this Planning Proposal. |
| SEPP | Western Sydney Employment Lands 2009 | Does not apply to Wollongong | N/A |
| SEPP | Exempt and Complying Development Codes 2008 | N/A | Not applicable to this Planning Proposal. |
| SEPP | Western Sydney Parklands 2009 | Does not apply to Wollongong | N/A |
| SEPP | Urban Renewal 2010 | N/A | Not applicable to this Planning Proposal. |
| SEPP | State and Regional Development 2011 | N/A | Not applicable to this Planning Proposal. |
| SEPP | Sydney Drinking Water Catchment 2011 | N/A | Not applicable to this Planning Proposal. |
| SEPP | Three Ports 2013 | N/A | Not applicable to this Planning Proposal. |
| SEPP | Integration and Repeals 2016 | N/A | Not applicable to this Planning Proposal. |
| SEPP | Educational Establishments and Child Care Facilities 2017 | N/A | Not applicable to this Planning Proposal. |
| SEPP | Vegetation in Non-rural areas 2017 | N/A | Not applicable to this Planning Proposal. |
|  |  |  |  |
| **Deemed SEPPS( former Regional Plans)** | | | |
| Illawarra REP 1 | Illawarra | Repealed within Wollongong | N/A |
| Illawarra REP 2 | Jamberoo | Does not apply to Wollongong | N/A |
| Greater Metropolitan REP No.2 | Georges River catchment | N/A | Not applicable to this Planning Proposal. |

## Table B - Checklist of Section 9.1 Ministerial Directions

| **Ministerial Direction** | **Comment** |
| --- | --- |
| 1. **Employment and Resources** |  |
| 1.1 Business and Industrial Zones | Direction does not apply. |
| 1.2 Rural Zones | Direction does not apply |
| 1.3 Mining, Petroleum Production and Extractive Industries | Direction does not apply |
| 1.4 Oyster Aquaculture | Direction does not apply |
| 1.5 Rural Lands | Direction does not apply |
| 1. **Environment and Heritage** |  |
| 2.1 Environment Protection Zone | Direction does not apply |
| 2.2 Coastal Protection | Direction does not apply |
| 2.3 Heritage Conservation | The ACHAR revealed that the site known as Towradgi Access Lane (52-2-2196) is not located within the land and no Aboriginal cultural heritage sites were identified during the survey. The AR revealed that the land was of low archaeological significance. To Council’s knowledge the Proposal is considered to be consistent with regard to Aboriginal Cultural Heritage directive.  Furthermore, it is noted that the site contains no listed heritage items of local, state or national heritage significance.  It is considered that the Planning Proposal is consistent with Direction 2.3 and is capable of compliance. |
| 2.4 Recreation Vehicle Areas | Direction does not apply |
| 2.5 Application of E2 and E3 zones and Environmental Overlays in Far North Coast LEPs | Not applicable to Wollongong |
| 1. **Housing, Infrastructure and Urban Development** |  |
| 3.1 Residential Zones | The Planning Proposal will not change existing provisions for housing and essential services. |
| 3.2 Caravan Parks and Manufactured Home Estates | The Planning Proposal will not change existing provisions for Caravan parks. |
| 3.3 Home Occupations | The Planning Proposal will not change existing provisions for Home Occupations. |
| 3.4 Integrating Land Use and Transport | The Planning Proposal shall not change the provisions for land uses and building forms to the extent that the objectives of this Direction need to be involved. |
| 3.5 Development Near Licensed Aerodromes | Direction does not apply |
| 1. **Hazard and Risk** |  |
| 4.1 Acid Sulfate Soils | The subject site has been classified as Low Probability Class 3 - Acid Sulphate Soils. The Planning Proposal will have no impact upon this Direction. |
| 4.2 Mine Subsidence and Unstable Land | Direction does not apply. |
| 4.3 Flood Prone Land | The subject site has been identified by Council as being flood prone land – medium - high risk.  \\wcc.local\UserData\Desktop\along\Desktop\Lot 505 Medium Risk Flood.PNG  The Planning Proposal will have no impact upon existing site constraints as such it is considered that this Planning Proposal is capable of complying with this Direction. |
| 4.4 Planning for Bushfire Protection | Direction does not apply. The subject site is not identified by Council as being bushfire prone land. |
| 1. **Regional Planning** |  |
| 5.1 Implementation of Regional Strategies | Revoked 17/10/17 |
| 5.2 Sydney Drinking Water Catchments | Direction does not apply |
| 5.3 Farmland of State and Regional Significance on the NSW Far North Coast | Not applicable to Wollongong |
| 5.4 Commercial and Retail Development along the Pacific Highway, North Coast | Not applicable to Wollongong |
| 5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA) | Not applicable to Wollongong |
| 5.8 Second Sydney Airport: Badgerys Creek | Not applicable to Wollongong |
| 5.9 North West Rail Link Corridor Strategy | Not applicable to Wollongong |
| 5.10 Implementation of Regional Plans | Not inconsistent with the Illawarra Shoalhaven Regional Plan |
| 1. **Local Plan Making** |  |
| 6.1 Approval and Referral Requirements | The proposal is consistent with this direction because it does not alter the provisions relating to approval and referral requirements. |
| 6.2 Reserving Land for Public Purposes | The Planning Proposal does not affect land reserved for public purposes nor does it change existing reservations. |
| 6.3 Site Specific Provisions | Direction does not apply. |
| 1. **Metropolitan Planning** |  |
| 7.1 Implementation of the Metropolitan Plan for Sydney 2036 | Not applicable to Wollongong |
| 7.2 Implementation of Greater Macarthur Land Release Investigation | Not applicable to Wollongong |
| 7.3 Parramatta Road Corridor Urban Transformation Strategy | Not applicable to Wollongong |
| 7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan | Not applicable to Wollongong |
| 7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan | Not applicable to Wollongong |
| 7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan | Not applicable to Wollongong |