

Planning Proposal

LOCAL GOVERNMENT AREA: Wollongong

ADDRESS OF LAND (if applicable): Lot 1 DP 618764, Bong Bong Road, Huntley

MAPS (if applicable):

Location map:



DESCRIPTION OF LAND: The site is situated on the lower slopes of the Illawarra Escarpment and has a total area of 26.66 hectares. There is a portion of cleared area in the south-eastern portion of the site which measures approximately 1 hectare in area. There is an existing dwelling house upon the site and the site has been used for grazing and cattle farming. The site is made up of cleared grasslands and remnant trees with a well-managed (mostly cleared) understory. Portions of the site are densely vegetated and Endangered Ecological Communities are located on the site (a pocket of subtropical rainforest in the south and a pocket of grassy woodland in the north-east) according to Council's records. Four riparian corridors run across the site.

Surrounding development consists of Wongawilli Colliery to the north and north-east, escarpment lands to the west and rural properties and the West Dapto Urban Release area to the east. Access to the site is currently off Bong Bong Road over an existing right of carriageway shared over the adjacent NRE Wongawilli Colliery land.

Part 1: OBJECTIVES OR INTENDED OUTCOMES OF PROPOSED LEP:

Concise statement setting out objectives or intended outcomes of the planning proposal.

To allow an additional permitted use of a clay target range and ancillary club house upon the site (subject to development consent). Permitting the clay target range in this location will allow a

	surrounding their existing site. A number of mitigation measures are proposed to ameliorate potential environmental impacts. These measures have been assessed and at this stage it is considered that the potential environmental impacts of the proposal can be managed adequately with further information and conditions at the development assessment stage.
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Section B – Relationship to strategic planning framework

4. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?	Yes
5. Is the planning proposal consistent with the local council's Community Strategic Plan or other local strategic plan?	Council has not yet prepared a Community Strategic Plan. The Illawarra Escarpment Strategic Management Plan (IESMP) 2005 is applicable to the site. The proposed use could be designed so as to fit with the aims and intentions of the strategy The Illawarra Escarpment Land Use Review Strategy (IELURS) 2007 also applies to the site. The proposed use could be consistent with the strategy. Detaild design and assessment would be undertaken at development application stage.
6. Is the planning proposal consistent with applicable state environmental planning policies?	Yes
7. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?	Yes, the proposal is consistent with Ministerial directions 2.1 (Environmental Protection Zones), 3.6 (Shooting Ranges) and 4.4 (Planning for Bushfire Protection). The relocation of the old clay target shooting range is necessary due to the rezoning of the West Dapto urban release area.

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 as a result of the proposal?	Design measures and conditions of consent should a development application be approved, would control potential adverse impacts. There are a variety of design and control measures which could be implemented.
9. Are there any other likely environmental effects as a result of the planning proposal and how are they	Yes, there are potential noise and lead deposit impacts from the proposed land use. These impacts can be controlled by design measures and operating