

Draft Planning Proposal

LOCAL GOVERNMENT AREA: Wollongong City Council

NAME OF DRAFT LEP: Rezoning proposal to expand commercial zones in Windang and Bellambi

ADDRESS OF LAND:

Location Map

19 Acacia Street Windang (Lot 7 Sec A DP 19008)



Planning Proposal
19 Acacia Street Windang

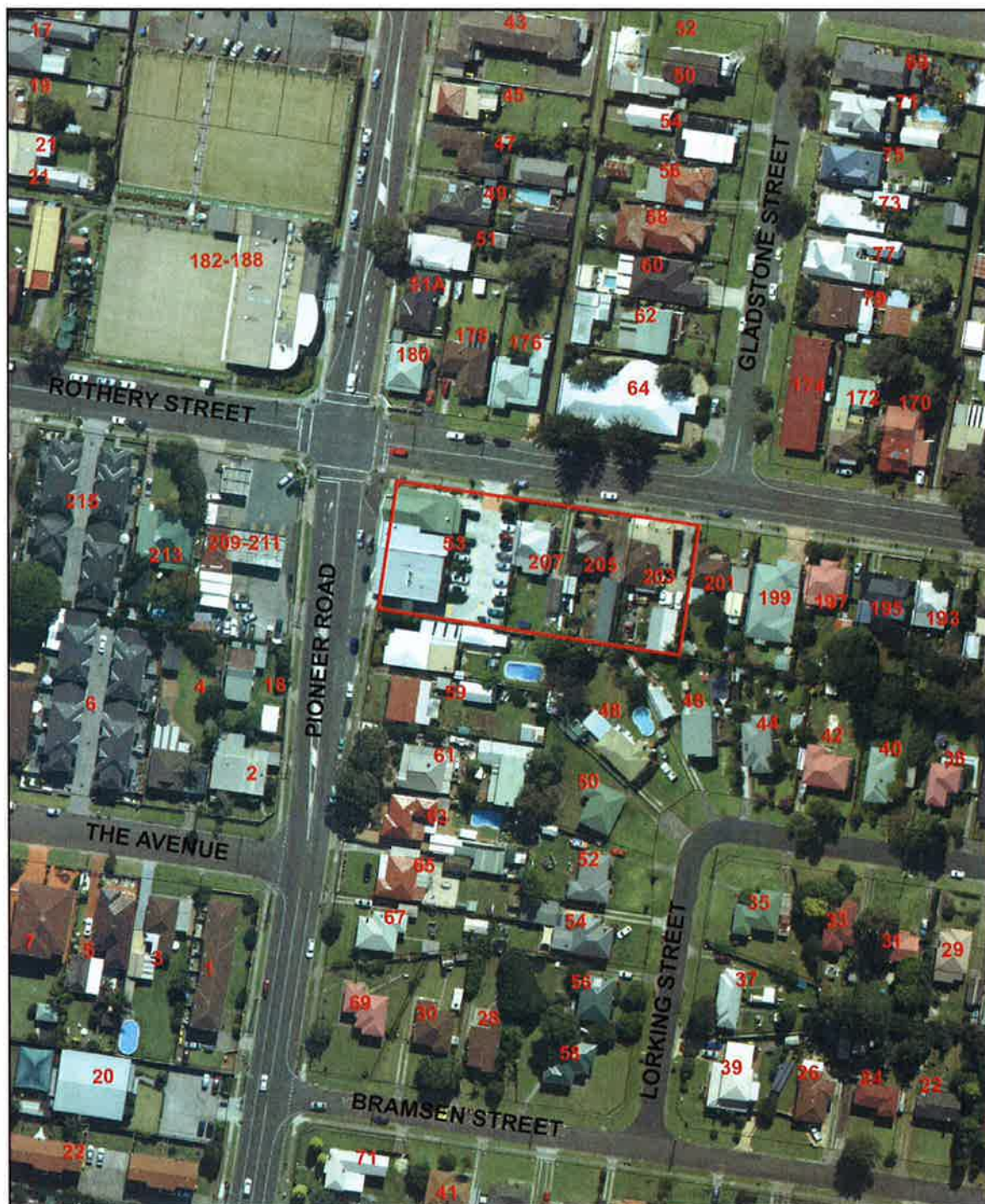


Subject site



Location Map

53 Pioneer Road Bellambi (Lot 11 DP 1084344);
207 Rothery Street Bellambi (Lot 2 DP 38303);
205 Rothery Street Bellambi (Lot 3 DP 38303); and
203 Rothery Street Bellambi (Lot A DP 158987)



Planning Proposal
53 Pioneer Road and 203-207
Rothery Road Bellambi

 Subject site

N
Projection: GDA 1994
MGA Zone 58
0 20
Meters
Scale 1:1000 @ A3



Map identification number
Rothery_RL_PlanningProposal_Aerial.mxd

BACKGROUND:

19 Acacia Street Windang

A draft planning proposal was received for 19 Acacia Street Windang seeking to rezone the site from R2 Low Density Residential to B2 Local Centre and increase the floor space ratio to 0.75:1 consistent with other B2 Local Centre zones across the Local Government Area. The site measures 607m² in area and currently contains a single storey dwelling and detached garage. The site is bounded by residential development to the east and south. A supermarket car park is located opposite to the north. Neighbouring the site to the west is the Windang Town Centre. An existing medical centre is located diagonally opposite the site, at 16 Acacia Street. The purpose of the rezoning is to permit the development of a medical centre on the site enabling the relocation of the existing Windang Pharmacy (located at 318 Windang Road) to the site. The proponent has stated that the existing pharmacy may close down if alternate premises are not found, causing the suburb to potentially lose this important health service.

The proposal represents an extension to the commercial town centre zone in Windang. Windang has approximately 11,780m² of land zoned B2 Local Centre. Three (3) sites zoned B2 Local Centre are being used for residential purposes and two (2) Council owned lots are part of a park also zoned B2 Local Centre. Nos 70-74 Kurrajong Street and 217-221 Windang Road are currently vacant.

In a report to Council on 12 November 2012 it was recommended that a draft Planning Proposal not be prepared for 19 Acacia Street at this time and for any consideration of expanding the town centre in Windang be deferred to form part of the holistic Town and Village planning process, tentatively scheduled to begin (for Windang) next financial year. The report also indicated that the proposal is inconsistent with the recently adopted Lake Illawarra Floodplain Risk Management Study and Plan 2012 and the NSW Government's Floodplain Development Manual and Policy and that development on this site would have adverse flooding affects on neighbouring properties. The Lake Illawarra Floodplain Risk Management Study and Plan will inform future planning for the suburb of Windang.

53 Pioneer Road, 203-207 Rothery Street Bellambi

A draft planning proposal was received for 53 Pioneer Road Bellambi to rezone the site from R2 Low Density Residential to B1 Neighbourhood Centre and increase the floor space ratio from 0.5:1 to 0.75:1. The property has an area of 1,295m² and contains a small commercial complex made up of a pharmacy, supermarket, hair salon, beautician, medical centre and pathology as well as an on-site car park with 17 car spaces.

The site, and neighbouring properties (203-207 Rothery Street), were previously zoned for commercial purposes under past planning instruments but were rezoned to 2(b) Medium Density Residential upon gazettal of Wollongong Local Environmental Plan 1990. It is unclear why this change occurred. The range of permitted uses on the site has since been restricted by the introduction of the R2 Low Density Residential zone under the Wollongong Local Environmental Plan 2009 and existing use rights now apply to the commercial complex. Nos. 207 and 205 Rothery Street currently contain dwelling houses. A dwelling and small neighbourhood shop are located at 203 Rothery Street. The reinstatement of the historic commercial zoning over these properties has strategic merit as, if adopted, it will provide the suburb of Bellambi with a small and convenient neighbourhood centre with some potential to expand if future need arises. In a report to Council on 12 November it was recommended to prepare a draft Planning Proposal for these properties at Bellambi.

Council at its meeting on 12 November 2012 resolved to prepare draft Planning Proposals for the rezonings described above at Windang and Bellambi (refer to attached Council reports and extracts from the meeting minutes).

Part 1: OBJECTIVES OR INTENDED OUTCOMES OF THE PLANNING PROPOSAL:

What is the purpose of the Planning Proposal?

To rezone 19 Acacia Street Windang from R2 Low Density Residential to B2 Local Centre and increase the floor space ratio from 0.5:1 to 0.75:1 to enable commercial development (the proponent had proposed to construct a medical centre and pharmacy on the site).

AND

To rezone 53 Pioneer Road, 207 Rothery Street, 205 Rothery Street and 203 Rothery Street Bellambi from R2 Low Density Residential to B1 Neighbourhood Centre and to increase the floor space ratio from 0.5:1 to 0.75:1 to reflect the existing commercial uses at 53 Pioneer Road and 203 Rothery Street, to allow for a broader range of commercial uses and provide the suburb of Bellambi with a small retail/commercial centre.

Part 2: EXPLANATION OF THE PROVISIONS OF THE PLANNING PROPOSAL:

How are the objectives of the Planning Proposal to be achieved? How will the LEP be changed?

The Zoning Maps and Floor Space Ratio Maps in Wollongong Local Environmental Plan 2009 are proposed to be changed as follows:

- Zoning Map for 19 Acacia Street - rezone from R2 Low Density Residential to B2 Local Centre
- Zoning Map for 53 Pioneer Road, 207 Rothery Street, 205 Rothery Street, 203 Rothery Street Bellambi - rezone from R2 Low Density Residential to B1 Neighbourhood Centre
- Floor Space Ratio Map for 19 Acacia Street Windang - increase floor space ratio from 0.5:1 to 0.75:1
- Floor Space Ratio Map for 53 Pioneer Road, 207 Rothery Street, 205 Rothery Street, 203 Rothery Street Bellambi - increase floor space ratio from 0.5:1 to 0.75:1.

Part 3: JUSTIFICATION FOR THE PLANNING PROPOSAL:

Section A – Need for the planning proposal

1. Is the planning proposal a result of any strategic study or report?

The Planning Proposals are not the result of any strategic study. The proponent has approached Council requesting the rezonings and Council resolved on 12 November 2012 to prepare draft Planning Proposals for 19 Acacia Street Windang and 53 Pioneer Rd, 203-207 Rothery Rd Bellambi.

The proposed rezonings were assessed against relevant strategic policies and plans. Section B, Part 4 discusses the proposals' consistency with the Illawarra Regional Strategy, and a number of other policies were reviewed as part of the preliminary assessment.

The rezoning proposal for 19 Acacia Street Windang is inconsistent with the Wollongong Retail Centres Study 2004 written by Hill PDA. This study identifies Windang as a small local centre serving a small residential community and tourist market with strong competition from major centres nearby (Warrawong and Warilla) and with little potential for future growth. An extract from the study, quoted within the Council report (p.34), states:

"The recommended strategy for Windang is as follows:

1 A strategic framework be prepared for the town centre which seeks to contain and consolidate retail activity

within the confines of the existing planning zones. 2 Special emphasis be directed towards consolidation and the development of its role as a neighbourhood centre offering a high level of amenity and convenience. The study also noted that fundamental to proposals for development of new retail floor space should be the provisions of sufficient evidence that there is an established market demand for the type of retail space demonstrating a net community benefit for Wollongong residents."

The Lake Illawarra Floodplain Risk Management Study 2012 was endorsed by Council on 14 May 2012. Due to the risk of isolation during severe flood events the study recommended that land use zonings in the suburb be reviewed in the near future to restrict future intensification of residential development and population growth. As retail growth is linked to population growth, it would be considered inconsistent to allow for expansion of the town centre at this time, given the suggestion that population growth in the suburb could be limited in the future. In addition, Council's Floodplain section have advised that intensification of development on this site would be likely to cause adverse flooding impacts on neighbouring properties and that the proposal does not comply with the Lake Illawarra Floodplain Risk Management Study and Plan 2012.

The strategic benefits of the proposal include the provision of more health services in the local area, in a convenient position directly adjoining the existing town centre as well as investment in a new facility in a town centre experiencing decline.

The rezoning proposal for 53 Pioneer Bellambi and neighbouring properties was also assessed against the Wollongong Retail Centres Study 2004, and was not inconsistent with its findings. The area was not identified in the study because it is not zoned for commercial purposes even though it contains existing shops. The study recognises that Corrimal is the retail centre servicing the area. The report to Council dated 12 November (p.42) states:

"Allowing a small Neighbourhood Centre zoned to permit the current activities would not be contrary to the Retail Centre Study. A local centre would allow the existing shops to continue to meet the day to day needs of the community and would support some growth in the future should the demand in the area increase. The Planning Proposal does not threaten the retail hierarchy as it proposes to rezone a small area to cater for local convenience shopping and services only."

There is no other existing commercial centre servicing the majority of Bellambi residents and the current catchment for the existing small commercial complex at 53 Pioneer Road, Bellambi is approximately 1,000 dwellings, with approximately 550-600 dwellings within a 500m radius. The centre is well positioned along a

	busy local road with good pedestrian access and close to bus stops.
2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?	The alternative considered for the rezoning proposal at 19 Acacia Street Windang was to consider the rezoning request at a later date as part of the Town and Village planning process, investigating and considering the overall economic health of the town centre, future population projections, implications of the Lake Illawarra Floodplain Risk Management Study and community aspirations for Windang. As the Council report dated 12 November (p.31) states, <i>"On 23 April 2012 Council considered an update on the Town and Village Plan priority list. This report noted that the Windang Town Centre was in decline and in need of revitalisation, and that the catchment population is too small to support the viability of the centre. The Council's resolution raised the priority of the Windang Town Centre to be the second study to commence following completion of the current studies (Warrawong, Wongawilli, Figtree and Unanderra). The Town and Village Plan priority list was reviewed again by Council on 22 October 2012 where Council resolved to bring forward the Gwynneville-Keiraville study which will delay the commencement of future studies"</i>. The Town and Village planning process for Windang is tentatively scheduled to begin next financial year (2013-2014). However, the town and village planning process is governed by a priority list which is subject to change. The rezoning proposal for Bellambi is considered the best means of providing for the future growth of the neighbourhood centre to meet the day to day convenience needs of the local population. The current uses on the site are no longer permitted in the R2 Low Density Residential zone and rely on existing use rights, limiting changes to or expansion of commercial uses in the area.

Section B – Relationship to strategic planning framework

4. Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?	The Illawarra Regional Strategy (2007) states that the centres hierarchy is important as it <i>defines the function of a range of centres, provides certainty for stakeholders and ensures facilities are located where population and employment growth is occurring</i>. A commercial hierarchy needs to clearly identify the roles and the relationship of centres. The Strategy identifies Windang as a village centre. Villages service the daily needs of local residents and tourists. The proposed medical centre and pharmacy use are appropriate uses in a village as they provide services for the daily needs of residents and visitors. The Strategy anticipates that renewal of Wollongong's villages will occur and the rezoning proposal is consistent with this section of the strategy, however impacts on the existing town centre and its character
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	are required to be considered. The Strategy also provides guidance for planning in areas affected by natural hazards such as flood and states, <i>"Appropriate planning provisions will be incorporated in local environmental plans consistent with the Floodplain Development Manual and Council's risk management plan to minimise the risk from flooding"</i>. The proponent has not addressed flooding in their submission, and the development as proposed is inconsistent with the Lake Illawarra Floodplain Risk Management Study and Plan 2012 and does not illustrate compliance with the NSW Government's Floodplain Development Manual. It is consistent with the Illawarra Regional Strategy to allow a small town centre in Bellambi, given its sizeable population catchment. This small centre (total zoned area of 3,071m²) proposed around the existing commercial complex at 53 Pioneer Road, is located within walking distance for most residents of the suburb and would provide for the day to day convenience needs of local residents. The proposed neighbourhood centre zoning is not expected to adversely impact on neighbouring retail centres as residents of Bellambi would still be reliant on higher order centres such as Corrimal for most shopping and employment.
5. Is the planning proposal consistent with the local council's Community Strategic Plan or other local strategic plan?	Council endorsed the Wollongong 2022 - Our Community Strategic Plan on 25 June 2012. The rezoning proposals contribute to the Wollongong 2022 objective 2.1 <i>Local employment opportunities are increased within a strong local economy</i> under the Community Goal 2: <i>We have an innovative and sustainable economy</i>. The proposals also contribute to the Wollongong 2022 Community Goal 5: <i>We are a healthy community in a liveable city</i>, specifically objective 5.1: <i>There is an increase in the physical fitness, mental health and emotional wellbeing of all our residents</i> The proposals would both allow for increased retail and service (including health services) provisions in Windang and Bellambi, leading to some employment opportunities.
6. Is the planning proposal consistent with applicable State Environmental Planning Policies?	<u>SEPP 55 – Remediation of Land</u> This policy requires Councils to consider whether land is contaminated and requires remediation before rezoning. The proposed sites are not recorded as contaminated according to Council's records. In addition, past land uses do not suggest that the land is potentially contaminated and the proposal is not inconsistent with this policy. <u>SEPP 71 – Coastal Protection</u> This policy applies to coastal areas, including Windang and Bellambi. This policy requires consideration of impacts on the coastline prior to rezoning or issuing of development approval. The proposal for Bellambi is not considered inconsistent with the matters for consideration in the policy at this stage. A relevant

	consideration in regards to the Windang rezoning is the impacts of coastal hazards, including flooding on the site. Windang as a peninsula becomes isolated in severe flood events and recently completed flood studies for the area quantify levels of future flood risk (including predicted sea level rise) and recommend a number of planning measures to reduce flood risks in the suburb. This is discussed further in Section C Part 9. Refer to Table A – Checklist of State Environmental Planning Policies.
7. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?	<u>1.1 Business and Industrial Zones</u> The planning proposals for Windang and Bellambi are consistent with objectives and requirements of this direction as they provide additional area for business uses. <u>2.2 Coastal Protection</u> The rezoning proposals are not inconsistent with this direction as proposed allowable development in these areas is not envisaged to impact adversely on the coastal environment. The issue of flooding in Windang is discussed further below, in Section C, Part 9. <u>3.1 Residential Zones</u> The proposed rezonings will result in the alteration of residential-zoned land boundaries so this direction applies. Only a small amount of residential-zoned land is proposed to be rezoned for commercial purposes so the requirements of the direction are not relevant in this case. <u>3.4 Integrating Land Use and Transport</u> The rezonings proposed relate to the provision of additional commercially-zoned land in Windang and Bellambi. The subject sites are serviced by public transport (buses) and have good pedestrian links and are consistent with the objectives and requirements of this direction. <u>4.1 Acid Sulfate Soils</u> According to Council's records 19 Acacia Street is affected by acid sulfate soils (class 3) and 53 Pioneer Road and 203-207 Rothery Street Bellambi is potentially affected by acid sulfate soils (class 5). The proposals are not inconsistent with this planning direction as it is considered that future assessment and management of acid sulfate soils would be controlled as part of future development applications. <u>4.3 Flood Prone Land</u> 53 Pioneer Road and 203-207 Rothery Street Bellambi are not flood prone according to Council's records and therefore this direction does not apply in respect to the planning proposal for Bellambi. 19 Acacia Street, Windang is flood affected and this direction is applicable. Preliminary assessment of the proposal by floodplain engineers has indicated that the

proposal would facilitate intensification of development inconsistent with the NSW Government's Floodplain Development Manual. It is noted that the development as proposed (refer to concept plan attached to Council report) would likely affect adjacent properties with respect to flooding and therefore does not comply with the requirements of the Lake Illawarra Floodplain Risk Management Study and Plan 2012.

NSW Government's Floodplain Development Manual 2005

This Manual requires Council's to prepare floodplain risk management plans for flood affected areas. The Lake Illawarra Floodplain Risk Management Study and Plan was endorsed by Council in May 2012. The Manual also requires Council's to consider these floodplain-specific risk management plans as part of any rezoning on flood affected land and to ensure rezoning decisions do not, *"increase the flood risk experienced by other current floodplain occupants"* (section 16.3.7).

Lake Illawarra Floodplain Risk Management Study and Plan 2012

The Lake Illawarra Floodplain Risk Management Study was prepared for the Lake Illawarra Authority, Wollongong City Council and Shellharbour City Council to review flood risk and to examine floodplain management options. The preparation of the study was overseen by the Lake Illawarra Authority and the Lake Illawarra Floodplain Risk Management Committee. The draft plan was exhibited in November 2011. The plan was endorsed by Council on 14 May 2012. The Study defines flood risk and flood mitigation works and plans to address flood effects throughout the catchment. This included amongst other recommendations:

- Amendments to existing planning instruments and preparation of new plans and policies, particularly the rezoning of Windang and Primbee areas to accommodate flood isolation and evacuation.

The Study found in reviewing the total hazard of the Lake Illawarra floodplain that there were issues associated with public safety and risk to life that required a statutory basis to manage future risk. Current land use zones enable an increase in the development and population of areas that are now known to become isolated and highly hazardous such as Windang.

19 Acacia Street is located within the 100 year ARI Flood Extent and within a Medium Flood Risk Precinct (refer to the attached Lake Illawarra Floodplain Risk Management Study for maps and definitions). Advice from Council's floodplain section indicates that intensification of development on the site would likely adversely affect surrounding properties with regards to flood and the development would have difficulty achieving flood planning controls relating to floor levels, flood affectation and evacuation. The proposal is therefore inconsistent with this direction.

	<u>5.1 Implementation of Regional Strategies</u> Consistency with the Illawarra Regional Strategy is addressed above. Refer to Table B – Checklist of Ministerial Directions.
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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?	The proposals will not affect significant habitat and it is not likely that any impacts on fauna will result from the rezonings as they are located within existing urban areas.
9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?	<u>Flooding</u> 19 Acacia Street is flood affected and the entire Windang Peninsula has been flagged as being isolated by severe flood events, increasing flood risks in this area. The Lake Illawarra Floodplain Risk Management Study and Plan was adopted by Council on 14 May 2012 and recommends planning controls relating specifically to Windang be adopted, including a review of residential land use zones (the study recommends R2 Low Density Residential zones be rezoned to E4 Environmental Living) and development control plan requirements relating to floor levels, evacuation procedures and the like. Council's Floodplain and Stormwater sections raised concerns regarding the proposal's compliance with the Lake Illawarra Floodplain Risk Management Plan, NSW Floodplain Development Manual and the potential for adverse flooding impacts to surrounding properties. The proponent has not addressed flooding impacts at this stage.
10. How has the planning proposal adequately addressed any social and economic effects?	The proposal for 19 Acacia Street Windang has the social benefit of providing additional medical services. The proposal is supported by Council's Social Planner, given that Windang has a significantly higher proportion of elderly people than the Wollongong Local Government Area average. The Council report dated 12 November (p.31) presents the following, <i>"The proponent states that the relocation of the pharmacy from 322 Windang Road to 19 Acacia Street will improve its visibility and accessibility for customers, especially those who are elderly or ill, and will support the viability of the town centre. The proponent reports a decline in trade at the current premises and states the likely closure of a local doctor's surgery will also impact negatively upon business. The proponent states that the Windang Pharmacy may close if trade continues to decline; subsequently the town centre would lose this important service."</i> The proposal will increase traffic movements in Acacia Street and surrounding residential streets. The proposed concept plan provides for some parking and a supermarket and Council car park is located across the road. Traffic and parking impacts will be further

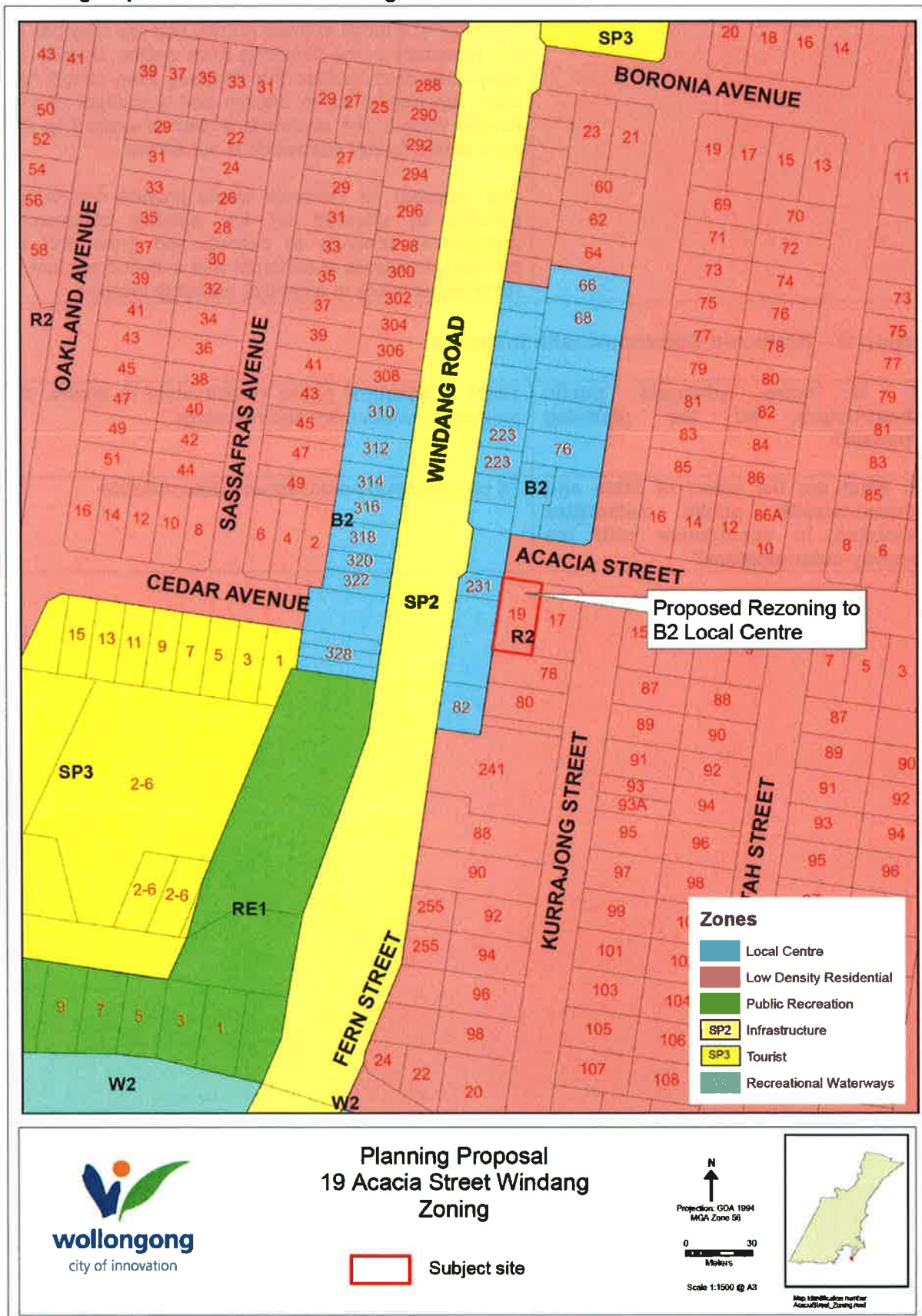
	assessed as part of this planning proposal and would be required to be addressed in any future development application. The economic impacts of the proposal include the provision of a small number of jobs and the retention of the pharmacy in the Windang town centre. Despite its busy main road location the Windang town centre has been reported to be in decline and a number of lots remain vacant. The economic impact of expanding the town centre further eastwards is not known. The proposal for Bellambi would provide community benefits by allowing for the existing commercial complex to continue to change and grow and by providing residents of Bellambi with a limited amount of retail and services in a central, walkable location.
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Section D – State and Commonwealth interests

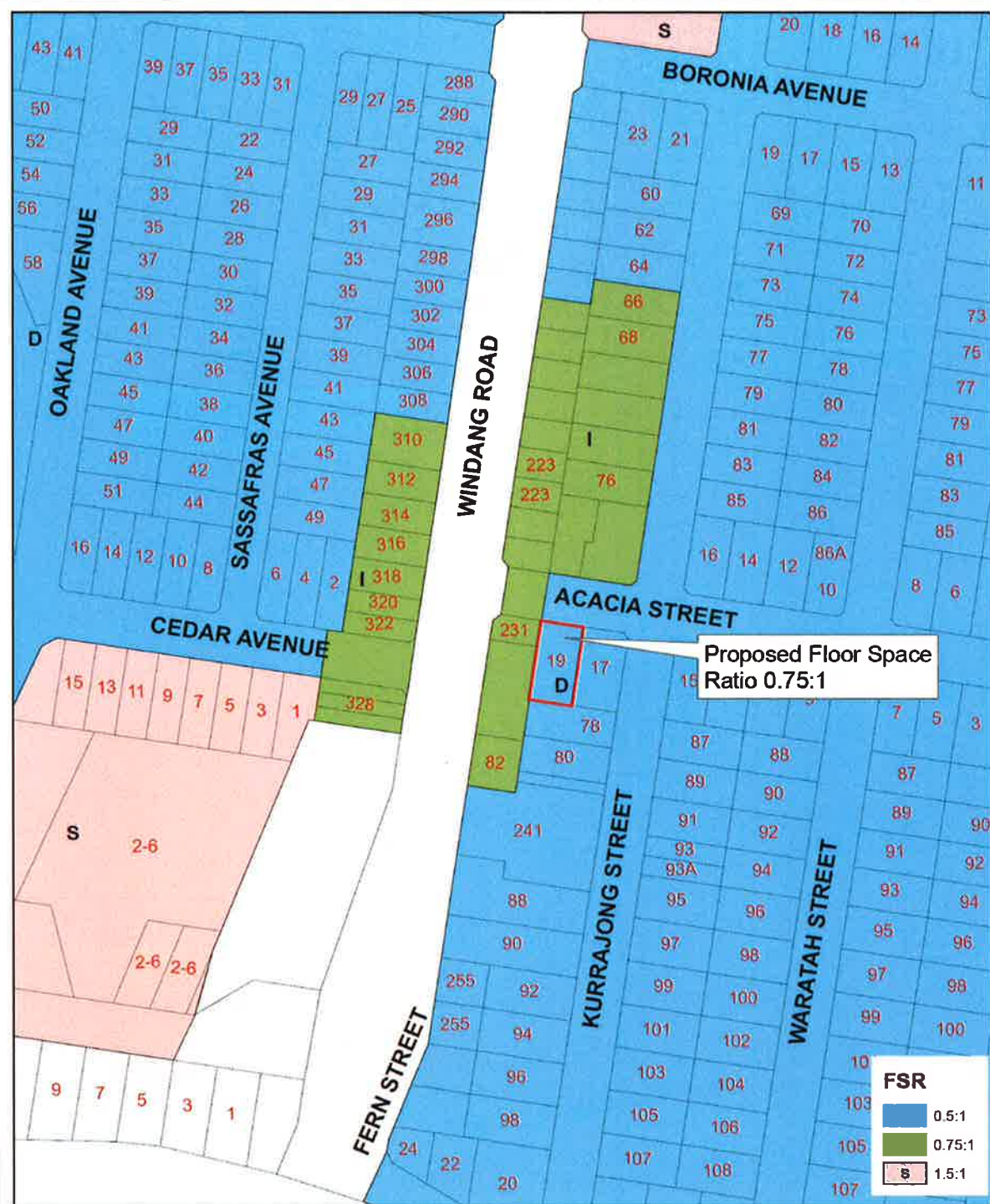
11. Is there adequate public infrastructure for the planning proposal?	There is adequate public infrastructure to enable the proposed development and rezonings.
12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?	To be completed post-Gateway Determination.

PART 4: MAPS, WHERE RELEVANT, TO IDENTIFY THE INTENT OF THE PLANNING PROPOSAL AND THE AREA TO WHICH IT APPLIES

1. Zoning Map 19 Acacia Street Windang



2. Floor Space Ratio Map 19 Acacia Street Windang



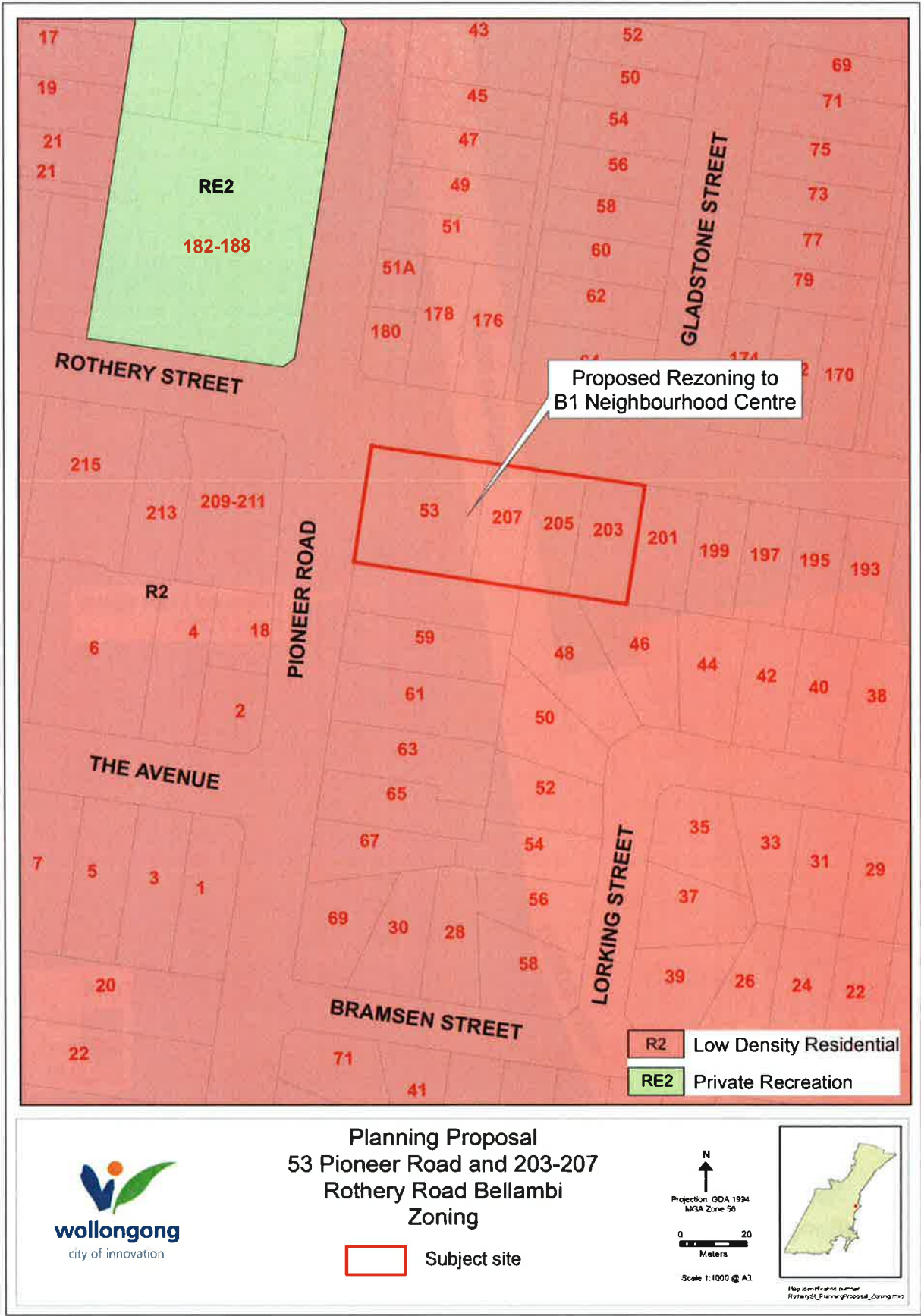
Planning Proposal 19 Acacia Street Windang Floor Space Ratio

Subject site

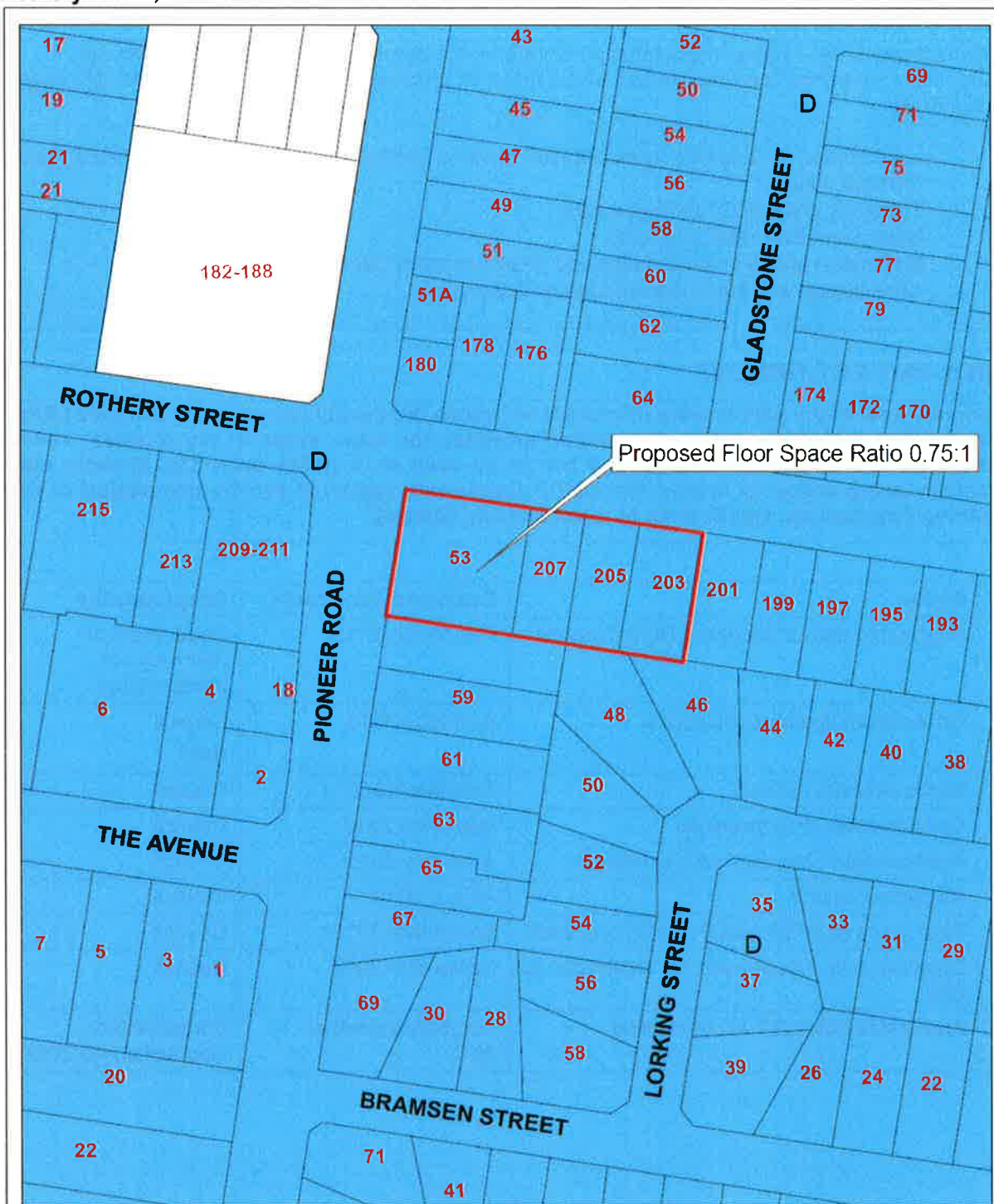
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3. Zoning Map - 53 Pioneer Road, 207 Rothery Street, 205 Rothery Street, 203 Rothery Street, Bellambi



4. Floor Space Ratio Map - 53 Pioneer Road, 207 Rothery Street, 205 Rothery Street, 203 Rothery Street, Bellambi



Planning Proposal
53 Pioneer Road and 203-207
Rothery Road Bellambi
Floor Space Ratio

Subject site

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Part 5: DETAILS OF COMMUNITY CONSULTATION TO BE UNDERTAKEN ON THE PLANNING PROPOSAL:

Any Gateway Determination will confirm community consultation requirements. If the Planning Proposal is supported, the Proposal will be exhibited for a minimum period of twenty-eight (28) days, and include:

- Hard copies at Council's Administration building and Wollongong Central, Warrawong and Corrimal libraries;
- Electronic copy on Council's website;
- Newspaper advertisement; and
- Notification letters to surrounding and nearby property owners.
- Consultation with the Roads and Maritime Services.

Part 6: PROJECT 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	Feb-March 2013	Department of Planning and Infrastructure
2	Government agency consultation	April-May 2013	Council RMS
3	Public exhibition period	April-May 2013	Council
4	Consideration of submissions	May-June 2013	Council
5	Assessment of proposal post-exhibition	June-July 2013	Council
6	Report to Council	August 2013	Council
7	Final maps and Planning Proposal prepared	September 2013	Council
8	Submission to Department for finalisation of LEP	September 2013	Council
9	Anticipated date LEP will be notified	October-November 2013	Parliamentary Counsel and DOP&I

Table A - Checklist of State Environmental Planning Policies

State Environmental Planning Policy		Compliance	Comment
State policies			
SEPP No. 1	Development Standard	N/A	Clause 6 and parts 3 and 4 of SEPP were repealed by Wollongong LEP 2009
SEPP No. 4	Development Without Consent and miscellaneous Exempt and Complying Development	N/A	
SEPP No. 6	Number of Storeys in a Building	N/A	
SEPP No. 14	Coastal Wetlands	N/A	No littoral rainforests identified by the policy in the Wollongong LGA
SEPP No. 15	Rural Land Sharing Communities	Does not apply to Wollongong	
SEPP No. 19	Bushland in Urban Areas	Does not apply to Wollongong	
SEPP No. 21	Caravan Parks	N/A	
SEPP No. 22	Shops and Commercial Premises	N/A	
SEPP No. 26	Littoral Rainforests	N/A	
SEPP No. 29	Western Sydney Recreational Area	Does not apply to Wollongong	
SEPP No. 30	Intensive Agriculture	N/A	
SEPP No. 32	Urban Consolidation (Redevelopment of Urban Land)	N/A	
SEPP No. 33	Hazardous and Offensive Development	N/A	
SEPP No. 36	Manufactured Home Estates	N/A	Consistent – land is not contaminated
SEPP No. 39	Spit Island Bird Habitat	Does not apply to Wollongong	
SEPP No. 41	Casino/Entertainment Complex	Does not apply to Wollongong	
SEPP No. 44	Koala Habitat Protection	N/A	
SEPP No. 47	Moore Park Showground	Does not apply to Wollongong	
SEPP No. 50	Canal Estate Development	N/A	
SEPP No. 52	Farm Dams, Drought Relief and Other Works	Does not apply to Wollongong	
SEPP No. 55	Remediation of Land	Applies	
SEPP No. 56	Sydney Harbour Foreshores and Tributaries	Does not apply to Wollongong	
SEPP No. 59	Central Western Sydney Economic and Employment Area	Does not apply to Wollongong	
SEPP No. 60	Exempt and Complying Development	N/A	
SEPP No. 62	Sustainable Aquaculture	N/A	
SEPP No. 64	Advertising and Signage	N/A	
SEPP No. 65	Design quality of residential flat development	N/A	
SEPP No. 70	Affordable Housing (revised schemes)	Does not apply to Wollongong	
SEPP No. 71	Coastal Protection	Applies	
SEPP	Housing for Seniors or People with a Disability 2004	N/A	
SEPP	Building Sustainability Index: BASIX 2004	N/A	
SEPP	Major Projects 2005	N/A	
SEPP	Development on Kurnell Peninsular 2005	Does not apply to Wollongong	

State Environmental Planning Policy		Compliance	Comment
SEPP	Sydney Region Growth Centres 2006	Does not apply to Wollongong	
SEPP	Mining, Petroleum Production and Extractive Industries 2007	N/A	
SEPP	Infrastructure 2007	N/A	
SEPP	Temporary Structures 2007	N/A	
SEPP	Kosciuszko National Park – Alpine Resorts 2007	Does not apply to Wollongong	
SEPP	Rural Lands 2008	Does not apply to Wollongong	
SEPP	Affordable Rental Housing 2009	N/A	
SEPP	Western Sydney Employment Lands 2009	Does not apply to Wollongong	
SEPP	Exempt and Complying Development Codes 2008	N/A	
SEPP	Western Sydney Parklands 2009	Does not apply to Wollongong	
Deemed SEPPS(former Regional Plans)			
Illawarra REP 1	Illawarra	Repealed within Wollongong	
Illawarra REP 2	Jamberoo	Does not apply to Wollongong	
Greater Metropolitan REP No.2	Georges River catchment	Does not apply to Wollongong	

Table B - Checklist of Section 117 Ministerial Directions

Ministerial Direction		Comment
1. Employment and Resources		
1.1	Business and Industrial Zones	Applies. Refer to Section B, Part 7 for comments.
1.2	Rural Zones	N/A
1.3	Mining, Petroleum Production and Extractive Industries	N/A
1.4	Oyster Aquaculture	N/A
1.5	Rural Lands	N/A
2. Environment and Heritage		
2.1	Environment Protection Zone	N/A
2.2	Coastal Protection	Applies. Refer to Section B, Part 7 for comments.
2.3	Heritage Conservation	N/A
2.4	Recreation Vehicle Areas	N/A
3. Housing, Infrastructure and Urban Development		
3.1	Residential Zones	Applies. Refer to Section B, Part 7 for comments.
3.2	Caravan Parks and Manufactured Home Estates	N/A
3.3	Home Occupations	N/A
3.4	Integrating Land Use and Transport	Applies. Refer to Section B, Part 7 for comments.
3.5	Development Near Licensed Aerodromes	N/A
3.6	Shooting Ranges	N/A
4. Hazard and Risk		
4.1	Acid Sulfate Soils	Applies. Refer to Section B, Part 7 for comments.
4.2	Mine Subsidence and Unstable Land	N/A
4.3	Flood Prone Land	Applies. Refer to Section B, Part 7 for comments.
4.4	Planning for Bushfire Protection	N/A
5. Regional Planning		
5.1	Implementation of Regional Strategies	Applies. Refer to Section B, Part 7 for comments.
5.2	Sydney Drinking Water Catchments	N/A
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

6. Local Plan Making

6.1	Approval and Referral Requirements	N/A
6.2	Reserving Land for Public Purposes	N/A
6.3	Site Specific Provisions	N/A

7. Metropolitan Planning

7.1	Implementation of the Metropolitan Plan for Sydney 2036	Not applicable
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