

Planning Proposal – Huntley Colliery site, Avondale

LOCAL GOVERNMENT AREA: Wollongong City Council

NAME OF DRAFT PROPOSAL: Huntley Colliery rezoning

ADDRESS OF LAND: The site consists of twenty (20) lots with a total area of 480 ha situated on Avondale Road, Huntley (figure 1). The site was formerly used as the Huntley and Avondale Collieries. Former tailings dams are currently being rehabilitated with the thought to importation of “venom” material. Nineteen of the lots are owned by HTT Huntley Heritage Pty Ltd. Lot 21 DP 1079478 is owned by DTC No.1 Pty Ltd.

Table 1 – Subject lots, area and zoning

Lot/Deposited Plan	Site Area	Current Zoning - Wollongong LEP 2009	Proposed Zoning - Wollongong LEP (West Dapto) 2010
Lot 26 DP 3083	29.75 ha	E2	
Lot 1 DP 386238	0.705 ha	E2 and E3	
Lot 1 DP 415430	4.47 ha	E2 and E3	
Lot 27 DP 3083	37.990 ha	E2	
Lot 49 DP 751263	20.230 ha	E2	
Lot 55 DP 751263	19.420 ha	E2	
Lot 10 DP 867347	68.830 ha	E2	
Lot 1 DP 120957	56.388 ha	E2 and E3	
Lot X DP 416731	0.752 ha	E3	
Lot B DP 106828	2.276 ha	E3	
Lot 1 DP 659618	0.392 ha	E2 and E3	
Lot 1 DP 655151	1.619 ha	E2 and E3	
Lot 21 DP 1079478 (owned by DTC No.1 Pty Ltd)	61.01 ha	E2 and E3	
Lot A DP 106828	0.8644 ha	E3	
Lot 2 DP 229358	37.518 ha	RU2	
Lot 14 PD 3083	53.522 ha	RU2 and E2	
Lot/Deposited Plan	Site Area	Current Zoning - Wollongong LEP 1990	Proposed Zoning - Wollongong LEP (West Dapto) 2010
Lot 1 DP 549152	0.216 ha	Non Urban 1	Deferred - was proposed to be E2, E3, RU2 and R2
Lot 2 DP 549152	46.523 ha	Non Urban 1	Deferred - was proposed to be E2, E3, RU2 and R2
Lot 1 DP 382339	0.085 ha	Non Urban 1	Deferred - was proposed to be R2
Lot 1 DP 229358	41.733 ha	Non Urban 1	Deferred - was proposed to be E2, E3, E4 and R2
Total	484.2934 ha		

Figure 1 - Location

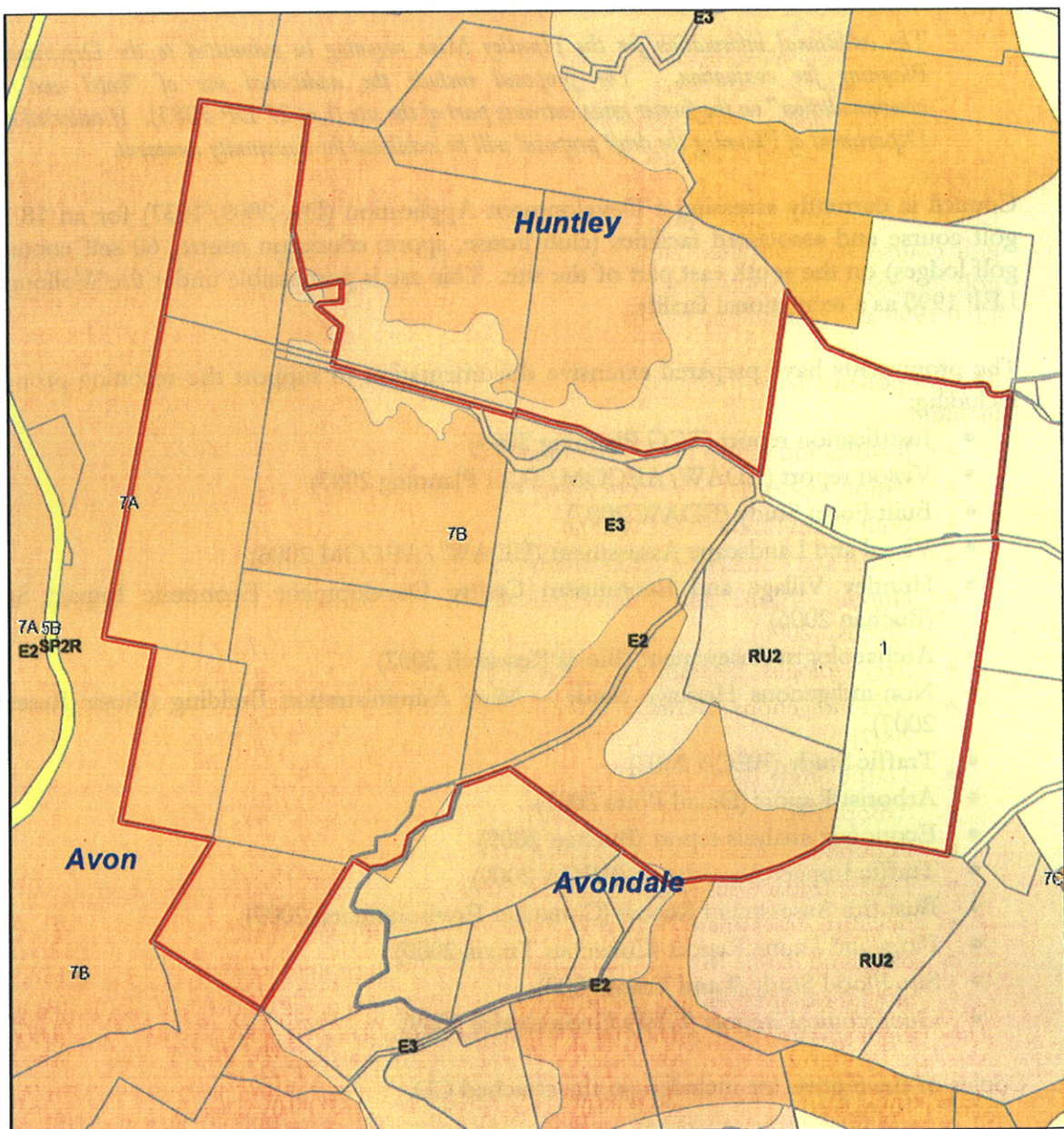


CURRENT PLANNING PROVISIONS

The site is zoned under two LEPs:

- The western part of the site is zoned under the Wollongong LEP 2009.
- The eastern part of the site is within the West Dapto Release Area., which is currently zoned under the Wollongong LEP 1990. It is expected that the Wollongong LEP 1990 will be replaced in the near future by the draft Wollongong LEP (West Dapto) 2010 which is with the Department under section 68 of the Act, prior to being reported to the Minister for approval. However, the site is part of the “deferred area” and will retain its zoning under the Wollongong LEP 1990. The zoning of each lot is indicated in Table 1 and Figure 2.

Figure 2 – Current zoning Wollongong LEP 1990 and 2009



BACKGROUND TO PLANNING PROPOSAL

In April 2006, Council resolved under section 54 of the Environmental Planning and Assessment Act 1979, to commence the preparation of a draft LEP to determine the constraints and opportunities for the site and future development potential. The draft LEP was not supported by the Department of Planning's LEP Review Panel. The (then) Minister for Planning invited the proponents to prepare and submit a "gateway" proposal to justify the rezoning of the site.

In May 2009, the Department advised the proponent and Council that the draft LEP was being returned to Council for assessment.

The proponents also made a submission during the exhibition of the draft Wollongong LEP 2009. As part of its consideration of submissions, Council at its meeting on 28 July 2009 resolved that:

The additional information for the Huntley Mine rezoning be submitted to the Department of Planning for evaluation. The proposal include the additional use of "hotel and motel accommodation" on the former mine entrance part of the site (Lot 27 DP 3083). If endorsed by the Department of Planning the draft proposal will be exhibited for community comment.

Council is currently assessing a Development Application (DA-2009/1037) for an 18 hole golf course and associated facilities (club house, sports education centre, 60 self contained golf lodges) on the south east part of the site. This use is permissible under the Wollongong LEP 1990 as a recreational facility.

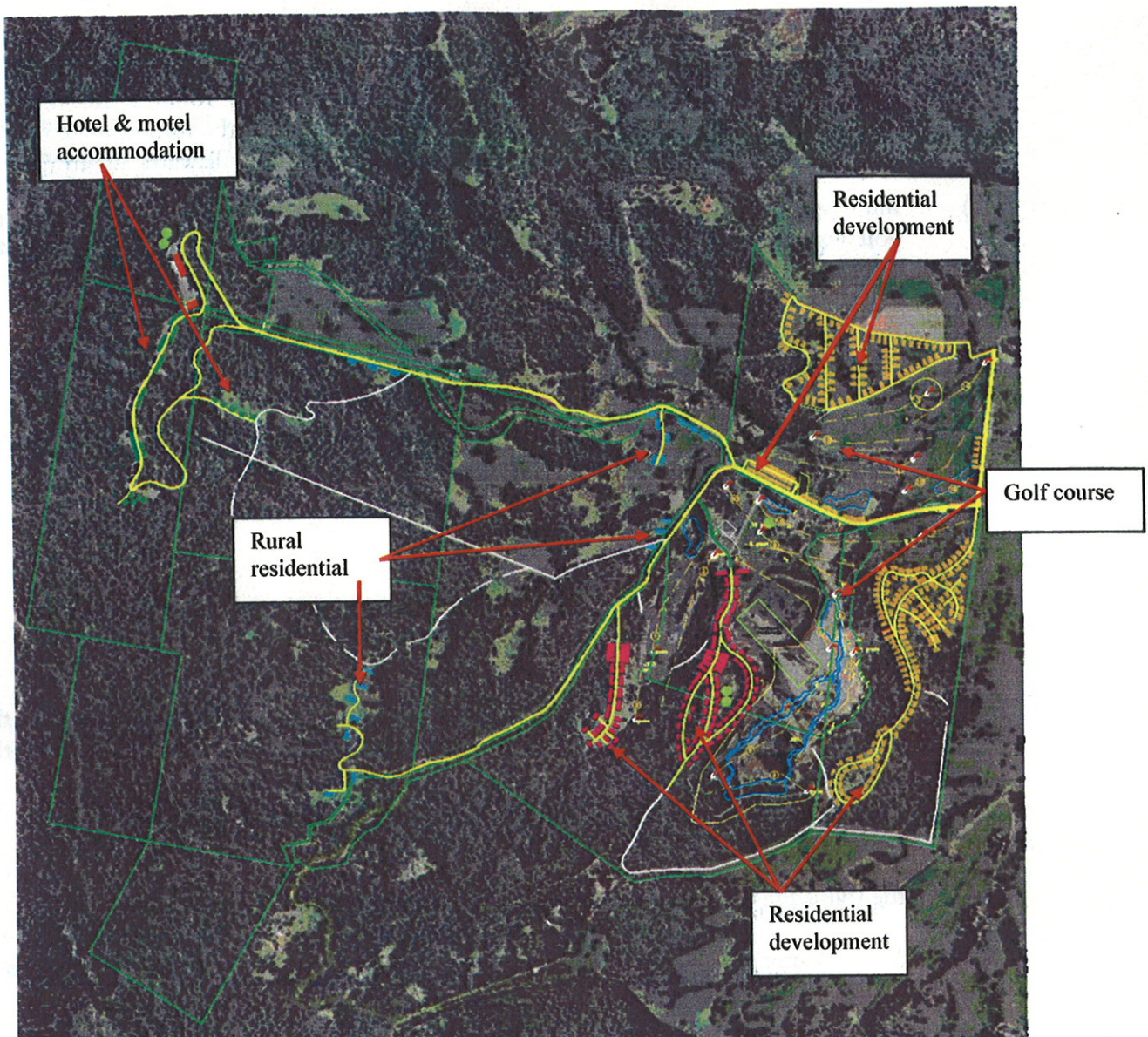
The proponents have prepared extensive documentation to support the rezoning proposal, including:

- Justification report (TCG Planning 2009)
- Vision report (EDAW/AECOM/TCG Planning 2007)
- Built Form Study (EDAW 2007)
- Visual and Landscape Assessment (EDAW /AECOM 2006)
- Huntley Village and Ecotourism Centre Development Economic Impact Study (Buchan 2006)
- Archaeologist Assessment (Biosis Research 2007)
- Non-indigenous Heritage Study – Mine Administration Building (Biosis Research 2007)
- Traffic Study (BECA 2007)
- Arborist Report (David Potts 2007)
- Economic analysis report (Buchan 2009)
- Traffic Impact Assessment (BECA 2009)
- Bushfire Assessment Report (Conacher Environmental 2009)
- Flora and Fauna Report (Conacher Travis 2009)
- Site Flood Study (Land Team 2008)
- Geotechnical Report (GHD Geotechnics 2009)

Copies of the reports are included on the attached CD.

Figure 4 shows the proposed concept plan.

Figure 4 – Proposed Concept plan



HUNTLEY COLLIERY SITE
Huntley Heritage Pty Ltd

Scale 1:5,000 @ A1, 1:12,000 @ A3
 Date 21.11.07 (Amended February 2011)



PART 1 – OBJECTIVES OR INTENDED OUTCOME

To enable:

- a) the development of western part of the site for a 90 room hotel and motel accommodation, 45 cabins and 5 chalets utilizing some of the former mine buildings adjacent to the mine portal area and cleared land within the Illawarra Escarpment;
- b) the development of land within the West Dapto Release Area and surrounding the golf course for low density residential development, estimated to be at least 470 dwellings;
- c) the development of land within the Illawarra Escarpment for rural residential development, estimated to be at least XX dwellings;
- d) recreation facilities within the Illawarra Escarpment (eg walking, horse and bicycle trails), which link the hotel development and golf course; and
- e) the ongoing management of bushland.

PART 2 – EXPLANATION OF PROVISIONS

It is proposed that:

- a) the site be subject to the provisions of the Wollongong LEP 2009, by removing the eastern part of the site from the Wollongong LEP (West Dapto) 2010 and the Wollongong LEP 1990. Note - Council is separately preparing a draft LEP to translate the provisions of the deferred area into the Wollongong LEP 2009. The land subject to this proposal has been excluded.
- b) the following map amendments to the Wollongong LEP 2009 be made:
 - i) Zoning map (figure 5) – it is proposed that the site be rezoned to a combination of:
 - a. R2 Low Density Residential– to apply to the residential areas on the eastern part of the site, surrounding the golf course
 - b. RE2 Private Recreation – to apply to the golf course and ancillary development.
 - c. SP3 Tourist – to apply to the location of the hotel and motel development in the western part of the site, which utilises the old mine working area.
 - d. E4 Environmental Living – to apply to the areas proposed for rural residential style development
 - e. E3 Environmental Management – to apply to areas of lesser environmental significance, which may be appropriate for some low impact development.
 - f. E2 Environmental Conservation – to apply to the sensitive bushland area, that should be conserved. Outdoor recreation in the form of walking, horse and bike trails may occur in part of this zone.

- ii) Lot size map – corresponding to the zoning changes, the following minimum lot sizes will need to be amended, the following standards are proposed to be introduced:
 - a. R2 Low Density Residential – minimum of 449m²;
 - b. E4 Environmental Living – minimum of 2000m²;
 - c. E3 Environmental Management and E2 Environmental Conservation are proposed to retain a 40ha minimum lot size.
- iii) FSR map – corresponding to the zoning map an FSR of 0.5:1 is proposed for the R2 Low Density Residential area. No FSR is proposed for the other zones.
- iv) Height of Buildings map – corresponding to the zoning map, the following maximum building heights are proposed:
 - a. R2 Low Density Residential – maximum of 9m (2 storey);
 - b. E4 Environmental Living – maximum of 9m (2 storey);
 - c. RE2 Private Recreation and SP3 Tourist – no height limit;
 - d. E3 Environmental Management and E2 Environmental Conservation – maximum of 9m (2 storey) (although development is not proposed in these zones).
- c) A local provision be included which requires the submission and approval of a Vegetation Management Plan as part of any future development application for the development of the site.
- d) An additional use provision be included which permits the E2, E3 and E4 zoned land to be used for recreational facilities (outdoor) such as horse trail riding, walking tracks and mountain bike tracks as part of the development of the site as a tourism and recreational precinct.
- e) An Additional Use provision be included to indicate the maximum number of new rural residential dwelling houses and subdivision requirement on land zoned E3 and E4.

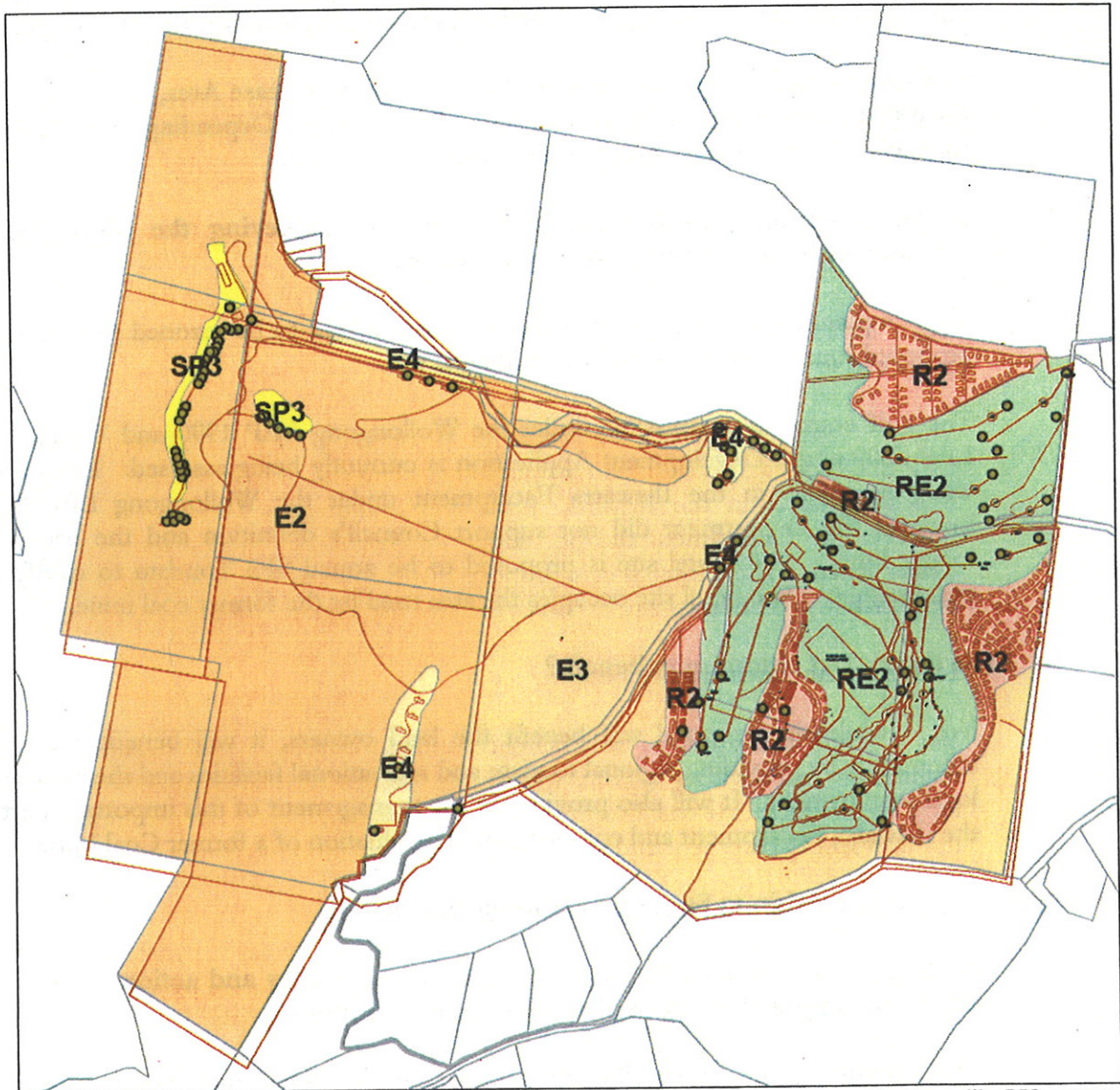
The following table provides a summary of the proposed land use, zoning, indicative number of dwellings and minimum lot size for each lot.

Lot/Deposited Plan	Site Area	Proposed land use	Proposed zoning (this planning proposal)	Indicative number of proposed dwellings (subject to more detailed design)	Proposed min lot size
Lot 26 DP 3083	29.75 ha	Majority bushland, some tourism	E2 & SP3	0	E2: 40ha SP3: NA
Lot 1 DP 386238	0.705 ha	bushland	E2	0	40ha
Lot 1 DP 415430	4.47 ha	bushland	E2	0	40ha
Lot 27 DP 3083	37.990 ha	Bushland, &	E2 & SP3	90 room	E2: 40ha

		hotel & motel accommodation and tourism		hotel plus tourist cabins & chalets	SP3: NA
Lot 49 DP 751263	20.230 ha	bushland	E2	0	40ha
Lot 55 DP 751263	19.420 ha	bushland	E2	0	NA
Lot 10 DP 867347	68.830 ha	Bushland & rural/residential	E2 & E4	7	E4: 2000m2
Lot 1 DP 120957	56.388 ha	Bushland, rural residential and some tourism	E2 and E4 and SP3	6 rural residential plus tourist cabins & chalets	E2: 40ha SP3: NA E4: 2000m2
Lot X DP 416731	0.752 ha	Bushland	E3		E3: 40ha
Lot B DP 106828	2.276 ha	Bushland	E3	0	E3: 40ha
Lot 1 DP 659618	0.392 ha	Access road	E3	0	E3: 40ha
Lot 1 DP 655151	1.619 ha	Access road	E3 and E4	0	E3: 40ha E4: 2000m2
Lot 21 DP 1079478	61.01 ha	Rural residential, recreation & some E4	E2, E3 and E4	11	E2 & E3: 40ha E4: 2000m2
Lot A DP 106828	0.8644 ha	Bushland	E3	0	E3: 40ha
Lot 1 DP 229358	41.733 ha	Golf course & residential & bushland	RE2 & R2 & E3	147 dwelling houses & dual occupancies	R2:450m2 RE2: NA E3: 40ha
Lot 2 DP 229358	37.518 ha	Golf course & residential	RE2 & R2	66 dwelling houses & dual occupancies	R2:450m2 RE2: NA
Lot 14 PD 3083	53.522 ha	Golf course & residential & bushland	RE2 & R2 & E3	80 dwelling houses & dual occupancies	R2:450m2 RE2: NA E3: 40ha
Lot 1 DP 549152	0.216 ha	Golf course & residential	RE2 & R2	2 terrace style dwellings	R2:450m2 RE2: NA
Lot 2 DP 549152	46.523 ha	Golf course & residential	RE2 & R2	87 dwelling houses 54 terrace house style	R2:450m2 RE2: NA

				dwelling	
Lot 1 DP 382339	0.085 ha	Golf course	RE2		RE2: NA

Figure 5 Proposed zoning



(note – the coordinates of the proponent's CAD master plan do not align with Council's GIS system, resulting in the double set of lot lines)

PART 3 – JUSTIFICATION

Section A – Need for the planning proposal

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

The proposal is a result of a rezoning proposal initially submitted in 2006. Numerous reports have been submitted to Council and the Department to justify the proposal.

The eastern part of the site is within the West Dapto Release Area, and is identified for urban development as part of stage 4 of the release. Depending on the take-up for stages 1 to 3, this area may not be rezoned for 30 years.

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

Yes – a planning proposal is the only way for the land to be rezoned to permit the proposed tourism, recreational and residential use.

The golf course is permissible under the Wollongong LEP 1990 and Wollongong LEP 2009 and a Development Application is currently being assessed. Ecotourism was permissible in the Illawarra Escarpment under the Wollongong LEP 1990, however the Department did not support Council's definition and the use is no longer listed. The Hotel site is proposed to be zoned SP3 Tourism to clarify the permissibility. The hotel site occupies the area used by the former coal mine.

3. Is there a net community benefit?

Yes – while the proposal will benefit the land owners, it will benefit the wider community by providing regional tourism and recreational facilities and the associated local employment. It will also provide for the management of this important part of the Illawarra Escarpment and complete the rehabilitation of a former Coal Mine.

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?

The proposal is not a specific outcome or action within the Illawarra Regional Strategy (2007) but is consistent with a number of actions:

Housing – the eastern part of the site is within the West Dapto Release Area and proposes residential development consistent with the release area master plan. The development of the West Dapto Release Area is an action within the Regional Strategy. However, the timing of residential development is inconsistent with Council's proposed staging of the release area which commences in the north (stages 1 and 2). The site is within Stage 4.

Employment – the resultant development will provide local employment opportunities during construction and permanent hospitality positions. The economic study estimates the development will create 157 direct construction jobs

and another 37 indirect jobs over 9 years. On-going operations is estimated to create 97 direct jobs in the hotel, education centre, golf course, club and biomedical centre. Economic modelling by the proponent consultant suggests that an addition 158 regional jobs will be generated by residential spending and 26 regional jobs by tourist visitors.

Illawarra Escarpment – the proposal will provide for the rehabilitation of a former coal mine site in the escarpment and provide for the long term management of sensitive escarpment lands.

Tourism – the proposal will provide for a 90 room hotel development, 45 cabins and 5 chalets and hospitality positions on a former coal mine site within the Illawarra Escarpment. The Greg Norman designed golf course will be a regional attraction for golfers. The golf course development is also proposed to contain 60 self contained lodges providing additional visitor accommodation.

5. Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

Council has not developed its Community Strategic Plan. The rezoning of the site is not an issue relevant to Council's current Management Plan.

6. Is the planning proposal consistent with applicable state environmental planning policies?

State Environmental Planning Policy		Compliance	Comment
State policies			
SEPP No. 4	Development Without Consent and miscellaneous Exempt and Complying Development	NA	Clause 6 and parts 3 and 4 of SEPP were repealed by Wollongong LEP 2009
SEPP No. 6	Number of Storeys in a Building	NA	
SEPP No. 10	Retention of Low-Cost Rental Accommodation	NA	
SEPP No. 14	Coastal Wetlands	NA	No littoral rainforests identified by the policy in the Wollongong LGA
SEPP No. 15	Rural Landsharing Communities	N/A	
SEPP No. 19	Bushland in Urban Areas	Does not apply to Wollongong	
SEPP No. 21	Caravan Parks	NA	
SEPP No. 22	Shops and Commercial Premises	NA	
SEPP No. 26	Littoral Rainforests	NA	
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	
SEPP No. 38	Olympic Games and Related Projects	N/A	
SEPP No. 39	Spit Island Bird Habitat	Does not apply to Wollongong	
SEPP No. 41	Casino/Entertainment Complex	Does not apply to Wollongong	

State Environmental Planning Policy		Compliance	Comment
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	N/A	
SEPP No. 53	Metropolitan Residential Development	N/A	
SEPP No. 55	Remediation of Land	Consistent	Contamination issues considered. Site being rehabilitated under EPA licence.
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. 61	Exempt and Complying Development for White Bay and Glebe Island Ports	Repealed – by SEPP Infrastructure	
SEPP No. 62	Sustainable Aquaculture	N/A	
SEPP No. 64	Advertising and Signage	Not inconsistent	
SEPP No. 65	Design quality of residential flat development	N/A	
SEPP No. 70	Affordable Housing (revised schemes)	N/A	
SEPP No. 71	Coastal Protection	N/A	
SEPP No. 74	Newcastle Port and Employment Lands	N/A	
SEPP	Housing for Seniors or Persons with a disability 2004	Not inconsistent	Seniors housing is permissible in the R2 zone
SEPP	Building Sustainability Index: BASIXs 2004	Not inconsistent	
SEPP	Major Projects 2005	N/A	
SEPP	Development on Kurnell Peninsular 2005	Does not apply to Wollongong	
SEPP	Sydney Region Growth Centres 2006	Does not apply to Wollongong	
SEPP	Mining, Petroleum Production and Extractive Industries 2007	Not inconsistent	Mining permitted by SEPP
SEPP	Infrastructure 2007	N/A	
SEPP	Temporary Structures and places of public entertainment 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	
Deemed SEPPS(former Regional Plans)			
Illawarra REP 1	Illawarra	Repealed within Wollongong	Repealed by Wollongong LEP 2009
Illawarra REP 2	Jamberoo	Does not apply to Wollongong	
REP Greater Metropolitan REP No.2	Sustaining the catchments Georges River catchment	N/A N/A	

State Environmental Planning Policy	Compliance	Comment
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7. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

Ministerial Direction		Comment
1. Employment and Resources		
1.1	Business and Industrial Zones	Not applicable
1.2	Rural Zones	The draft Plan proposes to rezone rural land to urban land which has been justified through both the West Dapto Urban Release Area LES and the rezoning submission.
1.3	Mining, Petroleum Production and Extractive Industries	The site includes the remains of the surface operations of a former coal mine. The draft Plan does not affect any future underground mining operations, which will occur west of the development.
1.4	Oyster Aquaculture	Not applicable
2. Environment and Heritage		
2.1	Environment Protection Zone	The draft Plan seeks to amend the boundaries of the environmental protection zones to better reflect land capability, and to allow some tourism and rural residential use in the Illawarra Escarpment.
2.2	Coastal Protection	Not applicable
2.3	Heritage Conservation	There are no known heritage items on the site. Two artefacts scatters were identified but are not affected by the development proposals.
2.4	Recreation Vehicle Areas	Consistent – no recreation vehicles areas proposed.
3. Housing, Infrastructure and Urban Development		
3.1	Residential Zones	Generally consistent. Some changes to residential zones proposed to reflect Council's Housing Strategy, no reduction in FSR.
3.2	Caravan Parks and Manufactured Home Estates	Not applicable
3.3	Home Occupations	Permissible within dwelling houses under SEPP Exempt 7 Complying Development
3.4	Integrating Land Use and Transport	Not applicable

3.5	Development Near Licensed Aerodromes	Not applicable
4.	Hazard and Risk	
4.1	Acid Sulfate Soils	Not applicable
4.2	Mine Subsidence and Unstable Land	Not applicable
4.3	Flood Prone Land	The site is in the upper reaches of Mullet Creek. Council's Mullet Ck flood study partially covers the site. Consultants for the proponent's have prepared the Site Flood Study (Land Team 2008). The land identified as being subject to flood risk is not proposed for residential development.
4.4	Planning for Bushfire Protection	The site is subject to bushfire risk. The Bushfire Assessment Report (Conacher Environmental 2009) addresses the mitigation measures.
5.	Regional Planning	
5.1	Implementation of Regional Strategies	The proposal is not inconsistent with the Illawarra Regional Strategy
5.2	Sydney Drinking Water Catchments	Not applicable
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
5.6	Sydney to Canberra Corridor	Not applicable to Wollongong – revoked 10/7/08
5.7	Central Coast	Not applicable to Wollongong – revoked 10/7/08
5.8	Second Sydney Airport: Badgerys Creek	Not applicable to Wollongong
6.	Local Plan Making	
6.1	Approval and Referral Requirements	Not applicable
6.2	Reserving Land for Public Purposes	Not applicable
6.3	Site Specific Provisions	Not applicable

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 Flora and Fauna report identifies:

- 10 vegetation communities, of which two are listed as endangered ecological communities:
 - Lowland – Dry Subtropical Rainforest
 - Illawarra Lowland Grassy Woodland
- 2 threatened flora species:
 - *Daphnandra* sp. Illawarra
 - *Cynachum elegans*,

Neither species was identified in the area proposed to be developed.

- 3 threatened fauna species:

- Powerful Owl
- Greater Broad-nosed bat
- Yellow-bellied Shearwater

As the majority of the site is being retained as bushland, the development should not have a significant impact on the species.

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

The proposal will change the local landscape from old mine site / farmland to residential development surrounding a golf course, and a hotel development. The residential development will increase hard surfaces, and lead to increased runoff. The runoff, including both water quantity & quality issues can be managed on-site through the integrated golf course layout. The vegetation on the majority of the site is proposed to be zoned E2 or E3 which will provide for its on-going conservation and management.

The development will increase traffic along Avondale Road. Council and the proponent have discussed future traffic facility requirements, which can be detailed as part of the Development Application process.

The proposal should have a positive impact on the vegetation within the Illawarra Escarpment through the requirement to actively manage and restore the bushland.

10. **How has the planning proposal adequately addressed any social and economic effects?**

The proposal has considered the economic impacts in detail, which are largely positive due to the high investment levels and job creation.

The residential component of the will be isolated from the remainder of the West Dapto release area for a number of years (possibly 30 years), and there could be demand from the Huntley community for improved access to Council facilities. However, it is expected that persons buying into the residential component of the

development, will be aware that they are buying into a specific precinct which has a different character and range of services to the rest of West Dapto.

Section D – State and Commonwealth interests

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

Local infrastructure will require upgrading to service the development. Council and the proponent have discussed the upgrades required to Avondale Road to service the increase traffic volumes. No community facilities are proposed within the site to serve the broader community. The development of the precinct is ahead of the staging of the West Dapto release area and will be subject to the “precinct acceleration” requirements (ie development at no cost to Council or the NSW Government). The future development will be subject to the provisions of Council’s Section 94/94A plans or a Voluntary Planning Agreement.

The proponent has held separate discussions with the following infrastructure providers:

- Sydney Water (see Appendices 6 & 7 of Justification report);
- Integral Energy (see Appendix 8 of Justification report);
- RTA (see Appendix 10 of Justification Report);
- Council – traffic management along Avondale Road.

12. What are the views of State and Commonwealth Public Authorities consulted in accordance with the gateway determination, and have they resulted in any variations to the planning proposal?

The proponent has undertaken the following consultation with state authorities:

- Department of Planning (see Appendices 1 & 2 of Justification report)
- Sydney Water (see Appendices 6 & 7 of Justification report)
- Integral Energy (see Appendix 8 of Justification report)
- Department of Education & Training (see Appendix 9 of Justification report)
- RTA (see Appendix 10 of Justification Report)

PART 4 – DETAILS OF THE COMMUNITY CONSULTATION THAT IS TO BE UNDERTAKEN ON THE PLANNING PROPOSAL

If the planning proposal is supported, the proposal is proposed to be exhibited for a minimum 6 week period, and include:

- Hard copies at Council's Administration building and Wollongong and Dapto Libraries;
- Electronic copy on Council's website;
- Notification letters to surrounding and nearby property owners; and
- Notification letters to:
 - Shellharbour City Council,
 - RTA,
 - Integral Energy,
 - Sydney Water,
 - DECCW,
 - Lake Illawarra Authority,
 - Southern Rivers Catchment Management Authority,
 - Department of Primary Industry, and
 - any other authorities nominated by the Department.

- Education

- RFS.

