

Planning Proposal

LOCAL GOVERNMENT AREA: Wollongong

ADDRESS OF LAND (if applicable): Lots 54 and 61 DP 751301 Mt Ousley Road, Mt Keira

MAPS (if applicable):

- Location map showing the land affected by the proposed draft plan in the context of the LGA (tagged 'location map')
- **Existing zoning** map showing the existing zoning of the site and surrounding land and **proposed zoning** change for the site/s

PHOTOS and other visual material (if applicable):

- Aerial photos of land affected by the proposed draft plan
- Photos or plans showing relationship of land to which the plan will apply and surrounding land uses

Part 1: OBJECTIVES OR INTENDED OUTCOMES OF PROPOSED LEP:

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

To facilitate the transfer of part of the site (21 ha) to DECCW for incorporation into the Illawarra Escarpment State Conservation Area, transfer of 0.2ha to RTA, to allow 2 additional dwellings and the subdivision of the site into 5 lots (1 lot for DECCW, 1 lot for RTA, 3 lots containing dwelling houses)

Part 2: EXPLANATION OF THE PROVISIONS OF PROPOSED LEP:

Statement of how the objectives or intended outcomes are to be achieved by means of new controls on development imposed via a LEP.

- Amendment of the Wollongong LEP 2009 Land Zoning Map by:
 - Making minor adjustment to the E2 / E3 boundary
 - Rezoning the land to be transferred to the RTA as SP2 Infrastructure – Road
- Amendment of the Wollongong LEP 2009 Minimum Lot Size Map, from 40 ha to:
 - 20 ha – the land to be transferred to DECCW
 - 2 ha – the land to remain in private ownership (3 lots)
 - Removing the lot size restriction from the land to be transferred to the RTA.

Part 3: JUSTIFICATION OF OBJECTIVES, OUTCOMES AND PROVISIONS AND PROCESSES FOR THEIR IMPLEMENTATION:

Section A – Need for the planning proposal

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

IF YES:

- Briefly explain the nature of the study or report and its key findings in terms of explaining the rationale for the proposal.
- Submit a copy of the study or

The planning proposal is consistent with the Illawarra Escarpment Strategic Management Plan – approved by Council and the Minister for Planning in 2006. In that Core Escarpment land will be transferred to DECCW to form part of the Illawarra Escarpment SCA, and 2

proposal.	
5. Is the planning proposal consistent with the local council's Community Strategic Plan or other local strategic plan?	Council's Community Strategic Plan is still in preparation. The proposal is not inconsistent with any Council strategy.
6. Is the planning proposal consistent with applicable State Environmental Planning Policies?	Consistent with SEPPs – see attached summary
7. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)? - Each planning proposal must identify which, if any, section 117 Directions are relevant to the proposal. - Where the planning proposal is inconsistent, those inconsistencies must be specifically justified - Certain directions require consultation with government agencies – if such a direction is relevant, this should be identified however should not take place until the gateway determination is issued, confirming the public authorities to be consulted on the planning proposal.	Relevant s.117 directions – see attached summary

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? IF YES: it will be necessary to carry out an assessment of significance in accordance with section 5A of the EP&A Act and the "Threatened Species Assessment Guidelines" issued by the Department of Environment and Climate Change. Any adverse impact will trigger the requirement under section 34A to consult with the Director General of the Department of Climate Change – such consultation if required does not take place until after the issuing of the initial gateway determination.	No. The proposal will facilitate the transfer of core escarpment land to public ownership
9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?	The site is subject to landslip and a high bushfire risk. The proposed dwelling locations are stable and placed to avoid tree removal..

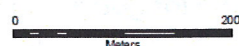
Site location & aerial photo



Mt Ousley Road

Legend

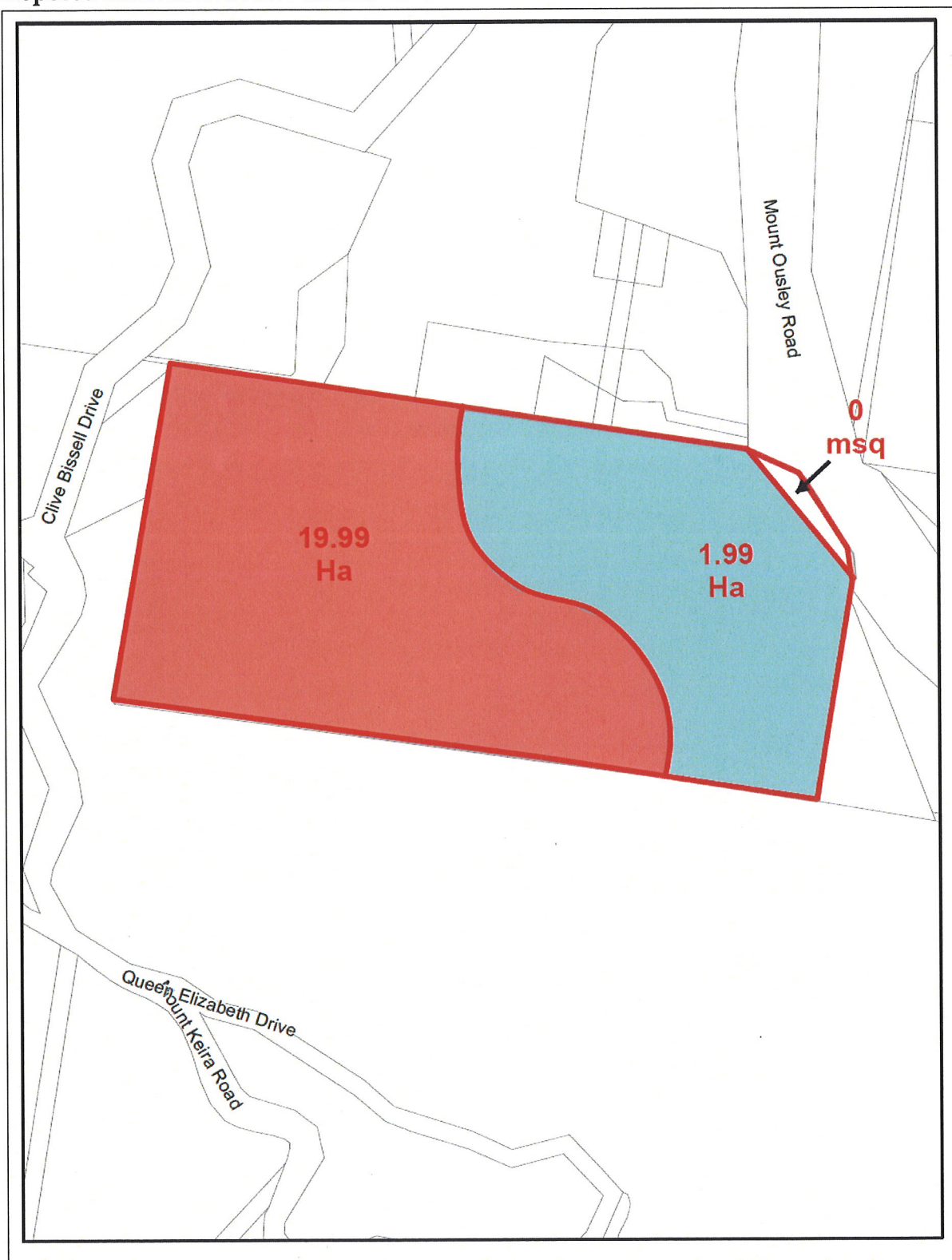
 Subject Land

Drawn By: H Jones	
Date: 10/02/2011	
Gis ref: Fera Photo.mxd	
Date of Aerial Photography: 2008	
	

Concept plan



Proposed minimum lot size amendment



Mt Ousley Road

Legend
 Subject Land

Drawn By: H Jones	
Date: 10/02/2011	
Gis ref: Fera Land LotSize.mxd	
Date of Aerial Photography: 2008	

SCHEDULE OF SEPPS, REPS AND SECTION 117 DIRECTIONS

Lots 54 and 61 DP 751301 Mt Ousley Road, Mt Keira

	State/Regional Policy	Compliance	Comment
State policies			
SEPP No. 1	Development Standards	Repealed by the Wollongong LEP 2009 for Wollongong	
SEPP No. 2	Minimum standards for Residential Flat Building	Repealed	
SEPP No. 3	Castlereagh Liquid Waste Depot	Repealed	
SEPP No. 4	Development Without Consent and miscellaneous Exempt and Complying Development	Clause 6 and Parts 3 & 4 repealed by the Wollongong LEP 2009 for Wollongong	NA
SEPP No. 5	Housing for Older People or People with a Disability	Repealed	
SEPP No. 6	Number of Storeys in a Building		To be consistent with the Wollongong LEP 2009 Height of Buildings Map
SEPP No. 7	Port Kembla Coal Loader	Repealed	
SEPP No. 8	Surplus Public Lands	Repealed	
SEPP No. 9	Group Homes	Repealed	
SEPP No. 10	Retention of Low-Cost Rental Accommodation		NA
SEPP No. 11	Traffic Generating Developments	Repealed	
SEPP No. 12	Public Housing (Dwelling Houses)	Repealed	
SEPP No. 13	Sydney Heliport	Repealed	
SEPP No. 14	Coastal Wetlands	NA	
SEPP No. 15	Rural Landsharing Communities	NA	
SEPP No. 16	Tertiary Institutions	Repealed	
SEPP No. 19	Bushland in Urban Areas	Does not apply to Wollongong	
SEPP No. 20	Minimum Standards for Residential Flat Development	Repealed	
SEPP No. 21	Caravan Parks	NA	
SEPP No. 22	Shops and Commercial Premises	NA	
SEPP No. 25	Residential Allotment Sizes and Dual Occupancy Subdivision	Repealed	
SEPP No. 26	Littoral Rainforests		The site contains rainforest, that is proposed to be transferred to DECCW.
SEPP No. 27	Prison Sites	Repealed	
SEPP No. 28	Town Houses and Villa Homes	Repealed	
SEPP No. 29	Western Sydney Recreational Area	Does not apply to Wollongong	
SEPP No. 30	Intensive Agriculture	N/A	
SEPP No. 31	Sydney (Kingsford Smith) Airport	Repealed	
SEPP No. 32	Urban Consolidation (Redevelopment of Urban Land)	N/A	
SEPP No. 33	Hazardous and Offensive Development	N/A	

	State/Regional Policy	Compliance	Comment
SEPP	Extractive Industries 2007		
SEPP	Development on the Kurnell Peninsular 2005	Does not apply to Wollongong	
SEPP	Kosciuszko National Park – Alpine resorts 2007	Does not apply to Wollongong	
SEPP	Temporary Structures and Places of Public Entertainment 2007	NA	
SEPP	Infrastructure 2007	NA	
SEPP	Rural Lands 2008	NA	
SEPP	Affordable Rental Housing 2009	NA	
SEPP	Western Sydney Employment Area 2009	Does not apply to Wollongong	
SEPP	Western Sydney Parklands 2009	Does not apply to Wollongong	
SEPP	Urban Renewal 2010	NA	
SEPP	Sydney Drinking Water Catchment 2011	NA	
SEPPs - Former Regional Plans			
Illawarra REP 1	Illawarra	Repealed by the Wollongong LEP 2009 for Wollongong	
Illawarra REP 2	Jamberoo	Does not apply to Wollongong	
REP	Sustaining the catchments	Repealed	
Greater Metropolitan REP No.2	Georges River catchment	NA	

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	
6.2	Reserving Land for Public Purposes	Although the planning proposal proposes the transfer of land to DECCW and RTA, this will be managed via a VPA, rather than the Land Acquisition Reservation Map. The DECCW does not support land being zoned E1 or identified for their acquisition.
6.3	Site Specifics Provisions	NA
7. Metropolitan Planning		
7.1	Implementation of the Metropolitan Plan for Sydney 2036	Not applicable to Wollongong