

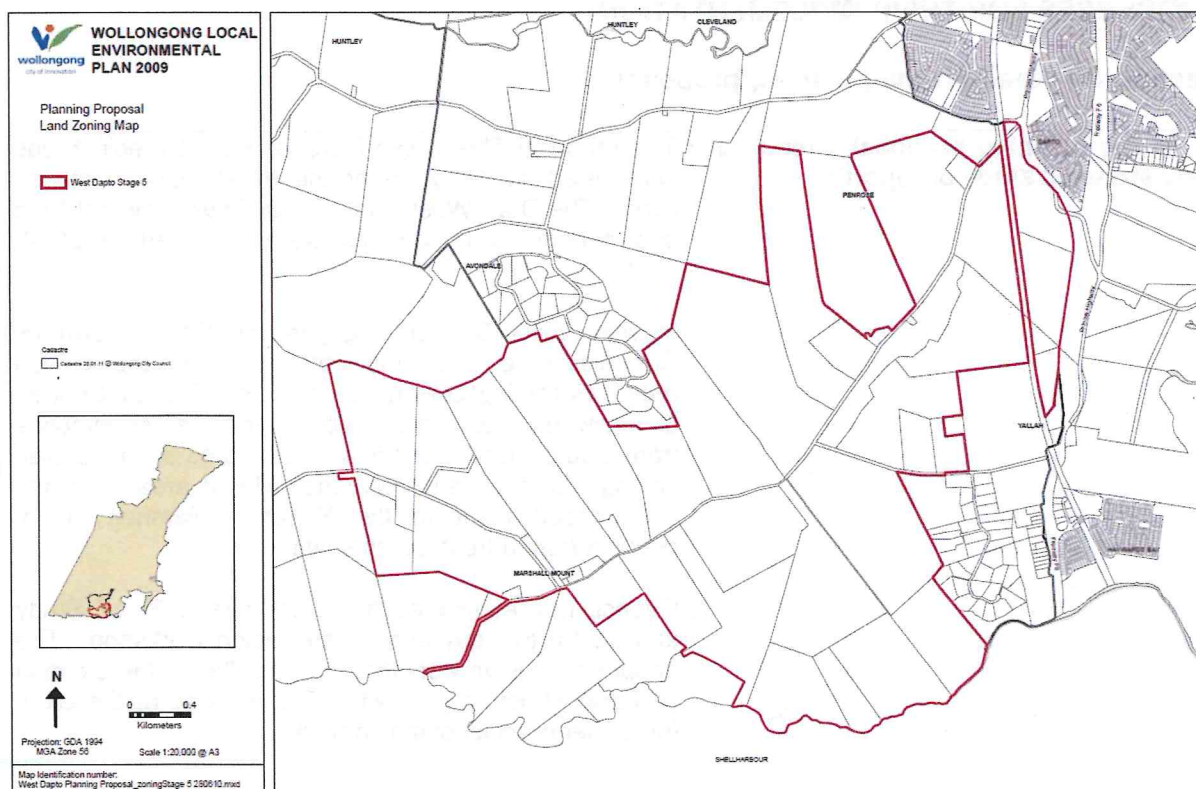
Planning Proposal

LOCAL GOVERNMENT AREA: Wollongong

ADDRESS OF LAND (if applicable): various sites within the Yallah-Marshall Mount precinct

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 1005 hectares. There the site has been used for grazing and cattle farming. The site is made up of cleared grasslands and remnant trees with a mostly cleared understory. Portions of the site are vegetated and Endangered Ecological Communities are located on the site according to Council's records. The Duck Creek and a number of smaller riparian corridors run across the site.

Surrounding development consists of rural properties, with Shellharbour Local Government Area and the proposed Calderwood release area to the south, rural lands to the west and proposed stages 3 & 4 of the West Dapto Urban Release area to the south. Access to the area is currently off Calderwood Road to the southwest, Yallah Road to the east and Marshall Mount Road to the north.

Part 1: OBJECTIVES OR INTENDED OUTCOMES OF PROPOSED LEP:

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

To allow development of the precinct as an urban release area (residential, commercial, open space, environmental and employment lands uses).

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.

The amendment of Wollongong Local Environmental Plan 2009 to allow development for the purposes of the area for a mixture of urban and environmental purposes, including residential, commercial, environmental, and employment lands purposes.

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?	The proposal The Yallah-Marshall Mount precinct was considered as Stage 5 of the West Dapto Release Area. The Draft West Dapto Local Environmental Plan and supporting documents were exhibited in 2007-2008. In May 2008 Council engaged the Growth Centres Commission to review the draft zonings for the release area. Following consideration of the Growth Centres Commission recommendations and representations from land owners, Council abandoned its previous draft zonings for the Yallah Marshall Mount area, and has commenced planning the Yallah - Marshall Mount precinct from a fresh perspective. Council has completed the Duck Creek Flood Study and held a two day enquiry by design workshop. The enquiry by design workshop has resulted in the creation of a draft structure plan, which will be used as the basis for further precinct planning work.
2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?	The planning proposal is devolved from an Enquiry by Design workshop held in March 2011. The considered the best way of achieving the stated objective of preparing a plan for Stage 5 of the West Dapto Urban Release Area.
3. Is there a net community benefit?	The precinct is required for the future urban needs of the Wollongong community, and is identified as such in the Illawarra Regional Strategy.

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, the proposal is consistent with the Illawarra Regional Strategy, which identifies the precinct within the West Dapto Urban Release Area. The West Dapto Urban Release Area is the final remaining large Greenfield release area within the Wollongong Local Government Area.
5. Is the planning proposal consistent	Council has not yet prepared a Community Strategic

with the local council's Community Strategic Plan or other local strategic plan?	Plan.
6. Is the planning proposal consistent with applicable state environmental planning policies?	SEPP 55 – Remediation of Land applies to sites which are suspected of contamination. Further study will be required for any sites which may be contaminated. SEPP (Infrastructure) 2008 – Complies. SEPP (Rural Lands) 2008 - Refinement of the structure plan will need to consider the interaction of the proposed development with existing agricultural activities, particularly as some landholders intend to continue their existing agricultural operations.
7. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?	The proposal is consistent/inconsistent with the following Ministerial directions; 1.1 Business and Industrial Zones – The planning proposal affects some Industrial land. The affected land is largely undeveloped land, with a small portion previously used as an abattoir. 1.2 Rural Zones – The planning proposal applies to areas covered by rural zones, however the planning proposal is consistent with the Illawarra Regional Strategy, which identifies the area as being part of an urban release area. 1.5 Rural Lands - The planning proposal applies to a rural area, however the planning proposal is consistent with the Illawarra Regional Strategy, which identifies the area as being part of an urban release area. 2.1 Environment Protection Zones - The planning proposal applies to areas covered by environmental zones, however the planning proposal is consistent with the Illawarra Regional Strategy, which identifies the area as being part of an urban release area. Further work is required to refine habitat boundaries and resolve stewardship issues. 2.3 Heritage Conservation – The subject area includes items of built and environmental heritage, and potential for Aboriginal heritage. Further study will be required to refine the areas of potential Aboriginal heritage. 3.1 Residential Zones – The planning proposal would involve the creation of new residential zones. The draft structure plan provides for a variety of housing types. The planning proposal would amend Wollongong Local Environmental Plan 2009, which already contains clauses requiring infrastructure provision prior to development occurring. 3.3 Home Occupations – The planning proposal will comply. 3.4 Integrating Land Use and Transport – The Enquiry by design workshop and resulting structure plan considers the integration of land use and transport, The planning proposal seeks to maximise densities

	around the proposed village centre and to create a more sustainable urban form. 3.5 Development Near Licensed Aerodromes – The area covered by the planning proposal is outside the 20 ANEF contour. 4.1 Acid Sulphate Soils – There are some minor acid sulphate soils on the fringes of the study area. These are of minor significance. 4.3 Flood Prone Land – Council has completed the Duck Creek Flood Study. Further modelling and a Flood Risk Management Plan will need to be developed, particularly for those sites where the landholders seek to modify flood behaviour. 4.4 Planning For Bushfire Protection – development scenarios will need to be tested. Bushfire affectation in the area is minor. 5.1 Implementation of Regional Strategies – The planning proposal will implement Stage 5 of an urban release area identified within the Illawarra Regional Strategy. 6.1 Approval and Referral Requirements – The planning proposal will comply and does not envisage additional approval or referral requirements. 6.2 Reserving Land for Public Purposes – The planning proposal will comply with the Direction.
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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 planning proposal and draft structure plan have the potential to impact on ecological communities. There are a variety of design and control measures which could be implemented. Further refining is being undertaken to refine habitat preservation boundaries and to resolve stewardship issues.
9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?	The draft structure plan seeks to maximise the urban outcome, while minimising environmental impacts. Further work on the structure plan will be undertaken.
10. How has the planning proposal adequately addressed any social and economic effects?	The planning proposal seeks to create a sustainable community. The draft structure plan seeks to maximise the concentration of dwellings around the proposed village centre, to provide for the social and economic needs of the community within the area where possible.

Section D – State and Commonwealth interests

11. Is there adequate public infrastructure for the planning proposal?	Public infrastructure can be provided. Satisfactory arrangements with relevant agencies will need to be
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	made prior to development of the precinct.
12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?	To be determined following the Gateway determination.

Part 4: DETAILS OF COMMUNITY CONSULTATION TO BE UNDERTAKEN ON THE PLANNING PROPOSAL:

To be determined following the Gateway determination. It is expected that the proposal would be publicly exhibited for a minimum of two months.

