

Local Planning Directions

Section 117 Directions

Directions	Consistency
1. Employment and Resources	
1.1 Business and Industrial Zones	<p>This Direction applies to land zoned B4 and is relevant to the adjoining business and industrial zones.</p> <p>As detailed in the Port Kembla 2505 Revitalisation Plan, the viability of the Port Kembla Town Centre requires action to facilitate economic growth. The current B4 zone on the site essentially requires commercial land uses on the ground floor of the entire site which is not feasible and will further restrict the viability of the Port Kembla Town Centre. In considering this Planning Proposal, there must be a balanced approach between the growth of the port of Port Kembla and the viability of this historic port town. It would be unfortunate to see a further reduction in the viability of the Town Centre because of the NSW Government's actions to prevent a suitable and sympathetic residential development adjoining the Port. This Planning Proposal provides an opportunity for DPIE to implement some of the findings of the LUC study through the adoption of the recommendations in the Acoustic Feasibility Study (Wilkinson Murray) and the Urban Design Analysis Study (Studio GL). Preliminary Market Advice has been provided to provide a current snapshot of the Port Kembla market and the current vacancy rate in the Town Centre.</p> <p>Through the additional acoustic, urban design and market assessment review, the planning proposal is justifiably inconsistent with the Direction and is considered to be of minor significance.</p>
1.2 Rural Zones	Not Applicable.
1.3 Mining, petroleum Production and Extractive Industries	Not Applicable.
1.4 Oyster Aquaculture	Not Applicable.
1.5 Rural Lands	Not Applicable.
2. Environment and Heritage	
2.1 Environmental Protection Zones	Not Applicable.
2.2 Coastal Protection	<p>Consistent.</p> <p>Whilst close to the coastline, the subject site is quite separated from the ocean foreshore areas. The proposal will not contradict the aims of the NSW Coastal Policy.</p>
2.3 Heritage Conservation	<p>Minor Inconsistency</p> <p>Biosis has completed a Historical Heritage Assessment and an Aboriginal Due Diligence Review for the proposed rezoning.</p>

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	<p>Separate to the recommendations of the Historical Heritage Assessment, the Planning Proposal includes a request to reduce the mapping for the Heritage Item from the entire site to the proposed RE2 section to reflect the site's history and identify the proposed Heritage Interpretation Park. Further assessment of this proposed change may be required as a condition of the Gateway Determination.</p>
2.4 Recreation Vehicle Areas	Not Applicable.
3. Housing	
3.1 Residential Zones	<p>Consistent.</p> <p>The Planning Proposal is consistent with the objectives of this Direction, being to broaden the choice of housing types for the Region; make efficient use of existing infrastructure and services to ensure new housing has appropriate access to infrastructure and services; and minimises the impact of residential development on the environmental and resource lands.</p> <p>As above, all services are already available to this residential land. The subject site is also site located in the heart of an already existing urban area, and will not result in the consumption of rural land for housing and associated urban development on the urban fringe.</p>
3.2 Caravan Parks and Manufactured Home Estates	Not Applicable.
3.3 Home Occupants	<p>Consistent.</p> <p>No change, as Home Occupations are not currently permitted in the B4 zone.</p>
3.4 Integrating Land Use and Transport	<p>Consistent.</p> <p>The objective of this Direction is to support the efficient and viable operation of public transport services through improving access, increasing choice and reducing car movements. The Planning Proposal is consistent with this 117 Direction as it provides an opportunity to integrate land use and transport through its location in proximity to Port Kembla Railway Station and the local bus routes. Also, the site is in walking distance to the immediate Port Kembla Town Centre area.</p> <p>Finally, from inspection, it appears there is plenty of capacity within the existing road network to accommodate further vehicle movements.</p>
3.5 Development Near Licensed Aerodromes	Not Applicable.
3.6 Shooting Ranges	Not Applicable.

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4. Hazard and Risk	
4.1 Acid Sulfate Soils	Consistent. The site to which the proposal applies is affected by Class 5 Acid Sulfate Soils. The Planning Proposal seeks no change to existing conditions as a result of this rezoning.
4.2 Mine Subsidence and Unstable Land	Not Applicable.
4.3 Flood Prone Land	Not Applicable.
4.4 Planning for Bushfire Protection	Not Applicable.
5. Regional Planning	
5.1 Implementation of Regional Strategies	Consistent. The proposed rezoning of land for residential purposes within an already defined urban area will not contradict the objectives and actions of ISRP.
5.2 Sydney Drinking Water Catchments	Not Applicable.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Not Applicable.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not Applicable.
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA) (Revoked 18 June 2010)	Not Applicable.
5.6 Sydney to Canberra Corridor (Revoked 10 July 2008, see amended Direction 5.1)	Not Applicable.
5.7 Central Coast (Revoked 10 July 2008, see amended Direction 5.1)	Not Applicable.
5.8 Second Sydney Airport: Badgerys Creek	Not Applicable.
5.9 North West Rail Link Corridor Strategy	Not Applicable.
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	Applicable. The Planning Proposal does not currently propose site specific provisions in Wollongong LEP 2009, however proposed development controls included in the Urban Design Analysis Report will likely be located in a site specific DCP Chapter. Minor Inconsistency.
7. Metropolitan Planning	
7.1 Implementation of A Plan for Growing Sydney	Not Applicable.
7.2 Implementation of Greater Macarthur Land Release Investigation	Not Applicable.