

## To amend Wollongong LEP 2009

**LOCAL GOVERNMENT AREA:** Wollongong City Council

**NAME OF LEP:** Wollongong Local Environmental Plan 2009  
Forest Reach Minor Amendments  
PP-2024/2

**ADDRESS OF LAND:** Forest Reach Estate, located between Bong Bong Road and Cleveland Road, Horsley & Huntley including:

Lot Description	Property Address	Owner	Area
Lot 197 DP 1258914	Bong Bong Road, HUNTLEY	Stockland Development Pty Ltd	78.91ha
Lot 199 DP 1258914	Cleveland Road, HUNTLEY	Stockland Development Pty Ltd	18.19ha
Lot 200 DP 1258914	Forest Reach Drive, HUNTLEY	Stockland Development Pty Ltd	1.252ha
Lot 201 DP 1258914	1 Dairy Yard Road, HUNTLEY	Private	449.1m2
Lot 202 DP 1258914	3 Dairy Yard Road, HUNTLEY	Private	447m2
Lot 203 DP 1258914	5 Dairy Yard Road, HUNTLEY	Private	375m2
Lot 204 DP 1258914	7 Dairy Yard Road, HUNTLEY	Private	330.5m2
Lot 205 DP 1258914	9 Dairy Yard Road, HUNTLEY	Private	383.9m2
Lot 206 DP 1258914	11 Dairy Yard Road, HUNTLEY	Private	484m2
Lot 226 DP 1258914	37 Foundation Avenue, HUNTLEY	Private	466.6m2
Lot 227 DP 1258914	35 Foundation Avenue, HUNTLEY	Private	379.9m2
Lot 228 DP 1258914	33 Foundation Avenue, HUNTLEY	Private	454.1m2
Lot 229 DP 1258914	31 Foundation Avenue, HUNTLEY	Private	413.9m2
Lot 230 DP 1258914	29 Foundation Avenue, HUNTLEY	Private	403.3m2
Lot 231 DP 1258914	27 Foundation Avenue, HUNTLEY	Private	351.6m2

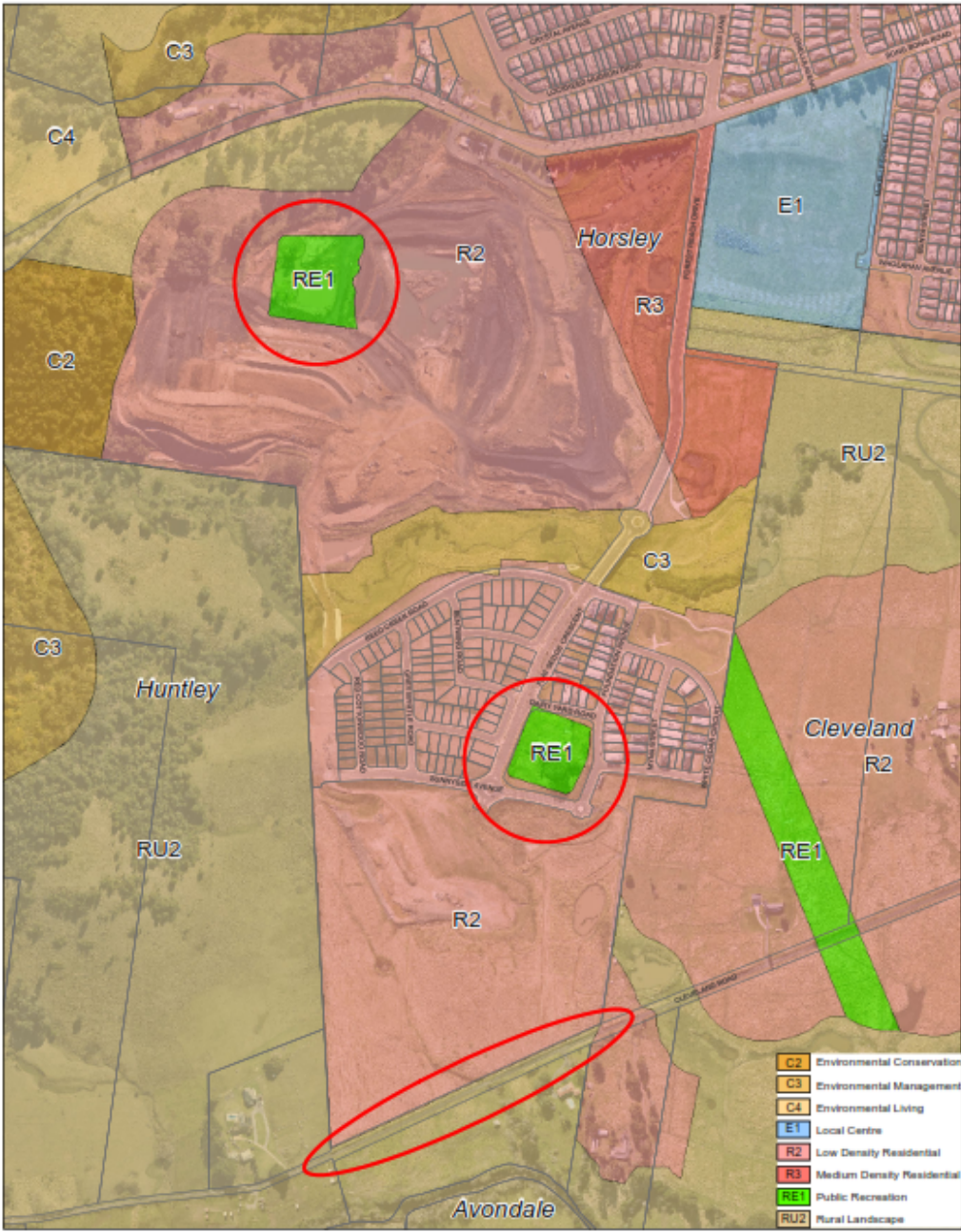


Table of Contents

Part 1 – Objective and intended outcomes .....3

Part 2 – Explanation of provisions.....3

Part 3 – Justification.....3

Section A – Need for the Planning Proposal.....4

Section B – Relationship to strategic planning framework.....4

Section C – Environmental, social and economic impact .....7

Section D – Infrastructure (Local, State and Commonwealth).....8

Section E – State and Commonwealth interests.....8

Part 4 – Mapping.....9

Part 5 – Community Consultation .....18

Part 6 – Projected Timeline.....19

Table A - Checklist of State Environmental Planning Policies – applicable at the time of the  
issued Gateway Determination .....20

Table B - Checklist of Section 9.1 Ministerial Directions.....21

## Part 1 – Objective and intended outcomes

### Objective

The objective of the Planning Proposal is to amend the Wollongong Local Environmental Plan to facilitate the development of the residential precinct in accordance with the residential subdivision approved in the centre of the estate and proposed in the northern part of the estate.

### Intended Outcomes

To facilitate the orderly development of the precinct by making minor adjustments to the boundaries of zoning, heritage, land acquisition, floor space ratio and minimum lot size to be consistent with approved and submitted development applications for subdivision of the site.

## Part 2 – Explanation of provisions

### Part 2.1 Summary of Proposed Amendments

Planning Proposal request seeks to make amendments to land use zoning boundaries and consequential development control map changes for residential subdivision. The intended outcome is to amend the Wollongong Local Environmental Plan (LEP) 2009 controls to be consistent with the residential subdivision approved in the centre of the estate and proposed in the northern part of the estate.

### Part 2.2 Detailed Explanation of Proposed Amendments

- Realignment of the RE1 Public Recreation zoned land to reflect the approved public open space in the centre of the precinct and proposed footprints for public open space in the northern portion of the estate.
- Realignment of the Land Reservation Acquisition Map to match the revised RE1 mapping, to ensure that no residential lots are overlayed by this mapping.
- Revision of the Land Reservation Acquisition Map associated with the upgrade of Cleveland Road, with the western portion of proposed acquisition for road widening being deleted and the eastern portion remaining.
- Realignment of the Heritage Map for Item No. 61080 – Site of Sunnyside Farm and Outbuildings to remove overlapping of this mapping into residential lots.
- Realignment of Minimum Lot Size and Floor Space Ratio Maps with revised residential zonings.

Part 4 of this draft Planning Proposal illustrates the proposed map amendments to Wollongong LEP 2009.

## Part 3 – Justification

### Section A – Need for the Planning Proposal

**Q1: Is the planning proposal a result of an endorsed LSPS, strategic study or report?**

The submitted Planning Proposal is within the West Dapto Urban Release Area. Population growth will bring more people to the Illawarra and increase demand for services and housing.

Council has exhibited and adopted the West Dapto Vision (2018) and Structure Plan for West Dapto and identified the precinct as being suitable for urban development as part of Stage 3 of the Release Area.

The Planning Proposal is consistent with Council's Local Strategic Planning Statement and the Illawarra Shoalhaven Regional Plan 2041.

**Q2: Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?**

The Planning Proposal is the only means of achieving the intended outcome and enabling residential development on the site. The site is within the West Dapto Urban Release Area and is intended for urban development. The proposal outlines the best possible outcome for the site.

### Section B – Relationship to strategic planning framework

**Q3: Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?**The Illawarra-Shoalhaven Regional Plan 2041

The Planning Proposal is consistent with the following objectives within the Illawarra Shoalhaven Regional Plan 2041 –

Objective 11: Protect important environmental assets.

Objective 12: Build resilient places and communities.

Objective 18: Provide housing supply in the right locations.

Objective 19: Deliver housing that is more diverse and affordable.

Objective 21: Respond to the changing needs of local neighbourhood.

Objective 22: Embrace and respect the region's local character.

The Planning Proposal will allow for the future delivery of local community infrastructure whilst also providing for greater housing supply, and environmental management.

The Regional Plan also identifies the need to prioritise opportunities for new housing in strategic centres, given they are well serviced by utilities, public transport, walking and cycling, education, health, community infrastructure, shopping, community, and commercial services. The Planning

Proposal will allow for the future development of this location consistent with these identified opportunities.

**Q4: Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?**

West Dapto has been identified as an urban release area since the 1980s when the suburb of Horsley was rezoned, and urban development commenced. The importance of West Dapto for housing supply is indicated in a range of Council’s strategic documents as outlined below:

Our Wollongong Our Future 2032 Community Strategic Plan

This Planning Proposal is consistent with the delivery of Wollongong 2032 and Goal 1: We value and protect our environment. It specifically delivers on the following –

Community Strategic Plan	Delivery Program 2022-2026
Strategy	Service
1.6 West Dapto urban growth is effectively managed with facilities and spaces to support the future community.	Land Use Planning

The Planning Proposal will allow the progression of future urban growth in an appropriately managed way to support future community outcomes as envisaged in Council’s adopted Community Strategic Plan.

Local Strategic Planning Statement

In 2020 Council adopted the Wollongong Local Strategic Planning Statement (LSPS) 2020 to provide a 20 year land use planning vision for the City. It has drawn on the many existing strategies and plans developed, exhibited and adopted by Council.

- In relation to the West Dapto Urban Release Area the LSPS acknowledges importantly that: -
- *The West Dapto Urban Release Area is the largest urban release area outside Sydney, and is forecast to produce some 19,500 dwellings over a 40-50 year period.*
  - *The release area will remain a key housing supply area for many years.*
  - *The West Dapto Vision was adopted in 2018 and remains an important strategic document guiding the development of this release area into the future as outlined above.*

The Planning Proposal seeks to enable the development of 340 West Dapto Rd in line with the strategic outcomes for West Dapto, as identified in the LSPS.

Wollongong Housing Strategy 2023

The Wollongong Housing Strategy has been prepared to guide the future housing directions within the Wollongong Local Government Area for the next 10-20 years. The Strategy builds on the previous work, including the Housing Our Community discussion paper, the Housing and Affordable Housing Options Paper and community input.

The Housing Strategy addresses overall housing supply and demand, as well as examining various housing sectors that are in need of support, including the homeless, social housing, affordable housing and accessible or supportive housing.



The Housing Strategy acknowledges that the adopted visions for housing within the LGA includes 'Urban Release Areas such as West Dapto, will deliver the largest proportion of new housing supply and will be adequately serviced with essential infrastructure' and that Council will continue to progress existing initiatives that support housing such as the West Dapto Urban Release Area.

The Planning Proposal seeks to make minor boundary adjustments to be consistent with the subdivision of the site. This is consistent with the Wollongong Housing Strategy 2023.

#### West Dapto Vision 2018

The West Dapto Vision outlined in the document is as follows:

*West Dapto will grow and develop as a series of integrated and connected communities. Set against the spectacular Illawarra Escarpment and a landscape of riparian valleys, these communities will integrate the natural and cultural heritage of the area with the new urban form.*

*The communities will be healthy, sustainable and resilient with active and passive open space accessible by walkways, cycleways and public transport. To support these new communities, local centres will provide shopping services, community services and jobs while employment lands will facilitate further opportunities for the region.*

*West Dapto will be supported by a long-term strategy to oversee the timely implementation of infrastructure to deliver sustainable and high-quality suburbs with diverse housing choices.*

The Vision estimates that the urban release area would potentially provide 19,500 dwellings (and a population of over 56,000 people). The Vision seeks to concentrate higher densities around centres and public transport nodes and co-locate compatible land uses to reduce reliance on private vehicles. The Vision indicates that the precinct is intended to have a village centre and neighbourhood park (2-5ha) located next to an identified district park. The Vision also recognises that community facilities, schools and childcare are an important component of a strong, healthy and well-connected community.

The Planning Proposal is consistent with the West Dapto Vision 2018.

#### **Q5: Is the planning proposal consistent with any other applicable State and regional studies or strategies?**

An assessment against all applicable State Environmental Planning Policies is provided at Table A.

#### **Q6: Is the planning proposal consistent with applicable SEPPs?**

The Minister for Planning, under section 9.1 of the EP&A Act issues directions that relevant planning authorities, in this case Wollongong Council, must follow when preparing planning proposals for new Local Environmental plans. The directions cover the following broad categories:

- employment and resources;
- environment and heritage;
- housing, infrastructure and urban development;
- hazard and risk;
- regional planning;
- local planning making.

A complete assessment of the Planning Proposals consistency against all s.9.1 Directions is provided at Table B. The following Ministerial Directions (s.9.1 Directions) are highlighted with respect to the Planning Proposal:

- Direction 2.3 Heritage Conservation
- Direction 3.1 Residential Housing

#### **Direction 2.3 Heritage Conservation**

The Direction indicates that a planning proposal must contain provisions that facilitate the conservation of items of historical significance to an area.

In terms of heritage, the Planning Proposal seeks to ensure that the cultural significance of the precinct is retained.

The interim heritage report indicates that the proposed rezoning would impact on the Heritage Map for Item No. 61080 – Site of Sunnyside Farm and Outbuildings to remove overlapping of this mapping into surrounding residential lots. The amendments are minor and do not impact on the heritage item.

#### **Direction 3.1 Residential Zones**

The objectives of Direction 3.1 are:

- (a) to encourage a variety and choice of housing types to provide for existing and future housing needs,*
- (b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and*
- (c) to minimise the impact of residential development on the environment and resource lands.*

The Planning Proposal seeks to provide a diverse housing product including residential flat buildings, a mix of townhouses, semi-detached and detached dwellings on smaller lot holdings.

The proposal is conducive to the nominated objectives and complies with the nominated objectives. The Planning Proposal makes minor amendments to the existing residential zones.

A detailed review of the Planning proposal against all State Environmental Planning Policies (SEPPs) is provided at Table A.

#### **Q7: Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?**

The Minister for Planning, under section 9.1 of the EP&A Act issues Directions that relevant planning authorities, in this case Wollongong City Council, must follow when preparing Planning Proposal's for new Local Environmental Plans and associated amendments.

A complete assessment of the Planning Proposal's consistency against all s.9.1 directions is provided at Table B.



**Section C – Environmental, social and economic impact**

**Q8: Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?**

The Planning proposal will not have a detrimental impact on critical habitat or threatened species populations or ecological communities or their habitats. The Planning Proposal makes minor boundary adjustments within existing development zones and does not impact on environmental zones.

**Q9: Are there any other likely environmental effects of the Planning Proposal and how are they proposed to be managed?**

The Planning proposal will not have a detrimental impact on critical habitat or threatened species populations or ecological communities or their habitats.

**Q10: Has the Planning Proposal adequately addressed any social and economic effects?**

The proposed amendments are minor and will assist the orderly development of the precinct.

**Section D – Infrastructure (Local, State and Commonwealth)**

**Q11: Is there adequate public infrastructure for the Planning Proposal?**

The site is currently serviced. The planning proposal will not increase demand on services or infrastructure.

**Section E – State and Commonwealth interests**

**Q12: What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?**

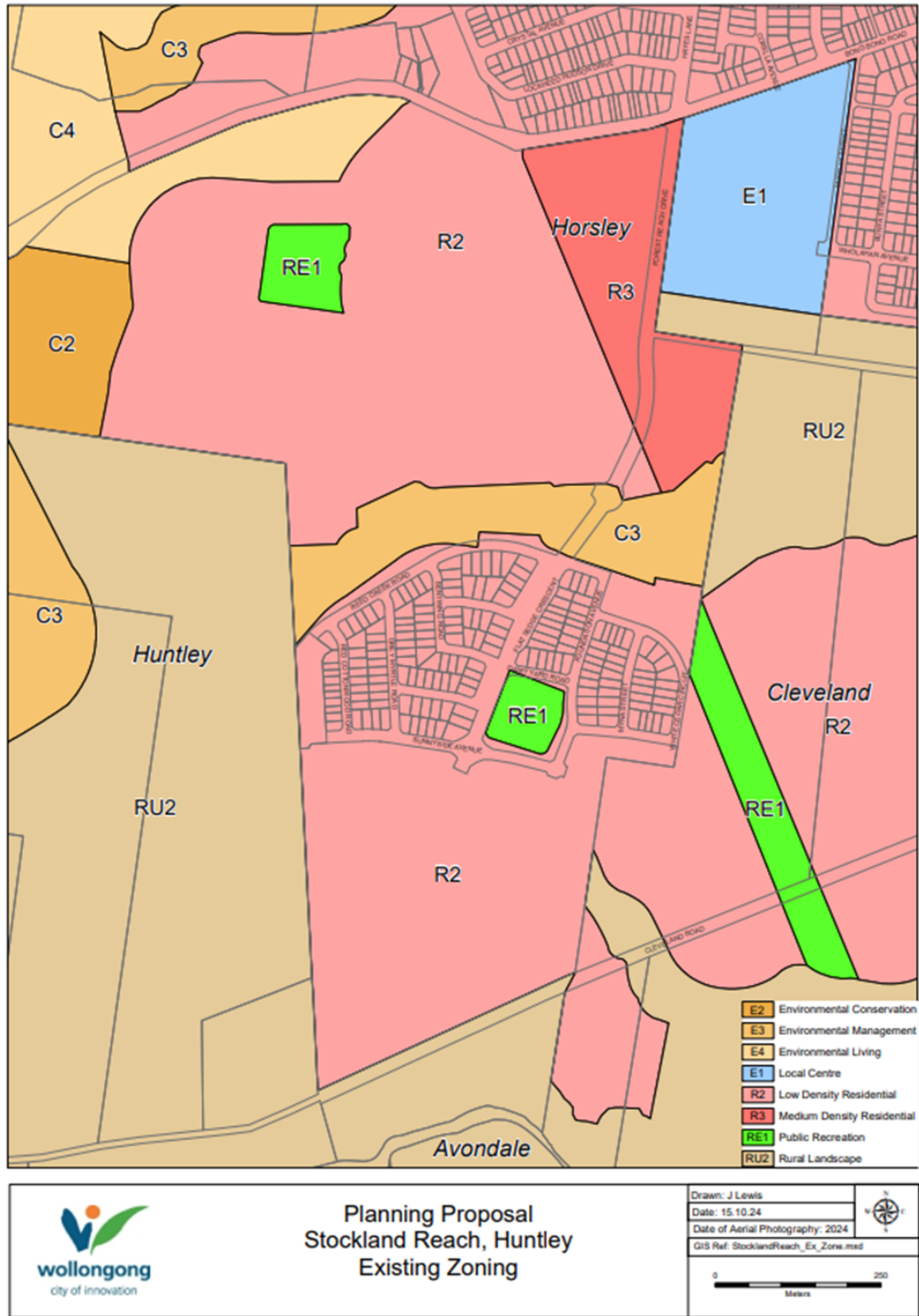
Subject to a positive Gateway determination and based on the identified issues and limited impacts, consultation is required with the following agencies and departments:

- NSW Heritage
- Transport for NSW

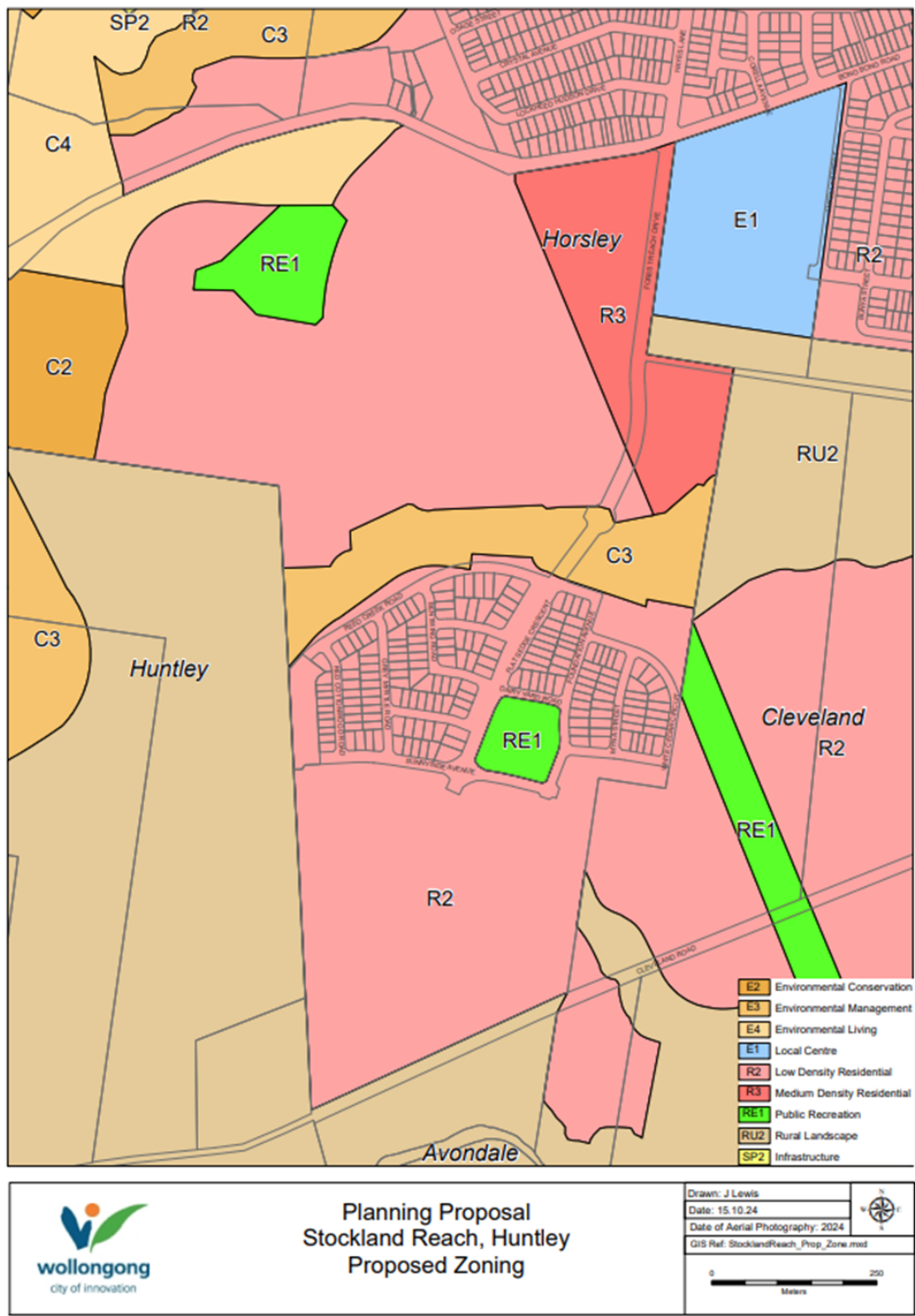
Council requests that Gateway nominates any additional State or Commonwealth authorities required for consultation. All identified authorities/stakeholders will be notified during the exhibition period.

Part 4 – Mapping

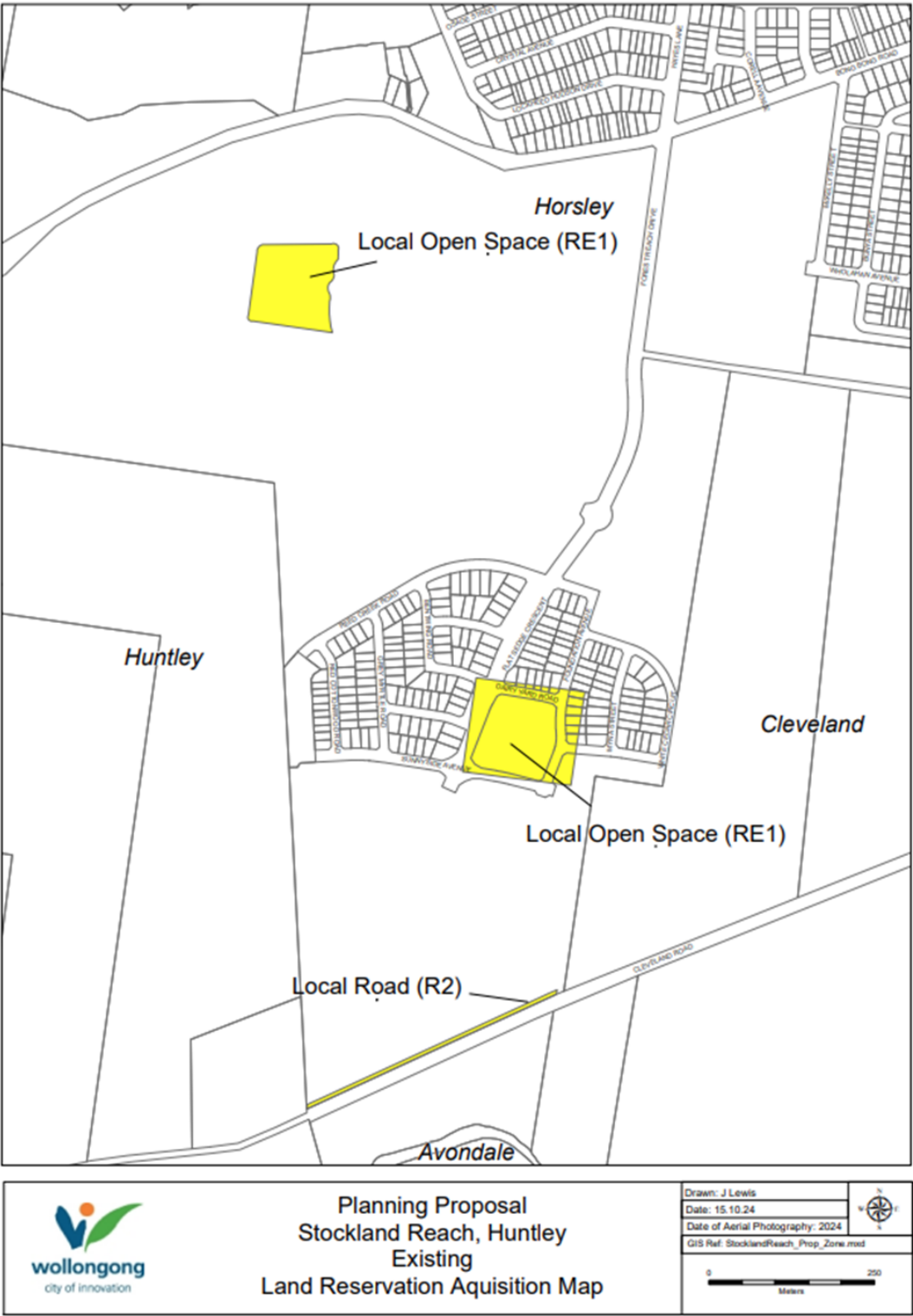
Existing zoning

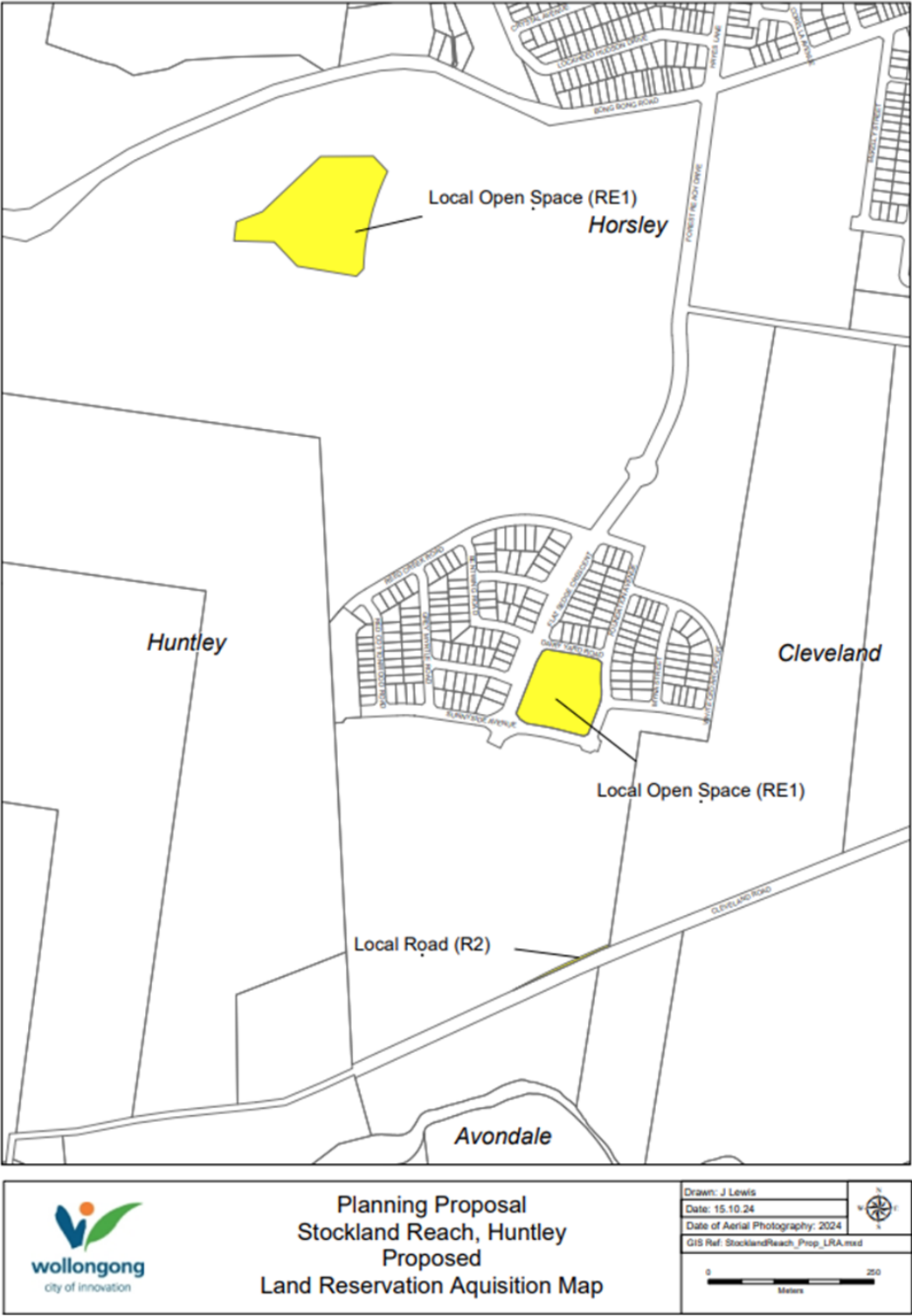


Proposed zoning



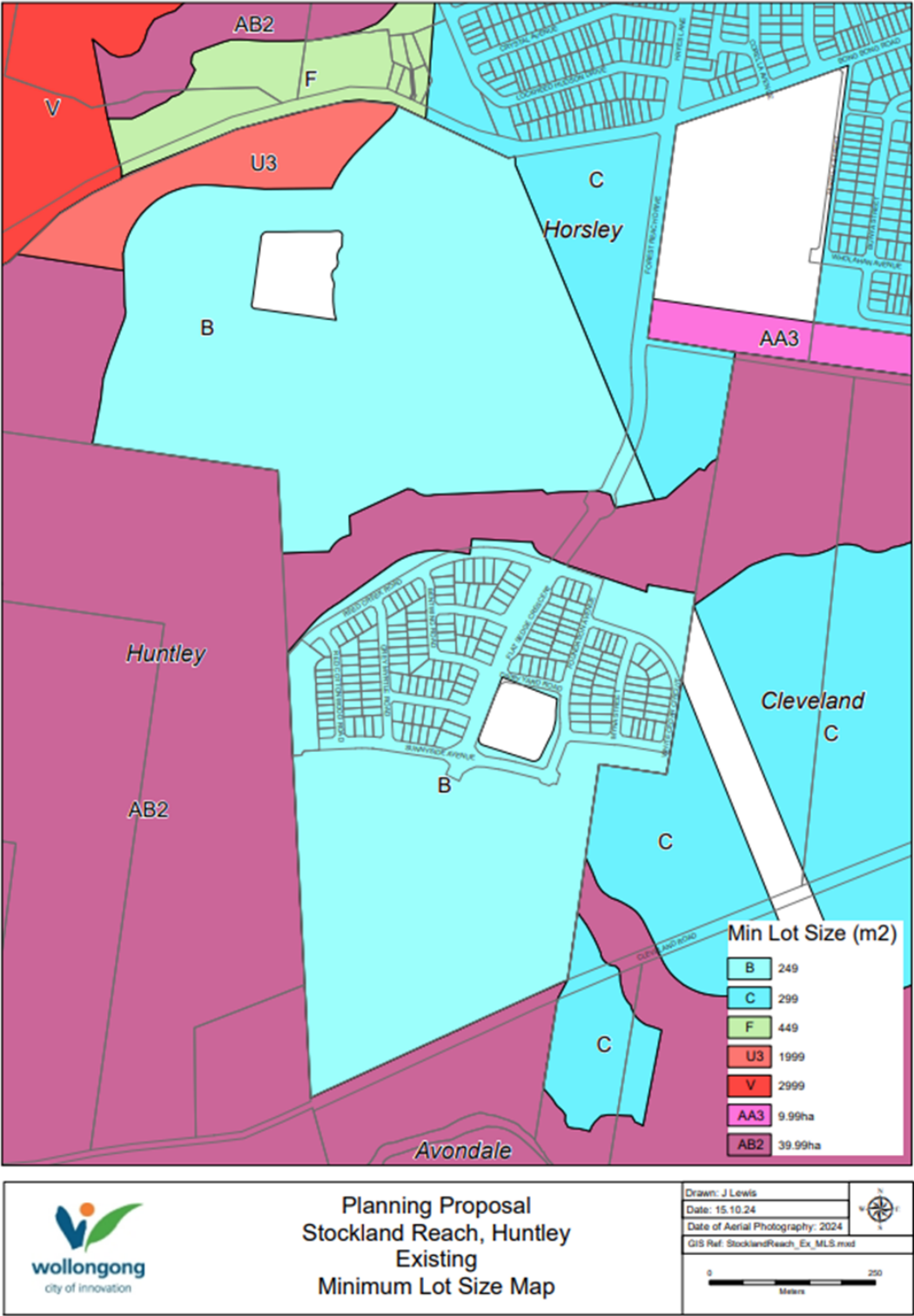
Planning Proposal  
Stockland Reach, Huntley  
Proposed Zoning

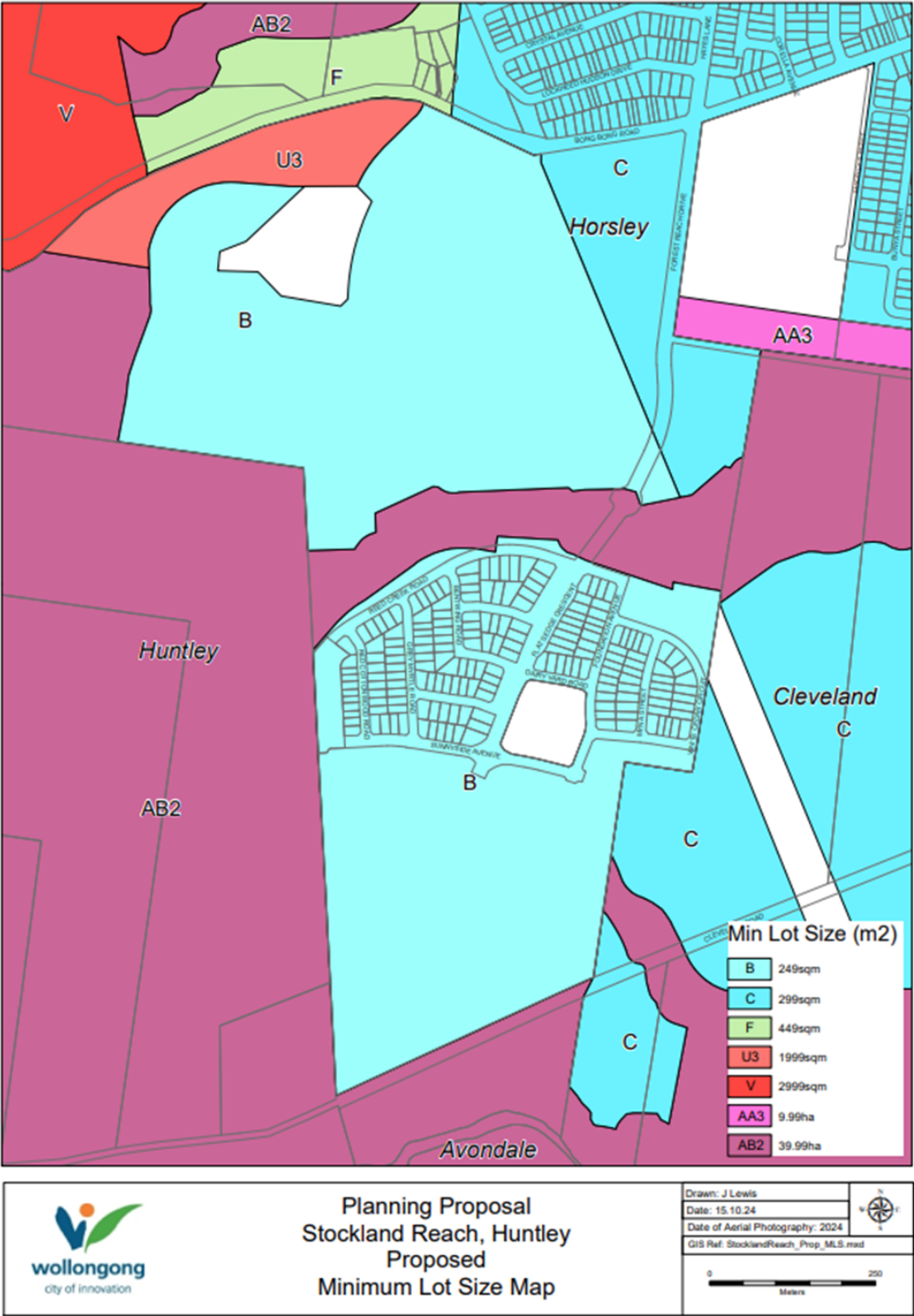




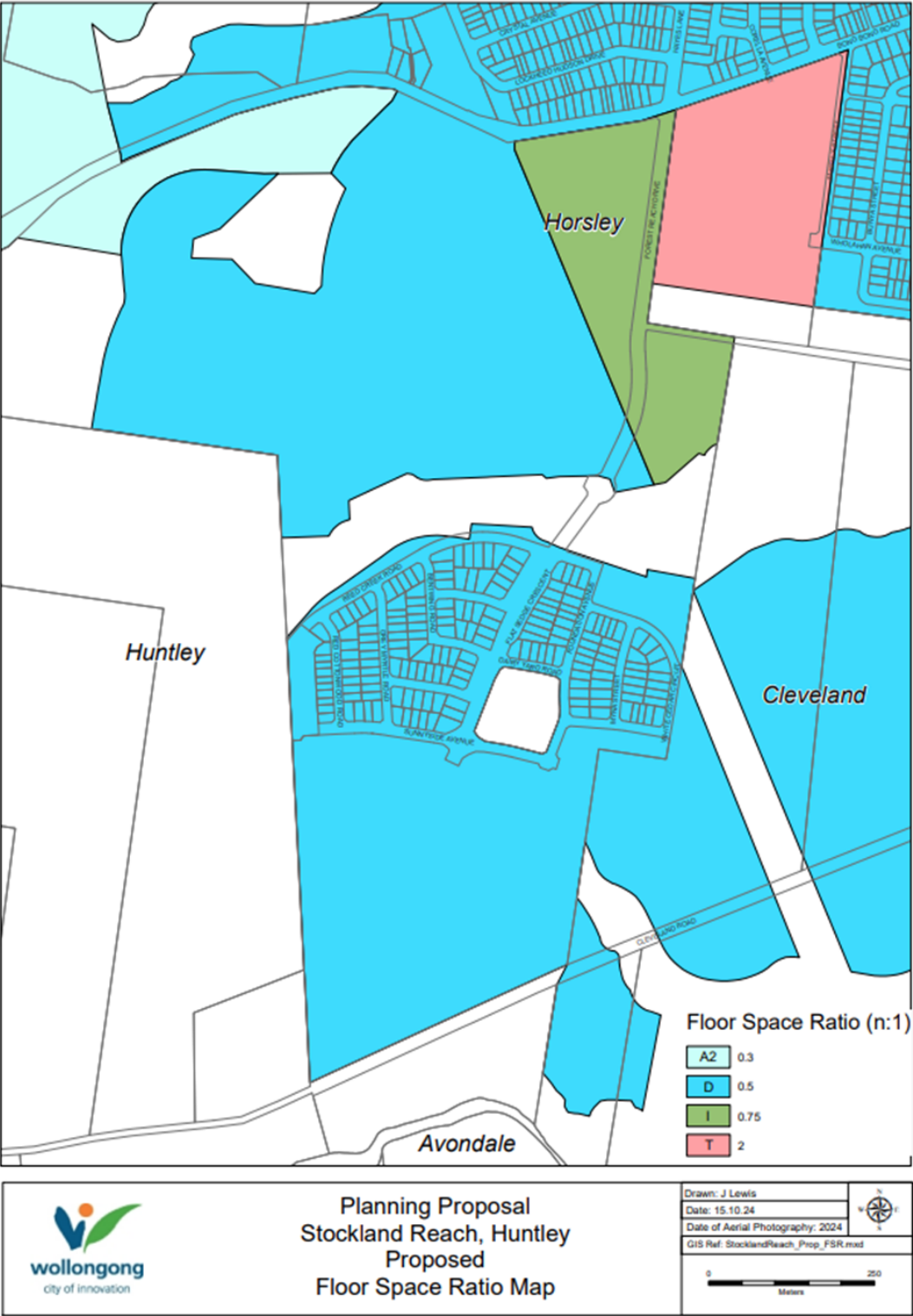












Part 5 – Community Consultation

The Planning Proposal was placed on preliminary exhibition from 14 September to 14 October 2024. The exhibition page on Council’s website recieved 100 views. There were no submissions made in response.

The Planning Proposal was reported to Council on 25 November 2024 seeking endorsement for Gateway. At the meeting Council resolved the following:

- 1 *A Planning Proposal be prepared for the Forest Reach Estate, Horsley and Huntley, to amend the Land Use Zoning, Floor Space Ratio, Minimum Lot Size, Heritage and Land Reservation Acquisition Maps, to reflect the approved subdivision layout.*
- 2 *The Planning Proposal be referred to the NSW Department of Planning, Housing and Infrastructure for a Gateway Determination and the preparation of an amendment to the Wollongong Local Environmental Plan (LEP) 2009.*
- 3 *To expedite the Planning Proposal, the NSW Department of Planning, Housing and Infrastructure be requested to authorise a minimum exhibition period of 14 days, as part of Gateway Determination.*
- 4 *Following the exhibition period, a report on submissions be prepared for Council's consideration.*
- 5 *The NSW Department of Planning, Housing and Infrastructure be advised that Council wishes to use its delegations to finalise the Planning Proposal.*

The Business papers for the Planning Proposal remain publicly available on Council's website and are also available as an attachment of this report.

The requirements for consultation are outlined in the EP&A Act and the minimum requirements for this consultation are identified in Section 1, Stage 5 of the Local Environmental Plan Making Guideline (Department of Planning and Environment August 2023). The requirements set out in Stage 5 relate to the notification requirements and what material is to be made available for inspection. The Planning Proposal is to be exhibited for a minimum period of 14 days.

### **Public Exhibition**

The Public Exhibition of the Planning Proposal for a minimum period of 14 days will include:

- *Hard copies at Council's Administration building and relevant Libraries;*
- *An electronic copy on Council's website;*
- *Planning Portal;*
- *Notification letters to surrounding and nearby property owners;*
- *Notification to relevant State agencies and other authorities nominated by the NSW Department of Planning and Environment (but not limited to).*



### Part 6 – Projected 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	Timeframe	Timeline
Consideration by Wollongong Local Planning Panel		October 2024
Consideration and decision by Council		November 2024
Submitted to Department of Planning & Environment for Gateway		December 2024
Gateway Determination	Max 25 days	January 2025
Post Gateway / Pre-exhibition	Max 50 days	Nil
Commencement and completion of public exhibition period	Max 95 days	February 2025
Consideration of submissions		March 2025
Post exhibition review and additional studies		
Final Council Decision		May 2025
Submission to Department for finalisation	Max 55 days	May 2025
Notification of LEP amendment		2025

**Table A - Checklist of State Environmental Planning Policies – applicable at the time of the issued Gateway Determination**

State Environmental Planning Policy		Compliance	Comment
SEPP	(Biodiversity and Conservation) 2021	Consistent	The Planning Proposal will not impact on biodiversity or conservation
SEPP	(Building Sustainability Index: BASIX) 2004	Consistent	The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP	(Exempt and Complying Development Codes) 2008	Consistent	The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP	(Housing) 2021	Consistent	The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP	(Industry and Employment) 2021	Consistent	The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP	No 65—Design Quality of Residential Apartment Development	Consistent	The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP	(Planning Systems) 2021	Consistent	The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP	(Precincts—Central River City) 2021	Not Applicable	
SEPP	(Precincts—Eastern Harbour City) 2021	Not Applicable	
SEPP	(Precincts—Regional) 2021	Consistent	The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP	(Precincts—Western Parkland City) 2021	Not Applicable	
SEPP	(Primary Production) 2021	Not Applicable	
SEPP	(Resilience and Hazards) 2021	Capable of being consistent	The Planning Proposal involves minor boundary adjustments and will not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP	(Resources and Energy) 2021	Consistent	The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP	(Sustainable Buildings) 2022	Consistent	The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP	(Transport and Infrastructure) 2021	Consistent	The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP.

Deemed SEPPs (former Regional Plans)		Compliance	Comments
Illawarra REP 1	Illawarra	Repealed within Wollongong	Not Applicable
Illawarra REP 2	Jamberoo	Does not apply to Wollongong	Not Applicable
Greater Metropolitan REP No.2	Georges River Catchment	Not Applicable	Not Applicable

**Table B - Checklist of Section 9.1 Ministerial Directions**

	Compliance	Comment
<b>Focus Area 1: Planning Systems</b>		
1.1 Implementation of Regional Plans	Consistent	The direction indicates that a Planning Proposal must be consistent with a Regional Plan released by the Minister for Planning.  The proposal is consistent with the objectives of the Illawarra Shoalhaven Plan 2041 as outlined within the Planning Proposal report at Section B – Q4.
1.2 Development of Aboriginal Land Council land	N/A	Not applicable to Wollongong
1.3 Approval and Referral Requirements	Consistent	The proposal is consistent with this Direction because it does not alter the provisions relating to approval and referral requirements
1.4 Site Specific Provisions	Not applicable	The proposal will not introduce site-specific provisions.
1.4A Exclusions of Development Standards from Variation	Not applicable	The proposal will not introduce any exclusions.
<b>Focus area 1: Planning Systems – Place based</b>		
1.5 Parramatta Road Corridor Urban Transformation Strategy	N/A	Not Applicable to Wollongong
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A	Not Applicable to Wollongong
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	Not Applicable to Wollongong
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	Not Applicable to Wollongong
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A	Not Applicable to Wollongong
1.10 Implementation of the Western Sydney Aerotropolis Plan	N/A	Not Applicable to Wollongong
1.11 Implementation of Bayside West Precincts 2036 Plan	N/A	Not Applicable to Wollongong
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	N/A	Not Applicable to Wollongong
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	N/A	Not Applicable to Wollongong
1.14 Implementation of Greater Macarthur 2040	N/A	Not Applicable to Wollongong
1.15 Implementation of the Pyrmont Peninsula Place	N/A	Not applicable to Wollongong

Strategy		
1.16 North West Rail Link Corridor Strategy		Not applicable to Wollongong
1.17 Implementation of the Bays West Place Strategy		Not applicable to Wollongong
1.18 Implementation of the Macquarie Park Innovation Precinct		Not applicable to Wollongong
1.19 Implementation of the Westmead Place Strategy		Not applicable to Wollongong
1.20 Implementation of the Camellia-Rosehill Place Strategy		Not applicable to Wollongong
1.21 Implementation of South West Growth Area Structure Plan		Not applicable to Wollongong
1.22 Implementation of the Cherrybrook Station Place Strategy		Not applicable to Wollongong
<b>Focus area 2: Design and Place</b>		
[this focus area was blank when the directions were made]		
<b>Focus area 3: Biodiversity and Conservation</b>		
3.1 Conservation Zones	Direction does not apply	The planning proposal does not impact on any conservation zones
3.2 Heritage Conservation	Consistent	The proposal is consistent with this Direction There are minor changes to a heritage item boundary consistent with an approved subdivision.
3.3 Sydney Drinking Water Catchments	Direction does not apply	The site is not located within the Sydney drinking water catchment.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	Not applicable to Wollongong
3.5 Recreation Vehicle Areas	Direction does not apply	The planning proposal does not include provision that would enable the land to be developed for the purposes of a recreational vehicle area
3.6 Strategic Conservation Planning	N/A	Not applicable to Wollongong
3.7 Public Bushland	Direction does not apply	Not applicable
3.8 Willandra Lakes Region	N/A	Not applicable to Wollongong
3.9 Sydney Harbour Foreshores and Waterways Area	N/A	Not applicable to Wollongong
3.10 Water Catchment Protection	Direction does not apply	The Planning Proposal does not include land within the prescribed regulated catchments.
<b>Focus area 4: Resilience and Hazards</b>		
4.1 Flooding	Direction does not apply	The planning proposal does not impact on any flood impacted areas.
4.2 Coastal Management	Direction does	The planning proposal does not impact on any

	not apply	coastal zones.
4.3 Planning for Bushfire Protection	Consistent	The proposal will not have any impact on bushfire risk.
4.4 Remediation of Contaminated Land	Consistent	The proposal will not impact upon any remediation, the land is already zoned for urban purposes and the Planning Proposal makes only minor boundary adjustments within existing development zones.
4.5 Acid Sulfate Soils	Consistent	The proposal will not impact upon acid sulfate soils. The Planning Proposal makes only minor boundary adjustments within existing development zones
4.6 Mine Subsidence and Unstable Land	Direction does not apply	The Planning Proposal appears not located in areas mapped as being impacted by mines subsidence.
<b>Focus area 5 Transport and Infrastructure</b>		
5.1 Integrating Land Use and Transport	Consistent	The proposal seeks to make minor changes to a road acquisition layer, based on updated information from Council's civil engineers.
5.2 Reserving Land for Public Purposes	Consistent	The proposal seeks to make minor changes to a road acquisition layer, based on updated information from Council's civil engineers.
5.3 Development Near Regulated Airports and Defence Airfields	Consistent	The proposal will not result in development within areas associated with regulated airports and defence airfields.
5.4 Shooting Ranges	Direction does not apply	Not Applicable
5.5 High pressure dangerous goods pipelines	Consistent	The proposal will not impact upon any pipelines
<b>Focus area 6: Housing</b>		
6.1 Residential Zones	Consistent	The proposal is consistent and makes minor boundary adjustments to be consistent with approved and lodged development applications for subdivisions.
6.2 Caravan Parks and Manufactured Home Estates	Direction does not apply	Not Applicable
<b>Focus area 7: Industry and Employment</b>		
7.1 Employment Zones	Consistent	The proposal will not impact upon any employment zones
7.2 Reduction in non-hosted short-term rental accommodation period	Consistent	The proposal will not impact upon any short-term rental accommodation.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	Not applicable to Wollongong
<b>Focus area 8: Resources and Energy</b>		
8.1 Mining, Petroleum Production and Extractive Industries	Consistent	The proposal will not impact upon any future mining, petroleum production and extractive industries.
<b>Focus area 9: Primary Production</b>		

9.1 Rural Zones	Consistent	The proposal will not impact upon any rural zones
9.2 Rural Lands	N/A	Not applicable to Wollongong
9.3 Oyster Aquaculture	Consistent	The proposal will not impact upon any aquaculture.
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	Not applicable to Wollongong



