

Falls Creek / Woollamia Rural Residential Deferred Areas Planning Proposal (LP406)

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Planning, Environment and Development Group

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Introduction

This Planning Proposal (PP) seeks to amend the Lot Size Map over 15 Lots at Woollamia and Falls Creek (refer to Figure 1 - Site location map) to enable the creation of up to 16 additional rural residential lots, where this has been deemed appropriate following strategic investigations by Council.



Figure 1 - Site location map

The addition of important biodiversity value land to the terrestrial biodiversity map overlay and a site-specific chapter in Shoalhaven Development Control Plan (DCP) 2014, will also help to manage natural hazards including bushfire risk while also protecting the environment.

Historical context

In 1999, a citywide review of rural zoned land known as the *Rural Plan* was finalised via Amendment 127 to the Shoalhaven Local Environmental Plan (LEP) 1985. The Rural Plan originally proposed to amend the zoning of 344 rural-zoned properties in the Fall Creek / Woollamia areas to potentially enable increased rural residential densities. However, this proposal to allow further subdivision was ultimately deferred from Amendment 127.

An action was subsequently included in the Jervis Bay Settlement Strategy 2003 (JBSS) to investigate the potential for the 'deferred areas' to accommodate increased densities, subject to

investigating environmental factors and potential cumulative impacts, and based on lots being no smaller than one hectare.

Finalising this PP will fulfil the requirement of the Jervis Bay Settlement Strategy 2003 (JBSS) in respect of the Falls Creek / Woollamia Rural Residential Deferred Areas, namely to investigate the potential for existing rural residential deferred areas to be further subdivided to create additional rural living opportunities.

Strategic investigations were initiated in 2010 and in 2011 Council formally resolved to prepare a PP ([MIN11.899](#)). The [report](#) identified 87 lots for consideration based on a preliminary desktop strategic review.

A PP was submitted to the Department for gateway determination in June 2012.

Evolution of the Planning Proposal (PP)

Consistent with the scale of the investigation area and potential constraints, a number of planning studies were identified for completion before the PP could be publicly exhibited. The required studies were listed in the Department's gateway determination issued on 29 August 2012 and the timeframe for completion of the PP was two years. The timeframe for completion has been extended three times and is due to lapse on 5 September 2017.

The extent of land covered by the PP was reduced over time based on a combination of land constraints and landowner requests. The *subject land* now comprises 15 lots located along Seasongood and Woollamia Roads.

The planning process (and decisions made by Council in this regard) is documented in the reports and resolutions listed in Table 1. (Note: If viewing this document electronically via the internet, each item can be viewed via the hyperlink. Alternatively go to: <http://shoalhaven.nsw.gov.au/Planning-and-Building/Strategic-planning/Paper-subdivisions/Woollamia-Falls-Ck-Deferred-Areas>)

Table 1 - List of business paper reports considered by Council and resolutions arising

Date and Topic of Report	Resolution Document Ref.
6/11/2011 Preliminary desktop assessment and commencement of rezoning investigations	MIN11.899
21/1/2013 Gateway determination issued and landowner requests to be excluded	D13/17566
16/9/2013 Landowner survey results	D13/238698
3/12/2013 Reduced boundary of PP and cost recoupment options	D13/313205
15/7/2014 Progress report: preliminary environmental & bushfire constraints	D14/179848
2/9/2014 State agency feedback and reduced boundaries of PP	D14/227191
14/7/2015 Progress report and landowner exclusions	D15/203957
5/4/2016 Report on bushfire planning issues	MIN16.225
6/12/2016 Report on outcome of landowners' bushfire assessments	MIN16.945

The reduced scale of the PP enabled the suite of studies that were previously required, to be reduced. On 8 September 2015, the Department approved Council’s request to reduce the scope of the additional information required before proceeding to public exhibition to the following:

- flora and fauna;
- water cycle and onsite effluent management, and water quality;
- bushfire; and
- flooding.

These matters have now been investigated and the relevant information is included in this PP. Copies of relevant reports are accessible via the hyperlinks provided in Appendix 4.

Subject Land

The subject land encompasses 15 lots located along Seasongood Road (11 lots) and Woollamia Road (4 lots). Within the subject land, any further subdivision and residential development would be confined to the less constrained land referred to herein as the *investigation area*. Refer to Figure 2 and Table 2.

Table 2 – Details of Lots in within the subject land

Property Address	Lot Details
111 Woollamia Rd*	Lot 159A DP 15266
59 Woollamia Rd	Lot 157 DP 15266
53 Woollamia Rd	Lot 155A DP 15266
49 Woollamia Rd	Lot 155 DP 15266
7 Seasongood Rd	Lot 118A DP 15266
5 Seasongood Rd	Lot 118 DP 15266
3 Seasongood Rd	Lot 119A DP 15266
1 Seasongood Rd	Lot 119 DP 15266
20 Seasongood Rd	Lot 123 DP 15266
18 Seasongood Rd	Lot 122A DP 15266
13 Seasongood Rd	Lot 115 DP 15266
23 Seasongood Rd	Lot 113A DP 15266
21 Seasongood Rd	Lot 113 DP 15266
11 Seasongood Rd	Lot 116A DP 15266
9 Seasongood Rd	Lot 116 DP 15266

* Subject to the owner surrendering the consent for three tourist cabins (DA00/2847) in accordance with MIN16.945 (part 1.b.).



Figure 2 - Subject land and investigation areas

1.2 Current zoning and other Shoalhaven Local Environmental Plan 2014 (SLEP 2014) provisions

The subject land is currently zoned 'R5 – Large Lot Residential' under Shoalhaven Local Environmental Plan 2014 (SLEP 2014) as shown in Figure 3.

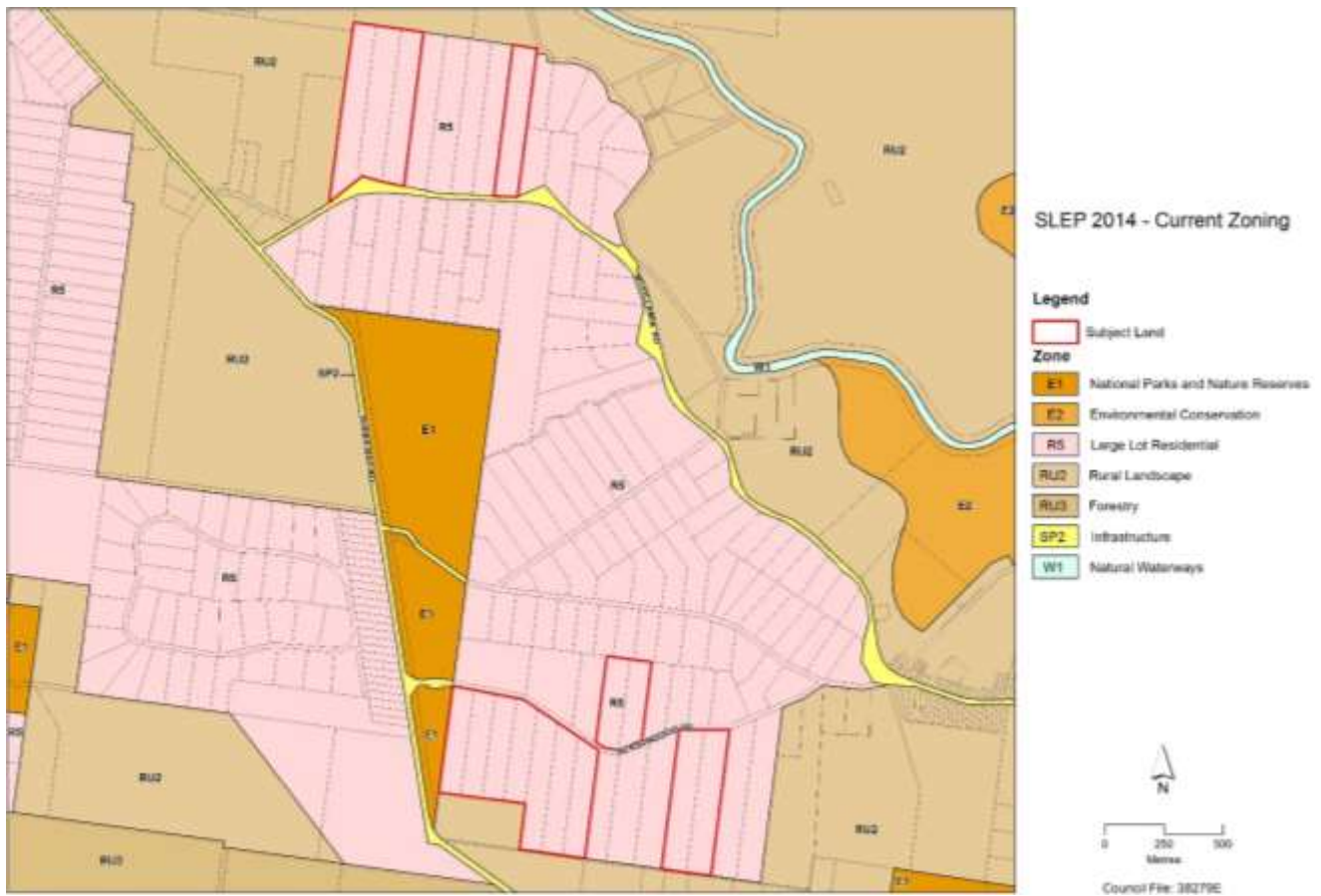


Figure 3 - Current zoning under Shoalhaven Local Environmental Plan (SLEP) 2014

While each of the lots within the subject land have an existing approved dwelling, the minimum lot size is 10 ha (refer to Figure 4) which prevents the land from being subdivided.

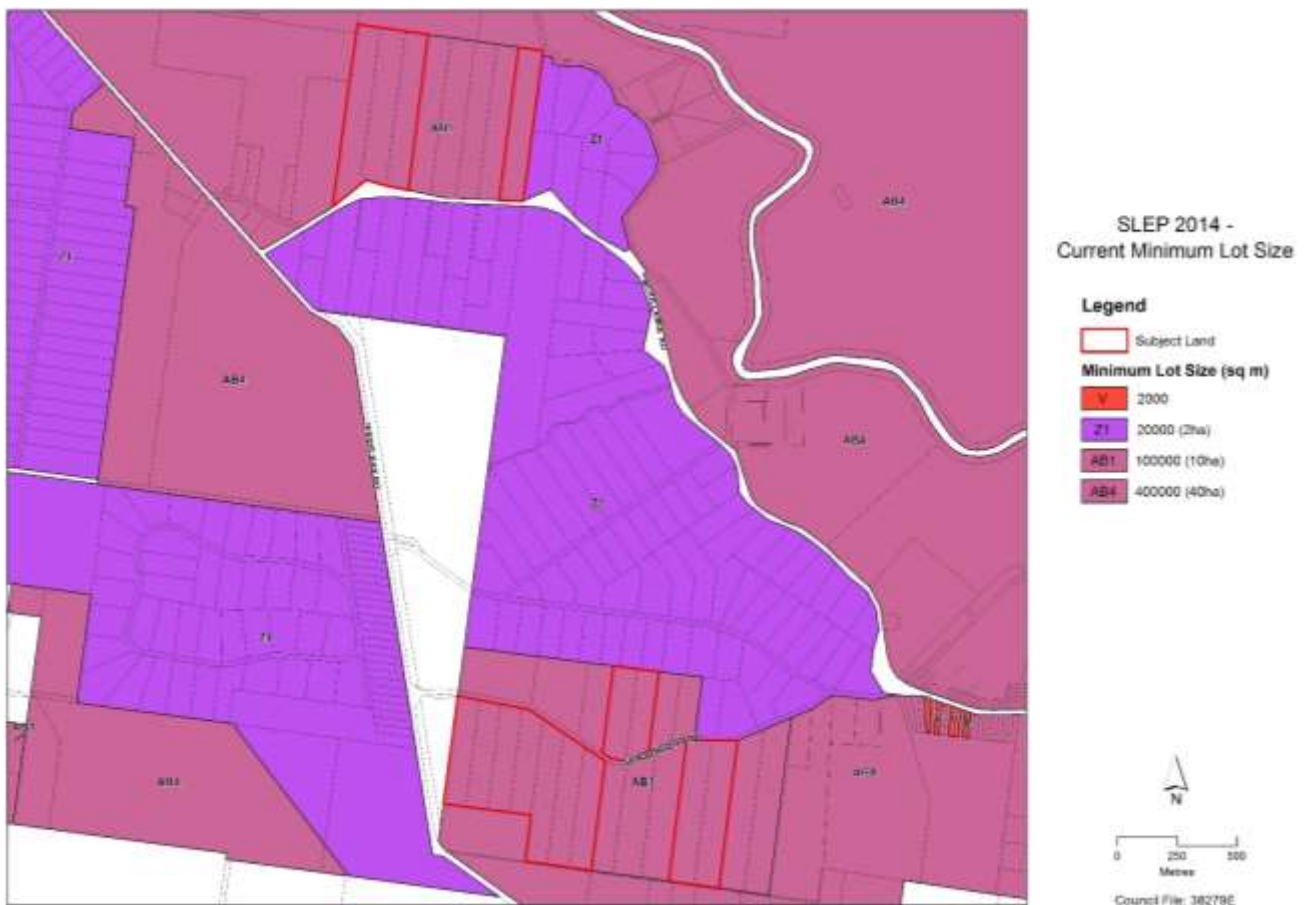


Figure 4 - Current minimum lot size under Shoalhaven Local Environmental Plan (SLEP) 2014

All of the subject land is identified on the local clauses map, triggering clause 5.9 (“preservation of trees and vegetation”) and clause 7.20 (“development in the Jervis Bay region”) of SLEP 2014.

Part of No. 111 Woollamia Road is mapped as “flood planning area” to which clause 7.8 of SLEP 2014 applies.

Part 1 Objectives

The objectives of this Planning Proposal are to:

- Complete the action in the Jervis Bay Settlement Strategy and resolve the rural residential subdivision potential of the Falls Creek / Woollamia Rural Residential Deferred Areas.
- Protect sensitive environmental areas.
- Protect downstream environments from any potential changes to hydrology or water quality.
- Ensure any subdivision is able to comply with Planning for Bushfire Protection requirements.
- Maintain the land's existing rural residential / bushland character.
- Ensure the subdivision potential of flood prone land is not increased.
- Manage risks associated with onsite effluent management.

The intended outcomes are shown on the Conceptual Subdivision and Development Outcomes plan provided in Appendix 3. Note that in respect of No. 111 Woollamia Road, amending the lot size to enable a three-lot subdivision is dependent on the owner surrendering the consent for three tourist cabins (DA00/2847) in accordance with part 1.b. of Council's resolution MIN16.1.

Part 2 Explanation of Provisions

The following changes to Shoalhaven Local Environmental Plan 2014 are proposed.

Amendment Applies to:	Explanation of Provision
Lot Size Map (clause 1.7 SLEP 2014)	Amendment to the <i>Lot Size Map</i> adopted under clause 1.7 of SLEP 2014 to allow for increased subdivision potential. (As previously noted, the proposed lot size for No. 111 Woollamia Road is dependent on the owner surrendering the consent for three tourist cabins (DA00/2847) in accordance with part 1.b. of Council's resolution MIN16.2
Terrestrial Biodiversity Overlay (clause 7.5 SLEP 2014)	Identify environmentally sensitive areas on the <i>Terrestrial Biodiversity Map</i> to ensure these areas are protected as part of any subdivision.

This PP will be supported by additional objectives, controls and supporting information that will be provided in a site-specific DCP chapter; Chapter N16 in Shoalhaven Development Control Plan (DCP) 2014. Draft Chapter N16 has been prepared for exhibition concurrently with this PP, and covers:

- Bushfire risk
- Biodiversity
- On-site effluent management
- Stormwater management
- Miscellaneous

Part 3 Justification

Need for the planning proposal (Section A)

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

The PP is the result of an action in the *Jervis Bay Settlement Strategy, 2003* (JBSS) to investigate increased densities in the Falls Creek / Woollamia Rural Residential Deferred Areas.

The JBSS is a non-statutory plan adopted by Council and endorsed by the State Government. It forms a strategic framework for conservation and development in the Jervis Bay region. The JBSS is an endorsed strategy and therefore consistent with the Illawarra-Shoalhaven Regional Plan, 2015 (ISRP).

A [Preliminary Desktop Assessment](#) of the JBSS deferred areas was considered by Council on 6 November 2011 prior to preparing and submitting the PP. The Assessment reached the following conclusions and recommendations:

- There are a number of biophysical constraints including vegetation, fauna, bushfire and flooding significantly affects the area.
- The area is environmentally significant in terms of vegetation conservation and water quality within the Currumbene Creek catchment.
- Large sections of the area are significantly constrained by flora and fauna, flooding, slope, bushfire, lot size and lot configuration to the extent that further investigation into rezoning on the land should not be pursued as part of any planning proposal.
- Large sections of the area have been developed for rural residential purposes. Further investigation is required to determine if there is a demand or need to pursue intensification of these sites.
- The social and economic impacts of an increase in density, and therefore population, should be considered.
- The visual impact of vegetation removal and subsequently the character of the area should be considered when investigating proposed densities.
- A clear process for investigating intensification should be established.
- The method for funding potential studies and investigations should be considered and agreed with owners prior to the commencement of any environmental studies.

A number of technical studies were anticipated when the PP was submitted to the Department for gateway determination in 2012. An update in respect of each of these is provided below.

Topography and flooding

A digital elevation model derived from Light Detection and Ranging (LiDAR) data has provided more detailed information on topography than was previously available (refer to Figure 5 and Figure 6 below).

The LiDAR data was used in the Currumbene and Moona Moona Creeks Floodplain Risk Management Study and Plan (adopted in April 2016) which has been considered and incorporated into this PP. No additional subdivision is proposed within the identified flood liable land. Note that any potential new dwellings would be located within the 'outer building line' (red dashed line).



Figure 5 – Flood liable land (1% AEP) at Woollamia Road (Currumbene and Moona Moona Creek Flood Study, 2013)



Figure 6 – Flood liable land (1% AEP) at Seasongood Road (Currumbene and Moona Moona Creek Flood Study, 2013)

Bushfire planning

The PP is required to ensure that any future subdivision arising from a rezoning is capable of complying with Planning for Bushfire Protection 2006 (PBP) in accordance with the Ministerial (117) Direction 4.4 – Planning for Bushfire Protection.

In this regard, the following work has been undertaken:

- A preliminary bushfire assessment prepared by Council was reported to Council on [15 July 2014](#).
- Consultation with the NSW RFS to determine the appropriate changes to the lot size map and measures to be included in Chapter N16 of SDCP 2014.
- Following completion of the Strategic Water Cycle Assessment in October 2015, advice was sought from the RFS in November 2015 on the possible subdivision and development options. The RFS raised a number of bushfire planning concerns relating to:
 - The public road network and the broader locality; and
 - Inconsistencies with the RFS's Planning for Bushfire Protection (BPB) guideline under the maximum development scenario, particularly where new dwellings would be located more than 200 metres of a public road.

This matter was reported to Council on 5 April 2016 and it was resolved to:

1. *Provide an eight (8) week period for the landowners in each of the five (5) clusters of properties to collectively provide their own detailed bushfire report prepared by a suitably qualified consultant, addressing PBP 2006 and the RFS specific comments/concerns with the aim of maximising the lot yield.*
2. *Where full cooperation of land owners in the respective clusters cannot be achieved part clusters or individual fire reports be considered subject to the reports satisfying PBP 2006 requirements for protection from bushfire.*
3. *Council seek a further extension from the Department of Planning and if that extension is not forthcoming then Council revert to Option 1 (staff recommendation outlined in report).*

After advising the landowners of the above resolution, Council received three (3) landowner bushfire planning reports covering a total of seven properties. The final outcome of the above matter was reported to Council on 6 December 2016. Council resolved to:

1. *Proceed with the Planning Proposal based on the following potential development outcomes:*
 - a. *In respect of 1, 3, 5, 7, 9, 11, 13, 18, 20, 21 and 23 Seasongood Road, and 49, 53, and 59 Woollamia Road, to potentially enable a two lot subdivision of each of the lots, such that:*
 - i. *New dwelling sites will be located within 200 metres of the public road.*
 - ii. *In respect of 21 and 23 Seasongood Road, the new dwelling sites be positioned no further from the road than the existing dwelling at 21 Seasongood Road and Asset Protection Zones be based on a maximum bushfire attack level of 19 kW/m²*
 - b. *In respect of 111 Woollamia Road, to potentially enable a three lot subdivision based on establishment of a reciprocal right of way between Woollamia Road and Falls Road as*

outlined in the report prepared by SET Consultants, subject to the owner surrendering the consent for three tourist cabins (DA00/2847) which have not yet been constructed.

2. *Revise the Planning Proposal based on the above proposed development outcomes and seek the NSW Department of Planning and Environment's approval to publicly exhibit the Planning Proposal.*
3. *Prepare a draft site-specific chapter (Chapter N16) for inclusion in Shoalhaven Development Control Plan 2014 and brief Council prior to exhibiting the draft DCP chapter concurrently with the Planning Proposal.*

Thus, the outcomes sought through this PP as adopted by Council on 6 December 2016 are consistent with the views of the RFS in relation to bushfire planning issues.

Stormwater management and onsite effluent management

The potential changes to hydrology and water quality were investigated to ensure protection of Currumbene Creek catchment, SEPP 14 wetlands and the Jervis Bay Marine Park. A [Strategic Water Cycle Assessment](#) was completed by Strategic Environmental and Engineering Consulting (SEEC) in 2015. The Assessment includes a stormwater assessment (including MUSIC modelling) and an onsite effluent management assessment.

Stormwater quality modelling shows that the export of sediment and nutrients from the subject land would potentially increase by 15% to 20% if no stormwater management measures are used. However, the assessment concluded that a range of stormwater management measures can be incorporated into subdivision and dwelling application stages to mitigate the potential changes to water quality and ensure that sensitive downstream environments are protected. The assessment recommended that to ensure this will be achieved, future subdivision applications should be assessed using the Neutral or Beneficial Effect (NorBE) assessment methodology. This recommendation has been incorporated into the draft Development Control Plan (DCP) Chapter N16.

The onsite effluent management assessment concluded that household wastewater can be appropriately managed on site, and provided recommendations to ensure that the downstream environment is not impacted. These recommendations have been incorporated into the draft site-specific chapter of Shoalhaven Development Control Plan (DCP) 2014 (Chapter N16) exhibited with this PP.

Biodiversity

To demonstrate consistency with Ministerial (117) Direction 2.1 – Environment Protection Zones and relevant Commonwealth/State legislation a strategic preliminary biodiversity assessment was completed by Council in 2014. The purpose of the assessment was to provide an overall indication of the ecological values of the site with particular emphasis on threatened species. The resulting preliminary constraints mapping provided the basis for identifying land potentially suitable for residential subdivision. The results are discussed later in this PP.

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

Consistent with use of the Standard Instrument LEP, the lot size map needs to be amended to allow further subdivision to occur. The proposed changes to the Lot Size Map are based on and consistent with strategic investigations undertaken by Council, and will limit the extent of subdivision.

Land mapped as 'moderate-high' and 'high' biodiversity habitat is proposed to be identified on the Terrestrial Biodiversity map, to which clause 7.5 of Shoalhaven LEP 2014 applies.

More detailed planning controls incorporated into the draft Chapter N16 in Shoalhaven Development Control Plan 2014 (SDCP 2014) to ensure the objectives of this PP are achieved, such as bushfire risk management, biodiversity, stormwater management and onsite effluent management.

The combination of the proposed changes to the LEP and a new site-specific DCP chapter is the most appropriate way to ensure the intended outcomes of the PP are delivered, while providing an appropriate level of flexibility.

Is there a net community benefit?

The future of the Falls Creek / Woollamia Rural Residential Deferred Areas has been uncertain since proposed changes to allow increased densities were deferred from the Rural Plan in 1999. As a result, the community and the landowners have been unsure of what future development may occur across the deferred areas. Finalisation of the PP will resolve this uncertainty for the landowners and the community. An additional 16 rural residential lots will potentially be created.

Relationship to strategic planning framework (Section B)

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)?

The *Jervis Bay Settlement Strategy (JBSS)* was endorsed by the NSW State Government and is reflected in the *Illawarra-Shoalhaven Regional Plan (2015) (ISRP)*. In relation to the rural residential deferred areas, the JBSS contains the following action:

“The potential for the existing rural residential deferred areas to accommodate increased densities will be resolved in accordance with the guiding principles and policy actions outlined in this Strategy. In order to achieve increased densities, an understanding of the baseline environmental condition should be investigated and the potential cumulative impacts should be addressed.”

This PP will conclude Council's investigations of the Falls Creek / Woollamia Rural Residential Deferred Areas, enabling the creation of 16 additional rural residential lots.

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

Council's *Community Strategic Plan, Shoalhaven 2023* provides the long-term direction for the overall development of the City and is a tool for managing private and public development in the Shoalhaven. This proposal is consistent with the objectives, strategies and delivery programs for Shoalhaven 2023 as follows:

Objective 2.2: *Population and urban settlement growth that is ecologically sustainable and carefully planned and managed.*

Strategy 2.4.2: *Develop land use and related plans for the sustainable growth of the City which use the core principles of the Growth Management Strategy and ESD principles, also carefully considering community concerns and the character of unique historic townships.*

Delivery Program 2014 - 2017

Activity 2.3.01: Ensure that important environments are protected through the planning controls while facilitating development where appropriate.

Strategic Action: 2.3.01.1: Formulate and review planning controls that support high quality land use and developments for the City.

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

A checklist of State Environmental Planning Policies (SEPP's) is provided in Appendix 1. The PP is consistent with the applicable State Environmental Planning Policies (SEPP's) including the Rural Lands SEPP.

The subject land is not affected by the draft Coastal Management SEPP.

Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The proposal is consistent with all relevant section 117 Ministerial Directions. Refer to the section 117 checklist provided in Appendix 2.

Environmental, Social and Economic Impact (Section C)

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?

A Strategic Environmental Assessment was completed by Council in 2014. The findings were reported to Council's Development Committee on [15 July 2014](#) and significant reductions were made to the area under investigation based on the habitat quality assessment.

Habitat quality was categorised as:

- High
- Moderate-high
- Moderate
- Moderate-low
- Low

The results of the Strategic Environmental Assessment are shown in Figure 7 and Figure 8 for Woollamia Road and Seasongood Road respectively.

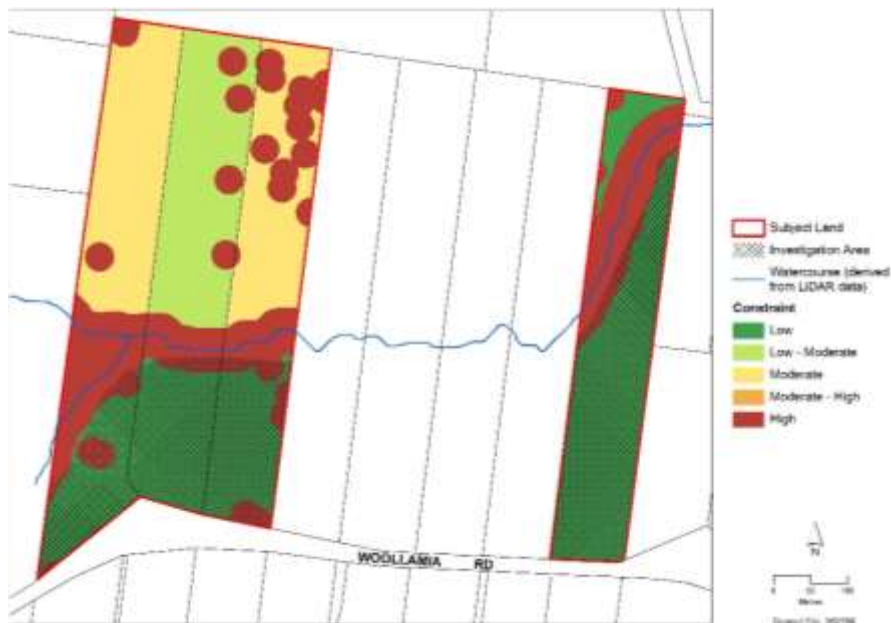


Figure 7 – Updated biodiversity constraint categories, Woollamia Road

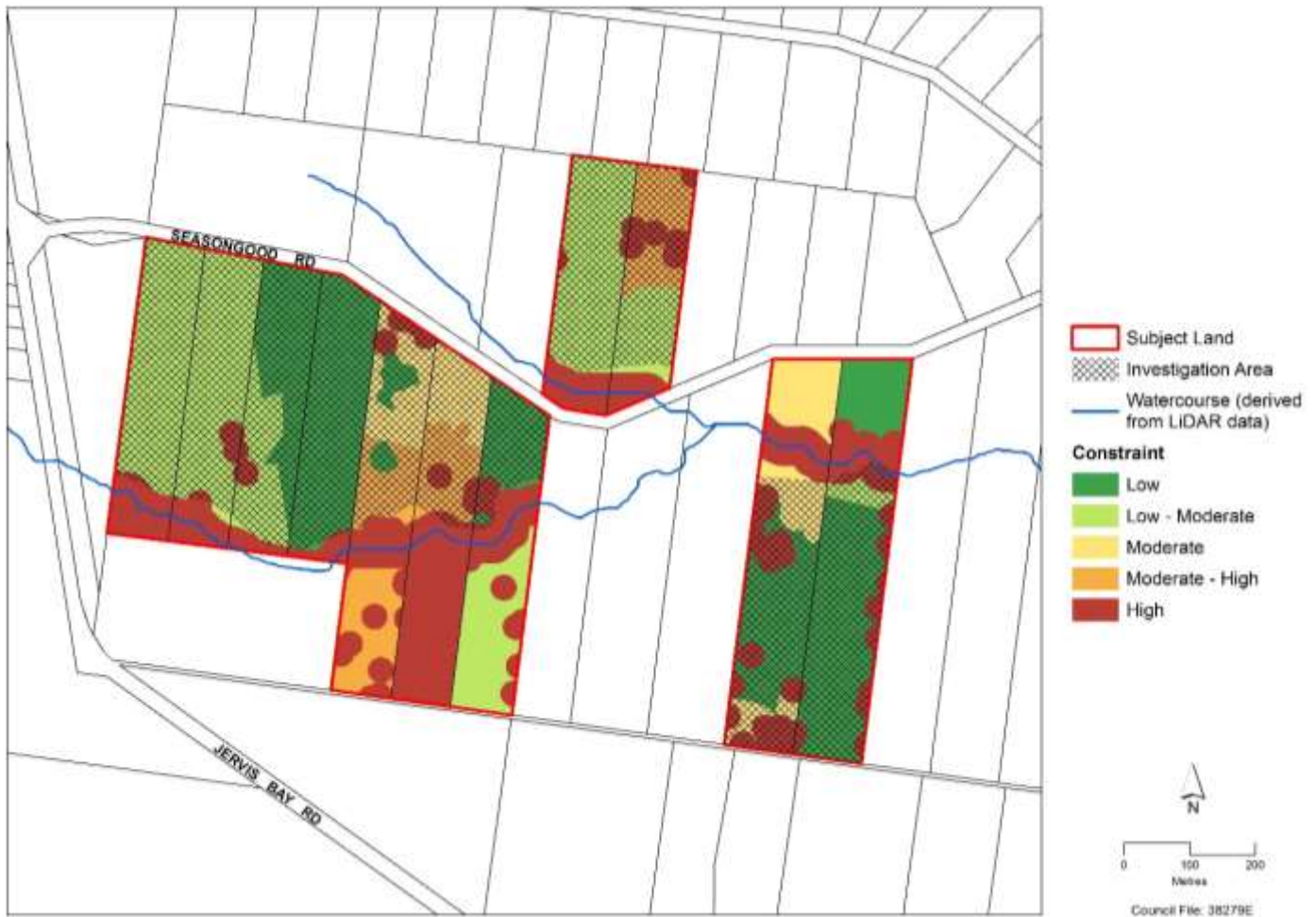


Figure 8 – Updated biodiversity constraint categories, Seasonsgood Road

Further subdivision and residential development will be confined to the investigation area, most of which has been cleared or is modified to varying extents. Nevertheless, native vegetation will need to be cleared to accommodate subdivision and development, including some areas of moderate-high and high biodiversity value land. Removal of any such vegetation will require a biodiversity assessment at subdivision stage and appropriate targeted surveys will be needed as part of the assessment. (This is the responsibility of each development applicant.) The biodiversity constraint mapping provides an indication of the level of assessment that will be required.

With the exception of isolated individual habitat trees, the moderate-high and high constraint land is also proposed to be identified as “Biodiversity – significant vegetation” on the Biodiversity Map, to which clause 7.5 (Terrestrial Biodiversity) of Shoalhaven LEP 2014 applies.

The subject land is not mapped as habitat corridor in the Illawarra-Shoalhaven Regional Plan.

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

In accordance with the requirements of the gateway determination, a Strategic Water Cycle Assessment (SWCA) was completed on Council’s behalf by SEEC in 2015. The SWCA included two components; a stormwater assessment; and an onsite effluent management assessment. The SWCA can be accessed online at: <http://doc.shoalhaven.nsw.gov.au/DisplayDoc.aspx?record=D17/3649>

The findings are summarised below and the recommendations have been incorporated into the draft Chapter N16 in SDCP 2014 prepared in conjunction with this PP.

Stormwater management

Subdivision and development of the subject land would ultimately result in a small increase the percentage of effectively impervious surfaces, particularly where new roads or rights of way are required. While much of the investigation area has been cleared in conjunction with existing rural residential development, some bushland would be cleared to enable rural residential development.

Modelling showed that the export of sediment and nutrients from the subject land would potentially increase by 15% to 20% if no stormwater management measures are used. However, a range of readily available stormwater management measures can be incorporated into subdivision and dwelling application stages to mitigate the potential changes to water quality and ensure that sensitive downstream environments are protected. To ensure this will be achieved, it was recommended that future subdivision applications be assessed using the Neutral or Beneficial Effect (NorBE) assessment methodology. This is proposed to be adopted as part of Chapter N16 in SDCP 2014.

A conceptual stormwater treatment train was designed and modelled for a hypothetical subdivision. The results showed that NorBE could be met with readily adopted water quality measures.

Onsite effluent management

The onsite effluent management assessment concluded that if “...*new wastewater systems are designed, installed, managed and maintained appropriately there should be little impact of wastewater on the receiving waters; nutrients and pathogens should be assimilated by the soils and/or used by the vegetation.*” The recommendations, which are summarised below, have been included in draft Chapter N16 in Shoalhaven DCP 2014.

- The low permeability of the soils make them unsuitable for disposal of primary treated effluent in an absorption system.
- Household wastewater should be treated to secondary standard (with disinfection), such as by an Aerated Wastewater Treatment system (AWTS) or equivalent, and applied to a dedicated effluent application area (EAA) via a sub-surface pressurised or dose-loaded system.
- A typical five-bedroom home on town water would require an EAA of 970 m² (based on water and nutrient balance calculations).
- EAAs should meet the setback requirements in DCP Chapter G8 (onsite sewage management) including 40 m for local watercourses, dams and drainage depressions.
- Stormwater should be diverted around and EAAs.
- The EAAs should be well vegetated.

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

The potential social and economic effects are far less significant as a result of the PP being considerably downsized since it was submitted for gateway determination in 2012. The PP will potentially result in the creation of 16 additional rural residential lots. A social/economic benefit analysis is not considered necessary.

State and Commonwealth Interests (Section D)

Is there adequate public infrastructure for the planning proposal?

The subject land is within a dispersed rural residential / hobby farming / bushland setting with limited access to infrastructure.

Public transport is extremely limited. Residents are, and will be heavily reliant on motor vehicles to access commercial, community and retail infrastructure, the nearest of which are located at Nowra and Vincentia.

Advice from Shoalhaven Water shows that reticulated sewerage will not be provided in the foreseeable future. Household wastewater will need to be managed onsite. Recommendations from the Strategic Water Cycle Assessment in this regard have been incorporated into draft Chapter N16 of Shoalhaven DCP 2014 including onsite effluent and stormwater management requirements.

The provision of any additional local road infrastructure will be the responsibility of each subdivision applicant at subdivision stage.

What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

The Gateway determination issued on 29 August 2012 requires Council to consult with the following public authorities:

- Jervis Bay Marine Park Authority (JBMPA)
- NSW Rural Fire Service (RFS)
- Office of Environment and Heritage (OEH)
- Local Land Services (formerly Southern Rivers Catchment Authority)
- Endeavour Energy
- Transport for NSW (Roads and Maritime Services)
- Department of Primary Industries (Office of Water)

- Department of Primary Industries (Fisheries)
- Shoalhaven Water

The feedback of each of the above agencies will be sought formally in conjunction with the PP exhibition. There has been ongoing consultation with a number of the above State Government agencies on key issues as the planning process has progressed. A meeting was held with JBMPA, RFS, OEH and P&E on 22 July 2014. A number of other agencies were unable to attend.

More recently, Council has liaised with the RFS to resolve concerns regarding bushfire risk and DPI in respect of watercourse crossings.

Council has not consulted with any Commonwealth agencies in relation to this PP.

Part 4 – Mapping

The proposed changes to the lot size map are shown in Figure 9 and Figure 10 for Woollamia Road and Seasongood Road respectively.



Figure 9 - Proposed lot size map, Woollamia Road, Falls Creek



Figure 10 - Proposed lot size map, Seasongood Road, Woollamia

The proposed changes to the terrestrial biodiversity map are shown in Figure 11 and Figure 12 for Woollamia Road and Seasongood Road respectively.



Figure 11 – Proposed terrestrial biodiversity map, Woollamia Road, Falls Creek



Figure 12 - Proposed terrestrial biodiversity map, Seasongood Road, Woollamia

Part 5 – Details of Community Consultation

Council will exhibit the PP in accordance with the requirements of section 57 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

The proposed exhibition period for this proposal will be at least 28 days and it will be exhibited concurrently with draft Chapter N16 of SDCP 2014 which will provide additional objectives, planning controls and supporting information. An explanatory statement will be prepared for inclusion in the exhibition material package.

Public notification of the exhibition will include a notice in the local newspaper and a notice on Council's website and hard copies will be available at Council's administrative building, Nowra. Affected landowners will also be advised in writing.

Part 6 – Project timeline

The following milestone timeframes are anticipated; they will be revised if any significant delays are encountered.

Table 3 - Planning Proposal Project Timeline

Task	Anticipated Timeframe
Commencement date (date of Gateway determination)	29 August 2012
Completion of Gateway determination requirements	April 2017
Public exhibition	May/June 2017
Consideration of submissions	July 2017
Post exhibition consideration of PP	July/August 2017
Finalisation and notification of Plan	August/September 2017

Appendix 1 SEPP Checklist

SEPP	Name	Applicable	Not inconsistent	Comments
1	Development Standards	✓	✓	
14	Coastal wetlands	✓	✓	
19	Bushland in Urban Areas	✗	✓	
21	Caravan parks	✓	✓	
26	Littoral rainforests	✓	✓	
30	Intensive agriculture	✓	✓	
33	Hazardous and Offensive development	✓	✓	
36	Manufactured home estates	✓	✓	
44	Koala habitat protection	✓	✓	
50	Canal estate development	✓	✓	
52	Farm Dams and Other Works in Land and Water Management Plan Areas	✗	✓	
55	Remediation of land	✓	✓	
62	Sustainable aquaculture	✓	✓	
64	Advertising and signage	✓	✓	
65	Design quality of residential flat development	✓	✓	
70	Affordable Housing (Revised Schemes)	✗	✓	
71	Coastal protection	✓	✓	
--	Affordable Rental Housing 2009	✓	✓	
--	BASIX : 2004	✓	✓	
--	Exempt and Complying Development Codes 2008	✓	✓	
--	Housing for Seniors or People with a Disability 2004	✗	✓	
--	Infrastructure 2007	✓	✓	
--	Integration and Repeals 2016	✓	✓	
--	Kosciuszko National Park—Alpine Resorts 2007	✗	✓	
--	Kurnell Peninsula 1989	✗	✓	
--	Mining, Petroleum Production and Extractive Industries 2007	✓	✓	
--	Miscellaneous Consent Provisions 2007	✓	✓	
--	Penrith Lakes Scheme 1989	✗	✓	
--	Rural Lands 2008	✓	✓	The PP will result in an increased density/intensification of rural residential development. The SEPP applies to the consideration of development applications for subdivisions in a rural residential zone. The land is already zoned 'R5 - Large Lot Residential', referred to as 'rural residential' in the SEPP. Its rural values for agricultural production have already been acknowledged as low with the R5 zoning.
--	State and Regional Development 2011	✓	✓	

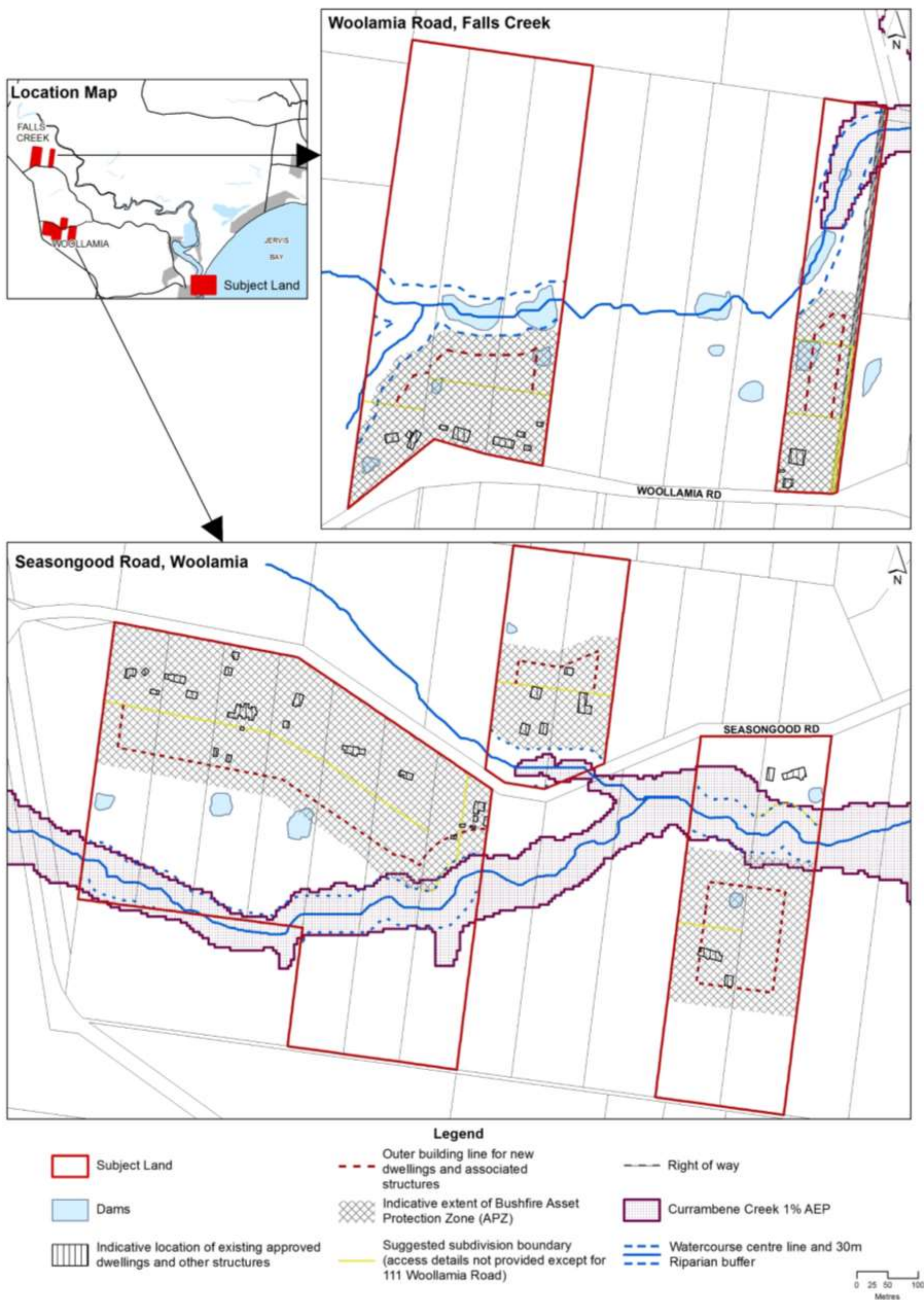
--	State Significant Precincts 2005	✓	✓	
--	Sydney Drinking Water Catchment 2011	✗	✓	
--	Sydney Region Growth Centres 2006	✗	✓	
--	Three Ports 2013	✗	✓	
--	Urban Renewal 2010	✗	✓	
--	Western Sydney Employment Area 2009	✗	✓	
--	Western Sydney Parklands 2009	✗	✓	

Appendix 2 Section 117 Ministerial Directions Checklist

Direction		Applicable	Relevant	Consistent	Comments
1 Employment and Resources					
1.1	Business and Industrial Zones	✓	✗	NA	
1.2	Rural Zones	✗	✗	NA	Does not apply to R5 – Large Lot Residential zoned land.
1.3	Mining, Petroleum Production and Extractive Industries	✓	✗	NA	
1.4	Oyster Aquaculture	✓	✗	NA	Currambene Creek is not an identified Priority Oyster Aquaculture Area and has no leases within National Parks Estate.
1.5	Rural lands	✗	✗	NA	Does not apply to R5 – Large Lot Residential zoned land.
2 Environment and Heritage					
2.1	Environmental Protection Zones	✓	✓	✓	Environmentally sensitive land as determined by a strategic environmental assessment, is proposed to be added to the Terrestrial Biodiversity Map.
2.2	Coastal Protection	✗	✗	NA	Does not affect the subject land.
2.3	Heritage Conservation	✓	✓	✓	No items of heritage significance are known to occur within the area proposed for rural residential subdivision, which are confined to land which is cleared/disturbed.
2.4	Recreation Vehicle Area	✗	✗	NA	
3 Housing, Infrastructure and Urban Development					
3.1	Residential Zones	✓	✓	✓	The PP will enable additional rural residential living opportunities.
3.2	Caravan Parks and Manufactured Home Estates	✓	✗	NA	
3.3	Home Occupations	✓	✗	NA	
3.4	Integrating Land Use and Transport	✓	✓	✓	The PP will create a minor increase in rural residential living opportunities. Residents will be reliant on car transport.
3.5	Development Near Licensed Aerodromes	✗	✗	NA	
3.6	Shooting Ranges	✗	✗	NA	
4 Hazard and Risk					
4.1	Acid Sulphate Soils	✗	✗	NA	
4.2	Mine Subsidence and Unstable Land	✗	✗	NA	
4.3	Flood Prone Land	✓	✓	✓	Mapping from the adopted Currambene and Moona Moona Creeks Floodplain Risk Management Study and Plan has been considered and no additional subdivision is proposed within the identified flood liable land.
4.4	Planning for Bushfire Protection	✓	✓	✓	The PP and supporting DCP chapter have been designed to address the RFS's earlier concerns regarding consistency with Planning for Bushfire Protection.
5 Regional Planning					
5.1	Implementation of Regional Strategies	✗	✗	NA	
5.2	Sydney Drinking Water Catchments	✗	✗	NA	
5.3	Farmland of State & Regional Significance Far North Coast	✗	✗	NA	
5.4	Commercial & Retail Development North Coast	✗	✗	NA	

5.8	2 nd Sydney Airport: Badgerys Creek	✗	✗	NA	
5.9	North West Rail Link Corridor Strategy	✗	✗	NA	
5.10	Implementation of Regional Plans	✓	✓	✓	The PP is consistent with an action in the JBSS, an endorsed strategy, and therefore is consistent with the I-SRP.
6 Local Plan Making					
6.1	Approval and Referral Requirements	✓	✗	NA	
6.2	Reserving Land for Public Purposes	✓	✗	NA	
6.3	Site Specific Provisions	✓	✗	NA	

Potential Subdivision and Development Outcomes Falls Creek / Woollamia Deferred Areas Planning Proposal



Appendix 4 Supporting Studies

[Strategic Water Cycle Assessment \(SEEC, 2015\)](#) (pdf, 5 mb)

[Preliminary Bushfire Assessment \(SCC, 2014\)](#) (pdf, 4.5 mb)

[Strategic Environmental Constraints \(SCC, 2014\)](#) (pdf, 4.5 mb)

Appendix 5 Council Reports and Resolutions

Report (including relevant correspondence and other attachments)	Resolution
6/11/2011 Commencement of rezoning investigations (pdf 788 kb)	MIN11.899
21/1/2013 Gateway determination issued (pdf 471 kb)	D13/17566
16/9/2013 Landowner survey results (pdf 645 kb)	D13/238698
3/12/2013 Reduced boundary of PP (pdf 1.2 mb)	D13/313205
15/7/2014 Progress report: preliminary environmental & bushfire constraints (pdf 6 mb)	D14/179848
2/9/2014 State agency feedback and reduced boundaries of PP (pdf 1.6 mb)	D14/227191
14/7/2015 Progress report and landowner exclusions (pdf 387 kb)	D15/203957
5/4/2016 Report on bushfire planning issues (pdf 1.2 mb)	MIN16.225
6/12/2016 Report on outcome of landowners' bushfire assessments (pdf 2.4 mb)	MIN16.945