

Goodland Road, Woollamia - Paper Subdivision

June 2020

A “paper subdivision” describes land containing lots that only have recognition on paper and, in many cases, have no formed roads, reticulated water, sewer or electricity. This factsheet provides information on the Goodland Road Paper Subdivision at Woollamia (refer to Map on page 3). Goodland Road is a “small lot rural paper subdivision” with an area of approximately 4 hectares and a paper subdivision of 14 lots, initially subdivided in 1917. The lots range in size from 2630 m² to 3010 m² and currently have no dwelling entitlement.

The process to change planning controls to resolve development potential and protect environmental values across the site was discontinued in late 2017.

Planning Proposal process discontinued

On 14 November 2017, Council resolved *“not to proceed with the rezoning investigations until such time as all affected landowners fully commit to the matter and the costs associated with it.”*

The report considered by Council on the matter can be accessed in the reports table below. The report presented possible options to reconsider the rezoning investigations on the site, recognising the broader community will benefit if this long-standing issue is resolved consistent with the actions specified within the Jervis Bay Settlement Strategy (JBSS).

Planning Proposal Information

The purpose of the Planning Proposal (PP) was to identify land suitable for development purposes on the subject site and to provide for the conservation of land unsuitable for development. The PP sought to enable a community title development option and rezoning of the land to allow 7 dwelling houses with the residual land to be communally owned and managed for conservation purposes. Documents associated with the draft proposal can be accessed using the links below.

- [Goodland Road Planning Proposal - LP384](#)
- [Draft Voluntary Planning Agreement](#)
- [LP 384 Attachments Folder](#) - large file 18.9 mb

Background

The Goodland Road investigation area has a long history, summarised briefly below. For more information refer to the exhibited Planning Proposal documents.

- Area was initially subdivided in 1917 as part of the “Woollamia Estate”
- In 1964 the land was given a “non-urban” zoning under the Interim Development Order No. 1 (IDO No.1) with a minimum lot size of 40 ha being required to erect a dwelling.
- In 1995 a draft plan to allow single dwellings on all of the lots was refused by the then Minister on the basis of environmental constraints.
- The matter was deferred for consideration in the Jervis Bay Settlement Strategy (JBSS). The JBSS was endorsed in 2003 and identifies that the subject land is suitable for investigation.
- Between 2005-2010 a draft plan was prepared in consultation with landowners. In 2010, state planning control changed, necessitating updating of range of environmental and technical supporting studies.
- A draft Planning Proposal and supporting studies were exhibited for public comment in mid 2013.
- In 2013 due to lack of consensus and commitment from the landowners, Council resolved to not proceed with the proposal.

Council reports and resolutions

Report	Resolution
Report to Council 31 July 2012 - Planning Proposal (LP384) - Draft Voluntary Planning Agreement and Draft Landowners Agreement.	MIN12.933
Development Committee Report 9 October 2013 - Exhibition outcomes and recommendation not to proceed at this time	D13/261500
Development Committee Report 14 November 2017 - Landowner Commitment and Future Investigation	MIN17.963

