

Woollamia Falls Creek Deferred Areas - Paper Subdivision

September 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 Woollamia Falls Creek Deferred Areas Paper Subdivision (refer to Map at the end of this factsheet).

New Planning Controls Commenced in 2018

New planning controls for the Woollamia / Falls Creek area came into effect on on 20 April 2018 via Amendment No.17 to the Shoalhaven Local Environmental Plan 2014 (SLEP 2014). This Amendment allowed increased rural residential densities on 15 lots in the Woollamia / Falls Creek area, along Woolamia Road and Seasongood Road (refer to Map at the end of this Fact Sheet).

A site-specific Development Control Plan (DCP) Chapter (Chapter N16 Falls Creek/Woollamia Rural Residential Areas) was also introduced to guide subdivision and development in the area.

Applications for development in the area must comply with the provisions of Chapter N16 Falls Creek/Woollamia Rural Residential Areas, which includes provisions relating to (but not limited to):

- Bushfire risk management
- Biodiversity conservation
- On-site effluent management, and
- Stormwater management and flooding,

as well as other relevant DCP Chapter and planning controls.

Background

In 1999, the city-wide Rural Plan proposed to amend the zoning of 344 rural-zoned properties in the Woollamia / Falls Creek locality, to potentially enable increased rural residential housing opportunities. However, this proposal to allow further subdivision was deferred from the subsequent Amendment 127 to planning controls within the Shoalhaven Local Environmental Plan (LEP) 1985. An action to resolve the development potential for these 'deferred areas' was included in the Jervis Bay Settlement Strategy (JBSS) in 2003.

The Falls Creek / Woollamia Deferred Areas Planning Proposal (PP) - LP406 was initiated in 2011 in response to the action within the JBSS. This Planning Proposal sought to amend planning controls to resolve planning uncertainties regarding future development of the land. Following extensive planning investigations (see links to completed studies below) and identification of significant physical constraints, the extent of land covered by the planning proposal was reduced. Ultimately, planning controls were amended in 2018 to allow for some limited subdivision and development on 15 lots (the subject land - refer to map) and to protect sensitive environmental values in the locality. Future subdivision and development is not able to be carried out on land outside the 'subject land investigation areas' described within the Development Control Plan Chapter N16 Falls Creek / Woollamia Rural Residential Areas.

Other Information

- [Adopted \(Final\) Planning Proposal, October 2017](#)
- [Strategic Water Cycle Assessment](#), SEEC October, 2015
- [Preliminary Bushfire Assessment](#), Shoalhaven City Council, February 2014
- [Strategic Environmental Constraints Report](#), Shoalhaven City Council, February 2014

Council reports and resolutions

Report	Resolution
Commencement of rezoning investigations, 2011	MIN11.899
Gateway determination issued, 2013	D13/17566
Landowner survey results, 2013	D13/238698
Reduced boundary of PP, 2013	D13/313205
Progress report: preliminary environmental & bushfire constraints, 2014	D14/179848
State agency feedback and reduced boundaries of PP, 2014	D14/227191
Progress report and landowner exclusions, 2015	D15/203957
Report on bushfire planning issues, 2016	MIN16.225
Report on outcome of landowners' bushfire assessments, 2016	MIN16.945
Report & resolution to exhibit PP and Draft DCP Chapter N16, 2017	See report
Report & resolution on exhibition outcomes of PP & DCP Chapter N16, 2017	See report

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

