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## 1 INTRODUCTION

1. The Port Kembla (Gloucester Boulevard) Precinct Plan is included in Part D of the DCP. Part A of the DCP contains the Introduction. Part B in the DCP provides land use based controls including controls for residential subdivision, residential development and industrial development. Part C of the DCP provides city wide controls for specific land uses. Part E of the DCP contains city wide planning / environmental assessment control chapters which may apply to certain lands in this precinct.
2. In the event that the provisions contained in this precinct plan are inconsistent with the provisions of any other part of the DCP, the provisions of this precinct plan shall prevail to the extent of the inconsistency.

## 2 LAND TO WHICH THIS PLAN APPLIES

1. This plan applies to Lot 1, DP 852309, Lot 51, DP 1002696, Gloucester Boulevard, Port Kembla as shown in Figure 1 below.

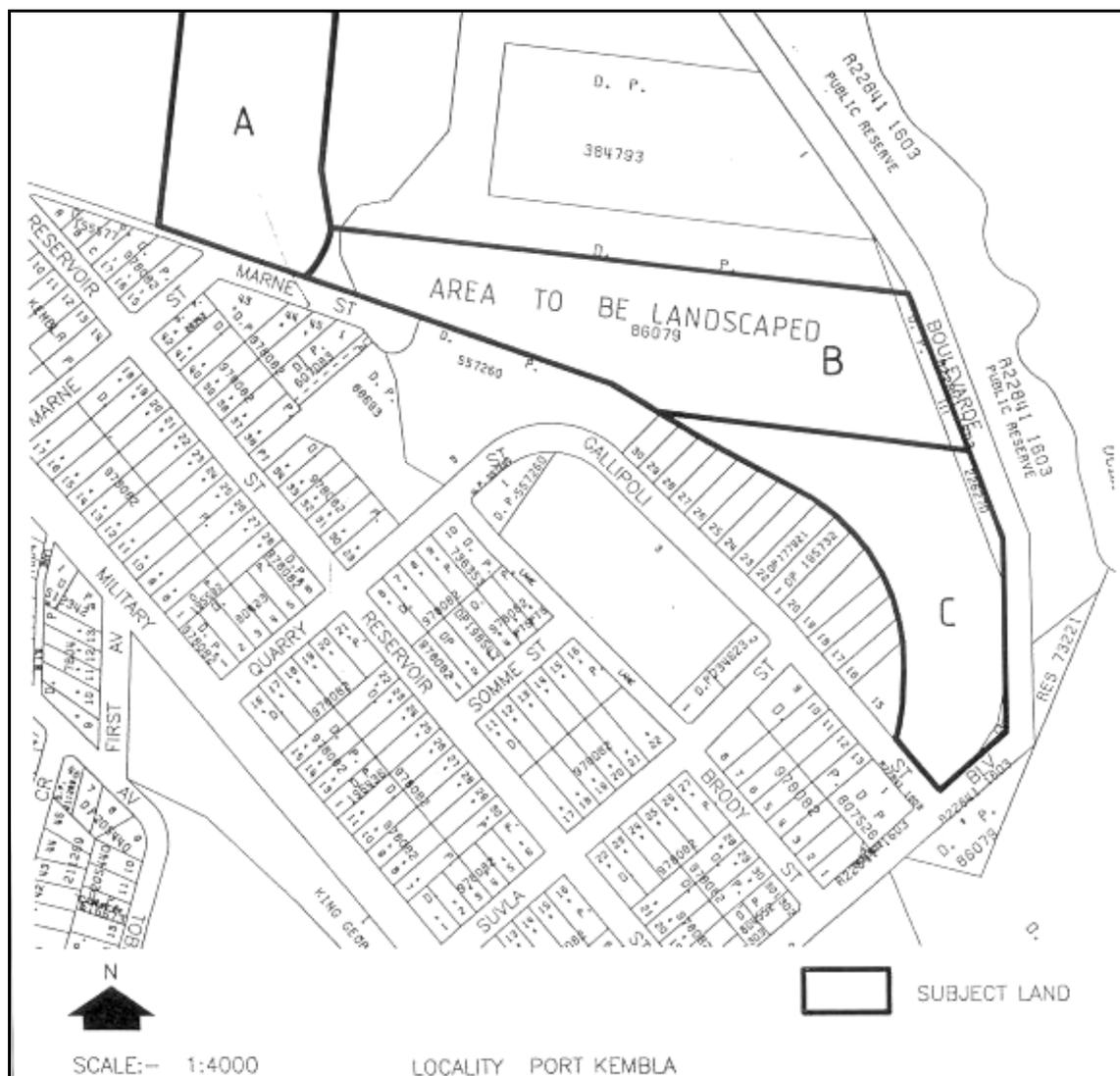


Figure 1: Land to which this DCP applies

### 3 AIMS AND OBJECTIVES

1. The key aims and objectives of this precinct plan are:
  - (a) To ensure that there is no subdivision or other development of the land if it is chemically contaminated;
  - (b) To provide a landscaped buffer strip between new and existing residential development and the heavy industrial area of Port Kembla;
  - (c) To provide a public accessway from the north western end of Gallipoli Street to MM Beach;
  - (d) To protect ocean views enjoyed by existing residents; and
  - (e) Retain existing mature trees for their landscape value to provide a screen between existing residential and industrial development.

### 4 DEVELOPMENT CONTROLS

- (a) Any re-development of the subject land, especially Areas A & B will require an appropriate site contamination impact assessment. Refer to the requirements of the Contaminated Land Management chapter in Part E of the DCP.
- (b) Development consent shall not be given to the subdivision of the land until the applicant has prepared a landscape plan for Area B on the map accompanying this plan, and has given a written undertaking to the Council to complete the landscaping within an agreed period of time.
- (c) Any subdivision or development of the land in Lot 51, DP 1002696 will require the provision for a public access way (ie at the applicant's expense), between Areas B and C on the map accompanying this plan.
- (d) A plan of subdivision of the land shall provide for the levelling of the surface of Area C on the map accompanying this plan in an even gradient from the rear property boundaries of the residential lots in Gallipoli Street to Gloucester Boulevard.
- (d) The height of residential development in Area C shall be in accordance with height controls contained in Wollongong Local Environmental Plan 2009 (Height of Buildings map) and the Residential Development chapter contained in Part B of the DCP.
- (e) Roof pitches of residential development on Area C shall be no greater than 20°.
- (f) The trees in Area A and listed in the schedule accompanying this plan shall be retained. Any Development Application for Area A shall include a tree survey accurately indicating the location, height, spread and botanical name of all trees on the site and identify any proposed to be removed.

SCHEDULE 1

- 1 & 2 Three (3) Brushbox (*Tristania confertifolia*) and two (2) Pyramid Trees (*Lagunaria patersonia*)
- 3 Brushbox
- 4 Camphor Laurel (*Cinnamomum camphora*)
- 5 Two (2) Coral Trees (*Erythrina phlebocarpa*)
- 6 Yellowbox (*Eucalyptus melliodora*)
- 7 Norfolk Island Pine (*Araucaria heterophylla*)
- 8 Norfolk Island Pine
- 9 Cabbage Tree Palm (*Livistona australis*)
- 10 Pine Sp
- 11 Norfolk Island Pine
- 12 Brushbox
- 13 Two (2) Norfolk Island Pines
- 14 Pine Sp
- 15 Norfolk Island Pine
- 16 Pine Sp
- 17 Pine Sp
- 18 Six (6) Hills Weeping Figs (*Ficus hillii*)
- 19 Two (2) Coral Trees
- 20 Moreton Bay Fig (*Ficus macrophylla*)
- 21 Norfolk Island Pine
- 22 Podocarpus Sp
- 23 Canary Date Palm (*Phoenix canariensis*)
- 24 Three (3) Norfolk Island Pines
- 25 Norfolk Island Pine
- 26 Norfolk Island Pine
- 27 Norfolk Island Pine
- 28 Norfolk Island Pine
- 29 Pyramid Tree
- 30 Norfolk Island Pine
- 31 Norfolk Island Pine
- 32 Norfolk Island Pine.

