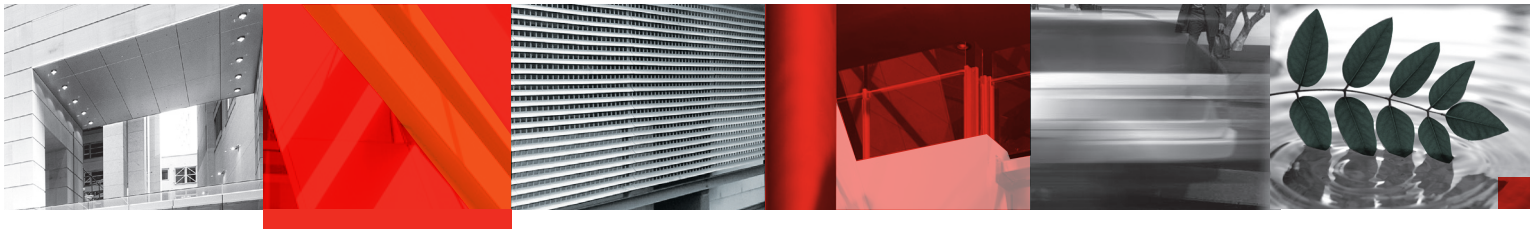


## Submission in Relation to Proposed Rezoning of Certain Lands



Lot 1 DP 112876, Lot 1 DP 342364, Lot 1 DP 375642  
and Lot 16 DP 255197 Walker Street, Helensburgh  
LEP Amendment

Submitted to Wollongong City Council  
On Behalf of A&D Blackwell Excavations Pty Ltd

December 2011 ■ 11070

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JBA Urban Planning Consultants Pty Ltd operates under a Quality Management System. This report has been prepared and reviewed in accordance with that system. If the report is not signed below, it is a preliminary draft.

This report has been prepared by: Andrew Wilson

Signature:  2.12.11

This report has been reviewed by: Terry Wetherall

Signature:  2.12.11

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## 1.0 Introduction

This submission is made in support of Council's resolution of 28 November 2011 to rezone certain lands in the Walker Street precinct to IN2 Light Industrial. This is contrary to the recommendation contained within Council's report which was to endorse the existing draft Planning Proposal for the Walker Street precinct which rezones the majority of the precinct to the RU2 Rural Landscape zone.

This submission relates specifically to those properties identified as follows:

Lot 1 DP 342364	No 169 Walker Street Helensburgh
Lot 1 DP 112876	No 159 Walker Street Helensburgh
Lot 16 DP 255197	No 161 Walker Street Helensburgh
Lot 1 DP 375642	No 165 Walker Street Helensburgh

It is considered that this zoning is necessary to allow the continuation of a resource recovery facility which has been operating on the site for over 20 years. The IN2 zone will also permit, with consent, the use of the land for landscape and garden supplies.

This submission is made on behalf of the owners of the land and the operators of the facility being Mr A Blackwell & Messrs A & A Blackwell of A & D Blackwell Excavations Pty Ltd.

The subject land is currently zoned E3 Environmental Management under the Wollongong Local Environmental Plan 2009 in which the existing resource recovery facility is a prohibited use. The current E3 Zone at Helensburgh came into effect in February 2010 is subject to a Council review of escarpment lands. The resource recovery facility has been operating on the subject land for over 20 years and there are good planning reasons to implement a new zone under the Wollongong LEP 2009 in which the existing resource recovery facility and landscape and garden supplies is a permitted use.

## 2.0 Subject Land

### 2.1 Location and context

The subject land is located on the top of the Illawarra escarpment approximately 500m south of the Helensburgh urban zone as shown in **Figures 1 and 2**.

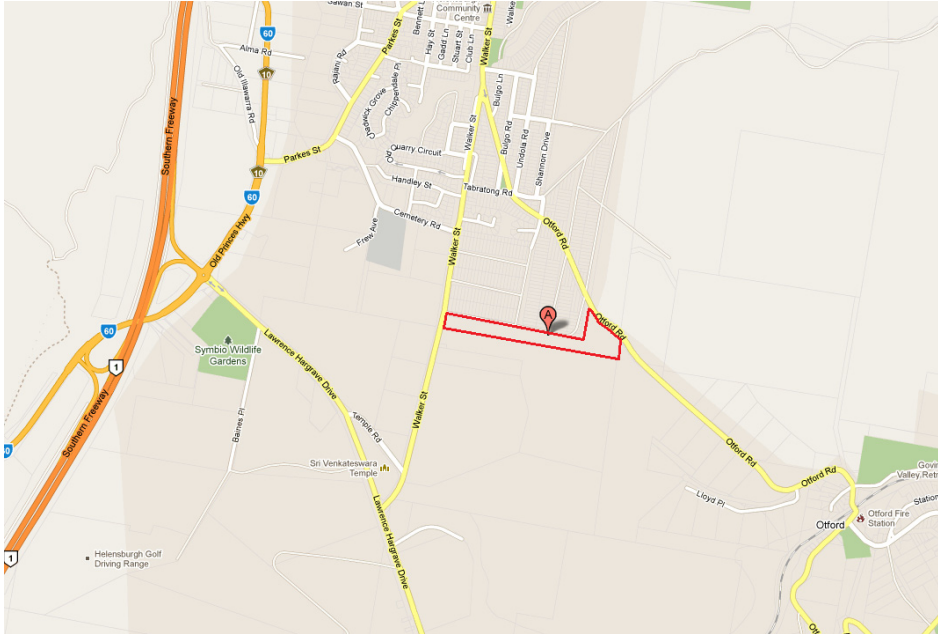


Figure 1 – Location map

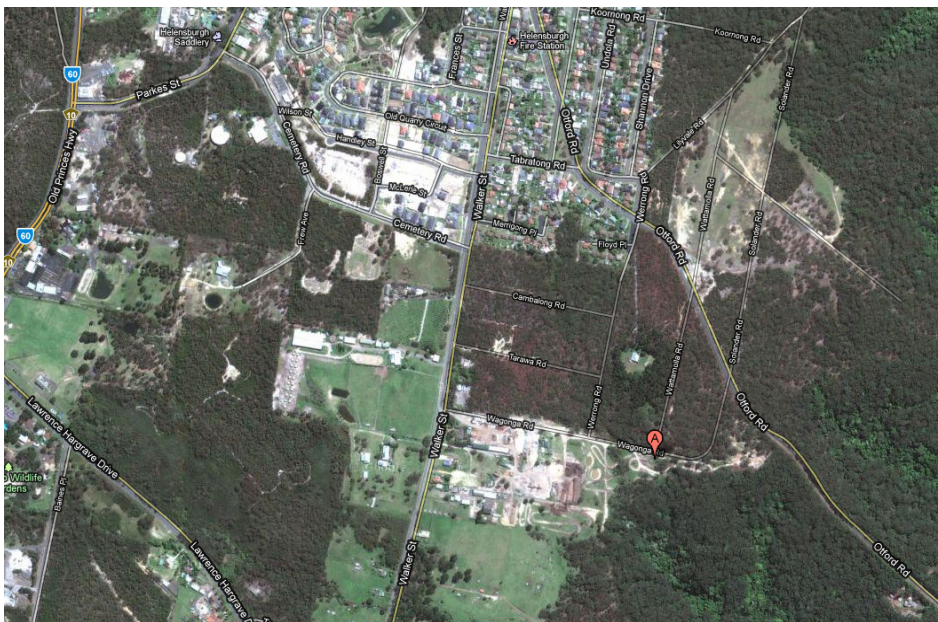


Figure 2 - Aerial Photograph

## 2.2 Site Description

The subject land is described as Lot 1 DP 112876, Lot 1 DP 342364, Lot 1 DP 375642 and Lot 16 DP 255197 at Walker Street, Helensburgh. It covers an area of approximately 30 hectares and has a frontage of approximately 200m along Walker Street.

## 2.3 Topography and slope

The site comprises gently sloping undulating land at the top of the Illawarra escarpment and falls steeply to the east to Herbert Creek.

## 2.4 Vegetation

The site has been extensively cleared over time to provide for the current resource recovery operations and associated buildings and dwellings.

The eastern part of the property includes dense native vegetation and bushland.

## 2.5 Existing development

A schedule of approvals which relate to the site are included in **Appendix A**. Of particular relevance was D83/668 granted on 22 February 1984 providing consent for clearing land for fence lines and firebreaks and use for an earth moving business, erection of storage bins and identification sign. It has been on the basis of this consent that the activities on the land have extended. Improvements now include office building and amenities, workshops, storage buildings, 2 dwellings and several demountables.

The property also includes a number of activities and processes relating to the resource recovery activities, these include crushing, shredding, composting, and stockpiling. These activities include the following:

- screening and blending VENM & ENM;
- crushing and screening of concrete, bricks, tiles, sandstone and asphalt;
- shredding, crushing, composting and screening garden and wood waste;
- sorting dry inert builders waste; and
- recycling of residual waste and transportation of residual material to off- site licensed waste facilities.

The hours of operation are as follows:

Monday to Friday:	7am - 4pm
Saturdays:	8am - 1pm

The operations have continued for many years with the knowledge of Wollongong City Council and the EPA. The consequence has been the establishment of a business which employs a minimum of 30 people full-time and 10 people part-time.

Vehicle access to the site is off Walkers Street which is a bitumen sealed public road. The site includes private internal unsealed roads which provide vehicle access for the numerous buildings and operations upon the land.

## 2.6 Surrounding land use and development

Surrounding development consists of mainly rural residential properties, agriculture and animal establishments. The adjoining properties to the north and east are densely vegetated with native bushland.

## 2.7 Current Zoning

The subject land is currently zoned E3 Environmental Management under the Wollongong LEP 2009. The objectives of the E3 Zone are:

- to protect, manage and restore areas with special ecological, scientific, cultural and aesthetic values;
- to provide for a limited range of development that does not have an adverse effect on those values.

The present use of the site falls within the definition of a 'resource recovery facility' in Wollongong LEP 2009 which *"means a building or place used for the recovery of resources from waste, including works or activities such as separating and sorting, processing or treating the waste, composting, temporary storage, transfer or sale of recovered resources, energy generation from gases and water treatment, but not including re-manufacture or disposal of the material by landfill or incineration."*

The operations also provide for landscape and garden supplies defined to mean a building or place where trees, shrubs, plants, bulbs, seeds and propagating material are offered for sale (whether by retail or wholesale) and may include the sale of landscape supplies (including earth products or other landscape and horticulture products) and the carrying out of horticulture. There are of course the uses permitted under the consent.

Both resource recovery facilities and landscape and garden supplies are prohibited uses in the current E3 Zone on the site.

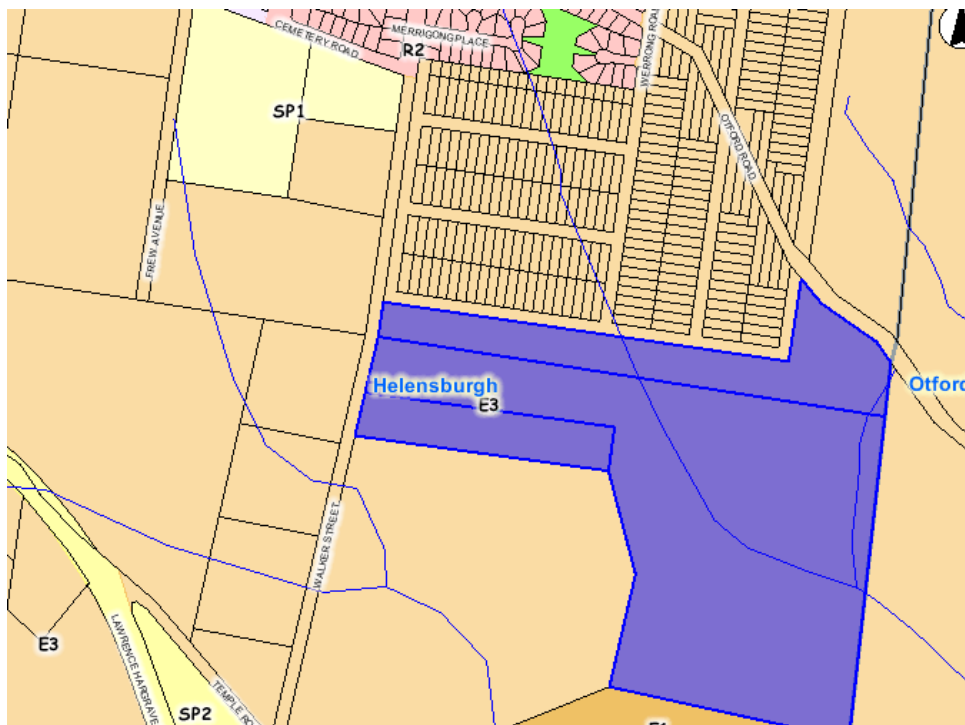


Figure 3 - Current Zoning Map (with site shaded purple)





Figure 4 - Walker Street frontage



Figure 5 - Entry Road





Figure 6 - Sheds



Figure 7 - On site Dam



Figure 8 - Portable Office



Figure 9 - Machinery Shed





Figure 10 - Portable Office



Figure 11 - Portable Managers Residence



Figure 12 - Dwelling House



Figure 13 - Mobile Crushing & Screening Plant





Figure 14 - Stockpile



Figure 15 - Process Materials Stockpile





Figure 16 - Stockpile



Figure 17 - Raw Materials Stockpile

## 3.0 Rezoning Submission

### 3.1 Intended Outcomes

The intention of this submission is to support Council's resolution to rezone the lands IN2. This support is partly based upon the existing operations on the site and the purpose sought is to:

- amend the Wollongong LEP to formalise the existing activities on the subject land with a new zoning framework in which the existing use of the site as a resource recovery facility is permissible and can continue;
- meet demand in the Wollongong LGA for a site to dispose of recoverable and recyclable waste materials, and thereby reduce the amount of waste and the area of land going to landfill;
- meet consumer demand for recycled building and landscaping materials, and thereby ease demand for use of virgin natural resources;
- generate no significant public infrastructure costs or environmental impacts.

### 3.2 Explanation of Provisions

This section provides an explanation of the proposed provisions of a Wollongong LEP Amendment. Terms used in this description have the same meaning as in the EP&A Act and the Wollongong LEP 2009.

#### Land to which the plan will apply

The LEP Amendment is proposed to apply to the land described in Section 2 of this report being Lot 1 DP 342364, Lot 1 DP 112876, Lot 1 DP 375642 and Lot 16 DP255197 at Walker Street, Helensburgh.

#### Relationship to EPIs

Wollongong LEP 2009 will continue to apply to the land as amended by the proposed LEP Amendment.

#### Amendment of Land Zoning Map

The Planning Proposal is to amend the Wollongong LEP 2009 Land Zoning Map by zoning the subject land IN2 Light Industrial.

### 3.3 Justification

#### 3.3.1 Need for the Rezoning

The rezoning is needed to formalise the continuation of the existing resource recovery facility on the site which began operations over 20 years ago and meets the demands in the Wollongong LGA for a site to dispose of recoverable and recyclable waste materials, a reduction in the amount of waste and the area of land going to landfill, and a supply of recycled building and landscaping materials. The business has grown since the granting of Development Consent in 1984 in both processing and recycling processes and in capacity. This growth has been as a response to the changing importance of sustainability requiring processing and recycling of material and through increasing demand.

Council intends to reduce local landfill and recycling activity and will soon close its Helensburgh waste disposal facility. The continuation of the resource recovery facility will make some local provision for the processing of part of the waste stream. Given that the suburb of Helensburgh is surrounded by National Park, the

local provision of such a facility will provide some encouragement in avoiding indiscriminate dumping of materials in the bushland.

The site is currently zoned E3 Environmental Management under Wollongong LEP 2009. The existing resource recovery facility is not a permitted land use in the E3 Zone. The rezoning is needed to rezone the land to a zone in which the existing resource recovery facility is permissible and can be formalised to continue operations and meet community demands for it.

The subject land is within the escarpment lands that have been the subject of Council study and strategic review explained further in Section 3.3.2 below.

### Means of Achieving the Objectives or Intended Outcomes

The rezoning of the subject land to an IN2 Light Industrial Zone is the most practical way to ensure the formalisation and continuation of the existing activities on the subject land and achieve the objectives described above in section 3.1 of this report. The rezoning needs to deliver a zoning change which will allow the current activities to be permitted on the land.

The proposed IN2 Light Industrial Zone is a most appropriate zone for the subject land and the continuation of the existing resource recovery facility. The objectives of the zone are most appropriate which are:

- *To provide a wide range of light industrial, warehouse and related land uses.*
- *To encourage employment opportunities and to support the viability of centres.*
- *To minimise any adverse effect of industry on other land uses.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.*
- *To encourage appropriate forms of industrial development which will contribute to the economic and employment growth of Wollongong.*

Waste or resource management facilities and landscape and garden supplies are permissible with consent in the IN2 zone. Wollongong LEP 2009 defines waste or resource management facility to mean a waste or resource transfer station, a resource recovery facility or a waste disposal facility.

### A net community benefit

The rezoning will formalise land uses which currently operate on site.

The consequence of this would be:

- ensuring the continued employment of 30 full-time and 10 part-time staff who are all members of the local community and contribute to the economic wellbeing of the local area;
- providing a collection and processing centre for recyclable and recoverable materials that would otherwise be designated to land fill areas;
- assisting in supporting ecological sustainable principles through recycling and the reuse of value added waste materials, and minimising the amount of waste and area of land going to landfill and minimising extraction of virgin natural resource materials; and
- ensuring the continuation of an economically viable company in economically challenging times.
- ensuring that the facility is retained within the LGA.

There will be no significant environmental costs as the operational areas on the site have been previously cleared of vegetation, and no public infrastructure costs as the necessary infrastructure is in place.

### 3.3.2 Relationship to Strategic Planning Framework

A summary of the rezoning's consistency with the strategic planning framework established in the Illawarra Regional Strategy, Council strategic planning, relevant SEPPs and Section 117 Directions is given below.

#### Is the Rezoning consistent with the objectives and actions contained within the applicable regional strategy?

The Illawarra Regional Strategy (2006-2031) provides a vision, land use strategy, policy outcomes and actions for the Illawarra region. The Strategy calls on timely and efficient planning of water, energy and waste recycling/landfill infrastructure as a critical component to the sustainable development of the Region.

Opportunities for new regional resource recovery and landfill facilities will need to be identified to provide adequate solutions to waste management over the life of the Strategy.

Council will be encouraged to promote waste avoidance and resource recovery in demolition and building work. Council will also identify and appropriately zone land required for wastewater treatment/recycling, energy, waste avoidance and resource recovery infrastructure.

It is considered that rezoning will assist in the meeting of a designated action proposed in the Strategy. Should the Helensburgh tip close in the immediate future, the need for this action to be implemented becomes more urgent.

The Strategy also includes the following provision which would be relevant to this rezoning "Employment lands are to provide a range of employment activities and are to be protected by avoiding fragmentation or re-zoning to non-employment related uses".

In addition, the purpose of including this provision within this rezoning is to highlight the fact that the existing operation provides for substantial employment within the northern suburbs of Wollongong by employing 30 full-time and 10 part-time staff. This employment is within an area where such opportunities are limited.

The rezoning also satisfies the sustainability criteria described in **Table 1** below.

**Table 1 - Sustainability Criteria**

Sustainability Criteria	Proposed Development	Comply
Infrastructure Provision	Adequate infrastructure is already available.	✓
Access	Road access is available to the site.	✓
Housing Diversity	Not relevant.	—
Employment Lands	The existing operations are employment generating. The Planning Proposal will provide an opportunity to formalise these activities.	✓
Avoidance of Risk	Part of the property is bushfire prone. Measures will be put in place to mitigate against risk.	✓
Natural Resources	The site is not suitable for agriculture nor has it been identified as being suitable for extractive industry.	✓
Environmental	The site is currently zoned for this purpose	

Sustainability Criteria	Proposed Development	Comply
Protection	and given the extent of disturbance upon the land it is considered that the rezoning suggested by Council's resolution is appropriate. There is no significant vegetation on the site with recognised ecological values that warrants protection through the retention of the E3 zoning.	✓
Quality and equity of Services	Existing services are considered adequate.	✓

### Is the Rezoning consistent with the local Council's strategic plan?

Council's strategic planning for the locality essentially comprises the review of escarpment lands that were the 7(d) Hacking River Environmental Protection Zones at Helensburgh, Otford and Stanwell Tops under the previous Wollongong LEP 1990. A report to Council of 25 May 2010 on this matter provided the following recommendations:

- The Preliminary Report on submissions to the draft Review of 7(d) lands at Helensburgh, Otford, and Stanwell Tops be made available for land owners and community feedback for a period of six (6) weeks, via Council's website;
- A final report be prepared for Council's consideration including recommendations for the preparation of a draft planning proposal to amend aspects of the Wollongong Local Environment Plan 2009;
- Further discussion occur with
  - Sydney Water to define the capacity and ability of the water and sewerage networks to accommodate any additional development;
  - The Department of Environment, Climate Change and Water to determine whether the authority is interested in any of the study area being incorporated into the Royal National Park or Garrawarra State Conservation Area or other reserve;
  - The Department of Planning, to scope the requirement for a draft planning proposal should Council resolve to commence the preparation of a draft planning proposal to amend the Wollongong Local Environmental Plan 2009 and the requirements of the Illawarra Regional Strategy.
- Letters and emails be sent to persons who made submissions advising of Council's resolution and further consultation period.

The review identified a number of planning precincts and the part of the subject land on which the existing resource recovery facility operations are carried out is within the Walker Street Precinct. The review recommended that the subject land containing the existing resource recovery facility operations be rezoned to RU2 Rural Landscape and the bushland area on the site be rezoned to E2 Environmental Conservation as shown in Figure 18 below.

An Extraordinary Meeting of Council on 5 July 2011 considered a final report on submissions received to the exhibition to determine whether a draft planning proposal should be prepared to rezone parts of the area. It was resolved that a Planning Proposal be prepared to rezone certain precincts, to retain the current provisions for some precincts and that further consultation occur on other precincts. The report advises that the Walker Street precinct consists of eleven lots. The Helensburgh Commission of Inquiry (1994) noted that this precinct had one of the highest capabilities for urban development.

During the second exhibition period, a submission, on behalf of the Blackwell Bros Pty Ltd, requested that the land be rezoned to IN2 Light Industry. The submission indicated that the land had been used for commercial purposes since the 1940s



and the land is currently being used for landscape and building supplies, earth moving and some waste recovery business. The submission suggested that the IN2 Light Industry zone was more appropriate to allow for the continuation and growth of the business. The submission indicated that the business currently employs 30 persons.

The recommendation adopted by Council was that the Planning Proposal recommend the rezoning of the Walker Street precinct to RU2 Rural Landscape and E2 Environmental Conservation.

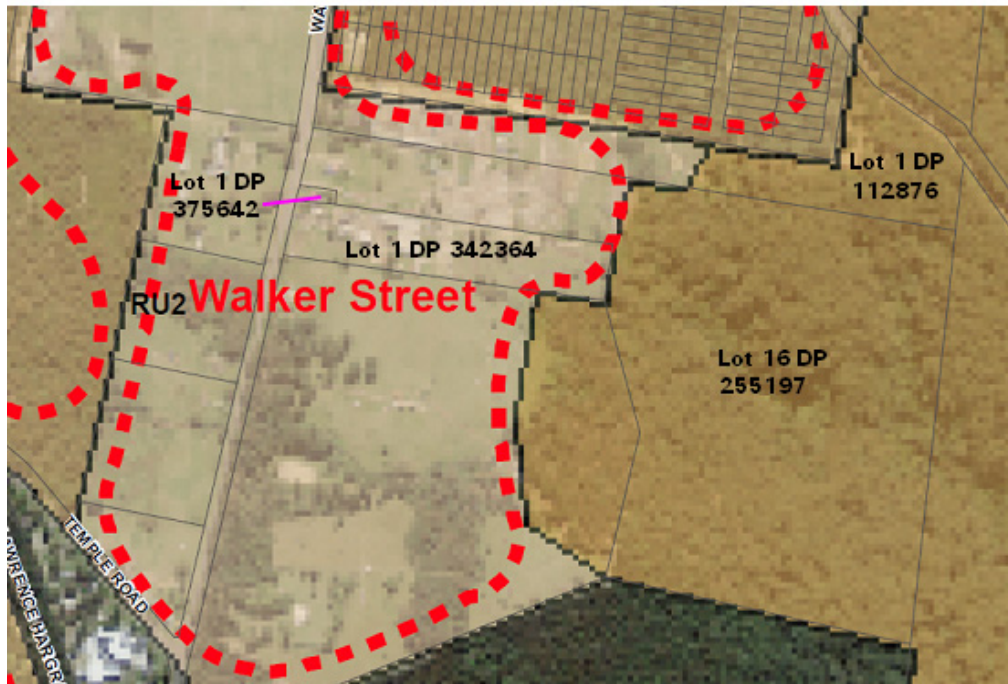


Figure 18 – Zones proposed by Council from review of escarpment lands

<b>E2</b>	Environmental Conservation
<b>RU2</b>	Rural Landscape

Council has further considered its position at its meeting of 28 November 2011 and considered the review of the 7(D) lands across a number of precincts. The subject properties are located within the Walker Street, Frew Avenue and Kelly Galls Precincts as reported to Council.

Although Council officers recommended that the Walker Street precinct be rezoned to RU2 Rural Landscape zone, Council resolved to rezone the subject land to IN2 Light Industrial.

It would appear that this decision was based on the long term operations upon the sites, its benefits in achieving sustainable outcomes, the proven operational record of the business and its economic benefits to the community.

### Is the Rezoning consistent with applicable State Environmental Planning Policies?

#### Illawarra REP

The Illawarra REP is a deemed SEPP and includes provisions relating to rural lands, coal, energy, living areas, commercial centres, escarpment, coastal lands, wetlands and water bodies, environmental heritage and high rise buildings. This rezoning will formalise existing activities on the subject land which have been in operation for over 20 years is not inconsistent with the provisions of the REP.

### Is Rezoning consistent with applicable S.117 Ministerial Directions?

The Local Planning Direction issued by the Minister for Planning for the preparation of local environmental plans that are relevant to Planning Proposals lodged under the LEP Gateway are addressed in **Table 3** below.

**Table 2 - Local Planning S.117 Directions**

Local Planning Direction	Contents	Planning Proposal	Comply
2.1 - Environmental Protection Zones	The objectives of this direction is to protect and conserve environmentally sensitive areas. A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas.	A Flora and Fauna Assessment Report is included in Appendix B and concludes that there are no threatened species, populations or ecological communities on the site, and the proposal is not likely to have a significant effect on them.	✓
4.4 - Planning for Bushfire Protection	The objectives of this direction are: (a) to protect life, property and environment from bushfire hazards by discouraging the establishment of incompatible land uses in bushfire prone areas; and (b) to encourage sound management of bushfire prone areas. Council must consult with the Commissioner of the NSW Rural Fire Service during the preparation of the draft LEP and take into account any comments made.  It is also a requirement that the draft LEP shall have regard to Planning for Bushfire Protection 2008 and introduce controls that avoid placing inappropriate development in hazardous areas.	A Bushfire Assessment Report is included in Appendix C and finds that with the implementation of certain bushfire protection measures the aims and objectives of Planning for Bushfire Protection can be achieved.	✓
5.1 - Implementation of Regional Strategies	The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies. The rezoning proposal is to be consistent with the Illawarra Regional Strategy.	The proposed rezoning will allow the resource recovery facility to formally continue. The rezoning retains, and therefore continues job growth.	✓
6.3 – Site Specific Provisions	The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.	The proposed rezoning will allow the use to be carried out on the land it is situated on, whilst maintaining flexibility through minimal site specific controls	✓

### 3.3.3 Environmental, Social and Economic Impact

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 Flora and Fauna Assessment Report prepared by Conacher Environmental Group is included in Appendix B. The report finds that there are no threatened species, populations or ecological communities on the site, and concludes that the rezoning is not likely to have a significant effect on them.

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

The other environmental issues associated with the Rezoning and continued use of the subject land for the purposes of a resource recovery facility include the following:

- natural resources;
- water;
- traffic;
- heritage;
- biodiversity;
- noise, dust and odour;
- potential hazards of contaminants and flammable material;
- bushfire hazard; and
- visual landscape.

The environmental issues associated with the continued operation of the resource recovery facility are addressed in the Environmental Management Plan prepared by Aargus included at Appendix C.

#### Natural resources

The resource recovery facility contributes to meeting demand for the disposal of recoverable waste materials and purchase of recycled building and landscaping materials, and it will:

- reduce the amount of waste and the area of land going to landfill;
- reduce demand for virgin natural resources in the production of building and landscaping supply materials.

#### Water

The existing activities on the site are operated in accordance with the provisions for water management in the Environmental Management Plan prepared by Aargus included at Appendix C which includes:

- diverting stormwater runoff outside the site so that it does not flow through the site;
- controlling drainage on the site by interception and redirecting runoff in a controlled manner;
- collection of stormwater runoff in trenches and sumps appropriately managed;
- bunding of stockpiles so as not to allow contaminants to escape into other areas.

Herbert Creek which flows east to meet the Hacking River flows through the site. The creek is about 90 metres distant from operations on the land. Surface water is diverted through a series of surface drains to a number of on-site sedimentation dams. The dam spillways also include macrophysics to assist in the reduction of suspended solids.

### Traffic

The existing external and internal road network has capacity to safely accommodate the traffic generated by the existing resource recovery facility on the site.

In order to ensure no materials derived from the site are dropped, spilled, leaked or otherwise deposited on any public or private roadway or adjacent areas, all vehicle loads leaving and entering the site are required to be moist and/or covered in accordance with the Environmental Management Plan prepared by Aargus included at Appendix C.

### Heritage

The site is located in close proximity to the Illawarra Escarpment an item of State significance. The site has been extensively cleared to provide for the operations currently occurring on the property. No further impact upon Escarpment Lands is envisaged.

### Biodiversity

As mentioned above, a Flora and Fauna Assessment Report is included in Appendix B and concludes that there are no threatened species, populations or ecological communities on the site, and the proposal is not likely to have a significant effect on them.

### Noise, dust and odour

The management of potential noise, odour and dust from activities on the site is addressed in the Environmental Management Plan prepared by Aargus included at Appendix C. In summary, this includes:

- suppression of dust with the use of water sprays whilst loading or unloading materials, and/or covers on vehicles;
- minimising noise levels and operating hours to accord with AS 2436 1981;
- minimising potential odours by excavating/ depositing only small volumes at one time, and using bunds and covers with odour suppressant for any significant quantities of odorous compounds.

### Potential hazards of contaminants and flammable material

The management of contaminants and flammable material on the site is addressed in the Environmental Management Plan included at Appendix C. In summary, this includes:

- containment of material with potential contaminants with bunds and covers;
- training and appropriate protective clothing of staff;
- sampling of potentially contaminated materials in accordance with Government guidelines;
- disposal of contaminated material (other than any contaminated water or free oil) to appropriately licensed landfill;
- collection and disposal of any contaminated water or free oil a contractor licensed by the OEH;
- implementation of measures to prevent fire combustion including access restrictions, prevention of smoking, warning signage, availability of fire extinguishers, and use of certified flameproof equipment.

### Bushfire hazard

A Bushfire Assessment Report is included in Appendix D and finds that with the implementation of certain bushfire protection measures the aims and objectives of Planning for Bushfire Protection can be achieved.

### Visual landscape

The activities on the site are well setback from the public street and do not have a significant impact on the visual landscape as viewed from any public street or place.

### Will the Rezoning adequately address any social and economic effects?

The formalisation of the land uses through the rezoning process will allow for the regulation of activities on the property which have been in operation for over 20 years.

The resource recovery facility provides for the recovery and recycling of waste materials and reduced waste materials and land areas directed to landfill which provides for a sustainable cost benefit to society.

The business currently provides employment for 30 full-time and 10 part-time staff all local residents who obtain services and products from the local commercial centre. The rezoning will facilitate the continuation of this employment and economic multiplier benefits.

## 3.3.4 State and Commonwealth Interests

### Is there adequate public infrastructure for the Planning Proposal?

The land is serviced with water, electricity and telephone and effluent disposal is by way of an on-site treatment system. A dam within the properties provides a service of water supply for fire fighting and dust suppression purposes.

Vehicle access is provided via a private thoroughfare onto Walker Street, a bitumen sealed roadway, which provides road linkages to both the Helensburgh commercial centre and to Lawrence Hargrave Drive, an arterial road.

The existing infrastructure has capacity to service the resource recovery facility on the site.

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

There are no significant Commonwealth or State interests in the Planning Proposal other than to provide for the continuation of a facility which results in the reduction and recycling of waste materials.

Some discussion has been held with the Regional office of the Department of Planning & Infrastructure with regards to making a Planning Proposal for the land. This discussion was held with the knowledge that Council was considering the future rezoning of some escarpment lands in proximity to Helensburgh and Otford.

There is no requirement for consultation with the Commonwealth, and in particular it does not trigger the EPBC Act.



### 3.4 Community Consultation

There has been substantial consultation in relation to the review of the 7(D) lands in the areas of Helensburgh, Otford and Stanwell Tops.

Recently, on 5 July 2011, Council resolved to prepare a draft Planning Proposal for a number of precincts including Walker Street.

The draft Planning Proposal has been approved for exhibition by the Department of Planning & Infrastructure (DOPI). Council, however, decided to review the draft Planning Proposal and held a public information session on 21 November 2011.

The consequence of Council's resolution to rezone the land IN2 will be to have the Planning Proposal for the precinct returned to DOPI for recommencement of the Gateway Process.

The purpose of this submission is to assist in the process of achieving the suggested IN2 zone.

## 4.0 Summary and Conclusion

The purpose of this submission is to provide additional information which will assist Council's resolution of 28 November 2011 to rezone several Walker Street properties IN2 Light Industrial. The rezoning proposal will now need to re-enter the Gateway process and this submission supports the rezoning proposition as it will:

- amend the Wollongong LEP to formalise the existing activities on the subject land with a new zoning framework in which the existing use of the site as a resource recovery facility is permissible and can continue;
- meet demand in the Wollongong LGA for a site to dispose of recoverable and recyclable waste materials rather than going to landfill;
- meet consumer demand for recycled building and landscaping materials;
- generate no significant public infrastructure costs or environmental impacts.

The rezoning has strategic merit in the following respects:

- it formalises the continuation of the existing business activities on the site which have been operating for over 20 years without Council intervention;
- it facilitates continued employment on the site for 30 people in full-time jobs and 10 people in part-time jobs;
- it contributes to ecological sustainability by facilitating a use that reduces the amount of waste and the area of land going to landfill, and reducing demand for use of virgin natural resources for building materials;
- it encourages operations in accordance with an Environmental Management Plan and relevant standards and guidelines relating to water management, traffic, noise, dust, odour, potential contaminants, flammable material, and bushfire protection;
- there are no threatened species, populations or ecological communities on the site and there will be no significant effect on them;
- it will not have any significant impact on the visual landscape as viewed from any public street or place;
- it has no public infrastructure costs as all necessary infrastructure is in place;
- it is consistent with strategies and actions in the Illawarra Regional Strategy relating to sustainability, waste management, economy and employment;
- it is consistent with the applicable SEPPs and S.117 Directions; and
- it supplements Council's review of escarpment lands at Helensburgh with a more detailed and urgent proposal for the subject property.