

**ITEM 1****PLANNING PROPOSAL - REVIEW OF FORMER 7(D) LANDS AT HELENSBURGH, OTFORD AND STANWELL TOPS - REPORT ON EXHIBITION**

Council at its meeting on 28 November 2011 considered 12 reports on the land formerly zoned 7(d) Hacking River Environmental Protection at Helensburgh, Otford and Stanwell Tops. Council resolved to exhibit a draft Planning Proposal to rezone the area to a combination of zones. The draft Planning Proposal was exhibited from 6 August to 26 October 2012 and over 58,000 submissions were received and registered.

This report provides background information on the former 7(d) zone, the exhibition arrangements and submissions received. Separate reports have been prepared addressing the submissions and issues for the different precincts.

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**Recommendation**

- 1 The background information on the former 7(d) Hacking River Environmental Protection zoned lands, the exhibition arrangement and submissions received be noted.
- 2 A public hearing into the draft Planning Proposal for the land formerly zoned 7(d) Hacking River Environmental Protection at Helensburgh, Otford and Stanwell Tops not be held.

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**Attachments**

- 1 Background information extract from Final Review of Submissions report (5 July 2011)
- 2 Current zoning – Wollongong Local Environment Plan 2009
- 3 Council resolutions 28 November 2011
- 4 Draft Planning Proposal zoning map – exhibited
- 5 Summary of submissions

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**Report Authorisations**

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## Background

### Study Area

The lands formerly zoned 7(d) Hacking River Environmental Protection under the Wollongong Local Environmental Plan 1990 covered 1,556 hectares, surrounding Helensburgh, Otford and Stanwell Tops, within the Hacking River Catchment (see map below). There were 777 lots zoned 7(d) Hacking River Environmental Protection, which are owned by 303 persons, companies and Statutory Authorities. 107 of the properties contain a dwelling house. Council owns 18 lots or 34.5 hectares.



The properties are now zoned E3 Environmental Management under the Wollongong Local Environment Plan (LEP) 2009.

The former 7(d) lands contain significant bushland which is connected to the Woronora Dam Catchment area, Royal National Park and Illawarra Escarpment. The area is also the head waters of the Hacking River. The extensive bushland results in a high bushfire risk. Some of the 7(d) lands have been historically cleared for farming, tourism, coal mining, industrial uses and housing.

The future of the 7(d) lands surrounding Helensburgh, Otford and Stanwell Park has been subject to debate for over 30 years.

Under the County of Cumberland Planning Scheme (1951), the Illawarra Planning Scheme Ordinance (1968) and the Wollongong LEP 1990 (when notified in 1990), the lands were zoned Rural or Non-urban. In 1951 the minimum lot size to build a country dwelling was 0.8 hectares (2 acres) under the County of Cumberland Planning Scheme Ordinance. In 1968, with the introduction of the Illawarra Planning Scheme Ordinance, the country dwelling standard increased to lots larger than 2 hectares (5 acres). In 1971, the minimum lot size for a dwelling house increased to 20 hectares (50 acres), and in 1984 the minimum lot size for a dwelling house increased to 40 hectares (100 acres).

In 1988, the 7(h) Hacking River Environmental Protection zone was introduced to protect land in the Hacking River catchment. The zone was renamed to 7(d) Hacking River Environmental Protection in 1990. The protection of the catchment and National Park remain important values.

In 1994, the Helensburgh Commission of Inquiry examined a number of urban expansion proposals, including land in the Land Pooling precinct, Gills Creek catchment and the Lady Carrington Estates. Instead of being released for housing, the Inquiry recommended the rezoning of some precincts to Environmental Protection zones and the 7(d) zone was extended in 1995 and 1997.

The conflicting issues of the 1980s and 1990s remain relevant, including:

- The need to protect/improve the water quality of the Hacking River;
- The need to provide a buffer to the Royal National Park and Garrawarra State Conservation Area, to protect their values;
- The need to conserve endangered ecological communities, significant bushland, habitats and linkages;
- The need to manage bushfire impacts;
- Resolving the final development footprint of the Helensburgh suburb area, and its population level;
- Determining whether there is future population growth within and/or surrounding Helensburgh;
- Determining whether there should be additional local employment opportunities within Helensburgh;

- Determining whether significant bushland areas should remain in private ownership or be brought into public ownership; and
- Determining whether landowners can build a dwelling house on vacant lots.

Attachment 1 is an extract from chapters 1, 2 and 4 of the Final Review of Submissions report (5 July 2011) and contains additional background material, including a lot size analysis, ownership pattern, subdivision and planning history by precinct, information on the draft Helensburgh Town Plan (1990) and the Helensburgh Commission of Inquiry (1994), theoretical development potential, the Illawarra Regional Strategy biodiversity, bushfire, land capability, water quality, ownership transfer analysis, and the characteristics of the Helensburgh township.

### **Review process**

The review of the lands formerly zoned 7(d) Hacking River Environmental Protection at Helensburgh, Otford and Stanwell Tops commenced in 2007, with a review of commercial uses in the 7(d) zone. The review was subsequently expanded to include the permissibility of dwelling houses.

The review has included the following stages:

- Draft Wollongong Local Environment Plan 2009 proposed to rezone the 7(d) lands to E2 Environmental Conservation. Following the exhibition period, Council on 28 July 2009 resolved to proceed with the E3 Environmental Management zone as it better reflected the 7(d) zone. Upon approval of the Wollongong Local Environment Plan 2009 on 26 February 2010 the 7(d) lands were rezoned/renamed to the E3 Environmental Management zone (Attachment 2);
- Draft Review of 7(d) lands at Helensburgh, Otford and Stanwell Tops (Willana, 2009) [also known as the Willana Report], considered by Council on 28 July 2009 and Council resolved to exhibit the draft Report. Attachment 1 includes a summary of the Council resolution and the concept zoning map;
- Exhibition of the Draft Review Report (first community consultation period) from 10 August to 9 October 2010, which resulted in 3,447 submissions;
- The “Preliminary report on submissions”, was considered by Council on 25 May 2010 and Council resolved to seek further community input on the report. Attachment 1 includes a summary of the Council resolution and the concept zoning map;
- Exhibition of the Preliminary Report on submissions (second community consultation period) from 2 June to 16 August 2010, which resulted in 19,395 submissions; and
- “Final report on submissions” considered by Council on 5 July 2011. Council resolved to progress the review of the 7(d) lands, by dividing the precincts into three parts:



1. Prepare a draft Planning Proposal to rezone land or amend the planning controls within 16 precincts. The report proposed that some precincts be rezoned to either a higher environmental conservation zone, or a zone that better reflects existing development or will allow some minor additional development;
2. Undertake further community consultation on a draft Planning Agreement which proposed the dedication of 435 hectares of private land to the public, in exchange for urban development in the Lady Carrington Estate South and Land Pooling Precincts; and
3. No change to the current planning controls within the Kelly Falls precinct; Old Farm Road precinct and Govinda precinct.

Following Council's resolution on 5 July 2011, the draft Planning Proposal was referred to the NSW Department of Planning and Infrastructure for Gateway determination prior to exhibition. The Department issued a Gateway determination on 30 September 2011, endorsing the exhibition of the draft Planning Proposal, provided that the proposed use of Schedule 1 Additional Uses to permit dwelling houses or the restaurant not be used and Council amend the Zoning or Minimum Lot Size Maps instead.

The exhibition of the draft Planning Agreement was deferred pending the exhibition of the draft Planning Proposal and the review of the issues by the new Council.

### **Council review**

In November 2011, the Council undertook a review of the issues associated with the 7(d) lands and the resolutions of the previous Council.

- On 7 November 2011, Councillors undertook a site tour and received a briefing from Council Officers;
- On 21 November 2011, Councillors revisited some sites and precincts;
- On 21 November 2011, Council held a Public Information Session at Helensburgh Public School and received representations from 40 land owners, community members and other stakeholders. The meeting was attended by 248 registered persons; and
- On 28 November 2011, Council considered 12 reports and the issues raised at the public meeting. A copy of the Council resolutions is contained in Attachment 3.

Council resolved not to change the planning controls with the Kelly Falls precinct. The two lots in this precinct retained an E3 Environmental Management zone and were not included in the exhibited draft Planning Proposal and will not be discussed.

### **Exhibition details**

The NSW Department of Planning and Infrastructure issued a new Gateway determination on 2 April 2012 which required pre-exhibition consultation with the Rural Fire Service and the NSW Department of Primary Industries – Minerals and Petroleum.

The authorities did not require any amendments to the draft Planning Proposal and their letters formed part of the exhibition material. Following the required pre-exhibition consultation, the formal exhibition commenced.

The draft Planning Proposal was exhibited from 6 August to 5 October 2012. Following a number of requests, the closing date for submissions was extended to 26 October 2012. Attachment 4 is a copy of the exhibited draft zoning map. The exhibition of the draft Planning Proposal included:

- Letters to all 7(d) land owners advising of the exhibition arrangements and specific zoning change to their property;
- Letters to all other landowners within the 2508 postcode advising of the exhibition arrangements;
- Letters to relevant Statutory Authorities advising of the exhibition arrangements;
- Emails to Neighbourhood Forum 1, local community groups and landowner groups advising of the exhibition arrangements;
- Emails to persons who made email submissions to the previous exhibition;
- Exhibition notices in the Sydney Morning Herald and local newspapers advising of the exhibition arrangements;
- Exhibition notices and exhibition copies of the documents on Council's website;
- Exhibiting copies of the documents at the Helensburgh, Thirroul and Wollongong libraries and Council Administration building;
- Distributed on request, CDs containing the exhibition documents and background studies. 48 persons requested a CD;
- Holding a drop-in public information session on 28 August 2012 at Helensburgh Community Centre from 4pm to 8pm; and
- Attending the Neighbourhood Forum 1 meeting on 12 September 2012.

## Proposals

This report presents a summary of the issues raised in the submissions by precinct and details the recommendations. Attachment 5 is a more detailed summary of the submissions.

### Submissions

As a consequence of the exhibition over 58,029 submissions were received and registered by Council. The majority of submissions were form letters, form emails and web-generated submissions. An exact submissions number is difficult to determine as:

- Some persons sent in multiple copies of submissions (both hard and electronic) so there may be some double counting. Duplicates have been removed where identified;

- Some emails had multiple letters/submissions attached (between 2-50);
- A large number of emails have their author register as the originating website, not an individual;
- Not all emails sent where received (discussed later); and
- Some hard copy submissions have been scanned and registered in bulk batches of 200 rather than individually.

Submissions were received from the following Statutory Authorities and adjoining Council's (summarised in Attachment 5):

- Rural Fire Service (Gateway requirement);
- Department of Primary Industries – Minerals and Petroleum (Gateway requirement);
- NSW Department of Primary Industry – Catchment and Lands;
- NSW Ministry of Health, and NSW Health South Eastern Sydney Local Health District (same submission);
- NSW Office of Environment and Heritage;
- NSW Roads and Maritime Service;
- Southern Rivers Catchment Management Authority;
- Sydney Catchment Authority;
- Sydney Water Corporation;
- Transgrid;
- Sutherland Shire Council; and
- Wingecarribee Shire Council.

Submissions were received from the following community and landowner groups (summarised in Attachment 5):

- Otford Protection Society;
- Helensburgh Business Owners Group;
- Helensburgh Land Pooling Group;
- South Otford Residents Group,
- Stanwell Tops Residents Awareness Association
- National Parks Association - Illawarra Branch;
- National Parks Association - Southern Sydney Branch
- Illawarra Escarpment Coalition; and
- Stop CSG Illawarra.

Of the total number of submissions registered, over 57,700 (99%) were web generated emails or form letters originated by community groups, landholder groups or individual landowners, as summarised in the following table.

	No. of letters	No. of precincts	Received, registered	They sent
Otford Protection Society	30	24	6,586	31,213
OtfordEco	29	22	1,241	6,058
Helensburgh Land Pooling Group	23	11	19,157	18,370
Helensburgh Business Owners Group	56	9	10,643	15,528
South Otford Residents Group (hard copy)	43	1	16,371	NA
221 Parkes Street, Helensburgh	15	1	1,878	1,735
194 – 196 Parkes Street, Helensburgh	1	1	757	NA
100 Princes Highway/Alma Rd, Helensburgh	1	1	213	NA
151 Princes Hwy & 218-222 Parkes Street	1	1	58	NA
2A Domville Road, Otford	1	1	380	NA
24 Lady Wakehurst Drive, Otford	1	1	114	NA
159-169 Walker Street	1	1	327	NA
	<b>200</b>		<b>57,725</b>	<b>90,731(est.)</b>

The table also indicates that a number of the submissions advised by some of the groups ("They sent" column) originated from their websites.

After the exhibition some of the groups submitted copies of their records, tallying the submissions sent from their website. There are some significant differences between the submissions registered and the group's numbers, resulting in a difference of over 30,000 submissions. This may be as a result of the email servers not being able to cope with the large volume of submissions. The implication is that Council may not have received a third of the submissions sent via email from the groups. However, the extra submissions represent additional copies of the form letters/emails already registered, therefore the issues raised are being considered. However, there may also have been other submissions from individuals which were not received.

Attachment 5 includes a summary of the form letters/emails and the individual submissions.

Unfortunately the generation of submissions became a numbers game to some groups, in the hope that their numbers would be larger than those generated by groups with the opposite view. As a result a number of groups prepared multiple submissions on



different issues, or the same issue, within each precinct. The large and varied number of submissions has resulted in the delay in reviewing and reporting the exhibition outcomes to Council.

## Public hearing

A number of submissions requested that a Public Hearing be held into the draft Planning Proposal, including:

- South Otford Precinct Group signed by 15 landowners;
- Two form letters from the South Otford Precinct Group submitted by 290 persons;
- A submission from a Helensburgh Land Pooling owner;
- A submission from a North Otford precinct family member; and
- Two submissions from South Otford land owners.

A Public Hearing provides the opportunity for stakeholders to present their verbal submissions to an independent facilitator who then prepares a report for Council's consideration. The facilitator does not examine or analyse the issues of concern, just reports the issues for Council's consideration.

The exhibition of the draft Planning Proposal is the third community engagement exercise undertaken by Council as part of the review of the former 7(d) lands, which has included three submission periods, and a Public Information Session (21 November 2011). The Public Information Session was attended by 248 registered persons and Councillors received representations from 40 land owners, community members and other stakeholders.

As there have been a number of opportunities for persons to make representations to Council, it is recommended that a Public Hearing into the draft Planning Proposal for land formerly zoned 7(d) Hacking River Environmental Protection at Helensburgh, Otford and Stanwell Tops not be held.

## Options

With each of the precincts and sub-precincts, there are three options available to Council:

1. Proceed with the proposed zone incorporated in the exhibited Planning Proposal; or.
2. Not progress the exhibited zone, and retain the current E3 Environmental Management zone.
3. Not progress the exhibited zone, retain the current E3 Environmental Management zone, and resolve to prepare a new Planning Proposal to achieve an alternate zone.

There has been significant discussion on whether the E2 Environmental Conservation or the E3 Environmental Management zone is more appropriate for the former 7(d)

lands. The E2 Environmental Conservation is the highest conservation zone, outside the E1 National Park zone, and is used on land that has significant bushland or conservation value. The E2 Environmental Conservation zone permits limited land uses. It is generally not appropriate for cleared lots containing dwelling houses, unless there is another over-riding strategy, such as the land being incorporated into a reserve system. Broadening the character of land uses within the zone undermines the significance of the zone. Two of the E2 Environmental Conservation zone objectives are:

1. To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values; and
2. To prevent development that could destroy, damage or otherwise have an adverse effect on those values.

Whereas, the E3 Environmental Management zone, and the former 7(d) Hacking River Environmental Protection zone, recognise the environmental values, but also enable a limited range of development opportunities, including dwelling houses. The zone objectives of the E3 Environmental Management zone are:

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

In some precincts a split zoning has been proposed for the precinct or lots within a precinct, wherein the cleared land containing the dwelling house is zoned E3 Environmental Management zone, while the significant bushland area is zoned E2 Environmental Conservation.

The following table provides a comparison of land uses and other development standards permitted under the former 7(d) zone of the Wollongong Local Environmental Plan 1990 and those now permissible under the E2 Environmental Conservation and E3 Environmental Management zones of the Wollongong Local Environmental Plan 2009.

## Land Use Table Comparison

	<b>7(d) zone Wollongong LEP 1990</b>	<b>E2 zone Wollongong LEP 2009</b>	<b>E3 zone Wollongong LEP 2009</b>
Zone objectives	<ul style="list-style-type: none"> <li>• To identify and protect the conservation value of the relatively pristine tributaries of the Hacking River Catchment and thereby safeguard the natural qualities of the area to complement the Royal National Park, and</li> <li>• To allow some diversity of activities on degraded land that will not prejudice achievement of the objective referred to in paragraph (a) or detrimentally affect the environmental quality or character of the locality or the amenity of any existing or proposed development in the locality.</li> </ul>	<ul style="list-style-type: none"> <li>• To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.</li> <li>• To prevent development that could destroy, damage or otherwise have an adverse effect on those values.</li> <li>• To retain and enhance the visual and scenic qualities of the Illawarra Escarpment.</li> <li>• To maintain the quality of the water supply for Sydney and the Illawarra by protecting land forming part of the Sydney drinking water catchment (within the meaning of <i>State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011</i>) to enable the management and appropriate use of the land by the Sydney Catchment Authority.</li> </ul>	<ul style="list-style-type: none"> <li>• To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.</li> <li>• To provide for a limited range of development that does not have an adverse effect on those values.</li> </ul>
Uses permissible without consent	Exempt development (Listed in the Exempt DCP).	Exempt development permitted by clause 3.1.	Home occupations Exempt development permitted by clause 3.1.

	<b>7(d) zone Wollongong LEP 1990</b>	<b>E2 zone Wollongong LEP 2009</b>	<b>E3 zone Wollongong LEP 2009</b>
Uses permissible with consent	Advertisements; Dwelling houses (subject to lot size requirements – see below); Home employment; Leisure areas; Utility installations.	Environmental facilities; Environment protection works; Extensive agriculture; Recreation areas.	Animal boarding and training establishments; Bed and breakfast accommodation; Building identification signs; Business identification signs; Community facilities; Dwelling houses (subject to lot size requirements – see below); Environment facilities; Environment protection works; Extensive agriculture; Farm buildings; Farm stay accommodation; Forestry; Recreation areas; Roads; Secondary dwellings.
Uses permissible with consent subject to advertising and clause 11 assessment	Agriculture; Buildings used in conjunction with agriculture; Child care centres; Education establishments; Mines; Recreation areas; Restaurants.	Nil.	Nil.
Prohibited uses	All other uses.	Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Recreation facilities (major); Residential flat buildings;  Restricted premises; Retail premises; Seniors Housing; Service Stations; Warehouse or distribution centres; All other uses.	Industries; Multi dwelling housing; Residential flat buildings; Retail premises; Seniors Housing; Service Stations; Warehouse or distribution centres;  All other uses.

	<b>7(d) zone Wollongong LEP 1990</b>	<b>E2 zone Wollongong LEP 2009</b>	<b>E3 zone Wollongong LEP 2009</b>
Subdivision standard	Subdivision generally not permitted, except if there are existing dwelling houses.	Refer to Minimum Lot Size map (generally 40 hectares).	Refer to Minimum Lot Size map (generally 40 hectares).
Minimum lot size required for a dwelling house	<ul style="list-style-type: none"> <li>• 10ha if lot created prior to 1971;</li> <li>• 20ha if lot created between 1971 and 1984; and</li> <li>• 40ha if lot created after 1984.</li> </ul>	Dwelling houses not permitted.	<ul style="list-style-type: none"> <li>• 10ha if lot created prior to 1971 [this provision has now lapsed];</li> <li>• 20ha if lot created between 1971 and 1984; and</li> <li>• 40ha if lot created after 1984.</li> </ul>
Replacement dwellings on undersized lots	Yes – clause 14(2A).	Yes - under existing use rights.	Yes – clause 4.2A.

In addition to the uses listed in the Wollongong LEP 2009, other development may be permissible under State Environmental Planning Policies (SEPP), for example:

- SEPP Mining, Petroleum Production and Extractive Industries (2007) permits mining throughout the State, including on E2 Environmental Conservation and E3 Environmental Management land;
- SEPP Infrastructure (2007) details additional permissible infrastructure uses by State Government agencies and Council – e.g. education establishments, hospitals, roads, parks;
- SEPP Exempt & Complying Development (2008) – details minor activities that do not require consent and complying development that may be assessed by Council or a private certifier; and
- SEPP Affordable Rental Housing (2009) – permits secondary dwellings, group homes and social housing in residential zones.

The issues and recommendations associated with the former 7(d) precincts will be addressed in a series of Council reports, to allow separate consideration at the Council meeting:

- 1 Background report (this report);
- 2 Lady Carrington Estate North, Garrawarra and Isolated Lots in the Royal National Park precincts;



- 3 North Otford, Central Otford, South Otford and Govinda precincts;
- 4 Gills Creek and F6 West precincts;
- 5 Wilsons Creek precinct;
- 6 Gateway precinct;
- 7 Walker Street and Frew Avenue precincts;
- 8 Rezoning proposal for 159-169 Walker Street (Blackwells);
- 9 Old Farm Road, Metropolitan Colliery and Lukin Street precincts;
- 10 Camp Gully Creek precinct - including Walker Lane and Undola Road sub-precincts;
- 11 Lady Carrington Estate, Lilyvale, Central Bushland, and Otford Valley Farm precincts;
- 12 Lloyd Place precinct; and
- 13 Land Pooling and Lady Carrington Estate South precincts.

As indicated, Council resolved to make no change to the Kelly Falls precinct, accordingly this precinct retained the E3 Environmental Management zone and did not form part of the exhibited Planning Proposal.

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## Conclusion

This report provides a background summary of the issues associated with the lands formerly zoned 7(d) Hacking River Environmental Protection, the exhibition arrangements and submissions received to the exhibition of the draft Planning for the lands formerly zoned 7(d) Hacking River Environmental Protection at Helensburgh, Otford and Stanwell Tops. Separate reports have been prepared addressing issues associated with individual precincts.

# Attachment 1 – Background information - extracts from the Final Review of submissions report (5/7/11)

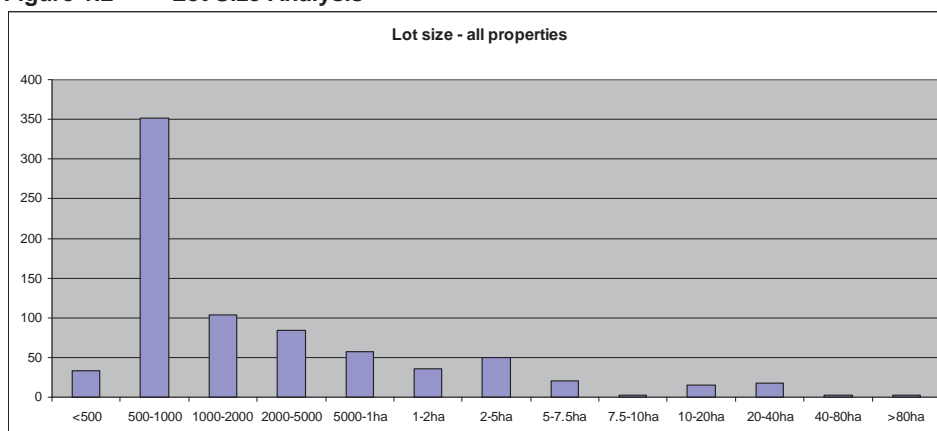
*Note: Additional or updated information is shown in italics*

## 1.2 LOT SIZE ANALYSIS AND OWNERSHIP PATTERN

As noted, there is 1556ha of land that was zoned 7(d) Hacking River – Environmental Protection (now zoned E3), 1523 hectares of which is divided into 777 lots. The remaining 43ha consists of roads. The lots range in size from 42m<sup>2</sup> to 98 hectares. The majority of the lots (58% or 457 lots) are between 500m<sup>2</sup> and 2,000m<sup>2</sup> in size (Figure 1.2). Of the 777 lots, 107 lots contain a dwelling house.

As noted, the 777 lots are in 303 separate ownerships, including individual, families, companies, Statutory Authorities and Wollongong City Council (figure 1.4). Eighty (80) of the lots are publicly owned by NSW Statutory Authorities (62 lots, 305ha) or Council (18 lots, 34.5ha), leaving 697 lots in private ownership. Four lots on the southern boundary, were zoned part 7(d) and part 7(a) or 7(b). Only the 7(d) portion of these properties has been included in the calculation. Figure 1.3 provides a lot size analysis of private land holdings (excluding public land) and whether the lot has a dwelling house. Chapter 1.7 provides an estimate of development potential on vacant land based on the current planning controls.

**Figure 1.2 Lot Size Analysis**



**Figure 1.3 Lot Size Analysis – private land holding and dwelling house**

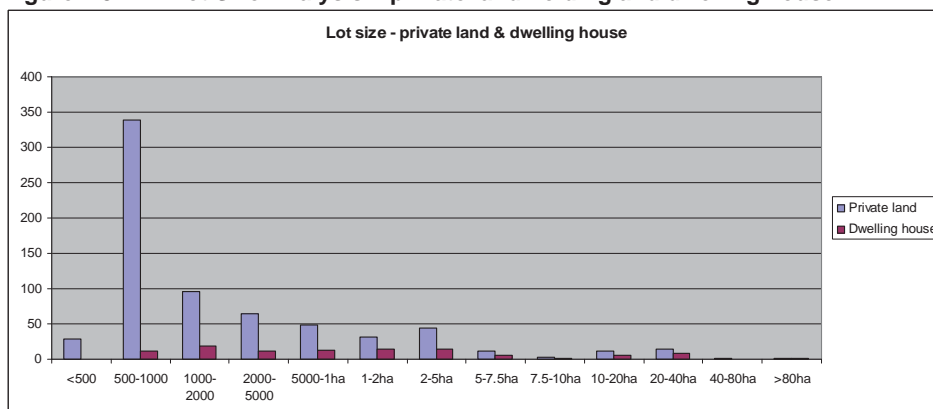
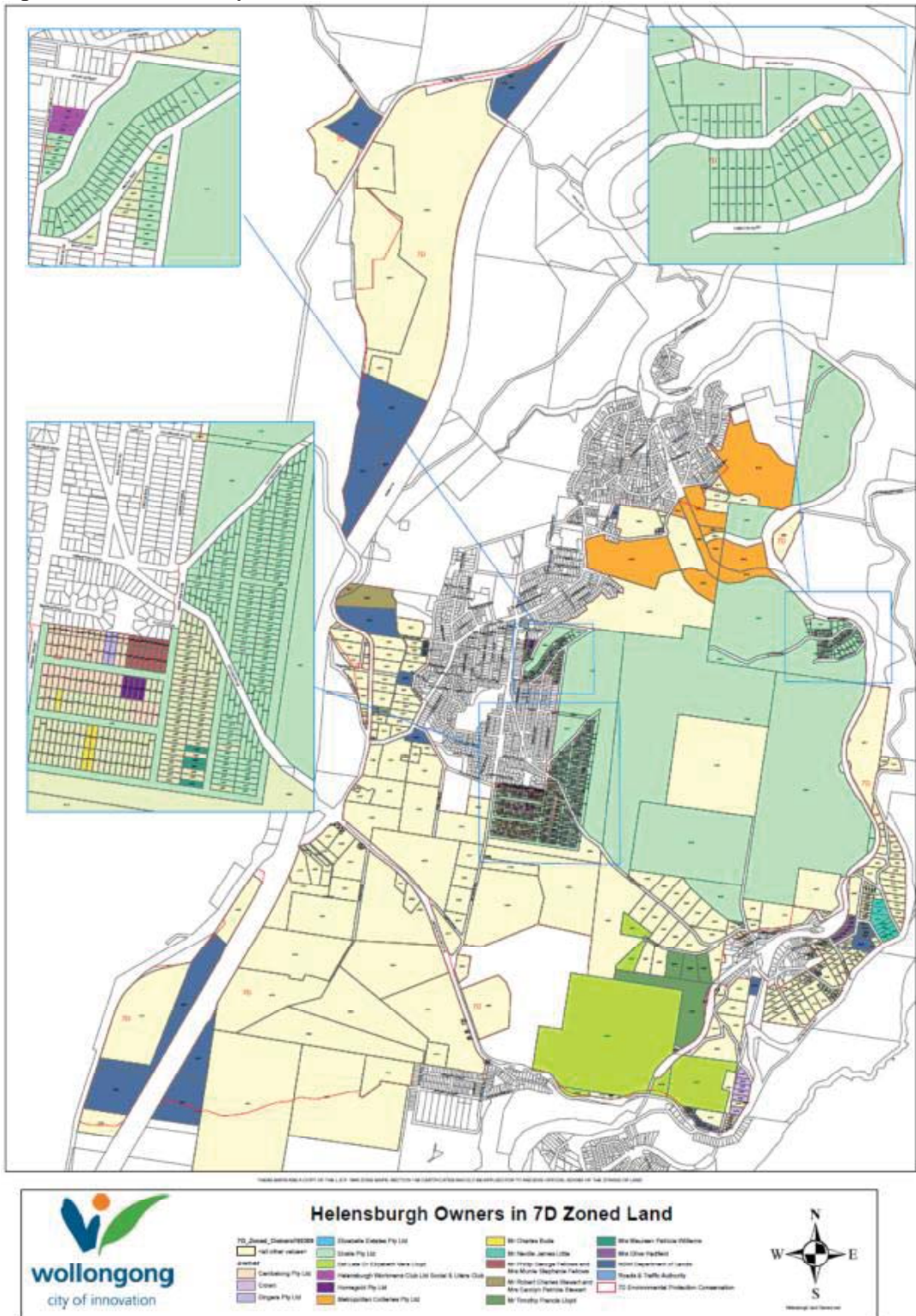


Figure 1.4 Ownership Pattern



### 1.3 SUBDIVISION AND PLANNING HISTORY

Helensburgh began its life in the 1880s as a coal mining village. The Metropolitan Colliery commenced operations in 1886, and remains important for the local economy.

Helensburgh and Lilyvale were initially subdivided in the 1880-90s in association with the construction of the southern railway. The land around the Helensburgh Town Centre was known as “Helensburgh West”, with Helensburgh being centred on the railway station. Lilyvale was subdivided in 1890, while the Land Pooling precinct is part of the subdivision of the land owned by Thomas Walker into the “Lilyvale Township extension” in 1890.

Otford village, including the Otford North and South precincts, was subdivided in 1905 and was known as “Otford Park Estate”. The Lloyd Place precinct was subdivided in 1971.

Over time the land was slowly released, sold, re-subdivided and developed. Figure 1.5 shows the subdivision history of the area.

Planning legislation was introduced into NSW in 1945, with the introduction of Ordinance No. 105. With the exception of certain development (mainly those carried out by public authorities), consent from Council was required to carry out any development on land.

In 1947, the Illawarra Planning Authority was established to prepare a planning scheme for Wollongong, Shellharbour and Kiama LGAs. Until the 1950s, development occurred in a largely unplanned manner based on the submission of applications for dwellings and subdivision and the availability of potable water.

On 27 June 1951, the County of Cumberland Planning Scheme Ordinance was approved. The Ordinance only applied to the northern part of Wollongong. It identified the urban part of Helensburgh as a “residential area”, and Otford as a “Village”. The remaining rural and bushland areas were mapped as “Rural”. The Scheme introduced a minimum lot size of 0.8 hectares (2 acres) for a “country dwelling” on the Rural land.

In 1951 and 1961 the Illawarra Planning Authority exhibited the draft Illawarra Planning Scheme Ordinance for the region. In 1968 the Illawarra Planning Scheme Ordinance was approved. The Scheme increased the area required for a country dwelling to 2 hectares (5 acres).

On 30 April 1971, the minimum lot size required for a country dwelling standard was amended from 2 hectares (5 acres) to 20 hectares (50 acres). This had the effect of prohibiting new dwelling houses on all lots less than 20 hectares in area, although a savings provision allowed dwelling houses on existing holdings larger than 10 hectares. This particularly had an effect on the Lloyd Place precinct, where the land had just been subdivided into lots with a minimum area of 2 hectares. The change meant that dwelling houses were no longer permissible on the recently subdivided lots.

In 1984, the Illawarra Planning Scheme Ordinance was replaced by Wollongong Local Environmental Plan No. 38. The Plan renamed the Non Urban zone to Rural. The minimum lot size for a dwelling house was increased to 40 hectares with a savings provision allowing dwelling houses on existing holdings larger than 10 hectares (created prior to 1971), and on lots larger than 20 hectares created between 1971 and 1984.

In 1988, the Wollongong LEP No. 38 was amended by the introduction of the 7(h) Hacking River Environmental Protection zone to large parts of Helensburgh and Otford (Figure 1.6).

In 1990, the Wollongong LEP No.38 was replaced by Wollongong LEP 1990 which renamed the Rural zone, back to Non Urban and renamed the 7(h) Hacking River Environmental Protection zone to the 7(d)

Hacking River Environmental Protection zone. The zone was introduced as a means of limiting development to protect the water quality of the Royal National Park and Hacking River.

In 1990 Council prepared the draft Helensburgh Town Plan (discussed in chapter 1.4). Council received over 5000 submissions, with the majority (including 3500 form letters) objecting to the draft Plan. On 29 April 1991, Council resolved not to proceed with development as proposed in the draft Helensburgh Plan.

On 29 April 1991, Council also resolved to exhibit a draft LEP to rezone the subject lands to 7(d) Hacking River Environmental Protection zone. Over 7000 submissions were received, with over 5000 supporting the draft LEP and 1787 objecting. On 13 April 1993, Council resolved to proceed with the 7(d) zone, except for the Gills Creek catchment which was deferred.

On 9 February, 1994, the Minister for Planning advised Council that a Commission of Inquiry was warranted to assist him in making his decision on the draft LEP. In 1994 Helensburgh Commission of Inquiry was held (discussed in chapter 1.5). The Inquiry found that much of the land was not capable of urban development, and development in other precincts should only occur after environmental studies were undertaken.

Following the Helensburgh Commission of Inquiry (1994), the 7(d) zone was extended in 1995 to apply to the Land Pooling area through Wollongong LEP 1990 (Amendment No. 63) (Figure 1.9). In 1997, the 7(d) zone was extended to apply to the balance of the Gills Creeks catchment around the intersection of Lawrence Hargrave Drive and the Princes Highway, through Wollongong LEP 1990 (Amendment No. 148) (Figure 1.9).

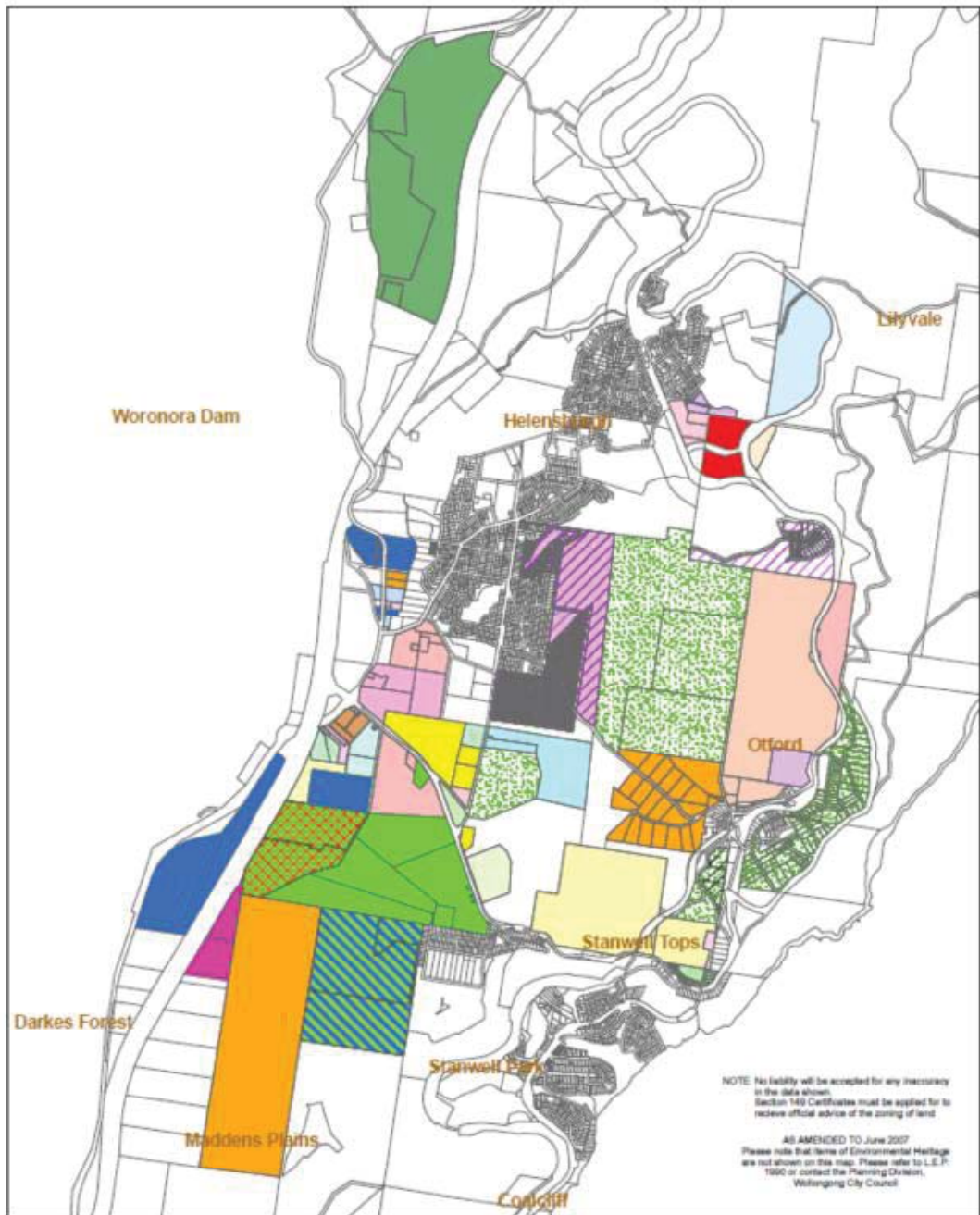
The 7(d) lots are now zoned E3 Environmental Management under the Wollongong Local Environmental Plan 2009. To avoid confusion, this report continues to refer to the area as the 7(d) lands. The E3 Environmental Management zone retains the previous restriction on the construction of new dwelling houses, where the area of the land needs to be greater than:

- 10 hectares, if the lot was created prior to 30 April 1971 [*note: this standard lapsed on 31 December 2012*];
- 20 hectares, if the lot was created between 30 April 1971 and 2 March 1984;
- 40 hectares, if the lot was created after 2 March 1984.

Table 1.1 provides a summary of the zoning changes from 1951 to present for each of the precincts. The table shows that the precincts had a variety of zoning over the years and changes did not occur uniformly.



Figure 1.5 Date of Subdivision



## HELENSBURGH

### Legend

1885	1908	1933	1950	1966	1973	1982	1999
1888	1913	1937	1956	1968	1974	1986	2000
1890	1927	1939	1957	1969	1977	1996	2003
1905	1929	1948	1963	1970	1979	1997	
1907	1931	1949	1964	1971	1980	1998	

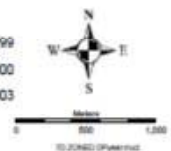
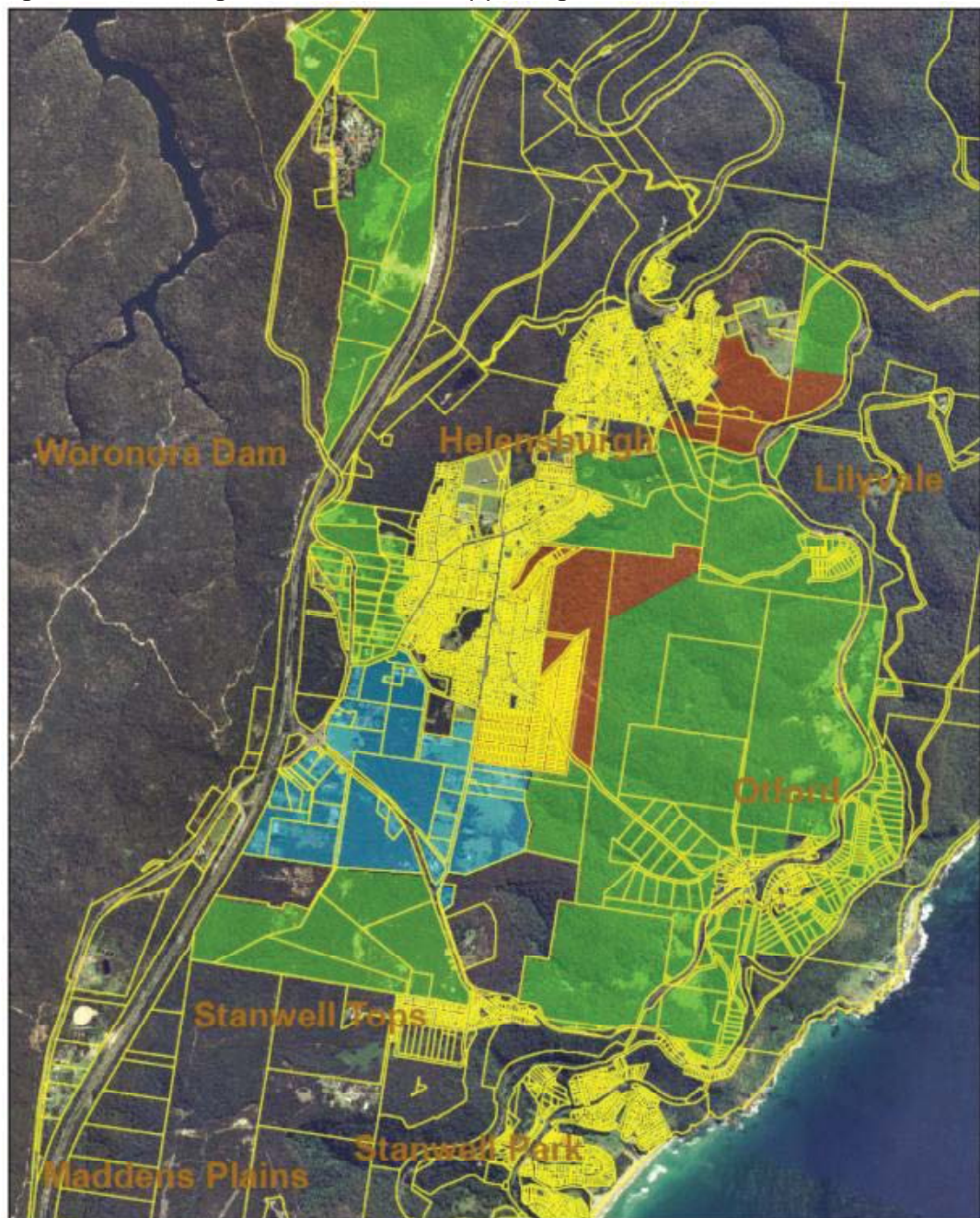


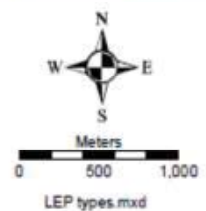
Figure 1.6 Timing of the introduction of 7(d) zoning



## HELENSBURGH

### Legend

- WLEP 126 (27/5/88)
- WLEP Am 63 (31/9/95)
- WLEP Am 148 (27/3/97)



**Table 1.1 Zoning history by precinct**

	County of Cumberland Planning Scheme Ordinance (1951)	Illawarra Planning Scheme Ordinance (1968)	Wollongong LEP No.38 (1984)	Wollongong LEP No. 126 (1988) – introduced 7(h)	Wollongong LEP 1990 (as at 1990) – 7(h) renamed to 7(d)	Wollongong LEP 1990 (as at 2009)	Wollongong LEP 2009
1. Garrawarra Precinct	Special Uses, Rural area	Special Uses Hospital	5(a) Special Uses Hospital, Rural B	5(a) Special Uses Hospital, 7(h) Hacking River	5(a) Special Uses Hospital, 7(d) Hacking River	5(a), 7(d)	SP2, E3
2. Wilsons Creek	Rural area	Non urban A	Rural A, Rural B	7(h)	7(d)	7(d)	E3, IN2, E2
3. Princes Hwy / Parkes Street Gateway precinct	Rural area	Non urban A	Rural A, Rural B	7(h)	7(d)	7(d)	E3
4. Princes Hwy – between Parkes Street and Lawrence Hargrave Drive	Rural area	Non urban A	Rural B	N/A	Non urban	7(d)	E3
5. Princes Hwy – west of F6 Freeway precinct	Rural area	Non urban A	Rural B	N/A	7(d)	7(d)	E3
6. Princes Hwy – between Lawrence Hargrave Drive and F6 Freeway	Rural area	Non urban A	Rural B	N/A	Non urban	7(d)	E3
7. Frew Avenue and Lawrence Hargrave Drive precinct	Rural area	Non urban A	Rural B	N/A	Non urban	7(d)	E3
8. Gills Creek (includes Baines Place)	Rural area	Non urban A	Rural B, 7(e) escarpment	Part 7(h)	7(d)	7(d)	E3
9. Land Pooling precinct	Rural area	Non urban A	Rural A	N/A	Non urban	7(d)	E3
10. Walker Street (east side)	Rural area	Non urban A	Rural A	N/A	Non urban	7(d)	E3
11. Walker Street (west side)	Rural area	Non urban A	Rural A, Rural B	N/A	Non urban	7(d)	E3
12. Kelly's Falls precinct	Rural area				7(d)	7(d)	E3
13. Lady Carrington estate north	Rural area	Non urban A	Rural A	Part 7(h)	Non urban, 7(d)	7(d)	E3

	County of Cumberland Planning Scheme Ordinance (1951)	Illawarra Planning Scheme Ordinance (1968)	Wollongong LEP No.38 (1984)	Wollongong LEP No. 126 (1988) – introduced 7(h)	Wollongong LEP 1990 (as at 1990) – 7(h) renamed to 7(d)	Wollongong LEP 1990 (as at 2009)	Wollongong LEP 2009
14. Camp Gully Creek – Undola Road	Rural area	Non urban A	Rural A	N/A	Non urban	7(d)	E3
15. Lady Carrington estate south	Rural area	Non urban A	Rural A	N/A	Non urban	7(d)	E3
16. Lilyvale estate	Rural area	Non urban A	Rural A	7(h)	7(d)	7(d)	E3
17. Ensle Pty Ltd	Rural area	Non urban A	Rural A	7(h)	7(d)	7(d)	E3
18. Otford Valley Farm (Ensle P/L)	Rural area	Non urban A	Rural A	7(h)	Non urban	7(d)	E3
19. Metropolitan Colliery	Rural area	Non urban A	Rural A	7(h)	7(d)	7(d)	RU1
20. Walker Lane precinct	Rural area	Non urban A	Rural A	N/A	Non urban	7(d)	E3
21. Lukin St precinct	Rural area	Open Space	Rural A	NA	Non urban	7(d)	E3
22. 48-54 Parkes Street	Rural area	Residential 2(a)	Rural A	NA	Non urban	7(d)	E3
23. 17-23 Old Farm Road	Rural area	Non urban A	Rural A	NA	Non urban	7(d)	E3
24. Lloyd Place & Otford Rd (1971)	Rural area	Non urban A	7(d) Scenic	7(h)	7(d)	7(d)	E3
25. Otford (north) – Beaumont Rd & north	Rural area	Non urban A	7(d) Scenic	7(h)	7(d)	7(d)	E3
26. Central Otford – Domville Rd / Station Road & along Lady Wakehurst Drive	Rural area	Non urban A	7(d) Scenic	7(h)	7(d)	7(d)	E3
27. Otford (south) -	Rural area	Non urban A	7(d) Scenic	7(h)	7(d)	7(d)	E3
28. Otford West – Govinda retreat	Rural area	Non urban A	Rural A	7(h)	7(d)	7(d)	E3
29. Isolated lots in Royal National Park	Rural area	Non urban A	7(d) Scenic	N/A	7(d)	7(d)	E3
Other areas:							
30. Hindu Temple	Rural area	Open Space	Rural B	N/A	Non urban	7(d)	SP2
31. Symbio Wildlife Park	Rural area	Non urban A	Rural B	N/A	7(d)	7(d)	E3
32. Helensburgh residential area	Living area	Residential 2(a)	2(a), 2(b)	N/A	2(a), 2(b)	2(a)	R2

	County of Cumberland Planning Scheme Ordinance (1951)	Illawarra Planning Scheme Ordinance (1968)	Wollongong LEP No.38 (1984)	Wollongong LEP No. 126 (1988) – introduced 7(h)	Wollongong LEP 1990 (as at 1990) – 7(h) renamed to 7(d)	Wollongong LEP 1990 (as at 2009)	Wollongong LEP 2009
33. Otford village	Rural area	Rural 1(c) village	2(v) village	N/A	7(c)	7(c)	E4



## **1.4 DRAFT HELENSBURGH TOWN PLAN**

In 1990, Council prepared the Draft Helensburgh Town Plan to present a long-term plan for the future development, management and conservation of land in the vicinity of Helensburgh, Stanwell Tops, Stanwell Park and land further south to Maddens Plains. The Helensburgh Town Plan provides a summary conclusion of all current findings (as at 1990) into a Local Environmental Study and Strategic Plan and was prepared to form the basis of a draft Local Environmental Plan and a draft Development Control Plan.

The Draft Helensburgh Town Plan concluded that some urban expansion in the Helensburgh area was feasible and justified, subject to stringent environmental controls, particularly relating to water quality management. The study recommended:

- The release of around 110 hectares of land for residential use and 40 hectares for light industrial / hi-tech commercial development within Gills Creek Catchment.
- The rezoning of the small rural lots east of Walker Street to be deferred until such time as it is demonstrated that coordinated financing and development of the area is possible.
- Major areas of proposed development in the Camp Creek Catchment is only to be agreed to after major geotechnical investigations for suitable stormwater pollution control measures. Such measures are to be endorsed by the National Parks and Wildlife Service and the State Pollution Control Commission. Quality tree cover and visual impact must be addressed in planning development in Camp Creek.

An extract of the proposed zonings following the recommendations of the draft Helensburgh Plan, from the public consultation flyer for the Plan is provided at Figure 1.7.

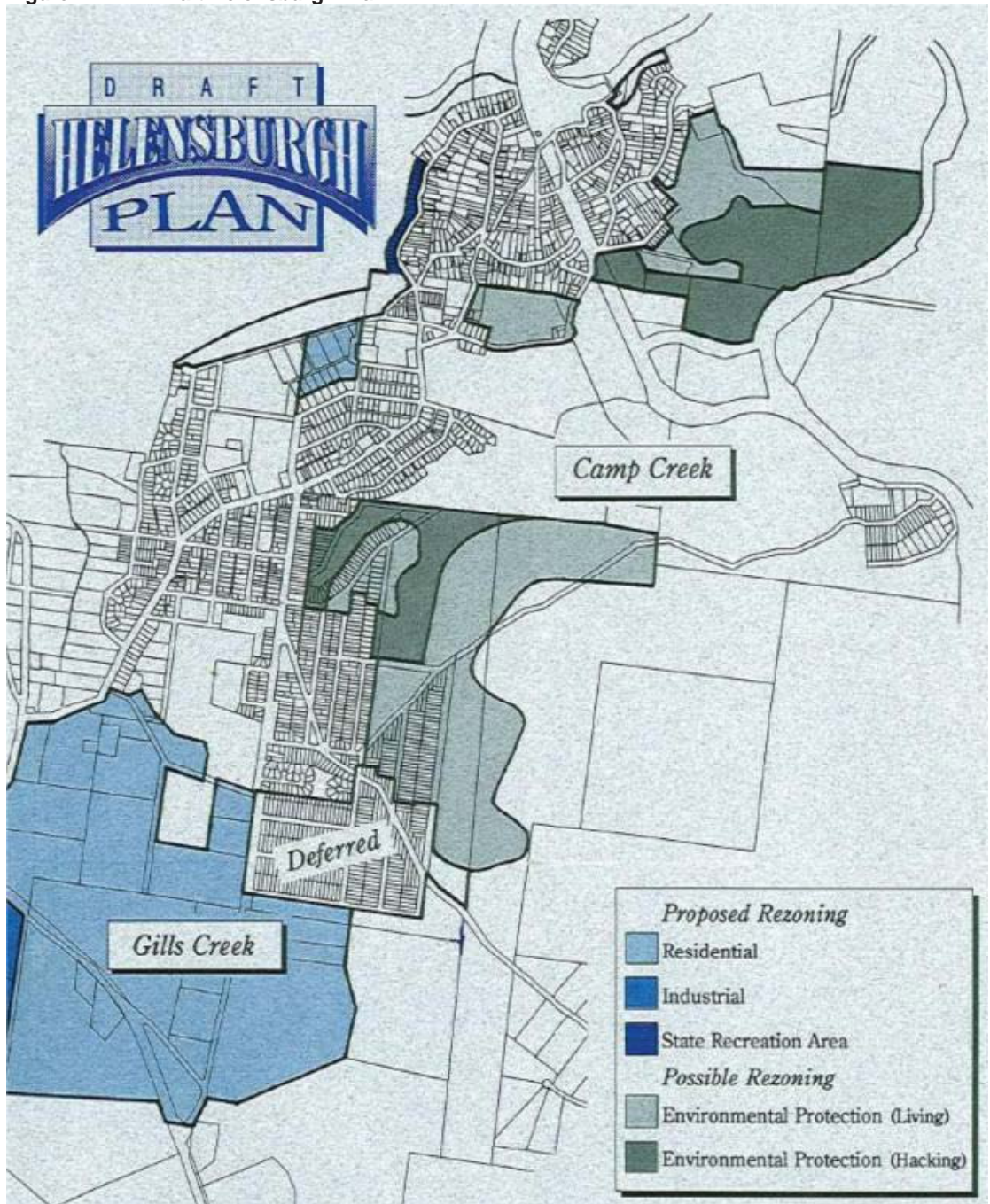
It was concluded that land limitations in southern Sydney and in Wollongong strongly support residential land release around Helensburgh subject to acceptable environmental controls.

The Helensburgh Strategic Plan is presented in the final section of the Helensburgh Town Plan. The Strategic Plan incorporates objectives relating to: reducing impacts of development to safeguard the environmental quality of the surrounding area; maximising landowner choice and opportunities; safety and equitable access to facilities; maximisation of amenity; affordability; efficient use of resources and flexibility and practicality with respect of housing market variations and changes in land ownership.

The draft Plan was exhibited in 1990. Council received over 5000 submissions, with the majority (including 3500 form letters) objecting to the draft Plan.

On 29 April 1991, Council resolved not to proceed with development as proposed in the draft Helensburgh Plan. At the same time, Council resolved to exhibit a draft LEP to rezone the subject lands to 7(d) Hacking River Environmental Protection zone. The draft Helensburgh Town Plan was considered by the Commission of Inquiry (1994). Following the Inquiry, Council did not revise or adopt the plan, and it has no current status.

Figure 1.7 Draft Helensburgh Plan



## 1.5 HELENSBURGH COMMISSION OF INQUIRY

To assist the Minister for Planning to determine whether the land around Helensburgh should be zoned 7(d) Hacking River Environmental Protection, the Minister established the Helensburgh Commission of Inquiry in 1994. The Commission's study area was based on precincts proposed for urban development. Figure 1.8 shows the area considered by the Commission, which did not include Garrawarra, Wilsons Creek, Lloyd Place or Otford.

In summary, the Commissioner made the following six (6) recommendations, the majority of which have not been acted upon:

**Table 1.2 Commission of Inquiry Recommendations**

<b>Recommendation</b>	<b>Comment</b>
1. No change in the current LEP or current zonings until: (i) further studies have been undertaken, (ii) appropriate environmental objectives have been set, (iii) cost-effective strategic catchment management plan to control existing pollution sources.	Council did change the zoning with the expansion of the land zoned 7(d) through Wollongong LEP 1990 (Amendment 63) (1995) and Wollongong LEP 1990 (Amendment 148) (1997).
2. The studies be undertaken in an independent fashion by the Hacking River Catchment Management Committee and final consideration by a Catchment Assessment Commission.	The Hacking River Catchment Management Committee, was not given the role or funding to co-ordinate the studies. The Catchment Assessment Commission was not established.
3. The studies should be funded by Council, Government and land owners / developers.	No funding to undertake the studies was provided by the land owners, Council or the Government.  In 1996, the Minister for Planning advised Council that he had decided not to proceed with the preparation of the studies, as the Government did not support the large scale urban expansion of Helensburgh.
4. The studies include: <ul style="list-style-type: none"> <li>• immediate or short term studies as well as long term studies,</li> <li>• existing water quality, water quality impacts and environmental impacts,</li> <li>• cumulative impacts,</li> <li>• flora and fauna habitat loss impacts,</li> <li>• testing and proving water quality pond/wetland proposals,</li> <li>• rare and endangered fauna impacts (or a Fauna Impact Statement) particularly assessing potential impacts on the Sooty Owl,</li> <li>• wildlife corridor impacts from various land uses and buffer areas (especially urban development and bushfire hazard reduction areas).</li> </ul>	As a consequence of funding not being available, the studies have not been prepared.
5. Water quality trial occur in Gills Creek then in Camp Creek.	Water quality has been monitored as part of Landcom's Camp Creek development. No monitoring has occurred in Gills Creek.

<b>Recommendation</b>	<b>Comment</b>
<p>6. The urban capability priority order for the precinct is:</p> <ul style="list-style-type: none"> <li>(i) Gills Creek (Gateway precinct and Walker Street south) – reasonable capability,</li> <li>(ii) Lady Carrington Estate South – cleared and filled areas – limited capability,</li> <li>(iii) Land Pooling and Walker Street – limited capability,</li> <li>(iv) Landcom Site 1 – south of the waste depot – low capability,</li> <li>(v) Lady Carrington Estate South – vegetated ridge – low capability,</li> <li>(vi) Lady Carrington Estate North – lowest capability,</li> <li>(vii) Landcom smaller sites 2 and 3 – no capability,</li> <li>(viii) Lady Carrington Estate (south west of Lady Carrington Estate North) – no capability.</li> </ul> <p>(The precincts are identified in Figure 5.1 from the Commission of Inquiry report. The black shaded areas indicate where the Commissioner considered that there was some urban capability)</p>	The capability order is noted.

The Commission's concerns about the impact of urban development on water quality and biodiversity remain relevant.

Many submissions commented that the recommendations in the draft 7(d) Review were inconsistent with the findings of the Commission of Inquiry. Table 1.3 compares the precinct recommendations of the Commission of Inquiry with the recommendations of the draft 7(d) Review (2009) and the Preliminary Report on submissions (2010).

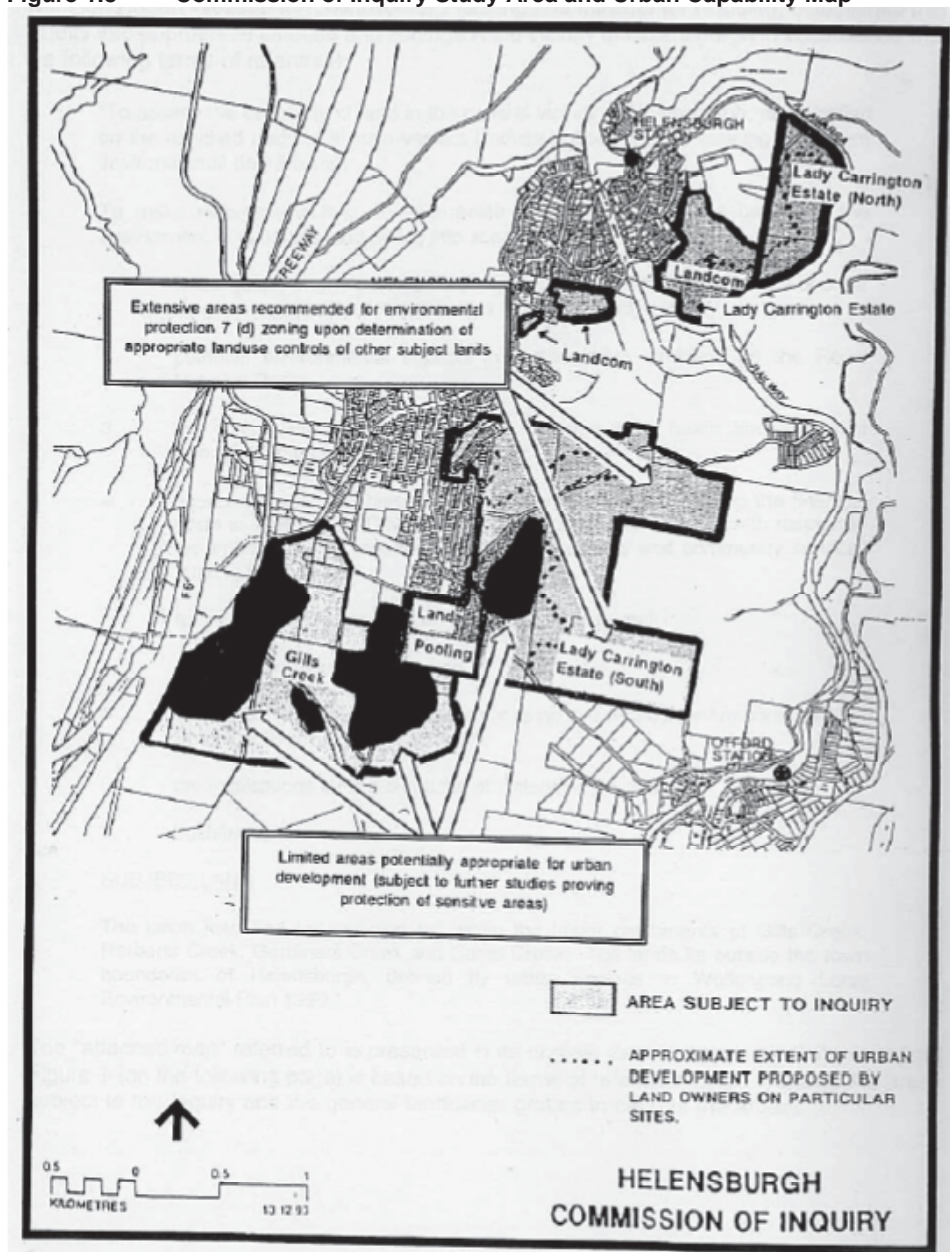
**Table 1.3 Comparison of recommendations for Precincts**

<b>Precinct</b>	<b>Commission of Inquiry (1994)</b>	<b>Draft 7(d) Review (2009)</b>	<b>Preliminary Report on submissions (2010)</b>
<p>Gills Creek – 3 areas:</p> <ul style="list-style-type: none"> <li>1. the Gateway precinct along the Princes Highway,</li> <li>2. Walker Street (south),</li> <li>3. 171-173 Lawrence Hargrave Drive.</li> </ul> <p>(refer to Figure 5.1)</p>	Reasonable urban capacity on western part, otherwise Environmental Protection zone.	<ul style="list-style-type: none"> <li>1. B6 Enterprise Corridor, RU2 Rural Landscapes &amp; E2 Environmental Conservation</li> <li>2. RU2 Rural Landscapes,</li> <li>3. E3 Environmental Management.</li> </ul>	<ul style="list-style-type: none"> <li>1. B6 Enterprise Corridor, RU2 Rural Landscapes &amp; E2 Environmental Conservation</li> <li>2. RU2 Rural Landscapes,</li> <li>3. E3 Environmental Management.</li> </ul>
Lady Carrington Estate South (cleared and filled area)	Limited urban capability.	R2 Low Density Residential.	E2 Environmental Conservation.
Land Pooling	Limited urban capability.	R2 Low Density Residential.	E2 Environmental Conservation.
Landcom site 1 – south of Helensburgh Waste depot	Limited urban capability.	E2 Environmental Conservation.	E2 Environmental Conservation.
Lady Carrington Estate South (bushland ridge)	Low urban capability.	E2 Environmental Conservation.	E2 Environmental Conservation.



Lady Carrington Estate North	Lowest urban capability.	E2 Environmental Conservation.	E2 Environmental Conservation.
Landcom smaller sites 2 and 3 – Lukin Place precinct and part of the Metropolitan Colliery site	No urban capability. Environmental Protection zone.	E2 Environmental Conservation.	E2 Environmental Conservation.
Lady Carrington Estate (south of waste depot)	No urban capability. Environmental Protection zone.	E2 Environmental Conservation.	E2 Environmental Conservation.

**Figure 1.8 Commission of Inquiry Study Area and Urban Capability Map**





## 1.6 WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

The draft Wollongong Local Environmental Plan 2009 was exhibited from 10 December 2008 to 30 March 2009. All 7(d) land owners were notified of the exhibition of the draft Wollongong Local Environmental Plan 2009.

The draft Wollongong Local Environmental Plan 2009 proposed that the land zoned 7(d) Hacking River Environmental Protection be zoned E2 Environmental Conservation as an interim measure pending the completion of the review and subsequent amendment of the draft Local Environmental Plan.

As a consequence of the exhibition two hundred and twenty one (221) submissions were received commenting on the 7(d)/E2 Environmental Conservation proposal at Helensburgh, Otford and Stanwell Tops. Eighty nine (89) submissions (the majority of which were a form letter) supported the E2 Environmental Conservation zone and the conservation of the bushland as exhibited. One hundred and thirty two (132) submissions opposed the E2 Environmental Conservation zone, the majority of which wanted to build or maintain a dwelling house on their land. Some submissions also proposed subdivision, tourism and commercial development.

Council at its meeting on 28 July 2009, considered a report on the draft Review and submissions received during the exhibition of the draft Wollongong Local Environmental Plan 2009. Council resolved that:

- 1     *The draft Wollongong Local Environmental Plan 2009 be amended by rezoning the 7(d) Hacking River lands from E2 Environmental Conservation to E3 Environmental Management, to better reflect the existing planning controls.*
- 2     *The “draft Review of land zoned 7(d) at Helensburgh, Otford and Stanwell Tops” be exhibited for 2 months to enable public review and input.*
- 3     *In accordance with Section 55 of the Environmental Planning and Assessment Act 1979, a “planning proposal” (formerly known as a draft Local Environmental Plan) be prepared for the Helensburgh, Otford, Stanwell Tops area for the land zoned 7(d) Hacking River Environmental Protection and submitted to the Department of Planning.*
- 4     *Following the exhibition period, a report on submissions, the requirements of the Department of Planning and the land valuations be prepared for Council’s consideration.*
- 5     *Council hold a public forum, or forums, as part of the community engagement process on this matter.*

Figure 1.9 illustrates the process and key dates for both the Wollongong LEP 2009 and the review of the 7(d) lands. By processes have occurred separately, although are linked by the Council meeting of 28 July 2009 when Council considered the issues raised in submissions to the draft Wollongong LEP 200 and the “draft Review of land zoned 7(d) at Helensburgh, Otford and Stanwell Tops”.

The Wollongong Local Environmental Plan 2009 was approved by the Minister for Planning on 26 February 2010, at which time the 7(d) zone was replaced with the E3 Environmental Management zone (Figure 1.10).

Table 1.4 provides a comparison of land uses and other development standards permitted under the 7(d) zone of the Wollongong Local Environmental Plan 1990 and those now permissible under the E2 Environmental Conservation and E3 Environmental Management zones of the Wollongong Local Environmental Plan 2009.

**Figure 1.9 Comparison of the 7(d) Review and draft Wollongong LEP 2009 processes**

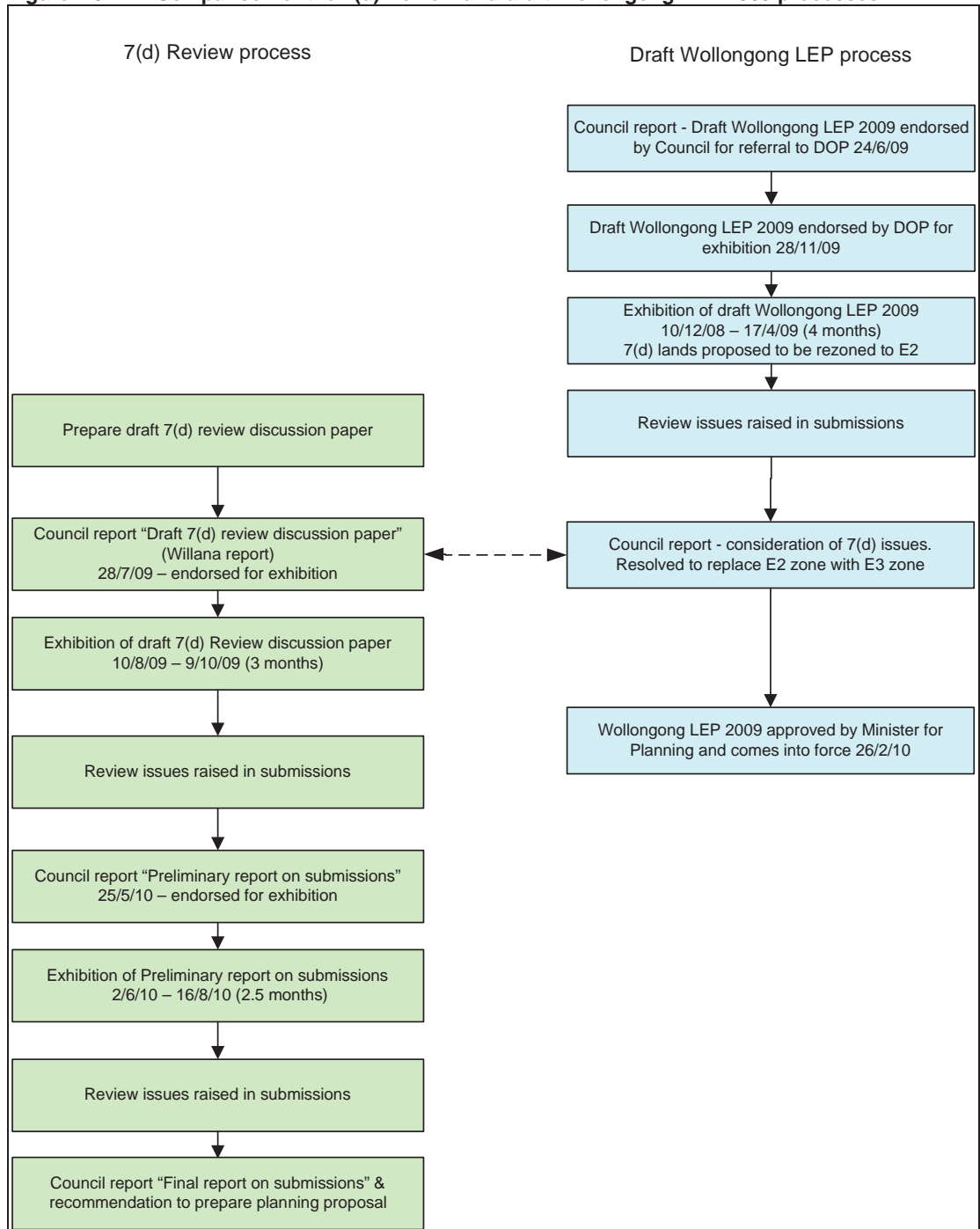
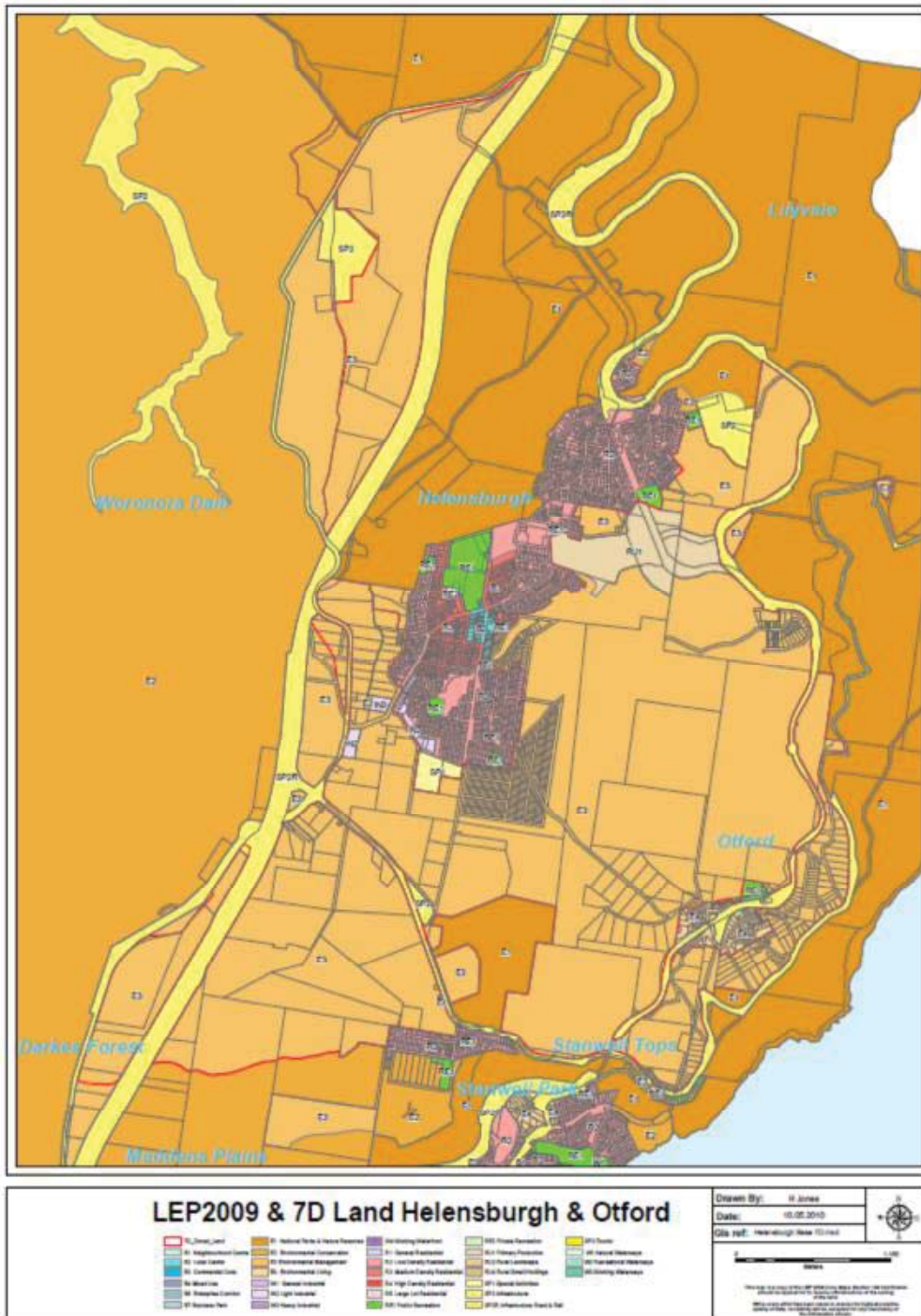


Figure 1.10 Current Zoning – Wollongong Local Environmental Plan 2009



**Table 1.4 Land Use Table Comparison**

	<b>7(d) zone WLEP 1990</b>	<b>E2 zone WLEP 2009</b>	<b>E3 zone WLEP 2009</b>
Uses permissible without consent	Exempt development (Listed in the Exempt DCP).	Exempt development permitted by clause 3.1.	Home occupations Exempt development permitted by clause 3.1.
Uses permissible with consent	Advertisements; Dwelling houses (subject to lot size requirements – see below); Home employment; Leisure areas; Utility installations.	Environmental facilities; Environment protection works; Extensive agriculture; Recreation areas.	Animal boarding and training establishments; Bed and breakfast accommodation; Building identification signs; Business identification signs; Community facilities; Dwelling houses (subject to lot size requirements – see below); Environment facilities; Environment protection works; Extensive agriculture; Farm buildings; Farm stay accommodation; Forestry; Recreation areas; Roads; Secondary dwellings.
Uses permissible with consent subject to advertising and clause 11 assessment	Agriculture; Buildings used in conjunction with agriculture; Child care centres; Education establishments; Mines; Recreation areas; Restaurants.	Nil.	Nil.
Prohibited uses	All other uses.	Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors Housing;	Industries; Multi dwelling housing; Residential flat buildings; Retail premises; Seniors Housing; Service Stations; Warehouse or distribution centres; All other uses.

	<b>7(d) zone WLEP 1990</b>	<b>E2 zone WLEP 2009</b>	<b>E3 zone WLEP 2009</b>
		Service Stations; Warehouse or distribution centres; All other uses.	
Subdivision standard	Subdivision generally not permitted, except if there are existing dwelling houses.	Refer to Minimum Lot Size map (generally 40 hectares).	Refer to Minimum Lot Size map (generally 40 hectares).
Minimum lot size required for a dwelling house	<ul style="list-style-type: none"> <li>• 10ha if lot created prior to 1971;</li> <li>• 20ha if lot created between 1971 and 1984;</li> <li>• 40ha if lot created after 1984.</li> </ul>	Dwelling houses not permitted.	<ul style="list-style-type: none"> <li>• 10ha if lot created prior to 1971;</li> <li>• 20ha if lot created between 1971 and 1984;</li> <li>• 40ha if lot created after 1984.</li> </ul>
Replacement dwellings on undersized lots	Yes – clause 14(2A).	No – except under existing use rights.	Yes – clause 4.2A.

In addition to uses listed in the Wollongong LEP 2009, other development may be permissible under State Environmental Planning Policies, for example:

- SEPP Mining, Petroleum Production and Extractive Industries (2007) permits mining throughout the State, including on E2 and E3 land.
- SEPP Infrastructure (2007) details additional permissible infrastructure uses by State Government agencies and Council – eg education establishments, hospitals, roads, parks.
- SEPP Exempt & Complying Development (2008) – details minor activities that do not require consent and complying development that may be assessed by Council or a private certifier.
- SEPP Affordable Rental Housing (2009) – permits secondary dwellings, group homes and social housing in residential zones.

## 1.7 CURRENT DEVELOPMENT POTENTIAL

The existing development potential (under the current planning regime) of the former 7(d) lands can be estimated by considering:

- Ownership;
- Lot size – whether the land can be subdivided or is large enough for a dwelling;
- The date the lot was created, which determines whether the 10, 20 or 40 hectare minimum standard for a dwelling house applies; and
- Whether there is an existing dwelling house.

There are 3 lots greater than 80ha in area, which could be subdivided under the 40ha lot size standard. Of these lots, 2 lots are privately owned and one contains an existing dwelling house. The lots could be subdivided into 2 additional lots and a dwelling house erected on each lot (3 additional dwellings).

Lots with an area greater than 10ha may be capable of a dwelling house, if one does not already exist and depending on the date the lot was created.



To estimate maximum possible development potential, further lot size analysis has occurred by removing land owned by the State Government or Statutory Authorities. This reduces the number of lots greater than 10ha to 30 lots, of which 16 contain an existing dwelling house. Of the 14 vacant lots, 13 lots were created prior to 1971 (including the 2 lots that can be subdivided) and therefore meet the minimum lot size for a dwelling house.

Accordingly, based on the existing planning controls there is the theoretical potential for 14 additional dwellings. Any proposal for subdivision or the erection of a dwelling house, will require the lodgement and assessment of a Development Application, including consideration of environmental impacts, access and servicing.

If the planning rules change as a result of this review, the development potential will also change.

In 2006, consultants for Council prepared the Helensburgh Urban Capacity Analysis, which considered the development potential within the existing urban areas of Helensburgh. At that time, it was estimated that there was the capacity to supply 88 low density and 88 medium density dwellings within Helensburgh. The consultants noted that even with zero population growth, some 244 dwellings would need to satisfy the current population number as a consequence of the declining occupancy rate (persons / dwelling) by 2031. The majority of the low density supply was in the Landcom subdivision, which was only partially completed and approved. The approval of the Wollongong LEP 2009 in February 2010, also removed the restriction on dual occupancy in the low residential zones. An updated analysis has not occurred.

## **1.8 PREPARATION OF DRAFT 7(d) REVIEW**

In 2006-7, Council received rezoning requests on behalf of the owners of two (2) sites zoned 7(d) seeking to change the zoning to 4(a)/IN2 Light Industrial. Council supported the requests and incorporated the rezonings into the draft Wollongong Local Environmental Plan 2009 for exhibition. Rather than continually assessing rezoning proposals in an ad hoc manner, Council in September 2007 resolved to commence a review of the planning controls for other commercial and industrial sites in the area. The report noted that a second issue, the minimum lot size to permit a dwelling house, had also been a long-term issue for the 7(d) lands and suggested that this issue also be reviewed.

The draft Review of 7(d) lands was commenced by Council officers in late 2007 and was completed with the assistance of Willana Associates Pty Ltd in mid 2009. The draft 7(d) Review is a desktop review of the issues associated with the 7(d) lands and presents a set of recommendations for the amendment of the planning controls. More detailed investigations would have to occur into some proposals if they are to proceed through a rezoning process.

The draft 7(d) Review considered regional issues and divided the study area into a number of precincts. The recommendations were based on a number of principles including:

- retention of significant bushland;
- retention of water quality of the Hacking River;
- improving bushfire mitigation for existing residential areas;
- considering future development options; and
- reviewing the dwelling entitlement issue.

The draft 7(d) Review was completed after the preparation of the draft Wollongong Local Environmental Plan 2009, and therefore the recommendations could not be incorporated into the draft Local Environmental Plan prior to exhibition.

As noted, Council at its meeting on 28 July 2009, considered a report on the draft Review and submissions received during the exhibition of the draft Wollongong Local Environmental Plan 2009. Council resolved (in part) that:

- 2        *The “draft Review of land zoned 7(d) at Helensburgh, Otford and Stanwell Park” be exhibited for 2 months to enable public review and input.*
- 5        *Council hold a public forum, or forums, as part of the community engagement process on this matter.*

Figure 1.11 depicts the proposed zoning option presented in the July 2009 draft Review of 7(d) lands. More detailed figures are contained in the discussion on individual precincts.

The draft 7(d) Review (Willana 2009) proposed the following planning principles to guide outcomes for the study:

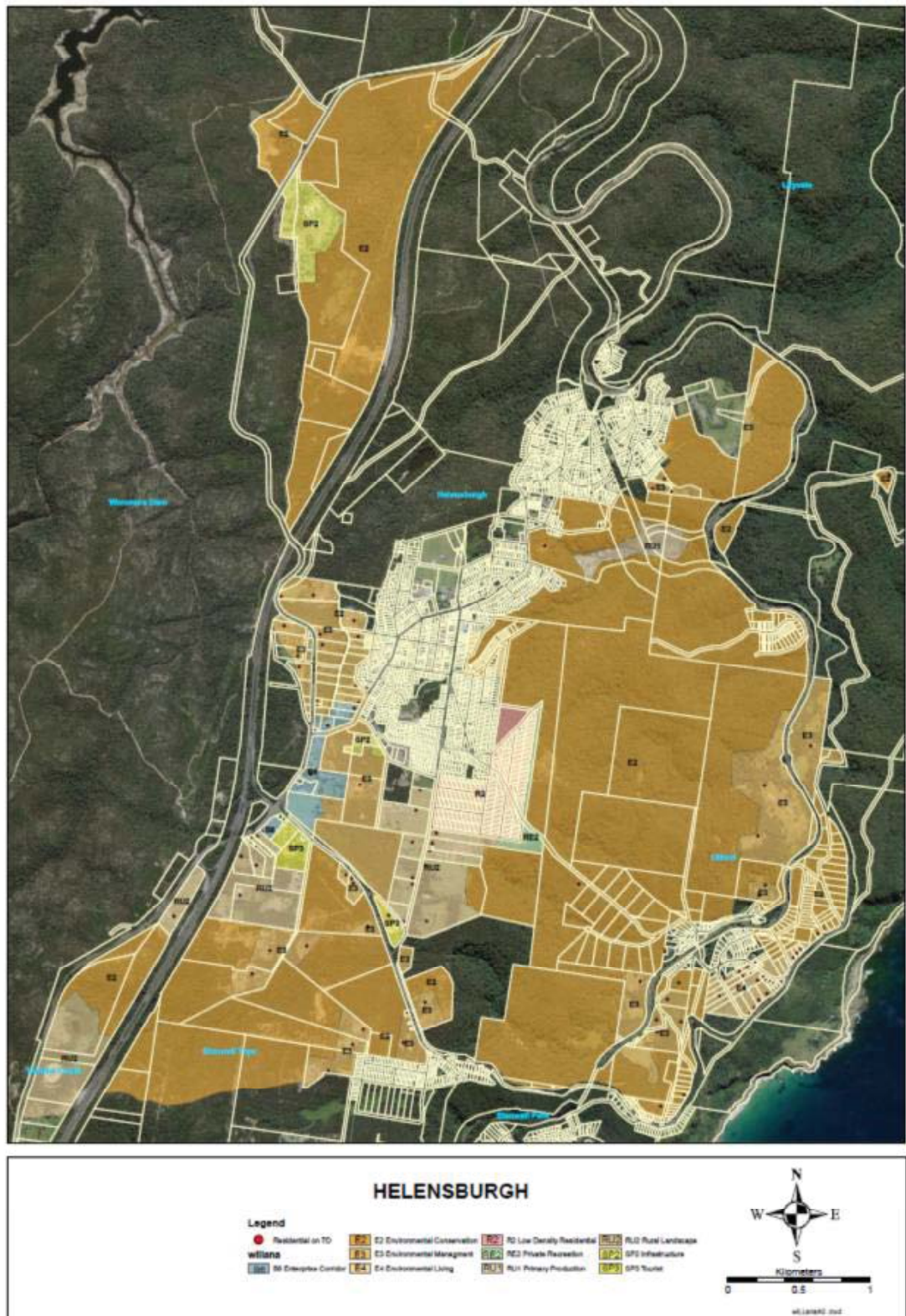
- a)        To preserve and enhance the conservation value of all significant vegetated areas;
- b)        To protect and facilitate the enhancement of the water quality of the tributaries of the Hacking River;
- c)        To protect threatened flora and fauna species;
- d)        To support existing urban and rural uses where these do not have an adverse impact on the high ecological, scientific, cultural or aesthetic values of the area;
- e)        To facilitate residential land uses where there are sufficient ecological trade-offs to allow development to move forward;
- f)        To minimise environmental impact of existing and future development; and
- g)        To assign each lot of land within the study area to its highest and best value use taking into account the significant environmental features of the study area and any constraints attached to each parcel of land.

The planning criteria used to determine the highest and best use of land, included:

- Current land use;
- State of existing degradation of vegetated land;
- Slope of land;
- Location of water catchment;
- Bushfire risk;
- Access to existing infrastructure;
- Opportunity for growth of Helensburgh and Otford urban areas; and
- Land ownership and fragmentation of land.

The draft Review of 7(d) lands at Helensburgh, Otford and Stanwell Tops was exhibited from 10 August to 30 November 2009 (three (3) months). As a result of the exhibition, 3,447 submissions were received. The submissions received are summarised in chapter 3.1.

Figure 1.11 Draft 7(d) Review Zoning Option (July 2009)



## 1.9 PRELIMINARY REVIEW OF SUBMISSIONS

Council at its meeting on 25 May 2010 considered the Preliminary Report on the issues raised in submissions submitted during the first exhibition period.

As a result of the exhibition, 3,447 submissions were received; the majority were form letters opposed to any rezoning and development. The key issues raised in submissions included:

- The desire by landowners to build a dwelling on land that has been owned for many years (up to 45 years).
- The potential impact of development on water quality. There is very little information about water quality, with neither Council or the State Government actively monitoring the water quality of the Hacking River.
- The potential impact of development on bushland, habitat and fauna movement. The loss of bushland can be measured through analysis of historical air photos and flora and fauna surveys.
- Strong opposition to any further development in the area, due to the impacts on water quality and loss of bushland.
- Inconsistencies with the recommendations of the Helensburgh Commission of Inquiry (1994).
- Inadequate infrastructure to serve any additional development.

In terms of the different precincts, the preliminary review of submissions report recommended that:

1. *The following precincts retain the current E3 Environmental Management zone with no amendment (no planning proposal required):*
  - *Land Pooling precinct;*
  - *Lady Carrington Estate South;*
  - *Kellys Falls precinct;*
  - *Old Farm Road precinct;*
  - *Oxford Valley Farm & Govinda Retreat.*
2. *A draft planning proposal be prepared to amend the planning controls for the following precincts:*

<b>Precinct</b>	<b>Recommendation</b>
<i>Garawarra precinct</i>	<i>At the Garrawarra Centre:</i> <ul style="list-style-type: none"><li>• <i>Make a minor adjustment to the SP2 Infrastructure zone boundary,</i></li><li>• <i>Remove the minimum lot size for the SP2 land, and</i></li><li>• <i>rename the to SP2 – Infrastructure Health Service facility and Seniors Housing</i></li></ul> <i>Rezone the remainder of the precinct to E2 Environmental Conservation</i>
<i>Wilsons Creek precinct</i>	<i>Retain E3 Environmental Management zone, and allow a dwelling house on the vacant lots, except for a buffer around Wilsons Creek which is to be zoned E2 Environmental Conservation.</i> <i>Rezone the Sydney Catchment Authority land to E2 Environmental Conservation</i>
<i>Gateway precinct, Princes Highway</i>	<i>Rezone to B6 Enterprise Corridor</i>
<i>Gills Creek precinct</i>	<i>Rezone to RU2 Rural Landscape, IN2 Light Industrial and E2 Environmental Conservation</i>
<i>Princes Highway – west of F6</i>	<i>Rezone to RU2 Rural Landscapes and E2 Environmental</i>



<i>precinct</i>	<i>Conservation</i>
<i>Frew Avenue precinct</i>	<i>Retain E3 Environmental Management zone, and allow a dwelling house on the vacant lots</i>
<i>Walker Street precinct</i>	<i>Rezone to RU2 Rural Landscape, and allow a dwelling house on any vacant lots</i>
<i>Lloyd Place precinct</i>	<i>Rezone to E2 Environmental Conservation and not permit dwelling houses</i>
<i>Camp Creek precinct</i>	<i>Rezone to E2 Environmental Conservation. Rezone 5,7,9 and 11 Undola Road to R2 low Density Residential</i>
<i>Walker Lane precinct</i>	<i>Rezone part of the precinct to IN2 Light Industrial, and the remainder to E2 Environmental Conservation</i>
<i>Lady Carrington Estate north</i>	<i>Rezone to E2 Environmental Conservation and not permit any additional dwelling houses</i>
<i>Lilyvale and the central bushland area (between Otford Road and the Metropolitan Colliery)</i>	<i>Rezone to E2 Environmental Conservation and not permit any additional dwelling houses</i>
<i>Otford central precinct</i>	<i>Rezone to E4 Environmental Living and allow a dwelling house on any vacant lots</i>
<i>Otford north precinct</i>	<i>Rezone to E2 Environmental Conservation and not permit dwelling houses</i>
<i>Otford south precinct</i>	<i>Retain an E3 Environmental Management zone over part and rezone part to E2 Environmental Conservation</i>
<i>Isolated lots in the Royal National Park</i>	<i>Rezone to E2 Environmental Conservation and not permit any additional dwelling houses</i>

The report also recommended that prior to the preparation of a draft planning proposal, Council undertake further consultation with the landowners and community on the proposed recommendations. In addition, further consultation should occur with Sydney Water in terms of water and sewerage services, the Department of Environment Climate Change and Water in terms of potential additions to the Royal National Park and Garrawarra State Conservation Area, and the Department of Planning in terms of the preparation of a draft planning proposal and the Illawarra Regional Strategy.

Council at its meeting on 25 May 2010 resolved that:

- 1 *The Preliminary Report on submissions to the draft Review of 7(d) lands at Helensburgh, Otford and Stanwell Tops (Attachment 1 of the report) be made available for land owner and community feedback for a period of six (6) weeks, via Council's website.*
- 2 *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 Environmental Plan 2009.*
- 3 *Further discussions occur with -*
  - a *Sydney Water to define the capacity and ability of the water and sewerage networks to accommodate any additional development.*
  - b *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.*
  - c *The Department of Planning, to scope the requirements 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.*



- 4      *Letters and emails be sent to persons who made submissions advising of Council's resolution and the further consultation period.*

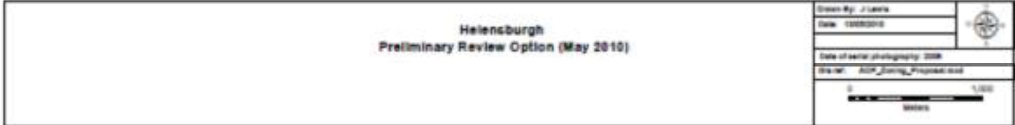
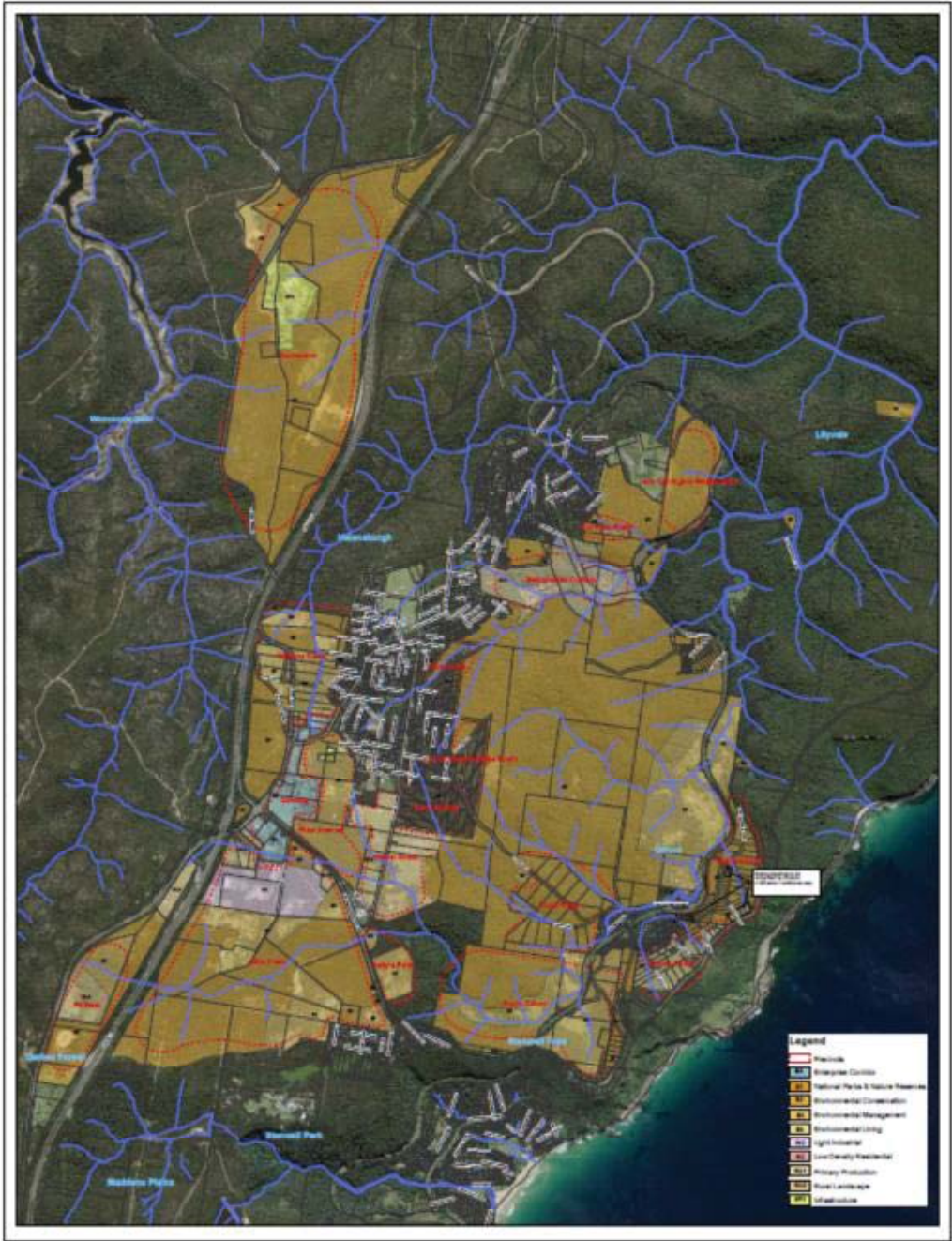
The report included a revised option for the future zoning of the area (Figure 1.12).

The preliminary report was exhibited for 2.5 months from 2 June 2010 to 16 August 2010. As a result of the exhibition, 19,395 submissions were received. The submissions received are summarised in chapter 3.2.

In terms of the required consultation with State agencies:

- Sydney Water indicated that the water and sewerage systems do have the capacity to service any areas rezoned, however, some amplification of the networks may be required. The Authority noted that they have not planned for any expansion, and the cost of the expansion and amplification would be at the expense of the new development.
- The (former) DECCW (now Office of Environment and Heritage) advised that much of the 7(d) land is suitable for addition to the National Parks estate, however the Authority is not in a position to actively acquire land or reserve land for acquisition.
- The former Department of Planning (now Department of Planning and Infrastructure) confirmed that any rezoning to permit urban development would need to address the sustainability criteria in the Illawarra Regional Strategy.

Figure 1.12      Revised Zoning Option (May 2010)



## 2. Regional Issues

### 2.1 ILLAWARRA REGIONAL STRATEGY

The Illawarra Regional Strategy was issued by the Department of Planning in 2007. The strategy promotes additional housing at West Dapto, the Wollongong City Centre and other centres along the rail corridor. The strategy does not promote residential development at Helensburgh. The strategy reflected Council's own housing strategy at that time.

The Strategy recognises the 7(d) bushland as having high conservation value (outside regional reserves) and suggests the bushland should be protected from urban development. The strategy also notes the bushland as forming part of the north-south Regional Habitat Corridor.

The Strategy notes that consideration of any new release areas, outside those identified in the Regional Strategy map will only be given to those proposals that can demonstrate compliance with the sustainability criteria. The Strategy does not identify any new release areas at Helensburgh. The draft 7(d) Review proposed the rezoning of the Land Pooling and Lady Carrington Estate South precincts which represent urban release areas outside the Regional Strategy and would have to satisfy the sustainability criteria. This proposal was removed through the Preliminary Review of Submissions. The Department of Planning and Infrastructure has confirmed the need to address the sustainability criteria if rezoning for urban development is proposed, outside the areas identified in the Regional Strategy.

The sustainability criteria (Appendix 1 of the Illawarra Regional Strategy) can be summarised as:

1. **Infrastructure Provision** - Mechanisms in place to ensure utilities, transport, open space and communication are provided in a timely and efficient way.
2. **Access** - Accessible transport options for efficient and sustainable travel between homes, jobs, services and recreation to be existing or provided.
3. **Housing Diversity** - Provide a range of housing choices to ensure a broad population can be housed.
4. **Employment Lands** - Provide regional / local employment opportunities to support the Illawarra's expanding role in the wider regional and NSW economies.
5. **Avoidance of Risk** - Land use conflicts, and risk to human health and life, avoided.
6. **Natural Resources** - Natural resource limits not exceeded / environmental footprint minimised.
7. **Environmental Protection** - Protect and enhance biodiversity, air quality, heritage and waterway health.
8. **Quality and Equity in Services** - Quality health, education, legal, recreational, cultural and community development and other Government services are accessible.

## 2.2 BIODIVERSITY

The bushland areas within the 7(d) lands form part of an extensive bushland area that includes the Royal National Park, Heathcote National Park, Garrawarra State Conservation Area, the Sydney Catchment Area and the Illawarra Escarpment. Aerial and satellite images depict Helensburgh as an island of urban development surrounded by bushland. The authors of a number of the submissions noted that they moved to Helensburgh and Otford because of the bushland setting.

Many submissions contained lists of threatened species seen in the area. A submission from the National Parks Association noted that fourteen (14) fauna species in the Royal National Park were now listed as locally extinct, or rare.

The (former) Department of Environment, Climate Change and Water listed the “Southern Sydney sheltered forest” as an endangered ecological community that occur within the study area (Figure 2.1).

*“Southern Sydney Sheltered Forest is a tall open eucalypt forest found on transitional clay and sandy soils in a very restricted area that is centred on Helensburgh in southern Sydney. The canopy is generally dominated by smooth-barked apple (Angophora costata) which is present at almost every site in combination with Sydney peppermint (Eucalyptus piperita) and blackbutt (Eucalyptus pilularis). Red bloodwood (Corymbia gummifera) is frequently recorded though rarely dominates. A sparse subcanopy of casuarinas (Allocasuarina spp.) is invariably present. Smaller shrubs including banksias, tea-trees, geebung and wattles are patchily distributed under the canopy. The ground cover includes a very prominent cover of Gynerium lily (Doryanthes excelsa) amongst an abundance of ferns, grasses and grasslike plants.”*

*“It is restricted to narrow zones of enriched sandstone soils between 1200-1500mm of mean annual rainfall and between elevations of 200-350 metres ASL. These zones are often downslope or adjoining residual shale caps.”*

This vegetation community occurs just below the ridge line and can be found within the Wilson Creek, Gills Creek Land Pooling and Lady Carrington Estate South precincts.

Additionally, the Department has mapped the Illawarra Escarpment Moist Forest Fauna Corridor (Figure 2.2) which occurs along the Illawarra Escarpment as a continuous vegetation band and is an important regional corridor for fauna movement. The corridor includes the villages of Otford and Stanwell Park.

Council on 21 June 2011, adopted the Illawarra Biodiversity Strategy, which was prepared with Shellharbour City and Kiama Councils. The Strategy notes that there are 19 Endangered Ecological Communities (EECs), 3 endangered populations, 31 threatened flora species and 69 threatened fauna species in the Illawarra. Within the 7(d) lands, the Strategy notes that the endangered ecological community “Southern Sydney sheltered forest” occurs. The Strategy also maps the 7(d) lands as part of the Regional Biodiversity Corridor that link bushland in the Royal National Park, Garrawarra State Conservation Area, Sydney Drinking Water Catchment and Illawarra Escarpment. The Strategy includes an action plan of activities to be undertaken over the next 5 years.



Figure 2.1      Endangered Ecological Communities

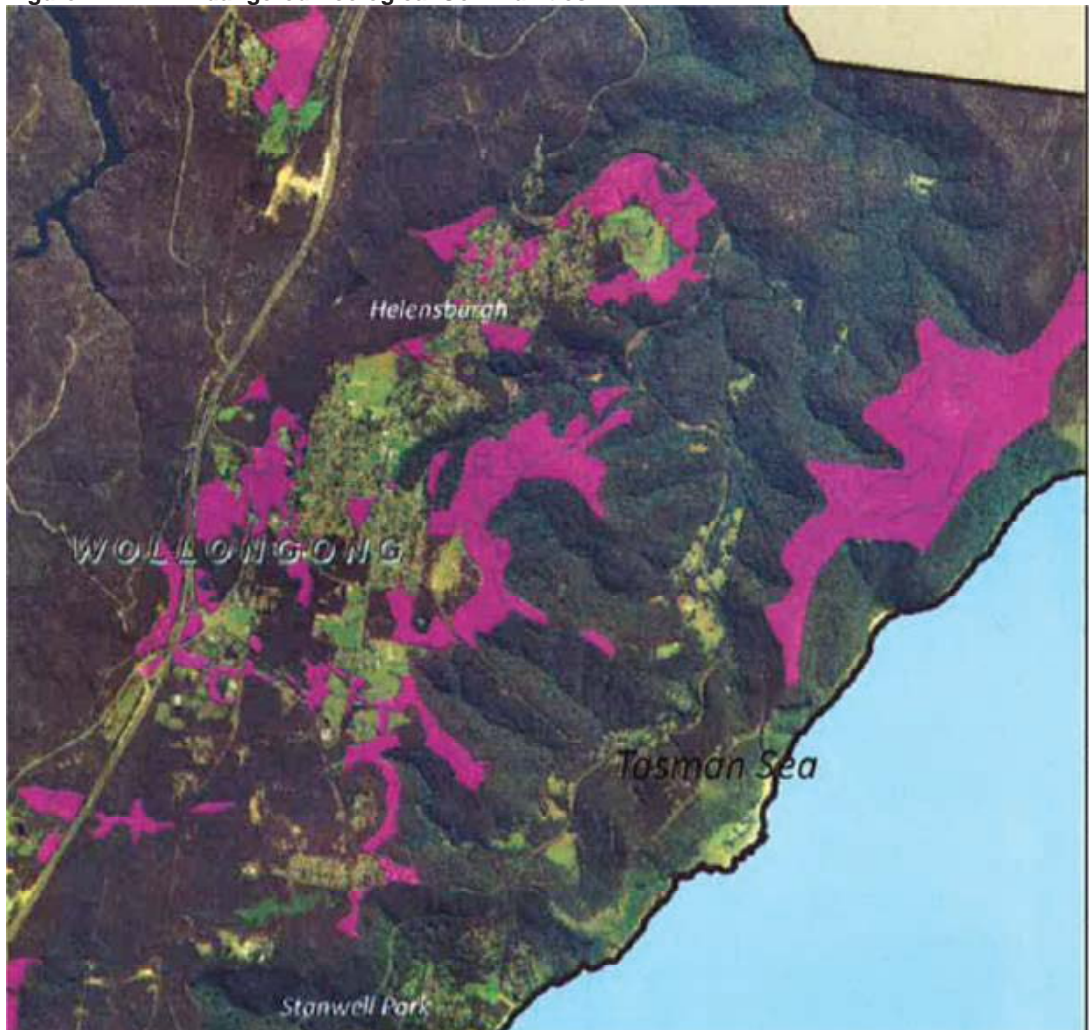
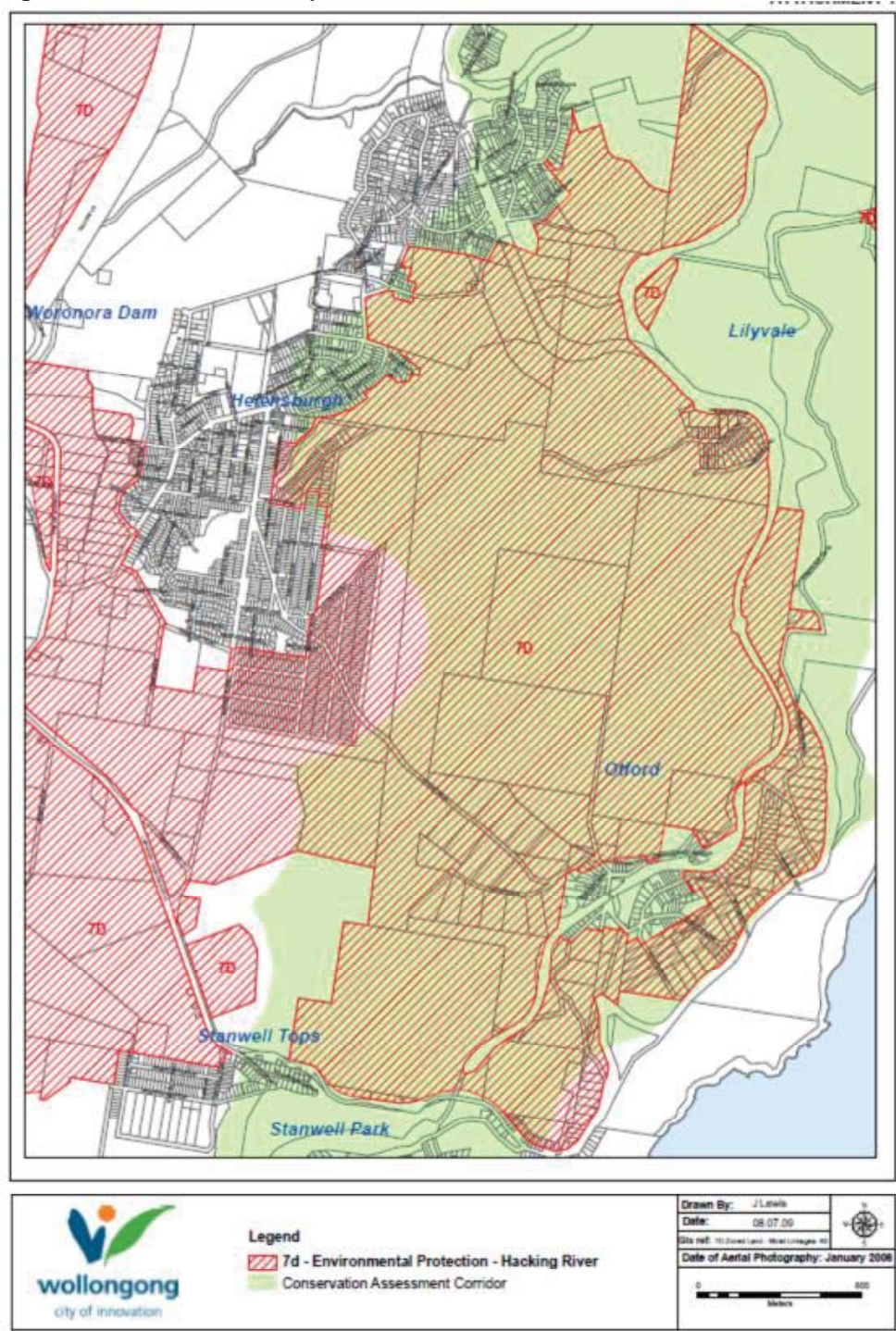




Figure 2.2 Illawarra Escarpment Moist Forest Corridor



The (former) Department of Environment, Climate Change and Water released three (3) reports on flora and fauna issues that are relevant to the review of 7(d) issues.

1. The “Terrestrial Vertebrate Fauna of the Greater Southern Sydney Region – Volume 1 Background Report” (DECCW 2007) examines the conservation priorities for fauna species in the Sydney Region. The study also identifies priority fauna habitats and corridors. The extensive bushland in the 7(d) lands is not identified as being one (1) of the four (4) priority fauna habitats for conservation in the Sydney Region. The Illawarra Escarpment Moist Forest is identified as an important biodiversity corridor.
2. The “Rapid Fauna Habitat Assessment for the Sydney Metropolitan Catchment Management Authority Area” (DECCW 2008) examines the significance of fauna habitats in the Sydney Metropolitan Catchment area, which includes the Hacking River. The study identifies that:
  - the Royal National Park has an extremely high fauna diversity (ranked 1<sup>st</sup> of 50 sites);
  - the Upper Hacking area (which includes the 7(d) lands) has a very high fauna diversity (ranked 18<sup>th</sup>); and
  - the Garrawarra State Conservation Area has a very high fauna diversity (ranked 20<sup>th</sup>).

The study highlights the value of the bushland in the 7(d) area for fauna habitat and movement.

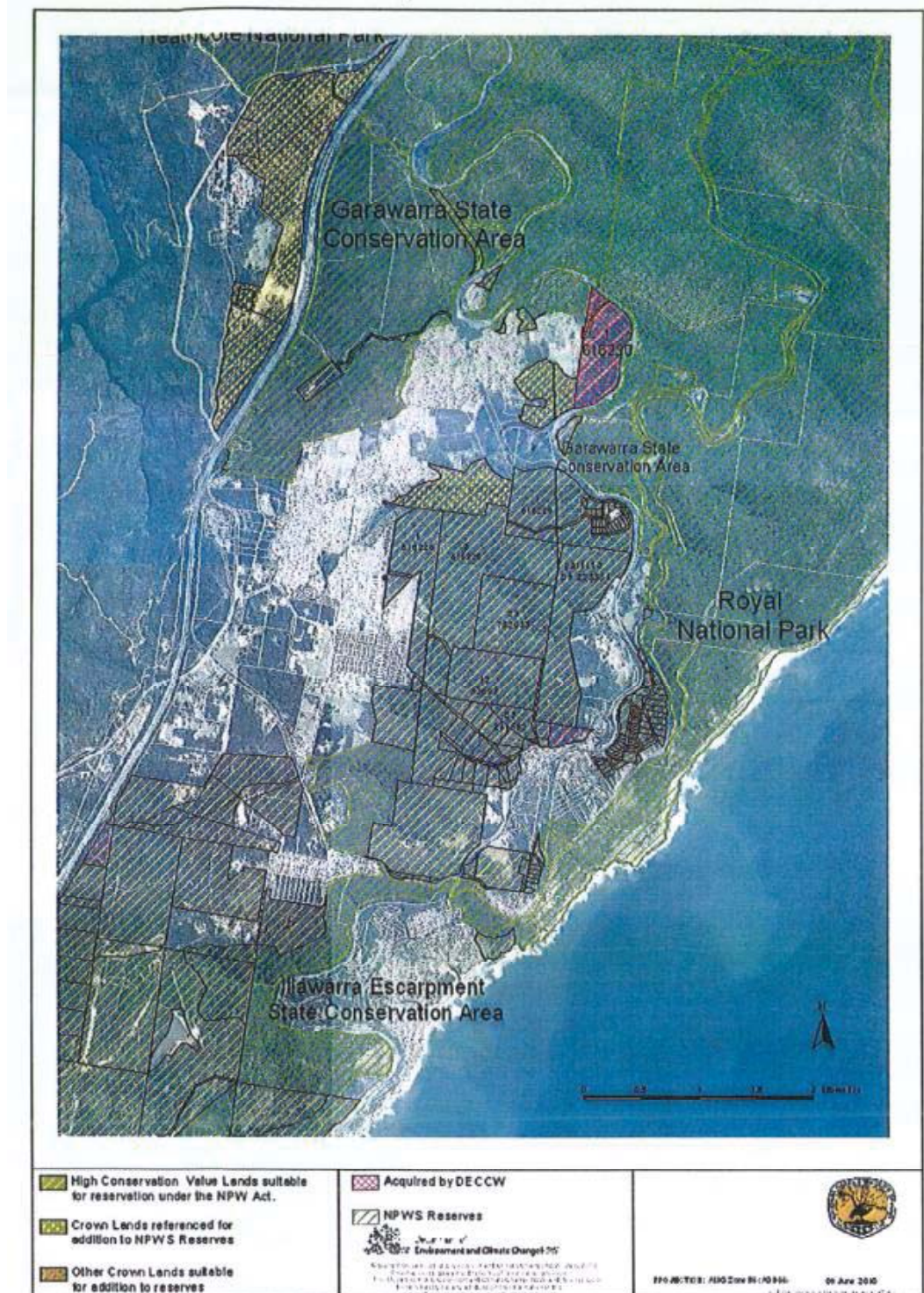
3. The “Draft Native Vegetation of the Sydney Metropolitan Catchment Management Authority Area” (DECCW 2009) – maps the vegetation communities in the Sydney Metropolitan Catchment Area. The report is similar to the Illawarra Bioregional Assessment prepared by DECCW in 2002 for Council, which was used in the preparation of the draft 7(d) Review, but only covers the Hacking River and Georges Creek catchments in the northern part of the City.

The report identifies the Southern Sydney sheltered forest on transitional sandstone soils, as an endangered ecological community that occurs within the study area.

The Department also provided a map depicting lands of high conservation value that would make potential valuable additions to the reserve system (Figure 2.3). The letter notes that “the acquisition of land for inclusion is dependent on the lands being offered for sale, DECCW having sufficient funding for purchase and management of the lands, and the purchase of the lands being considered a high priority in a State wide context”. The letter notes that DECCW should not be identified as a potential acquisition authority for any land.



High Conservation Value Lands of the Upper Hacking Valley  
and northern Illawarra Escarpment - lands suitable for reservation



## 2.3 BUSHFIRE

The extensive bushland and ridge top development also results in a high bushfire risk. Figure 2.4 depicts the current bushfire risk. If development and clearing is permitted, it is likely that the bushfire risk for some areas will change. For example, if the Land Pooling Precinct was developed, the current bushfire risk for properties to the north in Merrigong Place and Floyd Place may be reduced.

The draft 7(d) Review examined the bushfire risk at Land Pooling, Lady Carrington Estate South, Central Otford and Lloyd Place precincts. The review found that bushfire mitigation measures could be incorporated into development of the first three precincts. However, in the Lloyd Place precinct, dwellings on 13 lots could only be protected with substantial clearing of each property, while dwellings on 3 lots could not be protected and the remaining 5 lots were doubtful. The substantial clearing required to protect dwellings would adversely impact on the vegetation and habitat linkage values of the precinct.

*Below is an extract from Map 2 Ignition and Wildfire Behaviour History from the “City of Wollongong Bushfire Management Plan 2003” which shows the location of bushfires in the study area between 1968 – 2003. A similar map contained in the more recent Illawarra Bushfire Risk Management Plan 2008, is not as detailed for the study area.*

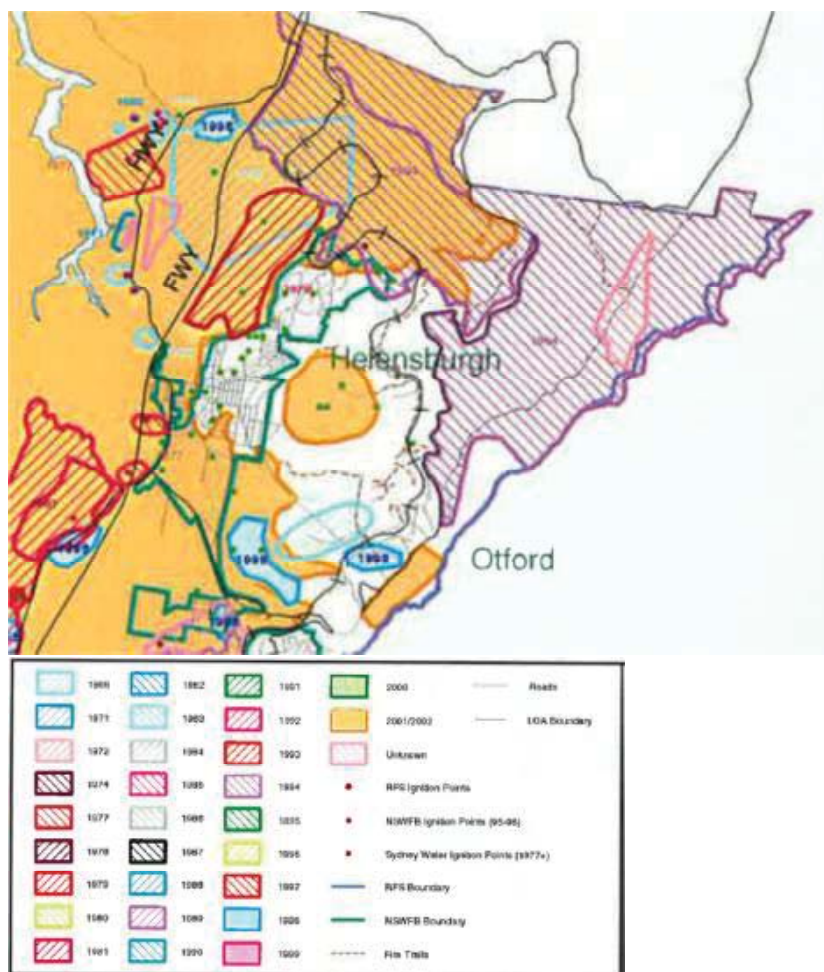
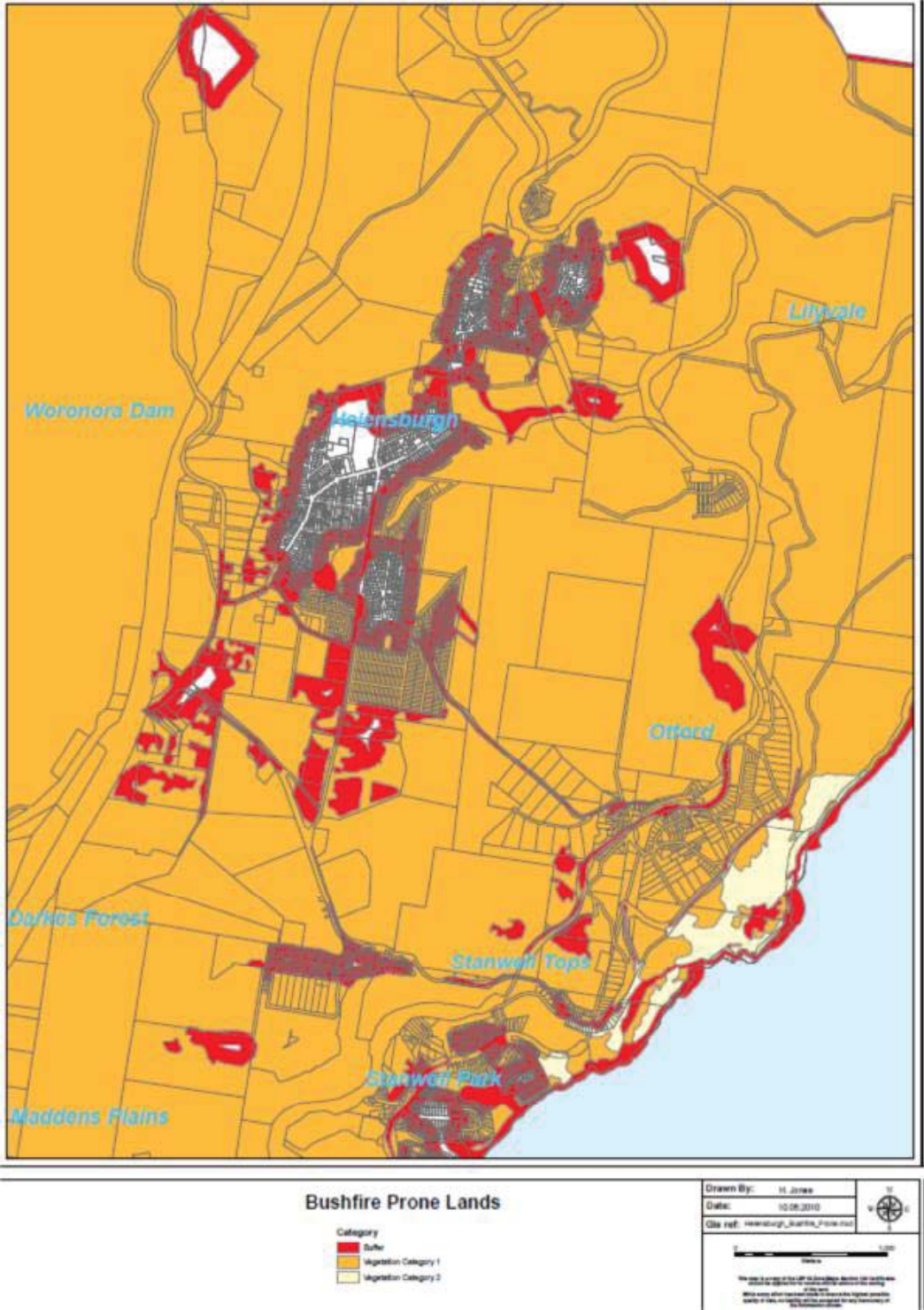




Figure 2.4      Bushfire Risk Map - current





## 2.4 LAND CAPABILITY

A land capability assessment has not been undertaken as part of the current review of 7(d) lands. If land is proposed to be rezoned to support urban development, a land capability assessment, as well as other studies, would need to be completed.

The draft Helensburgh Town Plan (1990) included an assessment of land capability, which found that land in the Lady Carrington Estate North, Lady Carrington Estate South, part of the Land Pooling, Wilsons Creek and Gills Creek precincts and south to Maddens Plains was capable of urban development. The study also noted that from a water quality view, the State Pollution Control Commission (SPCC) recommended a much smaller area could be developed (Figure 2.5). The draft Helensburgh Town Plan also considered scenic values, flora and fauna, bushfire, water quality, coal resources, heritage and infrastructure requirements.

In 1990, the Soil Conservation Service published the 'Soil Landscapes of the Wollongong – Port Hacking 1:100000 sheet'. Soil landscapes are areas of land that have "recognisable and specifiable topographies and soils, that are capable of presentation on maps, and can be described by concise statements". Soil landscapes allow the integration of soil and landform constraints into a mapping units. The report assesses the land capability of each mapping unit. The soil landscapes units do not reflect other constraints, such as vegetation cover, fauna habitat, flooding or bushfire risk.

Figure 2.6 is an enlargement of the Helensburgh-Otford section area of the 1:25000 map. The figure shows five (5) mapping units within the area, as summarised in table 2.1. Of the soil landscape units, the most capable of urban development is Luca Heights which occurs around the Halls Ridge area of Helensburgh (including the waste depot). The Gynea Soil Landscape which occurs in small patches in the Gateway and Gills Creek precincts is noted as having low to moderate urban capability. While the Watagan, Hawkesbury and Bundeena Soil Landscapes are listed as generally not capable or suitable for urban development.

The majority of the urban area of Helensburgh is on the Bundeena Soil Landscape, which is noted as being not suitable for urban development. Similarly, Otford is located on the Watagan Soil Landscape which is noted as generally not capable of urban development.

**Table 2.1 Soil Landscapes**

Soil landscape unit	Precincts	Limitations	Urban capability
Watagan (wn)	Otford village, Otford South Lloyd Place, Central Bushland	Moderately inclined rolling low hills to very steep hills on Narrabeen Group, Slopes 25-70% Mass movement hazard, Severe soil erosion hazard, Occasional rock outcrop	Generally not capable of urban development
Hawkesbury (ha)	Wilsons Creek (part), Otford North	Rugged, rolling to very steep hills on Hawkesbury Sandstone, Slopes 20-70% Extreme soil erosion hazard, Mass movement (rock fall) hazard, Rock outcrops,	Generally not capable of urban development

		Shallow, stony, highly permeable soil, Very low soil fertility	
Bundeena (bu)	Helensburgh urban area Land pooling Lady Carrington Estate South Walker Street Gills Creek F6 west	Low rolling rises on Hawkesbury Sandstone Slopes 5-20% High erosion hazard, Highly permeable soil, Very low soil fertility, Rock outcrops, Seasonally high watertables	Not suitable for urban development
Gynea (gy)	Gateway Wilsons Creek (part) Gills Creek (along the watercourse)	Undulating to rolling rises and low hills on Hawkesbury Sandstone, Slopes 10-25% Localised steep slopes, High soil erosion hazard, Rock outcrops, Shallow highly permeable soil, Low soil fertility	Low to moderate capability for urban development
Lucas Heights (lh)	Lady Carrington Estate North	Gently undulating crests, ridges and plateaus of the Mittagong Formation Slopes <10% Stoniness, Hard setting surfaces, Low soil fertility Moderate erosion hazard	High capability

During the second exhibition period, the Otford Protection Society submitted a copy of a 1971 Geological Survey of Helensburgh and Otford, which highlights land stability issues (Figure 2.6). The figure identifies that at the boundary between the overlying Hawkesbury Sandstone (coloured yellow) and underlying softer Narrabeen Group (coloured green) of shales and siltstones, there is an increase in slope that may result in instability. The report noted that any cliffs are likely to be unstable and the land below should not be developed and retained as a buffer / open space area.

**Figure 2.5** Land capability map (draft Helensburgh Town Plan 1990)

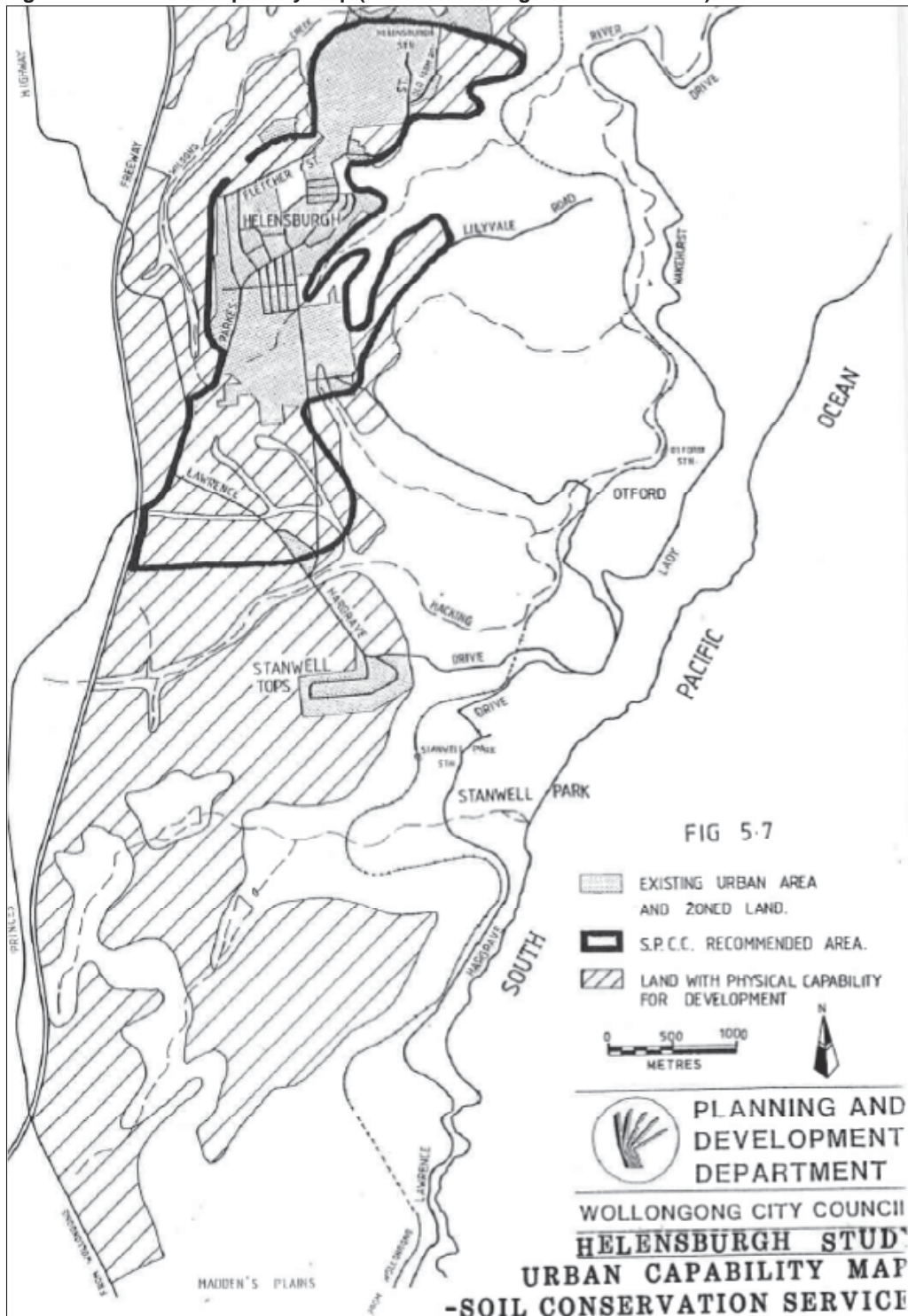
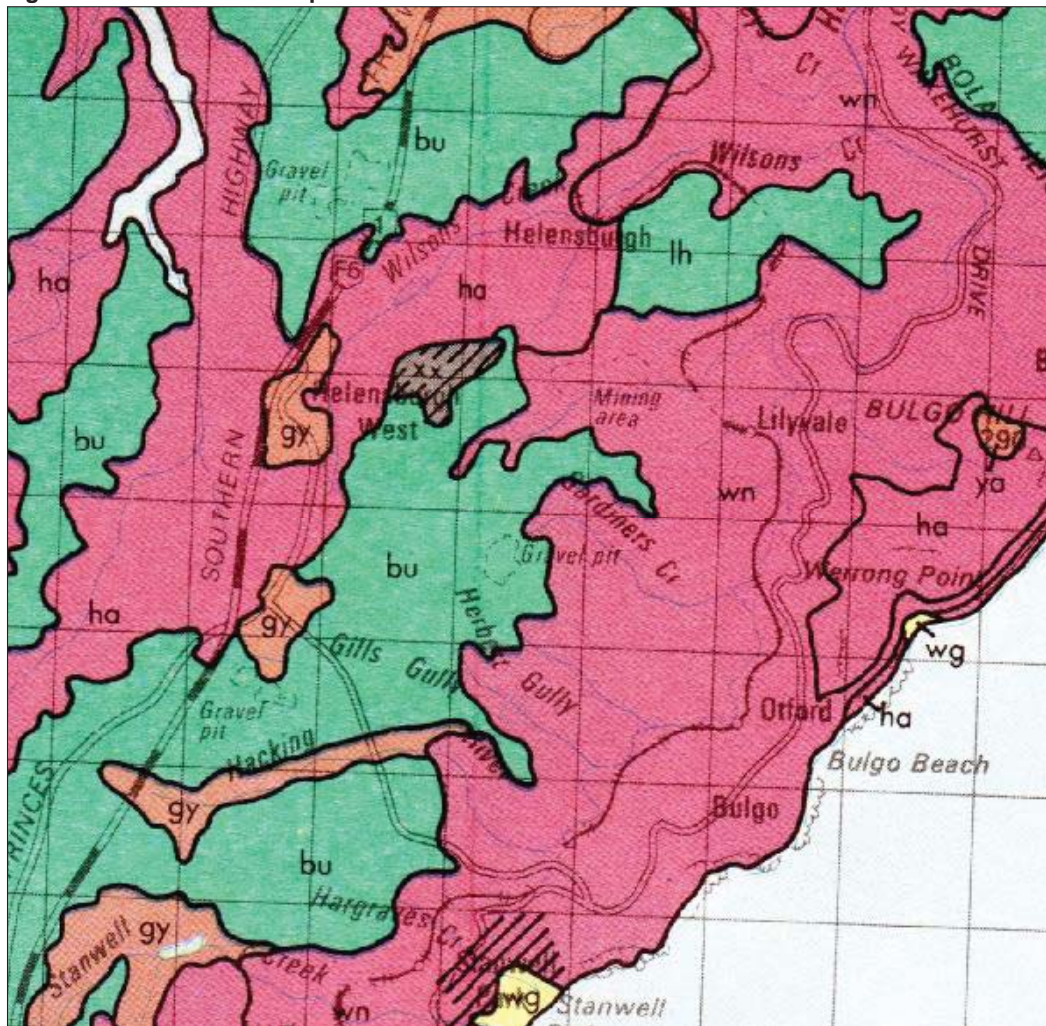
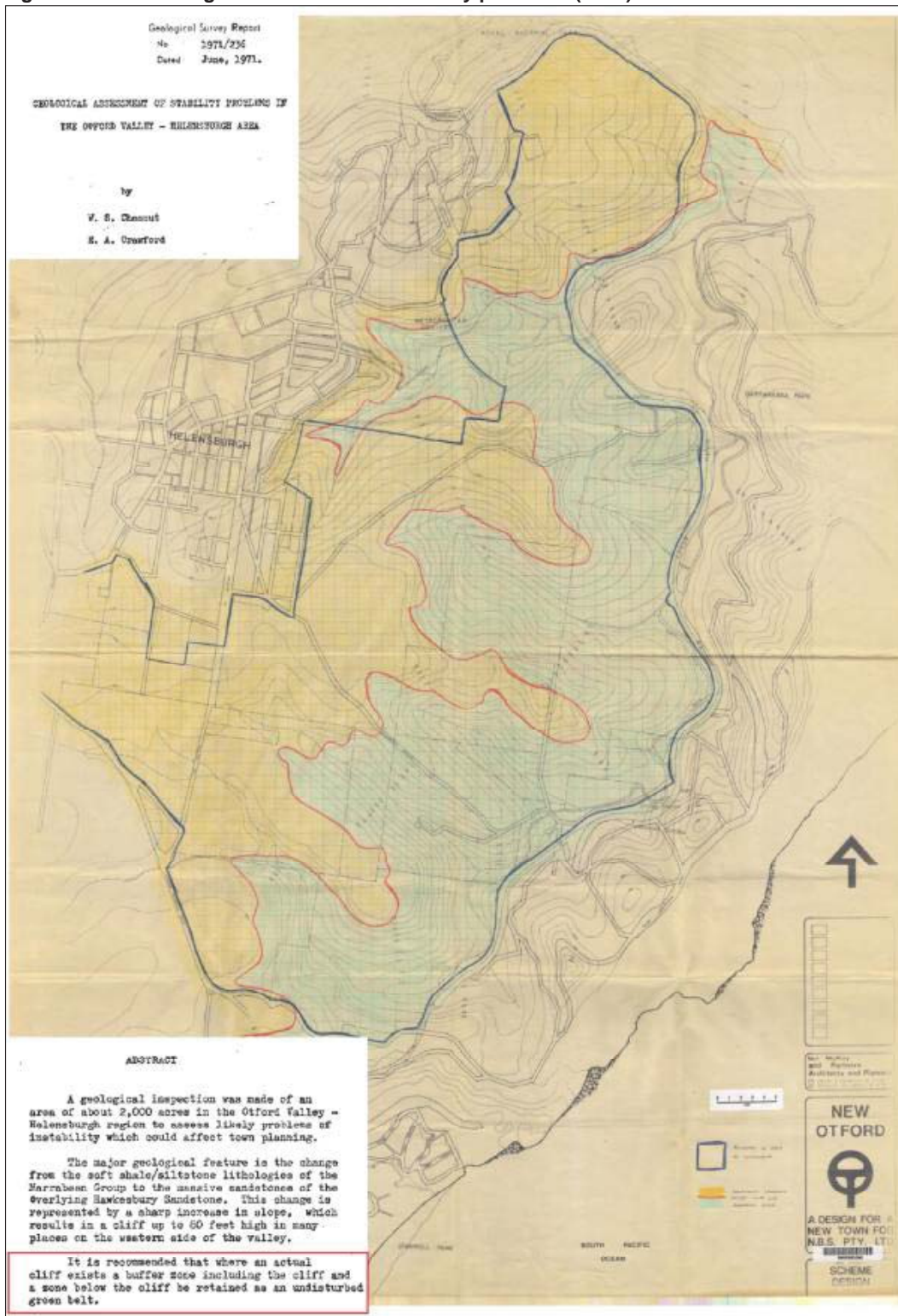


Figure 2.6 Soil landscapes





**Figure 2.7 Geological assessment of stability problems (1971)**



[Figure submitted by the Otford Protection Society]



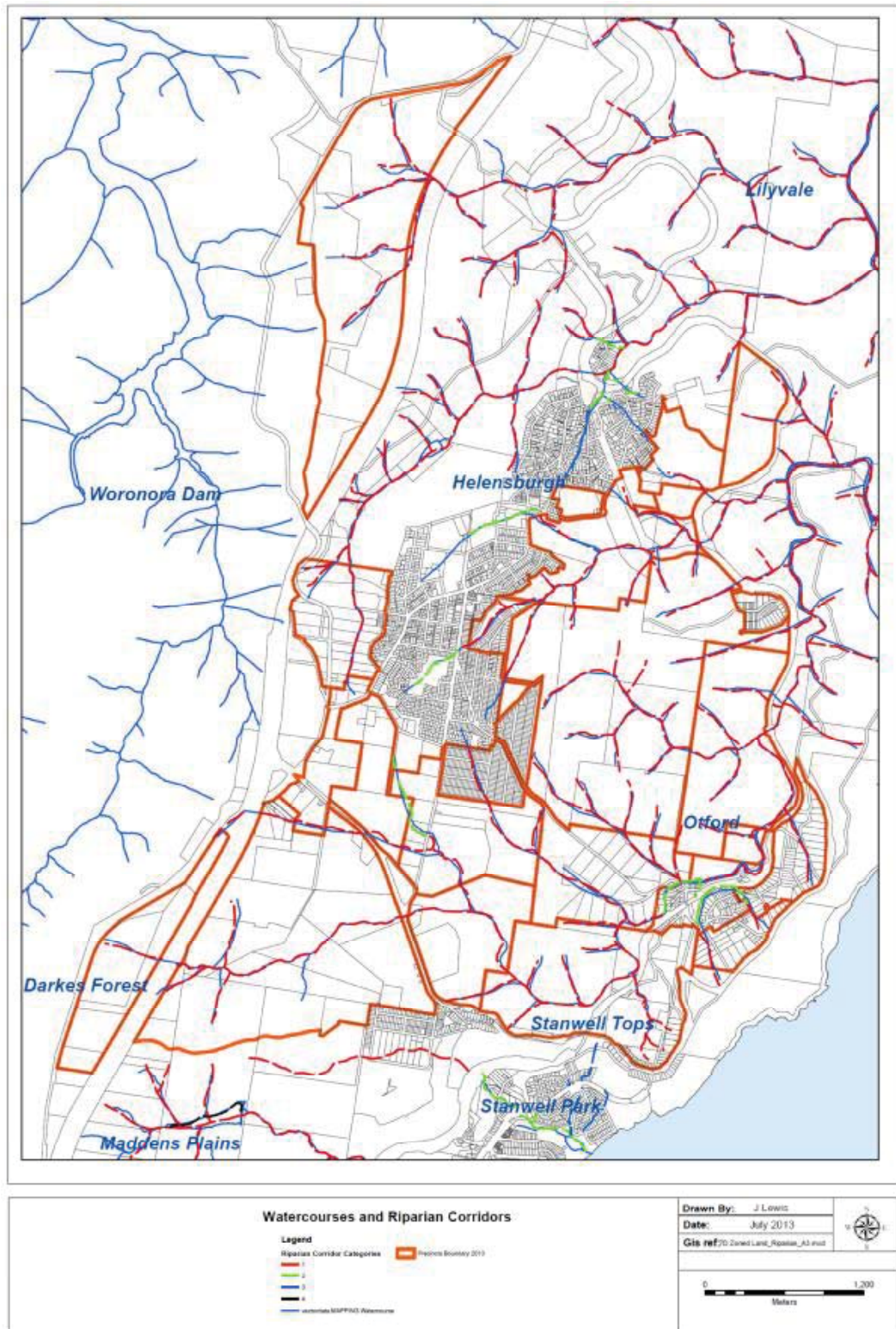
## **2.5 WATER COURSES AND RIPARIAN CORRIDORS**

*[Note – this information is additional to the Final Review of submissions report]*

Figure 2.8 shows watercourses and the classification of riparian corridors in the study area. The following classification is used:

<b>Category</b>	<b>Line colour</b>	<b>Riparian objective</b>	<b>Recommended width (each side)</b>	<b>Vegetated buffer</b>
<i>1 Environmental Corridor</i>	<i>Red</i>	<i>This category aims to provide extensive habitats for terrestrial and aquatic fauna and to maintain and restore the viability of riparian vegetation as well as protect water quality and provide bank stability.</i>	<i>40m</i>	<i>10m</i>
<i>2 Terrestrial and aquatic habitat</i>	<i>Green</i>	<i>This category aims to maintain or restore the natural functions of a stream in order to maintain the viability of riparian vegetation and provide suitable habitat for terrestrial and aquatic fauna as well as improve water quality and provide bank stability.</i>	<i>20m</i>	<i>10m</i>
<i>3 Bank stability and water quality</i>	<i>Blue</i>	<i>This category aims to minimize sedimentation and nutrient transfer to provide bank stability, improve water quality and protect native vegetation.</i>	<i>10m</i>	<i>0m</i>
<i>4 Piped</i>	<i>Black</i>			

**Figure 2.8**      *Water courses and riparian corridors*



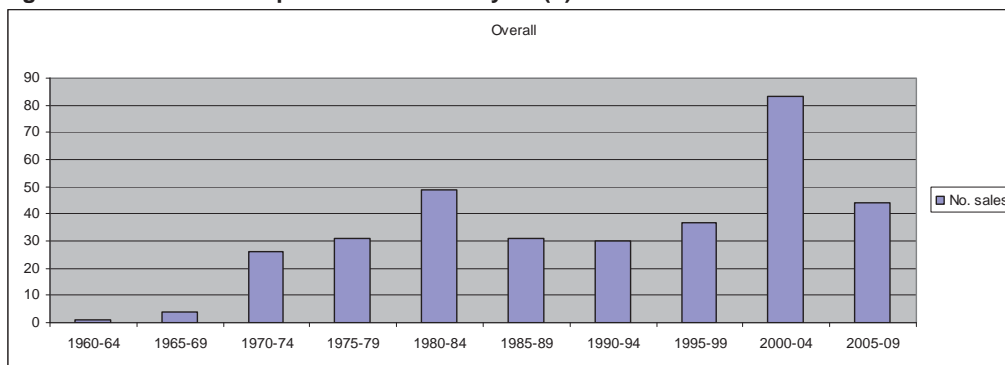
### 4.3 OWNERSHIP TRANSFER ANALYSIS

A number of submissions [to the 2010 exhibition period] included questioned the period of ownership of the 7(d) land and whether persons had bought their land before or after the planning controls changed. The inference being whether persons have been disadvantaged by a change in the planning rules, or whether they have speculated by buying land in the hope the rules will change and then they will be able to build a dwelling or develop their land.

An analysis of the transfer of ownership records was undertaken. Records for the transfer of three hundred and thirty six (336) properties were found. It is noted a transfer could cover multiple properties or be between family members.

Figure 4.1 summaries the overall transfer history in five (5) year intervals. The graph indicates that while some land has been owned since the 1960's, the majority of transfers have occurred in the periods 1980-84, 2000-04, and 2005-09.

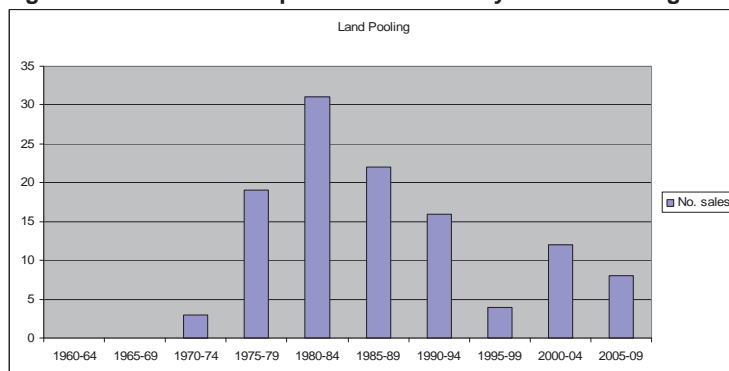
**Figure 4.1 Ownership Transfer Summary – 7(d) Lands**



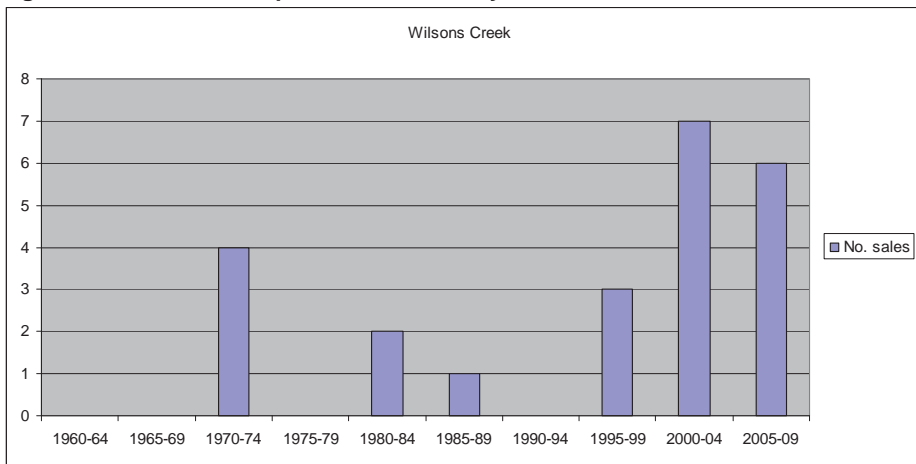
In terms of the ownership transfer data for key larger precincts:

- The Land Pooling area - the majority of transfers occurred in the early 1980's (Figure 4.2);
- Wilsons Creek precinct - the majority of transfers occurred after 2000 (Figure 4.3);
- North Otford precinct - the majority of transfers occurred after 2000 (Figure 4.4);
- Lloyd Place precinct - the majority of transfers occurred in the early 1970's (Figure 4.5); and
- The Princes Highway gateway precinct - the majority of transfers occurred after 2000 (Figure 4.6).

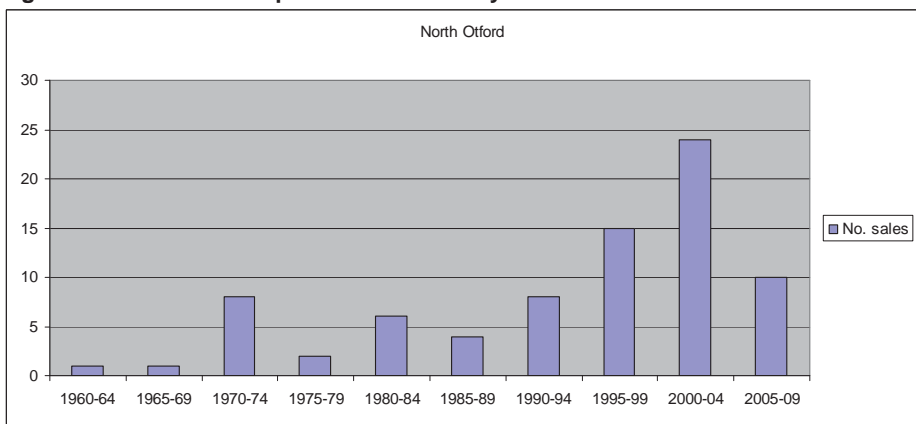
**Figure 4.2 Ownership Transfer Summary – Land Pooling Precinct**



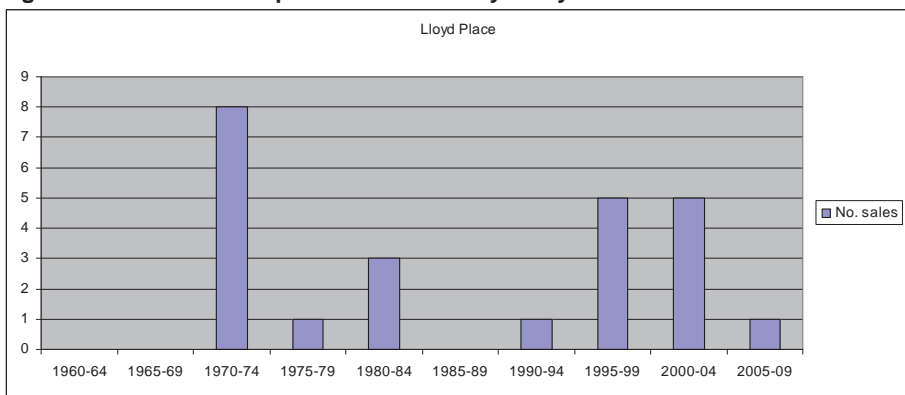
**Figure 4.3      Ownership Transfer Summary – Wilsons Creek Precinct**



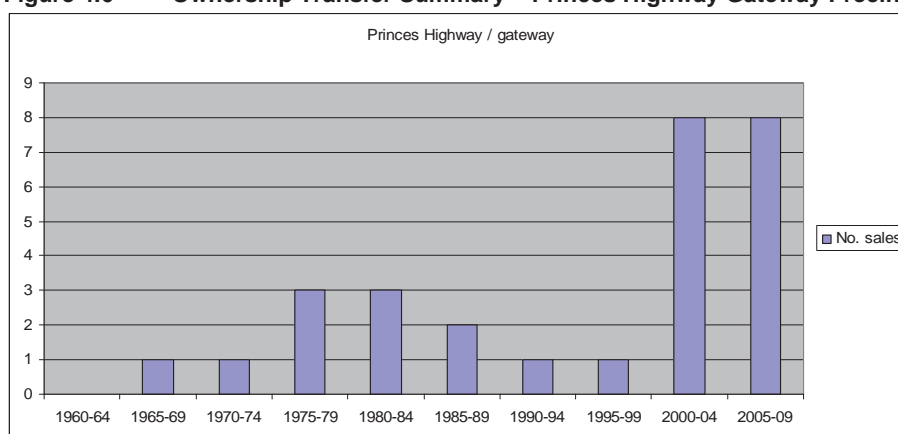
**Figure 4.4      Ownership Transfer Summary – North Otford Precinct**



**Figure 4.5      Ownership Transfer Summary –Lloyd Place Precinct**



**Figure 4.6 Ownership Transfer Summary – Princes Highway Gateway Precinct**



## 4.4 WATER QUALITY

The impact of existing and proposed development in Helensburgh and Otford on the water quality of the Hacking River and Royal National Park has been of concern for many years. The impact of development on water quality was one of the triggers for the introduction of the 7(h) Hacking River Environmental Protection zone in 1988 (renamed 7(d) in 1990) and the 1994 Helensburgh Commission of Inquiry. It remains an important issue.

In the 1980s Helensburgh was connected to the Cronulla Sewerage Treatment Plant and a reticulated sewerage system installed, which reduced overflows from septic systems. In 2004-5, Otford, Stanwell Tops, Stanwell Park and Coalcliff were connected to the sewerage system. Sydney Water has indicated that there is capacity in the sewerage system to accommodate additional urban development. Further consultation will be required on the capacity of the water and sewerage systems to serve any specific additional development.

Water quality remains a key issue; however there is little data available. Water quality is not monitored by Council or any Government authority.

A number of submissions [to the 2010 exhibition period] included observations that the water quality in the Hacking River is poor downstream of Helensburgh and Otford, whereas the more natural tributary of Kangaroo Creek (downstream at Audley) has good water quality.

During the preparation of the draft Helensburgh Town Plan, Council engaged the State Pollution Control Commission (SPCC) to examine water quality issues. The SPCC monitored water quality at 13 sites, mainly along the Hacking River downstream as far as Kangaroo Creek on 8 occasions between September and November 1985, and prepared the report "Investigation into the impact of urban development at Helensburgh on water quality of the Hacking River (1986)". The report found that the Hacking River was under stress from various sources of pollution. The major problems were associated with elevated loads of particulate material and plant nutrients (phosphorus and nitrogen). The study noted that disturbed (developed) subcatchments discharge significantly higher loads of pollutants than undisturbed (natural) catchments. The study noted that pollution from urban areas can be reduced, but not eliminated, by installing appropriate structures and devices. The report recommended that any future development be restricted to the most severely disturbed subcatchments of the Hacking River, Camp Creek and Gills Creek.



Landcom has been monitoring the water quality from its Camp Creek development and the effectiveness of the water quality treatment measures. Landcom has not yet submitted its report to Council.

In early 2011, Council undertook water quality sampling at 13 sites on 3 occasions (2 dry weather, 1 wet weather samples). The three sets of samples are an inadequate data set to draw any conclusions, but provide an indication of water quality. Further water quality monitoring is required to gain a better appreciation of water quality in the area. The sampling showed that pollution was higher in the developed sub-catchment than the rural or less disturbed sub-catchments. The samples indicated that faecal coliforms were higher than primary contact levels at all sampling sites.

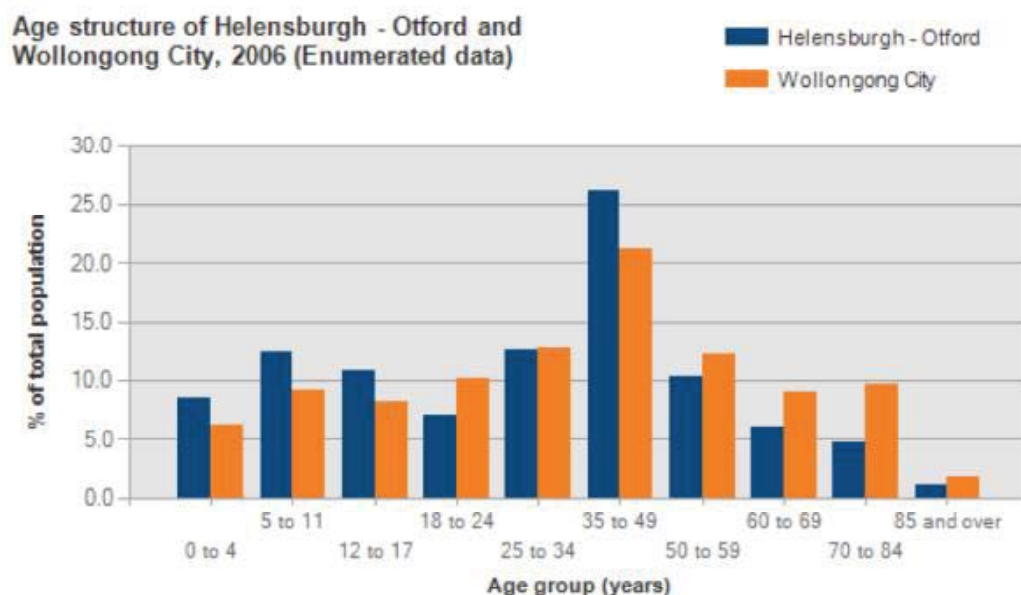
The limited Council sampling of the Landcom water treatment pond, found that the pond is not a major source of nitrogen in the catchment. However, the pond does appear to be a significant source of phosphorous, as the concentrations in the outlet were generally higher than at the inlet and many of the other sampling sites. Further monitoring is required to investigate the effectiveness of the pond, to manage water quality. A copy of the report is attached as Appendix 2.

## 4.5 HELENSBURGH TOWNSHIP

The existing Helensburgh and Otford urban areas are islands of settlement surrounded by bushland. The bushland setting and proximity to the Tasman Sea make Helensburgh and Otford attractive areas to live.

In 2006, Helensburgh and Otford had a combined population of 6261 persons, who lived in 2029 dwellings which equates to an occupancy rate of 3.08 persons per household. *[Note in 2011 the ABS adjusted the 2006 population to 5862 persons. The 2011 population was 6259 persons who lived in 2301 dwellings].* The age distribution is depicted in Figure 4.7 compared to the Wollongong LGA.

**Figure 4.7 Age structure 2006**



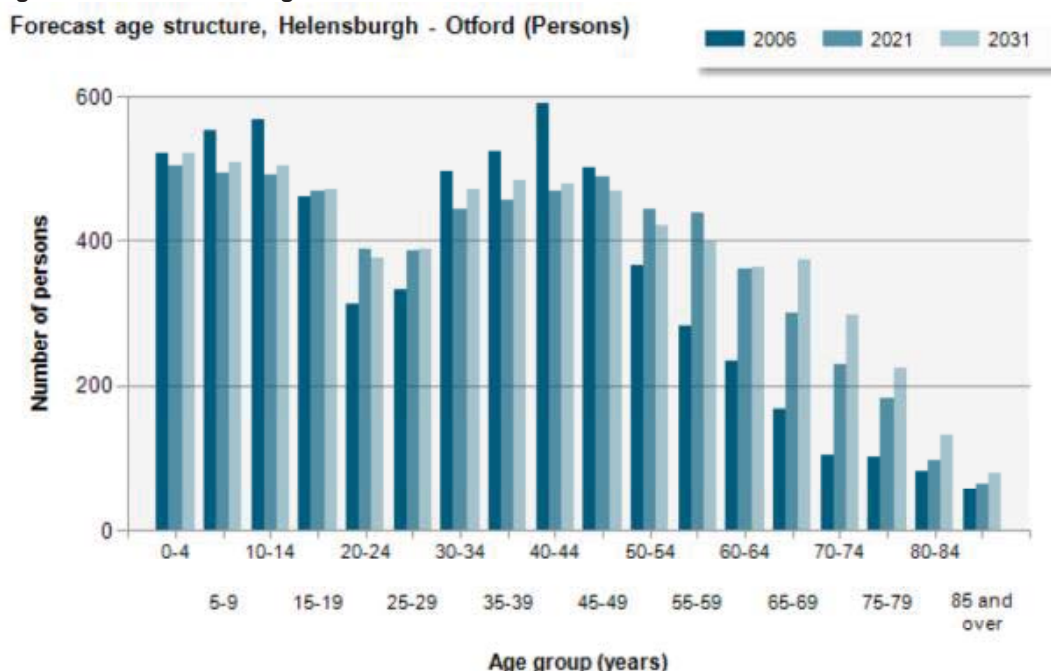
The figure indicates that Helensburgh and Otford which indicates that there was a larger proportion of people in the younger age groups (0 to 17) but a smaller proportion of people in the older age groups (60+). Overall, 31.9% of the population was aged between 0 and 17, and 11.8% were aged 60 years and over, compared with 23.5% and 20.2% respectively for Wollongong City.

The major differences between the age structure of Helensburgh - Otford and Wollongong City were:

- A larger percentage of 35 to 49 year olds (26.2% compared to 21.1%);
- A larger percentage of 5 to 11 year olds (12.5% compared to 9.1%);
- A smaller percentage of 70 to 84 year olds (4.7% compared to 9.6%), and;
- A smaller percentage of 18 to 24 year olds (7.1% compared to 10.2%).

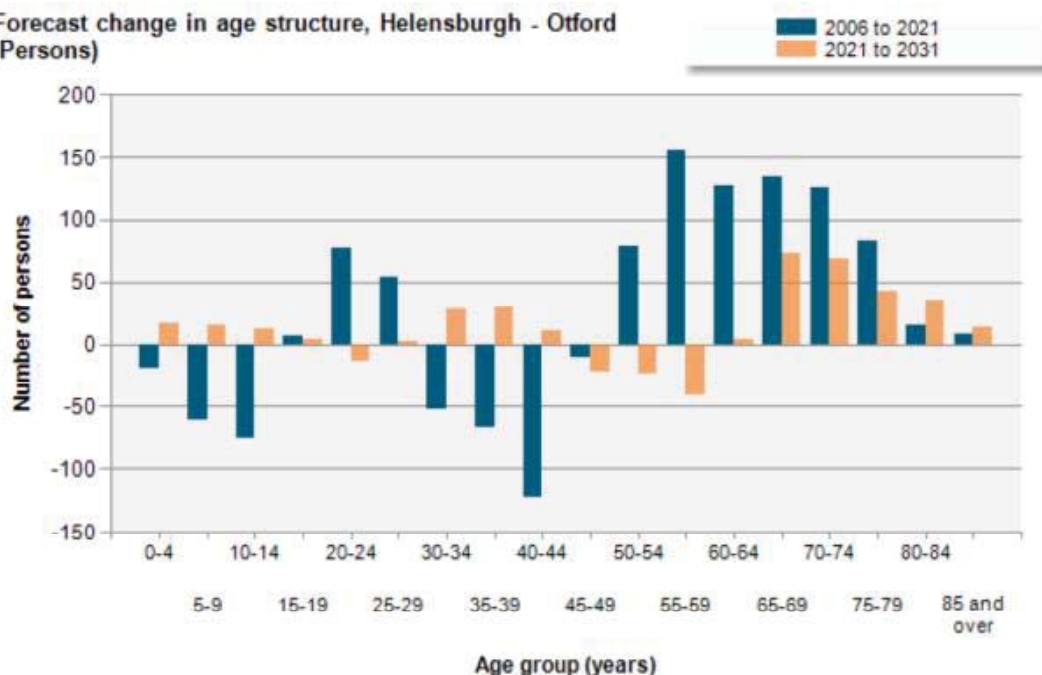
Council's population forecast for Helensburgh and Otford estimates that in 2031 the combined population will grow to 6969 persons, an increase of 708 persons over 25 years. The forecast estimates that 2470 dwellings will be needed to house the future population, an increase of 441 dwellings. The forecast estimates that the occupancy rate will decline to 2.82 persons per dwelling, which means that 216 of the additional dwellings would be needed to serve the existing population. The other 225 dwellings would house new residents to the area. The forecast model does not incorporate any expansion of the residential areas of Helensburgh or Otford so growth would occur within the existing zone boundaries, though dual occupancy, infill subdivision, multi-dwelling housing or medium density housing. Figures 4.8 and 4.9 depict the estimated change in age structure. The figures indicate a decrease in children and adults and an increasing aged population.

**Figure 4.8 Forecast age structure 2006-2031**



**Figure 4.9 Forecast change in age structure 2006-2031**

**Forecast change in age structure, Helensburgh - Otford  
(Persons)**



A number of the submissions noted that existing problems within Helensburgh, include:

- poor road access, especially if required to evacuate due to a bushfire;
- poor shopping facilities and parking;
- no high school;
- part time library;
- small overcrowded public pool;
- no public toilets (except when pool is open);
- poor police presence;
- poor parking at the community centre, difficult for the elderly and parents with prams; and
- distance to railway station, and poor parking and lighting at station.

A number of submissions indicate that if an additional 300-350 homes were built, they would add to Helensburgh's existing infrastructure and traffic problems, as well as environmental impacts.

Conversely, some of Helensburgh's economic and social shortcomings are as a result of the small population base. Retail premises in Helensburgh struggle due to low patronage. In addition, the Helensburgh Town Centre is not on a main thorough road that would allow additional patronage from passing trade.

Two key businesses to the local economy are the Helensburgh Sports Club and Metropolitan Colliery. Both businesses provide local employment, as well as local business for trades and services. The club also supports local community and sporting groups. If either closed there would be direct and indirect impacts on the local community.

The following table provides some dwelling benchmark levels for the provision of services:

**Table 4.1 Facility thresholds**

Facility	Benchmarks	Current provision
Public Primary school	1/2000-3000 dwellings <sup>1</sup>	Otford Public School (54 students)

		Helensburgh Public School (462 students)
Public High School	1/6000 dwellings <sup>1</sup>	Nil in study area. The closest public high schools are located at Heathcote, Engadine & Bulli.
Local shops	800-1000 dwellings	Helensburgh Town centre
Small supermarket	1/3000 dwellings	BiLo within Helensburgh Town Centre
Community Centre	1/2500 dwellings	Helensburgh Community Centre
Library		Helensburgh Library
Sports field	1 senior field / 1800 persons <sup>2</sup>	Rex Jackson Park – 1 Cricket, 2 senior winter fields (1 soccer & 1 league)
Netball courts	1 court / 2500 persons <sup>2</sup>	Rex Jackson Park (7 courts)
Tennis courts	1 court / 2500 persons <sup>2</sup>	Norm O'Brien Park (1 court) Park Avenue (3 courts) Otford (1 court)
Playgrounds	1 playground / 200 children aged 5-9 years <sup>2</sup>	Norm O'Brien Park Charles Harper Park Otford Road Reserve Henry Halloran Park
Swimming pools		Helensburgh Pool (25m & toddlers)

sources: 1 – Department of Education & Training

2 - Wollongong Planning People Places (2006)

Based on the benchmarks, Helensburgh will never be large enough for a high school. Even if all the Land Pooling and Lady Carrington Estate land were developed (est. additional 500 dwellings), the population would not be large enough to support a high school. The other issue would be where to build the school. The Department of Education relinquished their High School site on the corner of Walker Street and Cemetery Road when they determined that the future population would not be large enough to support a high school, and the site has been developed into the Landcom housing estate.

Neighbourhood Forum 1 and other submissions identified the need for a Helensburgh Town Plan. As noted in Chapter 1.4, a draft Helensburgh Town Plan was prepared in 1990 to provide a long term vision for Helensburgh. The Plan was considered by the Commission of Inquiry (1994). Following the Inquiry, Council did not revise or adopt the plan, and it has no current status.

Council on 2 February 2010 considered a draft Town and Village Planning Priority list for the preparation of town planning studies into a number town centres and other precincts. The draft list was released for community comment. Neighbourhood Forum 1 supported the completion of the study. Council on 22 June 2010 finalised the Town and Village Plan priority list, Helensburgh was ranked as 7th priority.

*[Note: Council reviewed the Town and Village on 23 April 2012 and 22 October 2012 and Helensburgh was ranked 5<sup>th</sup> in the future study priority list].*

There is a need for a Helensburgh Town Plan to provide the vision for any future growth or change in land use. The current review considers the former 7(d) lands in isolation from the existing urban areas of Helensburgh. Any development within the 7(d) lands could have both positive and negative impacts for Helensburgh. Development would provide additional housing, support population growth, provide local employment opportunities and increase the number of customers for local businesses. Conversely, development would also result in increased traffic and increase demand on schools, community facilities and infrastructure. Development could also result in clearing of bushland and increased water pollution.

However, the need for a Helensburgh Town Plan diminishes if no further urban development in Helensburgh is proposed. The preparation of a town plan would generate community expectations that improvements to the public domain, local services and facilities will occur, however, funding those improvement would be difficult without development contributions or other income sources. Without development there would be limited local development contributions generated that could be directed to improve local community infrastructure and services.



## **Appendix 2            Monitoring of Water Quality in the Hacking Catchment at Helensburgh and Otford**

### **Introduction**

Water sampling was undertaken across the Hacking River catchment in the Helensburgh and Otford area as there is a lack of recent data available for this region. This information is intended to provide an indication of existing water quality. However, monitoring was undertaken on only three occasions over three months and longer term monitoring is usually required for firm conclusions to be drawn. The contents of this report should therefore be treated in view of this limitation.

### **Sampling design and procedures**

Water samples were collected from various sites in the Hacking River catchment around Helensburgh and Otford (Table 1) on three occasions. Thirteen sites were sampled, along Wilson Creek, the Landcom pond inlet and outlet, Camp Gully, Gills Creek, Kellys Falls, Herbert Creek, an unnamed tributary of the Hacking River and the Hacking River (Figure 1). The sites were generally located where roads crossed watercourses, for easy access. Sites located in less disturbed areas were sites 9, 10 and 11. Sites 1, 6, 7 and 8 had more disturbed catchments and were located in rural areas. Sites 2, 3, 4 and 5 are located in the urban area of Helensburgh and Sites 12 and 13 were along the main arm of the Hacking River in Otford. The Landcom Pond in Helensburgh was sampled on two occasions instead of the inlet as there was not enough flow. Completion of sampling of all the sites usually took about six hours. Sampling was undertaken on 24 January, 17 February and 22 March 2011. The first two occasions were dry weather events and the last sampling event was after there had been heavy rainfall (Table 2). Rainfall data were obtained from the Albion Park or Bellambi BOM weather stations. Even though a small amount of rainfall was recorded at Albion Park on 24 January and 17 February there did not appear to have been any at Helensburgh on these dates.

Grab samples were collected in the field, with the first sample collected for faecal contamination determination. An unfiltered sample was taken for analysis of total nitrogen and total phosphorus. For determination of filtered total phosphorus, filterable reactive phosphorus, filtered total nitrogen, nitrate and nitrite, and ammonia, a sample was filtered in situ through a 0.45µm filter. Nutrient samples were collected in pre-treated containers supplied by the laboratory containing sulphuric acid. After samples were collected, physical measurements were taken using an YSI-556 multi-meter. Physical parameters measured were temperature, specific conductivity, total dissolved solids, salinity, dissolved oxygen, pH and oxidation reduction potential. Turbidity measurements were only taken on the first sampling occasion as the instrument had to be sent away for repairs. Visual observations of weather, water murkiness, flow, sample colour and odour, and presence of algae or water plants were recorded. Each sampling site had a unique identification number, which was entered onto the chain of custody form. The chain of custody form was completed for each set of samples and accompanied the samples when they were sent to the analytical laboratory. The samples were placed on ice in the field and transported by courier to the Sydney Water Laboratory in West Ryde. Quality control procedures for the laboratory analyses included collection of a duplicate set of water samples at two sites on each occasion as well as submission of a blank and reference sample. The analytical laboratory also has an internal quality control program including analysis of blanks, duplicates and reference samples for each batch of samples submitted.



**Figure 1.** Location of water sampling sites around Helensburgh and Otford.

**Table 1** Site descriptions in the Helensburgh and Otford area and dates sampled.

Site code	Site no.	Altitude	Site name	Description	Date sampled		
					24 Jan	17-Feb	22-Mar
WSN1	1	212m	Wilson Creek	300m down a track off the Princes Highway east of the freeway bridge	X	X	X
WSN2	1 replicate		Wilson Creek			X	
LMP1	2A	261m	Landcom pond inlet	Inlet under the grate on Old Quarry Circuit near the playground	no flow in inlet	no flow in inlet	X
LMP1	2B	257m	Landcom pond	Pond	X	X	
LMP2	3	256m	Landcom pond outlet	Downstream of the pond wall	X	X	X
CPG1	4	230m	Camp Gully	Downstream of the corner of Whitty Road and Walker Street	X	X	X
CPG3	4 replicate		Camp Gully				X
CPG2	5	232m	Camp Gully	End of Koornong Road	X	X	X
GLS1	6	260m	Gills Creek	On Baines Place, east side of road	X	X	X
GLS4	6 replicate		Gills Creek				X
GLS2	7	248m	Gills Creek	On Walker Street, southern creek, west side of road	X	X	X
GLS3	8	250m	Gills Creek	On Walker Street, northern creek, west side of road	X	X	X
KLY1	9	226m	Kellys Falls	Upstream of the waterfall	X	X	X
KLY2	9 replicate		Kellys Falls		X		
HBT1	10	114m	Herbert Creek	Lloyd Place, northern side of road	X	X	X
HKG1	11	98m	Hacking River unnamed tributary	Otford Road, east side, just up from the causeway	X	not enough flow	X
HKG2	12	98m	Hacking River	Otford Road, west side of causeway	X	X	X
HKG7	12 replicate		Hacking River			X	
HKG3	13	96m	Hacking River	Lady Carrington Road, upstream of the	X	X	X

				causeway			
HKG4	13 replicate		Hacking River		X		

**Table 2** Sampling dates and rainfall in the previous 24 and 72 hours.

Sampling date	Rainfall (mm) 24 hours	Rainfall (mm) 72 hours	Monitoring Station
24 Jan 2011	2	2	Albion Park (no data for Bellambi)
17 Feb 2011	4	4.6	Albion Park (no data for Bellambi)
22 Mar 2011	65.2	207.2	Bellambi (Albion Park 249mm; 397mm)

## Results

### *Visual observations*

Water flow was much greater at all the sites on 22 March (wet weather event) and sample colour was yellow at all sites, except at Site 11 (clear) and Site 2a (amber). On 24 January and 17 February samples were clear or amber. Most samples did not have any odour. There was however a hydrogen sulphide smell from the pond outlet on each occasion and a fresh algae smell at the downstream Hacking River site (Site 13) on 22 March.

### *Physical parameters*

Temperature was generally between 19 and 22 °C across all the sites, with higher readings of greater than 24 °C recorded in the pond (Site 2b) and pond outlet (Site 3). Conductivity readings were within the ranges considered acceptable (ANZECC 2000). The reading taken from the pond inlet stood out as being higher than the other sites and was more than two times the value recorded at any of the other sites on 22 March. Total dissolved solids were lowest at Site 5 (Camp Gully), Site 8 (Gills Creek) and Site 9 (Kellys Falls) and the highest readings were recorded at Site 2a (pond inlet), Site 2b (pond), Site 3 (pond outlet) and Site 6 (Gills Creek). pH readings were within the acceptable range of 6.5-8 for lowland rivers (ANZECC 2000) on all occasions except one at Site 4 when pH 8.22 was recorded. Oxidation reduction potential was variable across the sites but generally lower at Site 3 (pond outlet), Site 6 (Gills Creek) and Site 8 (Gills Creek). Dissolved oxygen varied greatly between sites with the lowest readings recorded at Site 2b (pond) and Site 3 (pond outlet) on 24 January. Generally higher DO readings were recorded at sites on 22 March. On the occasion when turbidity readings were taken they were within the ANZECC (2000) guidelines.

### *Microbiological and chemical parameters*

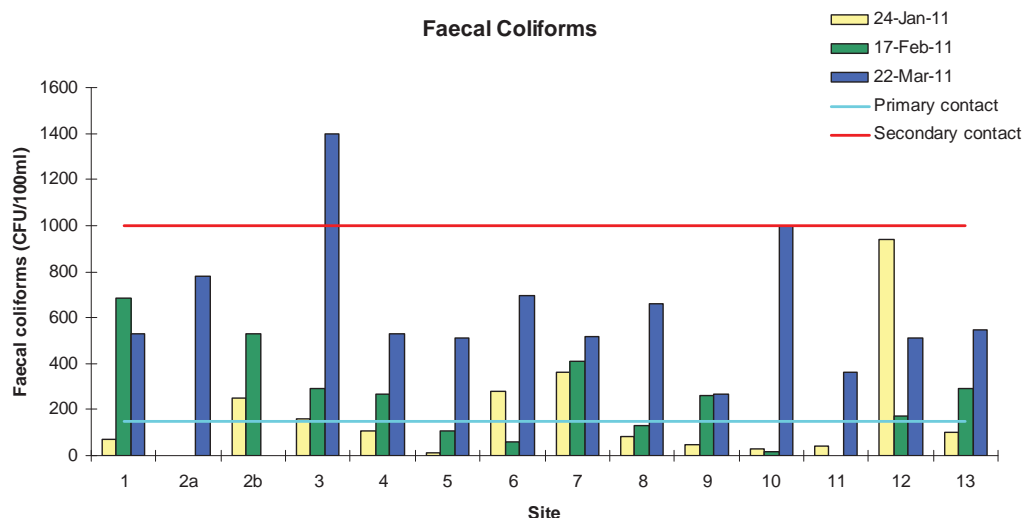
Results graphed below are the values on each occasion except for the sites where replicates were taken (see table 1) in which case the mean value is used. Faecal coliform counts were compared to the ANZECC (2000) recreational guidelines and the results for nutrients were compared to the ANZECC (2000) guidelines for protection of aquatic ecosystems. These guidelines are widely used in Australia for the assessment and management of water quality. The ANZECC (2000) guideline value corresponding to each parameter is indicated in the respective bar graph and indicates whether there may be a water quality issue associated with a particular site. The trigger values for both lowland and upland rivers have been graphed. Upland rivers are defined as those >150m altitude (ANZECC 2000). Altitudes of the different sites are shown in Table 1. When discussing the results the trigger values for

lowland rivers have been used as the sites sampled are on tributaries that eventually flow into the Hacking River, which would be classified as a lowland river.

### *Faecal Coliforms*

Faecal coliform counts were generally higher on 22 March which was the wet weather event (Figure 2). The only sites which did not have higher concentrations of faecal coliforms or only marginally higher concentrations after the rainfall were Wilson Creek (Site 1) and Kellys Falls (Site 9). Faecal coliforms levels were compared with the ANZECC guidelines for primary and secondary recreation contact. All sites exceeded the guideline for primary contact (150CFU/100ml) on at least one occasion. The guideline for secondary contact (1000CFU/100ml) was only exceeded once, at Site 3 (pond outlet) after the rainfall event when 1400CFU/100ml was recorded.

During dry weather faecal coliforms were at similar concentrations in the pond outlet as the downstream site but higher than the site on the other side of Helensburgh (Site 5). After the heavy rainfall event the pond inlet had high counts of faecal coliforms and the pond outlet had even greater concentrations. However, further downstream at Site 4 faecal coliforms had returned to similar concentrations as other sites around Helensburgh. Faecal coliforms are present in the intestine of warm blooded animals and indicate contamination of the water by faecal matter. Around the pond ducks and other waterfowl were abundant and horses are common in the Helensburgh and Otford area.



**Figure 2.** Faecal coliform concentration at sites around Helensburgh and Otford. The blue line indicates the primary (150 CFU/100ml) contact guideline and the red line the secondary (1000 CFU/100ml) contact guideline (ANZECC 2000).

### *Total Nitrogen*

On the dry weather occasions highest levels of TN were recorded at Site 1 (Wilson Creek), Site 2b (pond), Site 3 (pond outlet), sites 4 and 5 (Camp Gully), and sites 12 and 13 (Hacking River) (Figure 3). Most sites had greatly elevated TN concentrations on the 22 March when there had been heavy rainfall with the exception of Site 1 (Wilson Creek). Highest concentrations of TN on 22 March were recorded at Site 2a (pond inlet), Site 3 (pond outlet) and sites 4 and 5 (Camp Gully). Lowest levels of TN were recorded at Kellys Falls, Herbert Creek and a small unnamed tributary of the Hacking River in Otford. Sites in Hacking River and Gills Creek had similar concentrations. All sites except Kellys Falls (Site 9) and the small tributary in Otford (Site 11) exceeded the ANZECC (2000) guideline of



0.35mg/L on 22 March (wet weather event). Sites 7, 8 and 10 only exceeded the guideline on the 22 March, where as the remaining sites exceed the guideline on at least one of the dry weather events.

On the wet weather event the pond inlet had a higher concentration of TN than the pond outlet suggesting that the pond may be capturing some of the nitrogen. The other sites around Helensburgh (sites 4 and 5) had higher concentrations of TN than the pond outlet on all sampling occasions.

#### *Total Filtered Nitrogen*

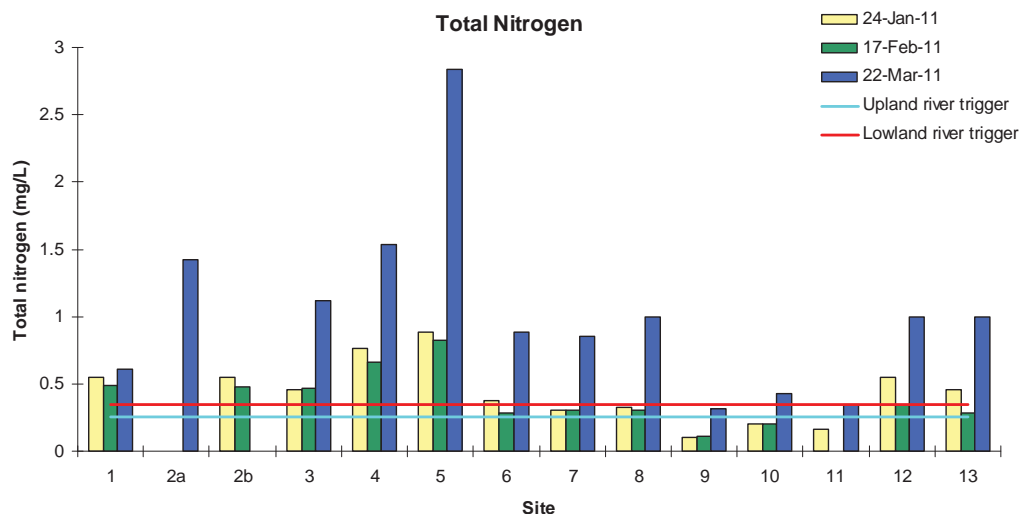
Concentrations of total filtered nitrogen were only slightly lower than TN at the sites, indicating that most of the nitrogen in the water is possibly in soluble form. Highest concentrations for each site were recorded on 22 March (Figure 4). Greatest concentrations were recorded at Site 2a (pond inlet), Site 3 (pond outlet) and sites 4 and 5 (Camp Gully).

#### *Nitrate and Nitrite*

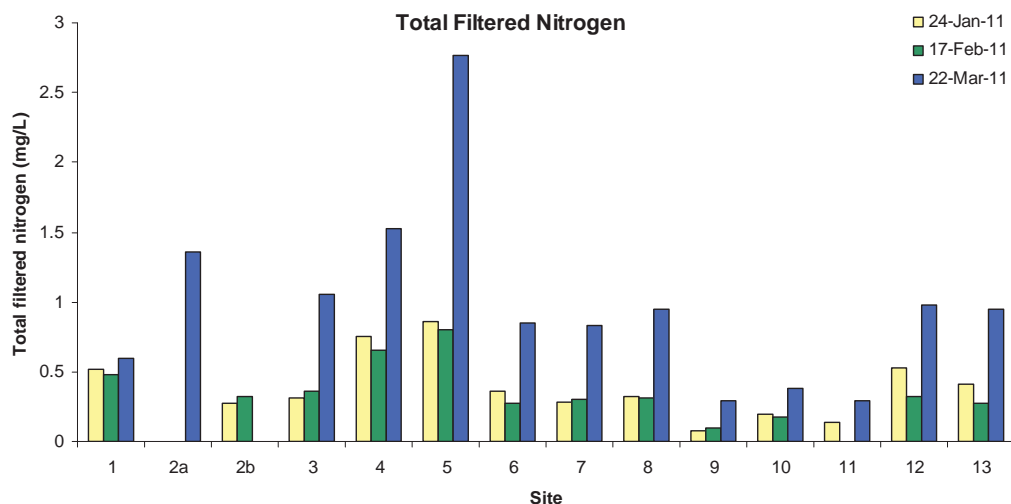
Nitrate and nitrite concentrations were highest at Site 2a (pond inlet) and sites 4 and 5 (Camp Gully) (Figure 5). The Hacking River sites (sites 12 and 13) and pond outlet (Site 3) also had high concentrations of NO<sub>x</sub> on 22 March. After the wet weather event the ANZECC (2000) guideline of 0.04mg/L for lowland rivers was exceeded at all sites except Site 9 (Kelly Falls) (site 2b was not sampled). The guideline was also exceeded at least once during the dry weather events at all other sites except Site 2b (pond).

#### *Ammonia*

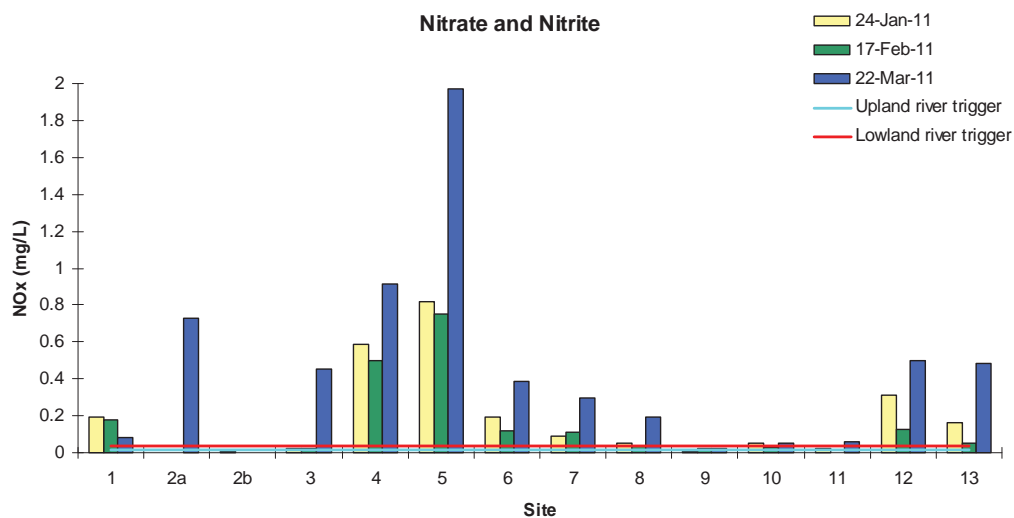
Ammonia concentrations across the sites showed a different pattern to other forms of nitrogen. The highest ammonia concentrations were recorded at Site 3 (pond outlet), Site 6 and 8 (Gills Creek), Site 1 (Wilsons Creek) and Site 2a (pond inlet) (Figure 6). The ANZECC (2000) guideline of 0.02mg/L for lowland rivers was exceeded at Site 1 (Wilson Creek), Site 2a (pond inlet), Site 3 (pond outlet), Sites 6 - 8 (Gills Creek), Site 11 (small tributary of Hacking River) and Site 13 (Hacking River). Sites 4 and 5 (Camp Gully), Site 9 (Kellys Falls) and Site 12 (Hacking River) also had ammonia concentrations of 0.02mg/L on at least one occasion.



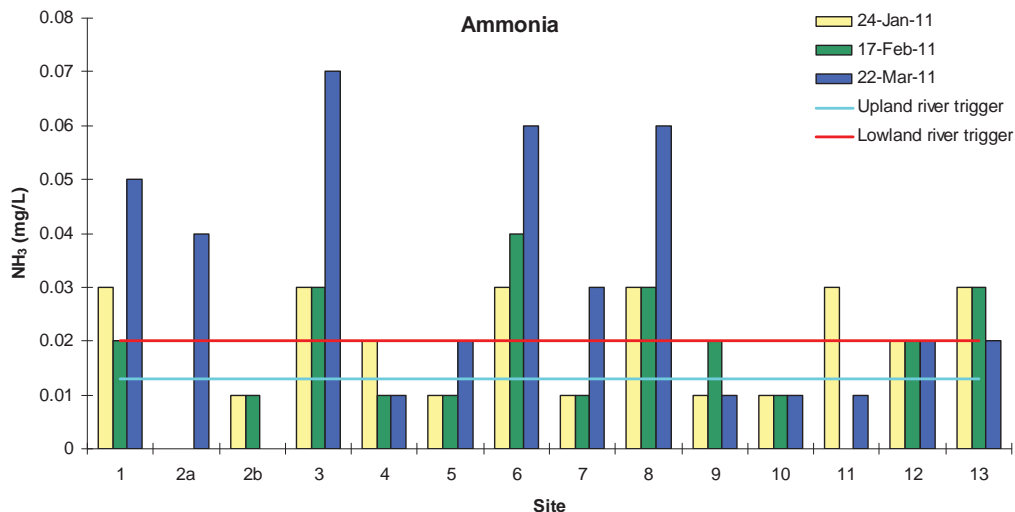
**Figure 3.** Total nitrogen concentrations at sites around Helensburgh and Otford. The blue line indicates the ANZECC (2000) guideline of 0.25mg/L for upland rivers and the red line shows the guideline of 0.35mg/L for east flowing lowland rivers.



**Figure 4.** Total field filtered nitrogen concentrations at sites around Helensburgh and Otford.



**Figure 5.** Nitrate and nitrite concentrations at sites around Helensburgh and Otford. The blue line indicates the ANZECC (2000) guideline of 0.015mg/L for upland rivers and the red line shows the guideline of 0.04mg/L for lowland rivers.



**Figure 6.** Ammonia concentrations at sites around Helensburgh and Otford. The blue line indicates the ANZECC (2000) guideline of 0.013mg/L for upland rivers and the red line shows the guideline of 0.02mg/L for lowland rivers.

#### *Total Phosphorus*

On the dry weather sampling events TP concentrations were higher at Site 2b (pond), Site 3 (pond outlet), Site 5 (Camp Gully) and Site 8 (Gills Creek) (Figure 7). Concentrations of TP at each site were highest on 22 March (wet weather event) with the greatest concentrations of TP recorded at Site 3 (pond outlet) and Site 8 (Gills Creek). The ANZECC (2000) guideline of 0.025mg/L for east flowing lowland rivers was exceeded on at least one of the dry weather occasions at Site 2b(pond), Site 2 (pond outlet), Site 5 (Camp Gully), Site 8 (Gills Creek) and Site 13 (Hacking River). The remaining sites exceeded the guideline just on 22 March, with the exception of Site 9 (Kellys Falls) and Site 11 (small tributary of Hacking River) where the guideline was not exceeded at all.

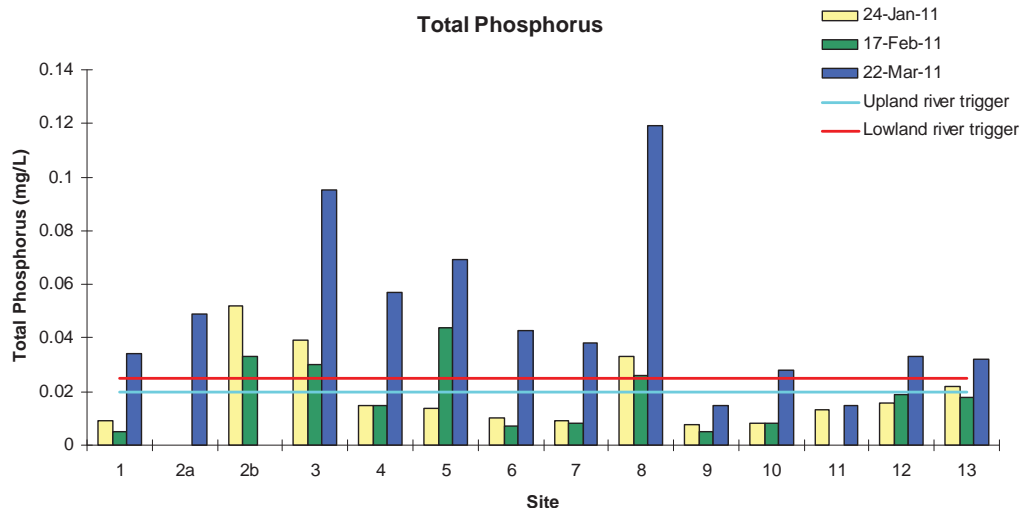
During dry weather TP concentration at the pond outlet was higher than the downstream Site 4 and higher than sites in less developed areas of the catchment (Site 1 – Wilson Creek, sites 6 and 7 – Gills Creek, Site 9 – Kellys Falls, Site 10 – Herbert Creek). After the wet weather the pond inlet had a lower concentration of TP than the pond outlet, however at the downstream site (Site 4) TP concentration had decreased to a similar concentration as the other site in Helensburgh (Site 5).

#### *Filtered Total Phosphorus*

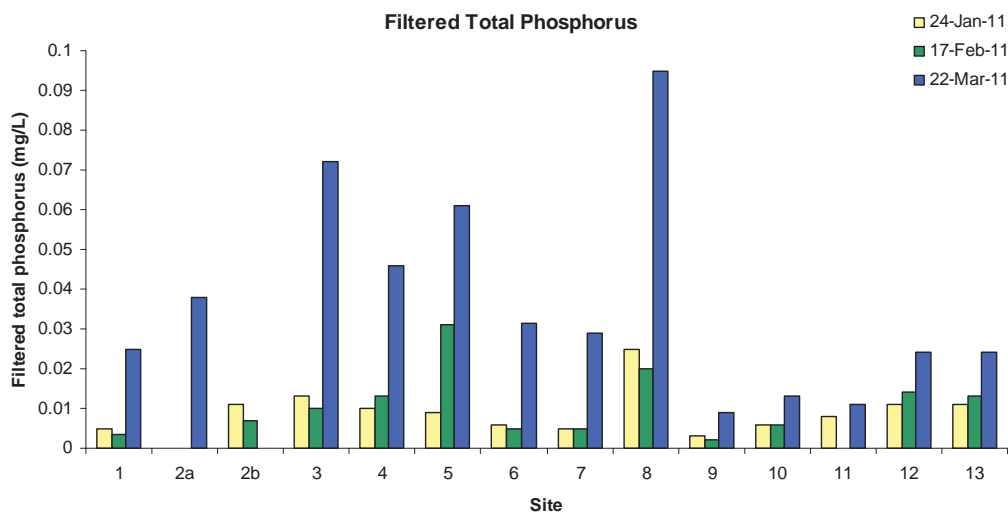
Concentrations of filtered total phosphorus were approximately 0.5-0.75 of TP concentrations for each site (Figure 8). Highest concentrations were recorded at Site 3 (pond), sites 4 and 5 (Camp Gully) and Site 8 (Gills Creek).

#### *Filtered Reactive Phosphorus*

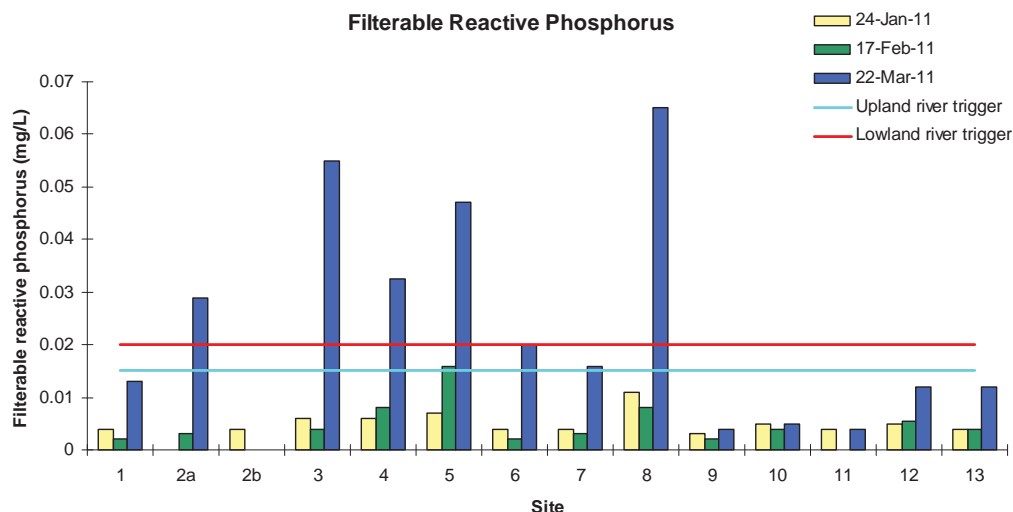
The ANZECC (2000) guideline of 0.02mg/L for lowland rivers was only exceeded at Site 2a (pond inlet), Site 3 (pond outlet), sites 4 and 5 (Camp Gully) and Site 8 (Gills Creek) on 22 March, with low concentrations recorded on the other dates (Figure 9). Site 6 (Gills Creek) had a concentration of 0.02mg/L on 22 March. All the other sites had reasonably low concentrations of FRP on all dates sampled.



**Figure 7.** Total phosphorus concentrations at sites around Helensburgh and Otford. The blue line indicates the ANZECC (2000) guideline of 0.02mg/L for upland rivers and the red line shows the guideline of 0.025mg/L for east flowing lowland rivers.



**Figure 8.** Total field filtered phosphorous concentrations at sites around Helensburgh and Otford.



**Figure 9.** Filterable reactive phosphorus concentrations at sites around Helensburgh and Otford. The blue line indicates the ANZECC (2000) guideline of 0.015mg/L for upland rivers and the red line shows the guideline of 0.02mg/L for lowland rivers.

### Nutrients

The highest concentrations recorded at each site were generally found on the 22 March. The general trends between sites with all forms of phosphorus and nitrogen were higher concentrations at the pond outlet and other sites around Helensburgh in Camp Gully, as well as Site 8 (Gills Creek) for phosphorus and the pond inlet for nitrogen. Sites 6 and 7 had similar levels of nutrients and are located approximately 770m apart along Gills Creek. The two sites along the Hacking River (sites 12 and 13) also had similar levels of nutrients. Kellys Falls (Site 9) had lower concentrations of all forms of nutrients and was the only site that did not exceed the ANZECC (2000) guidelines for any of the nutrients analysed. Herbert Creek (Site 10) and a small tributary of the Hacking River in Otford (Site 11) also had lower concentrations of nutrients but slightly exceeded the guidelines on some occasions.

Concentrations of TN, TFN and NO<sub>x</sub> increased between Site 3 (pond outlet) and the downstream site along Camp Gully (Site 4) however ammonia was higher at the pond outlet. Concentrations of TP were higher at Site 3 than Site 4, whereas FTP and FRP concentrations were only higher at the pond outlet site on the wet weather occasion and similar on the dry weather occasions. On the one occasion when there was enough flow in the pond inlet to sample this site, there were lower concentrations of all forms of phosphorus but higher concentrations of all forms of nitrogen except ammonia present at the pond inlet when compared with the pond outlet.

### Conclusion

Limitations of the results are that samples were only taken on three occasions, two dry weather and one wet weather event. In general, there is less variability between the two dry weather events than between the dry weather and the wet weather event, which could indicate a significant influence of catchment sources on water quality during wet weather at some sites. Where there is less difference between dry and wet weather events, it could indicate a lack of pollution sources in the catchment. This is somewhat apparent at Site 1 (Wilson Creek), Site 9 (Kellys Falls), Site 10 (Herbert Creek) and Site 11. These sites are downstream of less developed areas of the catchment. At other sites (Sites 4, 5, 6, 7 and 8), there is a big difference between dry and wet weather events. These sites are located in Helensburgh town or to the south in rural areas.



TFN makes up a significant portion of the TN, indicating that most of the nitrogen is possibly in the soluble form rather than associated with particles floating in the water. Nitrate and nitrite (oxides of N) and ammonia together make up a significant portion of TFN (50 to 60%) only at Sites 4, 5 and 6, indicating that most of the “soluble” N at other sites is not immediately available for uptake by aquatic plants.

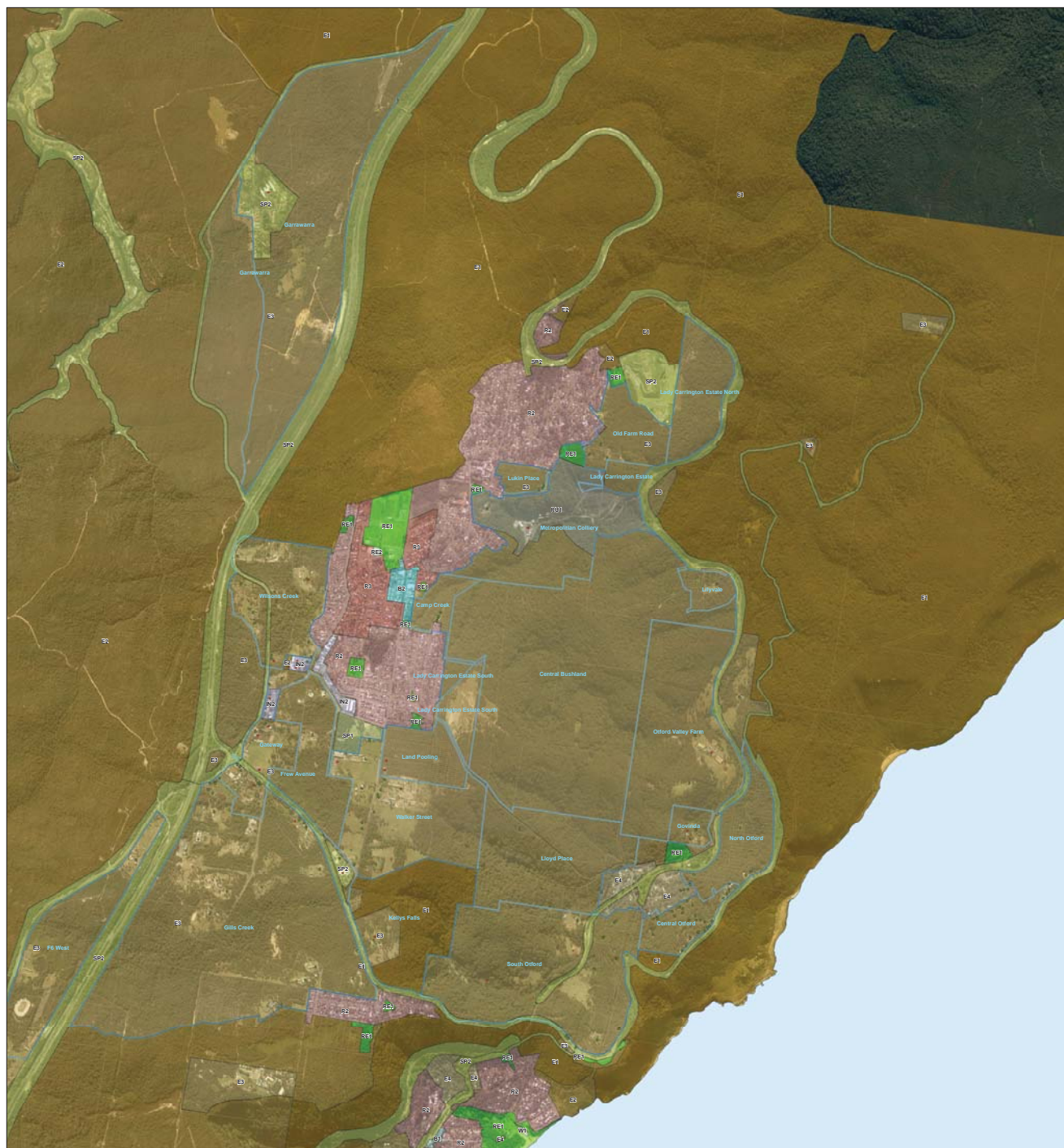
In terms of the effectiveness of the pond in maintaining catchment water quality, it is perhaps wise to look at dry weather events only, as the rainfall over the wet weather event was large and the pond is unlikely to be designed to handle such an event. For nitrogen, the discharge from the pond in dry weather conditions does not appear to be significantly different from other surrounding sites such as Wilson Creek. Site 4 located downstream is higher but would be impacted by other discharges from the catchment. It is difficult to assess the performance of the pond without additional monitoring (including some smaller wet weather events) but it would appear that in dry weather at least, the pond is not a major source of nitrogen in the catchment. For phosphorus, the pond does appear to be a significant source in the catchment as the concentrations in the outlet are generally higher than at Site 1 and many of the other sites as well. Even during the wet weather, the concentration of phosphorus going out of the pond is more than the concentration entering it. This observation should be further investigated and if found to be consistent, should be addressed.

It is easier to compare concentrations which are relatively large as the percentage uncertainty in their determination is lower than for concentrations which are smaller. Therefore nitrogen concentrations which are about an order of magnitude higher than phosphorus concentrations can be compared with a greater degree of confidence.

Faecal coliforms appear to be high across the whole catchment and nutrient levels also seem to be an issue, particularly at sites in the more developed areas. Further monitoring including wet and dry weather events would be required to determine trends in faecal coliform and nutrient concentrations across the catchment.

## **Reference**

ANZECC (2000) *National Water Quality Management Strategy. Australian and New Zealand Guidelines for Fresh and Marine Water Quality*. Australian and New Zealand Environment and Conservation Council and Agriculture and Resource Management Council of Australia and New Zealand.



## Legend

• Business on 7D	Business Park	Heavy Industrial	Public Recreation	Tourist
• Residential on 7D	National Parks & Nature Reserves	Working Waterfront	Private Recreation	Natural Waterways
Neighbourhood Centre	Environmental Conservation	General Residential	Primary Production	Recreational Waterways
Local Centre	Environmental Management	Low Density Residential	Rural Landscape	Working Waterways
Commercial Core	Environmental Living	Medium Density Residential	Primary Production Small Lots	Precincts Boundary 2013
Mixed Use	General Industrial	High Density Residential	Special Activities	
Enterprise Corridor	Light Industrial	Large Lot Residential	Infrastructure	

## **ITEM 2 - REVIEW OF 7(D) LANDS - BACKGROUND SUMMARY REPORT**

**250**

**RESOLVED UNANIMOUSLY** on the motion of Councillor Brown seconded Councillor Kershaw that the report be noted.

## **ITEM 3 - REVIEW OF 7(D) LANDS - LADY CARRINGTON ESTATE NORTH, GARRAWARRA, ISOLATED LOTS IN THE ROYAL NATIONAL PARK PRECINCTS**

**151**

**MOVED** on the motion of Councillor Brown seconded Councillor Kershaw that -

- 1 Council endorse the existing draft Planning Proposal for Lot 1 DP 616230 (Lady Carrington Estate North) which is now part of Garrawarra State Conservation Area, which seeks to amend the Wollongong Local Environmental Plan 2009 by rezoning the land to E1 National Parks.
- 2 Council endorse the existing draft Planning Proposal for the Garrawarra precinct, which seeks to:
  - a Rename to SP2 – Infrastructure Health Service facility and Seniors Housing;
  - b Make a minor adjustment to the SP2 Infrastructure zone boundary, to reflect ownership;
  - c Remove the minimum lot size from the SP2 Infrastructure land; and
  - d Rezone the Crown Land and Sydney Catchment Authority land from E3 Environmental Management to E2 Environmental Conservation.
- 3 Council endorse the existing draft Planning Proposal for the isolated lots in the Royal National Park, which seeks to rezone the following lots from E3 Environmental Management to E2 Environmental Conservation and not permit any additional dwelling houses:
  - a Lot A DP 356469;
  - b Lot 1 DP 335557;
  - c Lot 1 DP 324239; and
  - d Lot 1 DP 434564 and part Lot 30 DP 752018.
- 4 The draft Planning Proposal be exhibited for community comment for a minimum period of twenty eight (28) days.
- 5 A further report be prepared for Council in light of the implications

of the Cemetery's significance.

#### **ITEM 4 - REVIEW OF 7(D) LANDS - OTFORD NORTH, OTFORD CENTRAL, OTFORD SOUTH AND GOVINDA PRECINCTS**

**252**

**MOVED** on the motion of Councillor Brown seconded Councillor Martin that -

- 1 Council endorse the existing draft Planning Proposal for the Otford North precinct, which seeks to rezone the land to E2 Environmental Conservation and not permit any dwelling houses.
- 2 Council amend the existing draft Planning Proposal for the Otford Central precinct, which seeks to:
  - a Rezone the majority of the precinct to E4 Environmental Living and permit and allow a dwelling house on six (6) vacant lots, with a floor space ratio of 0.5:1, maximum building height of 9m and minimum lot size of 10,000m<sup>2</sup> (1 hectare); and
  - b Rezone Lots 14, 15 and 16 Section 8 DP 4591 and Lots 6 and 7 Section 9 DP 4591 Station Road and Lots 1 and 2 SP 1037008 (2A Domville Road and 24 Lady Wakehurst Drive) to E2 Environmental Conservation and not permit any dwelling houses.
- 3 Council endorse the existing draft Planning Proposal for the Otford South precinct, which seeks to:
  - a Rezone the bushland areas in part of the precinct to E2 Environmental Conservation; and
  - b Retain an E3 Environmental Management zone on Lot 2 DP 512270 Otford Road and amending the Minimum Lot Size Map to permit a dwelling house (as identified on page 32 of the report).
- 4 The draft Planning Proposal be exhibited for community comment for a minimum period of twenty eight (28) days.
- 5 No amendment be made to the planning controls for the Govinda precinct and the property retain an E3 Environmental Management zone.

#### **ADDITIONAL ITEM - REVIEW OF 7(D) LANDS - GOVINDA PRECINCT**

**253**

**MOVED** on the motion of Councillor Takacs seconded Councillor Merrin that the rezoning of Govinda be exhibited as part E2 Environmental Conservation and part E3 Environmental Management and the determination of the boundary be delegated to the General Manager.

## **ITEM 5 - REVIEW OF 7(D) LANDS - GILLS CREEK AND F6 WEST PRECINCTS**

**254**

**MOVED** on the motion of Councillor Brown seconded Councillor Takacs that -

- 1 Council endorse the draft Planning Proposal for the Gills Creek precinct which seeks to amend the Wollongong Local Environmental Plan 2009 by:
  - a Zoning Nos 237-261 Princes Highway RU2 Rural Landscapes;
  - b Zoning the Crown Land to E2 Environmental Conservation;
  - c Zoning the Kellys Creek corridor E2 Environmental Conservation;
  - d The properties at Stanwell Tops be zoned part E3 Environmental Management and part E2 Environmental Conservation; and
  - e Permit the use of a “restaurant or café” on part of Lot 4 DP 25940 (corner of Baines Place and Lawrence Hargrave Drive), be rezoning the land to RE2 Private Recreation and the watercourse and riparian area to E2 Environmental Conservation.
- 2 Council endorse the draft Planning Proposal for the F6 West precinct which seeks to amend the Wollongong Local Environmental Plan 2009 by:
  - a Zoning the Sydney Catchment Authority land and the Crown Land to E2 Environmental Conservation; and
  - b Zoning the remaining private land part RU2 Rural Landscapes and part E2 Environmental Conservation in the area previously indicated for E3 in the Preliminary Review of Submissions.
- 3 The draft Planning Proposal be exhibited for community comment for a minimum period of twenty eight (28) days.

## **ITEM 6 - REVIEW OF 7(D) LANDS - WILSONS CREEK PRECINCT**



**255**

**RESOLVED UNANIMOUSLY** on the motion of Councillor Petty seconded Councillor Merrin that -

- 1 Council amend the draft planning proposal for the Wilsons Creek Precinct by zoning the Wilsons Creek Precinct to E2 Environmental Conservation zone.
- 2 A draft Planning Proposal be prepared by Council and forwarded to the NSW Department of Planning and Infrastructure for Gateway determination, and if approved exhibited for a minimum period of twenty-eight (28) days.

#### **ITEM 7 - REVIEW OF 7(D) LANDS - GATEWAY PRECINCT**

**256**

An **AMENDMENT** was **MOVED** by Councillor Brown seconded Councillor Martin that -

- 1 Council endorse the Planning Proposal for the Gateway precinct, which seeks to amend the Wollongong Local Environmental Plan 2009 by:
  - a Zoning 151 and 177 Princes Highway, and 200-206, 208-216 and 218-222 Parkes Street, to the B6 Enterprise Corridor zone, with a floor space ratio of 0.5:1, maximum building height of 11m and minimum lot size of 2,000m<sup>2</sup>;
  - b Zoning numbers 187-193 Princes Highway to the RU2 Rural Landscape zone;
  - c Zoning 2 Lawrence Hargrave Drive to the RE2 Private Recreation zone;
  - d Zoning 1-5 Lawrence Hargrave Drive and 227 Princes Highway to the RU2 Rural Landscape zone; and
  - e Zoning Symbio Wildlife Gardens to the SP3 Tourist zone, including the dwelling houses in the same ownership – Nos.7-15 Lawrence Hargrave Drive.
- 2 The Planning Proposal be exhibited for community comment for a minimum period of twenty eight (28) days.

#### **ITEM 8 - REVIEW OF 7(D) LANDS - WALKER STREET, FREW AVENUE AND KELLY FALLS PRECINCTS**

**257**

An **AMENDMENT** was **MOVED** by Councillor Connor seconded Councillor Kershaw that -

- 1 Council endorse the existing draft Planning Proposal for the Walker Street precinct, which rezones the majority of the precinct to the RU2 Rural Landscape zone, and part of Lot 2 DP 1127083 (Knowslay Park) to E2 Environmental Conservation, and rezones Lot 672 DP 752033 (Crown Land) from SP1 Cemetery to RE1 Public Recreation.
- 2 Council endorse the existing draft Planning Proposal for the Frew Avenue precinct, which seeks to retain E3 Environmental Management zone, and allow a dwelling house on the three (3) vacant lots, through an amendment to the Minimum Lot Size Maps.
- 3 The draft Planning Proposal be exhibited for community comment for a minimum period of twenty eight (28) days.
- 4 No amendment be made to the planning controls for the Kelly Falls precinct and the two (2) properties retain an E3 Environmental Management zone.
- 5 Lot 1 DP 112876, Lot 1 DP 342364, Lot 1 DP 375642 and the western part of Lot 16 DP 255197 (aligning with the rear of Lot 1 DP 342364) [Blackwell Holdings site] be rezoned to IN2 Light Industrial and the eastern portion of the property be zoned E2 Environmental Conservation.

#### **ITEM 9 - REVIEW OF 7(D) LANDS - LUKIN STREET, OLD FARM ROAD AND METROPOLITAN COLLIERY PRECINCTS**

**258**

**RESOLVED UNANIMOUSLY** on the motion of Councillor Brown seconded Councillor Merrin that -

- 1 Council endorse the existing draft Planning Proposal for the Lukin Street precinct which seeks to amend the Wollongong Local Environmental Plan 2009 by:
  - a Rezoning 48-54 Parkes Street, the three (3) privately owned lots, to E4 Environmental Living, with a floor space ratio of 0.5:1, maximum building height of 9m and minimum lot size of 1,000m<sup>2</sup>; and
  - b Rezoning the Crown land (three (3) lots) to E2 Environmental Conservation.
- 2 The existing draft Planning Proposal for Lukin Street precinct be exhibited for community comment for a minimum period of twenty eight (28) days.
- 3 Council resolve to prepare a new draft Planning Proposal for the

Old Farm Road precinct, to rezone:

- a Lot 999 DP 854372 (No17), Lot C DP 409182 (No 19-21) and Lot 8 DP 241707 (No 23) Old Farm Road, entirely to E2 Environmental Conservation; and
  - b Lot 1000 DP 854372 (No 15) Old Farm Road to E2 Environmental Conservation.
- 4 Council resolve to prepare a new draft Planning Proposal for the Metropolitan Colliery precinct, to rezone the following properties (or part) to E2 Environmental Conservation:
- a Lot 703 DP 752033;
  - b Reserve 79561 (excluding the access road) (to the south);
  - c Lot 1 DP 815356, including the land zoned RE1 Public Recreation);
  - d Lot 2 DP 815356;
  - e Part of Lot 2 DP 229817;
  - f Part of Lot 617 DP 752033;
  - g Lot 7064 Crown ID 96787 (including the land zoned RE1 Public Recreation);
  - h Lot 7313 Crown ID 1157068;
  - i The eastern part of Lot 7314 Crown ID 1160101; and
  - j Lot 7312 Crown ID 115706.

In addition, the balance of Lot 7314 Crown ID 1160101 currently zoned RE1 Public Recreation, adjacent to Proud Park, be zoned E3 Environmental Management.

- 5 The draft Planning Proposal for the Old Farm Road precinct and Metropolitan Colliery be forwarded to the NSW Department of Planning and Infrastructure for Gateway determination, and if approved exhibited for a minimum period of twenty eight (28) days.

Note resolution 259 related to an adjournment to the meeting for 5 minutes.

## **ITEM 10 - REVIEW OF 7(D) LANDS - CAMP GULLY CREEK PRECINCT, INCLUDING UNDOLA ROAD AND WALKER LANE**

## SUB-PRECINCTS

260

An **AMENDMENT** was **MOVED** by Councillor Petty seconded Councillor Curran that –

- 1 Council amend the existing draft Planning Proposal for the Undola Road sub-precinct which seeks to amend the Wollongong Local Environmental Plan 2009 by:
  - a Rezone 5, 7, 9 and 11 Undola Road to the E3 Environmental Management zone;
  - b Rezone 3 Undola Road to E2 Environmental Conservation;
  - c Rezone Lot 1 Section E DP 2205 (Council owned) to E2 Environmental Conservation; and
  - d Rezone Whitty Road reserve and Undola Road reserve to be consistent with the adjoining zone.
- 2 Council amend the existing draft Planning Proposal for the Walker Lane sub-precinct by rezoning Lots 28-31 Sec B DP 2644 Walker Lane to E2 Environmental Conservation.
- 3 Council amend the existing draft planning proposal for the Camp Gully Creek precinct to rezone the Ensile Pty Ltd holdings to E2 Environmental Conservation.
- 4 The draft Planning Proposal for the Camp Gully Creek precinct including the Undola Road sub precinct and Walker Lane sub precinct be forwarded to the NSW Department of Planning and Infrastructure for Gateway determination, and if approved exhibited for a minimum period of twenty-eight (28) days.

## ITEM 11 - REVIEW OF 7(D) LANDS - LLOYD PLACE PRECINCT

261

**RESOLVED UNANIMOUSLY** on the motion of Councillor Brown seconded Councillor Kershaw that -

- 1 A new draft Planning Proposal be prepared to rezone the enlarged Lloyd Place precinct from E3 Environmental Management to E2 Environmental Conservation.
- 2 The draft Planning Proposal be referred to the NSW Department

of Planning and Infrastructure for review, and if approved be exhibited for a minimum period of twenty eight (28) days.

- 3 Council Officers prepare a further report exploring Options (a), (e) and (f) of this report following consultation with the landowners.

#### **ITEM 12 - REVIEW OF 7(D) LANDS - LADY CARRINGTON ESTATE, LILYVALE, CENTRAL BUSHLAND AND OTFORD VALLEY FARM PRECINCTS**

**262**

**MOVED** on the motion of Councillor Takacs seconded Councillor Brown that -

- 1 A new draft Planning Proposal be prepared to rezone the Lady Carrington Estate, Lilyvale, Central Bushland and part of the Otford Valley Farm precinct from E3 Environmental Management to E2 Environmental Conservation. The part of Otford Valley Farm containing the dwellings and equestrian centre is to remain E3 Environmental Management.
- 2 The draft Planning Proposal be referred to the NSW Department of Planning and Infrastructure for Gateway determination, and if approved be exhibited for a minimum period of twenty eight (28) days.

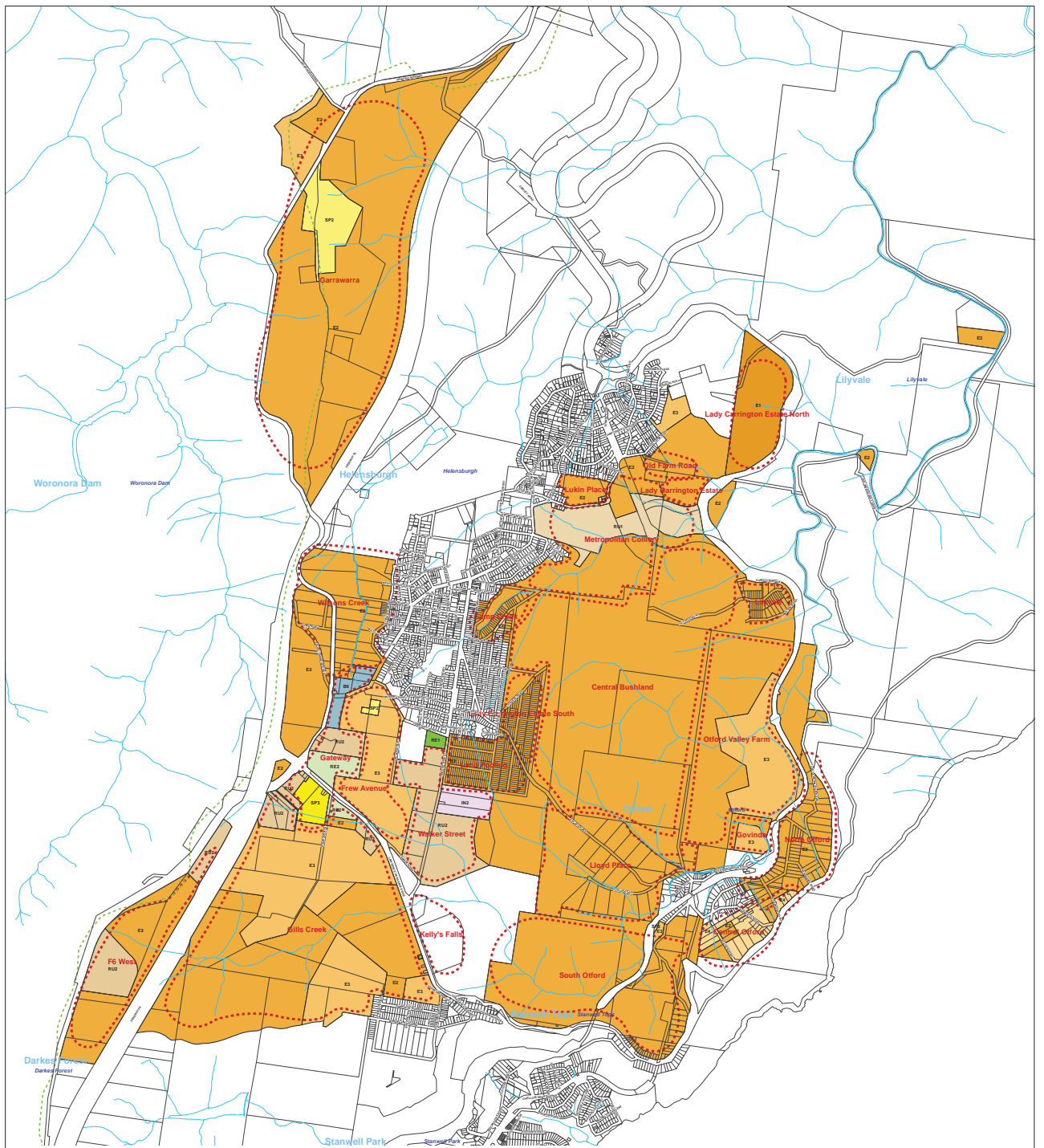
#### **ITEM 13 - REVIEW OF 7(D) LANDS - LAND POOLING, LADY CARRINGTON ESTATE SOUTH AND DRAFT PLANNING AGREEMENT**

**263**

An **AMENDMENT** was **MOVED** by Councillor Kershaw seconded Councillor Takacs that –

- 1 A new draft planning proposal be prepared to rezone the Land Pooling area and Lady Carrington Estate South to E2 Environmental Conservation.
- 2 The draft Planning Proposal be forwarded to the NSW Department of Planning and Infrastructure for Gateway determination, and if approved be exhibited for a minimum period of twenty-eight (28) days.





## Legend

	Drinking Water Catchment REP1		Environmental Conservation		Low Density Residential		Rural Landscape
	Precincts		Environmental Management		Public Recreation		Infrastructure
	Enterprise Corridor		Environmental Living		Private Recreation		Tourist
	National Parks & Nature Reserves		Light Industrial		Primary Production		

## Helensburgh Final Review Option (August 2012)

Drawn By: J Lewis

Date: 09/08/2012

Date of aerial photography: 2009

Gis ref: AOP\_Zoning\_Proposal\_August 2012.mxd

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## Summary of submissions: Exhibition of the draft Planning Proposal for former 7(d) lands at Helensburgh, Otford and Stanwell Tops.

Exhibition period: 6 August to 26 October 2012

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### MPs, Statutory Authorities and adjoining Councils Submissions

No.	Name	Summary
1	Cate Faehrmann MLC  The Greens NSW	<p>Object to allowing further development in area apart from recreational and tourism zonings proposed in the Gateway precinct.</p> <p>Support increased protection for bushland precincts-should be zoned E2 Environmental Conservation (existing use rights for approved existing dwellings and businesses). 7(d) lands are significant; contribute to biodiversity, water quality, scenic values, tourism. Lands not subject to studies as recommended by Commission of Inquiry.</p> <p>Majority of transfers of land zoned 7(d) occurred in 1980-84, 2000-04 &amp; 2005-09, suggest majority bought by persons aware of prohibitions of new dwellings.</p> <p>Appears relatively small number of property owners challenging valid concerns of larger number of community members. The Greens support concerns of community members and support retaining environmental protection zone.</p>
2	Crown Lands  NSW Department of Primary Industries Catchment and Lands	<p>Supports proposed zoning over most affected estate but has objections relating to two (2) specific areas.</p> <ul style="list-style-type: none"> <li>Princes Hwy West of F6 Precinct: Lot DP 752054 rural &amp; mostly cleared. Clearing at Lot 7320 DP 1168914 west of F6 used as trotting track. Draft Review 2009</li> </ul>

		<p>proposed to zone RU2 Rural Landscape, supported by Crown Lands submission dated 21 July 2010. Final Report proposes E2 zoning which is <u>not supported</u> by Crown Lands. E2 zoning does not reflect physical attributes of land. Distribution of RU2 and E2 zoning as proposed in Draft Review 2009 is supported. Compromise position of E3 zoning of this land acceptable.</p> <ul style="list-style-type: none"> <li>• Addition to Walker St Precinct</li> </ul> <p>Crown Lands objects to rezoning Lot 672 DP 752033 (Crown land) from SP1 Cemetery to RE1 Public Recreation. Helensburgh Cemetery within Sydney Greater Metropolitan Area which has a shortage of burial space. Lot 672 DP 752033 adjoins cemetery &amp; may be required for a future cemetery area, should retain the zoning of SP1.</p> <p>Should Council rezone Lot 672 to RE1 despite objection, Crown Lands will consider as Council's concurrence to its reservation under the Crown Lands Act as reservation for the <i>Purpose of Public Recreation</i> &amp; care control and management devolving upon Council.</p>
3	NSW Office of Environment & Heritage	Supports Planning Proposal's initiative to zone lands E2 Environment Conservation. Lands identified by Council to be zoned E2 provide protection for biodiversity corridors.
4	NSW Health	<p>Support for proposed zone SP2 Infrastructure over Part Lot 2 DP 840501-Garrawarra Centre.</p> <p>Concern that land over remainder of Lot 2 &amp; 3 DP 840501(bushland owned by Crown Lands and Health Administration Corp.) to be zoned E2 &amp; E3. Will not allow Govt. to consider other uses of land.</p> <p>Request rezone all Lot 2 to SP2 Infrastructure and to expand permissible uses in E2 zone on 'Garrawarra site' to include health services, aged care, recreation facilities (outdoor) and community facilities - would allow Garrawarra to continue to provide health and related services from site and future expansion.</p>
5	South Eastern Sydney Local Health District NSW Health	As above. Identical submission to NSW Government Health.
6	Roads and Maritime Services NSW Transport	Maintains position as per previous comments dated 18 Nov 2009.
7	NSW Southern Rivers Catchment Management Authority	<p>Generally supports proposal.</p> <p>Detail in Section C of Planning Proposal is inadequate, location or extent of Endangered Ecological Community (EEC) – Southern Sydney Sheltered Forest not specified, proposed zonings for EEC areas not provided. Generally E2 most appropriate zone for EECs.</p>
8	Sutherland Shire Council	<p>Want to maintain integrity of vulnerable Hacking River and bushland corridors. Potential cumulative impact of rezoning on water quality and biodiversity potentially significant. Only limited studies recommended by Commission of Inquiry (COI) have been done to inform rezoning, insufficient evidence to support. COI stated no further development until various studies completed. Precautionary approach should be applied.</p> <p>Particular concern Herbert Creek, Gardiners Creek, Kelly/Gills Creek &amp; Camp Creek catchments development will cause sedimentation (high erodability), pollution, runoff, predation by pets, weeds and disturbance of natural environment. Proposed E2 &amp; E3 partially assist in addressing issues but environmentally sensitive land layer should be developed across all zones – include buffer of 20-30m in riparian corridors.</p>

		Land Pooling, Lady Carrington South Estate, rear Knowslay Park lands and Camp Gully Creek precincts should zone E2 and E3 due to environmental sensitivity.
9	Sydney Catchment Authority	<p>Supports outcomes relevant to Sydney Drinking Water Catchment and Special Areas.</p> <p>Drinking Water Catchment Boundary in Final Review Zoning map (2012) incorrect in some places, needs to be fixed, correct data can be obtained from SCA.</p> <p>Garrawarra Precinct – support proposed zoning of SCA and Crown Land within drinking water catchment to E2 as per SCA's previous request.</p> <p>Wilsons Creek Precinct – support E2 zoning in catchment as per previous request.</p> <p>F6 West Princes Hwy – Support E2 zoning.</p>
10	Sydney Water	Proposed IN2 Light Industrial zone change 159-173 Walker St requires a wastewater main extension. More detailed comments to be provided at DA stage.
11	TransGrid	Ensure all TransGrid electrical easements are zoned in accordance with appropriate adjacent land use zone, ensure development of electricity infrastructure is not prohibited in any zone. Ensure land development prudently avoids TransGrid infrastructure and easements in accordance with TransGrid's guidelines.
12	Wingecarribee Council	No comment

## Community Group submissions (not form letters)

No.	Name	Summary
1	Otford Protection Society	<p>Support maintaining and elevating the conservation status awarded in 1994 to the Hacking River Catchment lands '7d' of Helensburgh, Stanwell Tops, Otford, Garrawarra and Lilyvale.</p> <p>Helensburgh does not need more industrial land and housing to survive. The majority of residents settled here because of its non-industrial/commercial ambience, and large populations suppressed by geographical /environment restrictions, residents that are prepared to commute to employment in order to keep their home area idyllic. As evident by new commercial shops in Helensburgh that have been vacant for years, and the slow take up of commercial leases on IN2 property Cemetery Road, residents will continue to seek outside '2508' for many goods and services and employment.</p> <p>We request that Council do not condone illegal land clearing and unlawful usage by rezoning previous conservation land to legalise the ongoing activity. It is morally wrong and unjustifiable to other law abiding companies and rate payers.</p> <p>Land important as a wildlife corridor.</p> <p>Water quality ponds don't work. Between 2003 and 2006 many homes of Otford were connected to the Low Pressure Sewerage system, however many other homes along Lawrence Hargrave Drive, Lady Wakehurst and in the Wilsons Creek precinct are still on septic systems.</p> <p>Urbanisation and housing development introduces feral animals</p> <p>An increase in residents will also increase the amount of illegal dumping.</p> <p>Development proposals such as the Helensburgh Landpooling won't decrease bushfire hazard but actually increase the number of people to be evacuated in the next inevitable major fires. Simply, more lives would be placed in jeopardy and more houses lost in flames.</p> <p>Pro- developers have a financial interest to degrade the land and build.</p> <p>The pro-developer appreciate the accumulative impact of each development, and even a single dwelling granted to 10 acres of land, can still cause complete land clearing of the full 10 acres.</p> <p>Attached newspaper clippings on the sale of land.</p> <p>Attached form letter comments (detailed later in this document)</p>
2	Stanwell Residents Awareness Association	<p>Strongly object to the exhibited E3 zonings around Stanwell Tops because they are illogical and inconsistent with Council's previous stance on these lands. Council previously exhibited these lands as E2 Environmental Conservation, consistent with 2 decades of sensible 7(d) Environmental Protection Hacking River zoning, and received widespread public support on that basis. Now is the time to rectify those aberrant and arbitrary decisions, and return the subject lands to the previously (and correctly) exhibited E2 zonings, which more-closely reflect the good intentions of the former 7(d) zonings.</p> <p>Support the rezoning of SCA land to E2.</p> <p>Oppose CSG mining in the water catchment area and Department of Primary Industry requirement that mining be permissible in the LEP, and that the SCA lands be zoned E3.</p> <p>There is no justification for downgrading the lands adjacent to Stanwell Tops to E3 – they should be zoned E2 (with "existing use rights"), including the Kelly Falls section, to better safeguard the obvious habitat corridors linking to the Illawarra Escarpment lands. Include maps of Stanwell Tops – Gills Creek.</p>
3	Illawarra Escarpment Coalition	<p>1998/99 Commission of Inquiry (COI) should have protected these areas from development. Unless protection happens now, future generations will not be able to experience unique landscape and biodiversity.</p>



		<p>Area close to Royal National Park, Garrawarra State Conservation Area, Illawarra State Conservation Area and Dharawal National Park, rezoning impacts need to be considered. Need to consider wildlife corridors, riparian zones, flora and fauna losses, respect local knowledge.</p> <p>Support Otford Protection Society Inc. Planning Proposal – existing homes now classified E2 given automatic right to rebuild after destruction (e.g. after bushfire), E2 permissible uses include 'environmental facilities, environment protection works and recreation works. Owners of undevelopable land exit area by way of exit strategy (buy back scheme).</p> <p>All lands previously zoned 7(d) should be zoned E2 Environmental Conservation. Ensure no more buildings. Hacking River Catchment not a desired future growth area as stated in Illawarra Regional Plan, Illawarra Escarpment Management Plan and NPWS Bioregional Assessment. Development infill in town only. Protect vital link between escarpment and national park. Do not introduce more people to bushfire risk.</p> <p>Support recreational and tourism zonings in Gateway precinct.</p> <p>Areas not covered in report –Hanging Swamp at Stanwell Tops – should be zoned E2, Christian conference Centre and all land between F6 and Old Hwy up to Darkes Forest zoned RU2, E3 and E2 should not change.</p> <p>Object to random allocation of building rights in some E3 areas contrary to clause 4.2A of Wollongong LEP 2009, sets dangerous precedent.</p> <p>All previously 7(d) zoned land needs to join the Illawarra State Conservation Area to protect catchment forever.</p>
4	<p>National Parks Association of NSW</p> <p>Southern Sydney Branch</p>	<p>Desirable to add all natural vegetated lands in Upper Hacking and Northern Illawarra to National Parks Estate.</p> <p>Support landowners transferring land at market price but where funds not available strongest possible zonation should be given to protect 7(d) lands. Need to zone to E2 – only zone to adequately protect these ecologically important lands. Local extinctions will occur if poor policy decisions continue.</p> <p>Wollongong Council Sustainability Policy 2002 commits Council to 'protect and expand habitat for all forms of life'.</p> <p>Need to protect wildlife corridors, wet and dry forest, which help re-colonisation after bushfires. With climate change impacts wildlife will need corridors more than ever. Past local extinctions including brush tailed rock wallaby, red necked pademelon, dingo, wallaroo, eastern quoll and many more caused in part by lack of sustainable planning measures.</p> <p>Worries about past retrospective approvals, cessation of aerial monitoring and land clearing activities. Need a team in Council to carefully monitor land use in former 7(d) lands to enhance regional sustainability.</p> <p>Kellys Falls should be zoned E2 due to proximity to Garrawarra SCA. Gills Creek north south wildlife corridor WHOLE precinct should be zoned E2.</p> <p>Frew Avenue – should be zoned E2 to protect water quality and provide corridor</p> <p>Walker St – Should be zoned E2 to protect from further development while keeping legal existing uses.</p>

5	National Parks Association of NSW  Illawarra Branch	<p>Recognises challenge for Council – former 7(d) lands have very high environmental value but are privately owned (some existing use rights) and many owners have for a long time expected a rezoning.</p> <p>Lands form part of Hacking River Catchment and contain valuable habitat for rare native wildlife such as powerful owls, bentwing bats and pygmy possums. Important north-south wildlife corridor. Creeks need to be protected from runoff, weed invasion and industrial activities. Land forms part of continuous Illawarra Escarpment – advocate not suitable for development. Would ideally like to see 7(d) lands resumed into reserve system.</p> <p>Congratulate Council for substantially recognising environmental values and zoning major part of area E2. But support Otfordeco in campaign to have more land zoned E2.</p> <p>Support Kellys Falls E2 zoning but concern about proposed Walker St zoning to north. Should be at least partly E2. Would like to see this area made amenable for bushwalkers and join other walking routes in region. Should negotiate with private landholders and establish direct walking route from Otford Station to Kellys Falls.</p> <p>Acknowledge area is currently being degraded by horse riding – landowners obligations in relation to E2 land requires codification and enforcement - E2 zoning may prevent certain development but does not ensure best practice conservation or management.</p> <p>159-169 Walker St industrial zoning totally inconsistent with rest of [proposal. History of unapproved degrading activity on land. Object to this rezoning which is very close to pristine Herbert Gully and Kellys Falls.</p> <p>Helensburgh Enterprise Corridor – object to B6 zoning, will allow activities incompatible with conservation area, including chemical use and land clearing. Old RTA site is contaminated and existing fragments of bushland extremely important as corridor very narrow in this area and need to be retained.</p> <p>Reassured by the amount of E2 zoning in proposal to help protect land from Coal Seam Gas exploration and mining. Would like more land zoned E2 so it can also be protected.</p>
6	Stop CSG Illawarra	<p>Oppose the downgrading of 7d lands to E3 and call on Council to rezone lands E2</p> <p>The 7d zoning was introduced following a Commission of Inquiry into protecting the Hacking Catchment. Council proposed to rezone the lands to E2, however the Department of Primary Industry required that mining be permissible in the LEP and the land was zoned E3.</p> <p>CSG threatens the environment and is a risk to health.</p> <p>CSG miners will take advantage of the E3 zone.</p> <p>CSG is unsuited to the Illawarra.</p> <p>Details public opposition to CSG.</p>

## General / individual submissions

Note: Landowner submissions on specific precincts are included in the reports

Author	Submission
7d Landowner (3 submissions)	<ul style="list-style-type: none"> <li>Trying to build house for 30 years</li> <li>Proposal to lock up the lands as E2 is disgraceful</li> <li>WCC is manipulated by local ratbag groups</li> <li>Time to get the Department of Planning to take control and make informed decisions</li> </ul>
7d Landowner	<ul style="list-style-type: none"> <li>Strongly object to the exhibition</li> <li>Council has held to ransom some owners for 47 years</li> <li>Council cannot lock up the lands forever</li> <li>Council should stop listening to the Green groups and start listening to common sense and the wishes of the majority</li> <li>4<sup>th</sup> submission in 7 years</li> <li>All of Helensburgh is being disadvantaged, no secondary school, no regular bus service, businesses are struggling, little employment, the club is in debt.</li> </ul>
7d Landowners Group	<ul style="list-style-type: none"> <li>4<sup>th</sup> submission in 7 years</li> <li>Helensburgh needs progress</li> <li>Most people want the land rezoned for residential use, not locked up</li> <li>Planning Proposal should not be progressed</li> <li>Why can't Council realise they have got it wrong and they are hurting a lot of people</li> <li>Forget the local vocal minority in Otford and their form submissions</li> <li>Release the 7d lands for development</li> </ul>
Family member of 7d landowner	<ul style="list-style-type: none"> <li>The objections against development are from a very vocal group</li> <li>The area should be rezoned E4 to allow sensible development</li> <li>Object to proposed E2</li> </ul>
Resident Stanwell Tops (3 submissions)	<ul style="list-style-type: none"> <li>Support E2 zoning, area is environmentally sensitive and catchment of the Hacking River</li> <li>E2 retains existing use rights</li> <li>High bushfire hazard</li> <li>E2 lands are wildlife corridors</li> </ul>
Resident Stanwell Tops	<p>Support E2 for the Gills Creek precinct. Object to E3 and RE2 zonings.</p> <ul style="list-style-type: none"> <li>Stanwell Tops sub-precinct – the Council reserve at the end of Annseley Ave is a precedent for E2. The large area of E3 is not in the public interest. Part of a wildlife corridor</li> <li>Gills Creek – oppose E3. Oppose RE2 and proposed restaurant</li> <li>Object to Walker Street being zoned RU2, it should be E2, as it flows into Kellys Falls and then the Hacking River</li> <li>Oppose IN2 at 159-169 Walker Street. The business has degraded the site and expanded outside the site. Access is not on their land. No development approval or EPS approval. An IN2 zone would further degrade the land, endanger downstream and neighbours health through vehicle and heavy machinery dust and fume emissions. The land outside the original 1983 DA approval for landscaping business should be zoned E2 and restored to bushland.</li> </ul>
Resident Bulli	<ul style="list-style-type: none"> <li>The area is very sensitive and should be protected</li> <li>Do not allow overdevelopment</li> <li>No Coal Seam Gas mining</li> </ul>
Resident Helensburgh	<ul style="list-style-type: none"> <li>Strong objection to the rezoning of land</li> <li>Any further development will jeopardise the quite country-life lifestyle and charm</li> <li>Oppose anything that impacts on general property values and living</li> </ul>

	standards
Resident Warialda	<ul style="list-style-type: none"> <li>• This issue was dealt with in the 1990s and nothing has changed regarding the conservation value. If anything it has increased</li> <li>• The findings of the Commission of Inquiry still stand</li> <li>• The landowners knew when they purchased that they couldn't build</li> <li>• The area contains steep slopes that will be cleared once development is permitted</li> <li>• High bushfire risk</li> <li>• Population pressure should be directed to West Dapto</li> <li>• Concerned that the B6 zoning will enable 2000m2 subdivision, like Kirrawee</li> <li>• Oppose the rezoning of Blackwells to IN2, but it should be zoned to accommodate the existing use</li> </ul>
Resident Thirroul	<ul style="list-style-type: none"> <li>• The lands should be given the highest level of protection</li> <li>• The Hacking River is too precious a resource</li> <li>• Mining proposals will impact Cataract Creek, so we need the Hacking River even more</li> <li>• Don't break the land up into different zonings</li> </ul>
Resident Helensburgh	<ul style="list-style-type: none"> <li>• Resident of Helensburgh for 22 years</li> <li>• The infrastructure of Helensburgh will not cope with the additional development and families</li> <li>• The overwhelming silent majority is against this rezoning. The only people in favour are the 7d land owners and business owners</li> </ul>
Resident Sutherland	<ul style="list-style-type: none"> <li>• Oppose the proposed rezonings, especially rezoning all privately owned land E2</li> <li>• The NPWS has played a duplicitous role by encouraging land to be zoned E2 but not acquiring any of the lands, or even declining the purchase when offered.</li> <li>• The proposed zoning of vast areas E2 is inappropriate</li> <li>• There are sites outside the 7d area, within Helensburgh and Otford that have higher conservation value. Existing lots in Otford are on the Hacking River</li> <li>• The proposed zones should be based consistently on the ideal best use in the long term or existing use, not swap from one justification to another</li> <li>• Not all 7d owners are speculators. Council needs to identify lots by their date of separation of title (not the subdivision date) and the planning restrictions of that time.</li> <li>• The LEP could maintain development restrictions on lots separated after 1951 (E3 or RU2), while the earlier separated lots should be R2, E4 or RU2.</li> <li>• Long ago Council could have encouraged eco-tourism at Lilyvale, Otford Valley Farm, Otford Farm and Stanwell Tops to rid them of existing poor development.</li> <li>• There is little hope of a public buy out and it is unjustifiable to sterilise private land</li> </ul>
Resident Helensburgh	<ul style="list-style-type: none"> <li>• Stop exploiting this area</li> <li>• The Royal National Park needs to be protected</li> </ul>
Resident Stanwell Park	<ul style="list-style-type: none"> <li>• Owns land in Otford and wants to be able to build</li> <li>• the small vocal Otford Protection Society is creating confusion and misinformation</li> <li>• there are many exotic species in Otford village, suggesting that these groups are no more environmental than the average person</li> <li>• anything that grows in Otford must flow down the Hacking River</li> <li>• people have been collecting signatures from tourists at Bald Hill and other areas claiming there is to be development in the Royal National Park</li> </ul>
Resident Otford	<ul style="list-style-type: none"> <li>• This issue was dealt with in the 1990s and nothing has changed regarding the conservation value. If anything it has increased</li> <li>• The findings of the Commission of Inquiry still stand</li> <li>• The landowners knew when they purchased that they couldn't build</li> <li>• The area contains steep slopes that will be cleared once development is permitted</li> </ul>

	<ul style="list-style-type: none"> <li>• High bushfire risk</li> <li>• Population pressure should be directed to West Dapto</li> <li>• Concerned that the B6 zoning will enable 2000m2 subdivision, like Kirrawee</li> <li>• Oppose the rezoning of Blackwells to IN2, but it should be zoned to accommodate the existing use</li> </ul>
Resident Woonona	<ul style="list-style-type: none"> <li>• Why do the Hacking River catchment headwaters deserve less protection now than 20 years ago?</li> <li>• Are not the lands buffering the Royal National Park already protected by their current zonings?</li> <li>• Rezoning will have a further knock-on effect and open the door for further subdivisions and greater development</li> <li>• Speculation is a gamble</li> <li>• Strongly oppose the rezoning of these lands, or others that have been protected</li> </ul>
Email Suburb unknown	<ul style="list-style-type: none"> <li>• Watching the lack of progress in Helensburgh</li> <li>• Land should be zoned at least E4 or zonings that allow sensible use of the lands around Helensburgh</li> <li>• Object to the proposed E2 zoning - the area should not be locked up.</li> <li>• It could be another Berry, Berrima or Leura bring employment</li> </ul>
Email Suburb unknown	<ul style="list-style-type: none"> <li>• Support E2</li> <li>• Following the Helensburgh Commission of Inquiry, the area was zoned 7d, the next highest conservation zoning to National Parks</li> <li>• As part of the draft Wollongong LEP in 2008 Council proposed E2 and then changed it to E3</li> <li>• Following objection from the Department of Primary Industries, Council downgraded the zoning from E2 to E3</li> <li>• CSG fired power station, gas bore holes and pipeline proposed in the downgraded E2 lands</li> <li>• CSG approvals granted against Council &amp; SCA wishes</li> <li>• To ensure no CSG exploration and extraction the 7d lands must be zoned E2</li> <li>• All Petroleum Exploration licences should be rescinded without compensation</li> </ul>
7d landowner South Otford	<ul style="list-style-type: none"> <li>• Submission identifying “errors” and queries in the Willana report (2009), especially in relation to the South Otford precinct</li> </ul>
Resident Helensburgh	<ul style="list-style-type: none"> <li>• Resident of Helensburgh for 32 years, love the rural lifestyle and country town feel</li> <li>• Don’t change Helensburgh in any way</li> <li>• Retain the E3 zone, protect our environment, water catchment area, rivers and creeks.</li> <li>• Oppose CSG mining</li> <li>• Those wanting to expand businesses should move back to Sydney and not destroy Helensburgh</li> </ul>
Resident Helensburgh	<ul style="list-style-type: none"> <li>• Land Pooling precinct – support E2</li> <li>• Lady Carrington Estate South - support E2</li> <li>• Old Farm Road precinct – agree</li> <li>• Otford Valley Farm and Govinda precincts– agree</li> <li>• Garrawarra precinct – agree, except for the E3 area on the west of the old highway which should also be zoned E2</li> <li>• Wilsons Creek precinct – agree in principle, but further investigations should occur to determine the level of development that could be supported without detrimental impacts. Should be a minimum 40m buffer either side of Wilsons Creek which should be zoned E2</li> <li>• Gateway precinct – agree in principle with B6 zoning, however further investigation required to determine if it is sustainable. Strict development controls to protect Wilsons Creek and bushland</li> <li>• Gills Creek precinct – Support E2 and E3 zonings, however further investigation required to determine if it is sustainable. No clearing.</li> <li>• F6 west precinct – support E2 outside the RU2 zone</li> <li>• Frew Avenue precinct – agree in principle with E3. Further investigations</li> </ul>



	<p>required to determine impact of dwellings.</p> <ul style="list-style-type: none"> <li>• Walker St precinct - agree in principle</li> <li>• Lloyd Place precinct – agree</li> <li>• Camp Creek precinct – strongly agree</li> <li>• Lady Carrington Estate North – agree, close to National Park</li> <li>• Lilyvale and Central Bushland precincts - strongly agree, close to National Park</li> <li>• Otford Central – agree, only where there are existing dwellings or cleared land</li> <li>• Otford North – strongly agree, close to National Park</li> <li>• Otford South – agree</li> <li>• Lukin Place precinct – agree</li> <li>• Metropolitan Colliery precinct – agree</li> <li>• Isolated lots in the Royal National Park - strongly agree</li> <li>• The areas around Helensburgh have significant environmental values at both local and regional level</li> <li>• Royal National Park – second oldest National Park</li> <li>• Any development needs to be carefully considered</li> </ul>
Email Suburb unknown	<ul style="list-style-type: none"> <li>• Support the recommendations from the Commission of Inquiry</li> <li>• Proposed zoning should protect the environment that same as the 7d following the Commission of Inquiry</li> <li>• Blackwell's was a simple landscaping business, since expanded to a large scale demolition and recycling operation which is inappropriate for this site</li> <li>• Businesses should be supported based on the activities which existed at the time of the Commission of Inquiry</li> </ul>
Resident Willoughby	<ul style="list-style-type: none"> <li>• Oppose downgrading of former 7d lands to E3 and support E2 zone</li> <li>• 7d was introduced following the 1994 Commission of Inquiry, and gave the area the highest rating next to National Park</li> <li>• Following objection from the Department of Primary Industries, Council downgraded the zoning from E2 to E3</li> <li>• Compares E2 and E3</li> <li>• 16 CSG mining exploration approvals have been granted</li> <li>• CSG approvals granted against SCA wishes, where you can be fined \$11,000 for trespass</li> <li>• Details CSG concerns</li> </ul>
Resident Helensburgh	<ul style="list-style-type: none"> <li>• Resident of Helensburgh for 36 years</li> <li>• Object to any changes to the existing zoning</li> <li>• Support any subdivisions within the existing boundaries</li> <li>• Parkes St and access to the rail station is narrow and not maintained</li> <li>• More parking needed at Helensburgh Rail station</li> <li>• The 7d landowners were are of the zoning when they purchased the land</li> <li>• Helensburgh, Otford and Stanwell Tops should remain semi-rural, environmentally protected as is with protection of the Royal National Park and the Hacking River</li> </ul>
7d landowner Gills Creek catchment	<ul style="list-style-type: none"> <li>• Helensburgh does not have a town plan</li> <li>• Council fails to consider the benefits of additional development and expansion</li> <li>• Council should adopt the Willana report recommendations</li> <li>• Helensburgh needs more IN2 land</li> <li>• Helensburgh does not have a waste disposal facility</li> <li>• The current submission process is flawed</li> </ul>
Resident Helensburgh	<ul style="list-style-type: none"> <li>• Support the rezoning of Lady Carrington Estate, Central Bushland, Land Pooling and Camp Gully Creek to E2</li> <li>• These areas are important for continuous and intact native vegetation and maintaining water quality for the Hacking River</li> </ul>
Resident Helensburgh	<ul style="list-style-type: none"> <li>• Lady Carrington Estate North, Garrawarra – support rezoning from E3 to E2 especially Crown land and SCA land</li> </ul>

	<ul style="list-style-type: none"> <li>Isolated lots in the Royal National Park – support rezoning from E3 to E2</li> <li>Otford and Govinda – support</li> <li>North Otford – support no more dwellings</li> <li>Gills Creek and F6 West – support recommendation</li> <li>Wilsons Creek – support recommendation</li> <li>Gateway – support E2 and rezoning of Symbio to SP3</li> <li>Walker St – support, especially E2</li> <li>Blackwells – should be zoned E2</li> <li>Frew Ave – should be zoned E2</li> <li>Lukin St, Old Farm Rd – should be zoned E2</li> <li>Metropolitan Colliery – support RU1</li> <li>Camp Gully Creek - should be zoned E2</li> <li>Lloyd Place – support</li> <li>Lady Carrington Estate, Lilyvale, Central bushland, Otford Valley Farm – support</li> <li>Land Pooling, Lady Carrington Estate South - support E2</li> <li>Blackwells – should be zoned part RU2 and E2</li> </ul>
Resident Stanwell Tops	<ul style="list-style-type: none"> <li>Support proposals for all areas except: <ul style="list-style-type: none"> <li>Walker St – should all be zoned at least E3</li> <li>Blackwells – no industrial zoning</li> <li>Gateway – should not permit service stations or fast food outlet at the roundabout</li> </ul> </li> </ul>
Email Suburb unknown	<ul style="list-style-type: none"> <li>Oppose residential development in the Land Pooling, Lady Carrington Estate South precincts – maintain E2 or E3 zonings and if possible bring into public ownership</li> <li>Not opposed to a high school – smaller environmental impact</li> </ul>
Luke Morley Resident Otford	<ul style="list-style-type: none"> <li>Oppose any changes to the existing zoning that would allow additional development</li> <li>Blackwells – strongly oppose IN2</li> <li>The 7d lands contain significant bushland attached to National Parks and catchment of Woronora and Hacking River catchments</li> <li>Protect the Royal National Park</li> <li>Expansion of Helensburgh will impact on the environment and National Park</li> <li>Bowral has lost its soul due to housing development over the last 20 years</li> </ul>
Email Suburb unknown	<ul style="list-style-type: none"> <li>Any rezoning should consider the impact on the Royal National Park and Garrawarra State Conservation Area</li> <li>E2 zone land use table should include the option for landowners of undeveloped land to exit in accordance with the Otford Protection Society Planning Proposal</li> <li>All 7d land should be zoned E2</li> <li>Garrawarra – support E2</li> <li>Wilsons Creek – support E2</li> <li>Gateway precinct – recognise existing businesses but precinct should be zoned E2</li> <li>F6 west – support E2</li> <li>Frew Avenue – support E2</li> <li>Gills Creek – should all be zoned E2</li> <li>Land pooling – support E2</li> <li>Walker St – support E2</li> <li>Ensile holdings – should all be zoned E2</li> <li>Lady Carrington Estate North – support E2, the consent for a dwelling house should be rescinded</li> <li>Camp Gully Creek – support E2, excluding 5,7,9,11 Undola Road</li> <li>Lady Carrington Estate South - should be zoned E2</li> <li>Land pooling - should be zoned E2</li> <li>Lilyvale – support E2 proposal</li> <li>Central bushland – support E2. The track and road system be reinstated</li> </ul>

	<ul style="list-style-type: none"> <li>• Otford Valley Farm – should be zoned E2</li> <li>• Metropolitan Colliery – can be zoned RU1, remainder E2</li> <li>• Walker Lane – should be zoned E2</li> <li>• Lukin St – should be zoned E2</li> <li>• Old Farm Road - should be zoned E2</li> <li>• Lloyd Place - should be zoned E2</li> <li>• Otford North – support E2</li> <li>• Otford Central – should be zoned E2</li> <li>• Otford South – support E2</li> <li>• Govinda – should be zoned E2</li> <li>• Isolated lots in the Royal National Park – should be zoned E2</li> <li>• two areas have not been covered. <ul style="list-style-type: none"> <li>◦ the Hanging Swamp, Christian Conference Centre previously zoned as 7(d) lands,</li> <li>◦ and all the land between the F6 and Old Princess Highway up to Darkes Forest zoned - RU2 (2 areas), E3 (1 area) and E2; shall not change or have any lessening of zonation as a result of this review.</li> </ul> </li> <li>• object to the random allocation of building rights in some E3 Environmental Management areas contrary to Clause 4.2A or Wollongong LEP 2009 based on date of building right, rather than size of the built. This decision presents a dangerous precedent for this area.</li> <li>• The only satisfactory long term solution is to merge previously zoned 7(d) lands surrounding Helensburgh, Otford and Stanwell Park and surrounds into the Garrawarra State Recreation Area by joining onto the Illawarra Escarpment State Conservation Area. This would guarantee the (Class P) Hacking River Catchment forever.</li> </ul>
Resident Stanwell Tops	Protest the rezoning of land in Stanwell Tops
Resident Stanwell Tops	<p>Object to the rezoning of Gills Creek and Stanwell Tops precincts</p> <ul style="list-style-type: none"> <li>• Contains biodiversity values</li> <li>• Would narrow Kellys Creek corridor</li> <li>• Object to RE2 as it would allow a restaurant- should be E2</li> <li>• Object to CSG</li> <li>• All areas should be zoned E2</li> <li>• Object to RU2 zoning on Walker St as activities threaten Kellys Falls and Creek. Please zone E2</li> <li>• Object to Blackwells being zoned IN2 as it is bad for people living in this residential and conservation area. The business has not protected the environment and caused substantial destruction of the quality of the water catchment land without development or EPA approval. The heavy machinery causes dust and fumes, lowers the quality of life and devalues nearby businesses.</li> </ul>
Resident Otford	<ul style="list-style-type: none"> <li>• North Otford – support E2 and not permit any dwellings</li> <li>• Central Otford – support E4 and E2 as exhibited</li> <li>• South Otford – support E2 and E3 as exhibited</li> </ul>
Resident Engadine	<ul style="list-style-type: none"> <li>• South Otford – object to rezoning from E3 to E2</li> <li>• Why is Council zoning South Otford E2 and allowing 5 more houses in Central Otford.</li> </ul>
Residents (3) Helensburgh	<p>Strongly support the proposed B6:</p> <ul style="list-style-type: none"> <li>• Existing business activity for 50 years</li> <li>• Employment of trades, apprenticeships, new business ventures, wide variety of industries</li> <li>• Located close to Wollongong, Sutherland and Freeway</li> <li>• Needed to support residential growth of Helensburgh</li> <li>• Owners willing to protect the environment</li> </ul>

## Form letter submissions

### HELENSBURGH BUSINESS OWNERS GROUP SUBMISSIONS

Precinct / Letter	Submission	Count
All 56 letters		185
<b>Land Pooling/Lady Carrington South:</b>		
1. Existing businesses operating	There are currently 2 long term businesses operating in this precinct which have been established for well over 20 years.	179
2. Development consent	The 2 long term businesses operating in this precinct have development consent and would be severely disadvantaged with a change of zoning to E2.	182
3. Existing employment	The 2 long term businesses employ a large amount of local people, with a change of zoning to E2 this would greatly restrict any further employment opportunities for the community.	183
4. Unsuitable sites available	The community would be disadvantaged if the 2 existing businesses cease as it would jeopardise our bus service and relinquish employment opportunities.	184
5. Environmentally friendly	One of the existing businesses recycles sandstone destined for landfill which is an excellent form of sustainability and environmental preservation.	184
6. Council support	We support Councils knowledge and ability to correctly deal with the 7d rezoning once and for all. Council should at no time be swayed by lobbyist groups but should rely on the experience and the recommendations of qualified experts such as the Willana Report and council staff.	182
<b>Lady Carrington Estate, Lilyvale Central &amp; Otford Valley Farm Precinct:</b>		
1. Council support	We support Councils knowledge and ability to correctly deal with the 7d rezoning once and for all. Council should at no time be swayed by lobbyist groups but should rely on the experience and the recommendations of qualified experts such as the Willana Report and council staff.	187
<b>Lloyd Place Precinct:</b>		
1. Council Support	We support Councils knowledge and ability to correctly deal with the 7d rezoning once and for all. Council should at no time be swayed by lobbyist groups but should rely on the experience and the recommendations of qualified experts such as the Willana Report and council staff.	190
<b>Camp Gully Creek, Walker Lane including Undola Road:</b>		
1. Council Support	We support Councils knowledge and ability to correctly deal with the 7d rezoning once and for all. Council should at no time be swayed by lobbyist groups but should rely on the experience and the recommendations of qualified experts	190

	such as the Willana Report and council staff.	
<b>Lukin St, Old Farm Road, Metropolitan Colliery:</b>		
1. Council Support	We support Councils knowledge and ability to correctly deal with the 7d rezoning once and for all. Council should at no time be swayed by lobbyist groups but should rely on the experience and the recommendations of qualified experts such as the Willana Report and council staff.	188
<b>Walker St, Frew Avenue, Kellys Falls Precinct:</b>		
1. Cemetery Expansion	This portion of land should remain as it is for future cemetery expansion. It is a known fact that people will certainly die in the future.	187
2. Frew Avenue Precinct	We support Councils recommendation on all lots apart from Lot 1, DP 584467 which we believe should be part of the gateway precinct being that the site has 150 metres of Parkes Street frontage and is bound by light industrial and future B6 zonings	188
3. Willana report recommends B6 Lot 1 DP 584467	Willana & Assoc Report noted the general disturbed nature of the land & recommended it be B6 as a Gateway to the Helensburgh Township. The objectives of the zone support the existing light industrial & commercial uses and provide a further acceptable "Gateway" opportunity. We agree and support the revitalisation and upgrade of the entry precincts to the town.	187
4. Employment lands strategy Lot 1 DP 584467	The Employment lands Strategy prepared by Hill PDA noted there is only a limited amount of vacant lands like this site available for employment with Helensburgh containing only 2.63 Ha of light industrial lands. It also noted the shortage of good sized lots for light industrial services and the need to preserve & expand light industrial uses next to major existing arterial roads. We agree & support the site for B6.	188
5. Business expansion Lot 1 DP 584467	The provision of further B6 for light Industrial uses will allow for the continuation of viable industrial lands within Helensburgh for the existing business to have some expansion & to cater for new business to be commenced. The B6 will not hinder or impact upon existing industrial land uses and will be compatible with them as noted in the Economic Development Strategy.	188
6. Diversification Lot 1 DP 584467	B6 additional zoning for the site will allow the local economy to grow with acceptable change of the place, changing local attitudes and developing new skills & initiatives for the locals. This will allow a diversification of the existing economic base, help marshal local resources in order to translate new business ideas for the area into reality.	188
7. Sustainable employment Lot 1 DP 584467	A large site area like this will create new and sustainable employment opportunities through developing the economic base of the Northern Illawarra Region and extend the recognition for North Wollongong & Wollongong as a favourable location for business investment and local employment. It will bring much needed cash flow	185



	into the Illawarra and I support the B6 zone.	
8. Modern and spacious enterprise Lot 1 DP 584467	The existing residents & ratepayers of Helensburgh & the Wollongong Council are entitled to look to Wollongong City Council to provide upgraded land zonings in Helensburgh Gateway Precinct for use for modern & spacious enterprise business, commercial and light industrial premises in areas able to sustainably support such facilities. As a resident & ratepayer of Helensburgh, we support B6 for the Gateway sites as a good example of best practice in strategic planning for the area.	189
9. Opportunity for modern and well balanced business Lot 1 DP 584467	Wollongong City Council has undertaken over several decades to investigate & report on areas suitable for increased zoning to accommodate business & commercial rezonings in areas well suited for increased zonings under Wollongong LEP 2009. This site provides an opportunity for modern & well planned business areas on level well serviced lands that will not adversely impact on existing residential & business areas or damage the environment. We support the B6 zoning in this area.	188
10. Walker St Precinct	Lot 1 DP 112876, Lot 1 DP 342364, Lot 1 DP 375642 and the western part of Lot 16 DP 255197 (aligning with the rear of Lot 1 DP 342364) (Blackwell Holdings site) be rezoned to In 2 Light Industrial and the eastern portion of the property be zoned E2 Environmental Conservation.	188
11. Existing Uses	Blackwell Brothers have been using this site since approval in 1983 which were permissible uses under pre-existing zonings.	186
12. Community Service	This property can provide a community service enabling the community to partake in recycling which will provide a safeguard for the environment.	187
13. Environmental Sustainability	The majority of Blackwell Bros business has grown into recycling and reusing natural and man-made materials.	186
14. Employment	Blackwell Bros employ over 50 local people and have done so for many years.	189
15. Unsuitable Site Available	At present, there is no suitable site to move this business. It seems common sense to ensure the continual operation and community service of this local business.	184
16. Uses compatible with previous zoning	Under previous zoning, the business operations were permissible.	187
17. Recycling Centre	Since 1995 Blackwells have been receiving up to 25 thousand tonnes per annum of council generated waste which was recycled on site and reused. This is a win for the local communities and environment.	187
18. Past Approvals	Council and EPA have been well aware of this operation and have encouraged it for the past 15 years.	187
19. Community Cost Saving	In 2010 council saved 500 thousand dollars by using this local establishment. Resuming works at Blackwells can only be seen as common sense.	188
20. Council Support	We support Councils knowledge and ability to	190

	correctly deal with the 7d rezoning once and for all. Council should at no time be swayed by lobbyist groups but should rely on the experience and the recommendations of qualified experts such as the Willana Report and council staff.	
<b>Wilsons Creek Precinct:</b>		
1. Council Subdivision	Properties were purchased in the 1970's when houses were permissible on these allotments.	191
2. Riparian Corridor	Dwellings to be permitted with strict environmental controls around the riparian corridor.	183
3. Fire Protection	The establishment of rural dwellings in the Wilsons Creek Precinct, with ground maintenance, would help protect the township from devastating fires, as were encountered in 2001.	187
4. Level Playing Field	Hundreds of homes have been built in the Helensburgh area since the 1970's – All draining in the hacking catchment.	185
5. Wealth Disadvantage	Only 2 dwellings were built immediately after this subdivision. People with low equity should not have been disadvantaged because of lack of funds to build at that time.	184
6. Council Support	We support Councils knowledge and ability to correctly deal with the 7d rezoning once and for all. Council should at no time be swayed by lobbyist groups but should rely on the experience and the recommendations of qualified experts such as the Willana Report and council staff.	187
<b>Gills Creek Precinct:</b>		
1. Location	These properties are close to all arterial roads and have little impact on residential properties.	186
2. Existing Use	Existing uses of these properties include concrete plant, mushroom farm with storage sheds.	187
3. Expansion	The vast areas of the above properties would allow for future expansion of employment.	187
4. Employment	These lands could create employment for the local community which will boost the local economy.	187
5. Provisions	The provisions of future light industrial lands will allow the continued expansion for our growing community.	186
6. Transfer Station	This site could be suitable for a much needed transfer station, if appropriately zoned.	189
7. Council Support	We support Councils knowledge and ability to correctly deal with the 7d rezoning once and for all. Council should at no time be swayed by lobbyist groups but should rely on the experience and the recommendations of qualified experts such as the Willana Report and council staff.	188
<b>Gateway Precinct:</b>		
1. Existing Use	The majority of the gateway precinct has had approved commercial operations for many years.	187
2. Common-sense	The previous council reports all recommend B6 for the gateway precincts. Surely this makes common sense.	187
3. Fragmented Rezoning	Fragmented rezoning's are inconsistent with the employment lands strategy and will only create more confusion in the future.	189

4. Employment	The Employment lands Strategy prepared by Hill PDA noted there is only a limited amount of vacant lands like this large site, which with its neighbours, make good level serviced lands available for employment with Helensburgh currently containing only 2.63 Ha of Light industrial lands. It is also noted the shortage of good sized lots for light industrial services and the need to preserve & expand light industrial uses next to major existing arterial roads. We agree & support the site for B6.	188
5. Viable Lands	The provision of further B6 for light industrial uses will allow for the continuation of viable industrial lands within Helensburgh for the existing business to have some expansion & to cater for new business to be commenced. The B6 will not hinder or impact upon existing industrial land uses and will be compatible with them as noted in the Economic Development Strategy. All existing services will be available to the property.	189
6. Growth	B6 additional zoning for the site will allow the local & wider Illawarra economy to grow with acceptable change of the place, changing local attitudes and developing new skills & initiatives for the locals. This will allow a diversification of the existing economic base, help marshal local resources in order to translate new business ideas for the area into reality for the mutual benefit of the locals & any new business investment opportunity.	188
7. Economic Objectives	The B6 zone for the site for business, commercial retail or light industrial uses will contribute to the achievement of the key economic objectives of the Illawarra Regional Strategy, Councils Economic Development & Employment Lands Strategy for the benefit of Helensburgh & the Illawarra as the strategy is for further provision of employment lands. Higher and more varied land uses available under B 6 suit the area & should be supported.	185
8. Bulky Goods	We support B6 for the site to help make property accommodate larger retailers of bulky goods like Aldi & Bunnings. The roads in the area will well accommodate any increases in traffic. B6 is good for these lands close enough to the town & neighbouring coastal towns through to Bulli to be useful as accessible yet away from the residential areas.	184
9. Employment Lands	Helensburgh needs more employment lands in areas capable of environmentally sustainability. This site on its own or joined with the neighbouring property fulfils the need for employment lands near major transport links yet away from residential areas and sensitive water catchment areas.	186
10. Modern Business	The existing residents & ratepayers of Helensburgh & the Wollongong Council are entitled to look to Wollongong City Council to provide upgraded land zonings in Helensburgh Gateway Precinct for use for modern & spacious	189

	enterprise business, commercial and light industrial premises in areas able to sustainably support such facilities. As a resident & ratepayer of Helensburgh, we support B6 for the Gateway sites as a good example of best practice in strategic planning for the area.	
11. No adverse Impact	Wollongong City Council has undertaken over several decades to investigate & report on areas suitable for increased zoning to accommodate business & commercial rezoning's in areas well suited for increased zonings under Wollongong LEP 2009. This site provides an opportunity for modern & well planned business areas on level well serviced lands that will not adversely impact on existing residential & business areas or damage the environment. We support the B6 zoning of this area.	189
12. Floor Space Ratio/Height Restriction	We support an increase in floor space ratio of 1.5:1 but also agree with council's 11 metre height restriction.	188
13. Council Support	We support Councils knowledge and ability to correctly deal with the 7d rezoning once and for all. Council should at no time be swayed by lobbyist groups but should rely on the experience and the recommendations of qualified experts such as the Willana Report and council staff.	186

Helensburgh Business Owners Group - Additional Comment
<p>Can't compete with the numbers. Don't agree with this system but feel that we need to be proactive against the onslaught. I employ 6 people and utilise numerous local businesses to conduct my business such as welding, engineering, electricians and so on. I request Industrial zoning for Lot 42 Tarawa Road, Helensburgh (Walker Street). There is no where else to go. We have been there for more than 25 years.</p>
<p>Controlled Development is a must for Helensburgh and its surrounding areas, there is too much concern over conserving the GREEN Belt environment at all cost.</p> <p>In addition it is of a great concern the allowance of Coal Seam Gas Exploration this must be stopped in this area as the exploration/production companies for the Gas cannot guarantee the current quality of water, and we know the effects that coal mining has had on the area eg the creek and river bed subsidence in the water tributaries feeding to Woronora Dam.</p> <p>Controlled development in the Helensburgh and surrounding areas is a must but not COAL SEAM GAS development.</p>
<p>Council listen to experts in planning and engineering that council Employee.</p> <p>Give the town back there appropriate zoning so everyone can move forward</p> <p>If Sutherland shire can grow and run into the hacking and out to see , so can Helensburgh</p> <p>There are such things as ponds and filtration that stop sediment</p> <p>Common sense please, no computerized votes from out of town.</p> <p>Listen to the rate payers</p>
Council planers need to start listening to people
Disturbing lands and businesses that have been functioning for decades is ridiculous.
Get rid of the Greens. Helensburgh is a beautiful place. Needs to grow. The Greens are not looking after us. No back burns!!!! Burn so we don't.

Give us all a break, hacking river protection what a load of garbage, every house from Stanwell Tops, Otford and Helensburgh, including those that are occupied by opposing greenies produces runoff into the hacking river. This runoff picks up plenty on its way through councils mostly uncurbed streets. So why should anyone area have restrictions applied to it.
Growth is inevitable to this town
Helisburge need to grow
I have lived here all my life we are surrounded by national park landcom came in and done as they liked but the people that have lived here all there life cannot do what they want with their own land the greens are mostly blow ins go back to where you came from.
I support these issues.
I support these issues. I support the people my parents employ and the continuing of this business and the others.
I want to keep my job!
Industrial land needed for growth and jobs
please keep Helensburgh growing with small business encouraged not penalised
Thank the Lord for HBOG, at last some common sense from the local community, i believe HBOG stands for the silent majority so look out all you fringe dwellers, have a bath and get a job.
The Helensburgh Business Owner's Group supports sensible and fair development for Helensburgh that will increase employment opportunities for local people, utilise land that is most suitable for development of this type, and with careful and well planned development, will not be detrimental to the environment. I agree that existing businesses should be allowed to continue to operate and that areas that are suitable for residences and future business sites as described by the HBOG, should be allowed to be developed. The proposals presented by the HBOG are fair for all existing landowners.
This has gone on forever... Council should make a stand and get it done. With all the delays and consultations over and over aging must be costing rate payers 10's of thousands of dollars. Will Council be game enough to publish the actual COST that it has incurred over the many, many years that it has taken to get this far and still NO without a result. The Lord Mayor and other Councillors talk about the proper use of rates payers money, to me this is a total waste of money. Get it done and move on to something else, please.
We need our jobs its an employment issue



## OTFORD PROTECTION SOCIETY SUBMISSIONS

Letter	Count
<p><b>Item 2 - Review of 7(d) lands - Background Summary Report</b></p> <p>The geographic area because of its close proximity to National Heritage Listed "Royal National Park", Garrawarra State Conservation Area (both now declared National Heritage listing) and the Illawarra Escarpment State Conservation Area plus the newly gazetted Dharawal National Park, demands that any rezoning consider the impact on the four areas as one, not fragment into isolated areas for micro assessment.</p> <p>The failed logic would therefore NOT consider:</p> <ul style="list-style-type: none"> <li>• Wildlife Corridors,</li> <li>• Riparian zones,</li> <li>• Flora and Fauna losses, and</li> <li>• Local resident input which has significant local knowledge.</li> </ul> <p>Overriding provision's to all areas that:</p> <ol style="list-style-type: none"> <li>1. Existing homes now classified as E2 that a right to rebuild after destruction of an existing dwelling e.g. bushfire, is automatic;</li> <li>2. Amend the Wollongong LEP 2009 E2 provision "Permitted with Consent" to read Environmental Facilities; Environment Protection Works; Recreation Works; /and</li> <li>3. Owners of undevelopable land may exit the area by way of exit strategy shown as Otford Protection Society Incorporated (OPS) Planning Proposal.</li> </ol> <p>"All the lands previously zoned 7d (Environmental Protection: (Class P) Hacking River) should be zoned E2 Environmental Conservation. The E2 zonation guarantees that building cannot be permitted on lots, hence more effectively conserving habitat corridors between National Heritage Listed "Royal National Park" and the Illawarra Escarpment...critical to maintain animal and plant propagate movement from North to south in a future climate change affected regime, and to permit dispersal of species northwards to allow recolonisation of National Heritage Listed "Royal National Park" and Garrawarra State Conservation Area should there be continuing incidents of human lit devastating fires and other impacts that can cumulatively degrade the formal reserve systems of southern Sydney and the Illawarra.</p> <p>The efforts of Otford Protection Society's gateway Application through NSW Planning which reminds Council of it's past commitments through Local and Department of Planning Regional instruments that the lands of the Upper Hacking are not a designated or desired growth area. The principles in the Illawarra Regional Plan and the Illawarra Escarpment Management Plan and the 2002 NPWS Illawarra Bioregional Assessment Study as further evidence why NSW Planning should accept the objectives and aims within its recent Gateway (Alternative LEP for former 7d lands in Postcode 2508).</p> <p>While re-emphasizing need for strongest possible environmental zonings for former 7d lands at postcode 2508, I support renewed efforts of government through the NPWS and other state federal government agencies, to acquire the more critical core wet AND dry forest corridors for addition to the national parks estate.</p> <p>Existing land owners may exit the area via the buy back scheme proposed by OPS.</p> <p>Since the 1960s much of the surrounding land was already zoned non-urban and conservation.</p>	514

<p>For the future of our beautiful coastline, National Parks, tourism, threatened native animals, and fresh air for Wollongong and Sydney, and less strain on infrastructure this green corridor needs the highest protection, and development limited to suitable infilling within the township. We cannot move the National Parks nor the ocean so we must protect the vital link in between. Nor can we risk further lives to bushfire by trying to evacuate yet more people through the few narrow valleys, as evident is the massive wild bushfires of Christmas 2001. To that end, apart from the recreational &amp; tourism zonings in the Gateway precinct, the remaining bushland precincts must be zoned E2 environmental with existing use rights for approved existing dwellings/businesses.</p> <p>A review of the report indicates two areas have not been covered.</p> <p>In the absence of any substantive comment, we consider that the Hanging Swamp (see note), Christian Conference Centre previously zoned as 7(d) lands, and all the land between the F6 and Old Princess Highway up to Darkes Forest zoned - RU2 (2 areas), E3 (1 area) and E2; shall not change or have any lessening of zonation as a result of this review.</p> <p>Note: The famous Hanging Swamp at Stanwell Tops (not the so-called one at Baines Place) was zoned 7(a) - with the old 6-lot Trade-Off portion on Bendena Gardens as 7(b). Commissioner Simpson's Commission of Inquiry (COI) said the 7(b) portion SHOULD also become 7(a), but maybe never happened. Anyway, the whole Hanging Swamp must become at least E2 Environmental Conservation, and preferably incorporated into the Illawarra Escarpment State Conservation Area as E1 National Parks and Nature Reserves.</p> <p>I object to the random allocation of building rights in some E3 Environmental Management areas contrary to Clause 4.2A or Wollongong LEP 2009 based on date of building right, rather than size of the built. This decision presents a dangerous precedent for this area.</p> <p>We believe the only satisfactory long term solution is to merge previously zoned 7(d) lands surrounding Helensburgh, Otford and Stanwell Park and surrounds into the Garrawarra State Recreation Area by joining onto the Illawarra Escarpment State Conservation Area. This would guarantee the (Class P) Hacking River Catchment forever.</p> <p>A permanent E2 Environmental Conservation fix is required, not developer-driven pressure again and again.</p>	
<p><b>Item 3 - Sub 1 - Review of 7(d) lands - Lady Carrington Estate North Precinct</b></p> <p>The Lady Carrington Estate North precinct must be zoned E2 and/or E1 Environmental Conservation, as it sits above tributary creeks leading to the Hacking River. All stormwater and run off leads directly to the Hacking River, and borders the Garawarra State Conservation &amp; Royal National Park area. There is no guarantee stormwater and pollution control systems will work effectively in such a high rainfall region. The only method to retain the relative purity of the Hacking catchment and river, is to cease and prevent any new development, and restore degraded land to native bush.</p> <p>Any zoning other than E2 does not provide adequate protection against land clearing nor future high density dwellings.</p> <p>For the remainder of the '7d' lands I do not support the zone downgrading of environmental protection of any '7D' land in the 2508 region.</p>	239
<p><b>Item 3 - Sub 2 - Review of 7(d) lands - Garrawarra Precinct</b></p> <p>All the land in the Garawarra precinct should be E2 or E1 status. Surrounded by the Garawarra State Conservation area, Heathcote National Park and the Sydney Catchment Authority's drinking water catchment to Woronora Dam, it should remain</p>	250

<p>pristine as possible, and any development by the current occupant - Garrawarra Hospital, restrained.</p> <p>The remaining former 7d land of the Helensburgh districts should be zoned E2 to the greatest extent, with a limited amount of conservation &amp; tourism focused zoning within the Gateway/Gills Creek precinct.</p>	
<p><b>Item 3 - Sub 3 - Review of 7(d) lands - Isolated Lots in the Royal National Park</b>          Lots with existing dwellings in the Royal National Park should be zoned E1 or E2, with legal dwellings allowed to be replaced in the event of a disaster.</p> <p>In general all bushland in the 7D precincts between Helensburgh and Otford should be zoned E2, as they all lead to the Hacking River. It is very important part of the wildlife habitat corridor linking the Royal National Park to the Illawarra escarpment. And is surrounded by beautiful areas of rainforest in the deep valley and old growth forest on the steep upper slopes. Powerful owls, bentwing bats, pygmy possums all inhabit this region, and there is high evidence of resident platypus on the banks of the river.</p>	238
<p><b>Item 4 - Sub 1 - Review of 7(d) lands - Otford North Precinct</b>          I AGREE To Otford Village North precinct being zoned to E2.</p> <p>I DO NOT AGREE to Otford Precincts being zoned E4 or E3. Both allow new dwellings on steep land feeding the Hacking River, and would sever the wildlife habitat corridor between the Royal National Park and the Illawarra escarpment. Zoning other than E2 with existing lawful user rights, would allow new dwellings with the consequences of:</p> <ul style="list-style-type: none"> <li>• extensive land clearing for fire hazard reduction and landscaping</li> <li>• new boundary fences &amp; concrete driveways</li> <li>• more domestic 'killer' pets on the border of the Royal National Park</li> <li>• increase of weed spread, weed killer and nitrate run off.</li> </ul> <p>All of which will not only further fragment the wildlife habitat corridor and destroy the natural pockets of rainforest, but coupled with the deer-proof fence along the railway line, completely block the movement of wildlife between the Royal National Park and the Illawarra escarpment. In the next major bushfire of the Royal National Park, wildlife will no longer be able to retreat to the cool of the Otford valley or the Hacking River tributary areas. Further clearing of the valley's temperate rainforest and the ridge's tree line will also change the microclimate, precipitation patterns and water distribution in the valley.</p> <p>I especially OBJECT to Otford Central Precinct as being E4. The subject area all slopes towards the Hacking River. It is also a fine example of rainforest in a suburban area.</p> <p>However it must be pointed out that in E3, a dwelling cannot be on a slope that is more than 18 degrees angle. Here in the proposed E4 the angles are anywhere between 25 degrees and 60 degrees. Quite impossible angles for living and in safe conditions. By clearing any of these areas could result in land slip at such great angles. It would appear Council has NOT ascertained the proposed E4 sufficiently with this terrain.</p> <p>This area is also in the immediate area of the Hacking River and therefore should retain an E2 zoning.</p> <p>I OBJECT to Otford south precinct retaining an E3 Environmental Management zone over part. This should be E2 along with the associated recommended E2.</p> <p>This site that contains some dilapidated foundations for a previously approved motel from a Council approval in 1982 shows no further work has been carried out in nearly 30 years thus showing it cannot be considered a serious venture.</p>	227

<p>The site would also be out of character now within an environmental area causing further degradation of surrounding areas by being located on a ridge. It would also be clearly seen from Stanwell Park and Bald Hill Lookout. It would also create a traffic hazard, combined with the Paintball Skirmish entry with entry to Lawrence Hargrave Drive on a deceptive bend with double white lines that traffic would have to cross to go to the F6.</p> <p>I AGREE with Councils decision on the proposed 7d lands to become E-2 Environmental Conservation as indicated by Council in this review of submissions.</p> <p>However I OBJECT to lands indicated to become E3-Environmental Management &amp; E4 Environment Living. These lands are still within the water catchment of the Hacking River and will subject the river and headwater tributaries to a further threat of pollution. The Helensburgh Land Pooling area straddles the tributary Herberts Creek - a beautiful &amp; high biodiversity creek and steep slopes, meeting the Hacking River. This should be E2.</p> <p>I OBJECT to Lady Carrington Estate South being E3 as this is prime bushland where degraded areas can be naturally rehabilitated. This area should be E2.</p> <p>I also OBJECT to any B6-Enterprise Corridor along the Princes Hwy and Lawrence Hargrave Drive Gateway - This corridor is adjacent to the Sydney Water Catchment, and the F6 ramp Roundabout which is Gateway to Bald Hill lookout, a Wildlife Park, and the thoroughfare to the start of the Grand Pacific Drive. A B6 zoning allows business from light industrial &amp; heavy machinery to brothels - all a threat to the water catchment, diminishing wildlife corridor and our tourism industry. A mixed zone of Tourism and E2 would be far more beneficial to the town and environment.</p> <p>I OBJECT to the Walker Lane Precinct as being Light Industrial.</p> <p>I OBJECT to the Kellys Falls Precinct being E3 as Kellys Falls (Hacking River Falls originally) is the MAJOR tributary of the Hacking River and is part of the National Heritage Listed Garrawarra State Conservation</p> <p>I OBJECT to the Camp Creek Precinct partially Rezone 5, 7, 9 and 11 Undola Road to R2 low Density Residential.</p> <p>I OBJECT to the Wilson's Creek Precinct becoming E3 as there is no water or sewerage infrastructure. Any works carried out in regards to this will alter the context of the land involved thus placing significant stress on the creek as also indicated in the review</p> <p>I OBJECT to the Frew Ave Precinct as E3 as Frew Ave is not even a surfaced road with kerb and gutter. It also slopes towards Gills Creek which is why it is part of the Hacking River catchment. Therefore it must become E2.</p>	
<p><b>Item 4 - Sub 2 - Review of 7(d) lands - Otford Precinct</b> As requested please find enclosed my comments which express my concerns on this review.</p> <p>I AGREE to Otford north precinct being zoned E2.</p> <p>Zoning other than E2 would allow new dwellings - with the consequences of:</p> <ul style="list-style-type: none"> <li>• extensive land clearing for fire hazard reduction and landscaping</li> <li>• new boundary fences &amp; concrete driveways</li> <li>• more domestic 'killer' pets on the border of the National Heritage Listed "Royal National Park"</li> </ul>	230

<ul style="list-style-type: none"> <li>• increase of weed spread, weed killer and nitrate run off.</li> </ul> <p>All of which will not only further fragment the wildlife habitat corridor, but coupled with the deer-proof fence along the railway line, completely block the movement of wildlife between the National Heritage Listed "Royal National Park" and the Illawarra escarpment. In the next major bushfire of the National Heritage Listed "Royal National Park", wildlife will no longer be able to retreat to the cool of the Otford valley or the Hacking River tributary areas.</p> <p>Further clearing of the valley's temperate rainforest and the ridge's tree line will change the microclimate, precipitation patterns and water distribution in the valley.</p> <p>I especially OBJECT to Otford Central Precinct as being E4. The subject area all slopes towards the Hacking River. It is also a fine example of rainforest in a suburban area.</p> <p>However it must be pointed out that in E3, a dwelling cannot be on a slope that is more than 18 degrees angle. Here in the proposed E4 the angles are anywhere between 25 degrees and 60 degrees. Quite impossible angles for living and in safe conditions. By clearing any of these areas could result in land slip at such great angles. It would appear Council has NOT ascertained the proposed E4 sufficiently with this terrain.</p> <p>This area is also in the immediate area of the Hacking River and therefore should retain an E2 zoning.</p> <p>I OBJECT to Otford south precinct retaining an E3 Environmental Management zone over part. This should be E2 along with the associated recommended E2.</p> <p>This site that contains some dilapidated foundations for a previously approved motel from a Council approval in 1982 shows no further work has been carried out in nearly 30 years thus showing it cannot be considered a serious venture.</p> <p>The site would also be out of character now within an environmental area causing further degradation of surrounding areas by being located on a ridge. It would also be clearly seen from Stanwell Park and Bald Hill Lookout. It would also create a traffic hazard, combined with the Paintball Skirmish entry with entry to Lawrence Hargrave Drive on a deceptive bend with double white lines that traffic would have to cross to go to the F6.</p>	
<p><b>Item 4 - Sub 3 - Review of 7(d) lands - Otford South Precinct</b></p> <p>The Otford South precinct must be zoned E2 and/or E1 Environmental Conservation, as it sits above the Hacking River. It is very important part of the wildlife habitat corridor linking the Royal National Park to the Illawarra escarpment. And contains beautiful areas of rainforest in the deep valley and old growth forest on the steep upper slopes. Powerful owls, bentwing bats, pygmy possums all inhabit this region, and there is high evidence of resident platypus on the banks of the river.</p> <p>It cannot be developed without great detriment to the relative pristine tributary water of the Hacking River, the same water sections that sustained refugee wildlife escaping from the mighty fires that razed the bordering Royal National Park during the fires of 2002.</p> <p>All stormwater and run off leads directly to the Hacking River, and borders the Garawarra State Conservation &amp; Royal National Park area. Containment ponds in Helensburgh have failed, and more will not help. There is no guarantee stormwater and pollution control systems will work effectively in such a high rainfall region. The only method to retain the relative purity of the Hacking catchment and river, is to cease and prevent any new development, and restore degraded land to native bush.</p> <p>The forest and bushland north, east and south of this precinct should not only be preserved but restored. It helps maintain the microclimate of the Otford valley and</p>	258



<p>Hacking catchment moist and temperate. It is also of great scenic and tourist value, as borders Bald Hill and the Grand Pacific Drive.</p> <p>Any zoning other than E2 does not provide adequate protection against land clearing nor future high density dwellings. We have already seen how quick the Department of Planning can remove clauses that would otherwise inhibit development. This precinct must be zoned E2.</p> <p>For the remainder of the '7d' lands I do not support the zone downgrading of environmental protection of any '7D' land in the 2508 region.</p>	
<p><b>Item 4 - Sub 4 - Govinda Precinct</b></p> <p>The Govinda precinct should be zoned E2 with replacement of existing dwellings allowed, as it sits above the Hacking River. It is very important part of the wildlife habitat corridor linking the Royal National Park to the Illawarra escarpment. And is surrounded by beautiful areas of rainforest in the deep valley and old growth forest on the steep upper slopes. Powerful owls, bentwing bats, pygmy possums all inhabit this region, and there is high evidence of resident platypus on the banks of the river.</p> <p>It cannot be developed without great detriment to the relative pristine water Hacking River, the same water sections that sustained refugee wildlife escaping from the mighty fires that razed the bordering Royal National Park during the fires of 2002.</p> <p>Any zoning other than E2 does not provide adequate protection against land clearing nor future high density dwellings. This precinct must be zoned E2.</p> <p>For the remainder of the '7d' lands I do not support the zone downgrading of environmental protection of any '7D' land in the 2508 region.</p>	244
<p><b>Item 5 - Sub 1 - Review of 7(d) lands - Gills Creek Precinct</b></p> <p>I agree to only E2 zoning for the Gills Precinct with existing use rights for established dwellings/buildings. E3 and less zonings will only encourage further spot rezonings, and degradation of this essential wildlife corridor and catchment for the Hacking River.</p> <p>The Gills Creek precinct connects Helensburgh and Stanwell Tops to the northern end of Maddens Plains and Bulli Tops. A watering down of conservation zoning from E2 to E3 will allow new dwellings and land clearing , a hazard to not only wildlife, the river, septic leaching, but also visual impact along the main road connect the F6 freeway to the start of the Grand Pacific Drive. Residents and tourists are presented with a unique and beautiful scenic drive from Helensburgh to Wollongong via the coast road, and its entrance should be preserved as such.</p>	241
<p><b>Item 5 - Sub 2 - Review of 7(d) lands - F6 West Precinct</b></p> <p>I agree to the E2 zoning of the Princes Hwy West &amp; RU2 rural landscape, but with no new dwellings allowed. This land directly saddles the Sydney Drinking water catchment to the west, and tributary creeks flowing east to Hacking River.</p> <p>I object to the adjacent and surrounding zoning of land of South-West Helensburgh as B6 Enterprise Corridor or industrial zoning, including but not limited to Baines Places, Lawrence Hargraves Drive and Princes Highway.</p>	244
<p><b>Item 6 - Review of 7(d) lands - Wilsons Creek Precinct</b></p> <p>I object to the proposed rezoning that allows new development in the Wilsons Creek Precinct of Helensburgh.</p> <p>I agree to the rezoning of the Sydney Catchment Authority land to E2 Environmental Conservation and a buffer zone around Wilsons Creek.</p> <p>However I disagree to any E3 Environmental Management Zone that allows a dwelling house on the vacant lots.</p>	242

<p>All this area must be E2 because of Wilsons Creek, a major tributary of Helensburgh Dam and Hacking River. This was the reason for the 7d classification to protect the environment. Nothing has changed in that environment to remove protection.</p> <p>This precinct would also be a wildlife corridor adjacent to the Garrawarra State Conservation Area and therefore should not be allowed to be endangered.</p> <p>There is no sewerage or water supplied to this precinct as indicated in the review. Any works carried out in regards to this will alter the context of the land involved thus placing significant stress on the creek as also indicated in the WCC Preliminary Review (page 48, para3&amp;4). This would also be true of any extra housing and clearing of surrounding currently protected bush land. This is also inconsistent with the SCA land principles as shown in the review.</p> <p>There is ample opportunity within the Helensburgh residential footprint to purchase vacant land or a residence.</p> <p>Therefore I object to any change in zoning for this precinct that is not E2.</p>	
<p><b>Item 7 - Review of 7(d) lands - Gateway Precinct</b></p> <p>I object to the adjacent and surrounding zoning of land of South-West Helensburgh as B6 Enterprise Corridor or industrial zoning, including but not limited to Baines Places, Lawrence Hargraves Drive and Princes Highway. This corridor is adjacent to the Sydney Water Catchment, F6 ramp Roundabout. &amp; the tributary to Gills Creek.</p> <p>Tourism - The majority of traffic flow to the Wildlife Park, Kellys Falls &amp; Bald Hill hang-gliding either as a destination or impromptu is via the Roundabout Gateway on the Princes Hwy. It is also a thoroughfare to the start of the Grand Pacific Drive.</p> <p>The proposed enterprise corridor that allows new development ranging from brothels to heavy machinery depots and used car yards with flashing neon signs is not in keeping with the historical village ambience nor the tourism gateway to the south coast. Such development will deter tourists - all a threat to the water catchment, diminishing wildlife corridor and our tourism industry. A mixed zone of Tourism and E2 in this corridor would be far more beneficial to the 2508 area and environment.</p> <p>Employment opportunities would be increased with a conservation-tourist geared rezoning, whereas an industrial zoning to benefit cement manufacture would only offer very limited employment, and be greatly outweighed by the risk to the employment of surrounding tourist driven enterprise and the wildlife corridor.</p> <p>Threat to existing cafes/takeaway - As the entrance and outer fringe of the Helensburgh township, a B6 zoning allowing a multinational fast food operator, could severely jeopardise the future viability of takeaway and cafe food operators within the town. Local residents could completely miss the Walker St/Park St shops &amp; tourists miss the cafes of Stanwell Park &amp; Otford.</p> <p>Environment - Given the volatility of many industrial materials and chemicals, such B6 &amp; industrial enterprise will also require extensive land clearing in the guise of fire hazard reduction. Further risking high soil erosion to the Wilsons Creek, Gills Creek and Sydney Water catchment. The wildlife habit corridor between the Royal National Park, Garrawarra and the Illawarra escarpment has already greatly diminished. 'Fenced in' by the F6 freeway, Pacific Ocean and rail corridor, these last fragments of bushland are essential to the movement of wildlife and biodiversity.</p> <p>To reiterate, the Gateway and Gills Creek precinct should be a split of E2 and tourist/recreational zoning, to conserve the essential wildlife corridor and tributary creeks, and encourage tourists and visitors to the 2508 region.</p>	235

<p><b>Item 8 - Sub 2 - Review of 7(d) lands - Frew Avenue Precinct</b></p> <p>I object to the retrospective or reapproval of lapsed or incomplete development applications.</p> <p>I object to the approval or reapproval of a caravan park and/or similar use of property on Lawrence Hargrave Drive Helensburgh.</p> <p>I object to any new development or dwellings across the Frew Avenue Precinct.</p> <p>This 7D land should be zoned E2 to maintain the crucial wildlife corridor and the relative purity of the tributary creeks to the Hacking catchment.</p> <p>Also as one of the highest points of the Helensburgh plateau, any development and reduction of trees has visual impact on the residents, visitors and motorists.</p>	10
<p><b>Item 8 - Sub 3 - Review of 7(d) lands - Kelly Falls Precinct</b></p> <p>The Kellys Falls precinct should be zoned E2 with replacement of existing dwellings allowed, as it the tributary Kelly Creek and the majestic waterfalls leading to the Hacking River.</p> <p>As Kellys Falls is part of the Garrawarra State Conservation the adjoining private land needs to retain its remaining bushland and be protected from further development. It is also a very important part of the wildlife habitat corridor linking the Royal National Park to the Illawarra escarpment.</p> <p>It cannot be developed without great detriment to the relative pristine water Hacking River , the same water sections that sustained refugee wildlife escaping from the mighty fires that razed the bordering Royal National Park during the fires of 2002.</p> <p>All stormwater and run off leads directly to the Hacking River, in to the Royal National Park area.</p> <p>The only method to retain the relative purity of the Hacking catchment and river, is to cease and prevent any new development, and restore degraded land to native bush.</p> <p>Any zoning other than E2 does not provide adequate protection against land clearing nor future extra dwellings.</p>	235
<p><b>Item 9 - Sub 1 - Review of 7(d) lands - Lukin Street Precinct</b></p> <p>The Lukin Street precinct must be zoned E2 Environmental Conservation, as it sits below tributary creeks leading to the Hacking River. All stormwater and run off leads directly to the Hacking River.</p> <p>The forest and bushland north, east and south of this precinct should not only be preserved but restored. It provides an important buffer and air filter to the airborne coaldust from the Metropolitan Colliery.</p> <p>An zoning other than E2 does not provide adequate protection against land clearing nor future high density dwellings or industrial pollution.</p> <p>For the remainder of the '7d' lands I do not support the zone downgrading of environmental protection of any '7D' land in the 2508 region.</p>	243
<p><b>Item 9 - Sub 2 - Review of 7(d) lands - Old Farm Road Precinct</b></p> <p>The Old Farm Road precinct must be zoned E2 Environmental Conservation, as it sits above tributary creeks leading to the Hacking River. All stormwater and run off leads directly to the Hacking River, and borders the Garawarra State Conservation &amp; Royal National Park area. Containment ponds in Helensburgh have failed, and more will not help. There is no guarantee stormwater and pollution control systems will work effectively in such a high rainfall region. The only method to retain the relative purity of</p>	243

<p>the Hacking catchment and river, is to cease and prevent any new development, and restore degraded land to native bush.</p> <p>The forest and bushland north, east and south of this precinct should not only be preserved but restored. It provides an important buffer and air filter to the airborne coaldust from the Metropolitan Colliery, and a natural block to hot westerly winds, keeping the Otford valley and Hacking catchment moist and temperate.</p> <p>For the remainder of the '7d' lands I do not support the zone downgrading of environmental protection of any '7D' land in the 2508 region.</p>	
<p><b>Item 9 - Sub 3 - Review of 7(d) lands - Metropolitan Colliery Precinct</b></p> <p>The bushland surrounding the Colliery needs to be preserved as much as possible, in order to protect the Hacking River catchment, the wildlife corridor connecting the Royal Park to the Illawarra escarpment, the habitat of threatened native species, and the health and comfort of 2508 residents, as an important buffer to airborne coal dust from the Metropolitan Colliery.</p> <p>Dense bushland and rainforest not only retains excessive stormwater and prevents soil erosion, it more importantly maintains a natural airfilter and sound barrier to the disturbance and coal dust discharge expected from a large mine. In accordance with the Department of Environment, Climate Change and Water &amp; the Department of Planning regulations; the colliery has strict limits of coal dust, noise, lights, water run-off and waste emitted. Neighbouring private properties affected /damaged by excessive levels can even demand compulsory acquisition by the Colliery, so all complaints received by Metropolitan Colliery are recorded, investigated, reported and a solution sought.</p> <p>It would therefore be in the Helensburgh /Otford residents and Metropolitan Mines' best interests that all existing vegetation around the mine surface and the region above and around the long wall mining, and ventilation shafts is not only conserved but increased and thickened. To maintain the conservation status that 7D afforded this precinct and surrounding bushland, E2 zoning must be implemented.</p> <p>Additional to the Colliery precinct, all bushland precincts between Helensburgh and Otford should be zoned E2, as they form the Hacking River catchment and form the crucial wildlife habitat corridor linking the Royal National Park to the Illawarra escarpment. And is surrounded by beautiful areas of rainforest in the deep valley and old growth forest on the steep upper slopes. Powerful owls, bentwing bats, pygmy possums all inhabit this region, and there is high evidence of resident platypus on the banks of the river.</p> <p>All stormwater and run off from this precinct leads directly to the Hacking River, into to the Royal National Park area. Containment ponds in Helensburgh have failed, and more in Helensburgh or Otford will not help. There is no guarantee stormwater and pollution control systems will work effectively in such a high rainfall region. The only method to retain the relative purity of the Hacking catchment and river, is to cease and prevent any new development, and restore degraded land to native bush.</p> <p>The forest and bushland north, east and south of this precinct should not only be preserved but restored as a buffer to the mine but also a natural block to hot westerly winds, keeping the Otford Valley and Hacking catchment moist and temperate.</p> <p>For the remainder of the '7d' lands I do not support the zone downgrading of environmental protection of any '7D' land in the 2508 region.</p>	250
<p><b>Item 10 - Sub 1 - Review of 7(d) lands - Camp Gully Creek Precinct involving Undola Road</b></p> <p>The Camp Gully Creek precinct must be zoned E2 Environmental Conservation, and recognised as not only an important part of the wildlife habitat corridor between the Royal National Park, and the Illawarra escarpment, but also that it sits above tributary creeks leading to the Hacking River.</p>	256

<p>This whole area must be E2 Environmental Conservation because of the bordering Royal National Park, and Camp Creek and nearby Gardiners Creek flowing directly to the Hacking River. The forest and bushland north of this precinct should not only be preserved but restored. It provides an important buffer and air filter to the airborne coaldust from the Metropolitan Colliery, and a natural block to hot westerly winds, keeping the Otford valley and Hacking catchment moist and temperate.</p> <p>All stormwater and run off leads directly to the Hacking River. Containment ponds in Helensburgh have failed, and more will not help. There is no guarantee stormwater and pollution control systems will work effectively in such a high rainfall region. The only method to retain the relative purity of the Hacking catchment and river, is to cease and prevent any new development, and restore degraded land to native bush.</p> <p>An E3 zoning is not adequate protection against land clearing nor future dwellings. We have already seen how quick the Department of Planning can remove clauses that would otherwise inhibit development. This precinct must be zoned E2.</p> <p>For the remainder of the '7d' lands I do not support the zone downgrading of environmental protection of any '7D' land in the 2508 region.</p>	
<p><b>Item 10 - Sub 2 - Review of 7(d) lands - Walker Lane Sub-Precinct</b></p> <p>The Walker Lane precinct must be zoned E2 Environmental Conservation, as it sits above tributary creeks leading to the Hacking River. All stormwater and run off leads directly to the Hacking River. Containment ponds in Helensburgh have failed, and more will not help. There is no guarantee stormwater and pollution control systems will work effectively in such a high rainfall region. The only method to retain the relative purity of the Hacking catchment and river, is to cease and prevent any new development, and restore degraded land to native bush.</p> <p>The forest and bushland north, east and south of this precinct should not only be preserved but restored. It provides an important buffer and air filter to the airborne coaldust from the Metropolitan Colliery, and a natural block to hot westerly winds, keeping the Otford valley and Hacking catchment moist and temperate.</p> <p>For the remainder of the '7d' lands I do not support the zone downgrading of environmental protection of any '7D' land in the 2508 region.</p>	245
<p><b>Item 11 - Review of 7(d) lands - Lloyd Place Precinct</b></p> <p>The Lloyd Place precinct must be zoned E2 and/or E1 Environmental Conservation, as it sits on the tributary Herbert Creek and the Hacking River. It is very important part of the wildlife habitat corridor linking the Royal National Park to the Illawarra escarpment. And contains beautiful areas of rainforest in the deep valley and old growth forest on the steep upper slopes. Animals such as Powerful owls, bentwing bats, pygmy possums all inhabit this region, and there is high evidence of resident platypus on the banks of the river.</p> <p>It cannot be developed without great detriment to the relative pristine water of Herberts Creek and Hacking River, the same water sections that sustained refugee wildlife escaping from the mighty fires that razed the bordering Royal National Park during the fires of 2002.</p> <p>All stormwater and run off leads directly to the Hacking River, and borders the Garawarra State Conservation &amp; Royal National Park area. Containment ponds in Helensburgh have failed, and more will not help. There is no guarantee stormwater and pollution control systems will work effectively in such a high rainfall region. The only method to retain the relative purity of the Hacking catchment and river, is to cease and prevent any new development, and restore degraded land to native bush. Any land holder with a legitimate right to compensation for a change in zonation could be refunded. Purchase price plus rates, not expected to exceed ten properties.</p>	253



<p>The forest and bushland north, east and south of this precinct should not only be preserved but restored. It provides an important buffer and air filter to the airborne coaldust from the Metropolitan Colliery, and a natural block to hot westerly winds, keeping the Otford valley and Hacking catchment moist and temperate.</p> <p>For the remainder of the '7d' lands I do not support the zone downgrading of environmental protection of any '7D' land in the 2508 region.</p>	
<p><b>Item 12 - Sub 1 - Review of 7(d) lands - Lady Carrington Estate North Precinct</b></p> <p>The Lilyvale (originally Lilydale) precinct must be zoned E2 Environmental Conservation, and recognised as not only an important part of the wildlife habitat corridor between the Royal National Park, and the Illawarra escarpment, but also that it sits above tributary creeks leading to the Hacking River.</p> <p>In short, this whole area must be E2 Environmental Conservation because of the bordering Royal National Park, and Camp Creek and nearby Gardiners Creek flowing directly to the Hacking River. The forest and bushland north of this precinct should not only be preserved but restored. It provides an important buffer and air filter to the airborne coaldust from the Metropolitan Colliery, and a natural block to hot westerly winds, keeping the Otford valley and Hacking catchment moist and temperate.</p> <p>For the remainder of the '7d' lands I do not support the zone downgrading of environmental protection of any '7D' land in the 2508 region.</p>	238
<p><b>Item 12 - Sub 2 - Review of 7(d) lands - Lilyvale Precinct</b></p> <p>The Lilyvale (originally Lilydale) precinct must be zoned E2 Environmental Conservation, and recognised as not only an important part of the wildlife habitat corridor between the Royal National Park, and the Illawarra escarpment, but also that it sits above tributary creeks leading to the Hacking River.</p> <p>In short, this whole area must be E2 Environmental Conservation because of the bordering Royal National Park, and Camp Creek and nearby Gardiners Creek flowing directly to the Hacking River. The forest and bushland north of this precinct should not only be preserved but restored.</p> <p>All stormwater and run off leads directly to the Hacking River. The only method to retain the relative purity of the Hacking catchment and river, is to cease and prevent any new development, and restore degraded land to native bush.</p> <p>An E3 zoning is not adequate protection against land clearing nor future dwellings. This precinct must be zoned E2.</p>	233
<p><b>Item 12 - Sub 3 - Review of 7(d) lands - Central Bushland Precinct</b></p> <p>The Central Bushland precinct between Helensburgh and Otford should be zoned E2, as it sits above the Hacking River. It is very important part of the wildlife habitat corridor linking the Royal National Park to the Illawarra escarpment. And is surrounded by beautiful areas of rainforest in the deep valley and old growth forest on the steep upper slopes. Powerful owls, bentwing bats, pygmy possums all inhabit this region, and there is high evidence of resident platypus on the banks of the river.</p> <p>It cannot be developed without great detriment to the relative pristine water Hacking River, the same water sections that sustained refugee wildlife escaping from the mighty fires that razed the bordering Royal National Park during the fires of 2002.</p> <p>All stormwater and run off leads directly to the Hacking River, in to the Royal National Park area. Containment ponds in Helensburgh have failed, and more in Helensburgh or Otford will not help. There is no guarantee stormwater and pollution control systems will work effectively in such a high rainfall region. The only method to retain the relative purity of the Hacking catchment and river, is to cease and prevent any new</p>	247

<p>development, and restore degraded land to native bush.</p> <p>The Lot to the west marked for RE2 should also be zoned E2. Its sits above the tributary Herberts creek, and has already suffered too much degradation. The noise of trailbikes thunder through the Otford valley on weekends, and their damage should be restrained not increased. Any further reduction in the bushland will greatly increase the impact of noise from the trailbikes and also the industrial earthmoving company on the lots further west.</p> <p>The forest and bushland north, east and south of this precinct should not only be preserved but restored. It provides an important buffer and air filter to the airborne coaldust from the Metropolitan Colliery west of this precinct, and a natural block to hot westerly winds, keeping the Otford valley and Hacking catchment moist and temperate.</p> <p>Any zoning other than E2 does not provide adequate protection against land clearing nor future high density dwellings. We have already seen how quick the Department of Planning can remove clauses that would otherwise inhibit development. This precinct must be zoned E2.</p> <p>For the remainder of the '7d' lands I do not support the zone downgrading of environmental protection of any '7D' land in the 2508 region.</p>	
<p><b>Item 12 - Sub 4 - Review of 7(d) lands - Otford Valley Farm Precinct</b></p> <p>The bushland and cleared land of this precinct is a crucial wildlife corridor connecting the Royal National Park to the Garawarra State Conservation Area and the Illawarra escarpment.</p> <p>The stormwater and tributary creeks flow directly to Hacking River. It should be zoned E2 with replacement of legal existing dwellings allowed in the event of disaster.</p> <p>In general all bushland in the 7D precincts between Helensburgh and Otford should be zoned E2, as they all lead to the Hacking River. It is very important part of the wildlife habitat corridor linking the Royal National Park to the Illawarra escarpment. And is surrounded by beautiful areas of rainforest in the deep valley and old growth forest on the steep upper slopes. Powerful owls, bentwing bats, pygmy possums all inhabit this region, and there is high evidence of resident platypus on the banks of the river.</p> <p>Any zoning other than E2 does not provide adequate protection against land clearing nor future high density dwellings. We have already seen how quick the Department of Planning can remove clauses that would otherwise inhibit development. This precinct must be zoned E2.</p> <p>For the remainder of the '7d' lands I do not support the zone downgrading of environmental protection of any '7D' land in the 2508 region.</p>	237
<p><b>Item 13 - Sub 1 - Review of 7(d) lands - Precinct</b></p> <p>The Helensburgh Land Pooling precinct must be zoned E2 Environmental Conservation, and recognised as not only an important part of the wildlife habitat corridor between the Royal National Park, and the Illawarra escarpment and newly created Dharawal National Park, but also that it straddles the relatively pristine tributary creek - Herberts Creek, feeding direct in the Hacking River.</p> <p>In short, this whole area must be E2 Environmental Conservation because Kelly Falls is adjacent to this area which is a E1 National Parks and Nature Reserves of the National Heritage Listed Area Garrawarra State Conservation Area and in turn, a tributary of the (Class P) Hacking River. All stormwater and run off leads directly to the Hacking River. The effect of any excavation and land clearing on this section of Helensburgh plateau is evident at every rainfall, as downstream become extremely turbid with clay deposits and Helensburgh refuse. Containment ponds in Helensburgh have failed, and more will not help. The only method to retain the relative purity of the Hacking catchment and river, is</p>	9

<p>to cease and prevent any new development, and restore degraded land to native bush. There is no assurance either any methods employed by the developers to retain and filter stormwater, will be continued by the new residents - without strata titles, a sinking fund will not exist. Instead, the responsibility and costs of the less than dependable containment ponds etc will fall on Wollongong City Council.</p> <p>The majority of this area was purchased when a high conservation status was already in place, by private and large corporation investors, hoping that with enough pressure on local and state government, the conservation zoning would be overturned, and they've be rewarded with a 1000% return of their initial investment, regardless of the major loss it would cause to the environment, the Hacking river, the wildlife Habitat corridor, endangered species and the views of this ridge line from the Grand Pacific Drive. An E3 zoning is not adequate protection against land clearing nor future dwellings. For the remainder of the '7d' lands I do not support the zone downgrading of environmental protection of any '7D' land in the 2508 region.</p>	
<p><b>Item 13 - Sub 2 - Review of 7(d) lands - Lady Carrington Estate South Precinct</b></p> <p>The Lady Carrington Estate South precinct must be zoned E2 Environmental Conservation, and recognised as not only an important part of the wildlife habitat corridor between the Royal National Park, and the Illawarra escarpment, but also that it sits above tributary creeks leading to the Hacking River. Ideally the degraded fund should also be restored to the former bushland and littoral forests, to not only strengthen and fill in the fragmented wildlife corridor but also restore the ridge scenic views from the Grand Pacific Drive.</p> <p>All stormwater and run off leads directly to the Hacking River. The effect of any excavation and land clearing on this section of Helensburgh plateau is evident at every rainfall, as downstream become extremely turbid with clay deposits and Helensburgh refuse. Containment ponds in Helensburgh have failed , and more will not help. There is no guarantee stormwater and pollution control systems will work effectively in such a high rainfall region. The only method to retain the relative purity of the Hacking catchment and river, is to cease and prevent any new development, and restore degraded land to native bush. There is no assurance either any methods employed by the developers of proposed rezonings, to retain and filter stormwater, will be continued by the new residents - without strata titles, a sinking fund will not exist. Instead, the responsibility and costs of the less than dependable containment ponds etc will fall on Wollongong City Council. Wollongong City Council! will then seek to increase rates across all of the Helensburgh district.</p> <p>An E3 zoning is not adequate protection against land clearing nor future dwellings. We have already seen how quick the Department of Planning can remove clauses that would otherwise inhibit development. This precinct must be zoned E2.</p>	8
<p><b>Planning Proposal - Otford Protection Society Incorporated</b></p> <p>I support the Otford Protection Society Incorporated (OPS) Planning Proposal for the former 7D Lands for Helensburgh, Otford and Stanwell Park.</p> <p>This document lodged April 2010 with Wollongong City Council and the Department of Planning has not been made available for community comment. I would expect Council to allow the community to make comment on a proposal submitted by the community to solve a community issue.</p> <p>Despite this, Council has submitted an "Ensile" Voluntary Planning Agreement and a "Blackwell" spot rezoning to IN2 Industrial to the Department of Planning, both without prior community consultation.</p> <p>The OPS Planning Proposal also provides an exit strategy for disenfranchised land pool owners with a buy back option. Simply zoning the land pool as E2 Environmental Conservation which is warranted will not stop the matter from being raised again and again.</p>	236

The history of the land pool is well known with Council even taking media articles in local newspapers advising against purchase due to the lack of a building entitlement.	
<p><b>Blackwells - Rezoning Submission</b></p> <p>Walker Street is a major approach road into Helensburgh township, and constitutes the town's major commercial centre further north. The former 7(d) lands south of Cemetery Road and including the subject land are, with the exception of the Blackwells activities, an attractive gateway to the town.</p> <p>To allow the 8.3 hectares of subject land fronting Walker Street to be intensively used as a resource recovery facility, or as a light industrial (IN2) area once that facility vacates, is NOT accepted good planning principles.</p> <p>The major environmental risks associated with the types of major resource activities proposed for the land, given the drainage characteristics of the land and the close proximity of protected receiving headwaters, are another strong argument against rezoning this land to IN2 when so many other more suitable alternative locations exist in the area, even assuming that the need exists for more IN2 land which has not been established. Indeed it seems illogical to propose rezoning existing IN2 land to B6 Gateway.</p> <p>Under all these circumstances, the fact that the subject land has been unlawfully used for some time as a resource recovery facility, could not be seen to justify the proposed rezoning to IN2.</p> <p>It is recommended that the Council Officers' recommendation that the subject land be rezoned to Rural Landscape (RU2) and E2 Environmental Conservation, be reinstated. This will not prejudice the Blackwells, whose existing lawful rights of land-use only on the previously approved area will remain.</p>	245

<b>Otford Protection Society – additional individual comments</b>
I support the environmental protection of all the areas listed in this report
13 years ago we purchased land zoned 7D, believing it was & always would be protected & environmentally spared degradation & destruction by land clearing. We have since discovered this is now under threat by those wishing to make the area we live in an industrial zone, or at the very least zoned for multiple houses. The 5 acres we live on, where we have a large variety of native birds, from tiny little wrens & finches to the wonderful black cockatoos who feed on our banksia trees (, & so many species in-between) rely on not just our land, but the surrounding `protected areas as well for their habitat. If this area is destroyed, their areas to sustainably reproduce & maintain a healthy gene pool is diminished. By creating protected `islands in the middle of deforestation does nothing to ensure the survival of micro colonies that rely on freedom & safety for survival. Therefore I ask that the Wilsons Creek precinct be protected by maintaining it as 7D or its equivalent.
2508 cannot become the exact place I fled from the city. The sprawl must stop!
A complete rort. Stop the rot
A lot of the proposed development is on environmentally sensitive areas that should be protected.
A Wildlife corridor between the RNP and the Woronora catchment area and Bulli Tops will be compromised by the proposal rezoning - Please stop this change
Additionally, I strongly object to the zone downgrading of environmental protection of any '7D' land in the 2508 region, as the proposed changes to this region will affect the downstream water quality at the Stanwell Park Recreation Area. In particular the creeks with relation to children swimming in the lagoon area near the beach. There have been a number of children admitted to hospital in the past 15 years I have lived here, poisoned after swimming in the lagoon. We shouldn't risk adding more pollution upstream. Perhaps the media should run a campaign to warn the local and visiting children. In summer thousands of visitors flock to Stanwell Park each week. Why throw away these tourist dollars. Why urbanise this region. This is an ugly proposal. FORGET ABOUT IT!
After living here for over 30 years I am at a loss as to why these rezoning reviews keep coming up. Ever

<p>since we've lived here many local people and others who really care have been campaigning to keep the Environment protected in this sensitive area. Once destroyed it is gone forever, there'll be nothing left for the generations to come. Look what has happened to the once virgin bushland in Walker Street with the Landcom development. Completely cleared - if that had been privately owned land they would have not been able to raze the land. Everytime a review comes up a massive majority of people want to protect the National Park, Port Hacking River and all the areas surrounding. This unique Environment will never be safe from Developers or Council and the State Government wanting to destroy it.</p> <p>All 7(d) land should become E2. The catchment areas of the Hacking river must be protected for the benefit of the majority rather than the benefit of a few gamblers.</p> <p>Already our past disregard of the importance of the conservation of biodiversity to our existence has resulted in the unprecedented biodiversity crisis we find ourselves in now. The proposed downgrade of the environmental protection of the Royal National Park will only add to the exacerbation of this crisis and as our ultimate existence as a species depends on the achievement of the conservation of biodiversity, the proposed degradation has to be disallowed. This year is The International Year of Biodiversity and it would be a great shame if we would allow this degradation of the National Park to take place.</p> <p>Another example of profit before people!</p> <p>As a city of over 4 million people (Sydney) we cannot afford to pollute the environment of the National Park- Allowing development is the 21st century equivalent of logging in the park which was a factor in the early days. This is a great opportunity to keep a set of unpolluted Green Lungs and an unpolluted buffer zone between the states 1st and 3rd biggest cities. What on earth would the development achieve and who would benefit- certainly not the vast majority- Keep the park as pristine as we can.</p> <p>As a keen bushwalker and naturalist I am acutely aware of the high conservation values of the Helensburgh region and how crucial it is that we preserve its environment so that it can continue to function as an effective bio- filter for the Hacking River catchment and as a buffer and wildlife corridor for the Royal National Park. Future generations will no thank us if we allow this to become just another urban sprawl.</p> <p>As a long time resident of NSW I Implore the council to withdraw their plan to rezone these areas of Heritage Bushland. Do you not understand that once they are gone they are gone forever never to be here for future generations beyond the lives of the current council. The council's proposed plan is destructive and short sighted. Please DO NOT rezone these beautiful bushland areas. They must be legally zoned as Heritage areas never to be used for commercial and or industrial areas.</p> <p>As a long time user of these beautiful places I urge you to consider the long term impact on tourism and other local industry as part of your review.</p> <p>As Helensburgh already has a new large industrial park, I consider no further industrial zoning is necessary. Please allow this land to remain as is!</p> <p>As I am a teacher at Grays Point PS the Hacking is an integral part of the school community. Whatever affects this waterway also affects all along the river both environmental and human. I have witnessed too much destruction already and it is heartbreaking for the children when they believe they live in such a wonderful environment and they are trying to make a difference with recycling and tree planting projects. Please think of the future and not just your pockets!</p> <p>As read and stated below I submit an objection to the downgrading of 7D land.</p> <p>as the proposed degradation of the Royal National Park will exacerbate the current unprecedented biodiversity crisis it should not be allowed.</p> <p>Balanced mix without endangering wildlife corridor</p> <p>Before you judge, you should try. You don't know what you are missing.</p> <p>Broken Promises by Farrell. GREED !!!</p> <p>Catchment area, high conservation are. Wildlife corridor, fringe area to National Park</p> <p>Catchment outside National Park is detrimental to the environment, being a high conservation area</p> <p>Coal seam gas mining is rejected as unsafe in other countries e.g. Britain. Stop this foolishness now!!</p> <p>Com'on.. the park is only a few years old (100) and if protected now will last for many more centuries for all to enjoy and appreciate. I draw your attention to the NSW Govt Metropolitan strategy Dec 2005 - Park and Public places strategy p229 onwards which outlines and describes the benefit of the RNP and its surrounds to the people of NSW and as part of the govt planning strategy. Why would you do something different to that already in place?</p> <p>Council must listen!!!</p>
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what part of 'no subdivision' don't you understand? Rezone it all E2 and stop wasting our time.
Despite community protests against development these sentiments are largely ignored
Do not reward speculators
Do not ruin our safety and our children's future. How dare you - Greedy!
Do not want any changes that will change zonings - protect the environment
Do the right thing PLEASE"
E2 zoning should be maintained to protect all creeks
enough development already
Environment & people before profits. Keep our nature safe.
Environmental protection for the village
<p>I am a resident of Stanwell Tops (for over 40 years), and have read the included, INTELLIGENT submissions formulated by O.P.S. As a result (and being familiar with the HISTORY of these subject lands), I strongly SUPPORT and ENDORSE these submissions on all the precincts. In addition, I wish to add some further comments:-</p> <ol style="list-style-type: none"> <li>1. Wollongong City Council (WCC) previously exhibited the subject lands (correctly) as E2, and called for submissions from the public on THAT basis, because WCC's proposal for total E2 translation were LOGICAL, and CONSISTENT with the many years of 7(d) zonings.</li> <li>2. It appears that under the influence of Administrators installed after the World-wide exposure of corrupt behaviour in WCC, the proposed E2 zonings were scattered into a complex patchwork of downgraded zonings. The full reasons for such downgrading were never ADEQUATELY explained to the public. It seems that only a full Public Inquiry, or better still, a Royal Commission, could now reveal the sudden about-face, evidenced in WCC's Resolution of 28 July 2009.</li> <li>3. Many people now seem to interpret WCC's sudden 'about-face' as an arbitrary RESURRECTION of the old, largely-discredited, 'Draft Helensburgh Plan' of July 1990. There was a subsequent COI in 1994.</li> <li>4. That COI recommended NO changes to the Environmental Protection zones, without comprehensive Studies, at developers' expense (NOT Ratepayers' expense), and Studies which could extend for some 5 years to gather 'meaningful' data.</li> <li>5. The current exhibition of downgraded zonings (with no Studies) makes a MOCKERY of that expensive and comprehensive COI. What is the point of such COI's if they are set aside so disdainfully?</li> <li>6. WCC's commissioned 'Willana Report' fell far short of the criteria recommended by that COI (which had been recommended to (then) Minister Webster by a WCC Administrator).</li> <li>7. Bushfire is another contentious issue in this major wildfire-risk area. More houses would place more peoples' lives at risk. On Christmas Day 2001, wildfires destroyed many properties in the area, Helensburgh was evacuated, and its sewerage plant disabled. We still don't have adequate evacuation procedures in place.</li> <li>8. There is now widespread public perception that even the ICAC-proven corrupt (and sacked) version of WCC consistently refused to yield to the continual pressure from speculators and others, to downgrade the (circa) 20 year-old 7(d) Hacking River Environmental Protection zones, which have acted well to protect the National Heritage listed Royal National Park and Garawarra State Conservation Area (which require adequate BUFFER zones of adjacent E2 zonings).</li> </ol> <p>CONCLUSIONS</p> <p>For many such reasons, WCC should morally, and ethically, restore the former 7(d) lands to E2 which WCC originally exhibited before interferences, and as the O.P.S. submissions herewith explain.</p>
<p>I have read the submissions drawn up by Otford Protection Society regarding the rezoning of 7(d) lands to E2 Environmental Conservation. Originally these lands were specially zoned to 7(d) Environmental Protection Hacking River to protect the Hacking River, the lifeblood of the Royal National Park. To maintain protection of the RNP and also the Garawarra State Conservation Area, both National Heritage Listed, and all adjoining lands, creeks, forests and wildlife corridors, the lands on exhibition must revert to E2, as previously exhibited by Council..</p> <p>Therefore I agree with the O.P.S. submissions, and am appalled that the previous Council Administration saw fit to change that which had already undergone a Commission Of Inquiry, and various other studies. Water Catchment Areas may also be adversely impacted by some of the proposed zonings. Much damage has already been done by illegal developments in the Helensburgh/Stanwell Tops, for example, extra buildings on land without proper DAS etc.</p> <p>This Council seems more willing to condone and excuse illegal development around Helensburgh and</p>



Stanwell Tops, than to enforce proper use of DAs. This is an unfortunate perception of how this Council appears to be operating. Council should not tolerate illegal developments, and should insist on correct, and current, legal procedures involving DAs. I therefore hope and trust that this Council will see the importance of the preservation of these lands, and say 'NO' to changing 7(d) to any E3 zonings, or worse.
Former 7(d) should be extended
Full community consultation needed and deserved
Give us the infrastructure for what we have now before bowing to the almighty dollar!!
Given the issue of climate change, the connectivity of these natural landscapes is most important
Go away
Go somewhere else
Please ensure wildlife corridors remain open rather than closed for people infrastructure. Last weekend I spent time at the Information Centre and was so impressed by the beauty of the vista, the trees, the escarpment and the sea!
Hands off land zoned non-urban preserve the 7d zoning'
Hands off Otford! This region cannot sustain any further urban development. Shame on Wollongong City Council and the NSW Dept Planning for your proposal to destroy this precious natural wonder.
Hands off our National Parks.
Having grown up in Engadine and buying my first home in Helensburgh I would be heartbroken if council decided to trade the inherent natural beauty of the entire area covered by your proposals in the chase for a few more rate dollars. Any further development in this area would be criminal.
How come the govt only care about money?
How many times do we have to knock back these proposals.
I am appalled that they are bunging this on again. The speculators bought it yonks ago and got done. They don't deserve to be rewarded just because they gambled badly and have got burnt with the rates all these years. There's also this little ting called water quality in the National Park. Even in the 1880s they were smart enough to know about the merits of conservation but this lot still haven't cottoned on. Just look at Council's past approved of that ridiculous equestrian centre at Otford eroding huge amounts of silt into the Hacking River tributaries and stuffing up the people's park. Give us break. Knock this proposal on the head yet again. And knock it really hard so that it NEVER gets up another time.
I am in favour of protecting the environment and oppose rezoning. Helensburgh is a small peaceful country town and does not have sufficient infrastructure to cope
I am opposed to the proposal to rezone the land pooling areas around Helensburgh. These areas have been previously been deemed by independent bodies as unsuitable for building residential.
I am sick and tired of councils thinking only of the mighty dollar - we are losing our environment everyday, the only safe havens that humans and animals have ARE OUR BELOVED NATIONAL PARKS- LEAVE THEM ALONE. It will only take ONE council to get this through and you will open the flood gates to more and more selfish councils to use this to DESTROY more NATIONAL PARKS.
I am submitting the pro-forma objection because it encapsulates my views, and because my creating a personalised submission would not contribute anything to your deliberations. I fail to see why we have rehearsed the same arguments year after year because either the council changes, or the potential developers become more insistent. Thank you for taking my views into account,
I believe that Sydney and the Illawarra region benefit from the environmental protection that 7D zoning that currently exists. The plant and wildlife in this region are already suffering from car hits, traffic noise and population. Natural corridors need to be maintained and protected for the sake of animals, diversity and our future. We have limited infrastructure in this area, including schools, toilets, parking, access to public transport which will all be deeply affected by a change in zone. I hope that scientific reports have been employed and will be adhered to. That the 7D zone will be maintained.
I believe this environment should be protected
I cannot believe the greed and ignorance still practiced today in council. Once our old growth and native forests are logged. They are gone forever. Most of NSW forests has been destroyed by logging this

century let alone the feral foxes and cats that is wiping out our wildlife. I scream out to stop the destruction of our unique habitats for our wildlife and let our future generations continue to enjoy this magnificent beauty.
I disagree with Council
I do not support a downgrading of this area of land, particularly due to its high and rare biodiversity. Such as numerous species of endangered orchids, such as: Genoplesium bauerii.
I don't know how many times the residents of Helensburgh and areas have to try to keep the area E2
I don't support your non democratic positions nor your decisions. Only decide to protect our National park , not promote development.
I endorse the submission of the NPA regarding the re-zoning of land south of the Royal NP.
I feel the protection of wildlife by the conservation of their habitat corridors is vitally important and should not be sacrificed to development in this area. Once these corridors are removed they cannot be replaced nor the wildlife that is lost.
I feel this new round of submissions is consultation by exhaustion. I do not want to see any move away from Environment-only zoning in any of the precincts. Please preserve this precious area in a natural state.
I fish and I vote. No.
I fully support the above submission
I fully support the proposal to protect the environment in any way possible!!
I grew up in Helensburgh and do not support in any way shape or form the destruction of environment in this unique area. The natural environment surrounding Helensburgh, Otford and Stanwell Park is what makes this place beautiful and a tourist icon. Also, with one of the oldest National Parks in the world on our doorstep we have a duty to protect this area as part of our cultural and environmental heritage and to ensure the integrity of this ecosystem.
I have a business in Helensburgh and would benefit financially from a larger population, but that isn't what this is about. The land shouldn't be developed just because there is such a push from speculators both local and outside the area who wish to profit from land purchases made many years ago. The environmental impact wasn't known or so much worried about back then, but we do know now. Such a land release would never happen today and just because they own it isn't reason enough to change the zoning. We have a responsibility to the National Park surrounding us.
I have a child and want her to grow up in the same environment that I have
I have conducted water studies on the Illawarra Escarpment and have concluded that the geologic environment is unique and must be preserved.
I have grown up in this beautiful natural area and I object to any rezoning that will change what makes Helensburgh and surrounds what it is. This area needs to be retained for future generations to enjoy and for our impact on the National Park and Garrawarra State Park to be minimised.
I hereby protest at the underhanded way of changing Environmental Protection Areas to allow illegal pipelines & mining
I hope the above planning proposal will be implemented as E2
I like my town as it is
I live here because of the beautiful environment, the birds the native animals, it gives our children first hand knowledge of living with Australian flora and fauna. This is not possible in many residential areas, PLEASE DONT CHANGE THIS!
I live in a bush area - it must not be destroyed.
I moved to this area because of the wildlife and small country town g=feeling. I would not like that jeopardised
I object to the areas listed being anything but the originally public supported E2 - Environmental Conservation with existing use rights. These areas are within the Hacking River Protected Environment which will not change. If Council can afford to spend over \$3million on Bald Hill, Council should also be able to buy the majority of land that is not able to have existing use rights for the Public Interest and have it become part of the National Parks and Wildlife Service. I further object to any of the area known as the Land Pooling Area and Lady Carrington Estates Precincts being any zoning other than E2 - Environmental Conservation.
I object to the land being rezoned this area cannot cope with such a huge influx of people from an environmental perspective and locally - transport, roads, parking, shops, schools - all these services are

not well provided for now.
I object to the proposal. The area cannot sustain such development due to environmental sustainability.
i oppose any more development
I personally object to any re-zoning around Symbio in particular
I really hope you have not opened up this significant wildlife corridor to developers. We are in the midst of the 6th Mass Extinction of beings caused exactly by this kind of expansion. Time to get our priorities - without a healthy ecosystem humans will perish. We need biodiversity and right now we are in a crisis as Australia has the world's worst record for wildlife extinctions. Please let me know what is happening. I care.
I request that Council protect the water catchment and Port Hacking catchment lands that are environmentally sensitive and rich in biodiversity in the Otford, Helensburgh and Stanwell Park areas by restricting development on the 7d lands and retaining the environmental protection and conservation zoning of these lands.
I see the Royal National Park every day and see the devastating effect pollution from the Hacking River. Don't do anything to increase the problem.
I think it is crucial to protect the environmentally sensitive lands around Helensburgh, Otford and Stanwell Tops.
I too own 7d Land and could try to subdivide, HOWEVER, I love the tranquillity that Otford provides, I moved away from suburbia 20years ago, and couldn't stand going back. Helensburgh cannot cope now with the number of people living here.
I totally object to your proposal and strongly advise the objection of this proposal
I urge the Council to consider our most valuable natural assets in ensuring the zoning or purchase of property will protect and enhance habitat corridors south of the Royal National Park.
I use and enjoy this area as a visitor and value its heritage significance. There should be no major environmental planning changes until a full, democratically-elected council is returned. These administrators are simply installing state government pro-developer policies. Australian Heritage Institute
I value the wildlife corridor and oppose any rezoning of environmental land in the Helensburgh area
I want all the trees saved for the native animals and clean air
I want to see environmental protection maintained
I was fortunate enough to spend a great deal of my childhood in the Royal National Park area and my family and friends continue to do so. It is vital that pristine environments are preserved for our enjoyment and that of future generations. I fully support the protection of this area.
I watched the bush over the road get bulldozed with wires being notified at lunchtime the day before to remove all wildlife. This was disgusting to see all the wildlife scampering across Walker Street and getting run over by idiots, and the ones that survived got eaten by the family dogs in backyards. This place is called Old Quarry Circuit and I never want to go there anymore as I used to go walking in the bush with my wife and admire the wildlife. I can't believe the Wollongong City Council approved this slaughter of wildlife.
I work in the animal industry and it would be shame to develop these areas that would affect the wildlife.
I work in the animal industry and seen the effect poor management has on wildlife.
I would have thought Wollongong Council would be vary wary of overdevelopment after the scandals revealed at ICAC.
I would like to dissatisfaction with the consultation process where there was an overwhelmingly support for the E2 zoning. If consultation is intended to be meaningful the outcomes must reflect the consultation. If it is not intended to be meaningful why undertake it unless it is really meant as a facade. The community has spoken in support of 7d. Please respect the community position. If it is not supported the community is entitled to an explanation particularly given recent experience between Council and developers.
I would like to express my disgust at the potential 7D re-zoning. As a young person I urge you to preserve the Upper Hacking area and abandon these plans
I'd like to see the environment preserved and do not support changes
If we had the infrastructure to cope we haven't so get back 2 the shire
I grew up @ Yowie Bay. How dare govt and other authorities pollute the beautiful Pt Hacking River!
I'm extremely worried about the current lack of environmental protection around Helensburgh area and Port Hacking catchment. No more clearing and development
important to keep the integrity of the wildlife corridor

Important to maintain environmental and cultural standards. For this area reason we moved here and want to stay
In the present time, it is an ecological crime to further develop native and virgin bushland. as population increases, resources diminish. the major parts of Australia have been already cultivated or developed for urbanism. Sydney\\'s jewel is the green belt of bushland, state and national parks around the city, which makes it unique for quality of life and attraction of internationally high level migrants to technically, scientifically and economically further develop our country for competitiveness in the world. speculation and money-making are counter-productive and destroy all our assets. rather than developing native bushland, council and government must concentrate on how to make use out of the already developed or cultivated land. around Helensburgh, there are a number of cultivated grasslands, used for the elevation of horses, which may be used instead of bushland. Government and council should also oppose the common practice that real estate is spread laterally and solicitate multi-story housing. there are countries like in Europe, who nowadays construct appealing multi-story communities, with green space in-between. nothing worse than flat house against flat house, with 3m in-between, no trees, no green - as practiced in Helensburgh or Shell Harbour. This is not sustainable regarding land-use, energy consumption and natural resources. The area will overheat in summer due to missing cooling by the forest and due to necessary air conditioning of the real-estate, heat which is dumped into the local environment changing the micro-climate for the suburb as well as for the national park. the excess heat will raise the risk of bushfire in the surroundings, which will then have to be managed again, which is in contradiction with the national park and conservation areas. Results of forest removal and land devastation can be studied in the ancient countries, such as around the Mediterranean sea. The present rezoning has been proposed in order to satisfy land speculators who have invested minor sums into the land, one generation ago. this is the rule of the game, others loose their money at the trade market. I am more than happy to buy one or two block of lands for the money they have paid, and protect it for conservation. we must stop drawing on our all resources for the benefit of a few speculators and real-estate agents. There are a number of other reasons discussed for not rezoning, including wildlife, water quality and so on. last not least, we must not point to south-American countries blaming them for rain-forest removal while we cut this unique, species-rich, virgin bushland at our doorstep, with direct effects to the Royal National Park and the Illawarra escarpment. Therefore I oppose strongly to the rezoning and development plan and propose to incorporate any bushland into the Royal National Park.
Inadequate planning practice without prerequisite official environmental studies.
Inadequate planning practice without prerequisite official environmental studies. How about listening to Dick Smith?
It is a water catchment area leave it alone
It is essential that buffer zones be retained.
It is essential that the environmental protection remain in place for this region to protect the fragile fauna and flora.
It is extremely important to maintain 7(d) lands this area is an area of extreme beauty gateway to south coast TOURISUM.
It is imperative to save this high conservation area. It is also a vital wild life corridor. Importantly we must protect the upper Hacking catchment.
It is important to protect Hacking catchment and the character of a beautiful part of Australia's coastal fringe.
It is important to maintain environmental zoning to protect our environment, biodiversity and our water sources
It is important to safe the wildlife corridors. No extended E4 at Otford
It is most important to retain natural areas in the best ecological shape possible close to large cities. Where are migrating birds going to find refuge if these areas are developed?
It is vitally important to the viability of the Royal National Park that the upper Hacking catchment be protected from development.
It is wrong to even be considering this rezoning.
It to busy know. Traffic. Parking big problem
Its time to start listening to the constituents rather than pandering to the interest of the money crowd
Just remember the saying, look after it, they aren't making it anymore!
Keep existing zoning in place
Keep Helensburgh green

Keep it conservation - no residential or business
Keep it rural
KEEP OUR COUNTRY GREEN...I HAVE TRAVELLED ALL OVER THE WORLD AND THERE IS NO WHERE THAT COMPARES TO HOW BEAUTIFUL, RICH IN NATURAL WONDERS AND SO WELL PRESERVED. LETS KEE IT THIS WAY
Keep our free areas free
Keep our quiet coastal towns cherishable!
Keep our water to drink
Keep out of the bush
Keep the burgh rural - Its a great place as it is.
Keep the land protected
Keep the national park for Australia
Keep up the good work. This cannot happen to our town!
Land is for people to live not strip!
leave it alone Helensburgh has changed enough to spoil such a beautiful place is criminal
Leave an open continuous corridor for our wildlife
Leave Helensburgh as it is
Leave Helensburgh Stanwell Tops and Stanwell Park and Otford as they are now allow the native wildlife free
Leave the bush alone
Leave the environment alone & chase the corrupt ALP mafia in Govt who did this
Leave the forest as is
Leave us alone.
Listen and negotiate with those ratepayers who pay seventy percent of your salary. Adjust the 'City Law' of the LEP to meet the needs and lifestyle to those whose lifestyle and aspirations are committed and not to those who want to profiteer from rezoning.
Look after our precious areas
No more development in or around these areas
Lot at rear of Halls Rd to be E3
Love the environment. No to development. Need quiet country areas
Madness keep and protect this from development of the catchment
Maintain E2 zoning in creek areas
Maintain E2 zoning particularly on creeks
Maintain E2 zonings
Maintain environmental zonings - existing zones are preferred if consistent across all
Maintain the areas natural beauty this restricting any new industrial works
Maintain the environmental Zonings
Make it all E2
Much more research about effects on water is needed before coal seam gas is allowed
Must keep the environment and biodiversity free to exist. Important for local and city people to maintain.
Must stop it!! Maintain E2 zoning
My partner and I recently moved to Helensburgh (a return move for my partner who grew up here) because of its village like atmosphere and the fact it is not over developed. It is an attractive place to live because it is surrounded by national park and protected areas. We strongly hope to see this special place stay the way it is not only for us but for our children and future generations to come.
Myself and my extended family live in this area for it's beautiful surroundings and the great lifestyle that comes with that. Please don't change our way of lives by developing the area an further.
National parks must be protected to ensure protection of habitat for biodiversity and to minimise climate change and ensure sustainability

NO
NO - DO NOT go ahead with this. This land is too precious! Leave it for the Shire Residents to enjoy.
NO NO NO
No Coal Seam gas. Listen to the majority
No CSG FULL STOP. Preserve habitat& biodiversity. Protect water sources
No CSG mining on escarpment lands ever!
No development
No development should occur on water catchment areas
No development stop the rot.
No expansion
No extended E4 around Otford
No extended E4 around Otford No industrial Walker Street
No extended E4 around Otford Preserve wildlife corridors E2 for former 7d lands
No extended E4 around Otford. Protect Hacking catchment
No extended E4 around Otford. Protect wildlife corridor. Save the Hacking catchment
No extended E4 around Otford/Save Wildlife corridor
No extended E4 zoning at Otford, safe wildlife corridors and riparian zones minimum 100 meter width, save habitat
No extended E4. Save the wildlife, I want E2 zoning only
No extension of the E4 around Otford, protect the Hacking catchment
No more development
No more development in and around our National Parks. I fully support the comment below.
No more development on the Hacking River, its already suffering.
No more habitat loss
No more industrial - leave the natural beauty
No more industrial needed LET IT BE"
No more Industrial needed. Let it be' '
No more loss of habitat.
No destroying the Royal.
No more weed infestation
No not here
NO once its gone its gone FOREVER ! ! ! !
No PLEASE!!
No rezoning please.
No to development
No to the developers and yes to conservation PLEASE. Save what we already have. Our national parks are a vital resource in a rapidly threatened world.
No wildlife destruction
No!
Not again
Not Again!!!!
Not best for area
Not for development
Not needed
NOT ON
Not only am I worried about the loss of natural habitat in this area and the effect on the local flora and



fauna, I am also concerned about the extra traffic on the roads around the proposed development not only during the land-clearing stage and construction stage but afterwards when the houses and businesses are built. I have seen no statements regarding this in the submissions so far and wonder if this has been taken into account.
Not to become an industrial block. Maintain the history through preservation
O'Farrell (keep you promise)
Once it is gone it is gone forever
Opposed to any spot re-zoning and ribbon development outside existing environmental protections.
Our lifestyle of protection for all Aussie species MUST be supported. A wildlife corridor is a MUST to do this.
Our town can't handle an influx of people without first looking into roads, water, unsocial behaviour, excessive drinking on our streets, crime. The road to the railway station is barely wide enough for 2 cars to pass and we send buses there, lets wait until a council is appointed by the majority of residents before making decisions on land rezoning in Helensburgh and all other areas as well.
Please as is - perfect as is
Please consider our pristine & precious environment before progress
Please do not consent to the developers as Helensburgh has not enough infrastructure to support a big increase in population.
Please do not destroy the Royal National Park by building 700 new houses adjacent to it endangering the lives of 13 endangered species by habitat loss. This is development is over developed in a very sensitive and highly pristine area. Widespread land clearing should be stopped as it has a terrible detrimental effect on the Hacking River by runoff. Please stop this development going ahead so we can keep the Royal National Park and it's creatures safe for the next generation to enjoy.
Please DO NOT go ahead with something that will threaten both the family communities and wildlife of the Helensburgh/Stanwell Park/Otford locations. After all, we have already taken too much of their habitats. Surely there are other place to build houses in this massive country! If you would like to know you have played a part in saving our planet when you die, don't do this! Peace
Please don't destroy our piece of paradise! It is such a rarity these days. It provides us with sanity in an ever increasingly insane world!
Please examine your Conscience and act in a decent way.
Please help save these environmentally sensitive lands
Please keep the protection of the Hacking Catchment Area and the area adjacent to the coastline to the east of Helensburgh and Otford. Additionally keep the existing wildlife corridors whether they are natural or in existence due to current zoning requirements. Changes to existing zoning, that currently offer or provide ecological protection, would severely impact the existing appeal of living in such a great place.
Please leave Helensburgh as it is. Too much development has occurred already.
Please leave our areas protected for the flora and fauna as well as for our children in the future.
Please leave the local bush alone so the local wild life survive otherwise they will disappear from the area forever
Please leave this lovely spot as it is
Please listen to the community
Please listen to the community, not the land developers
Please maintain the environment for our kids and their kids
Please maintain the previous Otford Protection Society Gateway Planning Proposal
Please no.
Please please listen to my submissions. Greed must not overrule the environment..
Please preserve our parklands and open spaces for us and our children - grandchildren
Please preserve the significant environmental values of this area for future generations.
Please preserve wildlife corridor & protect the Hacking river catchment

Please protect Helensburgh and Otford and wildlife corridors & Hacking catchments areas. Would be good to keep as E2
Please protect our wonderful Royal National Park and its fauna, flora and landscape - constant changes and inroads will damage its chances of a healthy, biodiverse future for the future inhabitants of greater Sydney and beyond to enjoy and learn from.
Please protect the environment and take note of past submissions!
Please protect the environment that is attached to our heritage listed National Park. Greenspace is essential!!
Please protect the environment, not destroy it, as CSG developers are destroyers. Please keep pristine areas clean, pure and protected
Please put a stop to it!
Please reconsider, once its gone, its gone forever.
Please reject the proposals and protect our natural environment and catchment
Please save our drinking water, protect the catchment please
Please save our environment
Please save our native forests
Please save the bushland
Please save the forest - it's a natural national treasure.....
Please save this land it is so important to the environment
Please save this unique and bio-diverse area by granting permanent protection and a halt to any further development.
Plenty of room for infill protect animals, flora and catchment
Please explain if the environment has changed. Am I missing something, Please leave some the environment alone. 7D to stay.
Preserve the Catchment
Preserve the corridor & no extension to E4 @ Otford!
Preserve the environment around Royal National Park
Preserve the wildlife corridor
Preserve this land for posterity
Preserve the wildlife, preserve the Hacking River catchment
Preserve wildlife corridor
Protect catchment of Hacking River NO extended E4 around Otford
Protect environment and exit strategy for land owners
Protect Hacking Catchment. No extra E4 at Otford
Protect Hacking River catchment, and our vital biodiversity corridors
Protect Helensburgh
Protect Helensburgh !
Protect Helensburgh & the surrounding areas from over development, from speculators who hope to cash in by buying land cheaply many years ago, from the so called business owners who only wish to line their own pockets by increasing the industrial areas in the district, at the expense of the environment, from people who believe Helensburgh can be bought & sold without a thought given to the reason so many of us moved here in the first place! Most families moved to the area for the life style, the natural setting, the country life in an area close to employment in the city & the benefits it can bring, NOT to have the peace & quiet, the bush walks, the wild life spotting ,the low crime rate ,desimated by the industrialisation & urbanisation of the area we chose to move to. Keep the 2508 as protected as possible by retaining 7D or its equivalent in ALL precincts!
Protect our area
Protect our creeks. Maintain E2 zoning
Protect our environment!
Protect our Environment. The water collection area is very important

Protect our natural environment and do not allow development of former 7d land.
Protect our wildlife corridors
Protect our wildlife corridors for our beautiful animals
Protect the catchment of Hacking River
Protect the catchment of Hacking River. No extended E4 around Otford
Protect the habitat & reduce residential footprint in our area
Protect the Hacking Catchment No extended E4 Zoning at Otford. Save the wildlife corridors
Protect the Hacking catchment. Preserve wildlife diversity. High conservation status (Protect)!
Protect the Hacking River Catchment
Protect the local environment - it needs to be kept free for clean water and natural life.
Protect the wildlife corridor
Protect the wildlife corridor, save the Hacking Catchment, zone FOR the environment (E2 everything)!
Protect this land, it is precious and its environmental protection should not be downgraded.
Protect water supply
Protect wildlife corridors
Protecting this sacred area should be our top priority for ever. It can never be replaced.
Protection of the upper hacking is critical for the health and biodiversity of the area. As a young person I ask you to maintain E2 zoning full environment protection.
Residents understand issues, not Council.
Respect our environment please!
Rezone all the old 7(d) land to E2
Rezoning opens the way for CSG development which is an assault upon the water supply of the area. Think!
Rezoning that paves the way for CSG infrastructure should be prohibited
Save and protect this catchment
Save our coastline
Save our national icon the koala
Save Port Hacking
Save Port Hacking Catchment
Save some Environmental land AND PROTECT WILDLIFE. Zone E2
Save the green tree frog
Save the Hacking Catchment
Save the Hacking Catchment. No extended E4 around Otford
Save the parks there's plenty of land elsewhere
Save the trees
Save the wildlife corridor
Security of this environment is vital to the RNP, water flows & endangered species
Significant wildlife corridor will be affected
Stay out of the bush
STOP
STOP CUTTING DOWN TREES. Leave it alone
Stop destroying animals homes for your own selfish benefits
Stop listening to these greedy development blow ins who want to destroy our living areas. Listen to the voters who live here and who will always remember your decisions to either keep or destroy these areas.
Stop partitioning the area into multiple zones
Stop taking the green space away this is not the solution. We need trees we need green areas.

Stop the development.
Stop the industrial development of Helensburgh
Strongly urge council to represent the long term sustainability of our water and natural environment - protect what remains - it's a asset for all the Illawarra
Support
Surely 2010 is not a time to downgrade protection of our environment but rather the opposite. 2010 is a crucial time to increase the protection of all our remaining environmental assets.
Take a look at the Amazon and their daily loss of land= daily loss of habitat for flora and fauna. Let\\\'s keep our distance from Sydney- in the long run the Illawarra will be better off and so will the planet.
Take notice of the residents - Community Leaders
Terrifying!
The bushland must be protected
<p>The bushland surrounding the Helensburgh Colliery needs to be preserved as much as possible, in order to protect the Hacking River catchment, the wildlife corridor connecting the Royal Park to the Illawarra escarpment, the habitat of threatened native species, and the health and comfort of 2508 residents, as an important buffer to airborne coal dust from the Metropolitan Colliery. Dense bushland and rainforest not only retains excessive storm water and prevents soil erosion, it more importantly maintains a natural air filter and sound barrier to the disturbance and coal dust discharge expected from a large mine . Trees and bushland on the ridge skyline also hide the heavy industry from the surrounding village community and tourist drives. In accordance with the Department of Environment, Climate Change and Water &amp; the Department of Planning regulations; the colliery has strict limits of coal dust, noise, lights, water run-off and waste emitted. Neighbouring private properties affected /damaged by excessive levels can even demand compulsory acquisition by the Colliery, so all complaints received by Metropolitan Colliery are recorded, investigated, reported and a solution sought</p> <p>It would therefore be in the Helensburgh /Otford residents and Metropolitan Mines' best interests that all existing vegetation around the mine surface and the region above and around the long wall mining, and ventilation shafts is not only conserved but increased and thickened. To maintain the conservation status that 7D afforded this precinct and surrounding bushland, E2 zoning must be implemented. Additional to the Colliery precinct, all bushland precincts between Helensburgh and Otford should be zoned E2, as they form the Hacking River catchment and form the crucial wildlife habitat corridor linking the Royal National Park to the Illawarra escarpment. And is surrounded by beautiful areas of rainforest in the deep valley and old growth forest on the steep upper slopes. Powerful owls, bentwing bats, pygmy possums all inhabit this region, and there is high evidence of resident platypus on the banks of the river. All storm water and run off from this precinct leads directly to the Hacking River, into the Royal National Park area. Containment ponds in Helensburgh have failed , and more in Helensburgh or Otford will not help. There is no guarantee storm water and pollution control systems will work effectively in such a high rainfall region. The only method to retain the relative purity of the Hacking catchment and river, is to cease and prevent any new development, and restore degraded land to native bush. The forest and bushland north, east and south of this precinct should not only be preserved but restored as a buffer to the mine but also a natural block to hot westerly winds, keeping the Otford valley and Hacking catchment moist and temperate. Any zoning other than E2 does not provide adequate protection against land clearing nor future high density dwellings. We have already seen how quick the Department of Planning can remove clauses that would otherwise inhibit development. This precinct must be zoned E2. For the remainder of the '7d' lands I do not support the zone downgrading of environmental protection of any '7D' land in the 2508 region.</p>
The case for not going ahead with these developments has been made time and time again. It is time that was put to bed completely and blocked.
The community, the council and state governments have spent years and hundreds of thousands of dollars previously considering like minded proposals, and for good reasons have objected to them. This unabated pressure from landholders who knowingly bought this land for next to nothing and now wish to make windfall profits at the expense of the environmental qualities and standards of the sub-region, must be resisted yet again.
The fact that it is now acknowledged as the oldest National Park would also make it a great tourist attraction. It needs to be protected sensibly.
The Helensburgh area needs to retain a balance due to the geographical feature of being built on a very high plateau, from which the run off of rain and storm water plus the seepage through the sandy soil, all runs into the Hacking River and its tributaries. This affects the water quality and landscape in the national

park, surrounding bush and also affects run off into the ocean. We need to ensure that our wildlife is protected from excessive development and the introduced domestic pets that development brings.
The Helensburgh plateau is a small and sensitive area. We cannot afford to overdevelop it. I believe this rezoning would tip the balance over the edge and threaten the national park and the animals and native plants that inhabit it.
The Illawarra Escarpment Coalition has been opposing inappropriate development of the Illawarra Escarpment and links to the Royal National Park for 20 years. We worked towards a COI in 1998/99 and the recommendations, studies, plans and strategies which resulted should have protected these areas in the new LEP for the Wollongong area. Sadly, this has not been the case. Now, documents that have been 'watered down' are used to justify destruction of the magnificent natural heritage in these areas and the links which join the Royal with the Illawarra Escarpment Unless protection occurs now, future generations will not be able to experience this unique landscape and biodiversity.
The importance of wildlife corridors between areas of wild habitat cannot be emphasized too strongly. The opportunity for wildlife to move from place to place in search of food and to avoid fire is important for survival.
The land in this area should remain protected because of fire risk, water catchment, flora and fauna, wild life corridors.
The population can't grow - if there is FIRE - CAN'T GET OUT - protect environment + water catchment - not enough infrastructure
The protection of our land, waterways, wildlife and chosen lifestyle is under attack once again. We fought and won this battle 20 years ago. Someone wants to make a profit from this, but this activity is what destroys communities and environments. We must zone all this land E2.
The Royal National Park is a Recreational Park land for the greater Sydney Community to appreciate nature it does not have within its local community. It is a natural buffer between both the Cities of Sydney and Wollongong
the wildlife corridor & spectacular scenery of the bushland, is far too important and precious to risk for a few developers to make a fistful of dollars. save the 2508 environment for the future generation of residents, tourists and millions of threatened native fauna
The wildlife corridor and natural habitat around Helensburgh and Otford are of the few left in greater Sydney
There ain't enough facilities to support the subdivision
There are endless areas where fuel can be obtained by CSG without environmental hazard. The CSG companies must go there
There are VERY significant and well-documented Aboriginal drawings in the Royal National Park which must not be ignored.
There is heaps of national park and hardly anywhere to keep a horse! Leave it how it is! If anything give us more room!
There should be continual precaution in helping to protect the environment wildlife & water catchment from pollution and coal seam gas.
These are important lands that need to be protected for the natural and health benefits of the long term need of the community.
Think about the externalities - who will pay the medical bills of those in hospital after the methane leaks and poison the people. Not the gas company, the tax payer
Think of the wildlife first for a change!
This area is so environmentally sensitive on so many grounds. As a catchment for the Hacking River. As a refuge for native fauna in bushfires. As a corridor for native fauna moving between the Royal National Park and the Illawarra Escarpment. Allowing housing and commercial development in this area will definitely have a detrimental impact. I think it would be a big mistake. The damage will be irreversible.
This area is too fragile to destroy by outrageous development.
This area must be made E2 - Environmental Conservation to protect the Hacking River catchment. Existing use rights should also be allowed but there should be no extensive industrial as that's out of place for such an area. Other areas in Helensburgh have the proper zonings within the residential footprint. Stanwell Tops should be E2 and not E3 as that is a wildlife corridor even for native birds such as the black cockatoos which have sighted regularly. There are also concerns for limited infrastructure particularly since it is a proven high bushfire area.
This is a disgrace - save the wildlife

This is a unique piece of Australia. Why in 2010 do you think you can destroy it forever.
This is Aboriginal land first and consultation with this campaign should be made with Uncle Dootch and other traditional owners in order for the campaigns integrity to be upheld.
This is absolutely disgraceful if this goes ahead. An example of human greed for profit.
This is my 3rd submission during this process of securing the 7(d) lands from development over the past 2 years
This just should not happen. We are losing too much already to development. The Hacking is chocking with run off.
This land belongs to the people. Leave it alone National Park??
This planet needs more trees less people. Global warming is real. Land is needed for us people to enjoy not to make developers richer.
This will impact the local fauna and flora dramatically
Time to give not take
To protect our natural wildlife and to keep enjoying this beautiful place without the built up of pollution and destruction.
To protect the land from Mining e.g. Coal Seam Gas and future development of land which is the head of the areas water catchment
Totally against scale of planned developments and use of this land rezoning
Totally against this inappropriate development. Listen to residents.
Very Beautiful
Very concerned about the implications for environment
Wake up and smell the roses. Who is in for the payout on this? Smells like a Grab for Cash!
Water catchment area - hands off any development of housing etc
We all enjoy the National Parks. Please do not build/clear or put Motorways - lets have and enjoy our Parks
We are losing so much natural bushland close to the city precinct that we must preserve it at all costs not only for the natural fauna and flora but also for the human race to maintain mental and physical health. Please do not rezone this important area of land.
We came to live here in the seventies because this beautiful natural wildlife and bush area was supposed to be protected forever. This is such a beautiful area with such rich native flora and fauna, so close to Sydney, which everyone can enjoy and which the whole population of Sydney and the Illawarra (and indeed the whole of Australia and visiting tourists) needs for their wellbeing and which belongs to all Australians - and you should not take it away from us in the interests of profit. Our gardens are alive with native birds - king parrots, rosellas, sulphur crested cockatoos, galahs, even black cockatoos around Garrawarra and I have even seen a wedged tailed eagle as well as a peregrine falcon. There are possums, lyre birds and also bandicoots and echidnas in and around the Helensburgh town, including in our garden. All of this would be lost and it would have a marked impact on the tourist industry in the Illawarra. You would turn our lovely paradise into a waste land. Complete list of fauna I have personally seen: I've seen king parrots, rosellas, rainbow lorikeets, galahs, lyre birds, honey eaters, butcher birds, bandicoots, possums, tawny frogmouths, lyre birds, black cockatoos, a wedge tailed eagle, carpet snakes, blue tongue lizards, lizards, frogs, wallabies, kangaroos, foxes, deer, and even A KOALA.
We came to live here in the seventies because this beautiful natural wildlife and bush area was supposed to be protected forever. This is such a beautiful area with such rich native flora and fauna, so close to Sydney, which everyone can enjoy and which the whole population of Sydney and the Illawarra (and indeed the whole of Australia and visiting tourists) needs for their wellbeing and which belongs to all Australians - and you should not take it away from us in the interests of profit. Our gardens are alive with native birds - king parrots, rosellas, sulphur crested cockatoos, galahs, even black cockatoos around Garrawarra and I have even seen a wedged tailed eagle as well as a peregrine falcon. There are possums, lyre birds and also bandicoots and echidnas in and around the Helensburgh town, including in our garden. All of this would be lost and it would have a marked impact on the tourist industry in the Illawarra. You would turn our lovely paradise into a waste land.
We have consistently asked for environmental protection. Please listen.
We like where we live the way it is



We live to go bushwalking with our grandchildren who here in the area. We don't need more development
We love Helensburgh the way it is, don't want another Engadine or Taren Point
We love the natural bush that surrounds Helensburgh. The local area cannot sustain a larger population. Keep the existing areas green and no further developments.
We moved from interstate to Otford 6 months ago. We were attracted to this area because of the bushland setting and lack of commercial development and McMansionism of The Shire. We oppose further development in Otford/Helensburgh and Stanwell Tops that threatens the current way of life here.
We moved into the area because of the beautiful large national park. We feel very sad that the government is thinking of changing the area.
We need to conserve a natural corridor here
We need to leave this land alone to protect all the beautiful wildlife in this area. Rezoning will benefit a few financially short term - retaining the natural surroundings benefits the entire country.= long term.
We need to preserve our natural resources, once ruined there's no going back
We need to protect our native corridors & silting of the Hacking river
We need to protect the land that protects our water catchment. No clean water equals death
We require the Royal National Park to be maintained as and where it is, the park should not be left to run down or degraded in any manner, it's OUR PARK, WE OWN IT. HANDS OFF
We support the submission of the Otford Protection Society
We urge that you to listen to the people when we say we want our land and water protected from harmful chemicals. We want an immediate and independent inquiry
When damage is done, how do we fix it? More study needed on env. Impact!
When is the precious environment involved in this review going to be treasured by Council and the State Government?
When you think that there were such forward and intelligent people who had this important protection put on this land so many years ago it is incredible to think it could be destroyed and also destructive to our National Park and the Hacking River
Who wants this to be rezoned (not the people) who actually live and raise their children there.
Whole area should be E2. Save the wildlife. No extended E4 at Otford
WHOLE AREA E2
Whole area go to E2
Whole area should E2
Whole area should be E2 no extended
Whole area should be E2. No E4 extension around Otford
Whole area should be E2. No E4 extensions around Otford
Why are we going through this again
WHY does this have to be done where we currently have clean air & clean water. We want solar/wind power!
Wildlife corridor around Otford is very important especially with regard to climate change. We need to preserve these corridors by zoning all to E2
Wildlife corridor imperative
Wildlife corridor, catchment area, high conservation area. High bio diversity
Wildlife is important to everyone except developers!
Wollongong Council has failed its duty of care in not respecting the 3500 previous submissions to maintain the E2 zone over the previous 7d zoned land. Wollongong Council's review of the previous submissions places the value of a single 'relative of a land owner' over the value of 3500 submissions. Wollongong Council has failed the residents in its failure to protect the waterways, escarpment, wildlife and residents from pollution. For allowing asbestos contaminated railway ballast to be dumped on properties and crown land that it, Wollongong Council should be protecting.
Wollongong Council Planning has so far failed comprehensively to withdraw these development and fragmentary plans of the previously 7(d) areas commensurate with the level of submissions rejecting the proposals of the Willana report. A duty of care needs to be exercised by Council. Please now follow public opinion.

<p>you can barely manage what is here now, how do you expect to cope with extra demands the capacity the developers want. Get to know our area and you might understand why we are trying to protect it.</p>
<p>You need to do the RIGHT thing in regards to the future of this area. There is more important things than money.</p>
<p>Your continued push for development is not supported by rational actions.          Where is the water quality testing?          Where is the maps that show water courses?          No studies have been conducted to show the existence let alone location of naturally springs.          What genius thought of a desktop study that was the Willana Report?          How you investigated if the Land Pool Owners sought and obtained legal redress against the Vendor of their land?          How you checked how many properties requesting change of zoning purchased in the new regulations          KNOWING full well of the lack of a building entitlement.          The failure of the Minister of Planning not to approve the Otford Protection Society is a blight on the situation.          That document is far more appropriate and I support it for these lands.</p>

## OTFORDECO SUBMISSIONS

<p><b>Planning proposal 7D lands - 23 precincts of Helensburgh-Otford-Stanwell Tops</b></p> <p>'7D' was the zoning name appointed back in the 1990s to further protect the catchment of the Hacking River, as it directly feeds the Royal National Park and into Port Hacking of the Sutherland Shire. Since the 1960s much of the surrounding land was already zoned non-urban and conservation.</p> <p>For the future of our beautiful coastline, National Parks, tourism, threatened native animals, and fresh air for Wollongong and Sydney, and less strain on infrastructure this green corridor needs the highest protection, and development limited to suitable infilling within the township. We cannot move the National Parks nor the ocean so must protect the vital link in between. Nor can we risk further lives to bushfire by trying to evacuate yet more people through the few tight valleys, as evident in the massive bushfires of 2002. To that end, apart from the recreational &amp; tourism zonings in the Gateway precinct, the remaining bushland 23 precincts must be zoned E2 environmental with existing use rights for approved existing dwellings/businesses.</p>	79
<p><b>Planning Proposal '7D' lands 24 Precincts</b></p> <p>'7D' was the zoning name appointed back in the 1990s to further protect the catchment of the Hacking River, as it directly feeds the Royal National Park and into Port Hacking of the Sutherland Shire. Since the 1960s much of the surrounding land was already zoned non-urban and conservation.</p> <p>For the future of our beautiful coastline, National Parks, tourism, threatened native animals, and fresh air for Wollongong and Sydney, and less strain on infrastructure this green corridor needs the highest protection, and development limited to suitable infilling within the township. We cannot move the National Parks nor the ocean so must protect the vital link in between. Nor can we risk further lives to bushfire by trying to evacuate yet more people through the few tight valleys, as evident in the massive bushfires of 2002. To that end, apart from the recreational &amp; tourism zonings in the Gateway precinct, the remaining bushland 24 precincts must be zoned E2 environmental with existing use rights for approved existing dwellings/businesses.</p>	123
<p><b>Planning Proposal '7D' land rezoning - all bushland precincts</b></p> <p>To ensure that coal seam gas exploration and extraction is inhibited on our Illawarra escarpment, bushland buffering the Royal National Park and drinking water catchment lands, the E2 zoning must replace the former '7D' zoned lands and not be downgraded to E3, lower or industrial.</p>	10
<p><b>Planning Proposal 7D lands - Frew Ave Precinct</b></p> <p>I object to any new development or dwellings across the Frew Avenue Precinct. Reducing the minimum lot size to allow more buildings will create a damaging precedent for all environmentally sensitive lands, and result in wide spread land clearing for complementary structures such as garages, driveways and swimming pools. The development of this precinct was rejected by the Land &amp; Environment Court in 2006, and its environmental significance has grown higher since then.</p> <p>This 7D land should be zoned E2 to maintain the crucial wildlife corridor and the relative purity of the tributary creeks to the Hacking catchment.</p> <p>Also as one of the highest points of the Helensburgh plateau, any development and reduction of trees has visual impact on the residents, visitors and motorists. Despite the erosion and deliberate degradation by some of the various landowners, such degradation should not be rewarded with a down grade of zoning or new dwelling allowances, but instead the bushland should be encouraged to re-establish.</p>	40
<p><b>Planning Proposal 7lands - Gateway Precinct</b></p> <p>I object to the adjacent and surrounding zoning of land of North West Helensburgh as B6Enterprise Corridor, including but not limited to Baines Places, Lawrence Hargraves Drive and Princes Highway.</p> <p>This corridor is adjacent to the Sydney Water Catchment, F6 ramp Roundabout. &amp; the tributary to Gills Creek</p> <p>Tourism -The majority of traffic flow to the Wildlife Park, Kellys Falls &amp; Bald Hill hang-gliding either as a destination or impromptu is via the Roundabout Gateway on the</p>	38

<p>Princes Hwy. It is also a thoroughfare to the start of the Grand Pacific Drive. The proposed enterprise corridor that allows new development ranging from brothels to heavy machinery depots and used car yards with flashing neon signs is not in keeping with the historical village ambience nor the tourism gateway to the south coast. Such development will deter tourists and swamp the area in a sea of concrete bunkers - all a threat to the water catchment, diminishing wildlife corridor and our tourism industry.</p> <p>A mixed zone of Tourism, recreation and E2 in this corridor would be far more beneficial to the 2508 area and environment.</p> <p>Threat to existing cafes/takeaway - As the entrance and outer fringe of the Helensburgh township, a B6 zoning allowing a multinational fast food operator, could severely jeopardise the future viability of takeaway and cafe food operators within the town. Local residents could completely miss the Walker St/Park St shops &amp; tourists miss the cafes of Stanwell Park &amp; Otford.</p> <p>Environment - Aside from the fact that this area of Helensburgh is a proven home to the threatened species of Eastern Pygmy possums, Given the volatility of many industrial materials and chemicals, such B6 enterprise will also require extensive land clearing in the guise of fire hazard reduction. Further risking high soil erosion to the Wilsons Creek, Gills Creek and Sydney Water catchment . The former RTA site on the corner of Parkes St was known to contain buried drums of toxic waste. We risk accidental releases of similar with a prong of the first excavator. The wildlife habit corridor between the Royal National Park, Garrawarra and the Illawarra escarpment has already greatly diminished. 'Fenced in' by the F6 freeway, Pacific Ocean and rail corridor, these last fragments of bushland are essential to the movement of wildlife and biodiversity. Increased refuse, and litter will also be inevitable. Even Otford Rd bears testimony to regular vehicle discards of thickshake cups and hamburger cartons originating from 15km away.</p>	
<p><b>Planning Proposal 7D lands - Gills Creek Precinct</b></p> <p>I agree to only E2 zoning for the Gills Precinct with existing use rights for established dwellings/buildings. E3 and less zonings will only encourage further spot rezonings, and degradation of this essential wildlife corridor and catchment for the Hacking River.</p> <p>The Gills Creek precinct connects Helensburgh to the northern end of Maddens Plains and Bulli Tops. A watering down of conservation zoning from E2 to E3 will allow new dwellings and land clearing , a hazard to not only wildlife, the river, septic leaching, but also visual impact along the main road connect the F6 freeway to the start of the Grand Pacific Drive. Residents and tourists are presented with a unique and beautiful scenic drive from Helensburgh to Wollongong via the coast road, and its entrance should be preserved as such.</p>	40
<p><b>Planning proposal 7D lands - Lady Carrington Estate Precinct</b></p> <p>I agree that the Lady Carrington Estate precinct must be zoned E2 Environmental Conservation, as it sits above tributary creeks leading to the Hacking River. All stormwater and run off leads directly to the Hacking River, and borders the Garawarra State Conservation &amp; Royal National Park area. Containment ponds in Helensburgh have failed , and more will not help. There is no guarantee stormwater and pollution control systems will work effectively in such a high rainfall region. The only method to retain the relative purity of the Hacking catchment and river, is to cease and prevent any new development, and restore degraded land to native bush.</p> <p>The forest and bushland north, east and south of this precinct should not only be preserved but restored. It provides an important buffer and air filter to the airborne coal dust from the Metropolitan Colliery, and a natural block to hot westerly winds, keeping the Otford valley and Hacking catchment moist and temperate.</p> <p>An zoning other than E2 does not provide adequate protection against land clearing nor future high density dwellings. We have already seen how quick the Department of Planning can remove clauses that would otherwise inhibit development. This precinct must be zoned E2</p>	41

<p><b>Planning proposal 7D lands - Lilyvale Precinct</b></p> <p>I agree that the Lilyvale precinct must be zoned E2 Environmental Conservation, and recognised as not only an important part of the wildlife habitat corridor between the Royal National Park, and the Illawarra escarpment, but also that it sits above tributary creeks leading to the Hacking River.</p> <p>In short, this whole area must be E2 Environmental Conservation because of the bordering Royal National Park, and Camp Creek and nearby Gardiners Creek flowing directly to the Hacking River. The forest and bushland north of this precinct should not only be preserved but restored. It provides an important buffer and air filter to the airborne coaldust from the Metropolitan Colliery, and a natural block to hot westerly winds, keeping the Otford valley and Hacking catchment moist and temperate.</p> <p>All stormwater and run off leads directly to the Hacking River. Containment ponds in Helensburgh have failed , and more will not help. There is no guarantee stormwater and pollution control systems will work effectively in such a high rainfall region. The only method to retain the relative purity of the Hacking catchment and river, is to cease and prevent any new development, and restore degraded land to native bush.</p> <p>An E3 zoning or lower is not adequate protection against land clearing nor future dwellings. We have already seen how quick the Department of Planning can remove clauses that would otherwise inhibit development. This precinct must be zoned E2.</p>	41
<p><b>Planning proposal 7D lands - Lloyd Place precinct</b></p> <p>I agree that the Lloyd Place precinct must be zoned E2 and/or E1 Environmental Conservation, as it sits on the tributary Herbert Creek and the Hacking River . It is very important part of the wildlife habitat corridor linking the Royal National Park to the Illawarra escarpment. And contains beautiful areas of rainforest in the deep valley and old growth forest on the steep upper slopes. Powerful owls, bentwing bats, pygmy possums all inhabit this region, and there is high evidence of resident platypus on the banks of the river.</p> <p>It cannot be developed without great detriment to the relative pristine water of Herberts Creek and Hacking River , the same water sections that sustained refugee wildlife escaping from the mighty fires that razed the bordering Royal National Park during the fires of 2002. Obviously Otford Farm in Lloyd Place would have existing use rights of the long established horse riding/farm and the ability to replace burnt or damaged buildings.</p> <p>All stormwater and run off leads directly to the Hacking River, and borders the Garawarra State Conservation &amp; Royal National Park area. Containment ponds in Helensburgh have failed , and more will not help. There is no guarantee stormwater and pollution control systems will work effectively in such a high rainfall region. The only method to retain the relative purity of the Hacking catchment and river, is to cease and prevent any new development, and restore degraded land to native bush.</p> <p>The forest and bushland north, east and south of this precinct should not only be preserved but restored. It provides an important buffer and air filter to the airborne coaldust from the Metropolitan Colliery, and a natural block to hot westerly winds, keeping the Otford valley and Hacking catchment moist and temperate.</p> <p>Any zoning other than E2 does not provide adequate protection against land clearing nor future high density dwellings. We have already seen how quick the Department of Planning can remove clauses that would otherwise inhibit development. This precinct must be zoned E2</p>	43
<p><b>Planning proposal 7D lands - Lukin Place</b></p> <p>I agree that the Lukin Street precinct must be zoned E2 Environmental Conservation, as it sits below tributary creeks leading to the Hacking River. All stormwater and run off leads directly to the Hacking River. Containment ponds in Helensburgh have failed , and more will not help. There is no guarantee stormwater and pollution control systems will work effectively in such a high rainfall region. The only method to retain</p>	40

<p>the relative purity of the Hacking catchment and river, is to cease and prevent any new development, and restore degraded land to native bush.</p> <p>The forest and bushland north, east and south of this precinct should not only be preserved but restored. It provides an important buffer and air filter to the airborne coaldust from the Metropolitan Colliery, and a natural block to hot westerly winds, keeping the Otford valley and Hacking catchment moist and temperate.</p> <p>An zoning other than E2 does not provide adequate protection against land clearing nor future high density dwellings or industrial pollution. We have already seen how quick the Department of Planning can remove clauses that would otherwise inhibit development. This precinct must be zoned E2.</p>	
<p><b>Planning Proposal 7D lands - Metropolitan Colliery Precinct</b></p> <p>I agree that the bushland surrounding the Colliery needs to be preserved as much as possible &amp; therefore an E2 zoning, in order to protect the Hacking River catchment, the wildlife corridor connecting the Royal Park to the Illawarra escarpment, the habitat of threatened native species, and the health and comfort of 2508 residents, as an important buffer to airborne coal dust from the Metropolitan Colliery.</p> <p>Dense bushland and rainforest not only retains excessive stormwater and prevents soil erosion, it more importantly maintains a natural airfilter and sound barrier to the disturbance and coal dust discharge expected from a large mine . Trees and bushland on the ridge skyline also hide the heavy industry from the surrounding village community and tourist drives. In accordance with the Department of Environment, Climate Change and Water &amp; the Department of Planning regulations; the colliery has strict limits of coal dust, noise, lights, water run-off and waste emitted. Neighbouring private properties affected /damaged by excessive levels can even demand compulsory acquisition by the Colliery, so all complaints received by Metropolitan Colliery are recorded, investigated, reported and a solution sought</p> <p>It would therefore be in the Helensburgh /Otford residents and Metropolitan Mines' best interests that all existing vegetation around the mine surface and the region above and around the long wall mining, and ventilation shafts is not only conserved but increased and thickened. To maintain the conservation status that 7D afforded this precinct and surrounding bushland, E2 zoning must be implemented.</p> <p>Additional to the Colliery precinct, all bushland precincts between Helensburgh and Otford should be zoned E2, as they form the Hacking River catchment and form the crucial wildlife habitat corridor linking the Royal National Park to the Illawarra escarpment. And is surrounded by beautiful areas of rainforest in the deep valley and old growth forest on the steep upper slopes. Powerful owls, bentwing bats, pygmy possums all inhabit this region, and there is high evidence of resident platypus on the banks of the river.</p> <p>All stormwater and run off from this precinct leads directly to the Hacking River, into to the Royal National Park area. Containment ponds in Helensburgh have failed , and more in Helensburgh or Otford will not help. There is no guarantee stormwater and pollution control systems will work effectively in such a high rainfall region. The only method to retain the relative purity of the Hacking catchment and river, is to cease and prevent any new development, and restore degraded land to native bush.</p> <p>The forest and bushland north, east and south of this precinct should not only be preserved but restored as a buffer to the mine but also a natural block to hot westerly winds, keeping the Otford valley and Hacking catchment moist and temperate.</p> <p>Any zoning other than E2 does not provide adequate protection against land clearing nor future high density dwellings. We have already seen how quick the Department of Planning can remove clauses that would otherwise inhibit development. This precinct must be zoned E2.</p>	42
<p><b>Planning Proposal 7D lands - North Otford Precinct</b></p> <p>I AGREE To Otford North precinct being zoned to E2, with the right to replace existing dwellings in the case of bushfire.</p> <p>I DO NOT AGREE to Otford bushland being zoned E4 or E3. Both allow new dwellings on steep land feeding the Hacking River, and would sever the wildlife habitat corridor between the Royal National Park and the Illawarra escarpment. Zoning other than E2 with existing lawful user rights, would allow new dwellings -with the</p>	43



<p>consequences of</p> <ul style="list-style-type: none"> <li>- extensive land clearing for fire hazard reduction and landscaping</li> <li>- new boundary fences &amp; concrete driveways</li> <li>- more domestic 'killer' pets on the border of the Royal National Park</li> <li>- increase of weed spread, weed killer and nitrate run off.</li> </ul> <p>All of which will not only further fragment the wildlife habitat corridor and destroy the natural pockets of rainforest, but coupled with the deer-proof fence along the railway line, completely block the movement of wildlife between the Royal National Park and the Illawarra escarpment. In the next major bushfire of the Royal National Park , wildlife will no longer be able to retreat to the cool of the Otford valley or the Hacking River tributary areas. Further clearing of the valley's temperate rainforest and the ridge's tree line will also change the microclimate, precipitation patterns and water distribution in the valley</p>	
<p><b>Planning Proposal '7D' land Lady Carrington South Precinct</b></p> <p>I agree that the Lady Carrington Estate South precinct must be zoned E2 Environmental Conservation, and recognised as not only an important part of the wildlife habitat corridor between the Royal National Park, and the Illawarra escarpment, but also that it sits above tributary creeks leading to the Hacking River. Ideally the degraded land should also be restored to the former bushland and littoral forests, to not only strengthen and fill in the fragmented wildlife corridor but also restore the ridge scenic views from the Grand Pacific Drive.</p> <p>In short, this whole area must be E2 Environmental Conservation because of the bordering Royal National Park, and nearby Camp Creek and Gardiners Creek flowing directly to the Hacking River. The forest and bushland north of this precinct should not only be preserved but restored. It provides an important buffer and air filter to the airborne coaldust from the Metropolitan Colliery, and a natural block to hot westerly winds, keeping the Otford valley and Hacking catchment moist and temperate.</p> <p>All stormwater and run off leads directly to the Hacking River. The effect of any excavation and land clearing on this section of Helensburgh plateau is evident at every rainfall, as downstream become extremely turbid with clay deposits and Helensburgh refuse. Containment ponds in Helensburgh have failed , and more will not help. There is no guarantee stormwater and pollution control systems will work effectively in such a high rainfall region. The only method to retain the relative purity of the Hacking catchment and river, is to cease and prevent any new development, and restore degraded land to native bush. There is no assurance either any methods employed by the developers of proposed rezonings, to retain and filter stormwater, will be continued by the new residents - without strata titles, a sinking fund will not exist. Instead, the responsibility and costs of the less than dependable containment ponds etc will fall on Wollongong City Council. Wollongong City Council will then seek to increase rates across all of the Helensburgh district</p>	42
<p><b>Planning Proposal '7D' lands Land Pooling Precinct</b></p> <p>I agree that the Helensburgh Landpooling precinct must be zoned E2 Environmental Conservation, and recognised as not only an important part of the wildlife habitat corridor between the Royal National Park, and the Illawarra escarpment, but also that it straddles the relatively pristine tributary creek - Herberts Creek, feeding direct in the Hacking River.</p> <p>In short, this whole area must be E2 Environmental Conservation because Kellys Falls is adjacent to this area which is a E1 National Parks and Nature Reserves of the National Heritage Listed Area Garrawarra State Conservation Area and in turn, a tributary of the (Class P) Hacking River. All stormwater and run off leads directly to the Hacking River. The effect of any excavation and land clearing on this section of Helensburgh plateau is evident at every rainfall, as downstream become extremely turbid with clay deposits and Helensburgh refuse. Containment ponds in Helensburgh have failed , and more will not help. The only method to retain the relative purity of the Hacking catchment and river, is to cease and prevent any new development, and restore degraded land to native bush. There is no assurance either any methods employed by the developers to retain and filter stormwater, will be continued by the new residents - without strata titles, a sinking fund will not exist. Instead, the</p>	42

<p>responsibility and costs of the less than dependable containment ponds etc will fall on Wollongong City Council. Wollongong City Council will then seek to increase rates across all of the Helensburgh district.</p> <p>The majority of this area was purchased when a high conservation status was already in place, by private and large corporation investors, hoping that with enough pressure on local and state government, the conservation zoning would be overturned, and they've be rewarded with a 1000% return of their initial investment, regardless of the major loss it would cause to the environment, the Hacking river, the wildlife Habitat corridor, endangered species and the views of this ridge line from the Grand Pacific Drive. At a capped peppercorn amount for council rates, these investors cannot claim for major out-of-pocket expenses either. An E2 zoning is required to protect against land clearing and future dwellings. We have already seen how quick the Department of Planning can remove clauses that would otherwise inhibit development. This precinct must be zoned E2.</p>	
<p><b>Planning proposal 7D lands - Old Farm Road Precinct</b></p> <p>I agree that the Old Farm Road precinct must be zoned E2 Environmental Conservation, as it sits above tributary creeks leading to the Hacking River. All stormwater and run off leads directly to the Hacking River, and borders the Garawarra State Conservation &amp; Royal National Park area. Containment ponds in Helensburgh have failed , and more will not help. There is no guarantee stormwater and pollution control systems will work effectively in such a high rainfall region. The only method to retain the relative purity of the Hacking catchment and river, is to cease and prevent any new development, and restore degraded land to native bush.</p> <p>The forest and bushland north, east and south of this precinct should not only be preserved but restored. It provides an important buffer and air filter to the airborne coaldust from the Metropolitan Colliery, and a natural block to hot westerly winds, keeping the Otford valley and Hacking catchment moist and temperate.</p> <p>An zoning other than E2 does not provide adequate protection against land clearing nor future high density dwellings. We have already seen how quick the Department of Planning can remove clauses that would otherwise inhibit development. This precinct must be zoned E2</p>	40
<p><b>Planning Proposal 7D lands - Otford Valley Farm Precinct</b></p> <p>I agree with the E2 zoning for the Otford Valley Farm precinct, but not the E3 zoning. The E2 zoning should extend across the whole precinct linking the surrounding E2 and the National Park E1 with existing use rights and right to replace damaged/burnt existing dwellings. The bushland and cleared land of this precinct is a crucial wildlife corridor connecting the Royal National Park to the Garawarra State Conservation Area and the Illawarra escarpment.</p> <p>and stormwater and tributary creeks flow directly to Hacking River. It should be zoned E2 with replacement of legal existing dwellings allowed in the event of disaster.</p> <p>In general all bushland in the 7D precincts between Helensburgh and Otford should be zoned E2 , as they all lead to the Hacking River . It is very important part of the wildlife habitat corridor linking the Royal National Park to the Illawarra escarpment. And is surrounded by beautiful areas of rainforest in the deep valley and old growth forest on the steep upper slopes. Powerful owls, bentwing bats, pygmy possums all inhabit this region, and there is high evidence of resident platypus on the banks of the river.</p> <p>Any zoning other than E2 does not provide adequate protection against land clearing nor future high density dwellings. We have already seen how quick the Department of Planning can remove clauses that would otherwise inhibit development. This precinct must be zoned E2.</p>	40
<p><b>Planning proposal 7D lands - Walker St Precinct</b></p> <p>The Walker Street precinct be zoned E3 &amp; E2 Environmental Conservation with existing DA approved use rights. In summary, this whole area should be E2 Environmental Conservation because Kellys Falls is adjacent to this area which is a E1 National Parks and Nature Reserves of the National Heritage Listed Area Garrawarra State Conservation Area and in turn, a tributary of the(Class P) Hacking River. All stormwater and run off leads directly to the Hacking River. The effect of any</p>	38

<p>excavation and land clearing on this section of Helensburgh plateau is evident at every rainfall, as downstream become extremely turbid with clay deposits and Helensburgh refuse. Containment ponds in Helensburgh have failed , and more will not help. The only method to retain the relative purity of the Hacking catchment and river, is to cease and prevent any new development, and restore degraded land to native bush.</p> <p>The IN2 zoning at 159-169 Walker St is entirely inappropriate for the residential and conservation area. To award a business for years of degrading land and expanding a destructive business with neither development approval nor EPA approval is appalling. An IN2 zoning would not only further degrade the land, endanger downstream and neighbours' health, it is also devaluing competitors' business and other companies that have obeyed council regulations and zoning. The land outside the portion of the Lot 1 DP 112876 that was approved for a landscaping business in 1983 should be zoned E3 or E2 to restore the bushland to its rightful order.</p>	
<p><b>Planning proposal 7D lands - Wilsons Creek Precinct</b></p> <p>I agree that all this area must be E2 because of Wilson's Creek, a major tributary of Helensburgh Dam and Hacking River. This was the reason for the 7dclassification to protect the environment. Nothing has changed in that environment to remove protection.</p> <p>This precinct would also be a wildlife corridor adjacent to the Garrawarra State Conservation Area and therefore should not be allowed to be endangered.</p> <p>There is no sewerage or water supplied to this precinct as indicated in the review. Any works carried out in regards to this will alter the context of the land involved thus placing significant stress on the creek as also indicated in the WCC Preliminary Review (page 48, para3&amp;4).This would also be true of any extra housing and clearing of surrounding currently protected bush land. This is also inconsistent with the SCA land principles as shown in the review.</p> <p>There is ample opportunity within the Helensburgh residential footprint to purchase vacant land or a residence.</p> <p>Therefore I object to any change in zoning for this precinct that is not E2.</p>	39
<p><b>Planning Proposal 7D lands Garrawarra precinct</b></p> <p>All the land in the Garawarra precinct should be E2 or E1 status. Surrounded by the Garawarra State Conservation area, Heathcote National Park and the Sydney Catchment Authority 's drinking water catchment to Woronora Dam, it should remain pristine as possible,</p> <p>and any development by the current occupant - Garrawarra Hospital, restrained.</p> <p>This is an essential part of the wildlife corridor connecting the Heathcote National Park to the Woronora catchment and Dharawal National Park.</p>	40
<p><b>Planning Proposal 7D lands Govinda Precinct</b></p> <p>The Govinda precinct should be zoned E2 with replacement of existing dwellings allowed, as it sits above the Hacking River . It is very important part of the wildlife habitat corridor linking the Royal National Park to the Illawarra escarpment. And is surrounded by beautiful areas of rainforest in the deep valley and old growth forest on the steep upper slopes. Powerful owls, bentwing bats, pygmy possums all inhabit this region, and there is high evidence of resident platypus on the banks of the river.</p> <p>It cannot be developed without great detriment to the relative pristine water Hacking River , the same water sections that sustained refugee wildlife escaping from the mighty fires that razed the bordering Royal National Park during the fires of 2002.</p> <p>All stormwater and run off leads directly to the Hacking River, in to the Royal National Park area. Containment ponds in Helensburgh have failed , and more in Helensburgh or Otford will not help. There is no guarantee stormwater and pollution control systems will work effectively in such a high rainfall region. The only method to retain the relative purity of the Hacking catchment and river, is to cease and prevent any new development, and restore degraded land to native bush.</p> <p>The forest and bushland north, east and south of this precinct should not only be preserved but restored. It provides an important buffer and air filter to the airborne coaldust from the Metropolitan Colliery west of this precinct, and a natural block to hot westerly winds, keeping the Otford valley and Hacking catchment moist and</p>	39

temperate. Any zoning other than E2 does not provide adequate protection against land clearing nor future high density dwellings. We have already seen how quick the Department of Planning can remove clauses that would otherwise inhibit development. This precinct must be zoned E2.	
<b>Planning proposal 7D lands -Kellys Falls precinct</b> The Kellys Falls precinct should be zoned E2 with replacement of existing dwellings allowed, as it the tributary Kelly Creek and the majestic waterfalls leading to the Hacking River. As Kellys Falls is part of the Garrawarra State Conservation the adjoining private land needs to retain its remaining bushland and be protected from further development. It is also a very important part of the wildlife habitat corridor linking the Royal National Park to the Illawarra escarpment. It cannot be developed without great detriment to the relative pristine water Hacking River , the same water sections that sustained refugee wildlife escaping from the mighty fires that razed the bordering Royal National Park during the fires of 2002. All stormwater and run off leads directly to the Hacking River, in to the Royal National Park area. The only method to retain the relative purity of the Hacking catchment and river, is to cease and prevent any new development, and restore degraded land to native bush. Any zoning other than E2 does not provide adequate protection against land clearing nor future extra dwellings. We have already seen how quick the Department of Planning can remove clauses that would otherwise inhibit development. This precinct must be zoned E2.	2
<b>Planning Proposal for 7D Central Otford Precinct</b> I AGREE with the proposed E2 zoning in the central Otford precinct but I OBJECT to bushland in Otford being zoned E4. E4 would allow new dwellings on steep land feeding the Hacking River, and would block the wildlife habitat corridor between the Royal National Park and the Illawarra escarpment. Zoning other than E2 with existing lawful user rights, would allow new dwellings -with the consequences of <ul style="list-style-type: none"> <li>- extensive land clearing for fire hazard reduction and landscaping</li> <li>- new boundary fences &amp; concrete driveways</li> <li>- more domestic 'killer' pets on the border of the Royal National Park</li> <li>- increase of weed spread, weed killer and nitrate run off.</li> </ul> All of which will not only further fragment the wildlife habitat corridor and destroy the natural pockets of rainforest, but coupled with the deer-proof fence along the railway line, completely block the movement of wildlife between the Royal National Park and the Illawarra escarpment. In the next major bushfire of the Royal National Park , wildlife will no longer be able to retreat to the cool of the Otford valley or the Hacking River tributary areas. Further clearing of the valley's temperate rainforest and the ridge's tree line will also change the microclimate, precipitation patterns and water distribution in the valley. The bushland in the central Otford precinct also provides a noise buffer between the constant roaring motorcycles along Lady Wakehurst Drive and the rest of Otford valley. Further depletion of the bush and degradation will have social and health impacts on the neighbourhood. Plus on the proposed E4 bushland the angles are anywhere between 25 degrees and 60 degrees. Quite impossible slopes for living and in safe conditions. By clearing any of these areas could result in land slip at such great angles E2 zoning should be applied with existing use rights to dwellings, OR on the large lots such as the 5acre blocks fronting Lady Wakehurst Drive, E4 applied to the 1000m sq around each existing dwelling and the zoning split so that the remainder of each lot is E2. It is far too risky especially given fluctuating minimum lot sizes, for such precious bushland to be zoned E4.	42
<b>Planning Proposal for 7D lands- F6 West Precinct</b> I agree to the E2 zoning of the Princes Hwy West & RU2 rural landscape, but with no new dwellings allowed. This land directly saddles the Sydney Drinking water	40

catchment to the west , and tributary creeks flowing east to Hacking River.	
<p><b>Planning proposal for Helensburgh Camp Creek Precinct</b></p> <p>I agree that the Camp Gully Creek precinct must be zoned E2 Environmental Conservation, and recognised as not only an important part of the wildlife habitat corridor between the Royal National Park, and the Illawarra escarpment, but also that it sits above tributary creeks leading to the Hacking River.</p> <p>In short, this whole area must be E2 Environmental Conservation because of the bordering Royal National Park, and Camp Creek and nearby Gardiners Creek flowing directly to the Hacking River. The forest and bushland north of this precinct should not only be preserved but restored. It provides an important buffer and air filter to the airborne coaldust from the Metropolitan Colliery, and a natural block to hot westerly winds, keeping the Otford valley and Hacking catchment moist and temperate.</p> <p>All stormwater and run off leads directly to the Hacking River. Containment ponds in Helensburgh have failed , and more will not help. There is no guarantee stormwater and pollution control systems will work effectively in such a high rainfall region. The only method to retain the relative purity of the Hacking catchment and river, is to cease and prevent any new development, and restore degraded land to native bush.</p> <p>For the remainder of the '7d' lands I do not support the zone downgrading of environmental protection of any '7D' land in the 2508 region.</p>	40
<p><b>Planning proposal for Helensburgh Central Bushland Precinct</b></p> <p>I agree that the Central Bushland precinct between Helensburgh and Otford should be zoned E2 , as it sits above the Hacking River . It is very important part of the wildlife habitat corridor linking the Royal National Park to the Illawarra escarpment. And is surrounded by beautiful areas of rainforest in the deep valley and old growth forest on the steep upper slopes. Powerful owls, bentwing bats, pygmy possums all inhabit this region, and there is high evidence of resident platypus on the banks of the river.</p> <p>It cannot be developed without great detriment to the relative pristine water Hacking River , the same water sections that sustained refugee wildlife escaping from the mighty fires that razed the bordering Royal National Park during the fires of 2002.</p> <p>All stormwater and run off leads directly to the Hacking River, in to the Royal National Park area. Containment ponds in Helensburgh have failed , and more in Helensburgh or Otford will not help. There is no guarantee stormwater and pollution control systems will work effectively in such a high rainfall region. The only method to retain the relative purity of the Hacking catchment and river, is to cease and prevent any new development, and restore degraded land to native bush.</p> <p>The forest and bushland north, east and south of this precinct should not only be preserved but restored. It provides an important buffer and air filter to the airborne coaldust from the Metropolitan Colliery west of this precinct, and a natural block to hot westerly winds, keeping the Otford valley and Hacking catchment moist and temperate.</p> <p>Any zoning other than E2 does not provide adequate protection against land clearing nor future high density dwellings. We have already seen how quick the Department of Planning can remove clauses that would otherwise inhibit development. This precinct must be zoned E2.</p> <p>For the remainder of the '7d' lands I do not support the zone downgrading of environmental protection of any '7D' land in the 2508 region.</p>	42
<p><b>7D Lands Rezoning- A Conservation based Submission on each precinct</b></p> <p>Contains a copy of the submission above on:</p> <ul style="list-style-type: none"> <li>• Camp Gully Creek precinct</li> <li>• Central Bushland precinct</li> <li>• Central Otford precinct</li> <li>• F6 West precinct</li> <li>• Frew Avenue precinct</li> <li>• Garrawarra precinct</li> <li>• Gateway precinct</li> <li>• Gills Creek precinct</li> </ul>	136

<ul style="list-style-type: none"> <li>• Govinda precinct</li> <li>• Kelly Falls precinct</li> <li>• Lady Carrington Estate precinct</li> <li>• Lady Carrington Estate South precinct</li> <li>• Lady Carrington Estate North precinct</li> <li>• Land pooling precinct</li> <li>• Lilyvale precinct</li> <li>• Lloyd Place precinct</li> <li>• Lukin Street precinct</li> <li>• Metropolitan Colliery precinct</li> <li>• North Otford precinct</li> <li>• Old Farm Road precinct</li> <li>• Otford Valley Farm precinct</li> <li>• South Otford precinct</li> <li>• Walker Street precinct</li> <li>• Wilsons Creek precinct</li> <li>• CSG and all bushland precincts</li> </ul>	
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OtfordEco – additional individual comments
23 precincts must be zoned E2 environmental
<p>'7D' was the zoning name appointed back in the 1990s to further protect the catchment of the Hacking River, as it directly feeds the Royal National Park and into Port Hacking of the Sutherland Shire. Since the 1960s much of the surrounding land was already zoned non-urban and conservation. For the future of our beautiful coastline, National Parks, tourism, threatened native animals, and fresh air for Wollongong and Sydney, and less strain on infrastructure this green corridor needs the highest protection, and development limited to suitable infilling within the township. We cannot move the National Parks nor the ocean so must protect the vital link in between. Nor can we risk further lives to bushfire by trying to evacuate yet more people through the few narrow valleys, as evident in the massive wild bushfires of Christmas 2001. To that end, apart from the recreational &amp; tourism zonings in the Gateway precinct, the remaining bushland 24 precincts must be zoned E2 environmental with existing use rights for approved existing dwellings/businesses.</p>
<p>'7D' was the zoning name appointed back in the 1990s to further protect the catchment of the Hacking River, as it directly feeds the Royal National Park and into Port Hacking of the Sutherland Shire. Since the 1960s much of the surrounding land was already zoned non-urban and conservation.</p> <p>For the future of our beautiful coastline, National Parks, tourism, threatened native animals, and fresh air for Wollongong and Sydney, and less strain on infrastructure this green corridor needs the highest protection, and development limited to suitable infilling within the township. We cannot move the National Parks nor the ocean so must protect the vital link in between. Nor can we risk further lives to bushfire by trying to evacuate yet more people through the few narrow valleys, as evident in the massive wild bushfires of Christmas 2001. To that end, apart from the recreational &amp; tourism zonings in the Gateway precinct, the remaining bushland 24 precincts must be zoned E2 environmental with existing use rights for approved existing dwellings/businesses.</p>
<p>Allowing development will only destroy the beautiful bush that surrounds Helensburgh! We do not need to see the area turned into a concrete jungle, just for the profits of a few greedy developers who do not have the town's best interests at heart! Please, do not develop this area, and zone it instead as E2.</p>



Any further development in the Herberts Creek catchment is unacceptable. Controls need to be put in place to ensure existing businesses and residences do not cause any pollution which is currently clearly evident especially after heavy rain events.
Area is vital to protect homes and schools from the coal dust!
Areas such as this need to be preserved for the future of our communities and planet. Think now before we have none of these spaces left!
As a former and, I hope, future Wollongong resident I urge you to protect this extraordinarily beautiful land. Its environmental values and amenity for residents and visitors outweigh its development values.
As a frequent visitor to the Royal National Park and surrounds I strongly support Wollongong Council plans to zone the 24 precincts that buffer the National Park as E2 (Environmental protection). The area is a draw card for large numbers of visitors and all moves to maintain the quality of the National Park and the green corridor that links the Wollongong escarpment to the Park is to be applauded.
as a local resident since the 1980's I feel that this is an incredibly important matter for both residents, tourists, visitors and also council. I can assure you that should council not be seen to be doing everything in their power and influence to protect these areas I will use everything in my power and influence to ensure that the next opportunity to remove any individual or group from office will be seized and acted upon.
As a previous resident of Stanwell Park, I know how important it is to have the remaining 24 bushland precincts zoned E2. We need to protect these precious green corridors for the future years to come, Once they are gone you can never get them back.
As a resident and a member of the Rural Fire brigade, this development options are not in the interest of safety or the residents of the area. With limited escape options in an emergency it's a problem waiting to happen like Victoria. Plus without more infrastructure like high school, extra parking for rail commuters, wider roads, traffic calming devices, this area will become a overcrowded lawless place. It's a family town not a developers dream.
As a teacher and frequent visitor to the Illawarra, where I have many friends living, I feel saddened that such areas might lose protection. I think how lucky the people of your region are to be surrounded by such a precious resource, with the sea to the east and the escarpment and bushland to the west. To children and future generations we need to bequeath something of real value, rather than this current generation taking it all. The Illawarra is a unique jewel in Australia for good reason! Please protect it.
As a wildlife corridor this land is vital. Helensburgh and surrounds do not have the infrastructure to support an expanded population, doctor waiting times are going up, parking at the train station is at or beyond capacity.
As an environmental professional working in the construction industry I find this proposal unacceptable from a sustainable perspective and the impact on the remaining biodiversity irreversible.
As Secretary of Friends of RNP Inc. I am concerned with the pressure placed on the Park by the residential areas abutting the Park. The water ways are threatened by pollution, garbage and rubbish being dumped and local residents walking dogs in the Park, some unleashed. The Park was created in 1879 for the health of the metropolis and the recreation of the people and it has proved to be a necessary requirement for healthy cities. Any change in rezoning would put more pressure on the area

As Wollongong Council has unanimously agreed, it is of paramount importance to protect our water catchment from the ravages of CSG mining. Thankyou for this commitment...may it long remain! All waterways need particular protection, and these green areas become more and more significant with increasing population building upwards.

Congestion in the Illawarra's northern suburbs will only get worse with further development of these small and eco-sensitive areas. Their further development is irresponsible.

Please ensure that the green corridor is maintained to the RNP from the Illawarra's Escarpment. This is not only a beautiful area but an extremely important ecological link between these 2 places. Surely we have cleared enough of our beautiful land for dwellings to have developers make huge amounts of money at the potentially catastrophic detriment of the animals and plants that endemic to this region. I love driving through this region as it's the beginning of me returning home to the south coast and I cherish the fact that it's still there. Please rethink your rezoning and ensure that this area is maintained as the pristine area it's been for millions of years.

Please protect the 23 districts of bushland. They are an asset for future generations.

Development? - No Way!

Do not continue to destroy our diminishing beautiful landscape.

Do not destroy our wildlife green corridors. A lot of our wildlife is becoming endangered due to habitat destruction and this will be another nail in their coffin.

Do not let the area of 2508 be over run with development thus having a negative effect on the region, local environment, coastline, native animals and current residents. Many who live and have moved to the area, come so, for the closeness to nature, the bush and the coast. Do not let it become a micro city thus being a turn off for many local residents and thus damaging the local environment, water catchments and native animals. We need to protect the existing 24 bushland precincts and must be zoned E2 environmental. Keep 2508 as it is and not let it be over-run. Protect and preserve the natural bushland surrounding the area.

Do not reward these landowners for illegal degradation of the land over all these years! This proposal is a disgrace.

Don't cave into developers!

Don't want Helensburgh to turn into another Engadine, that why we moved to Helensburgh for its

small rural town qualities
E2 only please. No further development.
E2 zoning should be applied with existing use rights to dwellings, OR on the large lots such as the 5acre blocks fronting Lady Wakehurst Drive, E4 applied to the 1000m sq around each existing dwelling and the zoning split so that the remainder of each lot is E2. It is far too risky especially given fluctuating minimum lot sizes, for such precious bushland to be zoned E4.
Even though I do not live in this area I strongly believe in the protection of this land. The ocean, the National Park, the green corridor and the residents...human and otherwise. I one day soon hope to live in this most desirable area and the main thing that makes it such a special place to live is the surrounding natural beauty. Is nothing sacred anymore? Does every green pocket of land HAVE to be bulldozed and developed? Surely you should be helping to protect these areas and concentrate on upgrading existing residential areas or already cleared land? You will certainly have a fight on your hands if you continue with this proposal and not just from the directly affected residents.
For the future of this planet. Hands off our last green areas!!
Further development in this area is not acceptable as the only drainage is via Wilsons Creek and the Hacking River.
Green Corridors linking natural areas are key to preserving and restoring biodiversity. I sincerely hope that Council can see beyond the short term economic "benefit" and plan toward the longer term issues of Ecological Sustainability.
Has Wollongong council not made enough money out of development.
Have they gone mad!!!!Has Wollongong council not made enough money out of development.
Having grown up in the northern suburbs of Wollongong and taken my children who are now grown up to the above areas to show them the beautiful part of Australia where I grew up it would be ashamed for the developers to come in and destroy the surrounding areas of the Royal National Park
Having lived in the area for 40 years and followed all the argument and debate, I am convinced the majority of land purchases in environmental protected areas were speculative and we owe the future generations the protection of a greenbelt for the Sydney/Wollongong urban sprawl. The legislators of the original zonings agreed then and their careful analysis should not be ignored.
Helensburgh and Otford are great just as they are - leave the bush land alone
Helensburgh has infill enough to naturally grow without expanding its urban footprint and the potential for further damage to the Royal National Park. Do not weaken protection zonings!
How lucky are we that we can live and play in a place that is so close to nature, that is as aesthetically pleasing as it is biologically intriguing? I feel so lucky that I can escape the concrete jungle that is Sydney and within 1 hour be surrounded by pristine wilderness. Few major cities world-wide can boast this. Why would we want to change this? To appease a small but powerful minority who do not have the interests of the public nor the environment at heart? Why would a council want to make it easier for this small, self-interested minority to do this? Surely the answer cannot be money? Surely we value more than that? Please Wollongong Council keep this piece of beauty safe!

Hydrogeology: "Ground water does not always flow in the subsurface down-hill following the surface topography; ground water flows pressure gradients (flow from high pressure to low) often following fractures and conduits in circuitous paths (ie roundabout, not direct). Taking into account the interplay of the different facets of a multi-component system often requires knowledge in several diverse fields at both experimental and theoretical levels." CSG is inherently dangerous because it will affect aquifers by poisoning the water running into them and also prevent the movement of water to and from them because of loss of "pressure". More study on the subject is needed and a moratorium should be placed on it until the study is done by independent accredited experts not associated with the CSG Industry.

I agree with the Council's proposal to zone Environment Protection E2, and believe in the conservation of the remaining zoned bushland.

I agree with the points as outlined in this submission. I wish to add that the entire area is a proven high bushfire zone as shown by the 2001 Bushfire storm that swept through the majority of the area endangering life and destroying property. There should also be no significant impacts allowed to affect the Australian National Heritage Listed Area of the Royal National Park and Garawarra State Conservation Area. I reiterate that there should be NO industrial or business site allowed within the catchment area of the former 7d zone. I support Council in zoning the area known as Landpooling and Lady Carrington Estates South as E2 - Environmental Conservation. I wish to make clear there should be NO E3 in Stanwell Tops as this narrows the E2 - corridor for the wildlife that will travel through the proposed E3.

I also request Wollongong City Council to object to the NSW Government and Department of Planning the latest gas well submission that will place 150-200 wells within a proven high bushfire zone that will endanger lives in the event of an outbreak. In this request, is also notification, that the NSW Government and Wollongong Council has been warned of very possible liability and therefore would be subject to be sued by individuals affected by bushfires where wells have been placed and threatened or destroyed by any bushfire including drifting embers.

I am a former resident of Helensburgh, These areas are special and should be protected.

I am completely against council plans

I am completely opposed to Coal Seam Gas drilling in our area. It is proposed in some of Sydney's most pristine bushland and water catchment area, and I have seen enough evidence that proves it is not safe in Queensland, The Hunter Valley, The Tara Estate (to mention a few).

How can they guarantee it won't affect our water and our health, given Darkes Forest has some of the highest rainfall in NSW. The fracking method has the ability to poison our water, reroute water table paths and have catastrophic effects to fauna and flora. And as for the holding ponds that are used, these will definitely not stop any spill over, and will at the very least ruin protected vegetation if not leach down into our pristine waterways.

Further to this with the recent fires coming through some of our properties, it was brought to my attention that the fire went through a proposed Coal Seam Gas well site... we do not need any further fuel dangers to this area!

We need to stop short-term greed and really think about the future for everyone, including the many generations to come, as you can't drink gas, and you can't eat coal! The gas is not going anywhere so why not (at the very least) wait until the method is proven safe. It will be too late once the damage is done.

There really needs to be a royal commission as there are so many people opposed to Coal Seam Gas drilling, but our voices seem to be falling on deaf ears.

These are very scary times indeed!

I am sick of these jerks destroying my environment, I am going to go and destroy their yard myself if I don't get my way....

I believe all this land must not be developed. Quite aside from the fact that we don't have the infrastructure in this community this is also an essential bush corridor for wildlife.

I call upon the WCC to act decisively on the matter of confirming E2 environmental status to Helensburgh/Stanwell area for the following reasons.

In 1994 following a Commission of Enquiry, the Hacking River catchment of the Helensburgh, Otford and Stanwell Tops area was awarded a special new zoning of '7D' to give the buffer bushland and tributary waters to the Royal National Park the next highest conservation zoning to National Park 1A.

The 7D zoning remained in place, until 2006 NSW planning legislation changed the zoning codes and Wollongong Council launched a new Draft LEP (Local Environment Plan). The agreed 7D zoning equivalent was E2 (national park is E1). However, when Wollongong Council went into Administration in early 2008, the draft LEP and its high conservation zoning for the bushland of the Helensburgh region was withdrawn. When the next draft LEP 2009 for Helensburgh region was presented, 7D now equalled E3 - suddenly allowing land clearing and more development on conservation land.

Plans followed for a csg fired power station, gas bore holes and pipeline had been planned for the '2508' postcode region. All with the blessing and assistance of the NSW Dep Primary Industries and Dep of Planning. Worse still the Department of Primary Industries had pressured Wollongong City Council (whilst under the control of the state administrator) to downgrade the E2 land zonings, in particular water catchment land (SCA) to E3 to facilitate the infrastructure for coal seam gas exploration & extraction.

With almost no public consultation and investigation into the environmental impact, plans and against the wishes of WCC approvals were given using the powers granted under Part 3A of the planning Act to explore and eventually commercially extract coal seam gas from Helensburgh down the Illawarra escarpment. . Addition approvals in other jurisdictions extend the reach of CSG mining west across the Warragamba catchment: These areas combined supply over 90 % Sydney's drinking water and have been considered so vital they have be protected areas for over a century and are currently under the stewardship of the Sydney Water Catchment Authority - who also oppose CSG production mining in these areas.

The community now faces the massive above ground environmental impact, water contamination and health risks associated with production coals seam gas mining that will see 150+ production well pads in and around the Helensburgh and Darkes Forest area alone: And lets not pretend it won't happen as:

1. The gassy-ness of the seams is well known, so all the exploration does is to identify the best locations for extraction and validate the commercial value of the deposits

2. I cannot find any examples of exploration licenses being rejected when applications for production use are submitted -

We are therefore dealing with the preparation for production n CSG mining , which will be layered upon large scale increases in long wall coal extraction already under way at Bulli and Helensburgh (the substation feeding the Metropolitan mine has just had its capacity more than doubled in preparation for this).

Therefore, to ensure that coal seam gas exploration and extraction is inhibited on our Illawarra escarpment , bushland buffering the Royal National Park and drinking water catchment lands, the E2 zoning must replace the former '7D' zoned lands and not be downgraded to E3, lower or

<p>industrial.</p> <p>The WCC has an absolute responsibility to ensure this happens in accordance with its former plans.</p> <p>However, it should go further, and lobby the State government to have all Petroleum Explorations Licenses in and around these areas and the adjoining water catchment areas rescinded without compensation. This can be on the basis of them being required for public use, as provided for in Section 22 of the NSW Petroleum Act.</p>
<p>I encourage Wollongong City Council to reject any rezoning of lands in the Helensburgh and Otford areas as has been proposed for development. These lands are an important linkage between the Royal National Park, the Illawarra coast and the escarpment conservation areas. The iconic nature and continuity of this green corridor must be maintained for future generations. Only Eco wise development should be allowed in these areas.</p>
<p>I feel the bush land around the 2508 area needs to remain zoned as 7d or e2 to ensure that not only the wildlife but also the water supply to the National Park is maintained for future generation to enjoy what we currently have.</p>
<p>I grew up in the Sutherland Shire, and still have family and friends there and further south, and I visit the area frequently. It is essential to protect the remaining green corridors with the utmost priority. This is a beautiful and significant area of Sydney, important for wildlife, tourism, water catchment, and biodiversity.</p>
<p>I have lived in Helensburgh for 79 years and feel it is my duty as a grandparent to protect this great town we all live in!</p>
<p>I have lived in Otford for about 25 year and have seen the degradation of The Hacking River from land clearing and development even though it has been limited. It is a very sensitive area and needs to be protected for our children and their children. I want to see the remaining 24 precincts zoned E2</p>
<p>I have lived in Stanwell park and the surrounding area all of my life because it is a beautiful part of the world . Over the years I have watched development take over the bush land and slowly take away the rural feel it had when I was a child. Enough is enough. Not everything is about money!</p>
<p>I HAVE LIVED IN THE AREA ALL MY LIFE AND I DO NOT KNOW WHY WE HAVE TO KEEP TELLING THE COUNCIL &amp; THE NSW GOVERNMENT THAT WE REJECT ANY MAJOR CHANGES TO THE TOWN'S ZONING WE ALREADY HAVE FOUGHT FOR. I HAVE NO SYMPATHY FOR THE PEOPLE WHO BOUGHT LAND AS A GAMBLE KNOWING THAT THE LAND WAS NOT ZONED FOR RESIDENTIAL DEVELOPMENT. SOME OF MY FELLOW WORKERS IN THE HELENSBURGH COLLIERY BROUGHT THIS CHEAP LAND HOPING FOR A WINDFALL. THE TOWNS NARROW ROADS &amp; DRAINAGE GOING INTO THE PORT HACKING SHOULD BE ENOUGH TO STOP THE TOWN FROM GETTING ANY BIGGER. WE NEED TO CONSOLIDATED THE DEVEOPMENT TO WITHIN OUR EXISTING TOWN BOUNDARIES. THE BUSHFIRE IS A MAJOR CONCERN FOR THE TOWN - WITH A NUMBER OF HOUSE BURNING DOWN LAST TIME AND THE LIMITED ROAD ACCESS FOR EVACUATIONS</p>
<p>I have visited those beautiful areas around Helensburgh, and believe they should be zoned E2 as originally proposed and exhibited by Wollongong City Council, to better protect the Royal National Park and for the enjoyment of future generations.</p>
<p>I like Helensburgh just the way it is, surrounded by trees and with little development</p>
<p>I live in Otford and have done for 9 years it's a beautiful place and I love the bush and don't want to see it change by greedy developers I want to see the 24 precincts zoned E2. We need to protect the catchment of the Hacking River for our future generations and conservation reasons</p>



I live on '7D' land and do not want to see this beautiful region developed further. The wildlife, bushland and waterways are too important to risk
I lived in Otford for many years and value most of all it's position as a wildlife corridor. Developers only care about money, not the biosphere.
I moved away from suburbia. I don't want it here!
I often travel through Otford and Helensburgh by train and car, and hate to think this magnificent bushland will be lost by developmental expansion. The railway line, with its deer-proof fence, which isn't deer-proof when you see wallabies and kangaroos feeding by the side of the rail track, Otford Road and Lawrence Hargrave Drive all cut across this area, causing problems between vehicles, residents and wildlife. This bushland should be an extension of the RNP when there are bushfires, and the fauna needs to head south, or vice versa with fires from the south.
I own 7d land & moved to Helensburgh 13 years ago BECAUSE it had always been protected ,through zoning , from being destroyed & over developed. Many of the people I have met ,have moved to the area for the same reason. BECAUSE we have CHOSEN to live here I don't believe people who speculated & paid very little in comparison ,to what we have paid for our land, should be allowed to benefit monetarily through their actions. While not only does the environment suffer by the disregarding of the protective zoning, we suffer , as the reason we moved here has been taken away, & the value of our land devalued.
I own 7D land and do not want this region developed any further. The surrounding bushland must be protected from further clearing and development in order to preserve the green habitat corridor, fresh air and the Hacking River catchment
I previously submitted a written submission on this matter. I fully support the comments above.
I share the community's concern to properly manage our city environment and our Royal NP
I spend a lot of my time living in Otford and understand and appreciate how important the bushland and river are to the longevity of the Royal National Park and tourism. It would be a tragedy to lose it to further development
I STRONGLY OBJECT TO THE DEVELOPMENT OF THE BUSHLAND SURROUNDING THE ROYAL NATIONAL PARK -. FOR THE SAKE OF OUR WILDLIFE THIS SIMPLY CANNOT CHANGE - OUR WILDLIFE HAVE A RIGHT TO THEIR ENVIRONMENT AND BECAUSE THEY ARE UNABLE TO SPEAK UP OR HAVE MONEY THEIR RIGHT IS ALWAYS EXPLOITED!
I strongly oppose any rezoning in the '2508' area that would permit further development. These areas need to be conserved for our future.
I submitted a previous written submission about this matter. I fully support the comments above.
I totally agree with all the comments above , particularly in the regards to massive bushfires . the green corridor needs to be protected for animals escaping massive bushfires as well as humans
I totally support the conservation of this land as an important environmental and wildlife corridor. How much land to we need to develop before it's too late???
I urge Council to protect the natural environment in the catchment area of the Hacking River and in areas adjacent to the Royal National Park. This river and national park are special and important natural assets not just for the local area but for the Sutherland Shire, the greater Sydney area and indeed for Australia - the Royal being our oldest and one of our most significant national parks.
I urge you to consider the importance of protecting all of these areas.

I wish to support the WCC in the steps towards conserving the bush areas around my home and the surrounding areas. I moved from Western Australia to live in this pristine environment - where the sea meets the most beautiful mix of rainforest and bushland I have seen - complete with animals I normally only see on the back of coins or notes or in the zoo i.e. echidnas, lyre birds, bower birds, water dragons, black cockatoos and not forgetting the deer.

I would like it noted that I would like to keep the area around the Royal National Park to be Zoned Environment Protection E2

I would like to declare my strong objection to any degradation of the current level of protection afforded to the natural amenities of our communities in 2508. The world is increasingly recognizing the importance of protecting biodiversity and water catchments and creeks within our bush lands. We have a direct responsibility for protecting the wildlife of one of the world's oldest national parks and it is now strongly recognised that this means protecting their capacity to move between very large areas of protected bushlands. We can NOT rely on national parks alone - adjacent areas are of crucial significance. I urge Council to protect our area with E2, not E3 rezoning. Thank you very much.

I would like to see the bushland around the National Park stay the way it is

If this bushland is not protected it will be lost forever. We moved to this area so our children could experience the natural beauty of the area and enjoy the diverse wildlife. Please ensure this area is zone E2 to ensure this and future generations can enjoy what the area has to offer. Allowing the area to become another urban sprawl will undermine the tourism and overburden already stretched infrastructure.

In the present time, it is an ecological crime to further develop native and virgin bushland. as population increases, resources diminish. the major parts of Australia have been already cultivated or developed for urbanism. Sydney's jewel is the green belt of bushland, state and national parks around the city, which makes it unique for quality of life and attraction of internationally high level migrants to technically, scientifically and economically further develop our country for competitiveness in the world. speculation and money-making are counter-productive and destroy all our assets. rather than developing native bushland, council and government must concentrate on how to make use out of the already developed or cultivated land. around Helensburgh, there are a number of cultivated grasslands, used for the elevation of horses, which may be used instead of bushland. Government and council should also oppose the common practice that real estate is spread laterally and solicitate multi-story housing. there are countries like in Europe, who nowadays construct appealing multi-story communities, with green space in-between. nothing worse than flat house against flat house, with 3m in-between, no trees, no green - as practiced in Helensburgh or Shell Harbour. This is not sustainable regarding land-use, energy consumption and natural resources. The area will overheat in summer due to missing cooling by the forest and due to necessary air conditioning of the real-estate, heat which is dumped into the local environment changing the micro-climate for the suburb as well as for the national park. the excess heat will raise the risk of bushfire in the surroundings, which will then have to be managed again, which is in contradiction with the national park and conservation areas. Results of forest removal and land devastation can be studied in the ancient countries, such as around the Mediterranean sea. The present rezoning has been oposed in order to satisfy land speculators who have invested minor sums into the land, one generation ago. this is the rule of the game, others loose their money at the trade market. I am more than happy to buy one or two block of lands for the money they have paid, and protect it for conservation. we must stop drawing on our all resources for the benefit of a few speculators and real-estate agents. There are a number of other reasons discussed for not rezoning, including wildlife, water quality and so on. last not least, we must not point to south-American countries blaming them for rain-forest removal while we cut this unique, species-rich, virgin bushland at our doorstep, with direct effects to the Royal National Park and the Illawarra escarpment. Therefore I oppose strongly to the rezoning and development plan and propose to incorporate any bushland into the Royal National Park.

<p>Increased development in the Lady Carrington South area will have a detrimental effect on the Hacking river and the wildlife that reside in the surrounding bush. The sandy soil and rocky terrain will allow all of the pollutant that development brings such as garden fertilizers, animal faeces, detergent, pesticides will flow directly into the creek that feeds the Hacking River. Cats and Dogs will decimate the wildlife that is left. The recent influx of cats by new residents in Floyd place has led to the killing of birds and a possum. The impact will be magnified 50 times if all of these new houses are built. And where will I park when I get to the railway station at 7.30 each morning. there is barely a park left down there now. Also how many people can be evacuated on only one exit out of town. the last evacuation was bad enough and Helensburgh has already doubled in size since 2001. This area should be E2 to protect the national park and its surrounds for everyone. The Helensburgh Land Pooling group have turned into a group of relentless vigilantes and they should be stopped.</p> <p>Tess Finch</p>
<p>It is absolutely imperative that no further development should be allowed in these 24 precincts which form such an important buffer zone for both Sydney and Wollongong. I am 80 years old and I want to ensure that my great grandchildren can have the same healthy environment I have enjoyed all my life. Please work hard to protect this important buffer zone.</p>
<p>It is critical that the bushland of Helensburgh, Otford and Stanwell Tops are protected from development. The wildlife corridor is essential to the future of the Royal National Park. I've also witnessed how difficult it is for the existing population to evacuate during bushfire, why risk more lives by increasing the population in such an area?</p>
<p>It is essential that the headwaters of the Hacking River be protected.</p>
<p>It is essential to retain and conserve the remaining '7D'-zoned bushland, for the protection of the Hacking River. Once water has been contaminated, it is virtually impossible - not to mention absurdly costly - to decontaminate it. Therefore holding onto the protection already in place is the best answer.</p>
<p>It is imperative that this corridor of land be preserved for future generations and habitat for our wonderful native species</p>
<p>It is important to preserve our unique nature and wildlife for future generations and plan any future developments with intelligence and good management.</p>
<p>It is most important that development in this area be contained and not expanded. All Blocks should be zoned E2.</p>
<p>It is vital that we protect this green corridor for future generations.</p>
<p>It's time for conservation objectives in this area to take precedence over development objectives in this area - what needs to be protected is too precious. Thanks for your time in reading my submission.</p>
<p>I've lived in this area for many years and do not want to see developers destroying the bushland any further</p>
<p>Just think of how many Native animals and birds would have their lives taken from them and some to even become extinct with your plans THINK AGAIN</p>
<p>Keep it as a country town</p>
<p>Keep it green - say NO to the developers!</p>

Keep Otford North precinct zoned E2 to ensure the Royal NP and the Hacking River remain strategic and critical habitats corridors for many vulnerable and endangered species.
Keep our corridor GRENN - NO to development.
Keep our native animals and bushland safe!
keep the Helensburgh bush area just the way it is
leave the bush alone please it is a natural wonder that should be protected and not exploited
Let's not ruin this beautiful environment. We the people of Helensburgh & Otford have already seen enough land here slowly turn semi-industrial on the fringes of Helensburgh without appropriate approval. I have lived here in Helensburgh 3 years and other fringe land has somehow slowly transformed from thick bushland to cleared land...For example, the entrance to our great town is disgraceful, with semi industrial storage facilities located on both sides of Parkes St at the very entrance - these were not there 10 years ago! The township cannot be ruined for the personal benefit of 7d landowners most of which do not even reside locally. Let community common sense prevail over the selfish profiteering of a very few. Thank You.
Look after this beautiful place for now and for the future, for the plants and animals - some of which are rare. And for the people too - not only the local residents but tourists from Australia and other parts of the world.
Measures must also be taken to protect this amazing environment from pollution sources in the upper Herberts Creek catchment ie businesses operation in the Walker St area
Mine is not a high falutin letter quoting administrative research and directives. I'm not going to duplicate ad-nauseum passages from EIS's and Council meetings. I want to tell an anecdotal tale from my perspective of what I've noted over the years regarding land-clearing and development in Otford. We moved in to an established house and garden in Otford seventeen years ago. Many blocks around us were still bush havens for wildlife. Through our land swamp-wallabies hopped, lyrebirds chicked, green tree-frogs jumped, rufous fan-tails nested, bandicoots dug, pardelotes swooped, red-bellied blacks curled and silver-eyes flitted. All native and endemic. All numerous in number. None of the above-listed animal life - marsupial, frog, reptile - exist or pass through our land any more - none!! We are responsibly aware of our footprint and do not own a dog or a cat. Though too many times to count we have picked up & buried the ripped-apart carcasses of possums, birds and dog-ravaged wallabies. All dead endemic natives. All dead on our one block of land. All not here now! I'm not an official ornithologist, just a keen observer. As blocks of land around us in Otford are clear-felled with houses built, I have noted a drop-off in bird-life (especially small birds) of epic proportions. This is an abridged list of endemic nesting birds I have witnessed disappear due to habitat-loss from land development in our small area in Otford..... Rufous Fantail Grey Fantail Eastern Whipbird Splendid Fairy-wren Variegated fairy-wren Gerygone Yellow Thornbill Little Wattlebird Noisy Friarbird Lewins Honeyeater Eastern Spinebill Spotted pardelote Silvereye Satin Bowerbird Green Catbird Magpie-Lark Masked woodswallow Black-faced Cuckoo-shrike Superb Lyrebird Tawny Frogmouth Channel-billed Cuckoo Crimson Rosella King Parrot Rainbow Lorikeet Yellow-tailed Black Cockatoo Gang-Gang Cockatoo Wonga Pigeon Common Bronzewing Brown Cuckoo-Dove White-headed pigeon Top-knot Pigeon Banded Lap-wing Maned Wood Duck Chestnut Teal Pacific black duck Little Cormorant Sea-eagle I have noted the decline and loss of these all in just the last seventeen years!!! What will future generations have if this species- decline is allowed to continue? I believe consenting to allow further development in Otford and its environs will hasten faunal demise. It's more than just habitat-loss when a block of land is cleared - it's also the disturbance of the whole micro ecosystem. We bushwalk through the areas earmarked for development and note happily that they are providing shelter and refuge for the native birds and animals. The wildlife corridors that exist, leading to and, through the Otford Valley are essential. They need to be kept open and untainted. Allowing more development approval in Otford and its environs will mean endemic extinction for these birds and animals. I trust you come to the right decision regarding these planning changes - one your conscience thinks will best benefit the wildlife

of the Northern Illawarra
No more development outside the Helensburgh CBD
No more development till council fixes what we have now, how many times do we have to investigate and for the community to reject these proposals before council gets the message?
No more development till council fixes what we have now, how many times do we have to investigate and for the community to reject these proposals before council gets the message?
Not only do i work at Otford Farm, Lloyd Place, Otford, but i also keep my horse on this property and at the crazy t on walker street Helensburgh. Rezoning would inconvenience and disappoint me and my entire family as well as countless friends (not to mention all the horses and also wildlife that co-exist in these areas!!!!!!
On Bushfire Risk alone this should not be considered.
Once you start to fragment an area you start to destroy its environmental qualities. It turns out to be another death by a thousand cuts.
Otford and Helensburgh are too important and beautiful to allow further development
our environment and natural area is too important to destroy
Our environment is precious, irreplaceable and should be preserved for the long term, not just for people, but for all the plants and animals needing it for their survival. Please stop the development of our wonderful land and give it the highest possible protection of E2.
Our native bushland needs to be protected not eroded. We have already lost too much in the past. I urge you to increase bushland protection within your council area.
Over very few decades we have already significantly damaged and traduced the rich environmental heritage for which we are now the custodians. As a community we must plan for the long term sustainability of this important area of biodiversity. It is important that we should not further allow our collective commons to be further diminished by short term advantage. We hold these lands in trust not just for immediate residents but for our wider community, now and into the future. Please act wisely and for the common good and protect the future legacy of all. Thank you.
Please conserve the remaining 7D zoned bushland with existing use rights. This green corridor must not be developed.
Please consider protecting what we have in the Illawarra and spend money on new and innovative ways to produce energy. We have too much to lose. Wollongong Council should be making a name for itself as an environmentally protective council and lead the way rather than follow the coal companies lead.
Please consider protecting what we have in the Illawarra and spend money on new and innovative ways to produce energy. We have too much to lose. Wollongong Council should be making a name for itself as an environmentally protective council and lead the way rather than follow the coal companies lead.
Please consider the environment! It is invaluable and we will never get it back once it is gone.

Please continue to protect our local environment
Please do not destroy anymore of our beautiful national parks.
Please do not succumb to the pressure of developers and a short term monetary benefit. We must ensure we zone land to maintain and if possible improve our ability to protect biodiversity and water quality.
Please don't allow more development. It's against the interests of residents, tourists, hang gliders, and wildlife.
Please don't allow speculative commercial interests to ruin the pristine wildlife corridors and bushland.
Please don't let anybody develop in these areas. They're precious. Don't reward speculators.
please don't wreck our national park, its not yours it belongs to all of us, and any attempt to just mess around it or the headwaters could be catastrophic. HANDS OFF
Please have a little humility instead of greed.
Please how many times do we have to ask the Council, to consider this environment it needs to be protected - Living on the Hacking is beautiful - but I have noticed a lot of damaged to the river in the last 20 years. This corridor is so necessary for the wildlife and just for peoples enjoyment. Why do you think so many people visit Wollongong everyday year after year!
Please how many times do we have to ask the Council, to consider this environment it needs to be protected - Living on the Hacking is beautiful - but I have noticed a lot of damaged to the river in the last 20 years. This corridor is so necessary for the wildlife and just for peoples enjoyment. Why do you think so many people visit Wollongong everyday year after year!
Please keep existing zoning conditions
Please keep our green corridor intact for future generations
please keep the E2 zoning
please keep the E2 zoning in Otford and Helensburgh
please keep the E2 zoning throughout 2508
please keep the Helensburgh and Otford area zoned E2
Please keep these areas with the protection afforded by the 7D zoning to protect the catchment of the Hacking River, and the Royal National Park and Port Hacking. These areas zoned non-urban and for conservation should not be developed. They are to be preserved for future generations.
Please keep these areas with the protection afforded by the 7D zoning to protect the catchment of the Hacking River, and the Royal National Park and Port Hacking. These areas zoned non-urban and for conservation should not be developed. They are to be preserved for future generations.
Please leave our green corridor alone.



Please leave the land in question under conservation zoning to protect it from any damage that may be allowed under any proposed changes of classification.
Please leave this area alone so our children and their children can experience its beauty and uniqueness. Thank you. Think for the future not your pockets!
Please make the right decision to preserve these dwindling yet important areas.
please preserve the bushland of this area - No more development outside the Helensburgh cbd
Please protect our beautiful environment from further development
Please protect our last remaining wild places.
please protect our Royal National Park from the impact of more housing and industry
Please protect the 23 districts of bushland. They are an asset for future generations. Best Jacqui Baker
Please protect this beautiful environment. I own 7D land here and would financially benefit from allowing development but I prefer to think of the environment rather than my own gain. Please choose community and environment over self-interest.
please protect this beautiful region
Please protect this precious green corridor and do not allow development in an inappropriate place destroy an environment and so damage a valuable water catchment with all the ramifications that will lead to for all life in this area. I also worry about increased bushfire and risks to people's lives if such development were to go ahead in these narrow valleys.
please protect this region from further development
Please protect this very vital corridor to our wonderful National Park.
Please put an end to this rezoning debacle and have these zoned E2 for the next 100 yrs at least
PLEASE SAVE THE ROYAL NATIONAL PARK AND THE GREEN CORRIDORS OF SOUTHERN SYDNEY! Zones of connectivity are vital for sustainable biodiversity. They are worth far more than the short-term profits for developers up for grabs here. Responsible planning requires thinking about the impacts of today's actions on the future generations from now. This is a very significant location for many generations of stakeholders, please don't concrete over our precious green corridors!
Please save this beautiful wildlife habitat corridor
please stop further destruction of wildlife corridor
Please stop the madness and greed. Protect our precious environment and water for future generations.
Please think of our future generations instead of making money for today!

Please think of our future generations instead of making money for today!
Protect our future
Protect our green corridor for our childrens future
Protect our National Parks, threatened native animals, fresh air, & current & future population and conserve the remaining bushland precincts and zone them E2.
Protect our National Parks, threatened native animals, fresh air, & current & future population and conserve the remaining bushland precincts and zone them E2.
Protect the Hacking River and the wildlife corridor. All 24 precincts should be zoned E2
Protect the Royal National Park!
Protect this vital corridor
Protecting this area from development is not only a moral obligation but in the self-interest of us all.
Protecting this area from development is not only a moral obligation but in the self-interest of us all.
Re-zoning for development of these areas in the northern Illawarra is irresponsible and undesirable. Ecologically the area is sensitive, and the congestion that would be caused by urban development would be dangerous in the very likely scenario of any bushfire.
REZONING FOR DEVELOPMENT WILL EFFECT LOCAL BUSINESSES, LOCAL WILDLIFE, TOURISM, AGISTMENT AREAS FOR HORSES, THE ECO SYSTEM, IT WILL CONTRIBUTW TO HIGHER POLUTION AND NOICE POLLUTION LEVELS. IT WILL DESTROY LIVES!!!!
Save our beautiful conservation land
Save our beautiful forest and animals
Save the bush land around Helensburgh from developers
Save the bush land for future generations
stop further development outside the CBD
Stop listening to developers and save the buffer to the Royal National Park
Stop stealing the bushland, leave it alone and tell your corrupt mates to go away.
Sydney needs as much fresh air, nature as possible! It's more important we protect what it left than to keep diminishing it!!
Thank you for providing the opportunity to support the proposal for E2 zoning on these 24 precincts. It is a relief to see that Wollongong council may be able to leave a lasting positive legacy.
THANK YOU FOR SAVING THIS AREA
Thank you for providing the opportunity to support the proposal for E2 zoning on these 24 precincts.

It is a relief to see that Wollongong council may be able to leave a lasting positive legacy.
The 23 precincts currently zoned '7D' (bushland) should be zoned E2 environmental to protect their environmental value for future generations and for the sake of local plants and animals.
the 2508 region must be protected from greedy developers and saved for the enjoyment of future generations and our native wildlife
The 7d land is an important wildlife corridor joining the first national park in Australia to the Woronora Plateau. Campaigns to protect it date back to the 1930's. The 23 precincts must be zoned E2 for environmental protection, not carved up for urban sprawl.
The areas effected are of significant environmental and natural state recreation areas. It would be an unrecoverable loss if these areas were polluted or developed for other purposes
The biodiversity of the fauna in the Royal National Park depends on the maintenance of a corridor to the South
The coast and its hinterland between Port Hacking and Lake Illawarra are the greatest natural asset Wollongong possesses. This precious environment must be given the highest possible level of legal and zoning protection.
The coastal eco system on the south coast is already under a lot of pressure. The question is not should we develop these areas but ,"Can we afford not to protect these area." Developments in these areas may make a lot of money for developers but we often fail to look after the interests of the residents. We put them at grave risks from bush fires.
<p>The E2 zoning of the 24 precincts of the conservation lands of Helensburgh, Otford and Stanwell Park is vital for the maintenance of a healthy environment not only in Wollongong Council's area but also in the Royal National Park and in Port Hacking. As the Sydney area has increased in population it has become even more important to retain these 24 precincts as a buffer against pollution. These 24 precincts provide and support an environment which improves the quality of life for thousands of people living in the Illawarra and Sydney regions. If greedy developers are allowed to turn this area into an extension of suburbia, the value of this area as a tourist attraction will be severely diminished. The few will profit at the expense of the many.</p> <p>It has become clear that the support of biodiversity not only benefits wildlife but also humans and so the E2 zoning of these 24 precincts so that flora and fauna are preserved, has numerous advantages that should not be overlooked.</p>
The former 7D lands should have the highest protection to stop further development and land degradation
<p>The head waters of the Hacking River should be preserved so as to maintain and improve the quality of water in the Hacking River as it flows through the world's first National Park. To develop further the land in the headwaters would be to damage this great jewel in Australia's environmental crown.</p> <p>Secondly, the link between the National Park and the escarpment must be maintained as a wildlife corridor, and no further development should be allowed that damages this vital wildlife habitat.</p> <p>Council should demand that the State Government buy up existing private land from those willing to sell at no more than the land value for the zoning it was purchased at.</p>
The history of increased environmental protection for this small catchment (Hacking) since 1950 is

being wound back with the proposals to rezone some areas away from Environment protection. To continue the protection decisions of the past 60 years, E2 should be adopted with existing use right allowed.
The integrity of the Royal National Park cannot be maintained without E2 protection here.
The land must be zoned E2! This is a vital wildlife corridor. Think about your grandkids. Do you want a concrete Wollongong to hand down to them? Sandon point is quite enough.
The maintenance of the wildlife corridor between the Royal NP and the Escarpment is crucial. Animals will not be able to readily move through developments with their lack of cover , cars, dogs and cats. Developers raze good bush to fit as many houses as they can in as they have done in recent years in Walker St Helensburgh. The patches of bush between become degraded and less useful for habitat. The council spends money to try and "maintain" them. Another lot of animals become locally extinct and genetic diversity suffers.E2 is barely enough as the council has not been able to protect the escarpment here from residential development by con men and their "training facilities". LEAVE THE GOOD BIT GOOD and it will look after itself . Think of the future. Think of the carbon dioxide. CONSOLIDATE!
The National Park is an important piece of bushland in Sydney. Its existence is imperative and should not be threatened by council plans.
the national park is too valuable too beautiful to be taken away for just houses and it belongs to all, animals included, think WHAT it would look like, we don't have enough parks and wilderness areas close enough visit as it is.
The need to protect the Port Hacking River catchment is paramount, as is the need to maintain a green corridor through this tract of land
The preservation of the remaining bushland at the headwaters of the Hacking River, free from urban development is very important to the Royal National Park and local wildlife. The precincts must therefore and finally be zoned E2.
The protection of the integrity of the last natural habitats of the Illawarra shores is vital for native fauna and well-being of people as the NSW coast from Sydney to Eden has been seriously encroached by development in the last decade. NSW has so much to offer than the Gold Coast and this is why people are keen in visiting it! Don't lose the last wilderness that makes the soul of this coast.
The recent fire on Maddens Plains shows how vulnerable that area is. Imagine if there had been working Coal Seam Gas production bores, with a howling southerly wind driving a fire across bores and pipelines. This is wetland protecting the Catchment. The other areas are similarly sensitive patches of vegetation and habitat, and homes for endangered species. Please act to protect these areas from development. Maintain them as habitats and wildlife corridors.
the remaining 24 precincts must be zoned E3 to protect the Hacking River and Royal Nation Park for our future generations
The residents and users of this part of the coast and surrounds reject this proposal and will contest any attempt to rezone this area . Wollongong council will have another secession debate on its hands if it considers this avenue.

The Royal National Park is Australia's oldest and the world's second National Park it is of national significance. Protection of the intrinsic values like biodiversity, landscape cultural values are essential. To ensure these values are maintained protection of all adjoining bushland is paramount as they provide significant refuge and wildlife corridors. The USA experience demonstrates the impact upon community, landscape integrity, water quality when Coal Seam Gas extraction is allowed to operate transforming a locality into an industrial landscape.

Please Save The Royal From Urban Spoil!  
 The USA experience has equated Coal Seam Gas = Rape Ruin & Run  
 Ensure the E1 or E2 zoning is gazetted for all bushland areas! Do not facilitate Coal Seam Gas by downgrading any areas to E3.  
 Don't let our essential green corridors be subject to Coal Seam Gas extraction or urban expansion.

The Royal National Park should not be threatened in any way!

The Royal National Park Was I believe the first National Park in England. Our forebears had the foresight to realise that cities need lungs and places for recreation, as well as habitat conservation for birds and animals. We have plenty of land that can be used to put bricks and mortar and concrete pathways and roads and buses and people on it. Don't nibble at the National Park!

the total area should remain TD or go to E1 as is the only buffer between Sydney and Wollongong and the people who want change are motivated by greed and not common sense.

The whole attraction to living and visiting Helensburgh, Otford and the surrounding areas is being nestled in the national park and being surrounded by beautiful flora and fauna. You 'being the council' are only in it for the \$\$\$\$. Wiser up and realise you will only be destroying the very reason in which people come to visit and live. Don't destroy what we have in the most beautiful part of Australia. Once change such a big thing like rezoning it will never be the same and will end up costing.

The zoning was put in place for many good reasons - preserving a vital wildlife corridor for conservation of native fauna; protection of the Port Hacking; bushfire risk. Much development has taken place in this area in last 10 years - it is enough. We all moved to this area because we consider the environment and its protection to be critical to our future.

There are few areas in the vicinity of Sydney that are as precious as the Royal National Park and the 7D zones around it. They must be preserved at all cost.

There is already some much work that needs to be done by council to stop sediment and pollution from entering the existing waterways around Helensburgh and Otford without placing more stress with extra development. Fix the problems that exist now!

There is enough development already in the cities of Sydney and Wollongong. Keep the development in the cities and leave the green buffer between them intact.

There is no question that this land needs to be protected. We don't need more concrete!!!

These 23 bushland precincts are part of an essential green corridor and the Hacking River catchment, and should not be compromised by changing zonings away from E2 to enable any additional development. As well as being part of a green corridor, the vegetation in the 23 bushland precincts being proposed for rezoning is also a useful carbon sink that would inevitably be degraded by permitting additional development not currently allowed. Please zone these 23 precincts as E2.

These green areas are vital for the populations of endemic species. To live in an area with no green corridors, or green spaces would fill most of the locals with sadness.

These lands are vital for habitat purposes and not suitable for development. They need to be protected for future generations to come.
These lands should be afforded the highest level of environment protect.
Think the area is developed enough already
This amazing piece of conservation land was given to the people. It should remain the people's.
This area is vitally important to act as a buffer between the coal mine & the township. Coaldust is an issue on windy days and the coal stock pile is vast. The nearby residences and schools must be protected from the coal dust by this bush-belt precinct.
This area should be protected by E2 zoning. Cleared areas should be restored at the owners expense.
This area should be zoned E2 and certainly not 7D. The Land and environment court got it right in 2006.
This area should never have been opened to speculators. There was plenty of land available with building rights at the time. I am one who purchased in Helensburgh in 1986. Land pooling land was clearly identified as not having building rights however it was cheap. The council should not have to compensate speculators for poor investments.
This battle to preserve our landscape, waterways, wildlife corridor and our chosen lifestyle was fought and won 20 years ago. Why are we re-living this drama again? Is it for the mighty dollar once again - when the dollar becomes God, communities crumble, and when communities crumble, society crumbles. This area needs to be protected and Zoned E2
This green corridor is vital to the health of the Hacking River catchment and the Royal National Park, and protecting often scarce water supplies in Australia should be sacrosanct. I support sustainable development; and that requires protecting sensitive and essential bushland and water catchments for communities and developing medium density hubs rather than urban sprawl.
This has to stay a green corridor. The people who came before showed true wisdom by conserving this area. Please show the same fore-thought for our future generations.
This is a great area - we love it just as it is
This is a repeat of a too frequent process. The decision has been made before not to advance development of this kind. I am against further expansion.
This is a special place of great beauty that should be shared with the wildlife.
This is a unique area that borders the RNP, the Port Hacking River and the ocean. Please protect it.
This is a very important are of bushland to be maintained as it is close to the coalmine and needs to act as a buffer to prevent coal dust reaching residential areas. The ridge really needs to be replanted and returned to its former dens bushland origins.
This is a wildlife corridor and bush buffer between Sydney and Wollongong and is a major tourist drawcard as well as ensuring the ongoing care of native species



This is coming from a conservationist. Do the right thing!
This is our natural heritage and must be protected at any cost. The interests of speculators does not enter the equation
This land is VERY important to be zoned E2. This area must act as an important buffer between the coalmine and the residential areas. Coal dust is a hazard in Helensburgh and it needs to be controlled.
This open space is of vital importance to our wellbeing and to the wellbeing of native fauna and flora. It would be a crime to make inroads into it.
This would be a tragedy for the local area - the reason why people visit this area is for the natural beauty, it must be preserved.
To develop these areas that protect native plants and wildlife (with the level of understanding we have these days of eco systems and their importance) is nothing short of obscene vandalism to line a few developers pockets. Also how many times do the residents need to scream out that in an event of bushfire, larger populations would not be able to be evacuated. Particularly when developers no longer have to contribute to improving infrastructure. Stop this madness and stop bringing these issues to the table constantly! It has that stink of corruption around it, Especially when people with the guts to stand up and say NO are so blatantly and publically bullied.
Under no circumstances must this land 7D Helensburgh, Otford, Stanwell Park be rezoned for development. This vital land acts as a buffer zone to protect the catchment and other reasons outlined above.
We are especially concerned about the impact of coal seam gas exploration and extraction on the water supply in this unique environment, which directly affects the health of all residents and local flora and fauna.
We are losing so much habitat due to the urban sprawl and each time that happens we lose our native life. The impact on our native is huge and people fail to realise that the native live have territories, to move into another territory means dead. We can always replace a tree but can't replace an animal.
We cannot move the National Parks nor the ocean so must protect the vital link in between. Nor can we risk further lives to bushfire by trying to evacuate yet more people through the few narrow valleys, as evident in the massive wildfires of 2002.
We have a unique and beautiful environment that belongs to all of Sydney and the Illawarra, not the developers who wish to degrade, concrete & run. This precious remaining bushland precincts must be zoned E2
We must continue to protect these significant eco-systems and put a stop to the short term speculative sprawl of urban development PARTICULARLY when urban consolidation is far more important to perceived short term affordable accommodation outcomes. Don't trash this significant area, you can't get it back.
We must practise responsible stewardship and protect the biodiversity and natural resources of the beautiful land we have been given. The developer money that buys this land will eventually disappear, but the destruction of this bushland will last forever. Help citizens conserve this very important area by denying re-zoning of 7D land. Thank you.
We need to protect our beautiful bushland and native animals, not crowd it with bricks, cars and people.

We sincerely hope this unique area will be protected from overdevelopment so our native flora and fauna will be safe.

wish to object to the planning proposal 7D land rezoning as it will affect; all the people and their homes in the area, have a detrimental affect on our health, the peace and quiet of the people who live in the area which is one of the reasons people choose to live in Helensburgh. It will also affect our water supply, our landscape and wildlife it will also lower the property values in the area.

With the freeway cutting the Royal off from Heathcote National Park there is only one way our wildlife can move into and out of the bush. If the bush around Helensburgh is developed there will be no way of allowing diversity in the Royal. Furthermore the people who move in would further destroy the local bush and introduce more pest species into the area, namely cats and dogs.

You've had the sense not to do this for 25 years at least. Why stuff things up now? Forget the rezoning. Speculators should not be rewarded. Add the land to the National park Now.

Zone it right and protect our future.

## HELENSBURGH LAND POOLING GROUP SUBMISSIONS

Submissions	Count
<p><b>ITEM 13 - Land Pooling – Environment Conservation Zoning is not substantiated</b></p> <p>Helensburgh Land Pooling land does not meet the criteria for an E2 zoning and should be zoned R2.</p> <p>Council has failed to provide any evidence to support an E2 zoning of the Helensburgh Land Pooling Land and, according to the Draft Planning Proposal, Council <i>“is not proposing to undertake a flora and fauna study”</i> even though <i>“The draft Planning Proposal seeks to rezone large areas of bushland (non-EECs, but part of an important habitat linkage) to the E2 Environmental Conservation zone.”</i> Neither has Council received advice from the Department of Environment, or the National Parks and Wildlife Service on the conservation value of Land Pooling land.</p> <p>The Land Pooling precinct was subdivided in the 1890s. The land was cleared for pit props about 1954 and used for orchards and a dairy farm. The majority of the blocks were purchased in the 1970s and 1980s by mum and dad investors who wanted to move to Helensburgh. In 1984 Council rezoned Merrigong Place and Floyd Place, which adjoin Land Pooling land, to permit residential development. With Council encouragement the Helensburgh Land Pooling Group which was established in 1986. Many of the ninety four persons/companies who own blocks have held the land for over 20 years and for many years these owners paid full rates to Wollongong Council.</p> <p>There is no evidence that threatened or endangered species inhabit the land, or live in the vicinity of Land Pooling land. Extensive studies undertaken by GHD covering landscape, archaeological and environmental issues confirmed that this 23.2 hectares contained no endangered flora or fauna or sites of aboriginal significance. This report was delivered to Council as part of a Development Application for Rezoning of HLP land on 18<sup>th</sup> December 1992 – council file T360/28/3, containing chapters 7 ‘Vegetation Assessment’, Chapter 8 ‘Fauna Assessment’, Chapter 10 ‘Landscape’.</p> <p>Reports leading to the 1994 Commission of Inquiry also refute the existence of endangered or sensitive flora/fauna on HLP lands. The Commission of Inquiry found that the Helensburgh Land Pooling land contained no significant flora or fauna worth protecting.</p> <p>Further documentation supporting the non-existence of endangered or threatened flora/fauna can be found in the report ‘Assessment of the Environmental Impact of Urban Development at Lady Carrington Estate’, carried out by E.S Turnbull Pty Ltd in conjunction with Kevin Mills and Associated Pty Ltd. This report contains comprehensive vegetation mapping from 1990. Since then the land has become more overgrown with weeds and dumped rubbish. It is more likely to harbour feral animals that prey on native species and definitely is not of high conservation value equivalent to a National Park.</p> <p>On 26 February 2010 the Wollongong Local Environmental Plan 2009 was approved by the Minister for Planning, at which time the 7(d) zone was replaced with the E3 Environmental Management zone. Despite claims by environmental activists, detailed studies have shown no evidence that any species has become endangered or vulnerable because of existing development in Helensburgh. Not one location has been identified, either in the Royal National Park or Upper Hacking Catchment Area where evidence of specie loss can be attributed to existing development in Helensburgh.</p> <p>Neither the former Department of Environment, Climate Change and Water nor WCC’s own GIS Group place the Land Pooling precinct within any Habitat Corridor (Attachment 1). In fact Land Pooling land is surrounded on three sides by developed land and is not a wildlife habitat corridor between the Royal National Park and the Illawarra escarpment.</p> <p>Given the lack of significant flora or fauna in the area, in 2001 Council approved development of the Landcom Estate, adjacent to Land Pooling land. The ponding system on the Landcom Estate has since created a sanctuary for a wide range of</p>	843

<p>waterbirds.</p> <p>Although the 2007 Illawarra Regional Strategy recommended the use of E2 Environmental Conservation zoning to protect Littoral Rainforests, Land Pooling land contains no Littoral Rainforest, is not of high conservation value and fails to meet the criteria for <i>E2 Environmental Conservation</i>.</p> <p>WCC should acknowledge that the development of Land Pooling land, in isolation to other factors, does not present any risk to any endangered or threatened species. And that zoning this degraded precinct <i>E2 Environmental Conservation</i> would undermine the entire planning process and the appropriate use of E2 zoning to protect land of high conservation value suitable for inclusion in the State Reserve.</p> <p>Includes a copy of Council's "Conservation Assessment Corridor" map</p>	
<p><b>ITEM 13 - Land Pooling – E2 Zoning is not supported by Council's Planning Department</b></p> <p>Land Pooling land should not be zoned E2 because this zoning is not supported by Wollongong City Council's professional planning staff. They report that <i>"While the E2 zone is appropriate for large parts of the area, it is not appropriate in other areas which have been cleared and are being used for farmland, housing, tourism or employment uses."</i></p> <p>The 23.2 hectare Land Pooling precinct was subdivided for housing in 1880. The land was cleared in 1954 for pit props and used for orchards and a dairy farm. The land is regrowth bush of no conservation value. Land Pooling land is surrounded on three sides by developed land and it is not a wildlife habitat corridor between the Royal National Park and the Illawarra escarpment.</p> <p>Wollongong City Councillors have failed to make the case for zoning Land Pooling land E2. Where is the Net Community Benefit Test Study? The Environment Report? The Flora and Fauna Study? or the Social and Economic Effects Report?</p> <p>The 2007 Illawarra Regional Strategy, approved by Wollongong City Council, recommended the use of E2 Environmental Conservation zoning to protect Littoral Rainforests, not degraded bushland. Wollongong City Council's GIS group also places Land Pooling outside any Habitat Corridor. It is therefore not appropriate to be zoned E2.</p> <p>None of the three reports submitted with the Draft Planning Proposal supports rezoning the land <i>Environment Conservation E2</i>. i.e. 'Draft Review of lands at Helensburgh, Otford and Stanwell tops - Willana 2009; 'REVIEW OF 7(D) LANDS AT HELENSBURGH, OTFORD AND STANWELL TOPS - PRELIMINARY REPORT ON SUBMISSIONS'; and 'REVIEW OF 7(D) LANDS AT HELENSBURGH, OTFORD AND STANWELL TOPS - FINAL REPORT ON SUBMISSIONS'.</p> <p>In fact the Helensburgh Urban Capacity Study prepared for Wollongong Council by SGS in 2006 recommended undertaking a comprehensive planning study to consider additional development on the fringe of the existing areas of Helensburgh to cater for the strong demand for housing and limited supply. The 2009 Willana report stated that the <i>"Land Pooling area presents as a logical extension to the Helensburgh urban area"</i> and the Preliminary Report on Submissions prepared by Council's Planning Department on 25 May 2010 recommended zoning Land Pooling land R2 (Attachment 2).</p> <p>Council should adopt the recommendations of these reports and zone Land Pooling land R2.</p> <p>The 'REVIEW OF 7(D) LANDS AT HELENSBURGH, OTFORD AND STANWELL TOPS - FINAL REPORT ON SUBMISSIONS' prepared by Council's Planning Department also recommended that the zoning of Land Pooling and Lady Carrington East be deferred and considered as part of a Voluntary Planning Agreement proposed by Ensile Pty Ltd. In the only internal report provided to support a rezoning application, WCC recommended <i>"The exhibition of the draft Planning Agreement include advice that Council's preferred zoning option is for the land to retain an E3 Environmental Management zone. However, Council is prepared to consider a residential zoning, in exchange for the majority of the Ensile Pty Ltd holding being</i></p>	835

<p><i>transferred to public ownership as indicated in the draft Planning Agreement.”</i></p> <p>Given that in 2011 Council's Planning Department was prepared to consider the development of Land Pooling land as part of a Voluntary Planning Agreement, Councillors should respect the views of their professional planning staff and proceed with the exhibition of the Voluntary Planning Agreement, not zone Land Pooling land E2.</p>	
<p><b>ITEM 13 - Land Pooling – Bushfire Hazard</b></p> <p>I object to the zoning of Land Pooling land E2 because Council's proposal will increase the fire hazard to Helensburgh East. Land Pooling land creates a bushfire risk for the residential properties, but the Draft Planning Proposal fails to include any bushfire management plan for the land. Previous efforts by owners to establish Asset Protection Zones on their land to reduce the fire hazard have been frustrated by Council.</p> <p>Given the fragmented ownership of the land, zoning the land E2 will exacerbate this problem. Council will have to seek permission from every land owner before any controlled burning can take place. This will impose a significant imposition on Council's time and the risk that Council will be held responsible if a large fuel build-up results in a fire passing through the land and destroying property in Helensburgh.</p> <p>Zoning Land Pooling land R2 would reduce the bushfire threat to Helensburgh. The Willana Report states that <i>“the Land Pooling Area is protected from fire risk to the north by the Helensburgh urban area and to the west and south by cleared rural industrial uses. Uncleared land directly adjacent and south and east of the Land Pooling would to provide an asset protection zone should the Land Pooling area be developed.”</i></p> <p>Bushfire risks within the precinct can be managed by the creation of a 70m Asset Protection Zone on the estate. The pondage system that would be part of any development would provide a ready supply of water for fighting fires.</p> <p>The risk of a bushfire has not prevented infill development of Helensburgh or the rezoning and subdivision of land at Merrigong Place and Floyd Place in 1984 to permit residential development or the Landcom Estate in 2001. In the event of a major bushfire, Helensburgh could be evacuated by closing the F6 and directing four lanes of traffic north.</p>	835
<p><b>ITEM 13 - Land Pooling – Net Community Benefit</b></p> <p>Rezoning Land Pooling land R2 is the best way to meet the development aspirations of the local community.</p> <p>Council's Draft Planning Proposal to rezone Land Pooling land E2 should not proceed because it has failed to undertake A Net Community Benefit Test, as required under the Gateway Process.</p> <p>Zoning Land Pooling land E2 is contrary to the objectives set out in the 2007 Illawarra</p>	839

<p>Regional Strategy. This document noted that LEPs and DCPs will incorporate appropriate urban design and land use objectives including:</p> <ul style="list-style-type: none"> <li>• sustainability principles;</li> <li>• revitalising centres to create quality urban environments and economic and employment growth; and</li> <li>• promoting community health and well-being through appropriate housing and facilities that offer opportunities for social interaction.</li> </ul> <p>The Draft Planning Proposal fails to promote the development of appropriate housing and facilities that offer opportunities for social interaction. The opportunity for social interaction created by developing a wetland with extensive parkland for recreation in the Land Pooling estate has not been considered.</p> <p>The needs of business and parents with school age children have been completely ignored. How many more shops will have to close and businesses move their operations out of town before Council realises that its policies are destroying the local community? How does the Draft Planning Proposal revitalise Helensburgh and create economic and employment growth?</p> <p>Where is the net community benefit when high school students have to travel hours to attend school because of a lack of building sites?</p> <p>Council's Draft Planning Proposal fails to consider the benefits of additional development on the fringe of the existing areas of Helensburgh to cater for families wanting to live in Helensburgh. Both the Willana Report and the Helensburgh Urban Capacity Study highlight the strong demand for and limited supply of housing in Helensburgh. Council should adopt the recommendations of the 2012 COAG Housing Supply and Affordability Reform (HSAR) report to enhance housing supply and affordability. This report found that Government's at all levels should ensure planning policy does not interfere with the market's capacity to provide the type of dwellings that people want to live in at the locations where they want to live. This can be achieved by zoning Land Pooling land R2.</p>	
<p><b>ITEM 13 - Land Pooling – Resolution of Paper Subdivisions</b></p> <p>The Land Pooling precinct is the most debated precinct in the study area. Over the past 30 years the issue has cost WCC hundreds of thousands of dollars in staff time. The precinct is situated between land cleared and developed for housing to the north, land cleared and developed for rural activities and light industry to the south and west, and bushland to the east. Pressure to resolve the issue relates to the need to provide a long term solution to the owners of the paper subdivision lots that supports sustainable development, better utilizes existing infrastructure and protects the environment.</p> <p>Whilst ever the Land Pooling lots remain in private ownership there will be pressure from the landowners and the community to allow development, and from nimbies to prevent it. This pressure on Council will increase if the larger holdings are sold off as individual lots. Rather than continue this debate for another 30 years, the Draft Planning Proposal should support the NSW Department of Planning and Infrastructure's efforts to overcome the difficulties associated with highly fragmented land ownership.</p> <p>The expansion of Helensburgh is supported by the Helensburgh Urban Capacity Report 2006 and the Willana Report 2009 and is consistent with the Illawarra Regional Strategy adopted by Council in 2007. The Regional Strategy <i>'encourages greater</i></p>	839



<p><i>utilization of available infrastructure through higher densities and appropriate housing mix around major regional centres, major towns and towns such as Warrawong, Shellharbour City centre, Dapto, Corrimall, Fairy Meadow, Figtree, Unanderra, Albion Park, Warilla, Kiama, Helensburgh, Thirroul..... The scale and density and development will be appropriate for the individual areas taking into account factors such as capacities, character and level service'. .</i></p> <p>Previous submissions by Commonwealth and State Government Departments have not objected to Land Pooling land being developed for residential use. In fact the (then) Department of Environment, Climate Change encouraged the use retention pond systems to improve the quality of runoff water. Merrigong Place and Floyd Place which adjoin HLP were rezoned and resubdivided in 1984 to permit residential development without any measures to treat stormwater. And the Helensburgh Landcom estate was approved in 2001.</p> <p>Councillors should be seeking to apply the changes made in 2008 to the <i>Environmental Planning and Assessment Act 1979</i> relating to paper subdivisions to Land Pooling land. For this reason the Draft Planning Proposal should support, not frustrate, current efforts by the NSW Department of Planning and Infrastructure to resolve Paper Subdivisions in New South Wales. Councillors should support the draft Environmental Planning and Assessment Amendment (Paper Subdivisions) Regulation 2012 and work with the NSW Government to establish a process that facilitates the development of the Land Pooling paper subdivision.</p>	
<p><b>ITEM 13 - Land Pooling – Just Terms Compensation for Owners</b></p> <p>I object to the Draft Planning Proposal to zone Land Pooling land E2 Environment Conservation because it could make Council liable to pay millions of dollars in Just Terms Compensation to landowners.</p> <p>Because an E2 zoning would effectively sterilise the land, Land Pooling landowners have a strong case for compensation for the loss in its value. Council would have to devote considerable resources to fighting their claim and risk a huge payout if they lost their case.</p> <p>The land would still be privately held and demands on Council for its development would continue.</p> <p>Council has previously assessed the value of Land Pooling land to be over \$6 million. The Draft Planning Proposal fails to inform ratepayers that they could face significant rate levies if Council had to pay Just Terms Compensation and legal costs to the landowners.</p>	743
<p><b>ITEM 13 - Land Pooling – Water Quality</b></p> <p>Development of the HLP Precinct using retention pond systems will improve the quality of runoff water into the Hacking River.</p> <p>Council's proposal to zone the land E2 will not improve the quality of runoff water entering the Hacking River. An E2 zoning is inconsistent with Council's own land management practices in Helensburgh. In 1984 Council rezoned and resubdivided land at Merrigong Place and Floyd Place to permit residential development. This results in untreated stormwater from the roads and houses being directed into an outlet at the top of Werrong Road and onto the Land Pooling land. This untreated stormwater floods the Land Pooling land with silty water, contaminants and other rubbish. It also creates gullies up to a metre deep and hundreds of metres long. Habitats are destroyed due to erosion and weeds travel downstream into tributaries of the Hacking River.</p> <p>Previous submissions by Commonwealth and State Government Departments have not objected to Land Pooling land being developed for residential use. In fact the former Department of Environment and Climate Change encouraged the use retention pond systems to improve the quality of runoff water. Measures such as on-site retention tanks, collection of rainwater, greywater recycling and ponding systems</p>	837

<p>would ensure that the quality of stormwater leaving the site was significantly better than is currently the case.</p> <p>The 2007 Illawarra Regional Strategy noted that future development in river catchments would need to demonstrate no net impact on the hydrology, water quality or ecology of wetlands. Modern ponding systems, such as Landcom's 116 hectare Renwick Estate have been designed to meet the SCA's Neutral or Beneficial Effect (NorBE) Test. Runoff from the Renwick Estate drains via the Nattai River into Warragamba Dam and Sydney's potable water supply.</p> <p>The solution to improving the quality of water flowing into the upper reaches of the Hacking River is to zone Land Pooling land R2 and require a properly designed ponding treatment system to be constructed as part of the development. Such a system that includes water conservation, pollution control and flow management would not only manage run-off from Land Pooling land, but also retain and filter stormwater from adjacent residential land that currently enters the Hacking Catchment untreated.</p> <p>Zoning Land Pooling land R2 would also increase the habitat for waterbirds and recreation opportunities for residents. The parkland at Landcom's Glade Estate is a popular recreational area for Helensburgh residents.</p>	
<p><b>ITEM 13 - Land Pooling – Capacity for Urban Development</b></p> <p>Land Pooling land is well served by local infrastructure and should be zoned R2 so it can be developed for much needed housing. Merrigong Place and Floyd Place, which adjoin Land Pooling Land were rezoned and re-subdivided to permit residential development in 1984.</p> <p>Extensive studies undertaken by GHD in 1992 covering landscape, archaeological and environmental issues confirmed that this 23.2 hectares contained no endangered flora or fauna or sites of aboriginal significance.</p> <p>Since that time independent planning studies have confirmed that the land has the capacity for urban development and recommended an R2 zoning. The precinct has gentle slopes, with the majority &lt;8%. Water retention ponds would be created in the steeply sloping areas.</p> <p>Land Pooling land can be serviced by the existing electricity, reticulated water and sewerage systems. Sydney Water has indicated that there is capacity in the sewerage system to accommodate additional urban development. The rail and road transport links to Sydney and Wollongong are excellent. Community facilities such as a health centre, primary school, shops and sporting clubs are well established.</p> <p>Council should recognise the capacity of Land Pooling land to be developed in an environmentally sensitive manner in accordance with the principles contained in the 2007 Illawarra Regional Strategy, including revitalisation of town centres to create quality urban environments, economic and employment growth.</p> <p>A modern ponding treatment system, designed to meet the SCA's Neutral or Beneficial Effect (NorBE) Test, would be constructed as part of the development. This system would include water conservation, pollution control and flow management to retain and filter stormwater that currently enters the Hacking Catchment untreated.</p> <p>Council should adopt the recommendations of the 2012 COAG Housing Supply and Affordability Reform (HSAR) report to enhance housing supply and affordability. This report found that Government's at all levels should ensure planning policy does not interfere with the market's capacity to provide the type of dwellings that people want to live in at the locations where they want to live. In particular, ensuring more efficient use of existing land and housing stock and reducing unnecessary costs and charges for developers and home buyers.</p> <p>Includes a copy of Council's slope map</p>	836

<p><b>ITEM 13 - Land Pooling – Studies confirm no archaeological sites on this land</b></p> <p>With regards to Land Pooling land there is no evidence of any sites of aboriginal significance. Extensive studies undertaken in 1992 by GHD covering landscape, archaeological and environmental issues on the land confirmed that this land contained no sites of aboriginal significance. This report was delivered to Council as part of a Development Application for Rezoning of HLP land on 18<sup>th</sup> December 1992 – council file T360/28/3.</p> <p>The 1994 Commission of Inquiry also found no evidence of sites of aboriginal significance on Land Pooling land. Furthermore Council has decided not to undertake an Aboriginal Heritage Study on this land.</p> <p>Because there are no Aboriginal heritage sites on this 23.2 hectare parcel of land Councillors should support its development and zone Land Pooling land R2.</p>	834
<p><b>ITEM 13 - Land Pooling – No adverse visual Impact from Bald Hill</b></p> <p>No adverse visual impact on the view from Bald Hill and the views of this ridge line from the Grand Pacific Drive.</p>	834
<p><b>ITEM 13 - Land Pooling – Economic Benefits to Wollongong City Council</b></p> <p>I support zoning Land Pooling land R2 so that substantial economic benefits can be realised by Wollongong City Council.</p> <p>By not submitting a Net Community Benefit Test, a Community Strategic Plan or a Social or Economic Effects Report with the Planning Proposal, Council has failed to consider the substantial economic benefits of allowing Land Pooling land to be developed.</p> <p>Rezoning the land R2 would create 500 jobs and generate \$100 million in construction activity for the local community. And, unlike housing developments in Dapto, infrastructure is already well established.</p> <p>Once completed, Land Pooling would contribute about \$250,000 per year to Council's finances. This money could fund much needed improvements to stormwater treatment for Helensburgh.</p> <p>Zoning the land R2 would avoid Council having to spend over \$6 million to buy back the land. Because whilst ever the Land Pooling land remains in private ownership there will be pressure from the landowners and the community to allow development, and from nimbies not to permit development.</p> <p>Rezoning the degraded Land Pooling land E2 will impose a significant burden on ratepayers who would have to fight an expensive legal case for Just Terms Compensation by the owners whose land would be effectively sterilised if it was zoned E2.</p> <p>Ratepayers would also have to meet the cost of managing a large area of privately owned E2 land around Helensburgh. Council's resources will be tied up inspecting</p>	838

<p>land and seeking permission from hundreds of landowners to control noxious weeds, dumped rubbish and feral animals from establishing themselves in the area. Council will also have to organise for landowners undertake hazard reduction burning to protect the eastern side of Helensburgh.</p> <p>Council has also acknowledged that because the lots within the Lady Carrington Estate South and Land Pooling precincts have separate titles, the large holdings could be sold off as individual lots. This would cost Council many thousands of dollars and hours of staff time each year responding to representations and petitions from landowners seeking a permanent solution.</p> <p>Councillors must acknowledge the overwhelming benefits to Wollongong City Council of developing Land Pooling land and rezone it R2.</p>	
<p><b>ITEM 13 - Land Pooling – Maximize existing infrastructure</b></p> <p>Land Pooling land must be zoned R2 to allow its development for much needed housing for NSW. The development of Land Pooling is a logical extension to Helensburgh. Using best practice building standards this degraded land can be sustainably developed and managed to protect the environment.</p> <p>The 2007 Illawarra Regional Strategy adopted by WCC encourages greater utilisation of available infrastructure through higher densities and an appropriate housing mix around towns such as Helensburgh.</p> <p>Unlike housing developments in Dapto and north-west Sydney, Land Pooling land is already well served by established infrastructure. This includes express rail services and the F6 which connect Sydney and Wollongong. Access ramps to the F6 were recently upgraded and the proposed the extension of the F6 to Tempe will further reduce commute times.</p> <p>Sewerage, reticulated water and power are more than adequate for the development of Land Pooling land. Sydney Water has indicated that there is capacity in the sewerage system to accommodate additional urban development and the electricity grid can accommodate the development. Unlike greenfield sites on the west of Sydney, Helensburgh offers new residents retail shops, community facilities, clubs, schools and sports grounds.</p> <p>Sydney is predicted to house more than 7.5 million people by 2050. From a local Helensburgh market perspective demand for new housing product is strong and will remain so, and supply is constrained. Land Pooling land has been recognised in several studies as being suitable for housing. Its close proximity to the coast and Royal National Park makes it an ideal location for families. But families need housing and Council must act to ensure there is sufficient land available to meet this demand.</p> <p>Development of the Land Pooling land supports the objectives of the 2007 Illawarra Regional Plan through job creation, increased local jobs and strengthening the Region's links to Sydney.</p> <p>Land Pooling must be zoned R2 to maximise use of existing infrastructure, address the strong demand for housing in Helensburgh and support local business.</p>	836
<p><b>ITEM 13 - Land Pooling - Abuse of the Submission Process</b></p> <p>Council would be aware that the previous submission process for 7(d) lands at Helensburgh, resulted in Council's servers being overloaded when about 18,000 computer generated emails were sent from the OtfordEco website. One of the persons who organised that campaign is now a councillor at WCC.</p> <p>Senior council staff are aware that during the last submission process the OtfordEco website was programmed to generate multiple submissions without the users knowledge. At that time the Administrators asked Andrew Carfield what could be done to prevent this and his response at the time was that they would need look into it. Subsequently nothing was done, and spam submissions were received and counted.</p> <p>This action by Council resulted in totally distorted figures being included in the report submitted to the NSW Department of Planning when proposing the new LEP. The references to '18,000' submissions by people whose interest is in locking Helensburgh up creates the false view that the community at large wants no development in the</p>	839

<p>town. Furthermore the figures were not broken down for each of the 13 precincts under consideration or those submitted by ratepayers or non ratepayers.</p> <p>I object to Council rezoning Land Pooling land E2 when the submission process for the Exhibition Process is based on computer generated 'submissions'. The whole process devalues the efforts of ratepayers and Council's professional planning staff who submit their own thoughts and suggestions. In the case of the OtfordEco website, one submitter can generate multiple submissions without the user's knowledge. Furthermore, the administrator of the OtfordEco website has purchased the helensburghlandpooling.com.au website and is directing all traffic to the OtfordEco website.</p> <p>Council's Exhibition Process has also failed to give ratepayers the opportunity to comment on the Planning Agreement proposed by Ensile Pty Ltd. The proposed changes to the LEP should be rejected by the NSW Department of Planning because Council failed to put this detailed and thoroughly researched plan to zone Land Pooling land R2 on exhibition.</p> <p>Based on the flawed submission process, I object to rezoning the Land Pooling land E2.</p>	
<p><b>Central Otford</b></p> <p>The Helensburgh area is in easy reach of Sydney and Wollongong with excellent transport facilities and ample supply of water and electricity.</p> <p>Much of the land in and around this northern suburb of Wollongong is vacant because it has been environmentally zoned for decades.</p> <p>Much of this land is privately owned and council rates have been paid by the owners for up 45 years, in some cases.</p> <p>Wollongong council are responsible for these environmental zonings, stating that their main concern is the Royal National Park and the Hacking River</p> <p>And if development were to be permitted in this area, this would endanger the welfare of both the Park and the River.</p> <p>This is not the case, and with modern technology and building of enviro sensitive development, as seen all over Australia, Helensburgh could be a thriving Centre and it could also help with the NSW Government's chronic shortage of land for housing.</p> <p>There is in this area a small minority of dedicated "anti- development and anti-progress activists" who appear to influence both Wollongong Council and The NSW Dept. of Planning,</p> <p>Due to these activists' efforts over the years, very little development activity has taken place, and Helensburgh has been left to stagnate.</p> <p>The area is highly sought after by young people to live in and to raise families, but this has mainly been curtailed by the restrictive zonings applied by Wollongong council.</p> <p>At the present time there is a Public Exhibition of the council's latest attempt to lock up this prime building land in private ownership with a new zoning known as E2.[environmental protection]</p> <p>This would, if applied certainly sterilise the lands for the foreseeable future, and leave the landowners in "limbo" once again.</p> <p>The zoning that should apply are in many places should be E4 [Environmental Living,] and various other zonings that allowed these lands to be used in a sensible way</p> <p>And would go a long way to solving the whole land problem in this area.</p> <p>This area is situated on steep land and is almost fully developed with most parcels of land containing dwellings.</p> <p>The few parcels of land that are not developed should be permitted to build a dwelling.</p>	838

<p>Wollongong council Planning Dept. recommended that this area should be zoned E4 [environmental Living] And this indeed should be the correct zoning to apply on this area.</p> <p>The impact on the environment would be legible, and also, as the area is mostly occupied with dwellings on large blocks of land the addition of a few more would make no difference.</p> <p>This area should be zoned E4 [environmental living]</p>	
<p><b>Frew Ave</b></p> <p>The Helensburgh area is in easy reach of Sydney and Wollongong with excellent transport facilities and ample supply of water and electricity. Much of the land in and around this northern suburb of Wollongong is vacant because it has been environmentally zoned for decades. Much of this land is privately owned and council rates have been paid by the owners for up 45 years, in some cases.</p> <p>Wollongong council are responsible for these environmental zonings, stating that their main concern is the Royal National Park and the Hacking River And if development were to be permitted in this area, this would endanger the welfare of both the Park and the River.</p> <p>This is not the case, and with modern technology and building of enviro sensitive development, as seen all over Australia, Helensburgh could be a thriving Centre and it could also help with the NSW Government's chronic shortage of land for housing.</p> <p>There is in this area a small minority of dedicated "anti- development and anti-progress activists" who appear to influence both Wollongong Council and The NSW Dept. of Planning, Due to these activists' efforts over the years, very little development activity has taken place, and Helensburgh has been left to stagnate.</p> <p>The area is highly sought after by young people to live in and to raise families, but this has mainly been curtailed by the restrictive zonings applied by Wollongong council.</p> <p>At the present time there is a Public Exhibition of the council's latest attempt to lock up this prime building land in private ownership with a new zoning known as E2.[environmental protection] This would, if applied certainly sterilise the lands for the foreseeable future, and leave the landowners in "limbo" once again.</p> <p>The zoning that should apply are in many places should be E4 [Environmental Living,] and various other zonings that allowed these lands to be used in a sensible way And would go a long way to solving the whole land problem in this area.</p> <p>This precinct is to the east of the Princes Highway and behind the B6 Gateway area. It borders on Lawrence Hargraves Drive to the south.</p> <p>This land would be perfect for a long overdue High School in Helensburgh.</p> <p>This is a large parcel of land with various activities but much of it is vacant and as it is in the centre of the town various zonings should be applied to it including more B6, [Business Enterprise] and including an accommodation zoning, possibly a motel. There is also plenty of area for general residential zoning.</p> <p>The land is mostly flat and all services are readily available Water, Power, and Sewerage.</p>	835



<p>To lock up this prime land with a E2 zoning shows very poor foresight.</p>	
<p><b>Gills Creek</b></p> <p>The Helensburgh area is in easy reach of Sydney and Wollongong with excellent transport facilities and ample supply of water and electricity.  Much of the land in and around this northern suburb of Wollongong is vacant because it has been environmentally zoned for decades.  Much of this land is privately owned and council rates have been paid by the owners for up 45 years, in some cases.</p> <p>Wollongong council are responsible for these environmental zonings, stating that their main concern is the Royal National Park and the Hacking River  And if development were to be permitted in this area, this would endanger the welfare of both the Park and the River.</p> <p>This is not the case, and with modern technology and building of enviro sensitive development, as seen all over Australia, Helensburgh could be a thriving Centre and it could also help with the NSW Government's chronic shortage of land for housing.</p> <p>There is in this area a small minority of dedicated “anti- development and anti-progress activists” who appear to influence both Wollongong Council and The NSW Dept. of Planning,  Due to these activists’ efforts over the years, very little development activity has taken place, and Helensburgh has been left to stagnate.</p> <p>The area is highly sought after by young people to live in and to raise families, but this has mainly been curtailed by the restrictive zonings applied by Wollongong council.</p> <p>At the present time there is a Public Exhibition of the council's latest attempt to lock up this prime building land in private ownership with a new zoning known as E2.[environmental protection]  This would, if applied certainly sterilise the lands for the foreseeable future, and leave the landowners in “limbo” once again.</p> <p>The zoning that should apply are in many places should be E4 [Environmental Living,] and various other zonings that allowed these lands to be used in a sensible way  And would go a long way to solving the whole land problem in this area.</p> <p>The Gills Creek area has very large parcels of land and very few dwellings. It is bordered by the Princes Highway to the west and the F6 to the East.</p> <p>This area is mainly flat and it has a lot of clear land, ideal for E4 zonings [environmental living] and with imagination this area could be used for other more useful purposes</p> <p>Environmental impact of development on this land would be negligible and impact on wildlife the same.</p>	<p>837</p>
<p><b>Govinda</b></p> <p>The Helensburgh area is in easy reach of Sydney and Wollongong with excellent transport facilities and ample supply of water and electricity.  Much of the land in and around this northern suburb of Wollongong is vacant because it has been environmentally zoned for decades.  Much of this land is privately owned and council rates have been paid by the owners for up 45 years, in some cases.</p> <p>Wollongong council are responsible for these environmental zonings, stating that their</p>	<p>837</p>

<p>main concern is the Royal National Park and the Hacking River And if development were to be permitted in this area, this would endanger the welfare of both the Park and the River.</p> <p>This is not the case, and with modern technology and building of enviro sensitive development, as seen all over Australia, Helensburgh could be a thriving Centre and it could also help with the NSW Government's chronic shortage of land for housing.</p> <p>There is in this area a small minority of dedicated "anti- development and anti-progress activists" who appear to influence both Wollongong Council and The NSW Dept. of Planning, Due to these activists' efforts over the years, very little development activity has taken place, and Helensburgh has been left to stagnate.</p> <p>The area is highly sought after by young people to live in and to raise families, but this has mainly been curtailed by the restrictive zonings applied by Wollongong council.</p> <p>At the present time there is a Public Exhibition of the council's latest attempt to lock up this prime building land in private ownership with a new zoning known as E2.[environmental protection] This would, if applied certainly sterilise the lands for the foreseeable future, and leave the landowners in "limbo" once again.</p> <p>The zoning that should apply are in many places should be E4 [Environmental Living,] and various other zonings that allowed these lands to be used in a sensible way And would go a long way to solving the whole land problem in this area.</p> <p>This area should be E4 to allow for future expansion of the retreats facilities.</p> <p>The environmental impact of this would be minimal and the benefit of this retreat increased.</p>	
<p><b>Lloyd Place</b></p> <p>The Helensburgh area is in easy reach of Sydney and Wollongong with excellent transport facilities and ample supply of water and electricity. Much of the land in and around this northern suburb of Wollongong is vacant because it has been environmentally zoned for decades. Much of this land is privately owned and council rates have been paid by the owners for up 45 years, in some cases.</p> <p>Wollongong council are responsible for these environmental zonings, stating that their main concern is the Royal National Park and the Hacking River And if development were to be permitted in this area, this would endanger the welfare of both the Park and the River.</p> <p>This is not the case, and with modern technology and building of enviro sensitive development, as seen all over Australia, Helensburgh could be a thriving Centre and it could also help with the NSW Government's chronic shortage of land for housing.</p> <p>There is in this area a small minority of dedicated "anti- development and anti-progress activists" who appear to influence both Wollongong Council and The NSW Dept. of Planning, Due to these activists' efforts over the years, very little development activity has taken place, and Helensburgh has been left to stagnate.</p> <p>The area is highly sought after by young people to live in and to raise families, but this has mainly been curtailed by the restrictive zonings applied by Wollongong council.</p>	837

<p>At the present time there is a Public Exhibition of the council's latest attempt to lock up this prime building land in private ownership with a new zoning known as E2.[environmental protection] This would, if applied certainly sterilise the lands for the foreseeable future, and leave the landowners in "limbo" once again.</p> <p>The zoning that should apply are in many places should be E4 [Environmental Living,] and various other zonings that allowed these lands to be used in a sensible way And would go a long way to solving the whole land problem in this area.</p> <p>Lloyd Place is situated at the bottom of Otford Road and contains 5 acre blocks.</p> <p>The precinct also runs up Otford Road toward Helensburgh and in all there are 23 parcels of land.</p> <p>The land is steep in places, but this land was developed by Wollongong Council in the 1970's for use as country dwellings.</p> <p>Wollongong council allowed all these lots to be sold then changed the zoning on the area, [without notifying the owners] and as a consequence,</p> <p>These people have been unable to use this land for 40 years and they still pay rates to council!!</p> <p>This land should be zoned E4 [environmental living] as this is the zoning that it was originally to be used for.</p>	
<p><b>Lukin Place</b></p> <p>The Helensburgh area is in easy reach of Sydney and Wollongong with excellent transport facilities and ample supply of water and electricity. Much of the land in and around this northern suburb of Wollongong is vacant because it has been environmentally zoned for decades. Much of this land is privately owned and council rates have been paid by the owners for up 45 years, in some cases.</p> <p>Wollongong council are responsible for these environmental zonings, stating that their main concern is the Royal National Park and the Hacking River</p> <p>And if development were to be permitted in this area, this would endanger the welfare of both the Park and the River.</p> <p>This is not the case, and with modern technology and building of enviro sensitive development, as seen all over Australia, Helensburgh could be a thriving Centre and it could also help with the NSW Government's chronic shortage of land for housing.</p> <p>There is in this area a small minority of dedicated "anti- development and anti-progress activists" who appear to influence both Wollongong Council and The NSW Dept. of Planning, Due to these activists' efforts over the years, very little development activity has taken place, and Helensburgh has been left to stagnate.</p> <p>The area is highly sought after by young people to live in and to raise families, but this has mainly been curtailed by the restrictive zonings applied by Wollongong council.</p> <p>At the present time there is a Public Exhibition of the council's latest attempt to lock up this prime building land in private ownership with a new zoning known as E2.[environmental protection]</p>	837

<p>This would, if applied certainly sterilise the lands for the foreseeable future, and leave the landowners in “limbo” once again.</p> <p>The zoning that should apply are in many places should be E4 [Environmental Living,] and various other zonings that allowed these lands to be used in a sensible way And would go a long way to solving the whole land problem in this area.</p> <p>Lukin Place sits above the Metropolitan colliery and is adjacent to normal residential development found all over Helensburgh Otford and Stanwell Topps.</p> <p>The addition of new dwellings of the few parcels of land in this area is common sense; the environmental impact of this development is negligible.</p> <p>The zoning on this land should be general residential</p>	
<p><b>Otford North</b></p> <p>The Helensburgh area is in easy reach of Sydney and Wollongong with excellent transport facilities and ample supply of water and electricity. Much of the land in and around this northern suburb of Wollongong is vacant because it has been environmentally zoned for decades. Much of this land is privately owned and council rates have been paid by the owners for up 45 years, in some cases.</p> <p>Wollongong council are responsible for these environmental zonings, stating that their main concern is the Royal National Park and the Hacking River And if development were to be permitted in this area, this would endanger the welfare of both the Park and the River.</p> <p>This is not the case, and with modern technology and building of enviro sensitive development, as seen all over Australia, Helensburgh could be a thriving Centre and it could also help with the NSW Government’s chronic shortage of land for housing.</p> <p>There is in this area a small minority of dedicated “anti- development and anti-progress activists” who appear to influence both Wollongong Council and The NSW Dept. of Planning, Due to these activists’ efforts over the years, very little development activity has taken place, and Helensburgh has been left to stagnate.</p> <p>The area is highly sought after by young people to live in and to raise families, but this has mainly been curtailed by the restrictive zonings applied by Wollongong council.</p> <p>At the present time there is a Public Exhibition of the council’s latest attempt to lock up this prime building land in private ownership with a new zoning known as E2.[environmental protection] This would, if applied certainly sterilise the lands for the foreseeable future, and leave the landowners in “limbo” once again.</p> <p>The zoning that should apply are in many places should be E4 [Environmental Living,] and various other zonings that allowed these lands to be used in a sensible way And would go a long way to solving the whole land problem in this area.</p> <p>This area is to the East of the Railway in Otford and land is mostly large parcels.</p> <p>Many of these parcels of land have dwellings and some of this land is in the Otford suburban area.</p> <p>This area should be zoned E4 [environmental Living]</p>	837

<p>The addition of country style dwellings in this would have zero impact on the wildlife corridors and would complement the development that is already in situation.</p>	
<p><b>South Otford Precinct</b></p> <p>The Helensburgh area is in easy reach of Sydney and Wollongong with excellent transport facilities and ample supply of water and electricity.  Much of the land in and around this northern suburb of Wollongong is vacant because it has been environmentally zoned for decades.  Much of this land is privately owned and council rates have been paid by the owners for up 45 years, in some cases.</p> <p>Wollongong council are responsible for these environmental zonings, stating that their main concern is the Royal National Park and the Hacking River  And if development were to be permitted in this area, this would endanger the welfare of both the Park and the River.</p> <p>This is not the case, and with modern technology and building of enviro sensitive development, as seen all over Australia, Helensburgh could be a thriving Centre and it could also help with the NSW Government's chronic shortage of land for housing.</p> <p>There is in this area a small minority of dedicated "anti- development and anti-progress activists" who appear to influence both Wollongong Council and The NSW Dept. of Planning,  Due to these activists' efforts over the years, very little development activity has taken place, and Helensburgh has been left to stagnate.</p> <p>The area is highly sought after by young people to live in and to raise families, but this has mainly been curtailed by the restrictive zonings applied by Wollongong council.</p> <p>At the present time there is a Public Exhibition of the council's latest attempt to lock up this prime building land in private ownership with a new zoning known as E2.[environmental protection]  This would, if applied certainly sterilise the lands for the foreseeable future, and leave the landowners in "limbo" once again.</p> <p>The zoning that should apply are in many places should be E4 [Environmental Living,] and various other zonings that allowed these lands to be used in a sensible way  And would go a long way to solving the whole land problem in this area.</p> <p>This area is close to the top of Bald Hill and has large parcels of land with very few dwellings.</p> <p>This area could easily contain single country style dwellings with no impact on the wildlife corridors or the water quality in the Hacking River.</p> <p>A zoning of E4 is the correct for this area.</p>	<p>838</p>
<p><b>Walker Street</b></p> <p>The Helensburgh area is in easy reach of Sydney and Wollongong with excellent transport facilities and ample supply of water and electricity.  Much of the land in and around this northern suburb of Wollongong is vacant because it has been environmentally zoned for decades.  Much of this land is privately owned and council rates have been paid by the owners for up 45 years, in some cases.</p> <p>Wollongong council are responsible for these environmental zonings, stating that their main concern is the Royal National Park and the Hacking River</p>	<p>839</p>

<p>And if development were to be permitted in this area, this would endanger the welfare of both the Park and the River.</p> <p>This is not the case, and with modern technology and building of enviro sensitive development, as seen all over Australia, Helensburgh could be a thriving Centre and it could also help with the NSW Government's chronic shortage of land for housing.</p> <p>There is in this area a small minority of dedicated "anti- development and anti-progress activists" who appear to influence both Wollongong Council and The NSW Dept. of Planning, Due to these activists' efforts over the years, very little development activity has taken place, and Helensburgh has been left to stagnate.</p> <p>The area is highly sought after by young people to live in and to raise families, but this has mainly been curtailed by the restrictive zonings applied by Wollongong council.</p> <p>At the present time there is a Public Exhibition of the council's latest attempt to lock up this prime building land in private ownership with a new zoning known as E2.[environmental protection] This would, if applied certainly sterilise the lands for the foreseeable future, and leave the landowners in "limbo" once again.</p> <p>The zoning that should apply are in many places should be E4 [Environmental Living,] and various other zonings that allowed these lands to be used in a sensible way and would go a long way to solving the whole land problem in this area.</p> <p>Walker St Precinct Zoning [IN2] is correct to apply to the landscaping business in this area.</p> <p>Further south the zoning should be E4 to allow for country style dwellings as they would have no environmental impact on the</p> <p>This land has gentle slopes and is ideal for rural properties. All services are available Water, Power, and Sewerage, and this area would have great potential for overnight accommodation as it is close to Bald Hill and Symbio.</p>	
<p><b>WILSONS CREEK</b></p> <p>The Helensburgh area is in easy reach of Sydney and Wollongong with excellent transport facilities and ample supply of water and electricity. Much of the land in and around this northern suburb of Wollongong is vacant because it has been environmentally zoned for decades. Much of this land is privately owned and council rates have been paid by the owners for up 45 years, in some cases.</p> <p>Wollongong council are responsible for these environmental zonings, stating that their main concern is the Royal National Park and the Hacking River And if development were to be permitted in this area, this would endanger the welfare of both the Park and the River.</p> <p>This is not the case, and with modern technology and building of enviro sensitive development, as seen all over Australia, Helensburgh could be a thriving Centre and it could also help with the NSW Government's chronic shortage of land for housing.</p> <p>There is in this area a small minority of dedicated "anti- development and anti-progress activists" who appear to influence both Wollongong Council and The NSW Dept. of Planning, Due to these activists' efforts over the years, very little development activity has taken</p>	839



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## OTFORD SOUTH PRECINCT GROUP SUBMISSIONS

Letter	Summary	Count
1	Objection – planning proposal inconsistent with Council’s strategic plan. E2 zone not appropriate for cleared areas, used for farmland, housing, tourism or employment uses.	55
2	Object to the rezoning of Otford Farm and Otford Valley Farm to E2. Otford Farm has existed for 50 years, and provides a social and economic benefit to the area. Family run business that provides recreational facilities and gets teenagers off the streets.	53
3	Otford South has 7 houses on 124ha which represents 1 dwelling per 17.7ha. Compared to Otford township of 94 dwellings on 20ha (1 dwelling per 0.2ha). Residents of South Otford have maintained the high ecological value, they have retained and enhanced the visual and scenic qualities due to the low density. Object to rezoning from E3 to E2. E3 restrictive enough.	55
4	Object to rezoning to E2 and Net Community benefit test has not been prepared. There is no certainty for landowners if their house is destroyed by fire.	55
5	Object to rezoning to E2 as there is no Aboriginal heritage in the area, that warrants protection. The rezoning will have an social and economic effect on landowners, including a huge impact on valuation due to the uncertainty of land tenure and the inability to replace the dwelling. Affect the social well-being as it will place a strain financially and mentally on many households.	55
6	In 1994 Council described South Otford and “non-sensitive area”. 18 years later nothing has changed, as the developed occurred prior to 1994. The objectives of the E2 zoning have been met under the prior two zoning types which have protected the area, managed and maintained the scenic quality and allowed 7 houses on 7 lots. The rezoning to E2 is an indictment on the residents ability to maintain the environment. Their right to maintain their dwelling if destroyed by fire. Should not have to demonstrate existing use rights, and be subject to size and location limitations. Object to rezoning to E2.	55
7	The land use table comparison should be amended to show that landowners can be able to replace dwellings on undersized lots, as the lots would have been approved to be constructed on.	54
8	The Willana Report (p:41) talks about the regional wildlife corridor being at least 1km wide. This is difficult to achieve due to the 2m high chain wire fence along the railway, Lady Carrington Drive and Otford Village. The low density nature of Otford South has the ability to maintain the natural environment. Therefore rezoning to E2 is not applicable or appropriate.	55
9	The Helensburgh Commission of Inquiry report (1994 p:17) states “existing developments have reduced the Royal National Parks conservation and recreation values and placed a financial burden on National Parks, who do not support additional development due to the loss of fauna, reduced wildlife corridor, increased domestic animals, increased weed invasion and increased nutrient and algae problems”. The proposed rezoning from E3 to E2 will dramatically reduce property values and place financial burden on the landowners. Development in South Otford occurred prior to 1994. Development in South Otford has reached in maximum development potential under the current zoning scheme.	87
10	The letter from the RFS (15/5/12) where they raised no concern or issues in relation to bush fire, is a gross understated, ill-informed statement on their behalf. They don’t realise the full implication of the zoning change to E2. E2 will preserve all vegetation to the extent that landowners will not be allowed to pick up any fallen branches, twigs, leaves or other matter that has fallen from trees. This will allow all dry matter to build up and provide a greater fuel load. Residents will be denied the ability to rebuild their dwellings if destroyed by fire due to the increased fuel load. Council and	55

	the State Government will be held accountable for the decisions that they place on property and human life. Do not support rezoning from E3 to E2.	
11	Otford South is unique and zoning to E2 will not improve environmental quality, already area is developed in environmentally sensitive manner. Object to Councillors decision to override Council Officers' recommendation to remain E3, an E2 zoning will have significant social and economic implications for landowners.	45
12	Councillors did not visit Otford South on their bus tour/site inspection of area, yet make decisions on its future without considering impact on landowners here. People can drive down to Otford South and not even realise there are houses here. Object to E2 zoning as current zoning is effective in maintaining natural beauty and environmental value of area.	58
13	Otford South provides great scenic beauty and has reached maximum development potential already. Oppose changing already harsh E3 Environmental Management zoning to E2 Environmental Conservation.	86
14	Willana Report 2009 states one objective of E2 zone is to maintain the quality of the Sydney and Illawarra water supply. This may be applicable to Helensburgh and Stanwell Tops but not to Otford because of topography. Land falls primarily towards ocean and not to catchment area – E2 zoning not supported on this basis.	56
15	Object to rezoning of previously developed and occupied properties in Otford South. No further development potential allowed (for dwellings) under E3 zoning. E3 zoning adequate.	360
16	Under E3 zoning 'home occupations' permitted, but are prohibited under E2. Section 117 Direction 3.3 'Home Occupations' issued by Minister of Planning encourages the carrying out of small low impact business from homes and rezoning to E2 is contrary to this direction.	284
17	Otford South not located within the defined Illawarra Escarpment. Area does form part of a wildlife corridor, but existing very low density provides for habitat and movement of wildlife within the area. As existing development does not impact adversely on corridor opposed to rezoning to E2.	293
18	Very low density of Otford South (one dwelling per 18 hectares or 0.06 dwelling/ha) and no further dwelling entitlements under E3 zone mean there are no negative impacts to the Hacking River. Object to E2 zoning.	268
19	Existing dwellings in Otford South have very large front yards and are screened by mature trees and vegetation. The low density and restrictions on further development due to E3 zone mean scenic and tourist value will be preserved for future – therefore object to E2 zoning on the basis it will protect scenic and tourism value.	294
20	Disagree with notion that 'any zoning other than E2' will protect against future clearing and high density. Existing E3 zone more than adequate protection – multi-dwellings and flat buildings prohibited in E3 zone and no dwellings on lots less than 40ha. Also clause 5.9 of Wollongong LEP provides strict standards on any tree removal.	291
21	Willana Report 2009 recommended Otford South be zoned E3 to maintain existing dwellings houses as a permitted use. Proposed E2 zone will remove permissibility of dwellings and will result in significant reduction in property values, this is unfair and not supported.	292
22	E3 Environmental Management zone is the equivalent zone to previous 7(d) Environment Protection – Hacking River as decided on the Council meeting 28 July 2009. Hardships will be created if land rezoned because existing dwelling houses will be prohibited uses. Strongly object to E2 rezoning.	293
23	Willana Report 2009 recommends cleared land south of Lloyd Place in Otford be zoned E3 to support rural and leisure uses such as horse riding and skirmish. Object to proposed rezoning of Otford Farm to E2, which has been used for timber milling, farming and horse related activities since early 1900s. Rezoning would lead to these uses becoming prohibited.	293
24	Wollongong 2022 underpinned by social justice principles. Council has contradicted the principles of equity and fairness by rezoning Otford South (removing the permissibility of 8 existing houses constructed over 30 years	52

	ago causing financial loss) and permitting an additional dwelling on Lot 2 DP 512270 which has not benefitted from such rights since 1968.	
25	Disappointed recommendations of planning staff and Willana Report have been ignored. All 8 dwellings in Otford were approved prior to Wollongong LEP 1990 and no further dwellings are permitted due to constraints of the E3 zone and minimum lot size. Only minor ancillary development is permitted with approval which will have negligible impact on the environment.	303
26	Current uses such as horse riding school, paintball, grazing have been in existence for 20-50 years and are appropriate and permitted under current E3 zone. Council Report 28 Nov 2011 recommends Otford Farm be part zoned E2 and part E3. Support for this recommendation, object to rezoning entire site E2.	319
27	Since 7(d) zone adopted no new dwellings in Otford South and bushland has grown, now area very scenic and environmental quality improved. Any change to zoning of Otford South is superfluous and existing zone should be retained.	290
28	Number of submissions have commented that Hacking River quality is poor downstream of Helensburgh and Otford. No new dwellings developed in Otford for approx. 30 years. All dwellings connected to functional sewage systems. Primary factors impacting on water quality are Helensburgh and Otford villages and contamination from F6, railway and coal mining, rezoning Otford South will have no impact on water quality.	291
29	Otford Valley farm and Otford Farm contain significant horse riding operations in existence for many decade. If rezoned to E2 existing dwellings, farm buildings and other facilities will become prohibited forms of development, removing these rights is unfair and unwarranted. Object to proposal.	263
30	Agree 7(d) zone placed high environmental protection over the area. Council staff have indicated E3 is the equivalent zone and protects environment and also maintains rights of property owners with respect to existing permitted uses. Change to E2 is excessive.	242
31	No new dwellings may be constructed in Otford South due to existing planning restrictions therefore rezoning to E2 will have no meaningful impact on bushfire safety in the area. Any additions to existing dwellings need to meet controls with Wollongong DCP 2009. Strongly object to proposal.	288
32	Council Planning Proposal states that where land has been cleared and is used for farming, tourism, recreation or other uses an alternate zone to E2 is proposed. This is not correct for Otford South as area is proposed to be zoned E2 despite other uses. Believe E3 zone should be retained to reflect existing uses.	299
33	Strongly object to proposal due to lack of fairness.	2578
34	Do not understand Council's decision to rezone Otford South to E2. Will have neutral impact on drinking water supply catchment. Do not support rezoning.	307
35	No flora and fauna study to justify proposed rezoning of Otford South to E2. Planning Proposal should not proceed without this study and Net Community Benefit test.	293
36	Planning Proposal fails to properly assess social and economic effects as required by Section C, Item 10. Should include assessment of potential compensation to land owners under the Just Terms Compensation Act.	292
37	Rezoning eliminates right of property owners to seek approval for bed and breakfast accommodation form within their existing dwellings. B&Bs in Otford South potential to provide much needed accommodation near tourist attractions such as Bald Hill. Therefore object to proposal.	307
38	Object - Proposal does not offer adequate justification for rezoning Otford South from E3 to E2. E3 provides recognition of existing uses such as dwellings and farm buildings and allows them to be altered, extended or rebuilt without the need to rely on existing use rights. Existing use rights are	290

	limited in scope and do not guarantee approval to replace a home after fire. E2 also prohibits B&Bs and home occupations.	
39	Existing planning controls for Otford South mean no new dwellings can be approved, so no population increase will occur in area. Proposed rezoning will not reduce amount of lives exposed to bushfire threat, therefore object.	291
40	Existing E3 zoning is appropriate given dwelling houses are already existing in area.	318
41	Council should fully consider financial implications of proposal. E2 and E3 have similar objectives but E3 provides recognition of existing uses. This is vital for sale of properties and existing use rights are very restrictive and properties with existing use rights undesirable. Information proving existing use rights very expensive and onerous, it is a better outcome to recognise existing dwellings via E3 zoning.	2321
42	Request Council hold public hearing for 7(d) land proposal. Necessary given extensive objections to rezoning.	1206
43	Net Community Benefit Test is required and has not been done.	2329
		<b>16371</b>

**SUBMISSIONS FOR LOT 183 AND 184 DP 752033, 100 PRINCES HIGHWAY (ALMA Rd), HELENSBURGH**

Submission	Count
<p>I STRONGLY OBJECT TO THE PROPOSED ZONE OF E2</p> <p>Currently zoned E3, this Property in question should be without a doubt Rural or at the very least E3. The properties land total of 8.5 acres on 2 lots which is relatively cleared lands, immaculately groomed areas which require several machinery/green keeping sheds.</p> <p>The Property is owned and occupied by a family who purchased this home as an investment as well as a lifestyle and whilst caring for the environment, there is a concern for their financial burden this zone change will place on them and other surrounding properties.</p> <p>The E2 ZONE WILL LEAVE LAND OWNERS COMPLETELY RESTRICTED WITH NO CONTROL OVER FUTURE PLANS OVER THEIR OWN PROPERTY IN HELENSBURGH AND THIER SURROUNDS.</p> <p>I think this zone change, if it was to go ahead is a very unfair, un Australian proposition that the Wollongong Council is even considering.</p>	213
<p>I strongly oppose the planning proposal to re zone the land E3 to E2 Environmental Conservation Zone.</p> <p>The way this property is occupied it would make no sense or difference to environment at all. This has been cleared acreage for many many years and should not come under the same umbrella as other parcels of land. At the very least I feel it should be farmland/rural zoned.</p> <p>I strongly strongly oppose that the council can take from hard working people their financial security. You do not buy a home/property with the idea that the council or other bodies can just come in and stamp a piece of paper and devalue your property by over 50%. It is so totally unaustralian. I ask when do you actually own your own property if this is able to be done.</p> <p>Each individual case should be taken separately and not just a blanket decision made.</p> <p>Is there any consideration taken for the financial loss to this property. Do council members and those pushing to change these zonings go comfortably home at night sleeping tightly in their own homes with their own financial security and sleep well knowing that others are not sleeping for fear of financial ruin over an unnecessary change of zoning.</p> <p>I cannot put into words clearly enough how strongly I oppose this rezoning.</p>	
<p>I am NOT supporting the current zone change, in fact, strongly oppose it.</p> <p>How could a council support a Draft Planning Proposal to rezone land in Helensburgh from E3 to E2.</p> <p>People buy land and properties with a specific zoning as an investment and expect to make a profit over a period of time.</p> <p>If this proposed zone change does go ahead, the council is nothing more than a silent thief, land and property value will decrease/decline.</p> <p>What is the councils proposed ACTION on COMPENSATION??, What are you offering and how would you cost it??</p> <p>In the past many councils in NSW and Australia have been proven to be corrupt, Wollongong was NO exception and Councillors as at July 2012 Cannot deny this was fact.</p> <p>For a minority of people to try and persuade a Council into changing current zones</p>	



<p>of E3 to E2 is corrupt and must have a hidden agenda and must be stopped before it gets out of hand, actually it has already got way out of hand.</p> <p>This council can do the correct and right thing and give those having a go, abiding by council regulations and paying rates a fair go and reject these idiotic computer generated Submissions from eco groups supporting the Draft Planning Proposals - go for it, do the right thing!</p>	

## SUBMISSIONS FOR LOT 176 AND LOT 177 DP 752033, 194-198 PARKES STREET, HELENSBURGH

Submission	Count
<p>In response to your request for submissions relating to the proposed rezoning of the above property to E2 Environmental Conservation, I wish to register my opposition to such a zoning change.</p> <p>I have known the owners for a number of years and know that they reside in the dwelling house on this property with their eight children. I am also aware of the fact that the property has been utilised for agricultural purposes, as well as a residence, since the 1950s. The property is located in the urban area of Helensburgh, surrounded by Light Industrial and Residential zonings.</p> <p>I understand that an adequate riparian zone of a minimum of 10 metres has been developed at the rear of the property in order to preserve the integrity of Wilsons Creek. This is in accordance with the NSW Department of Primary Industries recommendations as of July 2012 concerning the width of Vegetated Riparian Zones required for 151 order water courses in New South Wales.</p> <p>The majority of the property was cleared of bushland vegetation in the 1950s, and only small pockets of eucalyptus trees remain on the property.</p> <p>I object to the rezoning of this property to E2 Environmental Conservation for several reasons- the property has been used for agricultural pursuits for over 50 years; the property is located in the urban area of Helensburgh; and the property is owned and occupied by a family who purchased the allotments, with the existing dwelling house, as their family home. It is not right or fair that a council in Australia can choose to rezone a property to a zoning that significantly and permanently reduces the value of that investment. If the E2 zoning proposed for the property proceeds, as planned by Wollongong City Council, the family will be forced to declare bankruptcy. This is not a fair or just outcome and I call on Wollongong City Council to propose a fair zoning for this property that is fitting with its history, pre-existing uses and its location within Helensburgh.</p>	757
<p>In response to your request for submissions relating to the proposed rezoning of the above property to E2 Environmental Conservation, I wish to register my opposition to such a zoning change.</p> <p>I have been informed that Wollongong City Council has given the owners environmental reasons as an explanation for the proposed rezoning. However, many of these issues do not apply to this particular property. I am aware of the fact that the above-mentioned property has been utilised for agricultural purposes, as well as a residence, since the 1950s. The property is located in the urban area of Helensburgh, surrounded by Light Industrial and Residential zonings. It seems inconsistent and incongruous that the property be rezoned to an environmental conservation area considering the zoning of surrounding properties.</p> <p>I understand that an adequate riparian zone of a minimum of 10 metres has been developed at the rear of the property in order to preserve the integrity of Wilsons Creek. This is in accordance with the NSW Department of Primary Industries recommendations as of July 2012 concerning the width of Vegetated Riparian Zones required for 1" order water courses in New South Wales. The NSW Department of Primary Industries does not recommend that an entire property next to a 1" order creek be zoned as E2 Environmental Conservation. Therefore, the entire property should not need to be rezoned E2 in order to preserve Wilsons Creek's quality, only a 10 metre strip directly adjacent to the creek bed. I am also aware that the majority of the property was cleared of bushland vegetation in the 1950s, and that the bushfire that ravaged the property in 2001 destroyed many of the remaining trees. No significant tree or bush clearing would be necessary to develop this property. This cleared farmland also provides a firebreak for other properties located near the Bezic's allotments.</p> <p>I therefore object to the rezoning of this property to E2 Environmental Conservation for several reasons- the property has been used for agricultural pursuits for over 50 years; the property is located in the urban area of Helensburgh; and the property is owned and occupied by a family who purchased the allotments, with the existing dwelling house, as their family home. It is not right or fair that a council in Australia can choose</p>	

<p>to rezone a property to a zoning that significantly and permanently reduces the value of that investment, without providing any form of compensation whatsoever. This is not what should occur in a constitutional monarchy, which is supposed to be Australia's form of government. If the E2 zoning proposed for the property proceeds, as planned by Wollongong City Council, the family will be forced to declare bankruptcy. This will leave them and their eight children with nowhere to live. This is not a fair or just outcome, and I call on Wollongong City Council to propose a fair zoning for this property that is fitting with its history, pre-existing uses and its location within Helensburgh. This fair zoning is <b>not</b> E2 Environmental Conservation.</p>	
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## SUBMISSIONS FOR 221 PARKES STREET, HELENSBURGH

Letter	Submission	Count
1. Close proximity to several other proposed B6 sites	The site is in close proximity to several other sites which are proposed to be B6 and is located with a long frontage to the main Parkes St thoroughfare to the town. The site is historically disturbed, partially cleared, has limited slope and has similar characteristics to lands to be incorporated in the B6 zone - it should be B6 Enterprise corridor.	121
2. Located along major link road	The site is suitable for an enterprise corridor due to its location along a major link road into town, as well as ready access to The Princes Hwy & F6 Freeway. It is within the corridor of similar lands to be zones B6 and provides linkages with further commercial, retail and light industrial uses nearby.	120
3. Available services	All services road, electricity, water, sewer, telecommunications are available to be connected to be used with the B6 use.	125
4. Compatible with future adjoining land uses	Rezoning of the site will allow for compatibility with future adjoin land uses, with land bounded on three boundaries, west, north and east to town, likely to contain business and light industrial uses.	123
5. Contribute to key economic objectives	The B6 zone for the site of the business, commercial retail or light industrial uses will contribute to the achievement of the key economic objectives of the Illawarra Regional Strategy, Council Economic Development and Employment Lands Strategy for the benefit of Helensburgh and the Illawarra as the strategy is for further provision of employment lands.	122
6. Previously RTA depot	The site and adjoining lands were previously utilised for many years as a roads depot for the Roads & Traffic Authority, has been cleared and decontaminated, well services with good access to the main roads with a 200m frontage to Parkes St and an area of 15 acres.	122
7. No disadvantage	Helensburgh town centre about 3km east of the site provided a range of compatible and complementary services including small shops, takeaway food outlets, cafes, newsagent, clothing, gifts, mechanics, hairdressers, pharmacies, florists, legal and real estate office and Bi Lo. There will be good opportunity for cross pollination of services and retail in both direction with the additional employment area which will not disadvantage existing business houses and retail premises in Helensburgh.	122
8. Willana report recommends B6	Willana & Assoc Report noted the general disturbed nature of the land and recommended it be B6 as a gateway to the Helensburgh Township. The objectives of the zone support the existing light industrial and commercial uses and provide a further acceptable "Gateway" opportunity. We agree and support the revitalisation and upgrade of the entry precincts to town.	125
9. Employment lands strategy	The Employment Lands Strategy prepared by Hill PDA noted there is only a limited amount of vacant lands like this site available for employment with Helensburgh containing only 2.63 Ha of light	121

	industrial lands. It is also noted the shortage of good sized lots for light industrial services and the need to preserve and expand light industrial uses next to major existing arterial roads. We agree and support the site for B6.	
10. Business expansion	The provision of further B6 for light industrial uses will allow for the continuation of viable industrial lands within Helensburgh for the existing business to have some expansion and to cater for new business to be commenced. The B6 will not hinder or impact upon existing industrial land uses and will be compatible with them as noted in the Economic Development Strategy.	122
11. Diversification	B6 additional zoning for the site will allow the local economy to grow with acceptable change of the place, changing local attitudes and developing new skills and initiatives for the locals. This will allow a diversification of the existing economic base, help marshal local resources in order to translate new business ideas for the area to reality.	121
12. Sustainable employment	A large site area like this will create new and sustainable employment opportunities through developing the economic base of the Northern Illawarra region and extend the recognition for North Wollongong and Wollongong as favourable locations for business investment and local employment. It will bring much needed cash flow in the Illawarra and I support the B6 zone.	119
13. Modern and spacious enterprise	The existing residents and ratepayers of Helensburgh and the Wollongong Council are entitled to look to Wollongong City Council to provide upgraded land zonings in Helensburgh Gateway Precinct for use for modern and spacious enterprise business, commercial and light industrial premises in areas able to sustainably support such facilities. As a resident and ratepayer of Helensburgh, we support B6 for the gateway sites as a good example of best practice in strategic planning for the area.	119
14. Opportunity for modern and well balanced business	Wollongong City Council has undertaken over several decades to investigate and report on areas suitable for increased zoning to accommodate business and commercial rezoning in areas well suited for increased zonings under Wollongong LEP 2009. This site provides an opportunity for modern and well planned business areas on well serviced lands that will not adversely impact on existing residential and business areas or damage the environment. We support the B6 zoning in this area.	122

#### 221 Parkes Street, Helensburgh - additional individual comments

as a former resident and someone who has lived in many suburbs from Engadine to Albion Park and in between i think this would be one of the smarter decisions as far as cleaning up the most common entry to a suburb in the Illawarra

Helensburgh needs progress and some development

I agree and support the B6 rezoning.

I support and agree to this site being rezoned to B6.

I support the B6 rezoning, Helensburgh needs to move forward for the benefit of businesses and employment in this area.
Sensible development is needed .with businesses the life blood of our community . may be our kids will be able to work locally one day
Should contribute to gateway to Helensburgh
We all need to support business growth for the community to prosper and allow infrastructure to catch up with the rest of Wollongong area.



## SUBMISSIONS FOR 151 PRINCES HIGHWAY & 218-222 PARKES ST, HELENSBURGH

	Count
Support the rezoning of these properties to B6, as: <ul style="list-style-type: none"><li>• Council has previously approved yardage for wrecked vehicles, tropical fish hatchery, commercial glass house</li><li>• Site located at the entrance to Helensburgh</li><li>• Will provide local employment opportunities</li></ul> Propose that the FSR be increased to 1.5:1 and maximum building height of 11m	58

### SUBMISSIONS FOR 159-169 WALKER STREET, HELENSBURGH

	Count
Support of the proposed rezoning of the precinct from E3 to IN2, and the continuance of Blackwell Bros Building and Landscape Supplies business. From the Handyman to Builders and Developers, the Blackwell Bros Building and Landscape Supplies business provides a much needed service to our community while also contributing to local employment. We have been customers of this business for many years and do not want it to close.	327

## SUBMISSIONS FOR 24 LADY WAKEHURST DRIVE, OTFORD

	Count
1. The land currently enjoys an “existing use”(ie Council approved carpark) which is prohibited in the E2 zone. Failing to manage this anomaly through the Planning Review would undermine the integrity of the Planning system (shown as being unable to manage anomalies) and the zone.	114
2. The environmental quality of the land is inconsistent with the objectives of the E2 zone and the E2 zone would prevent ongoing public nuisances from being managed	
3. The land is well serviced with existing services and the E2 zone would prevent the economic benefits of these services being realised	
4. The character of the land is not dissimilar to the character of the surrounding land proposed to be zoned E4.	
5. The significant amount of coalwash on the land is combustible and will remain a public nuisance and bushfire threat until the planning system provides a zoning that incentivises the remediation of the land.	
6. The Planning proposal has recommended that other land which has combustible coalwash on it be zoned for development which is inconsistent with the proposed E2 zone being applied to 24 Lady Wakehurst Drive.	
7. A dwelling on the land (through the application of the E4 zone) would provide greater surveillance of the vicinity and would reduce the threat of crime that is relatively common on and in proximity to the land. The application of the E2 zone to the land (the only lot in 12 otherwise consecutive lots along Lady Wakehurst Drive) is inappropriate as it would maintain existing land use conflicts with surrounding residential development.	
8. It is inconsistent with State and local transport and land use principles which promote residential development in proximity to transport infrastructure.	
9. Sydney Water has recently written to landowners to the north of Domville Rd to request funding contributions to extend the sewer (ie from close to the southern boundary of 24 Lady Wakehurst Drive) to service the dwellings to the north. The E2 zone would result in disjointed development, inefficient use of publicly funded infrastructure and inconsistency in the application of land use controls.	

## SUBMISSIONS FOR 2A DOMVILLE ROAD, OTFORD

	Count
1. the environmental quality of the land is inconsistent with the objectives of the E2 zone and the E2 zone would prevent ongoing public nuisances from being managed	380
2. the land is well serviced with existing services and the E2 zone would prevent the economic benefits of these services being realised	
3. the character of the land is not dissimilar to the character of the surrounding land proposed to be zoned E4	
4. the significant amount of coalwash on the land is combustible and will remain a public nuisance and bushfire threat until the planning system provides a zoning that incentivises the remediation of the land	
5. the Planning proposal has recommended that other land which has combustible coalwash on it be zoned for development which is inconsistent with the proposed E2 zone being applied to 2a Domville Road	
6. a dwelling on the land (through the application of the E4 zone) would provide greater surveillance of the vicinity and would reduce the threat of crime that is relatively common on and in proximity to the land. The application of the E2 zone to the land (the only lot in 12 otherwise consecutive lots along Lady Wakehurst Drive) is inappropriate as it would maintain existing land use conflicts with surrounding residential development	
7. it is inconsistent with State and local transport and land use principles which promote residential development in proximity to transport infrastructure	
8. Sydney Water has recently written to landowners to the north of Domville Rd to request funding contributions to extend the sewer (ie from close to the southern boundary of 2a Domville Road) to service the dwellings to the north. The E2 zone would result in disjointed development, inefficient use of publicly funded infrastructure and inconsistency in the application of land use controls	
9. the land currently enjoys an "existing use"(ie Council approved carpark) which is prohibited in the E2 zone. Failing to manage this anomaly through the Planning Review would undermine the integrity of the Planning system (shown as being unable to manage anomalies) and the zone	