

ITEM 3

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

Council at its meeting on 28 November 2011, resolved to prepare a draft Planning Proposal for a number of precincts formerly zoned 7(d) Hacking River Environmental Protection at Helensburgh, Otford and Stanwell Tops. The draft Planning Proposal has been exhibited. This report is one of a series of reports addressing the submissions received during the exhibition and addresses the Otford North, Otford Central, Otford South and Govinda precincts.

It is recommended that the draft Planning Proposal for the Otford North and Govinda precincts be progressed to finalisation. It is recommended that the draft Planning Proposal for the Otford Central precinct not proceed and that an amended draft Planning Proposal for the Otford South precincts be progressed.

Recommendation

- 1 The part of the Planning Proposal for the Otford North precinct which seeks to amend the Wollongong Local Environmental Plan 2009 by rezoning the precinct to the E2 Environmental Conservation zone be progressed to finalisation, except for the following properties (or part lots) which are to retain an E3 Environmental Management zone:
 - a The driveway handles of Lots 23 to 25 DP 789745 (Nos 63,65 and 67) Station Road, Otford (the balance of the lots is to retain the E4 Environmental Living zone);
 - b The front part of Lot 26 DP 789745 (No. 69) Station Road, Otford (the balance of the lot is to retain the E4 Environmental Living zone);
 - c The front part of Lot 52 DP 749935 (No. 76-78) Station Road, Otford (the balance of the lot is to retain the E4 Environmental Living zone);
 - d Lots 100 and 101 DP 1038431 and Lot 11 Section 6 DP 4591 (No. 77) Station Road, Otford;
 - e Lot 14 Section 5 DP 4591 (No. 36) Lady Wakehurst Drive, Otford;
 - f Lots 18 to 20 Section 3 DP 4591 Rawson Street, Otford; and
 - g Lots 8 to 11 Section 3 DP 4591 Lady Carrington Road, Otford.
- 2 The part of the Planning Proposal for the Otford Central precinct which seeks to amend the Wollongong Local Environmental Plan 2009 by:
 - a Rezoning the majority of the precinct to E4 Environmental Living and permit and allow a dwelling house on six vacant lots, with a floor space ratio of 0.5:1; and

- b Rezoning 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 DP 1037008 (2A Domville Road and 24 Lady Wakehurst Drive) to E2 Environmental Conservation and not permit any dwelling houses.

not be progressed to finalisation, instead the precinct retain an E3 Environmental Management zone.

- 3 The part of the Planning Proposal for the Crown land, Council land, RailCorp land and Roads and Maritime Services (RMS) land within the Otford South precinct, which seeks to rezone the sites to E2 Environmental Conservation, be progressed to finalisation.
- 4 The part of the Planning Proposal for the privately owned Otford Road lots and Bald Hill lots, within the Otford South precinct, which seeks to rezone the precinct to E2 Environmental Conservation not be progressed, instead the sites following retain an E3 Environmental Management zone:
 - a Lot 218 DP 5858 and Lot A DP 389582 (No.204) Lawrence Hargrave Drive, Stanwell Tops;
 - b To Lot 104 DP 552216, (No. 129) Otford Road, Otford;
 - c Lot 102 DP 533462, (No. 149) Otford Road, Otford;
 - d Lot 2 DP 512180, (No. 152) Otford Road, Otford;
 - e Lot 3 DP 512180, (No. 158) Otford Road, Otford;
 - f Lot 101 DP 533462, (No. 169) Otford Road, Otford;
 - g Lots 28 and 32 DP 752018, (No. 200) Otford Road, Stanwell Tops; and
 - h Lot B DP 389582, (No. 222) Otford Road, Stanwell Tops.
- 5 The part of the Planning Proposal for Lot 2 DP 512270 Otford Road within the Otford South precinct, which seeks to retain an E3 Environmental Management zone and amend the Minimum Lot Size Map to permit a dwelling house, be progressed to finalisation.
- 6 The part of the Planning Proposal for Otford Farm, within the Otford South precinct, which seeks to rezone the steep bushland to E2 Environmental Conservation be progressed, and the land containing the dwelling house, equestrian centre, recreation facility and cleared land retain an E3 Environmental Management zone.
- 7 The part of the Planning Proposal for part of Lot 1 DP 190250 (Govinda precinct) which seeks to rezone the north and western parts of the property to E2 Environmental Conservation and retain an E3 Environmental Management zone on the eastern part, be progressed to finalisation.

Attachments

There are no attachments for this report.

Report Authorisations

Report of: David Green, Land Use Planning Manager
Authorised by: Andrew Carfield, Director Planning and Environment – Future, City and Neighbourhoods

Background

The separate report Review of 7(d) lands Background Summary Report, provides the history of the 7(d) lands, the background of the review, and the community consultation undertaken to date.

As part of Council's review of the issues associated with the lands formerly zoned 7(d) Hacking River Environmental Protection, at Helensburgh, Otford and Stanwell Tops, this report addresses the Otford North, Otford Central, Otford South and Govinda precincts.

Council at its meeting on 28 November 2011 resolved 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 10,000m² (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.*

Resolution 5 for the Govinda precinct was subsequently amended when Council resolved 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.

The draft Planning Proposal was exhibited from 6 August to 26 October 2012. This report addresses the issues raised in the submissions for this precinct.

Proposal

Otford North

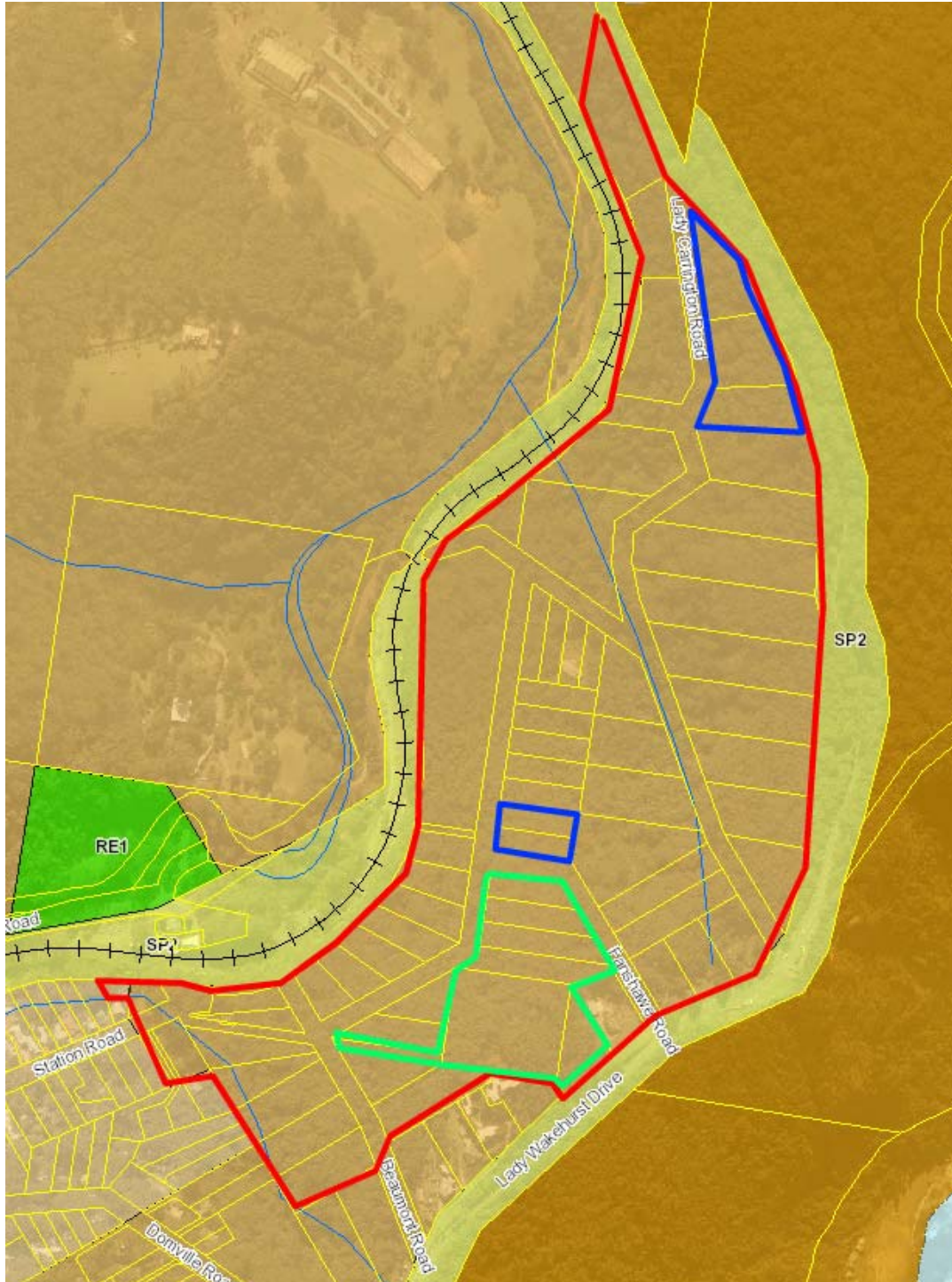
The Otford North precinct contains 54 lots which are covered in steep bushland. There are four existing dwellings over 11 lots. The precinct is located between the Royal National Park, the railway and Otford Village. Council owns three lots at the northern end of the precinct and two lots in the middle (map 1 outlined in blue). Six lots are Crown Land (map 1 outlined in green). The precinct also includes part of a number of lots on Station Road which we part zoned E3 Environmental Management and part E4 Environmental Living. The dwelling houses on these lots are on the E4 Environmental Living zoned section.

The precinct, along with the rest of Otford, was subdivided in 1905, into lots from 1,037m² to 1.3ha in area. In the late 1960's and 1970's, the lots were sold to individual owners. Between 1951 and 1968 lots had to be larger than 0.8 hectares (2 acres) under the County of Cumberland Planning Scheme Ordinance for a "country dwelling" to be permissible. 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). In 1984 the land was zoned 7(h) Environmental Protection Scenic and was rezoned to 7(d) Hacking River Environmental Protection in 1988.

Based on Council's ownership transfer data, three lots were last transferred between 1960 and 1969, whereas ten were last transferred between 1970 and 1979. None of these lots transferred in the 1960s were larger than 0.8 hectares. Only four lots in the Otford North precinct have an area greater than 0.8 hectares (2 acres). None of which contain a dwelling house. Council's ownership records indicate that these lots were last transferred after 1971, at which time the 2 hectare standard applied. Accordingly, it does not appear that any vacant lot had a dwelling entitlement upon purchase. However, some land owners indicate that when they purchased their land, Council officers advised that they could build and noted that other dwellings were being built in

the area, under the same planning controls. Under the Illawarra Planning Scheme Ordinance (1968-1984) owners could apply for a variation to the standard (similar to seeking a rezoning or planning proposal), and Council approved a number of variations in the area which enabled dwellings to be built.

Otford North precinct location and current zoning map 1



Because of the lack of development, the land has remained covered in bushland which forms an important habitat link between the bushland in the Royal National Park, Illawarra Escarpment and Sydney Drinking Water Catchment area. The steep bushland of the precinct makes it unsuitable for residential development. The bushland within the precinct, along with the rest of Otford, is part of the Illawarra Escarpment Moist Forest Fauna Corridor, which has been identified as being of regional significance. The precinct is identified as being of high conservation value and is identified for potential inclusion in the State reserve system.

All lots (and the rest of Otford) are within the Watagan Soil Landscape which is listed as generally not suitable for urban development.

Council at its meeting on 28 November 2011 considered a report which recommended that the precinct be zoned E2 Environmental Conservation. Council resolved (in part) 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.*

As a consequence of the exhibition the following registered submissions were received commenting on the draft Planning Proposal for the precinct:

Landowner submissions:

Property	Submission	Comment
Lot 13 Sec 6 DP 4591, Beaumont Road	Oppose E2 Environmental Conservation, property should be zoned E4 Environmental Living. If zoned E2 Environmental Conservation seek compensation for the sterilisation of the land. Site was purchased when residential development was permitted.	Objection noted
Lot 14 Sec 6 DP 4591, Beaumont Road	Oppose E2 Environmental Conservation, property should be zoned E4 Environmental Living. If zoned E2 Environmental Conservation seek compensation for the sterilisation of the land. Site was purchased when residential development was permitted.	Objection noted
Lot 6 Sec 5 DP 4591	Lot purchased in 1965 when other dwellings were being built in area. Want to build house. Can access lot via Beaumont Road or Station Road.	Objection noted

Property	Submission	Comment
Lot 5 Sec 3 DP 4591 Station Road	<p>Lot purchased in 1969 when land was zoned Rural. Advised by Council that it would be rezoned to residential within 18 months. Dwellings were being built nearby. The land was rezoned without notification. The land has a gradual slope and is not steep.</p> <p>Oppose E2 Environmental Conservation, support rezoning to E4 Environmental Living.</p> <p>Willing to donate part of land for wildlife corridor.</p>	Objection noted
Lot 5 Sec 3 DP 4591 (family member)	<p>Object to E2 Environmental Conservation.</p> <p>Demand public hearing. Council has acted unfairly for 43 years.</p> <p>Support E4 Environmental living zone.</p>	Objection noted
Lot 7 Sec 3 DP 4591	<p>Oppose E2 Environmental Conservation, request E4 Environmental living. Want to build house.</p> <p>Development will support local businesses.</p>	Objection noted
Property not identified	Oppose E2 Environmental Conservation. If Council wishes to protect the land, then resume it and turn it into a Park.	Objection noted
Lot 5 Sec 5 DP 4591 (2 submissions)	<p>Request previous submissions be considered. Purchased lot in 1968. Advised by Council that could build and other houses were being built.</p> <p>Request rezoning to permit residential, or purchase land, or swap land for site in West Dapto or include in the Ensite Planning Agreement.</p>	Objection noted
Property not identified	<p>Object to E2 Environmental Conservation, 7(d) was restrictive enough. Does "existing rights" carry over from 1970, when the house was legally built on 5 acres.</p> <p>Support E4 Environmental Living zoning, the same as Domville Rd.</p> <p>The land was cleared for timber getting and has regrowth. Evidence of sawmills remain.</p> <p>Includes historic photos showing land clearing and development of Otford.</p>	Objection noted

Other submissions:

Submitter	Submission
Resident Otford	North Otford - Support E2 Environmental Conservation and not permit any dwellings.
Resident Helensburgh	Otford North – strongly agree, close to National Park.
Resident Helensburgh	North Otford – support no more dwellings.
Email Suburb unknown	Otford North – support E2 Environmental Conservation.

Form letter/email submissions:

Group / property	Submission
Otford Protection Society	One form letter submitted by 227 persons supporting the proposed rezoning of the precinct from E3 Environmental Management to E2 Environmental Conservation. (refer Attachment 5 of Background report).
OtfordEco	<ul style="list-style-type: none"> One form letter submitted by 43 persons supporting the proposed rezoning of the precinct. One form letter submitted by 136, persons making a conservation based submission on all precincts. Two form letters submitted by 79 and 123 persons supporting E2 Environmental Conservation for all 23/24 precincts, respectively. One form letter submitted by 10 persons supporting E2 Environmental Conservation for all bushland precincts. (refer Attachment 5 of Background report)
Helensburgh Land Pooling Group	One letter submitted by 837 persons opposing the proposed rezoning from E3 Environmental Management to E2 Environmental Conservation. (refer Attachment 5 of Background report)

Review of issues

The submissions from the land owners noted that other dwellings were built in the area, argue their lot is not steep, and that a dwelling house was permissible on their land when they purchased the property.

As noted, a review of historic planning instruments does not indicate dwelling houses where permitted upon purchase, although Council officers of the day may have indicated that the land may be rezoned in the future. Under the Illawarra Planning Scheme Ordinance (1968-1984) owners could apply for a variation to the standard (similar to seeking a rezoning or planning proposal), and Council approved a number of variations in the area which enabled dwellings to be built on those specific lots. Owners

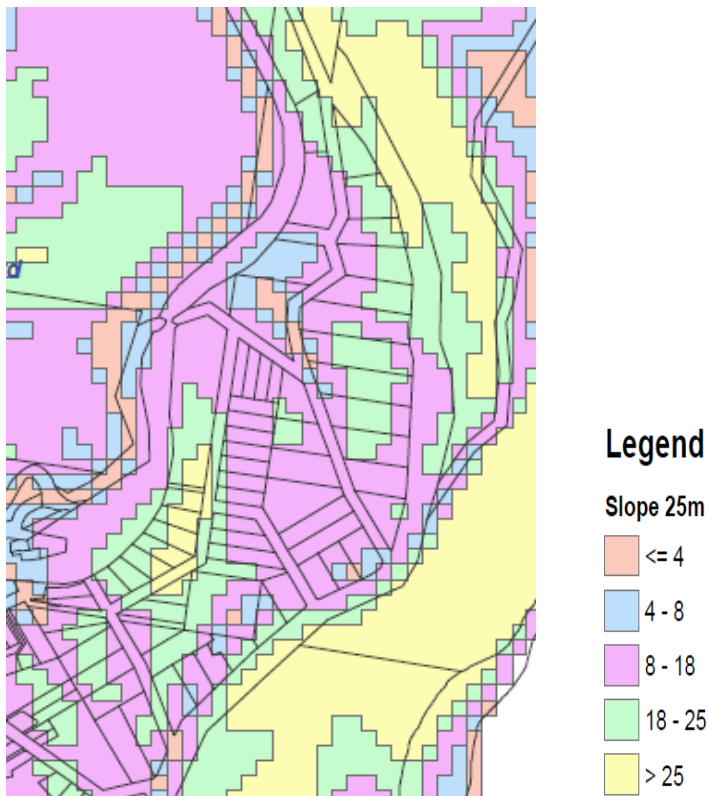
may have seen dwellings being built on these lots and assumed it was also permitted on their lot.

Further research has been undertaken, including a review of the “Summary of Objections to the draft Illawarra Planning Scheme”, exhibited in 1960-61. The document indicates that some of the (then) owners objected to the proposed Non-urban zoning as it would not enable a dwelling to be constructed. The response noted that the “Cumberland County Council and Wollongong Council consider that Otford should not be included in a village area” and the Councils’ are “opposed to a village area at Otford”, even lots close to the station. The document notes that variations had been approved on some lots in the area to enable dwellings to be constructed and that no applications had been received on other lots.

It appears that some owners sought the variation to permit a dwelling house, while others did not. It is not known whether landowners were advised of the availability or need to undertake this process.

It is acknowledged that not all blocks are steep. However, the precinct is steep as the land drops 80-100m in elevation from Lady Carrington Drive to the railway line over a distance of 305m, or 26%. The majority of the precinct has slopes of 8-18%, with some areas of 18-25% and other areas having slopes greater than 25%. Land with slopes greater than 18% is constrained and generally not recommended for urban development.

Otford North precinct slope analysis map 2



As noted, there are four existing dwellings in the precinct on 11 lots. The rezoning of the lots from E3 Environmental Management to E2 Environmental Conservation will change the land uses permitted on the properties, notably dwelling houses will no longer be permitted and alterations/rebuilding would rely on existing use rights. Even though the lots contain dwelling houses, they are within a precinct that has not been identified as being suitable for development.

The existing dwellings were approved under a previous planning regime when they complied with the zonings and standards of the day. Some of the lots are substantially cleared of native vegetation and contain a dwelling house and outbuildings.

It is unrealistic to expect that the dwellings and improvements on these lots will be removed and the land returned to bushland, unless they are purchased by Council and the dwellings are demolished. They are unlikely to be acquired by the State, although the precinct would make a suitable addition to the State reserve system.

The E2 Environmental Conservation zone is the highest conservation zone, outside the E1 National Park zone, and is used on land that has significant bushland or conservation value. 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:

- To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values; and
- 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.

It is proposed that the 11 lots containing the four existing dwellings retain an E3 Environmental Management zone. In addition, it is proposed that the driveway handles and front parts of five lots in Station Road also retain an E3 Environmental Management zone. These five lots are currently part E3 Environmental Management and part E4 Environmental Living, with a dwelling house located on the E4 Environmental Living part. The rezoning of the access ways to E2 Environmental Conservation could create problems. Ideally, the land should be zoned E4 Environmental Living but this change was not included in the draft Planning Proposal.

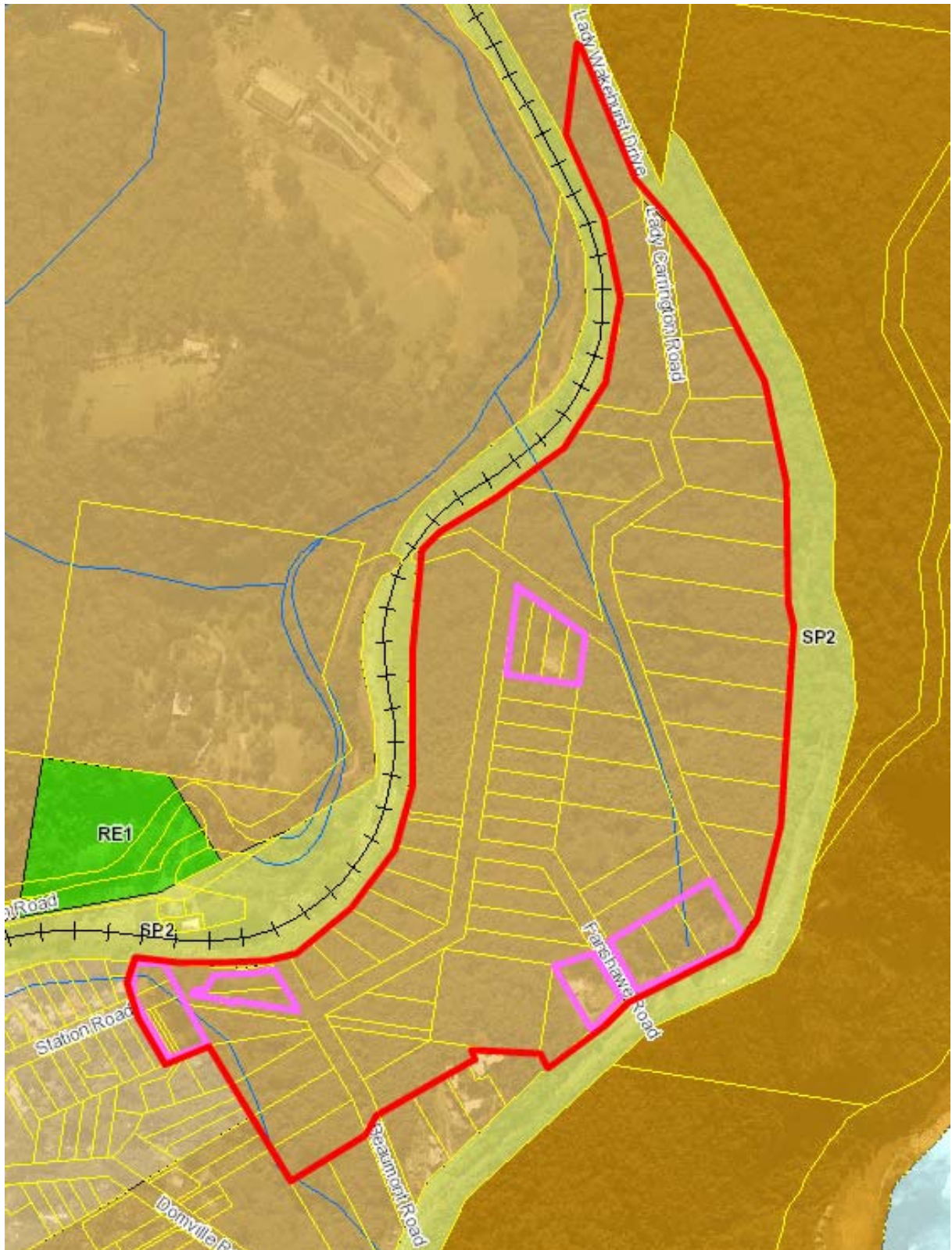
Options

- 1 Proceed with the rezoning of the precinct to E2 Environmental Conservation as exhibited in the draft Planning Proposal.
- 2 Not proceed with the rezoning to E2 Environmental Conservation and retain the current E3 Environmental Management zone.
- 3 Retain an E3 Environmental Management zone on the 11 lots that contain four dwelling houses and the five Station Road part lots, and proceed with the rezoning of the remainder of the precinct to E2 Environmental Conservation.
- 4 Resolve to prepare a new Planning Proposal to rezone the precinct to another zone, and undertake further community consultation.

Recommendation: *It is recommended that the rezoning of the North Otford precinct to the E2 Environmental Conservation zone be progressed as part of the final Planning Proposal, except for the following lots (or part lots) which are to retain an E3 Environmental Management zone (as outlined in pink on map 3):*

- The driveway handles of Lots 23 to 25 DP 789745 (Nos 63,65 and 67) Station Road, Otford (the balance of the lots is to retain the E4 Environmental Living zone);
- The front part of Lot 26 DP 789745 (No. 69) Station Road, Otford (the balance of the lot is to retain the E4 Environmental Living zone);
- The front part of Lot 52 DP 749935 (No. 76-78) Station Road, Otford (the balance of the lot is to retain the E4 Environmental Living zone);
- Lots 100 and 101 DP 1038431 and Lot 11 Section 6 DP 4591 (No. 77) Station Road, Otford
- Lot 14 Section 5 DP 4591 (No. 36) Lady Wakehurst Drive, Otford;
- Lots 18 to 20 Section 3 DP 4591 Rawson Street, Otford; and
- Lots 8 to 11 Section 3 DP 4591 Lady Carrington Road, Otford.

Otford North proposed zoning map 3



Otford Central Precinct

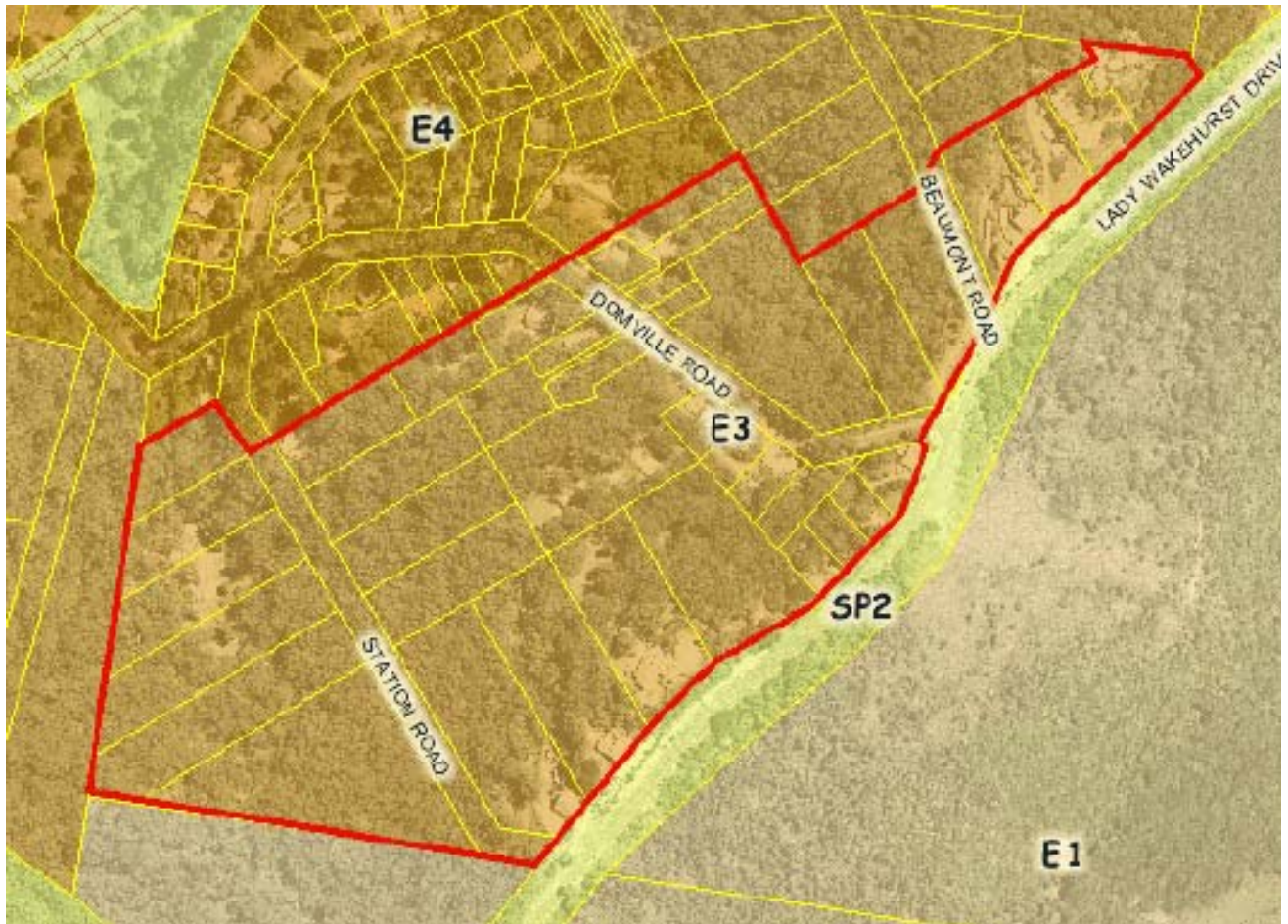
The Otford Central area which includes Domville Road and the houses along Lady Wakehurst Drive contains 40 lots of which 28 lots contain dwelling houses and 12 lots are vacant. Three of the vacant lots are part of a holding of four lots in the one ownership, a dwelling house being located on the forth lot.

There are currently 94 properties in Otford Village zoned or partially zoned E4 Environmental Living. There is little difference in the character of these properties with the adjoining properties zoned E3 Environmental Management (formerly zoned 7(d)), in Domville and Station Roads, although the E3 Environmental Management properties are larger.

The precinct, along with the rest of Otford was subdivided in 1905, into lots 1,037m² – 1.3 hectares in area. Some lots were subdivided into smaller lots, for example the 8 lots on the south-west corner of Lady Wakehurst Drive and Domville Road were created in 1950. Between 1951 and 1968 lots had to be larger than 0.8 hectares (2 acres) under the County of Cumberland Planning Scheme Ordinance for a “country dwelling” to be permissible. 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). In 1984 the land was zoned 7(h) Environmental Protection Scenic and was rezoned to 7(d) Hacking River Environmental Protection in 1988.

Six lots in the Otford Central precinct have an area greater than 0.8 hectares (2 acres), all fronting Lady Wakehurst Drive. Five of the lots contain a dwelling house. Only Lot 7 Section 9 DP 4591, located on the south west corner of Station Road, and which has an area of 1.3 hectares does not contain a dwelling house. Council’s ownership records indicate that this lot was last transferred in 1986, at which time the 20 hectare dwelling standard applied.

Otford Central precinct map 4

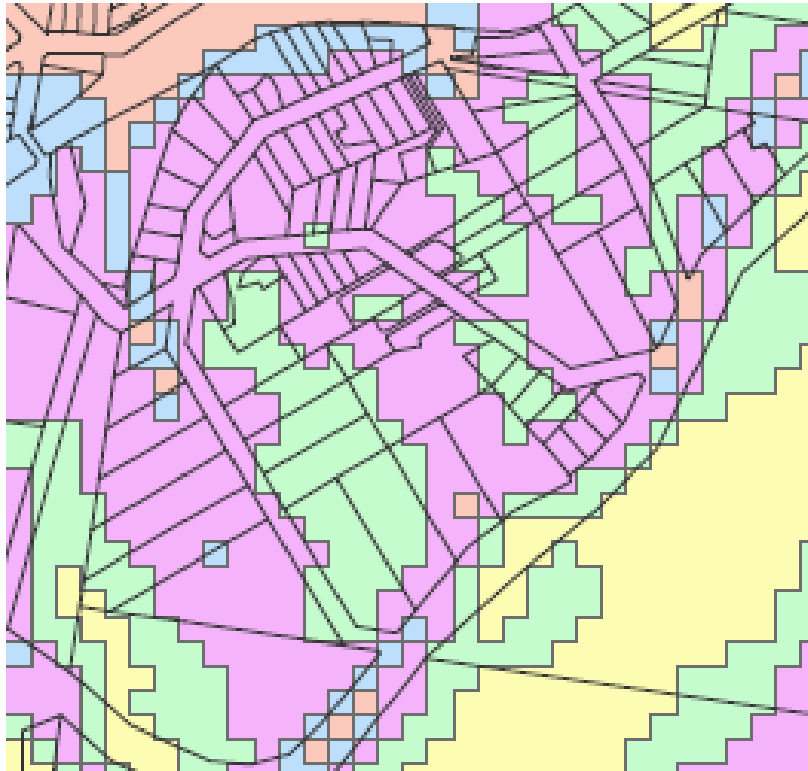


All lots (and the rest of Otford) are within the Watagan Soil Landscape which is generally not suitable for urban development.

The bushland within the precinct, along with the rest of Otford, is part of the Illawarra Escarpment Moist Forest Fauna Corridor, which has been identified as being of regional significance. The precinct is not identified as being of high conservation value and is not identified for potential inclusion in the State reserve system.

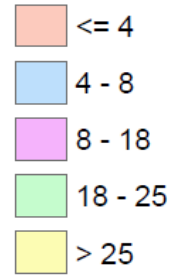
The majority of the precinct has slopes of 8-18% (including the existing Otford village), with some areas having slopes of 18-25%. Land with slopes greater than 18% is constrained and generally not recommended for urban development. Lots 14, 15, 16 Section 8 DP 4591 and Lots 6 and 7 Section 9 DP 4591 Station Road have slopes of 18-25% and are tree covered.

Otford Central precinct slope analysis (% slope) map 5



Legend

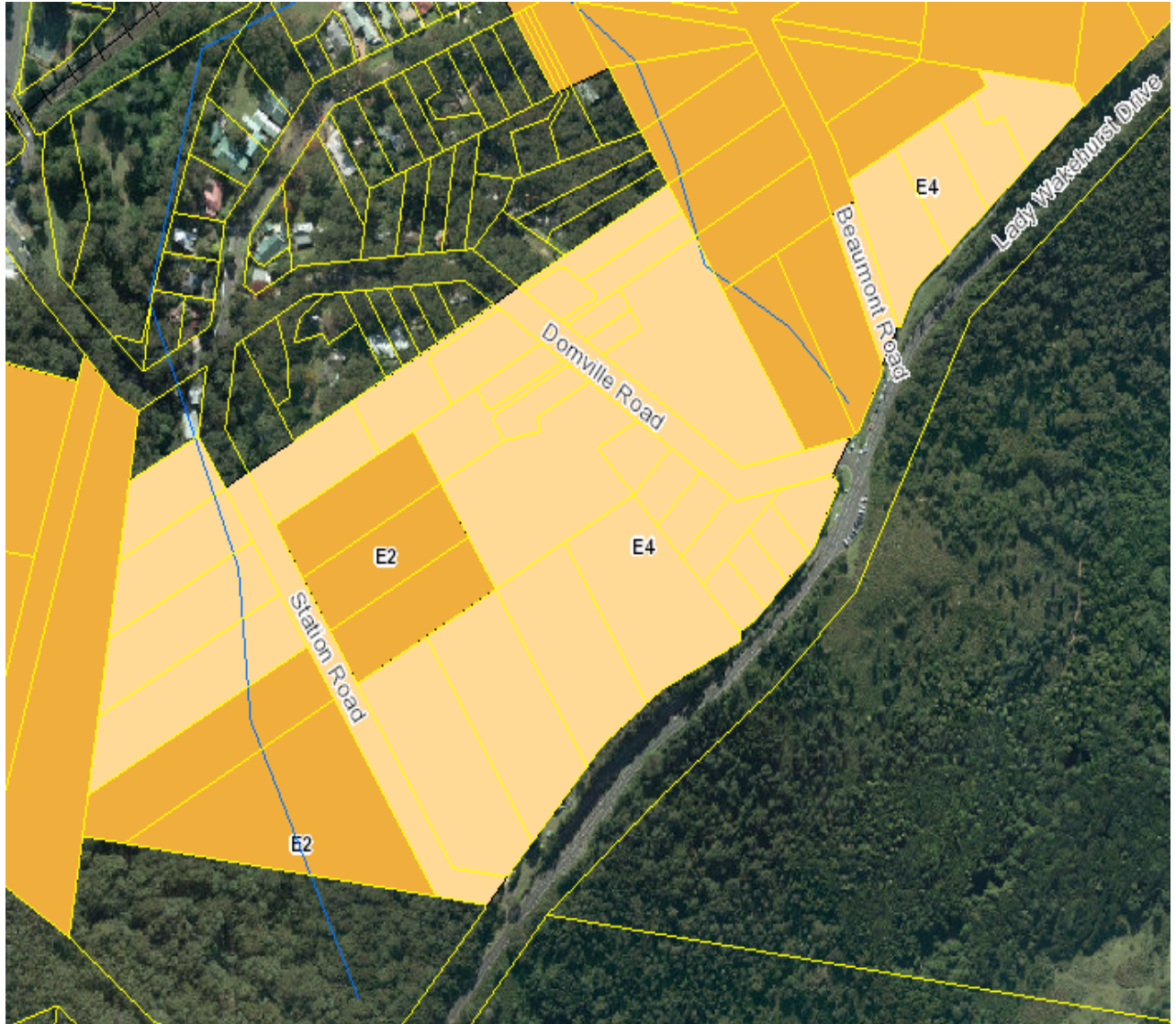
Slope 25m



Council at its meeting on 28 November 2011 which recommended that the precinct be zoned E4 Environmental Living, except for six lots which should be zoned E2 Environmental Conservation. Council resolved (in part) that:

- 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 10,000m² (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.

Otford Central precinct – draft Planning Proposal showing land to be zoned E2 Environmental Conservation and E4 Environmental Living map 6



As a consequence of the exhibition the following registered submissions were received commenting on the draft Planning Proposal for the precinct:

Landowner submissions:

Property	Submission	Comment
Lot 16 Sec 8 DP 4591 Station Road	Object to property being zoned E2 Environmental Conservation. Long term resident of Otford (40 years). There have been no studies to substantiate environmental sensitivity. Water quality and flora/fauna has improved over the years, despite the anti-development claims. How can five properties surrounded by E4 Environmental Living	Objection noted

Property	Submission	Comment
	form a wildlife corridor. If Council wants it E2 Environmental Conservation then you should buy it.	
Lot 1 DP 1037008 2A Domville Road	Oppose E2 Environmental Conservation, support E4 Environmental Living. Site degraded by coalwash, has an approved car park. Services are available, including sewerage. Doesn't contain any endangered species.	Objection noted
Lot 2 DP 1037008 24 Lady Wakehurst Drive	Oppose E2 Environmental Conservation, support E4 Environmental Living. Site degraded by coalwash, has an approved car park. Services are available, including sewerage. Doesn't contain any endangered species.	Objection noted
Lot 6 Section 9 DP 4591 Station Road	Object to rezoning from E3 Environmental Management to E2 Environmental Conservation – gigantic / quantum leap backward in time. The draft proposal is totally devoid of logic, equity and is incorrect and not based on facts. Council's maps shows Lot 6 has a slope of 8-18% the same as the majority of Otford, not 18-25% as stated in the report. The lot is suitable for a dwelling. There are many existing sources of water pollution in Helensburgh and Otford, runoff from 1 additional dwelling won't make a difference. Want to be able to build a house.	Objection noted

Other submissions:

Submitter	Submission
Resident Otford	Central Otford – support E4 Environmental Living zone and E2 Environmental Conservation zone as exhibited.
Resident Helensburgh	Otford Central – agree, only where there are existing dwellings or cleared land.
Resident Helensburgh	Otford– support and proposal.
Email Suburb unknown	Otford Central – should be zoned E2 Environmental Conservation.

A number of submission from the South Otford precinct (detailed in the next section of this report), suggested that there was inconsistency in rezoning this precinct to

E4 Environmental Living permitting some additional dwellings, and downzoning the adjoining South Otford precinct and not permit dwelling houses.

Form letter/email submissions:

Group/property	Submission
2A Domville Road	One form letter submitted by 379 persons objecting to the rezoning of the property to E2 Environmental Conservation. (refer Attachment 5 of Background report)
24 Lady Wakehurst Drive	One form letter submitted by 114 persons objecting to the rezoning of the property to E2 Environmental Conservation. (refer Attachment 5 of Background report)
Otford Protection Society	One form letter submitted by 230 persons opposing the proposed rezoning of the precinct and requesting E2 Environmental Conservation. (refer Attachment 5 of Background report)
OtfordEco	<ul style="list-style-type: none"> One form letter submitted by 42 persons opposing the proposed rezoning of the precinct and requesting E2 Environmental Conservation; One form letter submitted by 136, persons making a conservation based submission on all precincts; Two form letters submitted by 79 and 123 persons supporting E2 Environmental Conservation for all 23/24 precincts, respectively; and One form letter submitted by 10 persons supporting E2 Environmental Conservation for all bushland precincts. (refer Attachment 5 of Background report)
Helensburgh Land Pooling Group	One letter submitted by 839 persons supporting the rezoning to E4 Environmental Living to enable additional houses. (refer Attachment 5 of Background report)

Review of issues

The Central Otford precinct is different to the North Otford precinct, in that the majority of lots have dwelling houses. It appears that the lots in this precinct, outside the village area, were available for purchase and development earlier than those in the North Otford precinct. Additionally, some owners sought variations to the minimum lot size for a country dwelling to enable dwelling houses to be constructed.

Consideration needs to be given to whether the planning controls should acknowledge that the character of Otford village extends to Lady Wakehurst Drive by extending the E4 Environmental Living zone, or retaining the current controls. On the lots that contain a dwelling house, the proposed zoning change will not result in substantial change,

although some additional uses will be permitted. On the lots that do not contain a dwelling house (three in the same ownership), a rezoning to E4 Environmental Living will enable a dwelling house to be constructed.

Objections were received from four of the seven owners of the seven lots that do not contain a dwelling house, and which were proposed to be rezoned to E2 Environmental Conservation which will prohibit a dwelling house.

It is noted that the “New Planning System for New South Wales - White Paper” proposes the amalgamation of the current standard zones. This includes the merging of the E4 Environmental Living zone with the R1 General Residential, R2 Low Density Residential, R3 Medium Density Residential, R5 Large Lot Residential and RU5 Village zone. The E4 Environmental Living zone enables dwellings with some other uses in an environmental setting, which is different to the suburban outcomes achieved under the residential zones. The E4 Environmental Living zone does not permit dual occupancy.

If the changes proposed by the White Paper progress, it will mean Otford and potentially the Central Otford precinct would be required to be zoned Residential. This would most likely expand the permitted land uses to dual occupancy and medium density development which would not be appropriate for the area.

It is considered that maintaining the status quo is the best option for this precinct. Lots with existing dwellings can continue, and no additional dwellings will be constructed. This will not satisfy the owners of vacant lots.

Options

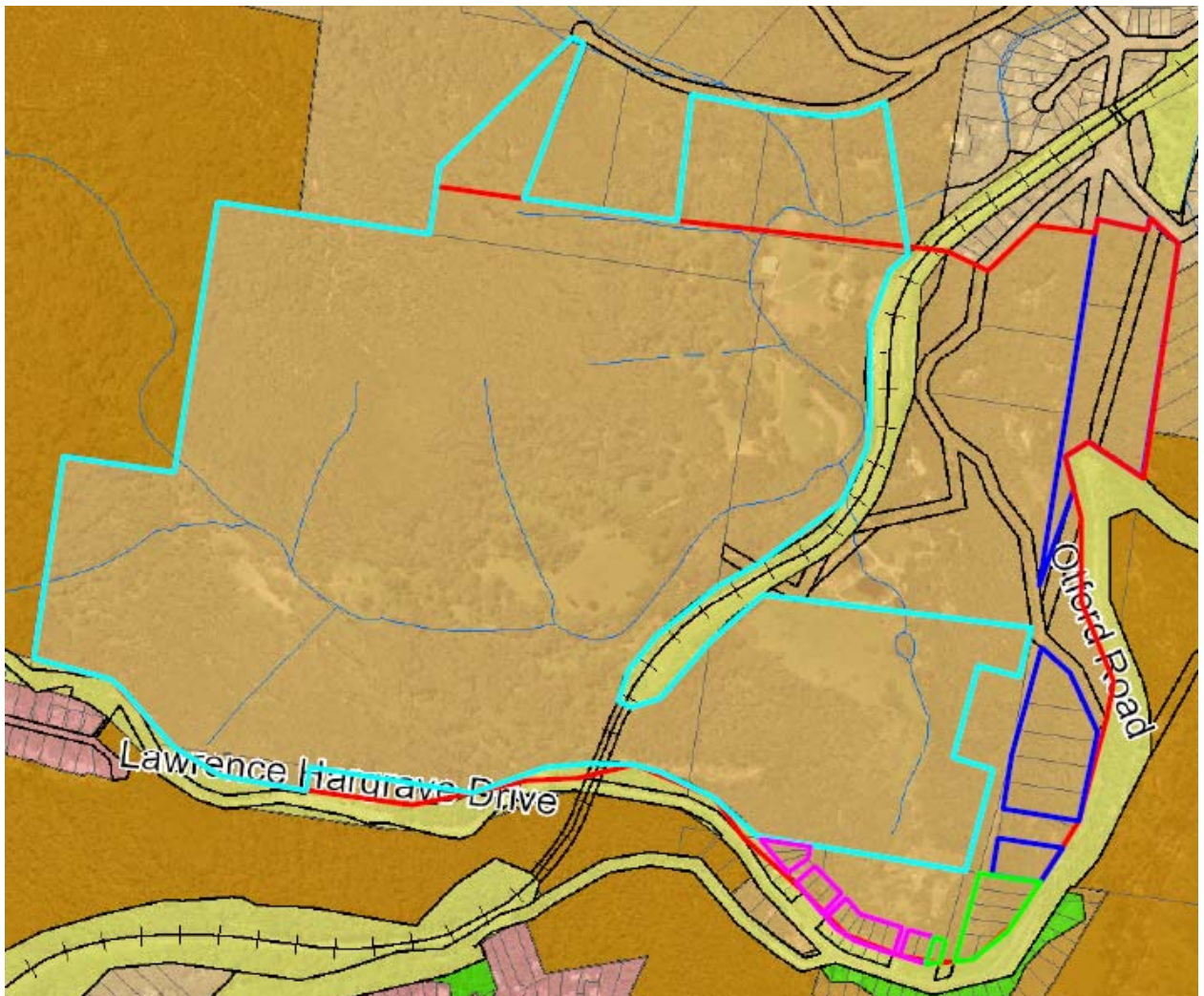
- 1 Proceed with the rezoning of the Central Otford precinct to E4 Environmental Living and E2 Environmental Conservation as exhibited in the draft Planning Proposal.
- 2 Not proceed with the rezoning to E4 Environmental Living and E2 Environmental Conservation and retain the current E3 Environmental Management zone.
- 3 Proceed with the rezoning of the lots that contain a dwelling house to E4 Environmental Living, and retain an E3 Environmental Management zone on the other lots.
- 4 Resolve to prepare a new Planning Proposal to rezone the precinct to another zone, and undertake further community consultation.

Recommendation: *It is recommended that the rezoning of the Central Otford precinct not proceed and the precinct retain an E3 Environmental Management zone.*

Otford South Precinct

The Otford South precinct contains a mix of steep bushland and cleared valley lands. The majority of the precinct is Otford Farm (map 7 outlined in light blue), including four lots in the Lloyd Place precinct. Council owns seven lots at Bald Hill (map 7 outlined in green). The Crown owns seven lots along Otford Road/Lady Wakehurst Drive (map 7 outlined in blue). The Roads and Maritime Services (RMS) owns 14 lots at Bald Hill, purchased for road widening (map 7 outlined in pink). The RailCorp owns the land above the old and current Otford Rail tunnels. Other properties are in private ownership, the majority of which contain a dwelling house.

Otford South precinct location map 7



The Council report of 28 November 2011 recommended that the draft Planning Proposal for the Otford South precinct be partially rezoned to E2 Environmental Conservation, partially retain an E3 Environmental Management zone and amend the Minimum Lot Size Map for Lot 2 DP 512270 Otford Road to permit a dwelling house. Council resolved (in part) that:

- 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).

The draft Planning Proposal showed the entire precinct being rezoned to E2 Environmental Conservation, except Lot 2 DP 512270 Otford Road, which retained an E3 Environmental Management zone. This was not what was recommended or resolved. It appears that the recommendation/resolution was misinterpreted, as the majority of lots contain bushland. As a consequence of the exhibition the following registered submissions were received commenting on the draft Planning Proposal for the precinct:

Landowner submissions:

Property	Submission	Comment
Otford South Precinct Group – signed by 15 owners	<p>Object to E2 Environmental Conservation and impact on existing houses. Other sites are being rezoned to E4 and E3 to allow dwellings.</p> <p>E2 Environmental Conservation should be for high conservation lands, not South Otford. Bushfire risk will increase. Existing use rights places the burden of proof on the owner. Existing dwellings and home businesses will no longer be permitted uses. Adversely impact on land values – 90% reduction. Will then seek compensation from Council. All former 7d properties in Otford should be zoned the same. Do not accept E2 Environmental Conservation, zoning should be at least E4 Environmental Conservation.</p> <p>Request public hearing.</p>	<p>Objection noted</p> <p>Request considered in background report.</p>
Lots 28 & 32 DP 752018 200 Otford Road (4 submissions)	<p>Object to rezoning to E2 Environmental Conservation. There has been a house on the</p>	Objection noted

Property	Submission	Comment
	<p>land for 30 years. E3 Environmental Management will allow the house to be rebuilt if necessary. E2 Environmental Conservation conflicts with RFS Asset Protection guidelines.</p> <p>E2 Environmental Conservation will devalue the property and will seek compensation of acquisition.</p>	
200 Otford Road (family member)	<p>Object to land being zoned E2. Have significant detrimental effect on the property value. Retrospectively change the rules.</p>	Objection noted
Lot 218 DP 2588 & Lot A DP 389582, Lawrence Hargrave Drive	<p>Request that E3 Environmental Management zone be retained. Oppose E2 Environmental Conservation.</p> <p>When land purchased in 1993, RTA advised that it had abandoned road widening plans in 1988. Land has been in the family since 1945. The lot has been cleared, contain a dwelling and dam.</p>	Objection noted
Lot B DP 389582 222 Otford Road	<p>Request Council reconsider the land use table and remove restrictions associated with rebuilding and maintenance of dwellings. Concerned will not be able to maintain property and may not be able to rebuild house.</p>	Objection noted
Lot 102 DP 533462 149 Otford Road	<p>Consultant report. 2ha lot, dwelling constructed in 1979 and extended in 1987. Object to E2 Environmental Conservation. Dwellings will be prohibited and will have to rely on existing use rights. Zoning E2 Environmental Conservation is inconsistent with approach for Central Otford. There has been no "Net Community Benefit Test". Support retention of E3 Environmental Management zone.</p>	Objection noted
Lot 2 DP 512180 152 Otford Road	<p>Object to E2 Environmental Conservation. Submit copies of</p>	Objection noted

Property	Submission	Comment
(2 owners, 65 submissions each)	Otford south precinct group objections. Concerned about falling branches and not being able to undertake tree maintenance without a DA under the E2 Environmental Conservation zone. Submits photos of recent fallen branch.	
	Concerned about increased bushfire risk with E2 Environmental Conservation zone, as land owners won't be able to maintain their property and reduce fuel loads.	Objection noted
	E2 Environmental Conservation will cause more hardship and Council may be liable to compensate owners. The most suitable definition based on the Department of Planning Circular is E4.	Objection noted
Lot 2 DP 512180 152 Otford Road (4 family members)	Fortunate to live in area over the last 35 years. Oppose E2 Environmental Conservation. Zoning should allow dwelling on each existing lot.	Objection noted
Lot 101 DP 533462 169 Otford Road	Oppose E2 Environmental Conservation and request E3 Environmental Management be retained. E2 Environmental Conservation decision has caused stress and community division. Removal of permitted use and creation of existing use rights, will cause hardship and financial losses. Council reports note the E2 Environmental Conservation zone is not appropriate in areas cleared and used for housing or other uses. Property contains a dwelling house, sheds, animal enclosures, and pool. There has been no "Net Community Benefit Test". South Otford has a low residential density of 1 dwelling/18 ha (compared to Otford 1/0.2ha which is zoned E4). Otford village is	Objection noted

Property	Submission	Comment
	<p>more of a wildlife barrier.</p> <p>There have been no significant impacts on flora and fauna.</p> <p>The 8 existing dwellings were established more than 30 years ago. Currently manage the fuel load and bushfire risk.</p> <p>Home occupations and bed and breakfast accommodation would be prohibited. Relying on existing use rights would be difficult, costly and unreasonable burden.</p> <p>If Council pursues E2 Environmental Conservation, will seek compensation.</p> <p>Request public hearing.</p> <p>Attach copy of consultant report (see below).</p>	
<p>Lot 101 DP 533462 169 Otford Road</p>	<p>Consultant report opposes E2 Environmental Conservation, support retention of E3 Environmental Management. 2 ha, contains dwelling house (originally approved in 1974), sheds and pool. In 1984 a DA for keeping and storing orchid & beekeeping was approved. There has been no "Net Community Benefit Test". Concerned about the introduction of a regime of establishing existing use rights. There will be no economic incentive to invest in the dwelling. The site is not consistent with the E2 Environmental Conservation zone objectives.</p>	<p>Objection noted</p>
<p>Otford Farm</p>	<p>Object to the E2 Environmental Conservation zone. Resubmit the 2010 consultant report and ecological study, which accepted a split E2 Environmental Conservation / E3 Environmental Management zone.</p>	<p>Objection noted</p>

Other submissions:

Submitter	Submission
Otford Farm employee	Oppose rezoning and the impact on the Otford Farm riding school. The E3 Environmental Management and Rural zoning is more appropriate.
Resident Otford	South Otford – Support E2 Environmental Conservation and E3 Environmental Management as exhibited.
Resident Engadine	<ul style="list-style-type: none"> South Otford – object to rezoning from E3 Environmental Management to E2 Environmental Conservation. Why is Council zoning South Otford E2 Environmental Conservation and allowing 5 more houses in Central Otford.
Resident Helensburgh	Otford South – agree.
Email Suburb unknown	Otford South – support E2 Environmental Conservation.

Form letter/email submissions:

Group / property	Submission
Otford South Precinct Group	<p>49 form letters submitted by 16,371 persons opposing the rezoning to E2 Environmental Conservation for various reasons.</p> <p>(refer Attachment 5 of Background report)</p>
Otford Protection Society	<p>One form letter submitted by 258 persons supporting the proposed rezoning of the precinct.</p> <p>(refer Attachment 5 of Background report)</p>
OtfordEco	<ul style="list-style-type: none"> One form letter submitted by 40 persons supporting the proposed rezoning of the precinct; One form letter submitted by 136, persons making a conservation based submission on all precincts; Two form letters submitted by 79 and 123 persons supporting E2 Environmental Conservation for all 23/24 precincts, respectively; and One form letter submitted by 10 persons supporting E2 Environmental Conservation for all bushland precincts. <p>(refer Attachment 5 of Background report)</p>
Helensburgh Land Pooling Group	<p>One form letter submitted by 837 persons opposing the proposed rezoning from E3 Environmental Management to E2 Environmental Conservation.</p> <p>(refer Attachment 5 of Background report)</p>

Review of issues

This precinct received the most submissions, as a consequence of the 16,371 form letters generated by the Otford South Precinct Group, plus their own personal submissions, objecting to the proposed E2 Environmental Conservation zone.

As it is a large precinct, the precinct has been divided into four sub-precincts to assist the review of issues.

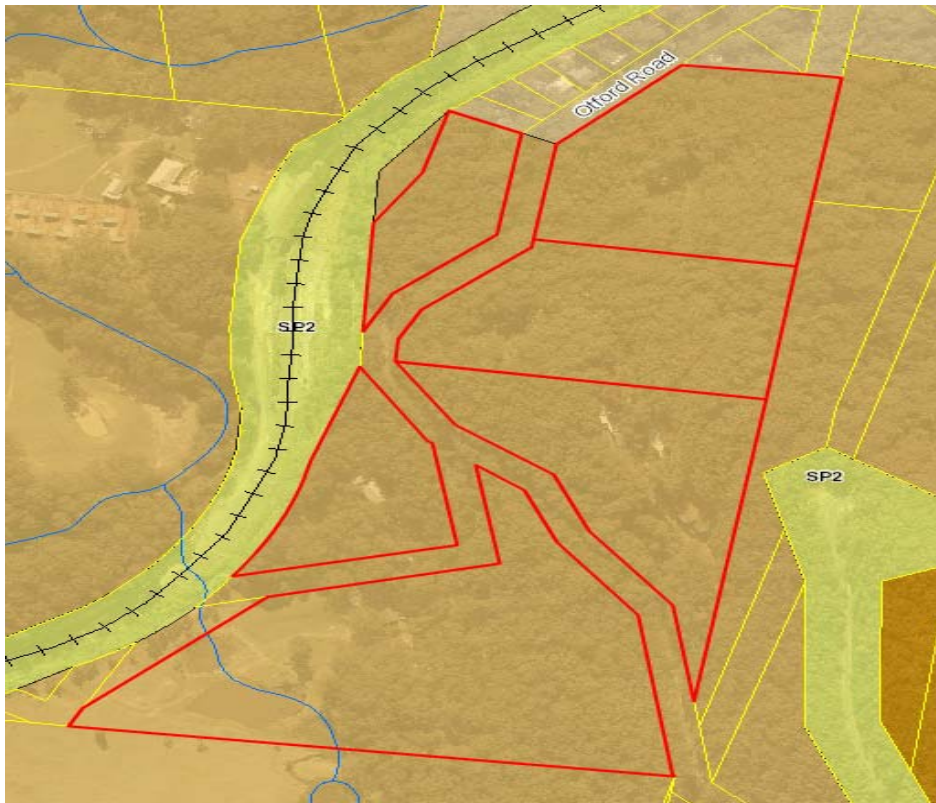
Sub-precinct 1: Otford Road lots

There are six privately owned lots fronting Otford Road, five of which contain a dwelling house. The sixth lot is Lot 2 DP 512270 Otford Road which was proposed to permit a dwelling house by retaining an E3 Environmental Management zone and amending the Minimum Lot Size Map to permit a dwelling house.

The submissions from the Otford South Precinct Group residents commented on their properties within this sub-precinct and the Bald Hill sub-precinct.

As a result of the exhibition, the main issue to consider is whether to proceed with the rezoning of the five lots that contain a dwelling house to E2 Environmental Conservation. The existing dwellings were approved under a previous planning regime when they complied with the zonings and standards of the day. Some of the lots are substantially cleared of native vegetation and contain a dwelling house, outbuildings and pools.

Otford Road lots and current zoning map 8



A rezoning to E2 Environmental Conservation would remove the permissibility of a dwelling house, and require the owners to rely on existing use rights for any alternations, additions, rebuilding of the dwelling or outbuildings. Whilst this is possible, it is a more complex process. The landowner submissions opposed to the change, noting that the rezoning could remove their entitlements and devalue their land.

It is unrealistic to expect that the dwellings and improvements on these lots will be removed and the land returned to bushland, unless they are purchased by Council and the dwellings are demolished. They are unlikely to be acquired by the State, as the Office of Environment and Heritage (OEH) (formerly Department of Environment Climate Change and Water) have not identified this area as being suitable for inclusion in the State reserve system.

The E2 Environmental Conservation zone is the highest conservation zone, outside the E1 National Park zone, and is used on land that has significant bushland or conservation value. 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 zone objectives are:

- To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values; and
- 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 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.

Options

- 1 Proceed with the rezoning of the five lots to E2 Environmental Conservation as exhibited in the draft Planning Proposal.
- 2 Not proceed with the rezoning to E2 Environmental Conservation and retain the current E3 Environmental Management zone.
- 3 Resolve to prepare a new Planning Proposal to rezone the precinct to another zone, and undertake further community consultation.

Recommendation: *It is recommended that the six Otford Road lots retain an E3 Environmental Management zone and a dwelling house be permitted on Lot 2 DP*

512270 Otford Road through the amendment to the Minimum Lot Size, be progressed as part of the final Planning Proposal.

Sub-precinct 2: Bald Hill

There are 26 lots in the Bald Hill sub-precinct of which five are privately owned, (two owners each own two lots) (outlined in red on location map 9) and contain three dwelling houses. The submissions from the Otford South Precinct Group residents commented on their properties within this sub-precinct and the previous Otford Road sub-precinct.

For the reasons outlined under the Otford Road sub-precinct, it is recommended that these lots retain the current E3 Environmental Management zone.

Of the remainder, Council owns seven lots (outlined in green on location map 9) and the Roads and Maritime Services (RMS) owns 14 lots. The RMS purchased the lots for road widening which is now unlikely to proceed (outlined in pink on location map 9). Two of the RMS lots contain dwelling houses which are leased.

Bald Hill location map 9



Options

- 1 Proceed with the rezoning of the privately owned lots to E2 Environmental Conservation as exhibited in the draft Planning Proposal.
- 2 Not proceed with the rezoning privately owned lots to E2 Environmental Conservation and retain the current E3 Environmental Management zone.
- 3 Resolve to prepare a new Planning Proposal to rezone the precinct to another zone, and undertake further community consultation.

Recommendation: *It is recommended that the five privately owned lots in the Bald Hill sub-precinct retain an E3 Environmental Management zone. It is recommended that the rezoning of the Council land and the RMS land to E2 Environmental Conservation be progressed to finalisation.*

Sub-precinct 3: Otford Farm

The major land owner in the precinct is Otford Farm (Lots 1 and 2 DP 1106860, Lot 1 DP 945016 and Lot 2 DP 719756) (outlined in light blue on location map 6). The owners also own four lots within the Lloyd Place precinct which are discussed in a separate report.

Otford Farm is used for horse riding, outdoor recreation facility, grazing and other activities. The property contains a mixture of steep bushland and flat cleared valleys used as farm land. The existing approved uses include:

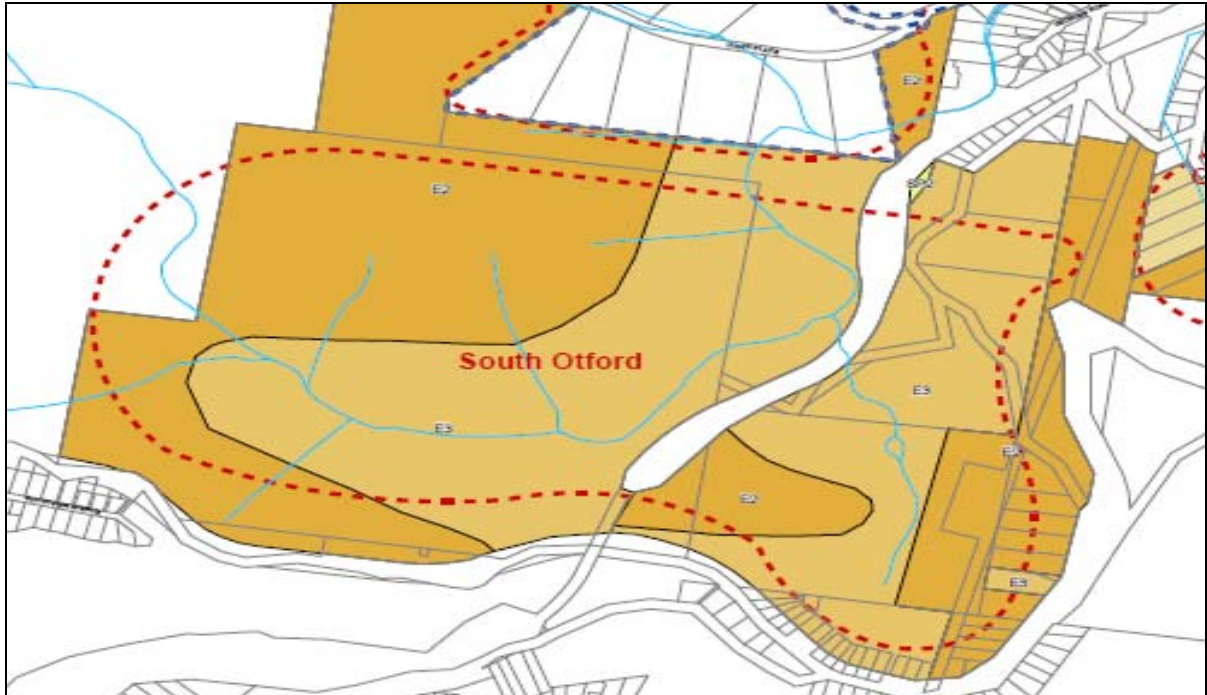
- Dwelling house;
- Animal boarding and training establishment – including equestrian centre and horse trail rides. In 1982, Council approved DA-1981/1380 for horse riding, associated access and car parking;
- Recreation facility (outdoor) – in 1992 Council approved DA-1991/520 for paintball skirmish on part of the property;
- Tourist and visitor accommodation – in 1982, Council approved DA-1981/407 for a 15 room motel, manager's residence, restaurant and car parking on the southern part of the site adjacent to Lawrence Hargrave Drive. The submission notes that construction commenced in 1985 with earthworks undertaken and footings constructed; and

As noted, the property contains a mixture of steep bushland and flat cleared valleys used as farm land. It was proposed that the steeper bushland be zoned E2 Environmental Conservation and the cleared lands be zoned E3 Environmental Management. The draft Planning Proposal showed the entire property being zoned E2 Environmental Conservation, which was opposed by the owner and South Otford Precinct Group, and supported by the conservation based submissions.

Similar to the reasons outlined for the Otford Road sub-precinct, it is proposed that the land that has been cleared (and is used for the dwelling and equestrian centre) retain an

E3 Environmental Management zone. This will enable the existing business operations to continue without additional restrictions. It is also proposed that the cleared agricultural land and land used for the paintball facility also retain an E3 Environmental Management zone. While, on the steep bushland areas the proposed E2 Environmental Conservation zone should be progressed. This will give the Otford Farm holding a split zone which recognises the different characteristics and uses of the land. The South Otford location map 10 below shows the proposed zoning arrangement.

South Otford location map 10 (updated map to be inserted)



Options

- 1 Proceed with the rezoning of the Otford Farm within the South Otford precinct to E2 Environmental Conservation as exhibited in the draft Planning Proposal.
- 2 Not proceed with the rezoning of Otford Farm to E2 Environmental Conservation and retain the current E3 Environmental Management zone.
- 3 Proceed with the rezoning the steep bushland parts of Otford Farm within the South Otford precinct to E2 Environmental Conservation as exhibited, and retaining the current E3 Environmental Management zone on the land containing the dwelling house, equestrian centre, cleared paddocks and recreation facility.
- 4 Resolve to prepare a new Planning Proposal to rezone the precinct to another zone, and undertake further community consultation.

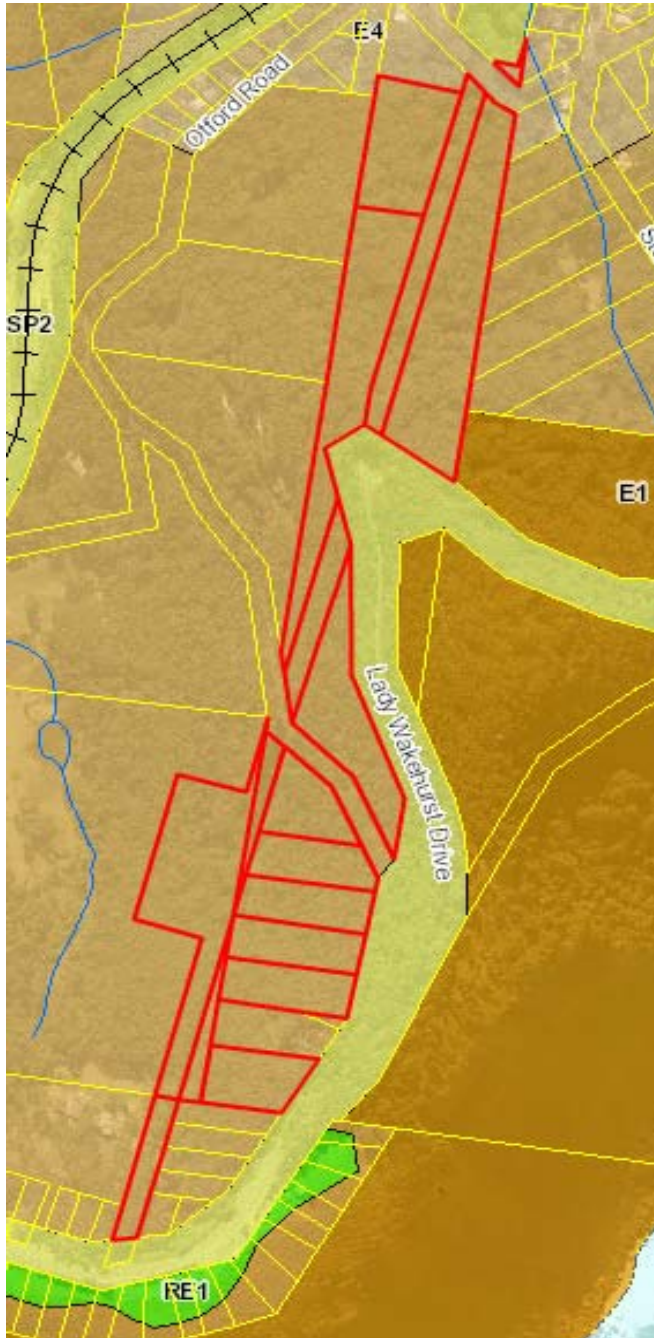
Recommendation: *It is recommended that the rezoning the steep bushland parts of Otford Farm within the South Otford precinct to E2 Environmental Conservation as exhibited, be progressed as part of the final Planning Proposal, while the current E3*

Environmental Management zone be retained on the land containing the dwelling house, equestrian centre, cleared paddocks and recreation facility.

Sub-precinct 4: Crown land & RailCorp land

The Crown owns seven lots along Otford Road/Lady Wakehurst Drive (outlined in blue on location map 11), and RailCorp owns the land above the old and current Otford Rail tunnels.

Crown land and RailCorp land location map 11



The draft Planning Proposal proposed that these lands be zoned E2 Environmental Conservation. There are no issues with these sites and it is recommended that the rezoning proceed.

Options

- 1 Proceed with the rezoning of the Crown land/Rail Corp land within the South Otford precinct to E2 Environmental Conservation as exhibited in the draft Planning Proposal.
- 2 Not proceed with the rezoning of the Crown land and Rail Corp land to E2 Environmental Conservation and retain the current E3 Environmental Management zone.
- 3 Resolve to prepare a new Planning Proposal to rezone the precinct to another zone, and undertake further community consultation.

Recommendation: *It is recommended that the rezoning of the Crown land and Rail Corp land within the South Otford precinct to E2 Environmental Conservation be progressed as part of the final Planning Proposal.*

Otford West - Govinda Retreat

The Otford West precinct consists of one property, Lot 1 DP 190250 Lady Carrington Drive that does not fit into any other precinct. The property is located north of Otford Station and is accessed via a causeway over the Hacking River. The site was previously used as a church camp and is now used as the Govinda Retreat, Cooking and Education centre, with accommodation for up to 64 guests.

Govinda Retreat location map 12



A submission was received, to an earlier exhibition, on behalf of the owners requesting that the retreat use be recognised and that the additional uses of “educational establishment/training facilities”, “function centre”, “community facilities”, “tourist and visitor accommodation” and “information and education facilities” be permitted on the site.

The retreat currently operates under existing use rights. It is understood that a church camp was first approved on the site in 1939. The facility would currently be defined under the Wollongong Local Environmental Plan 2009 as “hotel or motel accommodation”, with the training activities undertaken by guests being ancillary to the accommodation. As the facility is operating with a current approval under the existing use rights, there is no need to include an additional land use which could expand the current operation. A more intense tourist development would be inappropriate in this location.

Council at its meeting on 28 November 2011 initially resolved (in part) that:

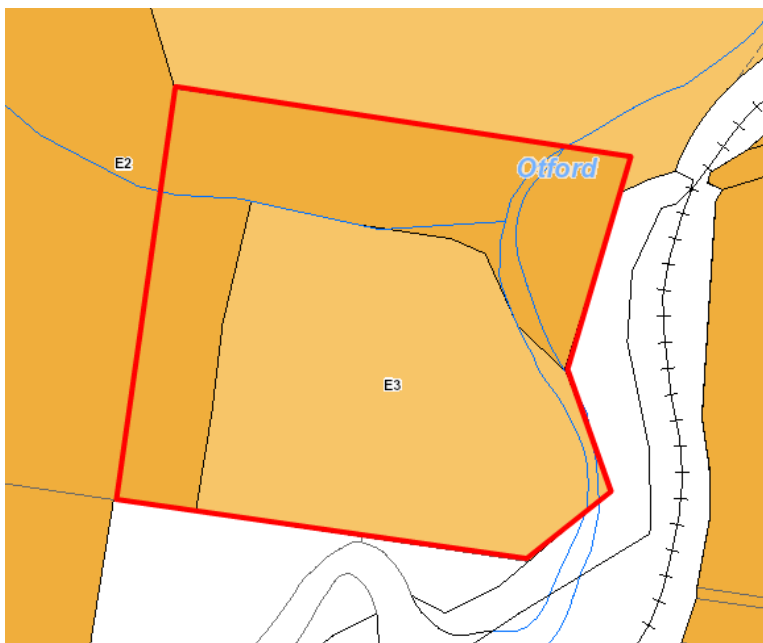
5 No amendment be made to the planning controls for the Govinda precinct and the property retain an E3 Environmental Management zone.

This resolution was subsequently amended when Council resolved 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.

The draft Planning Proposal was amended to show the property part E2 Environmental Conservation and part E3 Environmental Management, in accordance with the following map:

Draft zoning map 13



As a consequence of the exhibition the following registered submissions were received commenting on the draft Planning Proposal for the precinct:

A submission from the landowner was not received. As noted, previous submissions have requested that the retreat use be recognised and that the additional uses of “educational establishment/training facilities”, “function centre”, “community facilities”, “tourist and visitor accommodation” and “information and education facilities” be permitted on the site.

Other submissions:

Submitter	Submission
Resident Helensburgh	Govinda precinct – agree.
Resident Helensburgh	Govinda – support.
Email Suburb unknown	Govinda – should be zoned E2 Environmental Conservation.

Form letter/email submissions:

Group / property	Submission
Oxford Protection Society	One form letter submitted by 244 persons objecting to the proposed rezoning, and supporting E2 Environmental Conservation for the entire property. (refer Attachment 5 of Background report)
OxfordEco	<ul style="list-style-type: none"> One form letter submitted by 39 persons objecting to the proposed rezoning, and supporting E2 Environmental Conservation for the entire property; One form letter submitted by 136, persons making a conservation based submission on all precincts; Two form letters submitted by 79 and 123 persons supporting E2 Environmental Conservation for all 23/24 precincts, respectively; and One form letter submitted by 10 persons supporting E2 Environmental Conservation for all bushland precincts. (refer Attachment 5 of Background report)
Helensburgh Land Pooling Group	One letter submitted by 837 persons opposing the proposed rezoning from E3 Environmental Management to E2 Environmental Conservation.

There are no significant issues with this precinct. The current operation has functioned under existing use rights for many years, and can continue to do so. The draft Planning Proposal proposed to retain an E3 Environmental Management zone on the cleared land used for the retreat and rezone the steeper bush areas to E2 Environmental Conservation.

Options

- 1 Proceed with the rezoning of part of the property to E2 Environmental Conservation as exhibited in the draft Planning Proposal.
- 2 Not proceed with the rezoning of part of the property to E2 Environmental Conservation and retain the current E3 Environmental Management zone.
- 3 Resolve to prepare a new Planning Proposal to rezone the property to another zone, and undertake further community consultation.

Recommendation: *It is recommended that the rezoning of part of Lot 1 DP 190250, the Govinda precinct, to the E2 Environmental Conservation zone be progressed as part of the final Planning Proposal, and the remainder be retained as E3 Environmental Management.*

Conclusion

This report is one of a series of reports to assist Council in reviewing the issues raised in submissions following the exhibition of a draft Planning Proposal on the lands formerly zoned 7(d) Hacking River Environmental Protection. It is recommended that the draft Planning Proposal for the Otford North and Govinda precincts be progressed to finalisation. It is recommended that the draft Planning Proposal for the Otford Central precinct not proceed and that an amended draft Planning Proposal for the Otford South precincts be progressed.