

## Concerned Residents of East Dapto

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### Sustainability in the Illawarra Regional Strategy 2007

- To sustainably accommodate the projected housing and employment needs of the Region's population over the next 25 years.
- To protect the Region's magnificent natural features such as the Illawarra Escarpment, Lake Illawarra and the Minnamurra Estuary.

If the Illawarra is to continue to thrive it needs to ...protect its outstanding natural setting and coastal lifestyle. Careful management of its future growth is required IRS p7

In particular the West Dapto new release area, which is within the catchment of Lake Illawarra, includes one of the most significant east—west regional biodiversity corridors. The environment of the lake is delicately balanced and requires urban and industrial runoff to be well managed to prevent a permanent decline in water quality. IRS p9

Similarly, the coastal values of the Region need to be protected from poor quality development. IRS p9

The Strategy seeks to respond to climate change through a range of initiatives and adaptation strategies, including actions to address natural hazards, settlement and housing, protecting rural lands, and water and energy use. IRS p9

Development and growth minimises impact on the Region's natural and cultural assets such as ... Lake Illawarra and rural land resources. Sustainability is achieved via community interaction and cohesion, and supporting viable public transport. IRS p10

Land use planning decisions must consider transport access implications to minimise the need to travel, and encourage energy and resource efficiency. IRS p21

#### Sustainability Criteria

- Infrastructure costed and feasible
- Good transport access
- Diverse housing
- Maintain employment
- Reduce risk
  - Not on 1:100 flood
  - Not on high slope/erosible lands
  - Safe evacuation
- Adequate water and electricity supply
- Maintain/improve

- water/air quality
  - Biodiversity
  - Available/accessible services
- IRS Appendix 2

## **Sustainability in the WDLEP 2009**

The primary reference to sustainability is in Sect 6.5

### **6.5 Ecologically sustainable development [local]**

- (1) The objective of this clause is to ensure that the principles of ecologically sustainable development are assessed in the development assessment process.
- (2) Before granting consent for development, the consent authority must have regard to the principles of ecologically sustainable development as they relate to the proposed development based on a “whole of development” approach, by considering each of the following:
  - (a) greenhouse gas reduction,
  - (b) embodied energy in materials and building processes,
  - (c) building design and orientation,
  - (d) passive solar design and day lighting,
  - (e) natural ventilation,
  - (f) energy efficiency and energy conservation,
  - (g) water conservation and water reuse,
  - (h) waste minimisation and recycling,
  - (i) reduction of car dependence,
  - (j) potential for adaptive reuse.

### **P22/23 – Zone RU1/RU3**

#### **1 Objectives of zone**

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.

### **P35 Zone IN3 – Heavy industrial**

To facilitate the ongoing sustainability of steel making and steel product manufacturing which will contribute to the economic and employment growth of the Port of Port Kembla and the City of Wollongong

### **P44 Zone W1 Natural Waterways**

#### **1 Objectives of zone**

- To protect the ecological and scenic values of natural waterways.
- To prevent development that would have an adverse effect on the natural values of waterways in this zone.
- To provide for sustainable fishing industries and recreational fishing.
- To ensure that development does not adversely affect the ecology, scenic values or navigability of Lake Illawarra and other waterways.

## **P57 ff – Coastal Zones (Includes all of Tallawarra Lands)**

### **5.5 Development within the coastal zone [compulsory if land to which Plan applies includes land in the coastal zone]**

(1) The objectives of this clause are as follows:

- (a) to provide for the protection of the coastal environment of the State for the benefit of both present and future generations through promoting the principles of ecologically sustainable development,
- (b) to implement the principles in the NSW Coastal Policy, and in particular to:
  - (i) protect, enhance, maintain and restore the coastal environment, its associated ecosystems, ecological processes and biological diversity and its water quality, and
  - (ii) protect and preserve the natural, cultural, recreational and economic attributes of the NSW coast, and
  - (iii) provide opportunities for pedestrian public access to and along the coastal foreshore, and
  - (iv) recognise and accommodate coastal processes and climate change, and
  - (v) protect amenity and scenic quality, and (vi) protect and preserve rock platforms, beach environments and beach amenity, and
  - (vii) protect and preserve native coastal vegetation, and
  - (viii) protect and preserve the marine environment, and
  - (ix) ensure that the type, bulk, scale and size of development is appropriate for the location and protects and improves the natural scenic quality of the surrounding area, and
  - (x) ensure that decisions in relation to new development consider the broader and cumulative impacts on the catchment, and
  - (xi) protect Aboriginal cultural places, values and customs, and
  - (xii) protect and preserve items of heritage, archaeological or historical significance.

(2) Consent must not be granted to development on land that is wholly or partly within the coastal zone unless the consent authority has considered:

- (a) existing public access to and along the coastal foreshore for pedestrians (including persons with a disability) with a view to:
  - (i) maintaining existing public access and, where possible, improving that access, and
  - (ii) identifying opportunities for new public access, and
- (b) the suitability of the proposed development, its relationship with the surrounding area and its impact on the natural scenic quality, taking into account:
  - (i) the type of the proposed development and any associated land uses or activities (including compatibility of any land-based and water-based coastal activities), and
  - (ii) the location, and
  - (iii) the bulk, scale, size and overall built form design of any building or work involved, and
- (c) the impact of the proposed development on the amenity of the coastal foreshore including:
  - (i) any significant overshadowing of the coastal foreshore, and
  - (ii) any loss of views from a public place to the coastal foreshore, and
- (d) how the visual amenity and scenic qualities of the coast, including coastal headlands, can be protected, and
- (e) how biodiversity and ecosystems, including:
  - (i) native coastal vegetation and existing wildlife corridors, and
  - (ii) rock platforms, and
  - (iii) water quality of coastal water bodies, and
  - (iv) native fauna and native flora, and their habitats, can be conserved, and

- (f) the effect of coastal processes and coastal hazards and potential impacts, including sea level rise:
    - (i) on the proposed development, and
    - (ii) arising from the proposed development, and
  - (g) the cumulative impacts of the proposed development and other development on the coastal catchment.
- (3) Consent must not be granted to development on land that is wholly or partly within the coastal zone unless the consent authority is satisfied that:
- (a) the proposed development will not impede or diminish, where practicable, the physical, land-based right of access of the public to or along the coastal foreshore, and
  - (b) if effluent from the development is disposed of by a non-reticulated system, it will not have a negative effect on the water quality of the sea, or any beach, estuary, coastal lake, coastal creek or other similar body of water, or a rock platform, and
  - (c) the proposed development will not discharge untreated stormwater into the sea, or any beach, estuary, coastal lake, coastal creek or other similar body of water, or a rock platform.
- P68 Flooding Sect 6.7
- (4) Consent required by subclause (3) must not be granted unless the consent authority is satisfied that the development:
- (e) will not be likely to result in unsustainable social and economic costs to the flood affected community or general community, as a consequence of flooding, and

## **P78 – Part 7 – CBD**

### **7.1 Objectives for development in Wollongong city centre [local]**

- (1) Before granting consent for development on land in the Wollongong city centre, the consent authority must be satisfied that the proposed development is consistent with such of the following objectives for the redevelopment of the city centre as are relevant to that development:
- (a) to promote the **economic revitalisation** of the Wollongong city centre,
  - (b) to strengthen the regional position of the Wollongong city centre as a multifunctional and innovative centre that encourages employment and economic growth,
  - (c) to protect and enhance the vitality, identity and diversity of the Wollongong city centre,
  - (d) to promote employment, residential, recreational and tourism opportunities within the Wollongong city centre,
  - (e) to facilitate the development of building design excellence appropriate to a regional city,
  - (f) to promote housing choice and housing affordability,
  - (g) **to encourage responsible management, development and conservation of natural and man-made resources and to ensure that the Wollongong city centre achieves sustainable social, economic and environmental outcomes,**
  - (h) **to protect and enhance the environmentally sensitive areas and natural and cultural heritage of the Wollongong city centre for the benefit of present and future generations.**

## **External References**

*NSW Coastal Policy* means the publication titled *NSW Coastal Policy 1997: A Sustainable Future for the New South Wales Coast*, published by the Government.

*ecologically sustainable development* has the same meaning as in the Act. (Environmental Planning and Assessment Act 1979)