

0.1 Site Analysis and plans

Existing conditions

The subject site consists of three allotments with a total area of 16.78 hectares. The principal lot is Lot 4 DP 258635. All three lots comprising the subject site and the adjoining Council owned site are currently vacant.

The site is located in southern Wollongong at Berkeley, within the Illawarra Region of New South Wales. The subject site is adjacent to the F6 southern freeway linking Sydney to Wollongong and to the south coast of New South Wales. Berkeley is 93kms (1hr 28 mins) south of the Sydney CBD and 11.4kms (14 mins) south of the Wollongong CBD. It is a further 16.4kms (28 mins) from Berkeley to Shellharbour to the south and 7.3kms (10 mins) to Dapto to the south-west. The Nan Tien Buddhist Temple is 4kms away by road but only 700m away in a straight line towards the north-east.

Lake Illawarra, the coastline and a number of recreational facilities - including Kembla Grange Race Course and Fred Finch Park - are within a 2 to 7km drive from the subject site. There are a number of employment areas within 5kms of the site including the BHP Billiton Steel Works and Bluescope Steel at Port Kembla just to the north-east and the Unanderra Industrial Area on the opposite side of the freeway to the subject site.

The site contains two high points at contours around 76 metres and 72 metres Australian Height Datum (AHD) with a ridge between the high points dropping to AHD 73 metres at the lowest point of the ridge. The site generally falls to all boundaries from this ridge forming a principle Catchment (A) towards the west (adjacent to the freeway) and a four other smaller natural water Catchments (B, C, D and E) to the north, east, and south.

The water Catchment C to the east has been identified in the Flora and Fauna Assessment by Kevin Mills and Associates as containing remanent local rainforest species and is proposed to be regenerated as shown on the Concept Plan. Development has generally been limited in Catchment C.

Zoning

The site was zoned Residential 2a and Environmental Protection 7b under the previous Wollongong Local Environmental Plan 1990. The recently gazetted Wollongong LEP 2009 maintains the boundaries and broad intent of the zones, and rezones the respective areas to R2 (4.79 hectares) and E3 (11.98 hectares). The larger portion of the site is now zoned for environmental management rather than environmental protection. The objectives for the two current zones are as follows – Zone Objectives for R2 **Low Density Residential Zone**

Objectives of R2 zone:

- To provide for the housing needs of the community within a low density residential environment .
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

The proposed development relocates the ancillary and seniors housing residential components to a more appropriate part of the site that is not subject to impact from the freeway, has a vastly improved outlook, orientation, drainage and access to the restored natural environment of the subject site.

Zone Objectives for the E3 Environmental Management Zone:

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

The proposed development provides the means to manage the currently degraded natural environment while providing an environmentally sustainable hi-tech, holistic healthcare development that is integrated into the restored natural environment.