



New South Wales

Kiama Local Environmental Plan 1996 (Amendment No 62)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (WOL2001157/PC)

FRANK SARTOR, M.P.,
Minister for Planning

2006 No 683

Clause 1 Kiama Local Environmental Plan 1996 (Amendment No 62)

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Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Kiama Local Environmental Plan 1996 (Amendment No 62)*.

2 Aims of plan

This plan aims, with the consent of Kiama Municipal Council:

- (a) to facilitate the establishment of an ecotourism development (known as the “Illawarra Fly”), comprising a visitors’ centre, elevated tree-top walk and associated car parking area on part of the land to which this plan applies, and
- (b) to allow the subdivision of the land to which this plan applies into 2 lots, each lot having an area of less than 40 hectares, and
- (c) to allow the erection of a dwelling-house or an attached dual occupancy development on the larger of the lots so created.

3 Land to which plan applies

This plan applies to land in the local government area of Kiama, being Lot 269, DP 751292, No 182 Knights Hill Road, Knights Hill, as shown edged heavy black on the map marked “Kiama Local Environmental Plan 1996 (Amendment No 62)” deposited in the office of Kiama Municipal Council.

4 Amendment of Kiama Local Environmental Plan 1996

Kiama Local Environmental Plan 1996 is amended as set out in Schedule 1.

Schedule 1 Amendment

(Clause 4)

Schedule 4 Development for certain additional purposes

Insert at the end of the Schedule:

- Lot 269, DP 751292, No 182 Knights Hill Road, Knights Hill, as shown edged heavy black on the map marked “Kiama Local Environmental Plan 1996 (Amendment No 62)”—the following:
 - (a) the subdivision of the land into 2 lots of approximately 13.2 hectares and 27.3 hectares in area,
 - (b) on the smaller lot—the erection of an ecotourism development (known as the “Illawarra Fly”), comprising a visitors’ centre, elevated tree-top walk and associated car parking area,
 - (c) on the larger lot—the erection of a dwelling-house or attached dual occupancy development.

In determining whether to grant consent for development described in paragraph (a), (b) or (c), the Council must take into consideration the following matters:

- (d) the protection of flora and fauna and the rehabilitation of previously disturbed areas,
- (e) the likely visual impact of the proposed development on the scenic quality of the locality,
- (f) the likely impact of the proposed development on soil resources and stability, water resources (including the quality of water resources, ground water storage and riparian rights) and vegetation,
- (g) the likely impact of the proposed development on Aboriginal archaeology and culture,
- (h) the likely traffic generating effects of the proposed development on the local road network and arterial roads,
- (i) bush fire risk and hazard reduction and the likely impact of that reduction on significant vegetation,
- (j) the likely economic impact of the proposed development.

BY AUTHORITY