

## **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.