

Wongawilli Village Planning Proposal

Proposal Title : **Wongawilli Village Planning Proposal**

Proposal Summary : It is proposed to amend the Wollongong LEP (West Dapto) 2010 by relocating the Wongawilli B1 Neighbourhood Centre Zone to the northern side of the intersection of Wongawilli Road and Shone Avenue and also to reduce the minimum lot size surrounding the centre from 450m2 to 300m2. It is proposed to rezone the original centre site to R2 Low Density Residential.

It is also proposed to remove the B1 Neighbourhood Centre Zone at Paynes Road and replace this with an R2 Low Density Residential Zone with a floor space ratio of 0.5:1 and a minimum lot size of 450m2.

It is further proposed to introduce an RE1 Public Recreation Zone to create a local park of 1 ha.

PP Number : **PP_2012_WOLLG_006_00**

Dop File No : **12/09965**

Proposal Details

Date Planning : **05-Jun-2012**

Proposal Received :

LGA covered :

Wollongong City

Region :

Southern

RPA :

Wollongong City Council

State Electorate :

SHELLHARBOUR

Section of the Act :

55 - Planning Proposal

LEP Type :

Spot Rezoning

Location Details

Street : **Wongawilli Road**

Suburb : **Wongawilli**

City : **Wollongong**

Postcode : **2500**

Land Parcel : **Lots 1 & 2 DP 607454**

Street : **Paynes Road**

Suburb : **Wongawilli**

City : **Wollongong**

Postcode : **2500**

Land Parcel : **Lot 401 DP 1110562**

DoP Planning Officer Contact Details

Contact Name : **Graham Towers**
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RPA Contact Details

Contact Name : **Kathy Adams**
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DoP Project Manager Contact Details

Contact Name : **Mark Parker**
Contact Number : **0242249468**
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Land Release Data

Growth Centre :	N/A	Release Area Name :	
Regional / Sub Regional Strategy :	Illawarra Regional Strategy	Consistent with Strategy :	Yes
MDP Number :		Date of Release :	
Area of Release (Ha) :		Type of Release (eg Residential / Employment land) :	N/A
No. of Lots :	0	No. of Dwellings (where relevant) :	0
Gross Floor Area :	0	No of Jobs Created :	0
The NSW Government Lobbyists Code of Conduct has been complied with :	Yes		
If No, comment :			
Have there been meetings or communications with registered lobbyists? :	No		
If Yes, comment :			

Supporting notes

Internal Supporting Notes :	This land has been zoned for urban development since 2010 as part of the West Dapto Release Area. Council has proposed the amendment in response to the recommendations of a study reviewing the location and number of centres within the West Dapto Release Area.
External Supporting Notes :	It is proposed to relocate the Wongawilli B1 Neighbourhood Centre Zone to the northern side of the intersection of Wongawilli Road and Shone Avenue and to reduce the minimum lot size surrounding the centre to 300m2 from 450m2. A floor space ratio of 0.75:1 would apply to the centre. It is proposed to rezone the original centre site to R2 Low Density Residential.

It is further proposed to remove the B1 Neighbourhood Centre Zone at Paynes Road and to zone this land R2 Low Density Residential Zone with a floor space ratio of 0.5:1 and a minimum lot size of 450m².

It is further proposed to introduce an RE1 Public Recreation Zone to create a local park.

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment : **The statement clearly describes the objective of the proposal to relocate the Wongawilli neighbourhood centre, delete the Paynes Road neighbourhood centre and create a local park.**

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : **The explanation of provisions adequately describes the proposed changes to the Land Zoning Map, the Minimum Lot Size Map and the Floor Space Ratio Map to achieve the objectives.**

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

1.1 Business and Industrial Zones

2.3 Heritage Conservation

* May need the Director General's agreement

3.1 Residential Zones

3.4 Integrating Land Use and Transport

5.1 Implementation of Regional Strategies

6.2 Reserving Land for Public Purposes

Is the Director General's agreement required? **No**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified? **N/A**

e) List any other matters that need to be considered :

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain : **s117 Direction 1.1 Business and Industrial Zones - The proposal is inconsistent with this Direction in that the Planning Proposal reduces the overall total floor space available. However, it has been justified by a study prepared by the Council.**

s117 Direction 2.3 Heritage Conservation - The proposal does not affect any heritage items or places.

s117 Direction 3.1 Residential Zones - The Planning Proposal is inconsistent with this Direction in that in some locations it reduces residential densities and removes residential zones. However, this can be considered to be of minor significance as it increases zonings and densities in other locations and is justified by a study prepared by the Council. Council's overarching LEP includes the satisfactory arrangements clause for services for new urban release areas.

s117 Direction 3.4 Integrating Land Use and Transport - The proposal is consistent with this Direction in that it increases densities around centres and these are serviced by a public transport network as part of the broader West Dapto Urban Release Area.

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s117 Direction 5.1 Implementation of Regional Strategies - The proposal is consistent with the Illawarra Regional Strategy which supports the development of West Dapto.

s117 Direction 6.2 Reserving Land for Public Purposes - The proposal is consistent with this Direction in that the land to be zoned RE1 Public Recreation will be acquired by the Council. The Director General's approval is required for the area to be zoned RE1.

RECOMMENDATION: The the Director General agree to the Planning Proposal proceeding to exhibition and agree to the rezoning to RE1 Public Recreation Zone.

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : **The mapping provided adequately represents the proposed amendments.**

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **Council has proposed to place the proposal on exhibition for a period of 28 days which is considered to be reasonable.**

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date :

Comments in relation to Principal LEP : **The West Dapto LEP 2010 is a standard instrument plan. Council has initiated a Planning Proposal which will incorporate the West Dapto LEP into the Wollongong LEP 2010. The West Dapto LEP will then be repealed.**

Assessment Criteria

Need for planning proposal : **A Planning Proposal is the most appropriate way to deal with the proposal.**

Consistency with strategic planning framework : **The proposal is consistent with the strategic planning framework and will help to facilitate development within the West Dapto Release Area. It is consistent with the Illawarra Regional Strategy and Council's own local centres strategy that has led to the rezoning.**

Environmental social economic impacts : **There will be minimal environmental impacts as the affected land is already zoned for urban purposes.**

There will be social and economic benefits as the proposal will result in a more viable development outcome.

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Assessment Process

Proposal type : **Routine** Community Consultation Period : **28 Days**

Timeframe to make LEP : **9 Month** Delegation : **DG**

Public Authority Consultation - 56(2)(d)

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

No further studies are considered necessary. The land is already zoned for urban purposes and a review of centres has informed the proposal. Consultation with Government Agencies is not considered to be necessary as minor changes only are proposed to existing planning controls.

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons : **Provisions are already in place under the West Dapto LEP 2010 to address State infrastructure requirements.**

Documents

Document File Name	DocumentType Name	Is Public
Council_letter.pdf	Proposal Covering Letter	Yes
Council_Resolution_&_Report.pdf	Proposal Covering Letter	Yes
Planning_Proposal.pdf	Proposal	Yes
Maps.pdf	Map	Yes

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions:

- 1.1 Business and Industrial Zones**
- 2.3 Heritage Conservation**
- 3.1 Residential Zones**
- 3.4 Integrating Land Use and Transport**
- 5.1 Implementation of Regional Strategies**
- 6.2 Reserving Land for Public Purposes**

Additional Information : **That the delegate of the Minister for Planning and Infrastructure, determine under section 56(2) of the EP&A Act, that an amendment to the Wollongong Local Environmental Plan**

(West Dapto) 2010 to amend the Zoning, Minimum Lot Size and Floor Space Ratio Maps should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

(a) the Planning Proposal must be made publicly available for a minimum of 28 days; and
(b) the relevant planning authority must comply with the notice requirements for public exhibition of Planning Proposals and the specifications for material that must be made publicly available along with Planning Proposals as identified in section 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).

2. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.

3. No public hearing is required to be held into the matter under section 56(2)(e) of the EP&A Act. This does not have any bearing on the need to conduct a public hearing under the provisions of any other legislation.

4. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway Determination.

S117 DIRECTIONS

It is recommended that the Director General can be satisfied that:

5. s117 1.1 Business and Industrial Zones - The proposal is inconsistent with this Direction as the proposal seeks to reduce the total potential floor space area for employment uses in business zones through the removal of the Paynes Road Village Centre zoning.

The Paynes Road Village Centre B1 zoning has an area of 9,000m². A review of Village Centres in West Dapto has identified that this centre is unlikely to be economically viable due to its close proximity to the larger Darkes Road Town Centre. It is for this reason that the centre is proposed to be removed. The relocation of the Wongawilli Village Centre will see its size increased by 300m² to 7,100m². It is recommended that the Director General is satisfied that the inconsistency is justified by the studies prepared which indicate that the Paynes Road Village Centre is not viable and/or that the inconsistency is of minor significance in relation to the overall size of the business zones within the West Dapto Release Area.

6. s117 3.1 Residential Zones - the proposal is consistent with this Direction. It is relevant as the proposal will affect existing residential zones through the relocation of the Wongawilli Village Centre. The proposal is consistent with the Direction in that the reduction in minimum lot size from 450m² to 300m² in the vicinity of the relocated Wongawilli Village Centre will broaden the choice of residential building types and make more efficient use of land in the vicinity of infrastructure and services. The proposal also creates more land for housing through the replacement of the Paynes Road Village Centre with a residential zone.

s117 3.4 Integrating Land Use and Transport - the proposal is consistent with this Direction as it promotes increased densities in proximity to the Wongawilli village centre which will be serviced by future public transport.

s117 5.1 Implementation of Regional Strategies - the proposal is consistent with the Illawarra Regional Strategy (IRS) as it aims to better facilitate the development of the West Dapto Urban Release Area which is identified in the Regional Strategy as the priority release area for the Region.

7. s117 6.2 Reserving Land for Public Purposes - This Direction requires the Director General's approval to the rezoning of an area of land to RE1 Public Recreation. The Director General can be satisfied that the Planning Proposal is suitable for public exhibition and agree to the rezoning of the land to RE1 Public Recreation.

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8. The Director General can be satisfied that the proposal is consistent with all other s117 Directions applying to the land or that any inconsistencies are only of minor significance. No further consultation is required in relation to s117 Directions while the Planning Proposal remains in its current form.

Supporting Reasons : The proposed changes arise from a study and are aimed at creating a more viable pattern of development.

Signature:



Printed Name:

MARK PARKER
Local Planning Manager

Date:

3rd July 2012