

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**

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.

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.

Panel Recommendation

Recommendation Date : 12-Jul-2012

Gateway Recommendation : Passed with Conditions

Panel Recommendation : The Planning Proposal should proceed subject to the following conditions:

1. Council is to ensure that the planning proposal and accompanying maps accurately explain how the Wollongong LEP (West Dapto) 2010 is to be amended. It is noted that the subject parcels of land are not clearly identified on the maps and that an existing zoning map is not included. Council needs to amend the planning proposal to ensure that the rezoning of each parcel of land, including land description, is clearly explained for the purposes of community consultation.
2. 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 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).

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

4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

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

Signature: _____

Printed Name: _____

Date: _____