

Planning Proposal

LOCAL GOVERNMENT AREA: Wollongong City Council

NAME OF DRAFT LEP: Wongawilli Village Plan

ADDRESS OF LAND: various lots (see attached maps)

BACKGROUND:

Part 1: OBJECTIVES OR INTENDED OUTCOMES OF THE PLANNING PROPOSAL:

Concise statement setting out objectives or intended outcomes of the planning proposal.

The planning proposal seeks to meet a number of objectives, viz:

- To relocate the designated B1 Neighbourhood Centre zone to the northern side of the intersection of Wongawilli Road and Shone Avenue in Lot 1 DP 607454, with an area of 7,100m², and permit small lot housing (300m²) within a 400 metre radius of the future village centre;
- To ensure a 30 metre strip adjacent Wongawilli Road and Smiths Lane retains a minimum lot size of 450m² to facilitate integration with the existing streetscape; and
- To facilitate the creation of a 1 ha local park adjacent to Wongawilli Road (east of the proposed new Village Centre location in Lot 2 DP 607454);
- To remove the existing proposed Neighbourhood Centre at the intersection of Paynes Road and Future Road 3 by rezoning part of Lot 401 DP 1110562 from B1 Neighbourhood Centre to R2 Low Density Residential with applicable changes to Floor Space Ratio (0.5:1), Building Height limit (9metres) and Minimum Lot Size (450m²).

Part 2: EXPLANATION OF THE PROVISIONS OF THE PLANNING PROPOSAL:

Statement of how the objectives or intended outcomes are to be achieved by means of new controls on development imposed via a LEP.

- Amendment of the Wollongong LEP 2009 Zoning Map in accordance with the proposed zoning map shown as attachment 1, which indicates an R2 Low Density Residential zoning for the existing Wongawilli and Paynes Village Centres; a B1 Neighbourhood Centre zoning for the proposed new location of the Wongawilli Village Centre; and an RE1 Public Recreation zoning for the proposed 1ha local park;
- Amendment of the Wollongong LEP 2009 Minimum Lot Size Map in accordance with the proposed minimum lot size map shown as attachment 2, which indicates areas of 300m² and retains a minimum lot size of 450m² for a 30 metre strip adjacent Wongawilli Road and Smiths Lane; and
- Amendment of the Wollongong LEP 2009 Floor Space Ratio Map in accordance with the proposed floor space ratio map shown as attachment 3, which indicates a maximum permissible floor space ratio of 0.75:1 for the area to be zoned B1 Neighbourhood Centre and 0.5: for the existing Wongawilli and Paynes Village Centres

Part 3: JUSTIFICATION OF OBJECTIVES, OUTCOMES AND PROVISIONS AND PROCESSES FOR THEIR IMPLEMENTATION:

Section A – Need for the planning proposal

1. Is the planning proposal a result of any strategic study or report?

The planning proposal is the result of a Council resolution dated 28 May 2012. The report to Council

	included the recommendations from a report prepared by Urbacity Urban Planning and Centres Consultancy, commissioned to undertake an independent review of the location and number of Village Centres recommended in the Growth Centres study (2008). The report to Council also included recommendations based on the NSW Department of Planning & Infrastructure Draft NSW Centres Design Guidelines (March 2011).
2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?	A change of zoning and floor space ratio is required in order to relocate the planned Wongawilli Village Centre, to reflect the recommendations of the review. A change in minimum lot size is required to facilitate small lot housing in the vicinity of the planned Village Centre. A change in zoning is required to facilitate the location of the proposed 1 ha local park. The review by Urbacity recommended that Paynes Village not be established as it was not considered to be in a location that was capable of yielding a viable future village centre. A change in zoning and floor space ratio is required for this area to be developed for residential dwellings consistent with the surrounding zoning.
3. Is there a net community benefit?	The proposed small lot housing provisions within a 400 metre radius of the future village centre will increase housing choice and the supply of affordable housing. The need for a Wongawilli Village Centre was identified due to its location on a major road in an urban release area and its distance from the proposed town centres of Bong Bong and Darkes Road. Urban design objectives have been set for the West Dapto land release area, which seek to establish sustainable neighbourhoods where people have easy access to shops, schools, jobs and other services. The recommendation based on achieving principles for viable centres, is that there would be a community benefit in relocating the proposed B1 Neighbourhood Centre zoning to the intersection of Wongawilli Road and Shone Avenue (north-eastern side). This revised location takes advantage of the main direction of traffic flow; is located on the movement path to/from facilities such as schools, hospitals and major sporting venues; has good walking and cycling access; and has good public transport access. The consultant recommendation is that the proposed Paynes Village Centre (intersection of Paynes Road and Future Road 3) not be developed, as the review identified the likelihood of this centre not being economically viable and therefore not capable of providing the intended community benefit. The proposed local park will provide public domain and recreational access improvements.

Section B – Relationship to strategic planning framework

4. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?	The planning proposal is consistent with the Illawarra Regional Strategy (2007) which identifies the West Dapto urban release area as the main urban expansion opportunity area for the region. The Strategy supports the provision of housing affordability, and higher densities and an appropriate housing mix around centres serviced by public transport. The Wollongong Local Environmental Plan (West Dapto) 2010, the West Dapto Masterplan and Wollongong Development Control Plan 2009 have been designed to deliver a development strategy for the West Dapto release area, which will guide the growth of new suburbs and neighbourhoods, protect the environment and integrate with existing communities. This planning proposal is consistent with these plans and policies.
5. Is the planning proposal consistent with the local council's Community Strategic Plan or other local strategic plan?	The planning proposal is consistent with Council's Draft Wollongong 2022 Community Strategic Plan to guide future development in the City in terms of helping to achieve: • housing choice • housing affordability • less reliance on the use of motor vehicles
6. Is the planning proposal consistent with applicable state environmental planning policies?	The planning proposal is consistent with state environmental planning policies. Refer to the attached Table A – Checklist of State Environmental Planning Policies.
7. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?	The planning proposal is consistent with applicable Ministerial Directions. Refer to the attached Table B – Checklist of Ministerial Directions.

Section C – Environmental, social and economic impact

8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?	No
9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed? This might include natural hazards such	No

as flooding, land slip, bushfire hazard etc. If it is necessary to undertake technical studies or investigations to address an identified matter, these should be undertaken following the initial gateway determination.	
10. How has the planning proposal adequately addressed any social and economic effects?	The recommendation to relocate the proposed B1 Neighbourhood Centre zoning to the intersection of Wongawilli Road and Shone Avenue (north-eastern side) was based on an evaluation of principles for viable centres. This revised location takes advantage of the main direction of traffic flow; is located on the movement path to/from facilities such as schools, hospitals and major sporting venues; has good walking and cycling access; and has good public transport access. The consultant recommendation is that the proposed Paynes Village Centre (intersection of Paynes Road and Future Road 3) not be developed, as the review identified the likelihood of this centre not being economically viable based on a range of principles identified for Centres in the West Dapto Release Area. The decision to recommend small lot housing in the vicinity of the Village Centre relates to the objective of encouraging a mix of housing and affordability. The heritage value of the area has been investigated as part of the overall review in the preparation of the planning proposal.

Section D – State and Commonwealth interests

11. Is there adequate public infrastructure for the planning proposal?	The planned infrastructure as part of the West Dapto urban release is adequate to accommodate the recommended zoning and minimum lot size changes in the planning proposal.
12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?	The Gateway Determination will stipulate the required consultation with public authorities.

Part 4: DETAILS OF COMMUNITY CONSULTATION TO BE UNDERTAKEN ON THE PLANNING PROPOSAL:

Any Gateway Determination will confirm community consultation requirements. If the Planning Proposal is supported, the Proposal will be exhibited for a minimum period of twenty-eight (28) days, and include: • Hard copies at Council's Administration building and relevant Libraries; • Electronic copy on Council's website; • Notification letters to surrounding and nearby property owners; and • Notification letters to relevant State agencies and other authorities nominated by the NSW Department of Planning and Infrastructure.

Table A - Checklist of State Environmental Planning Policies

State Environmental Planning Policy		Compliance	Comment
State policies			
SEPP No. 1	Development Standard	N/A	
SEPP No. 4	Development Without Consent and miscellaneous Exempt and Complying Development	N/A	Clause 6 and parts 3 and 4 of SEPP were repealed by Wollongong LEP 2009
SEPP No. 6	Number of Storeys in a Building	N/A	
SEPP No. 10	Retention of Low-Cost Rental Accommodation	N/A	
SEPP No. 14	Coastal Wetlands	N/A	
SEPP No. 15	Rural Land Sharing Communities	N/A	
SEPP No. 19	Bushland in Urban Areas	N/A	
SEPP No. 21	Caravan Parks	N/A	
SEPP No. 22	Shops and Commercial Premises	N/A	
SEPP No. 26	Littoral Rainforests		No littoral rainforests identified by the policy in the Wollongong LGA
SEPP No. 29	Western Sydney Recreational Area	Does not apply to Wollongong	
SEPP No. 30	Intensive Agriculture	N/A	
SEPP No. 32	Urban Consolidation (Redevelopment of Urban Land)	N/A	
SEPP No. 33	Hazardous and Offensive Development	N/A	
SEPP No. 36	Manufactured Home Estates	N/A	
SEPP No. 38	Olympic Games and Related Projects	N/A	
SEPP No. 39	Spit Island Bird Habitat	Does not apply to Wollongong	
SEPP No. 41	Casino/Entertainment Complex	Does not apply to Wollongong	
SEPP No. 44	Koala Habitat Protection		
SEPP No. 47	Moore Park Showground	Does not apply to Wollongong	
SEPP No. 50	Canal Estate Development	N/A	
SEPP No. 52	Farm Dams, Drought Relief and Other Works	N/A	
SEPP No. 53	Metropolitan Residential Development	N/A	
SEPP No. 55	Remediation of Land	N/A	
SEPP No. 56	Sydney Harbour Foreshores and Tributaries	Does not apply to Wollongong	
SEPP No. 59	Central Western Sydney Economic and Employment Area	Does not apply to Wollongong	
SEPP No. 60	Exempt and Complying Development	N/A	
SEPP No. 62	Sustainable Aquaculture	N/A	
SEPP No. 64	Advertising and Signage	N/A	
SEPP No. 65	Design quality of residential flat development	N/A	
SEPP No. 70	Affordable Housing (revised schemes)	N/A	
SEPP No. 71	Coastal Protection	N/A	
SEPP	Housing for Seniors or People with a Disability 2004	N/A	

State Environmental Planning Policy		Compliance	Comment
SEPP	Building Sustainability Index: BASIX 2004	N/A	
SEPP	Major Projects 2005	N/A	
SEPP	Development on Kurnell Peninsular 2005	Does not apply to Wollongong	
SEPP	Sydney Region Growth Centres 2006	Does not apply to Wollongong	
SEPP	Mining, Petroleum Production and Extractive Industries 2007	N/A	
SEPP	Infrastructure 2007	N/A	
SEPP	Temporary Structures 2007	N/A	
SEPP	Kosciuszko National Park – Alpine Resorts 2007	Does not apply to Wollongong	
SEPP	Rural Lands 2008	Does not apply to Wollongong	
SEPP	Affordable Rental Housing 2009		
SEPP	Western Sydney Employment Lands 2009	Does not apply to Wollongong	
SEPP	Exempt and Complying Development Codes 2008	N/A	
SEPP	Western Sydney Parklands 2009	Does not apply to Wollongong	
Deemed SEPPS(former Regional Plans)			
Illawarra REP 1	Illawarra	Repealed within Wollongong	
Illawarra REP 2	Jamberoo	Does not apply to Wollongong	
REP	Sustaining the catchments	N/A	
Greater Metropolitan REP No.2	Georges River catchment	N/A	

Table B - Checklist of Section 117 Ministerial Directions

Ministerial Direction		Comment
1. Employment and Resources		
1.1	Business and Industrial Zones	The Planning Proposal seeks to relocate the proposed Wongawilli Village Centre and to remove the Paynes Road proposed centre. This recommendation is based on a Centres Structure Study (2012) commissioned to review the appropriate number and location of village centres for the West Dapto release area. A key objective of this s117 direction is to support the viability of identified strategic centres. The study recommended that the Wongawilli Village Centre be relocated based on criteria for viable village centres – the total area of the new B1 Neighbourhood Centre zone is 7,100m ² ; representing an increase of 300m ² on the current B1 Neighbourhood Centre zoned area of 6,800m ² . The study also recommended that the proposed Paynes Road Village Centre (9,000m ²) not be developed as this location was deemed to be not economically viable, given the proximity to the Darkes Road Town Centre.
1.2	Rural Zones	N/A
1.3	Mining, Petroleum Production and Extractive Industries	N/A
1.4	Oyster Aquaculture	N/A
1.5	Rural Lands	N/A
2. Environment and Heritage		
2.1	Environment Protection Zone	N/A
2.2	Coastal Protection	N/A
2.3	Heritage Conservation	The planning proposal will have no impact on the heritage items listed in the area.
2.4	Recreation Vehicle Areas	N/A
3. Housing, Infrastructure and Urban Development		

3.1	Residential Zones	The reduction in minimum lot sizes close to town centres will contribute to this direction's objectives of encouraging a variety and choice of housing types and to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services.
3.2	Caravan Parks and Manufactured Home Estates	N/A
3.3	Home Occupations	N/A
3.4	Integrating Land Use and Transport	The planning proposal promotes increased densities in the proximity of the Village Centre, serviced by future public transport routes.
3.5	Development Near Licensed Aerodromes	N/A
3.6	Shooting Ranges	N/A
4. Hazard and Risk		
4.1	Acid Sulfate Soils	N/A
4.2	Mine Subsidence and Unstable Land	N/A
4.3	Flood Prone Land	N/A
4.4	Planning for Bushfire Protection	N/A
5. Regional Planning		
5.1	Implementation of Regional Strategies	The planning proposal is consistent with the Illawarra Regional Strategy in promoting increased residential densities, a mix of housing and affordability.
5.2	Sydney Drinking Water Catchments	N/A
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable to Wollongong
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable to Wollongong
5.5	Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	Not applicable to Wollongong
5.6	Sydney to Canberra Corridor	Not applicable to Wollongong – revoked 10/7/08
5.7	Central Coast	Not applicable to Wollongong – revoked 10/7/08
5.8	Second Sydney Airport: Badgerys Creek	Not applicable to Wollongong
6. Local Plan Making		
6.1	Approval and Referral Requirements	N/A

6.2	Reserving Land for Public Purposes	Land proposed to be reserved for public open space east of the proposed new Village Centre location in Lot 2 DP 607454 meets the objectives in this direction of facilitating the provision of public services and facilities by reserving land for public purposes. The land for the proposed 1ha local park would be acquired by Wollongong City Council for this purpose.
6.3	Site Specific Provisions	N/A
7. Metropolitan Planning		
7.1 2036	Implementation of the Metropolitan Plan for Sydney	N/A

