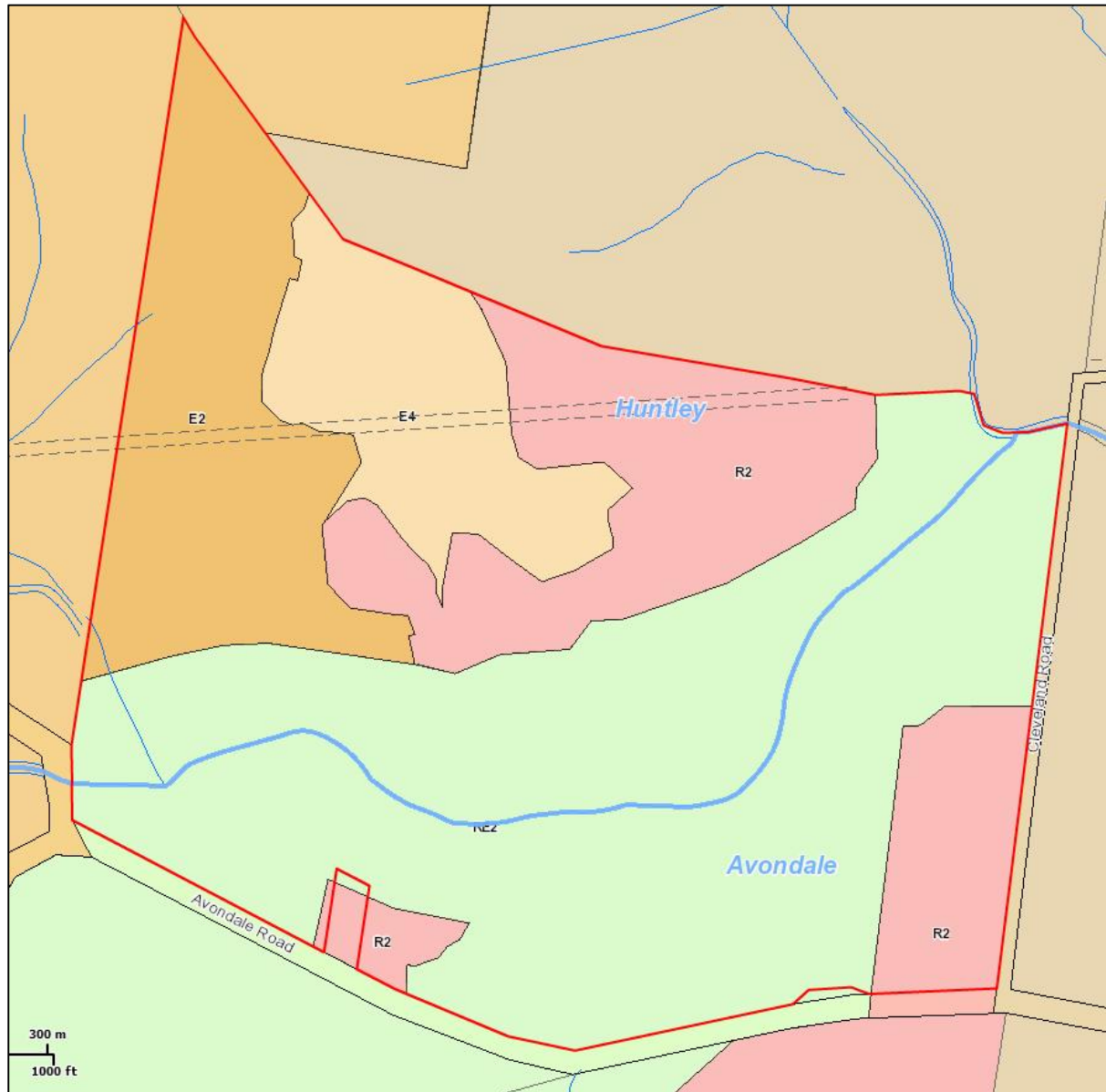


Draft Planning Proposal

LOCAL GOVERNMENT AREA: Wollongong City Council

NAME OF DRAFT LEP: Huntley - Avondale Road North - Minor Boundary Adjustment

ADDRESS OF LAND: Lot 2 DP 549152 – corner of Avondale Road and Cleveland Road, Avondale.



BACKGROUND:

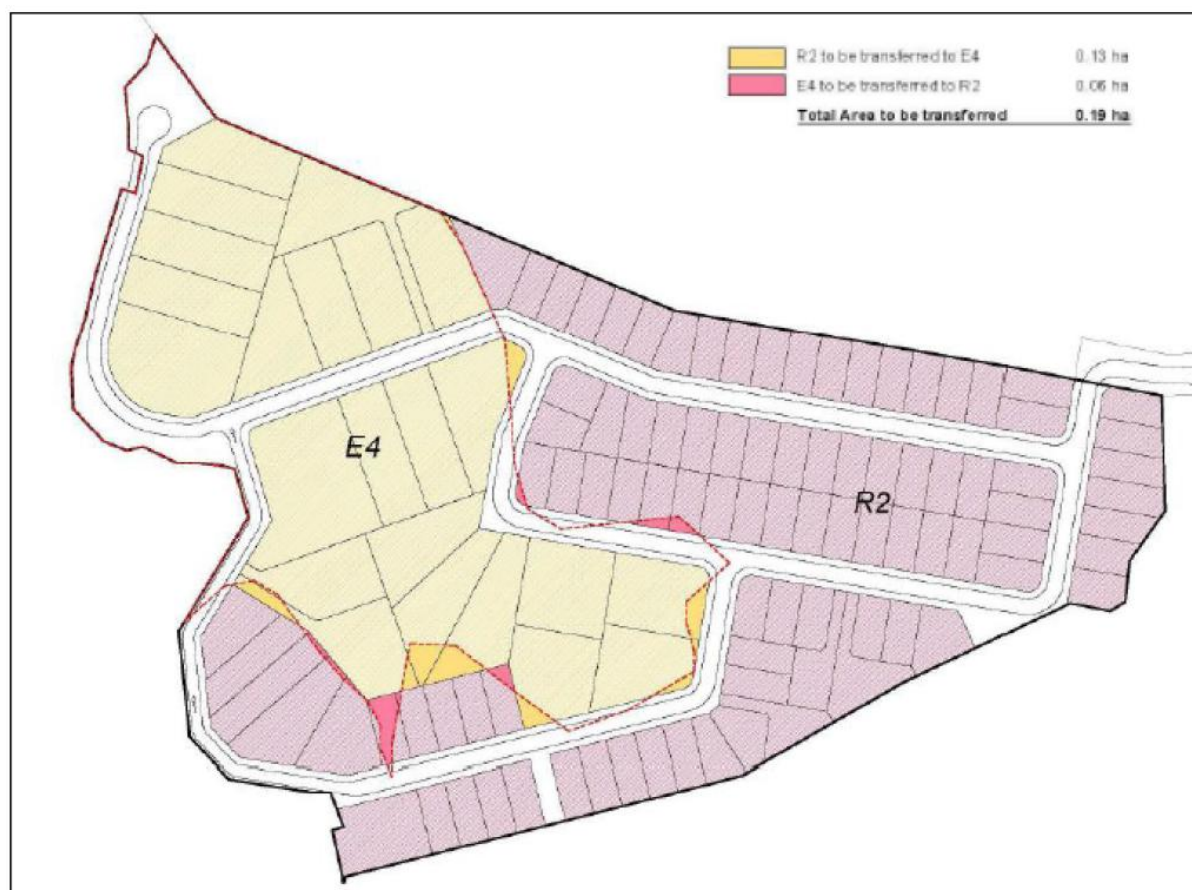
The Huntley Precinct is located within the West Dapto Release Area and was rezoned on 6 July 2012 to permit residential development, environmental conservation and to recognise the approval of a private golf course (approved under the previous LEP and is under construction).

To guide the residential development a Neighbourhood Plan is required, which will form part of the Wollongong DCP 2009. Council on 15 December 2014 endorsed the draft Neighbourhood Plan for exhibition. The Neighbourhood Plan proposes residential 156 lots to be zoned R2 Low Density Residential and E4 Environmental Living.

The preparation of the Neighbourhood Plan, identified the need to make some minor adjustments to the E4 Environmental Living land and the R2 Low Density Residential zone boundary, and related controls, to facilitate the efficient and orderly delivery of lots.

In total an area of 1300m² is proposed to be rezoned from R2 Low Density Residential to E4 Environmental Living and a total of 600m² of E4 Environmental Living to R2 Low Density Residential. This equates to a net gain of 700m² in E4 Environmental Living zone. The zone boundary adjustment would facilitate better development of each lot by eliminating the split zoning of lots. Currently the draft Neighbourhood Plan provides 11 lots that are located in more than one zone. This can create difficulties for the assessment of the development application therefore it is considered appropriate that the zone are corresponding maps such as minimum lot size and floor space ratio (but not height) are adjusted as part of the draft Neighbourhood Plan.

The draft Planning proposal would apply to Lot 2 DP 549152 as shown below. Corresponding amendments would be made to the Minimum Lot Size Map and Floor Space Ratio Map.



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

What is the purpose of the Planning Proposal?

The draft Planning Proposal is for the boundary adjustment over a portion of Lot 2 DP 549152 between the E4 Environmental Living and R2 Low Density Residential with associated changes to the Floor Space Ratios and Minimum Lot Size to enable the efficient residential development of the precinct.

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

How are the objectives of the Planning Proposal to be achieved? How will the LEP be changed?

1. Land Zoning Map - Adjust the boundary between the E4 Environment Living and the R2 Low Density Residential.
2. Floor space ratio Map – make corresponding adjustment so that the R2 Low Density Residential zoned land has an FSR of 0.5:1 and the E4 Environmental Living zoned land has an FSR of 0.3:1
3. Minimum lots size Map – make corresponding adjustments so that the R2 Low Density Residential zoned land has a minimum lot size of 449m² and the E4 Environmental Living zoned land a minimum lot size of 1499m²

Part 3: JUSTIFICATION FOR THE PLANNING PROPOSAL:

Section A – Need for the planning proposal

1. Is the planning proposal a result of any strategic study or report?	This proposal is a minor planning proposal that facilitates a Neighbourhood Plan within the West Dapto Urban Release Area. The Neighbourhood Plan has been approved for public exhibition by Wollongong Council and concurrently approved the draft Planning Proposal on 15 December 2014. West Dapto is an urban release area in planning for over 20 years, there is a vision and master plan that encompasses the subject site and surrounds that identifies the land for residential development. This planning proposal is consistent with the master plan and vision. It is also noted that West Dapto Urban Release Area is a key area of growth in the Illawarra Regional Strategy.
2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?	The planning proposal is the only means of achieving the intended outcome.

Section B – Relationship to strategic planning framework

4. Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy	Illawarra Regional Strategy – Rezoning additional land in West Dapto Urban Release Area is consistent with the Illawarra Regional Strategy.
5. Is the planning proposal consistent	Wollongong 2022 - West Dapto is one of five key

with the local council's Community Strategic Plan or other local strategic plan?	aspirations for Wollongong Council in its Delivery Program, this is reflected in the goals and objectives of the Community Strategic Plan. <u>Aspiration:</u> <i>Council will work in collaboration with key agencies to provide the infrastructure needed to support growth within the West Dapto Urban Release Area. This will include improving access infrastructure and local services which are needed to support the additional 17,000 future housing lots within the release area.</i>
6. Is the planning proposal consistent with applicable State Environmental Planning Policies?	Refer to Table A – Checklist of State Environmental Planning Policies.
7. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?	Refer to Table B – Checklist of Ministerial Directions.

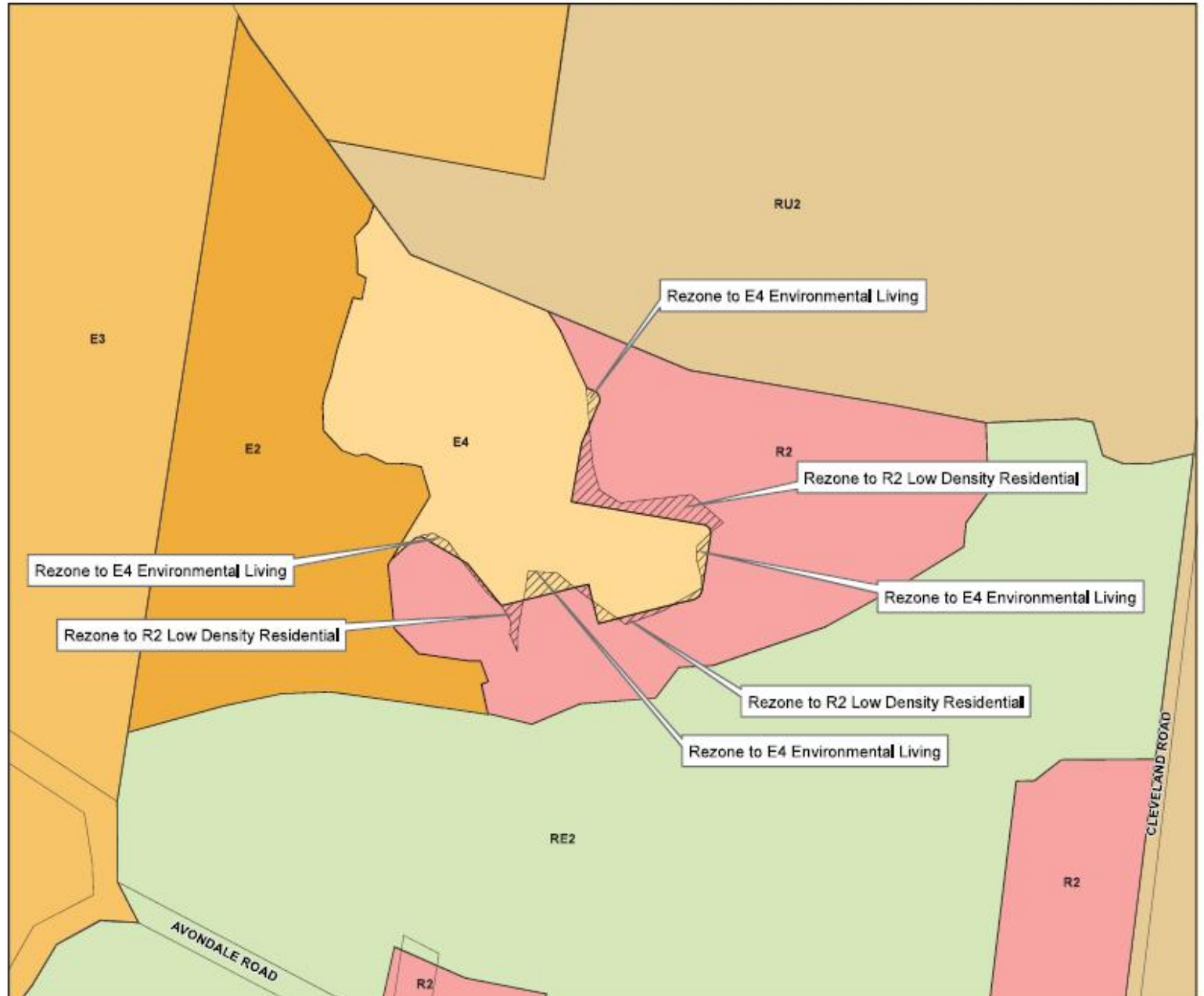
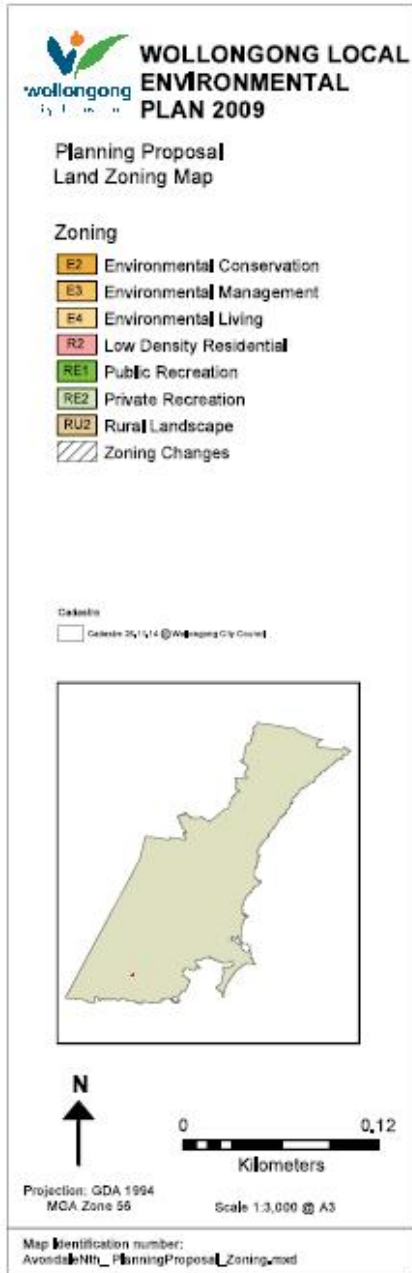
Section C – Environmental, social and economic impact

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?	Significant impact on habitat is unlikely on this site given notwithstanding the land has undergone a planning proposal recently and was considered appropriate for rezoning to enable residential development as part of West Dapto Stage 4. The current proposal is merely to ensure that the subdivision layout that has been proposed as part of the Neighbourhood Plan will be progressed smoothly through the development application process.
9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?	The land does have partial flood affection however this does not affect the land that is proposed for the boundary adjustment.
10. How has the planning proposal adequately addressed any social and economic effects?	This planning proposal is considered a housekeeping matter and it is considered that the impacts of the proposal are minimal on a social and economic basis other than it would permit efficient development of the land.

Section D – State and Commonwealth interests

11. Is there adequate public infrastructure for the planning proposal?	The land is within Stage 1 and 2 of West Dapto Urban Release Area and there are services being rolled out for the area in addition to substantial private works for infrastructure.
12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?	Consultation with Agencies will need to take place as part of the Gateway determination.

PART 4: MAPS, WHERE RELEVANT, TO IDENTIFY THE INTENT OF THE PLANNING PROPOSAL AND THE AREA TO WHICH IT APPLIES
Proposed Planning Controls –





WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

Planning Proposal Lot Size Map

Minimum Lot Size (sq m)

C	299
F	449
J	549
P	699
T	999
U1	1499
U2	1999
V	2999
W	3999
Y	1,99ha
Z	4,99ha
AA	9,99ha
AB	39,99ha

Minimum Lot Size Changes

Callouts

Callouts 20/1/14 @ Wollongong City Council

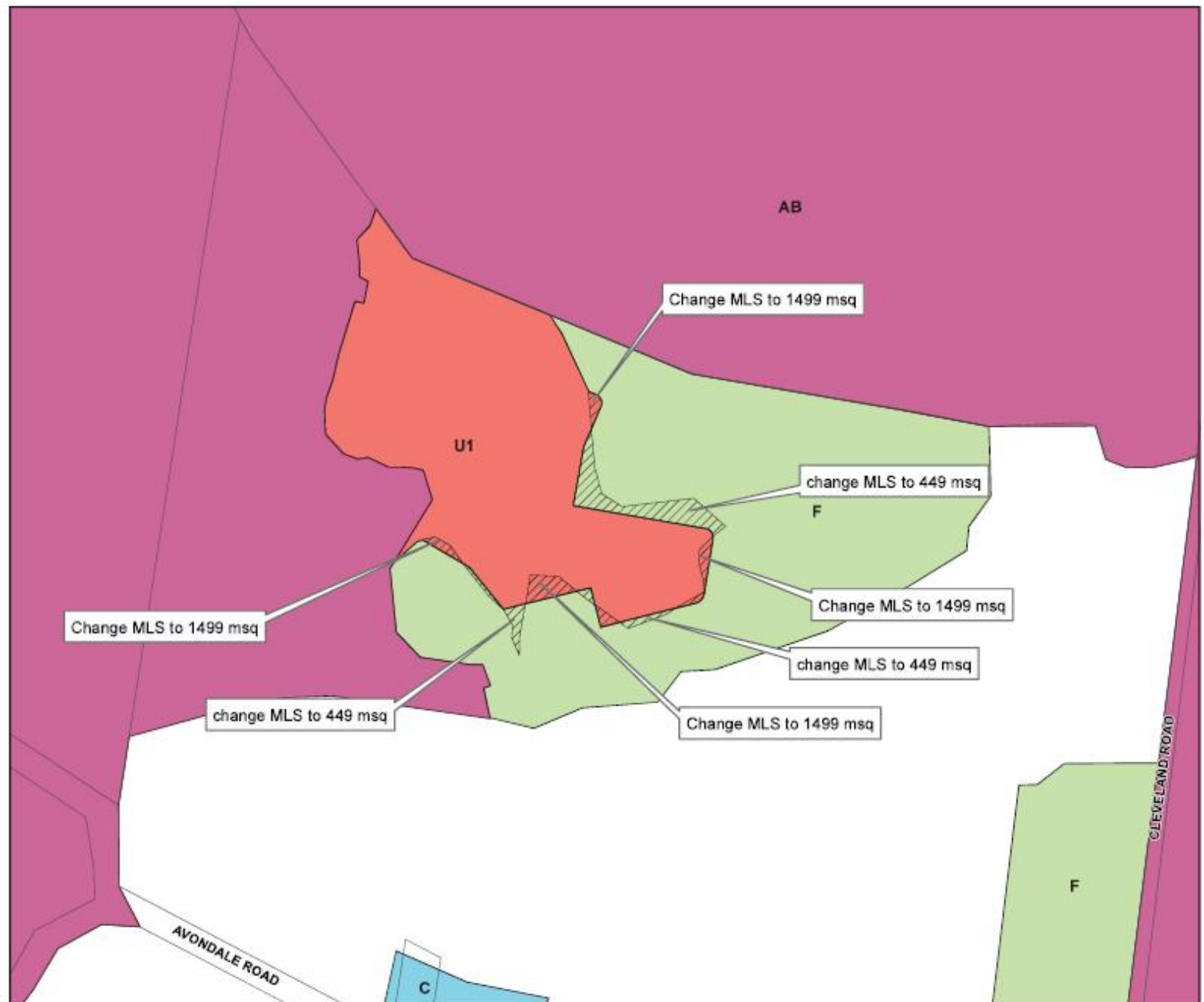


0 0,12
Kilometers

Projection: GDA 1994
MGA Zone 56

Scale 1:3,000 @ A3

Map Identification number:
AvondaleNth_PlanningProposal_MLS.mxd





WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

Planning Proposal Floor Space Ratio Map

Maximum Floor Space Ratio (n:1)

- A 0,3
- D 0,5
- I 0,75
- S 1,5
- T 2,0
- U 2,5
- V 3

/// Floor Space Ratio Changes

Calendar

Calendar 31/1/14 @ Wollongong City Council



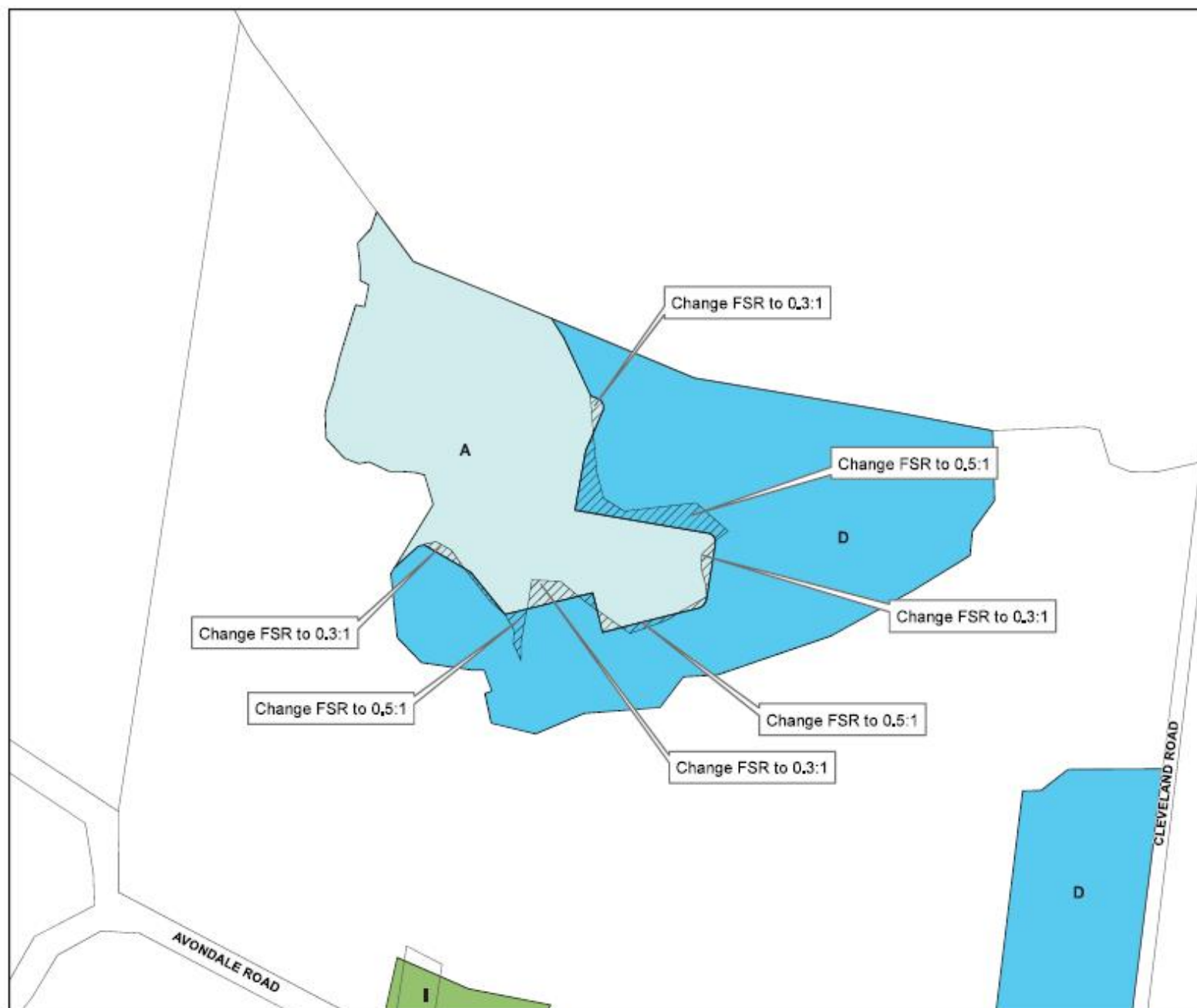
0 0,12

Kilometers

Projection: GDA 1994
MGA Zone 56

Scale 1:3,000 @ A3

Map Identification number:
AvondaleNH_PlanningProposal_FSR.mxd



Part 5: 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 *fourteen (14) days*, and include:

- *Hard copies at Council's Administration building and relevant Libraries;*
- *Electronic copy on Council's website;*
- *Notification letters to affected; surrounding property owners and*
- *Notification letters to relevant State agencies and other authorities nominated by the NSW Department of Planning and Infrastructure including but not limited to:*
 - o *Office of Environment and Heritage*

Part 6: PROJECT TIMELINE

A primary goal of the plan making process is to reduce the overall time taken to produce LEPs. This timeline tentatively sets out expected timelines for major steps in the process. These timeframes are subject to change and are to be used as a guide only. The Minister may consider taking action to finalise the LEP if timeframes approved for the completion of the Planning Proposal are significantly or unreasonably delayed.

#	Action	Estimated Timeframe	Responsibility
1	Anticipated date of Gateway Determination	March 2015	Department of Planning and Environment
2	Anticipated completion of required technical studies	NA	Consultants
3	Government agency consultation	April 2015	Agencies
4	Public exhibition period	April 2015	Council
5	Date of Public Hearing (<i>if applicable</i>)	NA	Council
6	Consideration of submissions	April 2015	Council
7	Assessment of proposal post-exhibition	May 2015	Council
8	Report to Council	June 2015	Council
9	Final maps and Planning Proposal prepared	July 2015	Council
10	Submission to Department for finalisation of LEP	August 2015	Council
11	<i>Anticipated date RPA will make the LEP</i>	<i>Delete if Council is not the RPA</i>	Council (if under delegation)
12	Anticipated date Council will forward final Planning Proposal to DOP&E for notification	August 2015	Council
13	Anticipated date LEP will be notified	November 2015	<i>Parliamentary Counsel and DOP&I</i>

Table A - Checklist of State Environmental Planning Policies

State Environmental Planning Policy		Compliance	Comment
State policies			
SEPP No. 1	Development Standard	Does not apply to Wollongong	
SEPP No. 4	Development Without Consent and miscellaneous Exempt and Complying Development		Clause 6 and parts 3 and 4 of SEPP were repealed by Wollongong LEP 2009
SEPP No. 6	Number of Storeys in a Building		Planning Proposal does not proposed controls for number of storeys.
SEPP No. 14	Coastal Wetlands		NA
SEPP No. 15	Rural Land Sharing Communities	Does not apply to Wollongong	
SEPP No. 19	Bushland in Urban Areas	Does not apply to Wollongong	
SEPP No. 21	Caravan Parks		NA
SEPP No. 22	Shops and Commercial Premises		NA
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		NA
SEPP No. 32	Urban Consolidation (Redevelopment of Urban Land)		NA
SEPP No. 33	Hazardous and Offensive Development		NA
SEPP No. 36	Manufactured Home Estates		NA
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		NA
SEPP No. 47	Moore Park Showground	Does not apply to Wollongong	
SEPP No. 50	Canal Estate Development		NA
SEPP No. 52	Farm Dams, Drought Relief and Other Works	Does not apply to Wollongong	
SEPP No. 55	Remediation of Land	Capable of Consistency	
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		NA
SEPP No. 62	Sustainable Aquaculture		NA
SEPP No. 64	Advertising and Signage		NA
SEPP No. 65	Design quality of residential flat development		NA

State Environmental Planning Policy		Compliance	Comment
SEPP No. 70	Affordable Housing (revised schemes)	Does not apply to Wollongong	
SEPP No. 71	Coastal Protection		NA
SEPP	Housing for Seniors or People with a Disability 2004	Capable of Consistency	
SEPP	Building Sustainability Index: BASIX 2004	Capable of Consistency	
SEPP	Major Projects 2005		NA
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		NA
SEPP	Infrastructure 2007	Not inconsistent	
SEPP	Temporary Structures 2007		NA
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	Capable of Consistency	
SEPP	Western Sydney Employment Lands 2009	Does not apply to Wollongong	
SEPP	Exempt and Complying Development Codes 2008	Capable of Consistency	
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	
Greater Metropolitan REP No.2	Georges River catchment	Does not apply to Wollongong	

Table B - Checklist of Section 117 Ministerial Directions

Ministerial Direction		Comment
1. Employment and Resources		
1.1	Business and Industrial Zones	NA
1.2	Rural Zones	NA
1.3	Mining, Petroleum Production and Extractive Industries	Applies however the land is identified for future urban release area in the Illawarra Regional Strategy.
1.4	Oyster Aquaculture	NA
1.5	Rural Lands	NA
2. Environment and Heritage		
2.1	Environment Protection Zone	The Planning Proposal proposes minor adjustments between the R2 and E4 zone boundaries.
2.2	Coastal Protection	NA
2.3	Heritage Conservation	NA
2.4	Recreation Vehicle Areas	NA
3. Housing, Infrastructure and Urban Development		
3.1	Residential Zones	The Planning Proposal proposes minor adjustments between the R2 and E4 zone boundaries.
3.2	Caravan Parks and Manufactured Home Estates	Consistent
3.3	Home Occupations	Consistent
3.4	Integrating Land Use and Transport	NA
3.5	Development Near Licensed Aerodromes	NA
3.6	Shooting Ranges	NA
4. Hazard and Risk		
4.1	Acid Sulfate Soils	The site is not mapped in the LEP as containing Acid Sulfate Soils
4.2	Mine Subsidence and Unstable Land	NA
4.3	Flood Prone Land	Part of the lot is flood affected (which is zoned E3), but not the part of the lot subject to the zone boundary adjustment.
4.4	Planning for Bushfire Protection	Considered as part of the original rezoning and as part of the development of the Neighbourhood Plan. Will be further considered as part of the DA for subdivision.

5. Regional Planning		
5.1	Implementation of Regional Strategies	Planning proposal considered consistent with the Illawarra Regional Strategy 2007.
5.2	Sydney Drinking Water Catchments	NA
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
5.8	Second Sydney Airport: Badgerys Creek	Not applicable to Wollongong
6. Local Plan Making		
6.1	Approval and Referral Requirements	No referral provisions proposed.
6.2	Reserving Land for Public Purposes	NA
6.3	Site Specific Provisions	NA
7. Metropolitan Planning		
7.1	Implementation of the Metropolitan Plan for Sydney 2036	Not applicable