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PLANNING AND ENVIRONMENT DEPARTMENT

ITEM 1 - REVIEW OF 7(D) LANDS AT HELENSBURGH, OTFORD AND STANWELL TOPS - FINAL REPORT ON SUBMISSIONS (SU26444) - REPORT OF MANAGER ENVIRONMENTAL STRATEGY AND PLANNING [ACTING] (DG) 23/06/11

101 RESOLVED UNANIMOUSLY that -

- I A draft Planning Proposal be prepared to amend the Wollongong Local Environmental Plan 2009 for the following precincts:**
 - a Garrawarra precinct:**
 - Amending the description of the Garrawarra Centre on the Zoning Map from SP2 Infrastructure Hospital to SP2 Infrastructure Health Service facility and Seniors Housing;
 - Rezoning the balance of the Crown Land to E2 Environmental Conservation;
 - Rezoning the Sydney Catchment Authority land to E2 Environmental Conservation; and
 - Amending the Minimum Lot Size Map by removing the subdivision standard for the part of Garrawarra Centre zoned SP2 Infrastructure Health Service facility and Seniors Housing.
 - b Lady Carrington Estate north:**
 - Rezone to E1 National Parks, as the land is now part of Garrawarra State Conservation Area.
 - c Gateway precinct, Princes Highway:**
 - Zoning 151 and 177 Princes Highway, and 200-206, 208-216, 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 2,000m²;
 - Zoning Nos 187-193 Princes Highway to the RU2 Rural Landscape zone;
 - Zoning 2 Lawrence Hargrave Drive to the RE2 Private Recreation zone;
 - Zoning 1-5 Lawrence Hargrave Drive and 227 Princes Highway to the RU2 Rural Landscape zone; and
 - Zoning Symbio Wildlife Gardens to the SP3 Tourist zone, including the dwelling houses in the same ownership - Nos 7-15 Lawrence Hargrave Drive.
 - d Princes Highway - west of F6 precinct:**
 - Rezone the Crown Land and Sydney Catchment Authority land to E2 Environmental Conservation; and
 - Rezone the private land to RU2 Rural Landscapes and E2 Environmental Conservation.
 - e Gills Creek precinct:**
 - Nos. 237-261 Princes Highway be zoned RU2 Rural Landscapes;
 - The Crown Land, and the Gills Creek corridor be zoned E2 Environmental Conservation;
 - The additional use of a "restaurant or café" be permitted on

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the corner of Baines Place and Lawrence Hargrave Drive, on part of Lot 4 DP 259401; and

- The properties at Stanwell Tops be zoned part E3 Environmental Management and part E2 Environmental Conservation, with a minor modification to the exhibited zoning option.

f Wilsons Creek precinct:

- Zoning the Wilsons Creek riparian corridor to the E2 Environmental Conservation zone;
- Zoning the Crown Land to the E2 Environmental Conservation zone;
- Zoning the seven (7) small residue lots on the western side of the Princes Highway (Nos 86, 90, 96, 120, 128, 134, 138) to the E2 Environmental Conservation zone;
- Retaining an E3 Environmental Management zone over the remainder of the Precinct, and allowing a dwelling house on the larger lots, provided that the following can be addressed:
 - Retention of bushland – especially the Endangered Ecological Community the “Southern Sydney Sheltered Forest”;
 - Bushfire mitigation;
 - Access arrangements;
 - Provision of waste water services.
- Requiring lots 16 to 23 DP8203 (8 lots) Rajani Road to be consolidated into one lot, and a dwelling house be permitted on that lot, by amending the Minimum Lot Size Map to 4,000m² and a floor space ratio of 0.3:1.

g Walker Lane precinct:

- Rezone part of the precinct to R2 Low Density Residential, and the remainder to E2 Environmental Conservation.

h Undola Road precinct:

- Rezone 5, 7, 9 and 11 Undola Road to the E4 Environmental Living zone, with a floor space ratio of 0.5:1, maximum building height of 9m and minimum lot size of 1,000m²;
- Rezone 3 Undola Road to E2 Environmental;
- Rezone Lot 1 Section E DP 2205 (Council owned) to E2 Environmental Conservation; and
- Rezone Whitty Road Reserve and Undola Road Reserve to be consistent with the adjoining zone.

i Walker Street precinct:

- Rezone to the RU2 Rural Landscape zone.

j Lukin Street precinct:

- Rezone the Crown Land to E2 Environmental Conservation; and
- Rezone the 48-54 Parkes Street to E4 Environmental Living, with a floor space ratio of 0.5:1, maximum building height of 9m and minimum lot size of 1,000m².

k Otford north precinct:

- Rezone to E2 Environmental Conservation and not permit dwelling houses.

l Otford central precinct:

- Rezone to E4 Environmental Living and allow a dwelling house on any vacant lots, with a floor space ratio of

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- 0.5:1, maximum building height of 9m and minimum lot size of 10,000m²; and
 - Rezone Lots 14, 15 and 16 Section 8 DP 4591 and Lots 6 and 7 Section 9 DP 4591 Station Road to E2 Environmental Conservation.
- m **Otford south precinct:**
 - Retaining an E3 Environmental Management zone on Lot 2 DP 512270 Otford Road and amending the Minimum Lot Size Map to permit a dwelling house; and
 - Zoning Otford Farm as indicated in Figure 5.13.2.
- n **Isolated lots in the Royal National Park:**
 - Rezone to E2 Environmental Conservation and not permit any additional dwelling houses.
- o **Metropolitan Colliery:**
 - Rezone the Crown Land bushland to E2 Environmental Conservation.
- p **Frew Avenue precinct:**
 - Retain E3 Environmental Management zone, and allow a dwelling house on the vacant lots.
- 2 The draft Planning Proposal be submitted to the NSW Department of Planning and Infrastructure for review and approval prior to public exhibition.
- 3 Following the Department's approval, the draft Planning Proposal be exhibited in accordance with the Department's guidelines "LEPs and Council Land" and be exhibited for a minimum period of two (2) months.
- 4 No change to the planning controls for the following precincts be made, which will retain the E3 Environmental Management zone:
 - a Kelly Falls precinct;
 - b Govinda precinct; and
 - c Old Farm Road precinct.
- 5 The draft Planning Agreement submitted on behalf of Ensile Pty Ltd which proposes the dedication of 321 hectares to Council / National Parks and Wildlife Service, in exchange for urban development within the Land Pooling and Lady Carrington Estate Precincts, and which also proposes an exit strategy for third party land owners in the Lloyd Place, Central Bushland and Lilyvale precincts, be exhibited for community comment. The exhibition include information and seek community feedback on the options for the future management of the precincts, including no change, purchase, or transfer.
- 6 Following the community consultation, a further report be submitted to Council on whether the Planning Agreement should be progressed, the preparation of a draft Planning Proposal, and what studies would be necessary to support the rezoning of the precincts.

Administrator Gellatly said that this was probably one of the most complex and difficult issues faced by the Administrators. Tonight's recommendations progress the matter, however, they make no final decisions. The matter will be submitted to the Department of Planning for comment and then back to Council, followed by formal exhibition. The Voluntary Planning Agreement will also be subject to a formal planning process.

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Administrator Gellatly then advised that it had been a long time since the initial consultations were held. Planning staff have finished their work and Administrators felt obligated to bring the matter to the attention of the citizens. He said the new Council will be making the final decisions.

In conclusion, Administrator Gellatly said that this was a complex and difficult issue which generated passion on both sides of the debate and there would never be an easy answer. Tonight's recommendations provide a way forward.

CORPORATE AND COMMUNITY SERVICES DEPARTMENT

ITEM 2 - AMENDMENT TO FINANCIAL ASSISTANCE POLICY (CB-100.02.009) - REPORT OF MANAGER ORGANISATIONAL STRATEGY AND IMPROVEMENT [ACTING] (MW) 9/06/11

102 RESOLVED UNANIMOUSLY that Council approve -

- 1 The proposed amendments within the Financial Assistance Policy (Part B Small Cultural Grants Program, Part D Sponsorship of Community Events and Part E Minor Donations).**
- 2 The proposed addition to the Financial Assistance Policy (Part F - Activities with Economic Benefit).**

ITEM 3 - REVOCATION OF COUNCIL POLICIES (GI-50.01.02.005) - REPORT OF MANAGER GOVERNANCE AND INFORMATION (BC) 16/06/11

103 RESOLVED UNANIMOUSLY that the following Council Policies be revoked -

- 1 Dealing with Difficult Customers.**
- 2 Use of Human Waste Facility – Septic Tank or Similar Systems.**
- 3 Rates Debt Recovery.**
- 4 Kerb and Guttering Construction Charges.**
- 5 Lord Mayor's Sporting Recognition Awards.**
- 6 Lighting of Off-Road Shared Pathways.**
- 7 Presentations and Guest Speakers.**
- 8 Preparation of Confidential and Strictly Confidential Reports.**