



013



NSW Department of Planning & Infrastructure  
PO Box 5475  
WOLLONGONG NSW 2520

Attention: Mr Brett Whitworth

Our Ref:

File:

Date:

Z11/170502

ESP-100.01.040

22 July 2011

Dear Mr Whitworth

**DRAFT PLANNING PROPOSAL FOR PART OF THE FORMER 7(D) LANDS AT HELENSBURGH, OTFORD AND STANWELL TOPS**

Council at its meeting on 5 July 2011 resolved to prepare a Planning Proposal for land formerly zoned 7(d) Hacking River – Environmental Protection at Helensburgh, Otford and Stanwell Tops.

The land is currently zoned E3 Environmental Management under the Wollongong Local Environmental Plan 2009.

The draft Planning Proposal addresses 16 of the precincts reviewed by the studies.

It is considered that the former 7(d) zone and current E3 zone, do not best reflect the land constraints and existing development. Some precincts are proposed to be zoned E2 Environmental Conservation to better conserve sensitive bushland, and some precincts are proposed to be zoned B6, R2, E4, RU2 or SP3 to recognise existing development, or allow additional minor development. The changes are summarised in the attached table.

Attached is:

- Draft Planning Proposal and draft Maps showing the proposed changes to zoning, floor space ratio, building height and lot size;
- Summary of SEPP's and Section 117 Directions;
- Council Report and Minutes of 5 July 2009 and the Draft Review of 7(d) lands at Helensburgh, Otford and Stanwell Tops (Willana 2009);
- Council Report and Minutes of 25 May 2010 and the Preliminary Report on issues raised in Submissions (WCC 2010);
- Council Report and Minutes of 5 July 2011 and the Final Report on issues raised in submissions (WCC 2011); and

It would be appreciated if you could forward the draft Planning Proposal to the LEP Review Panel for Gateway determination.

No change to the current planning controls is proposed for a further 3 precincts.

Additional community consultation is to occur on a further 3 precincts in relation to a draft Planning Agreement submitted for those precincts. The precincts affected include Landpooling, Lloyd Place and the holdings of Ensile Pty Ltd. Following the consultation, Council will determine whether to prepare a draft Planning Proposal for that area.

Please contact me should you require further information.

**This letter is authorised by**

  
**David Green**

**Land Use Planning Manager**

Wollongong City Council

Direct Line (02) 4227 7465

**Table 1 – Summary of Precincts proposed to be subject to a draft Planning Proposal**

Precinct	Recommendation	Existing dwellings	Additional dwellings
Garrawarra precinct	<ul style="list-style-type: none"> <li>Rezone to E2 Environmental Conservation</li> <li>Retain the SP2- Infrastructure zone for Garrawarra Centre</li> </ul>	Hospital	0
Lady Carrington Estate north	<ul style="list-style-type: none"> <li>Rezone to E1 National Parks, as the land is now part of Garrawarra State Conservation Area.</li> </ul>	0	0
Gateway precinct, Princes Highway	<ul style="list-style-type: none"> <li>Rezone to:                             <ul style="list-style-type: none"> <li>B6 Enterprise Corridor zone</li> <li>RU2 Rural Landscape zone.</li> <li>RE2 Private Recreation zone.</li> <li>SP3 Tourist zone - Symbio</li> </ul> </li> </ul>	10	0
Princes Highway – west of F6 precinct	<ul style="list-style-type: none"> <li>Rezone the public land to E2 Environmental Conservation.</li> <li>Rezone the private land to RU2 Rural Landscapes and E2 Environmental Conservation</li> </ul>	2	0
Gills Creek precinct	<ul style="list-style-type: none"> <li>Rezone to:                             <ul style="list-style-type: none"> <li>RU2 Rural Landscapes.</li> <li>E2 Environmental Conservation.</li> <li>The additional use of a “restaurant or café” be permitted on the corner of Baines Place and Lawrence Hargrave Drive.</li> </ul> </li> </ul>	19	0
Wilsons Creek precinct	<ul style="list-style-type: none"> <li>Retain some E3 Environmental Management and allow a dwelling house on vacant lots</li> <li>Require the 8 Rajani Road small lots to be consolidated into one lot, and a dwelling house be permitted.</li> <li>Rezone remainder to E2 Environmental Conservation zone.</li> </ul>	12	5 1
Walker Lane precinct	<ul style="list-style-type: none"> <li>Rezone part of the precinct to R2 Low Density Residential, and the remainder to E2 Environmental Conservation.</li> </ul>	0	4-10
Undola Road precinct	<ul style="list-style-type: none"> <li>Rezone 5,7,9 and 11 Undola Road to the E4 Environmental Living zone</li> <li>Rezone 3 Undola Road to E2 Environmental Conservation.</li> </ul>	4	0
Walker Street precinct	<ul style="list-style-type: none"> <li>Rezone to RU2 Rural Landscape.</li> </ul>	12	0
Lukin Street precinct	<ul style="list-style-type: none"> <li>Rezone the Crown land to E2 Environmental Conservation.</li> <li>Rezone the 48-54 Parkes Street to E4 Environmental Living</li> </ul>	3	0
Oxford north precinct	<ul style="list-style-type: none"> <li>Rezone to E2 Environmental Conservation</li> </ul>	4	0

Precinct	Recommendation	Existing dwellings	Additional dwellings
Oxford central precinct	<ul style="list-style-type: none"> <li>Rezone to E4 Environmental Living</li> <li>Rezone 5 lots in Station Road to E2 Environmental Conservation.</li> </ul>	21	6
Oxford south precinct	<ul style="list-style-type: none"> <li>Rezone part of the precinct to E2 Environmental Conservation</li> </ul>	7	1
Isolated lots in the Royal National Park	<ul style="list-style-type: none"> <li>Rezone to E2 Environmental Conservation and not permit any additional dwelling houses.</li> </ul>	4	0
Metropolitan Colliery	<ul style="list-style-type: none"> <li>Rezone the Crown land bushland to E2 Environmental Conservation.</li> </ul>	1	0
Frew Avenue precinct	<ul style="list-style-type: none"> <li>Retain E3 Environmental Management zone</li> </ul>	1	3

**Table 2 – Summary of precincts subject to draft Planning Agreement and then draft Planning Proposal**

Precinct	Recommendation	Existing dwellings	Additional dwellings
Lady Carrington Estate	<ul style="list-style-type: none"> <li>Rezone to E2 Environmental Conservation</li> </ul>	0	0
Lady Carrington Estate South	<ul style="list-style-type: none"> <li>Rezone some to R2 Low Density Residential and buffer to RE2 Private Recreation</li> <li>Rezone remainder to E2 Environmental Conservation</li> </ul>	0	150-200*
Lilyvale	<ul style="list-style-type: none"> <li>Rezone to E2 Environmental Conservation</li> </ul>	1	0
Camp Gully Creek	<ul style="list-style-type: none"> <li>Rezone to E2 Environmental Conservation</li> </ul>	0	0
Central Bushland	<ul style="list-style-type: none"> <li>Rezone to E2 Environmental Conservation</li> </ul>	0	0
Lloyd Place	<ul style="list-style-type: none"> <li>Rezone to E2 Environmental Conservation</li> </ul>	0	0
Land Pooling	<ul style="list-style-type: none"> <li>Rezone some to R2 Low Density Residential</li> <li>Rezone remainder to E2 Environmental Conservation</li> </ul>	1	150-200*
Oxford Valley farm	<ul style="list-style-type: none"> <li>Retain E3 Environmental Management and rezone some to E2 Environmental Conservation</li> </ul>	2	0

\* subject to further studies and investigations to determine number of dwellings

**Table 3 - Proposed zone areas and additional dwellings**

Zone	Land subject to draft Planning Proposal		Land subject to Draft Planning Agreement	
	Area (ha)	Est. Additional dwellings	Area (ha)	Est. Additional dwellings
E1 National Parks	33.37	0	--	--
E2 Environmental Conservation	671.96	0	388.73	--
E3 Environmental Management	281.29	10	37.35	0
E4 Environmental Living	16.05	6	--	--
RU2 Rural Landscapes	85.53	0	--	--
R2 Low Density Residential	0.99	4-10	41.19	300-400*
B6 Enterprise Corridor	6.64	0	--	--
RE1 Public Recreation	1.62	0	--	--
RE2 Private Recreation	7.22	0	5.37	--
SP3 Tourist	6.63	0	--	--
<b>Totals</b>	<b>1111.3</b>	<b>20-26</b>	<b>472.64</b>	<b>300-400*</b>

\* subject to further studies and investigations to determine number of dwellings

