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Mr Brett Whitworth
Regional Director Southern Region
Department of Planning
PO Box 5475
WOLLONGONG NSW 2520

Our Ref	jbr.cle.05.10
File	ESP-100.01.015
Date	7 May 2010

Dear Mr Whitworth

Planning Proposal: Cleveland Corridor and Yallah industrial precinct

Council at its meeting of 30 March 2010 resolved under Section 54(4) of the Act to prepare a Planning Proposal, to enable the translation of part of the deferred area of the West Dapto urban release area into standard instrument format.

As required by clause 9 of the Environmental Planning and Assessment Regulation 2000 the following information is provided:

- A copy of the report to Council and minutes are attached. Council resolved that *'The draft Planning Proposal for the translation of stages 3 and 4 and part of Yallah of the West Dapto Release Area be forwarded to the NSW Department of Planning under the Gateway process as a proposed amendment to Wollongong Local Environmental Plan 2009'*;
- A copy of the Planning Proposal; and
- Copies of the relevant maps.

We now await advice from the initial gateway determination. Should you have any enquires, please contact Jon Bridge on the telephone number below.

Issue of this letter is authorised by

Jon Bridge
Strategic Project Officer
Wollongong City Council
Direct Line (02) 4227 7576

ENGLISH

If you do not understand this correspondence please come to Council or contact the Translating and Interpreting Service on 13 1450. Ask them to connect you to Council on 4227 7111. We will try to answer your enquiries by using an interpreter.

ARABIC

إذا لم تفهم هذه الرسالة تفضل با لحضور إلى المجلس البلدي أو إتصل بخدمة الترجمة على الرقم ١٣١٤٥٠. إسألهم أن يصلوك بالمجلس البلدي على الرقم ٤٢٢٧٧١١١. سنحاول الإجابة على إستفساراتك بواسطة مترجم.

CROATIAN

U slučaju da ne razumijete ovu obavijest, molim da se obratite Općinskom uredu, ili Službi Tumača i Prevodilaca i nazovite na br. Tel. 13 1450 i tražite da vas priključe na br. Tel., 4227 7111. Naše osoblje će se onda potruditi da odgovori na vaša pitanja preko tumača.

GREEK

Αν δεν καταλαβαίνετε αυτή την αλληλογραφία παρακαλήσθε όπως έρθετε στη Δημαρχία ή επικοινωνήσατε με την Υπηρεσία Μεταφραστών και Διερμηνέων στον αριθμό 13 1450. Ζητήσατε να σας συνδεθούν με την Δημαρχία στον αριθμό 4227 7111. Θα προσπαθήσουμε να απαντήσουμε τις ερωτήσεις σας χρησιμοποιώντας ένα διερμηνέα.

ITALIAN

Se Lei non capisce questa corrispondenza, si prega di venire al Comune o di mettersi in contatto con Il Servizio Traduttori ed Interpreti al 13 1450, chiedendogli di metterle in contatto con il Comune al 4227 7111. Noi cercheremo di rispondere alle sue domande usando un interprete.

MACÉDONIAN

Ако не ја разбирате оваа преписка, ве молиме дојдете во Општината или јавете се на Писмената и усмена преведувачка служба на 13 1450. Замовете ги да ве поврзат со Општината на 4227 7111. Ние ќе се потрудиме да одговориме на вашите прашања со помош на преведувач.

POLISH

Jeżeli masz problemy ze zrozumieniem tego listu, zgłoś się do Urzędu Miasta lub skontaktuj się z Telefoniczną Służbą Tłumaczy pod numerem telefonu 13 1450. Następnie poproś o połączenie Cię z Urzędem Miasta, numer telefonu 4227 7111. Pracownicy tego urzędu poprzez tłumacza odpowiedzą na twoje pytania.

PORTUGUESE

Se você não entende esta correspondência, por favor venha a Prefeitura ou entre em contacto com o Serviço de Tradução e Interpretação no telefone 13 1450. Peça que o comuniquem com a prefeitura no telefone 4227 7111. Trataremos de responder suas perguntas usando um intérprete.

SERBIAN

Ако не разумете ову кореспонденцију, молимо вас да дођете у Управу Општине или да телефонирате службу тумача на број 13 1450. Тражите их да вас повежу са Управом Општине на број 4227 7111. Ми ћемо се трудити да одговоримо на ваша питања уз помоћ тумача-преводиоца.

SPANISH

Si Ud. no entiende esta correspondencia, por favor venga a la Municipalidad o entre en contacto con el Servicio de Traducción e Interpretación en el teléfono 13 1450. Pida que lo comuniquen con la municipalidad en el teléfono 4227 7111. Trataremos de responder a sus preguntas usando un intérprete.

TURKISH

Eğer bu yazıyı anlamıyorsanız, lütfen bunu Belediye'ye getiriniz veya 13 1450 numaradan Tercüme ve Tercümanlık Servisi ile temasa geçip 4227 7111 numaradan sizi Belediye'ye bağlamalarını isteyiniz. Memurlarımız bir tercüman kullanarak size yardımcı olacaktır.

VIETNAMESE

Nếu quý vị không hiểu được các điều chỉ dẫn này, xin vui lòng liên lạc với Hội Đồng Thành Phố hoặc gọi điện thoại cho Dịch Vụ Thông Dịch số 13 1450 để yêu cầu Thông Dịch Viên liên lạc với Hội Đồng Thành Phố qua điện thoại số 4227 7111. Nhân viên chúng tôi sẽ giải thích cho quý vị qua Dịch Vụ Thông Dịch Điện Thoại.

REF: CM27/10

DRAFT PLANNING PROPOSAL FOR WEST DAPTO STAGES 3 AND 4 AND YALLAH INDUSTRIAL PRECINCT

Report of Land Use Planning Manager (JB) 12/03/10

ESP-100.01.015

PRECIS

Council at its meeting of 16 December 2008 resolved to progress the draft Local Environmental Plan for stages 1 and 2 of the West Dapto Release Area and to defer stages 3, 4 and Yallah-Marshall Mount. Council also resolved to translate the existing planning controls for stages 3 and 4 as well as land around the existing developed Yallah Industrial precinct, from Wollongong Local Environmental Plan 1990 into Wollongong Local Environmental Plan 2009 through the preparation of a Planning Proposal.

Following the recent approval of the Wollongong Local Environmental Plan 2009 and imminent approval of the West Dapto Local Environmental Plan, it is appropriate to now commence the translation of the current planning controls that apply to stages 3 and 4 and part of Yallah into the new LEP format. It is recommended that Council resolve to prepare a Planning Proposal to translate the planning provisions for these areas from Wollongong Local Environmental Plan 1990 to Wollongong Local Environmental Plan 2009.

RECOMMENDATION

The draft Planning Proposal for the translation of stages 3 and 4 and part of Yallah of the West Dapto Release Area be forwarded to the NSW Department of Planning under the Gateway process as a proposed amendment to Wollongong Local Environmental Plan 2009.

BACKGROUND

Council exhibited the draft West Dapto Local Environmental Plan between 26 September 2007 and 30 May 2008. The draft Local Environmental Plan proposed to zone all land in the West Dapto Release Area for urban development even though it was unlikely for some stages to be developed for a considerable period. During this time, the Administrators were appointed to Council and identified concerns over the affordability and viability of the release area. In May 2008 Council requested the NSW Growth Centres Commission to review the project.

The Commission recommended that the draft Local Environmental Plan for stages 1 and 2 be progressed, and the other stages be subject to further review and re-exhibited. In December 2008, Council resolved to adopt stages 1 and 2 of the draft West Dapto Local Environmental Plan (with amendments) and forward the plan to the NSW Department of Planning for approval. It is anticipated that the West Dapto Local Environmental Plan will be approved in the near future. The remaining stages of the West Dapto release area were deferred for further consideration, re-exhibition and submission to the Director-General at a later date.

PROPOSAL

The Wollongong Local Environmental Plan 2009 was approved by the Minister for Planning on 26 February 2010, and provides the planning framework for future amendments. The Wollongong Local Environmental Plan 2009 excludes the West Dapto Urban Release Area (stages 1-4 and Yallah-Marshall Mount). These sites remain subject to the provisions of the Wollongong Local Environmental Plan 1990 and Wollongong Local Environmental Plan No. 38 (1984). With the approval of the Wollongong Local Environmental Plan 2009 it is opportune to translate the planning controls for stages 3 and 4 and part of Yallah from Wollongong Local Environmental Plan 1990 to the new Wollongong Local Environmental Plan 2009. The boundaries of the planning proposal and proposed zonings are shown in **Attachment 1**.

The draft planning proposal does not cover the remainder of the Yallah-Marshall Mount precinct or the Huntley Colliery site which are subject to separate reviews.

The draft Local Environmental Plan primarily transfers the existing Wollongong Local Environmental Plan 1990 zones into the standard template zones, consistent with Wollongong Local Environmental Plan 2009, which came into force on 26 February 2010.

The following six (6) minor changes are proposed:

- No. 88 Yallah Road, Yallah (Lot 2 DP 517460) is a battle axe lot on the northern side of Yallah Road, currently occupied by industrial buildings. The site is currently zoned 4(d) Offensive or Hazardous Industrial under Wollongong Local Environmental Plan No. 38 and has an additional use of light engineering workshop; mini-mix concrete batching plant and associated facilities. The site was proposed to be zoned as light industrial, as exhibited under the draft West Dapto Local Environmental Plan. It is proposed that this site be zoned IN2 Light Industrial to recognise the continuing use of the site for employment lands.
- Lot 11 DP 1129850, Yallah Road, Yallah is a large lot on the southern side of Yallah Road, also currently occupied by old industrial buildings. The site is currently zoned 7(c1) Environmental Protection Rural Residential under Wollongong Local Environmental Plan 1990. This site was also proposed to be zoned for employment lands under the exhibited draft West Dapto Local Environmental Plan. It is proposed that this site be zoned IN2 Light Industrial to allow for the use of the site for employment lands.
- Lot 100 DP 216769, Princes Highway, Yallah is located on the corner of the Princes Highway and Yallah Road and is owned by Council. The site is currently zoned 1 Non-Urban, 9 Reservation and 7(c1) Environmental Protection Rural Residential under Wollongong Local Environmental Plan 1990. It is proposed to zone the eastern (1 Non-Urban) portion of the site IN2 – Light Industrial (as exhibited under the draft West Dapto Local Environmental Plan). The site adjoins the Yallah Light Industrial land to the south and is a logical extension to the industrial area. The remainder of the site is proposed to be zoned SP2 Road (identified by the RTA as part of the future extension of the Southern Freeway) and E4 Environmental Living, reflecting the nearest equivalent to the existing zoning.
- The Illawarra Health Precinct site (Lot 22 DP 607750 and Lot 4 DP 258024), on the corner of Huntley Road and Avondale Road at Penrose, is currently zoned 1 Non-Urban under the Wollongong Local Environmental Plan 1990. The site is proposed to be zoned SP2 Hospital, to reflect the NSW Department of Planning's approval on 31 January 2010 of a Major Project application for a hospital complex on this site.
- During the assessment of the Major Projects application for the Hospital, it was identified that Avondale Road and parts of Huntley Road need to be widened. The Avondale Road currently has a road reserve width of 10 metres and needs to be widened to 20 metres to cater for the additional traffic demands. As part of the Hospital proposal, 4 metres of widening will be dedicated to Council. A further 6 metres is required on the northern side of Avondale Road. Similarly, some minor widening is required on the southern side of Huntley Road associated with the proposed roundabout to service the Hospital. It is important that the road widening be identified now to enable acquisition to occur prior to the need to fully widen the roads. It is proposed that the local road widening be identified in the Land Reservation Acquisition map with Council identified as the nominated acquisition authority.

- The Sydney Water site at Lot 1 DP 260169, Mountain View Terrace, Avondale is proposed to be zoned SP2 Water Supply Systems, in recognition of the Authority's ownership and future use for water supply system. It is currently zoned 1 Non-Urban under Wollongong Local Environmental Plan 1990.

CONSULTATION AND COMMUNICATION

Should Council decide to proceed with a Planning Proposal for the area, this would be put through the NSW Department of Planning's "Gateway" process. Following the Gateway process, consultation would be undertaken with government agencies regarding the Planning Proposal, with subsequent community consultation undertaken.

PLANNING AND POLICY IMPACT

It is proposed that the suggested zonings be processed as an amendment to the Wollongong Local Environmental Plan 2009. By incorporating the area into Wollongong Local Environmental Plan 2009 as an amendment, the zoning can be done via a set of amended map sheets. Schedule 5 - Environmental Heritage will need to be amended to list heritage items in the area. It is necessary to submit a draft Planning Proposal to the Department of Planning for consideration through the Gateway process. A set of maps showing the proposed changes are included in the attachments (Attachments 1 to 7).

CONCLUSION

Stages 3 and 4, together with the Yallah-Marshall Mount precinct of the West Dapto Release Area, were deferred from the West Dapto Local Environmental Plan submitted to the NSW Department of Planning in April 2009. The majority of the Yallah-Marshall Mount precinct and the Huntley Colliery site is the subject of a separate review. As the Wollongong Local Environmental Plan 2009 has come into effect, it is timely for the remaining deferred area to be incorporated into the new LEP template format. It is recommended that Council resolve to incorporate the remaining areas (stages 3 and 4 and part of Yallah) into Wollongong Local Environmental Plan 2009 as an amendment.

Name	Position Title
Author:	
Jon Bridge	Strategic Project Officer
Authorised by:	
David Green	Land Use Planning Manager
Renee Campbell	Manager Environmental Strategy and Planning
Andrew Carfield	Director Planning and Environment
David Farmer	General Manager

ATTACHMENTS

1. Land Zoning Map
2. Lot Size Map
3. Height of Buildings Map
4. Floor Space Ratio Map
5. Heritage Map
6. Land Reservation Acquisition Map
7. Natural Resource Sensitivity - Biodiversity Map













