

Planning Proposal

LOCAL GOVERNMENT AREA: Wollongong

NAME OF DRAFT LEP: Draft Wollongong LEP 2009 (Cleveland Corridor) Amendment No ...X

ADDRESS OF LAND (if applicable): various sites in the Cleveland area, and the Yallah industrial precinct.

MAPS (if applicable):

- **Location map** showing the land affected by the proposed draft plan in the context of the LGA (tagged 'location map')
- **Existing zoning** map showing the existing zoning of the site and surrounding land and **proposed zoning** change for the site/s (tagged 'comparative existing/proposed zoning')

PHOTOS and other visual material (if applicable):

- Draft LEP maps
- Council report

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

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

To enable the LEP controls for part of the deferred area of the West Dapto urban release area to be incorporated into standard instrument format. It is intended to incorporate the subject area into Wollongong LEP 2009 to keep the LEP controls for the area up to date and consistent with the remainder of the Wollongong LGA. The proposed zonings are mostly transferred to the nearest standard instrument zones equivalent to the existing zoning. Some sites are proposed to be changed in accordance with the attached Council report.

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.

*It is intended to amend Wollongong LEP 2009 by incorporating a Land Zoning Map in accordance with the proposed zoning map shown at attachment 1; and
Amendment of the Wollongong LEP 2009 Lot Size Map in accordance with the proposed lot size map, shown at attachment 2; and
Amendment of the Wollongong LEP 2009 Height of Buildings Map in accordance with the proposed height of buildings map, shown at attachment 3; and
Amendment of the Wollongong LEP 2009 Floor Space Ratio Map in accordance with the proposed floor space ratio map, shown at attachment 4; and
Amendment of the Wollongong LEP 2009 Heritage Map in accordance with the proposed heritage map, shown at attachment 5; and
Amendment of the Wollongong LEP 2009 Land Reservation Acquisition Map in accordance with the proposed land reservation acquisition map, shown at attachment 6; and
Amendment of the Wollongong LEP 2009 Natural Resource Sensitivity - Biodiversity Map in*

accordance with the proposed natural resource sensitivity - biodiversity map, shown at attachment 7.

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? IF YES: - Briefly explain the nature of the study or report and its key findings in terms of explaining the rationale for the proposal. - Submit a copy of the study or report with the planning proposal.	As part of the review of the West Dapto urban release area, Council resolved to defer the subject area, and to translate existing controls into LEP 2009 format. The Attached Council report explains the translation into the new LEP format, as well as identifying the sites which are proposed to change
2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way? (alternatives to changing the controls on development might include community education and new administrative processes such as pre-application meetings)	The planning proposal is the best means of bringing this part of the deferred area up to date planning controls, in accordance with the LEP standard instrument.
3. Is there a net community benefit? The Net Community Benefit Test: an assessment should be prepared by the proponent to be submitted to council for endorsement prior to submitting to DoP as part of the Gateway test. The level of detail and analysis should be proportionate to the size and likely impact of the rezoning.	There is a benefit to the community in having the outdated planning controls remaining areas of Wollongong LGA incorporated into up to date planning instrument. This planning proposal would bring the subject area into line with Wollongong LEP 2009.

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)? - Describe regional or sub-regional strategy outcomes or actions directly relevant to the planning proposal. - Where this is the case, include reasons why the proposal is either explicitly consistent with, or explicitly inconsistent with the outcomes or actions contained in	The planning proposal is consistent with the Illawarra Regional Strategy, and would replace outdated planning controls into a consistent standard instrument format. The Regional Strategy identifies this area as being within the West Dapto urban release area, as part of the pool of potential long-term land supply. The Growth Centres Commission reviewed the West Dapto master plan in 2008 and recommended that the area not be developed for urban growth at this time. The Planning proposal mainly translates the existing land uses into an up to date planning controls.
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the regional or sub-regional strategy - Where the planning proposal is inconsistent consider whether circumstances have changed, or whether a matter relevant to the planning proposal was not considered in the preparation of the strategy. - Sustainability criteria included in regional strategies should be addressed in the planning proposal.	
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 Councils Strategic Plan.
6. Is the planning proposal consistent with applicable state environmental planning policies?	The planning proposal is consistent with State Environmental Planning Policies, Including SEPP (Exempt & Complying Development Codes) 2008, SEPP (Infrastructure) 2007, SEPP 19 - Bushland in Urban Areas and SEPP 55 – Remediation of Land
7. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)? - Each planning proposal must identify which, if any, section 117 Directions are relevant to the proposal. - Where the planning proposal is inconsistent, those inconsistencies must be specifically justified - Certain directions require consultation with government agencies – if such a direction is relevant, this should be identified however should not take place until the gateway determination is issued, confirming the public authorities to be consulted on the planning proposal.	The planning proposal has been considered against the following s.117 Directions and is considered to be consistent; 1.1 – Business and Industrial Zones 1.2 – Rural Zones 2.1 – Environment Protection Zones 2.3 – Heritage Conservation 3.5 – Development Near Licensed Aerodromes 4.1 - Acid Sulfate Soils 4.3 – Flood Prone Land 4.4 – Planning for Bushfire Protection 5.1 – Implementation of Regional Strategies 6.2 – Reserving Land for Public Purposes

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? IF YES: it will be necessary to carry out an assessment of significance in accordance with section 5A of the EP&A	No. The planning proposal mainly transfers like zone for like zone into a standard instrument format. Areas of significant vegetation or ecological value are identified and would be covered by Clause 7.2 of Wollongong LEP 2009.
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Act and the "Threatened Species Assessment Guidelines" issued by the Department of Environment and Climate Change. Any adverse impact will trigger the requirement under section 34A to consult with the Director General of the Department of Climate Change – such consultation if required does not take place until after the issuing of the initial gateway determination.	
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 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.	The clauses in Wollongong LEP 2009 would cover land subject to any natural hazards. Land parcels are generally large with sufficient unconstrained land for the limited development permitted under the proposed zones.
10. How has the planning proposal adequately addressed any social and economic effects? This includes effects on items or places of European or aboriginal cultural heritage.	The planning proposal will not make major changes to the potential development of the area. The social impacts from the planning proposal would be limited. The economic impacts include a small increase in employment lands for the area, and the benefit of having updated planning controls, in line with the bulk of the Wollongong LGA.

Section D – State and Commonwealth interests

11. Is there adequate public infrastructure for the planning proposal? This applies to planning proposal that may result in residential subdivision in excess of 150 lots, substantial urban renewal, or infill development.	The planning proposal is not likely to lead to an increase in subdivision, or substantial urban development. There is adequate public infrastructure for the limited development potential under the planning proposal.
12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination? This is completed following consultation with the State and Commonwealth Public Authorities identified in the gateway determination and must summarise and address issues raised not already dealt with in the planning proposal.	To be completed following the gateway determination.

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

Outline the community consultation that is to be undertaken in respect of the proposal, having regard to the requirements set out in the guide (refer to the document "**A guide to preparing local environmental plans**" which outlines the consultation required for different types of planning proposals).

To be determined following the gateway determination. It is anticipated that the planning proposal would be advertised in local newspapers, with documentation on display at Council's office and libraries, and on Council's website.

