

Minute No.

Administrator Gellatly read the report précis for Item 3, due to the General Manager's potential conflict of interest as a member of the Illawarra Venues Authority.

**ITEM 3 - PLANNING PROPOSAL - REZONING OF PART OF HARBOUR STREET ROAD RESERVE (BETWEEN CROWN STREET AND BANK STREET), WOLLONGONG (ESP-100.01.024) - REPORT OF MANAGER ENVIRONMENTAL STRATEGY AND PLANNING (RJ) 13/09/10**

- 113 **RESOLVED UNANIMOUSLY** that a finalised Planning Proposal be submitted to the NSW Department of Planning to rezone part of Harbour Street, between Crown and Bank Streets (road reserve adjoining Lot 143 DP 786508, Lot 101 DP 872951 and Lot 106 DP 751299) from B4 Mixed Use to SP3 Tourist, and Parliamentary Counsel be requested to draft a Local Environmental Plan to amend Wollongong Local Environmental Plan 2009 to this effect.

**ITEM 4 - DRAFT PLANNING PROPOSAL TO AMEND THE WEST DAPTO LOCAL ENVIRONMENTAL PLAN (ESP-100.01.017) - REPORT OF MANAGER ENVIRONMENTAL STRATEGY AND PLANNING (JB) 7/09/10**

- 114 **RESOLVED UNANIMOUSLY** that -

- I The draft Planning Proposal endorsed by Council on 22 June 2010 for the West Dapto Release Area be amended in the following manner -

- a The Lot Size Map be amended by -

- i Reducing the minimum lot size for the R2 Low Density Residential zone and R3 Medium Density Residential zone from 450m<sup>2</sup> to 300m<sup>2</sup> within 300 metres of the Darkes Road and Bong Bong Town Centres, and 100 metres of the two (2) village centres; and
- ii Increasing the minimum lot size for part Lot 14 DP 255284 from 450m<sup>2</sup> to 40 hectares.

- b Schedule 5 Environmental Heritage be amended by -

- i Deleting the listing for houses at 10 and 13 Marshall Street, Dapto;
- ii Deleting the listing for "Glen Avon" House and Dairy;
- iii Deleting the listing for Wongawilli Mine Railway behind Wongawilli Village on Lot 14 DP 255284;
- iv Amending the significance of Dapto Railway Station and Dapto Station Master's Residence from State to Local;
- v Correcting the wording of "Morton Bay" Fig to "Moreton Bay" Fig for heritage items 6326, 6329 and 61020; and
- vi Correcting the reference number for Wongawilli Community Hall.

- c The Heritage Maps be amended by -

- i Deleting 10 and 13 Marshall Street, Dapto;
- ii Deleting "Glen Avon" House and Dairy;

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- iii Including the Dapto Station Master's Residence and Dapto Railway Station;
- iv Correcting the reference number for Wongawilli Mine Managers' Cottage;
- v Correcting the reference number for Coral Vale Kitchen; and
- vi Correcting the reference number for Wongawilli Community Hall.

- 2 The revised Planning Proposal be submitted to the NSW Department of Planning for review and approval prior to public exhibition.

**ITEM 5 - WOLLONGONG SECTION 94A DEVELOPMENT CONTRIBUTIONS PLAN - 2010 UPDATE (ESP-100.05.001) - REPORT OF MANAGER ENVIRONMENTAL STRATEGY AND PLANNING (DH) 13/09/10**

**115 RESOLVED UNANIMOUSLY that -**

- 1 The Wollongong Section 94A Development Contributions Plan (2010) be adopted with the following minor amendments -
  - a Updating the works schedule, works schedule summary and maps as proposed in the report; and
  - b Including Clause 27 "Are refunds for payment of levies possible?" to outline the process and requirements for refunds of contributions to be utilised by Council.
- 2 The adoption of the Plan be notified in the local newspapers in accordance with the requirements of the Environmental Planning and Assessment Regulation 2000.

**ITEM 6 - DOGS ON BEACHES AND PARKS POLICY (Z10/125276) - REPORT OF ACTING MANAGER REGULATION AND ENFORCEMENT (GM) 14/09/10**

**116 RESOLVED UNANIMOUSLY that -**

- 1 Council endorse the Dogs on Beaches and Parks Policy, as attached to the report.
- 2 A communication plan to educate the community on the new Policy be implemented.
- 3 Further community consultation be carried out in relation to East Corrimal and McCauley's Beaches becoming "dogs prohibited".
- 4 Further community consultation occur in relation to the potential alternative off-leash area located on Woonona Beach for Woonona Bulli residents.
- 5 A further report be presented to Council upon completion of the community consultation process in relation to East Corrimal and McCauley's Beach and the alternate off-leash area location at Woonona Beach.

REF: CM120/10

**DRAFT PLANNING PROPOSAL TO AMEND THE WEST DAPTO LOCAL ENVIRONMENTAL PLAN**  
**Report of Manager Environmental Strategy and Planning (JB) 7/09/10** **ESP-100.01.017**

**PRECIS**

The Wollongong Local Environmental Plan (West Dapto) 2010 was approved by the Minister for Planning on 5 May 2010. Council identified amendments to the plan and at its meeting of 22 June 2010 resolved to submit a Planning Proposal to the NSW Department of Planning.

Subsequent to this resolution, Council has received representations on behalf of a landholder regarding minimum lot sizes. Council has also identified further minor changes to the Plan including corrections to Schedule 5 Environmental Heritage and the Heritage Maps. This report considers the additional request and amendments and recommends minor changes to the Wollongong Local Environmental Plan (West Dapto) 2010.

**RECOMMENDATION**

- 1 The draft Planning Proposal endorsed by Council on 22 June 2010 for the West Dapto Release Area be amended in the following manner:

a The Lot Size Map be amended by:

- i Reducing the minimum lot size for the R2 Low Density Residential zone and R3 Medium Density Residential zone from 450m<sup>2</sup> to 300m<sup>2</sup> within 300 metres of the Darkes Road and Bong Bong Town Centres, and 100 metres of the two (2) village centres; and
- ii Increasing the minimum lot size for part Lot 14 DP 255284 from 450m<sup>2</sup> to 40 hectares.

b Schedule 5 Environmental Heritage be amended by:

- i Deleting the listing for houses at 10 and 13 Marshall Street, Dapto;
- ii Deleting the listing for "Glen Avon" House and Dairy;
- iii Deleting the listing for Wongawilli Mine Railway behind Wongawilli Village on Lot 14 DP 255284;
- iv Amending the significance of Dapto Railway Station and Dapto Station Masters Residence from State to Local;
- v Correcting the wording of "Morton Bay" Fig to "Moreton Bay" Fig for heritage items 6326, 6329 and 61020; and
- vi Correcting the reference number for Wongawilli Community Hall.

c The Heritage Maps be amended by:

- i Deleting the 10 and 13 Marshall Street, Dapto;
- ii Deleting "Glen Avon" House and Dairy;
- iii Including the Dapto Station Masters Residence and Dapto Railway Station;
- iv Correcting the reference number for Wongawilli Mine Managers Cottage;
- v Correcting the reference number for Coral Vale Kitchen; and
- vi Correcting the reference number for Wongawilli Community Hall.

- 2 The revised Planning Proposal be submitted to the NSW Department of Planning for review and approval prior to public exhibition.

ITEM 4



# ITEM 4

## BACKGROUND

The Wollongong Local Environmental Plan (West Dapto) 2010 was approved by the Minister for Planning on 5 May 2010. Council on 22 June 2010 considered a report proposing a number of minor amendments. Council resolved that:

- 1 A planning proposal be submitted to the NSW Department of Planning requesting that the Wollongong Local Environmental Plan (West Dapto) 2010 be amended in the following manner –
  - a The Land Acquisition Reservation Map be amended to indicate Council's proposed acquisition of the following sites –
    - i Part Lot 562 DP 82327 between Wyllie Road and Reddalls Road for a local road;
    - ii Darokes Road for local road widening;
    - iii West Dapto Road for local road widening; and
    - iv Part Lot 1 DP 1118463 for local open space.
  - b The Land Zoning Map be amended by –
    - i Reserving Part Lot 1 DP 657171 and Part Lot 1 DP 1118463 to RE1 Public Recreation to reflect the proposed Darokes Road recreation area; and
    - ii Part of Lot 11 DP 229044 Hamilton Street be zoned IN2 Light Industry and consequential amendments be made to the Floor Space Ratio Map and the Minimum Lot Size Map to show 0.5:1 and 4 hectares, respectively.
  - c The additional use of a dwelling house be permitted on the RU2 Rural Landscape part of Lots 1 and 2 DP 747729 Wonganville Road, Wonganville.
  - d Clause 4.1 Minimum Subdivision Size be amended to enable residual land resulting from the subdivision of lots with a split zone to be excluded from the lot size calculations.
- 2 If approved by the NSW Department of Planning, the planning proposal be exhibited for a minimum period of twenty eight (28) days. The exhibition include notification to affected land owners.
- 3 The resolutions for road reservations and road widening be included in Section 149 Planning Certificates.

Subsequent to the meeting three (3) other issues have arisen which warrant review and are the subject of this report.

## PROPOSAL

### 1. Minimum Lot Size

The current minimum lot size for R2 Low Density Residential land within the West Dapto Release Area is 450m<sup>2</sup>. Don Fox Planning, on behalf of Stockland, have requested that Council consider minimum lot sizes down to 300m<sup>2</sup>.

Don Fox Planning provided the following information to support the request:

- Choice of lot size and dwelling size is a key tenant to building sustainable communities;
- Reducing the minimum lot size will help achieve the density target for the West Dapto Release Area;



- The State Government has released a discussion paper proposing to amend the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 to cover lots below 450m<sup>2</sup>, including lots of 300m<sup>2</sup> and a road frontage of 10m;
- Reducing the minimum lot size will enable the delivery of more housing within lower price brackets, consistent with the Illawarra Regional Strategy's affordable housing principles. This would allow West Dapto to cater for broader sections of the community;
- The ability to subdivide smaller lots through a standard subdivision process reduces time and cost;
- Housing design choice would not be tied to the subdivision approval. This could increase choice, increase housing demand and reduce the number of modification requests under Section 96 of the Environmental Planning and Assessment Act, 1979; and
- Reducing the minimum lot size should not result in poor urban design. Small lot housing can encourage sustainable design and contribute to a diverse and effective urban design.

Consideration of smaller lot sizes could allow for a greater diversity of housing mix in West Dapto. Small lot housing can work well with regard to urban design in Greenfield sites such as West Dapto, as the lots can be planned without the limitations and constraints facing infill development within established urban areas. Council could consider smaller lots in areas close to planned small neighbourhood centres, allowing higher densities, but at small scale. Such measures could increase population density closer to service and public transport routes, and provide for wider housing choice.

Development Control Plan provisions could be formed to guide appropriate urban design outcomes for smaller lots. Consideration of smaller lots as part of a Planning Proposal to amend the Wollongong Local Environmental Plan (West Dapto) 2010 will give Council the opportunity to seek comments on a potential minimum lot size of 300m<sup>2</sup> from the community and the wider development industry.

**Recommendation:** The Minimum Lot Size Maps be amended by reducing the minimum lot size for R2 Low Density and R3 Medium Density zoned land to 300m<sup>2</sup> for a distance of 300 metres around the Darkes Road and Bong Bong Town Centres and 100 metres around the two (2) village centres (Attachment 1).

2. Amendment to Lot Size Map – Sheet LSZ 010

It has been identified that a small portion of part Lot 14 DP 255284, zoned RU2 Rural Landscape to the south of the Wongawilli Mine rail line has a minimum lot size of 450m<sup>2</sup> on the lot size map (Attachment 1). This should be adjusted to reflect the intended 40ha minimum lot size.

**Recommendation:** The Minimum Lot Size Map be amended by increasing the minimum lot size for part Lot 14 DP 255284 to 40ha.

3. Amendments to Schedule 5 Environmental Heritage and Heritage Maps

A review of the Heritage Schedule and Heritage Maps has identified the need to make the following minor omissions and corrections:

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- Delete from Schedule 5 Environmental Heritage and the Heritage Maps – house at 10 Marshall Street and house at 13 Marshall Street. Both items no longer exist, as they were demolished a number of years ago;
- Delete from Schedule 5 Environmental Heritage and the Heritage Maps – “Glen Avon” House and Diary. This item is located within the deferred area. It is currently listed and mapped in Wollongong Local Environmental Plan 1990.
- Delete from Schedule 5 Environmental Heritage the listing for Wongawilli Mine Railway behind Wongawilli Village, as it was incorrectly listed;
- Add Dapto Railway Station and Dapto Station Masters Residence to the Heritage Maps. These items are listed in Schedule 5 Environmental Heritage, but are not identified on the Heritage Maps;
- Change the significance of Dapto Railway Station and Dapto Station Masters Residence significance from “State” to “Local”. The items are of local significance;
- Correct the wording of “Morton Bay” Fig to “Moreton Bay” Fig for heritage items 6326, 6329 and 61020;
- Amend the Heritage Maps to correct Wongawilli Mine Managers Cottage reference number as item 61067. The item has been incorrectly tagged as item 61020;
- Amend the Heritage Maps to correct Coral Vale Kitchen reference number as item 61017. The item has been incorrectly tagged on the map as item 5978, which is Coral Vale, a separate item; and
- Amend Schedule 5 Environmental Heritage and the Heritage Maps to correct Wongawilli Community Hall reference number as item 61062. The item is incorrectly tagged in the Schedule as item 61067 and incorrectly tagged on the Heritage Maps as item 61020.

**Recommendation:** The Heritage Schedule and Heritage Map be amended as outlined above.

### CONSULTATION AND COMMUNICATION

If the preparation of a draft Planning Proposal is supported by Council and the NSW Department of Planning, it would be exhibited for community comment.

### CONCLUSION

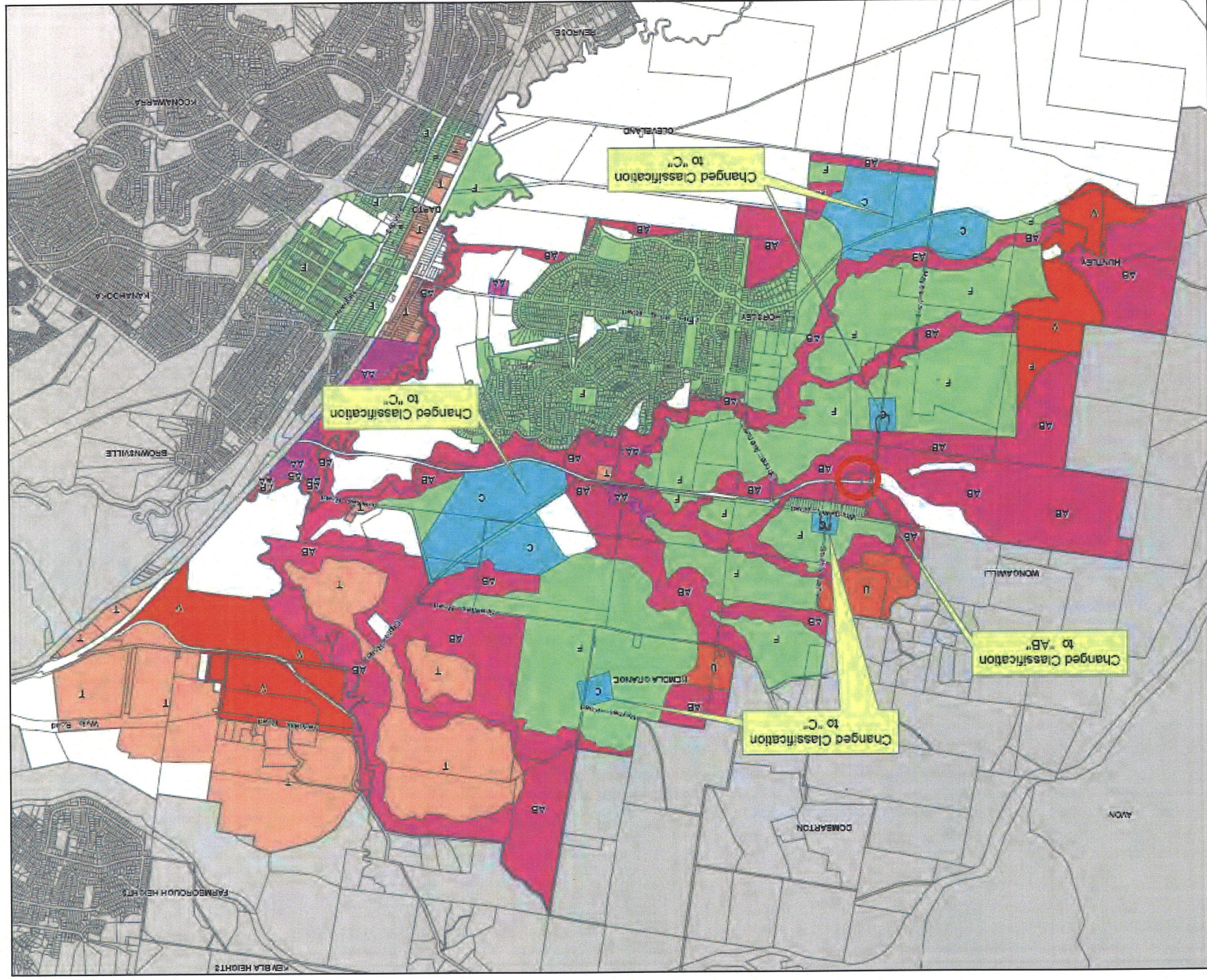
To rectify a number of minor issues associated with the Wollongong Local Environmental Plan (West Dapto) 2010 it is recommended that Council resolve to submit an amendment Planning Proposal to include these issues, and seek the NSW Department of Planning's approval to exhibit the Planning Proposal.

| Name                  | Position Title                              |
|-----------------------|---------------------------------------------|
| <b>Author:</b>        |                                             |
| Jon Bridge            | Senior Strategic Project Officer            |
| <b>Authorised by:</b> |                                             |
| 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. Proposed amendments to the Minimum Lot Size Map





**WOLLONGONG LOCAL ENVIRONMENTAL PLAN (WEST DAPTO) 2010**

Planning Proposal  
Lot Size Changes  
Labelling Changes

Minimum Lot Size (sq m)

- C 295
- F 445
- T 999
- U 1999
- V 2999
- AA 5,999 m<sup>2</sup>
- AB 39,999 m<sup>2</sup>

Cadastre  
Cadastral 1:10,000 @ Wollongong City Council



Projection: GDA 1994  
MGA Zone 56  
Scale 1:27,000 @ A3  
Map Identification number:  
WLD Attachment 1 Lot Size 150910.mxd

