

COUNCIL RESOLUTION EXTRACT FROM MINUTES 11 FEBRUARY 2013

ITEM 1 - DRAFT PLANNING PROPOSAL FOR 47 - 49 BORONIA AVENUE, WINDANG

22 **RESOLVED** on the motion of Councillor Martin seconded Councillor Crasnich that –

- 1 A draft Planning Proposal proceed for 47-49 Boronia Avenue, Windang (Lot 51 DP 554443 and Lot 102 DP 1078687) to rezone the site E4 Environmental Living with a minimum lot size of 1000 square metres which may provide 10-12 dwellings on site (Option 2 of the report).
- 2 A covering letter noting Council's reasons for its decision be provided with the planning proposal submitted to the NSW Department of Planning and Infrastructure.

Variation *The variation put forward by Councillor Curran (point 2 of the above motion) was accepted by the mover and seconder.*

In favour Councillors Kershaw, Connor, Brown, Martin, Blicavs, Dorahy, Crasnich, Curran, Petty and Bradbery

Against Councillors Takacs and Colacino

REF: CM24/13 File: ESP-100.01.046

ITEM 1 DRAFT PLANNING PROPOSAL FOR 47-49 BORONIA AVENUE, WINDANG

A rezoning submission requesting the preparation of the draft Planning Proposal for 47–49 Boronia Avenue, Windang being Lot 51 DP 554443 and Lot 102 DP 1078687 was reported to Council on 12 November 2012. The proposal requested the rezoning of the site from predominately RE2 Private Recreation to R2 Low Density Residential with a floor space ratio of 0.5:1, and a minimum lot size for subdivision of 449m² to permit residential development.

On 12 November 2012, Council resolved for a further report to be prepared that considers the option of an E4 Environmental Living zone for 47–49 Boronia Avenue, Windang. This report elaborates on the E4 Environmental Living zone and considers the potential impacts of an E4 development against relevant planning policies. Following consideration of this information, it is recommended that Council not proceed to prepare a planning proposal for the site, given the flooding constraints.

Recommendation

A draft Planning Proposal not proceed for 47–49 Boronia Avenue, Windang (Lot 51 DP 554443 and Lot 102 DP 1078687) to rezone the site from RE2 Private Recreation to E4 Environmental Living.

Attachments

- 1 Site Locality Map
- 2 Current Zoning Map
- 3 Summary of Submissions
- 4 Flood Risk Precincts and Inundation Periods

Report Authorisations

Report of: Renee Campbell, Manager Environmental Strategy and Planning
Authorised by: Jeannie Nicol, Director Planning and Environment – Future City and Neighbourhood (Acting)

Background

A rezoning submission was received for 47–49 Boronia Avenue, Windang (Lot 51 DP 554443 and Lot 102 DP 1078687). The site has an area of 14,706m² and a frontage of 118m to Boronia Avenue (refer to Attachment 1). The site is currently predominately zoned RE2 Private Recreation, with a 9m height restriction under Wollongong Local

Environmental Plan 2009. The southern part of the site is zoned R2 Low Density Residential with a floor space ratio of 0.5:1, 9 metre height limit and a minimum lot size of 450m² (refer to Attachment 2). The Wollongong Local Environmental Plan 2009 also identifies the site as having classes 2 and 3 Acid Sulfate soils.

The site is bounded by residential development to the east, Windang Primary School to the south (also zoned R2 Low Density Residential), vegetated land (zoned RE2 Private Recreation) to the west, and Boronia Park and residences to the north.

The site was previously used as the Neel's Squash and Tennis Centre. In 2005, DA-2005/1643 for a 2 storey, 80 unit senior's housing development was lodged with Council. The applicant lodged an appeal in the Land and Environment Court against a deemed refusal of the application. The Land and Environment Court subsequently approved the application (Neate vs Wollongong City Council LEC No.11377 of 2005).

The seniors living project was commenced with the excavation of the site, but has not been completed as the property owner has gone into administration and the property fund that invested in the project is in liquidation. The vacant site has been subject to numerous complaints, including fencing and asbestos concerns, the excavated holes being a hazard and breeding ground for mosquitoes. The site currently offers poor amenity to surrounding residents.

Council has issued a number of notices, including clean up notices (relating to asbestos) on 27 May 2008, 13 March 2009 and 9 September 2011. A Notice of Intention to issue an order requiring overgrown land to be cleared was also issued on 9 September 2011. These notices have been complied with however the receivers are unwilling to spend large amounts of money to restore the site, and Council is unable to issue an order for this to occur.

Apart from issuing orders to maintain security fencing and clearing the site, Council is unable to issue order for the development to be completed or the filling of the holes.

The rezoning submission originally sought to enable residential development in the form of medium density, generally within the same building envelope as the approved seniors' housing development but not be confined or limited to a seniors living development meaning occupancy of the development would not be restricted to people of the age of 55.

The original rezoning submission requested an R2 Low Density Residential zone, a floor space ratio of 0.75:1, an increase in height from 9m to 12m and a minimum lot size of 449m². Following a meeting held at Windang Bowling Club on 17 April 2012 with the local community organised by the proponent Dean-Willcocks Shepard Recovery and Strategy (DWS Recovery), the proposal was scaled back. The rezoning submission was amended to no longer seek a height or floor space ratio increase. The revised rezoning submission sought a rezoning to R2 Low Density Residential with a minimum lot size 449m², and a floor space ratio of 0.5:1. The height controls would remain at 9m. This proposal would allow for approximately 20-25 dwellings to occupy the site, subject to development consent. The R2 Low Density Residential zone also permits with consent dual occupancies and multi-dwelling housing. The R2 Low Density Residential

zone would be consistent with the land to the east and north and to the school to the south.

The rezoning submission included a letter which noted the difficult circumstances applying to the land (receivership) and that in favourably considering the rezoning proposal, Council would be facilitating a constructive consideration of the issues faced by the receiver and managers of the land within the statutory planning framework. They submit that the multiple investors in the failed development scheme and local residents who currently have to co-exist next to an excavated (but otherwise undeveloped site) have a reasonable expectation that a constructive approach would be adopted by Council to find a solution for its development future. They proposed that the solution would be to rezone the site to R2 Low Density Residential.

The receivers have the option of proceeding with the seniors living development approved by the Land and Environment Court. This approval included complex conditions of consent relating to flood evacuation planning. In order to make the site more saleable the proponents are requesting a rezoning to allow some residential development.

The receiver has advised that 1,093 investors invested \$38.3 million into the property fund (TEYS Property Funds Ltd). This fund then advanced/loaned \$7.4 million to the owner of the subject site (Colys Holdings Pty Limited) for purchase and development expenses. This loan represents approximately 19% of the investors' initial investment in the fund. Of the investors in the fund, ten (10) were from the Wollongong Local Government Area and three (3) were from the Kiama Local Government Area. The Wollongong investors individually contributed between \$7,796.28 and \$50,000 with a combined total of \$249,075.91. The Kiama investors contributed a total of \$38,157.95. The total invested by individuals does not reflect the investment into this specific project but rather the total investment into the fund. Each investor is entitled to receive a share of any recovered value from the sale of assets in proportion to their total investment. For example, should a sale of this property yield \$3.8 million, each investor would be entitled to a capital repayment of approximately 10% of their initial investment.

On the 12 November 2012 Council considered a report on the requested rezoning of the site, which recommended that a planning proposal should not proceed for the site. The report also outlined options available to the Council should they chose not to adopt the recommendation. One of these options included an E4 Environmental Living zone, a minimum lot size of 1,000m² and a floor space ratio of 0.5:1. Council resolved that:

A report be submitted to Council for consideration in regard to the preparation of a draft Planning Proposal for 47-49 Boronia Avenue, Windang (Lot 51 DP 554443 and Lot 102 DP 1078687) to rezone from RE2 Private Recreation to E4 Environmental Living with a minimum lot size of 1,000m² and floor space ratio of 0.5:1 which would only allow single dwellings with no further development potential.

At the Public Access Forum during the Council meeting the representatives of the proponent expressed support for an E4 Environmental Living option. This report has been prepared to elaborate on the E4 Environmental Living option.

Proposal

This report elaborates on the E4 Environmental Living option. This would involve:

- 1 Rezone 47–49 Boronia Avenue, Windang from RE2 Private Recreation and R2 Low Density Residential to E4 Environmental Living;
- 2 Amend the minimum lot size to 1,000m², and
- 3 Amend the floor space ratio (FSR) to 0.3:1.

The objectives for the E4 Environmental Living zone are:

- a) *To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.*
- b) *To ensure that residential development does not have an adverse effect of those values.*

Under the E4 Environmental Living zone the following development is permitted with development consent:

Bed and breakfast accommodation; Business identification signs; Community facilities; Dwelling houses; Environmental facilities; Environmental protection works; Home-based child care; Recreation areas; Roads; Secondary dwellings. Additional uses are permitted through State Environmental Planning Policies.

It is noted that dual occupancy, multi dwelling housing, residential flat buildings and the like are not permitted in the zone and therefore development would be limited to single dwellings with the potential for granny flats (secondary dwellings).

The floor space ratio is proposed to be 0.3:1 and the minimum lot size is proposed to be set at 1,000m² generally in line with other E4 Environmental Living zones in the Wollongong LGA. Larger lot sizes may allow for better outcomes for flood management. However this would depend on a number of variables. A 1,000m² lot site may allow 10-12 lots and dwellings to be developed.

alling houses are currently not permissible on the site and development consent only exists via court approval for seniors living development. Should the site not be rezoned the site would retain the RE2 Private Recreation zone and the following uses are permitted with development consent:

Animal boarding or training establishments; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Child care centres; Community facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Extensive agriculture; Function centres; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restaurants or cafes; Roads; Signage; Take away food and drink premises; Water recreation structures.

Consultation and Communication

No additional community consultation has occurred since the 12 November 2012 Council meeting. Preliminary consultation was undertaken for the original proposal for an R2 Low Density Zone. The proposal was placed on limited preliminary notification between 26 March and 16 April 2012. Letters were sent to surrounding and nearby land owners to gather comments to assist Council in forming an opinion on the proposal. Ten (10) community submissions were received during the notification period objecting to the proposal, which are summarised in Attachment 3. It is noted that the submissions were received based on the original planning proposal which included the rezoning to R2 Low Density Residential, increases to height limits and floor space ratio controls above those generally considered adequate for low density residential zones.

The issues raised in objection to the proposal that would potentially remain relevant with an E4 Environmental Living zone are:

- Concern about the suitability of the site which currently looks like a swamp;
- Want any development on the site to comply with current controls and in keeping with Windang character;
- Extreme flood risks on the site, raising the ground will divert flood waters to neighbouring properties;
- Flood evacuation would be virtually impossible at the end of the cul-de-sac;
- Loss of private recreation land;
- Illawarra housing targets should be met via land release areas not villages with minimum development potential;
- No benefit to the overall public interest; and
- Drainage issues in Boronia Street would be increased.

The following initial concerns would be addressed by a change to the E4 Environmental Living Zone:

- The substantial development would compromise the character of Windang;
- Windang is a village that is struggling to maintain its amenity and lifestyle;
- Boronia Avenue currently carries a large amount of traffic and the area is unsuitable for increase in traffic movements;
- Mismatch between the zone and the requested floor space ratio and height; and
- The height would impact on privacy of adjoining residents.

Internal Consultation

Internal consultation has identified issues associated with contamination, remediation and flooding. Should the Planning Proposal proceed the applicant would be required to provide additional information on these matters. The Lake Illawarra Flood Risk Management Study is discussed later in this report.

If Council resolved to prepare a draft Planning Proposal it would be forwarded to the NSW Department of Planning and Infrastructure for review. The Department would issue a Gateway determination detailing exhibition requirements and the draft Planning Proposal would be exhibited in accordance with the Gateway determination for a minimum period of twenty eight (28) days. This process would include community consultation, government agency consultation and Council's internal referral process.

Planning and Policy Impact

There are a number of studies and policies applicable to the Planning Proposal including: the Illawarra Regional Strategy, Wollongong Housing Strategy, Lake Illawarra Floodplain Risk Management Study 2012 and Wollongong 2022.

Illawarra Regional Strategy

The Illawarra Regional Strategy (2007) states that the Illawarra will need 38,000 new dwellings to cater for additional population. Half of these houses are expected to be provided in Urban Release areas. The other 50% will be delivered through medium density housing around existing centres and towns such as Corrimal, Unanderra, Oak Flats and Kiama, as well as through apartments in the Wollongong City Centre. The housing challenges identified in the strategy are:

- Deliver West Dapto Urban Release Area;
- Achieve higher densities in Wollongong City Centre;
- Achieve medium density around major regional centres, major towns and public transport nodes;
- Enable new release areas like Calderwood should further greenfield demand arise;
- Ensure design quality, support transport links and encourage economic growth; and
- Support affordable housing strategies.

In the Illawarra it is expected that 19,400 (12,900 for Wollongong LGA) detached dwellings, 14,800 medium density terraces and villas and 3,800 high density units will be delivered.

Overall the Illawarra Urban Development Program administered by the NSW Department of Planning and Infrastructure has identified that Council is on track to provide its share of detached dwellings under the Illawarra Regional Strategy targets of 12,900 by 2031. Over the last five (5) years, detached dwelling completions have been lower than required and in the short term this proposal could contribute to additional detached housing stock required to reach housing targets. However, the West Dapto Release Area is the adopted strategy to provide for additional detached dwelling stock and is currently producing new residential lots (2011 first approval).

Windang is not identified as an urban consolidation area and the rezoning of this site is not necessary in order to meet housing targets. However, the provision of additional housing could address local housing demand.

Wollongong Housing Strategy

The Wollongong Housing Strategy (2005) sought to provide a mix of housing choice for a broad demographic range, in addition to providing opportunities for housing that are affordable for people living in the city currently and for those choosing to live in the area in the future.

The vision for the housing study is that *"by 2027, each household living in, or moving to, Wollongong, should be able to find a home that is affordable to them, of good quality, and in a clean, safe, and thriving neighbourhood"*.

The principles underpinning this strategy include:

- Urban consolidation – high quality medium density housing in urban areas with high level of access to urban goods and services.
- Sustainable Greenfield Development – develop sustainable balanced communities, variety of housing with access to services, transport and employment in a safe environment.
- Equal Opportunities – Housing diversity that caters for all segments of the Wollongong community, affordable, accessible and in the disadvantaged market.
- Regenerating Wollongong – Regenerate degraded housing area in Wollongong.
- A Connected Community – Enhance community capacity in Wollongong.

The study identified that Windang is located in a low lying flood prone area with a small retail centre, no train station, four (4) aged care facilities and one (1) preschool and two (2) primary schools. The infill potential of Windang was described as thirty one (31) potential additional low density dwellings and sixty eight (68) medium density dwellings on existing residential zoned land. However, this infill is contrary to the recommendations of the subsequently prepared Lake Illawarra Flood Risk Management Study (2012)(discussed later in this report).

The study was used to inform the preparation of the draft Wollongong Local Environmental Plan 2009 and did not propose to increase housing opportunities at Windang. As noted, work is commencing on the Housing Choice study which will review housing supply and demand in light of the recently released census data and the current planning controls.

Lake Illawarra Floodplain Risk Management Study 2012

The Lake Illawarra Floodplain Risk Management Study was prepared for the Lake Illawarra Authority, Wollongong City Council and Shellharbour City Council to review flood risk and to examine floodplain management options. The preparation of the study was overseen by Lake Illawarra Authority and the Lake Illawarra Floodplain Risk

Management Committee. The draft Plan was exhibited in November 2011. The Plan was adopted by Council on 14 May 2012.

The Study defines flood risk and flood mitigation works and plans to address flood effects throughout the catchment. This included amongst other recommendations:

- *Amendments to existing planning instruments and preparation of new plans and policies, particularly the rezoning of Windang and Primbee areas to accommodate flood isolation and evacuation.*

The Study found in reviewing the total hazard of the Lake Illawarra floodplain that there were issues associated with public safety and risk to life that required a statutory basis to manage future risk. Current land use zones enable an increase in the development and population of areas that are now known to become isolated and highly hazardous such as Windang.

The Study states that it would be prudent for Council to review the Wollongong Local Environmental Plan 2009 given the potential isolated nature of Windang having been identified. Reviewing the Wollongong Local Environmental Plan 2009 and Chapter E13 Floodplain Management of the Wollongong Development Control Plan 2009 would also be consistent with objective 7.3(1)(e) of the LEP that states '*the objectives of this clause are as follows... to limit uses to those compatible with flow conveyance function and flood hazard*'.

The Plan recommends that:

- *Council review land zonings in the LEP as soon as practical to determine where the cumulative effects of any intensification of use could impact on emergency response given the potential isolation hazard in Windang. It is recommended that the Planning Zone R2 –Low Density Residential be replaced with Planning Zone E4 – Environmental Living in the Windang Peninsula area.*

The endorsed study indicates that no further residential intensification should occur in Windang, and recommends all R2 Low Density Residential zones be rezoned to E4 Environmental Living. The E4 Environmental Living zone would still permit dwelling houses but would prohibit dual occupancy and other more intensive residential development. The rezoning of R2 Low Density Residential land to E4 Environmental Living would limit any future growth of the Windang population. This matter will be considered in a separate report to Council.

The site is identified as being within a High Flood Risk Precinct (Attachment 4) and could be inundated for 24 hours. Any residential development in these areas is considered an unsuitable land use according to the Plan and Chapter E13 of the Wollongong Development Control Plan 2009. Intensification is also considered unsuitable.

The site is also identified as being within an isolated hazard area pertaining to the Windang Peninsula. The risk of flood isolation increases with the number of people isolated. Exposing people (life and property) to known flood risks from flooding isolation

is contrary to the Lake Illawarra Floodplain Risk Management Plan, Wollongong Development Control Plan 2009 and the NSW Floodplain Development Manual (2005). Historically, the site had one (1) dwelling associated within the Tennis and Squash complex. A rezoning from the current RE2 Private Recreation zone to an E4 Environmental Living zone would increase the population and therefore increase the risk to future persons occupying the site. However, the E4 Environmental Living zone would result in less residential development than the court approved seniors' housing development and as such it could be argued that the flood impacts would not be as significant if an E4 Environmental Living Zone development were to proceed, as opposed to the court approved seniors housing development. However, it is noted that the court approved Senior's Housing development would be able to proceed even if the site was rezoned to E4 Environmental Living.

Development of the site has the potential need for large scale filling of the flood affected site in order to achieve Development Control Plan requirements such as floor levels, which would have a flooding impact on the surrounding area. This practice on a cumulative basis is also contrary to the Lake Illawarra Floodplain Risk Management Plan which recommends no further wholesale filling of flood affected sites. Similar to the seniors development, any future development application would need to demonstrate how flood issues were addressed both on site and on adjoining properties.

Town and Village Planning

Council has recently reviewed the Town and Village centres priority list. Town and Village planning endeavours to consider town centre urban design, constraints and planning issues holistically, and is important in ensuring town centres are designed, serviced and developed according to community needs.

On 23 April 2012 Council considered an update on the Town and Village Plan priority list. This report noted that the Windang Town Centre was in decline and in need of revitalisation, and that the catchment population is too small to support the viability of the centre. The Council's resolution raised the priority of the Windang Town Centre to be the second study to commence following completion of the current studies (Warrawong, Wongawilli, Figtree and Unanderra). The Town and Village Plan priority list was reviewed again by Council on 22 October 2012 where Council resolved to bring forward a community led Gwynneville-Keiraville study. Council also resolved to reconsider the priority list for future Town and Village plans as part of the preparation of the 2013-14 Annual Plan. It is anticipated that the Windang town centre review will commence in the next financial year (2013-2014).

Furthermore the Annual Plan 2012-13 includes the preparation of an updated Housing Choice study for Wollongong which will review housing supply and demand and affordable housing. It is anticipated that the study will review the capacity of Windang to cater for additional residential development given flooding constraints and demand.

Wollongong 2022

Council endorsed Wollongong 2022 - Our Community Strategic Plan on 25 June 2012. Wollongong 2022 is a longer term plan that identifies where the community want to be in

the future and outlines the community's priorities and aspirations as well as how these will be achieved.

This report contributes to the Wollongong 2022 Community Goal 1: *We value and protect our environment*, specifically objective 1.6 *the sustainability of our urban environment is improved* and accompanying strategies:

- *1.6.2 Urban density and expansion, such as West Dapto are carefully planned to reflect the principles of ecological sustainable development, and balance economic, social and environmental considerations.*
- *1.6.3 Development is functional, attractive and sympathetic with the environment, and avoids unnecessary use of energy, water or other resources.*

The report also contributes to the Community Goal 5: *We are a healthy community in a liveable city*, objective 5.1 *There is an increase in the physical fitness, mental health and emotional wellbeing of all our residents*, and the following strategies:

- *5.1.6 The long term needs of the community, including our people and our places, are effectively planned for.*
- *5.1.7 Urban areas are created to provide a healthy living environment for community.*

The Delivery Program 2012-17 and Annual Plan 2012-13 assists in the delivery of Wollongong 2022. The Plan lists the Land Use Planning core business as planning policy and strategic studies, planning proposal, town and village plans, management of urban release areas etc.

The Annual Plan includes the preparation of an updated Housing Strategy to review current housing stock and demand, and to holistically consider appropriate locations for growth where required.

Options

The following options are available for Council to consider:

- 1 Resolve not to amend the existing planning controls for 47–49 Boronia Avenue, Windang (Lot 51 DP 554443 and Lot 102 DP 1078687) and review the need for housing stock in the Wollongong Local Government Area as part of the Housing Strategy and in conjunction with the Windang Town Plan. The site will retain its current zone and planning controls. The receivers are able to proceed with the court approved seniors development or seek approval for an amended application.
- 2 Resolve to prepare a draft Planning Proposal for 47–49 Boronia Avenue, Windang (Lot 51 DP 554443 and Lot 102 DP 1078687) to rezone from RE2 Private Recreation to E4 Environmental Living with a minimum lot size of 1,000m² and floor space ratio of 0.3:1 which would only allow single dwellings with no further development potential. This option would permit in the order of 10-12 additional residential lots (permitting single dwellings only). This option would be consistent with the zoning recommendations of the Lake Illawarra Flood Risk Management Plan but would also be inconsistent with the Plan by increasing the extent of

residential development and population. If Council supports this option, it could also resolve to delegate the finalisation of the Planning Proposal (after the post-exhibition meeting report) to the General Manager.

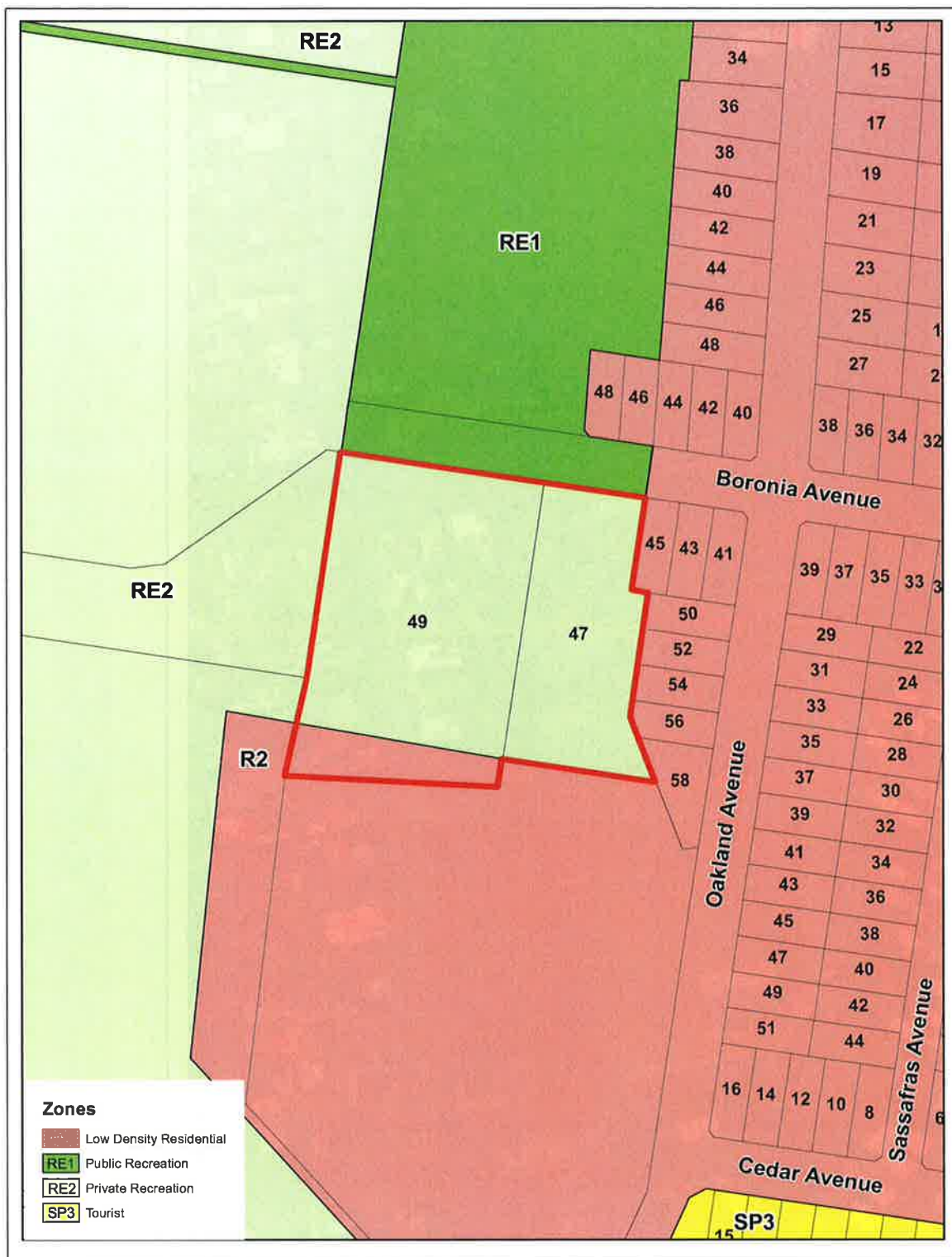
Conclusion

The original rezoning submission sought the rezoning of 47–49 Boronia Avenue, Windang from RE2 Private Recreation to R2 Low Density Residential. The proposal was not considered appropriate for the site and Council resolved for a further report to be prepared on an E4 Environmental Living zone option. The rezoning of the site to E4 Environmental Living would facilitate additional low density housing and assist in resolving the financial difficulties faced by the investors. Alternatively, the E4 Environmental Living zone would result in less housing from the court approved seniors living development. The site is located in a high flood risk area which becomes isolated and has been identified as unsuitable by the Lake Illawarra Floodplain Risk Management Study for further residential intensification.

Although economic considerations on a broad level are relevant in the assessment of planning proposals it is considered that the recovery of funds from a failed investment on a single parcel of land should not be the significant driver for determining appropriate land use.

It is recommended that a draft Planning Proposal not proceed for 47–49 Boronia Avenue, Windang.





47-49 Boronia Avenue Windang Zoning



Subject Site

Drawn By: J Lewis
Date: 11/10/2012



Date of Aerial Photography: 2011

BoroniaAveWindang_zoning .mxd



SUMMARY OF SUBMISSIONS

No	Author	Summary of submission
1	Resident Windang	• Objects to proposal • Wish to retain quiet ambience of Windang as a residential area. • Do not wish to see 'substantial residential development' as they would 'compromise the character of Windang'.
2	Resident Boronia Avenue, Windang	• Objects to proposal • Windang is a village and is struggling to maintain its amenity and lifestyle. • Boronia Avenue already carries a disproportionate amount of traffic.
3	Resident Sassafras Avenue, Windang	• Objects to proposal • Windang is a village and is struggling to maintain its amenity and lifestyle. • Boronia Avenue already carries a disproportionate amount of traffic.
4	Resident, Boronia Avenue, Windang	• Objects to 70-80 units on the site • Concern on the suitability of the site which is like a swamp and left derelict. • This area is not suitable for an increase in traffic and pedestrian movement. • Wish to see any development for the area to comply with current land zoning requirements and in keeping with the lifestyle and character of Windang.
5	Resident, Boronia Avenue, Windang	• Objects to rezoning and development of units on site • Extreme flood risk on the site. By raising the ground level of the development this will divert floodwaters to neighbouring properties • Raising the floor level of the proposed development would be 'ugly' • 12 metre height limit would result in

SUMMARY OF SUBMISSIONS

No	Author	Summary of submission
		privacy of existing residents that would de-value their homes and impact on family lifestyle. • Development would increase traffic volume and impact on safety. Streets are already congested.
6	Resident, Waratah Street, Windang	• Extreme flood risk on the site. By raising the ground level of the development this will divert floodwaters to neighbouring properties • Raising the floor level of the proposed development would be 'ugly' • 12 metre height limit would result in privacy of existing residents that would de-value their homes and impact on family lifestyle. • Development would increase traffic volume and impact on safety. Streets are already congested.
7	Resident, Windang	• Objects to rezoning and development of 70-80 units on site • By raising the ground level of the development this will divert floodwaters to neighbouring properties • Raising the floor level of the proposed development would be 'ugly' • 12 metre height limit would result in privacy of existing residents that would de-value their homes and impact on family lifestyle. • Development would increase traffic volume and impact on safety. Streets are already congested.
8	Resident, Waratah	• Objects to proposed development

SUMMARY OF SUBMISSIONS

No	Author	Summary of submission
	Street, Windang	• Location at the end of a cul-de-sac makes evacuations virtually impossible. • Site is surrounded by a tourist caravan site. • Removes scarce private recreation land. • Located near a school and Park, this proposed development would impact on traffic and parking in the area. • A challenge for the site is a high water table making 'large constructions non-viable'. • Flood risk to the surrounding properties should be considered unacceptable. • Illawarra housing targets should be focused on new land releases or larger suburbs not a village with minimal development potential. • No benefit to the overall public interest. • This 12 metre high building development will change the amenity of the suburb.
9	Residents, Boronia Avenue, Windang	• Object to rezoning and development of 70-80 units • By raising the ground level of the development this will divert floodwaters to neighbouring properties • Raising the floor level of the proposed development would be 'ugly' • 12 metre height limit would result in privacy of existing residents that would de-value their homes and impact on family lifestyle. • Development would increase traffic volume and impact on safety. Streets are already congested.

SUMMARY OF SUBMISSIONS

No	Author	Summary of submission
10	Residents, Oakland Avenue, Windang	• Proposed development would have a huge impact on the surrounding neighbourhood • Traffic and parking congestion already present during peak times. • Proposed zoning height and FSR is mismatched in R2 and more in line with R3. It is not conducive with the surrounding housing or its environment. • Proposed development would take away the 'village atmosphere' of Windang. • The site is in a known flood area and drainage is a problem in Boronia Avenue currently. • Proposed development would destroy the privacy of neighbouring properties.

Flood Risk Precincts



100 Year ARI inundation periods

