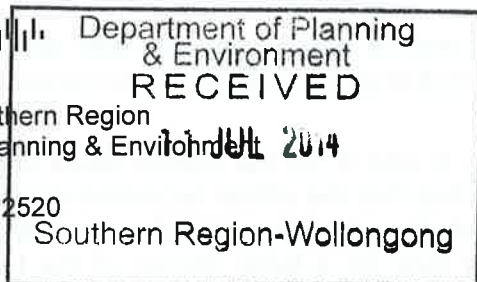


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Mr Brett Whitworth
General Manager, Southern Region
NSW Department of Planning & Environment
PO Box 5475
WOLLONGONG NSW 2520



PWG001969

Our Ref:
File:
Date:

Z14/245518
ESP-100.02.015 & ESP-100.02.012
9 July 2014

Dear Mr Whitworth

DRAFT PLANNING PROPOSAL FOR WEST DAPTO NEIGHBOURHOOD PLAN AMENDMENTS

Council has resolved to prepare two amendments to the Wollongong LEP 2009 to support Neighbourhood Planning at West Dapto. The progression of the Planning Proposal covering both amendments has been delayed pending the notification of Wollongong LEP 2009 (Amendment No. 15) which repealed the West Dapto LEP 2010.

Council at its meeting dated 24 March 2014 resolved under Section 54 of the Act to prepare a draft Planning Proposal to amend the Wollongong Local Environment Plan 2009 for the Darkes Road South West Neighbourhood Precinct, being Lot 202 DP1192033, Lot 1 DP 795839, Lot 3 DP1008723, Lot 1 DP770451, Lot 111 DP718106, Lot 4 DP1008723 and Lot 201 DP1192033 as follows:

- a. The proposed 'Ridge Park' passive open space recreation area within Lot 2 DP 1118463 (*no longer exists), Lot 4 DP 1008723, Lot 1 DP 795839 and Lot 3 DP 1008723 (land holdings 1 and 2) be rezoned from part R2 Low Density Residential and RE1 Public Recreation to E2 Environmental Conservation, with no minimum lot size or floor space ratio and a building height limit of 9m;
- b. The R3 Medium Density Residential and R2 Low Density Residential Zone boundary within Lot 1 DP 795839 be realigned to follow the proposed road network as shown on Attachment 8 of the report with the R3 Medium Density Residential zoned land having a floor space ratio of 0.75:1, minimum lot size of 300m² and building height limit of 13m and the R2 Low Density Residential land having a floor space ratio of 0.5:1, minimum lot size of 450m² and building height limit of 9m;
- c. The Minimum Lot Size Map be amended for the eastern end of the site to allow for a minimum lot size of 2,000m² and the boundary between the 300m² and 450m² minimum lot size be amended to contain all R3 Medium Density Residential zoned land in the precinct and follow the indicative road layout as shown on Attachment 8 of the report; and
- d. Clause 4.1 Minimum Subdivision Lot Size be amended to include subclause (4D) to read 'Despite subclause 3, Council may consent to a development application for subdivision in an Urban Release Area which results in an inconsistency with the Lot Size Map where it has endorsed a Neighbourhood Plan under Clause 6.2, and the subdivision is consistent with the endorsed Neighbourhood Plan'.

Council at its meeting on 27 May 2013 resolved under Section 54 of the Act to prepare a draft Planning Proposal to amend Wollongong Local Environment Plan 2009 for the Sheaffes Road North Neighbourhood Precinct, being Lot 401 DP 1110562, Lot 189 DP 751278, Lot 1 DP 612600, Lot 1 DP 1010559, and Lot 1 DP 795173 as follows:

- a. *The proposed local Parks 3a and 4 within Lot 401 DP 1110562 (landholding 1) be rezoned from R2 Low Density Residential to RE1 Public Recreation as shown on Attachment 5 of the report;*
- b. *The proposed local Park 3b within Lot 401 DP 1110562 (landholding 1) be rezoned from R2 Low Density Residential to E3 Environmental Management as shown on Attachment 5 of the report;*
- c. *Heritage Map be amended by altering the existing curtilage surrounding item No. 5976 the "Stan Dyke" homestead and outbuildings as outlined in this report and shown on Attachment 7 of the report.*

Your attention is drawn to resolutions 'b' and 'c' for the Darkes Road South West Precinct dated 24 March 2014. It has since been identified that the officer recommendation to increase the Minimum Lot Size for land zoned R2 Low Density Residential to 450m² was an error, as Council only recently resolved to reduce the Minimum Lot Size for a large portion of the land zoned R2 Low Density Residential within the precinct to 300m² under Amendment 1 to Wollongong Local Environmental Plan (West Dapto) 2010. The resolution to increase it to 450m² is not being pursued. Given that Council previously resolved to reduce the Minimum Lot Size for the land zoned R2 Low Den Residential within the precinct to 300m², it was considered unnecessary in this instance to send this minor amendment back to Council for deliberation.

As required the following information has been provided:

- A copy of the report to Council and Minutes for the Darkes Road South West Neighbourhood Precinct;
- A copy of the report to Council and Minutes for the Sheaffes Road North Neighbourhood Precinct, and
- A copy of the draft Planning Proposal report prepared by Council;

Please note that Council did not resolve to use its plan making delegation. It would be appreciated if you could refer the Planning Proposal to the Gateway for determination on whether the matter can proceed.

Please contact James Chappell on 4227 8128 should you require further information.

This letter is authorised by

Edith Barnes
Strategic Project Officer
Wollongong City Council
Direct Line (02) 4227 7111

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