

## ADVICE AND STATEMENT OF REASONS

### WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

<b>DATE OF MEETING</b>	21/5/21
<b>PANEL MEMBERS</b>	Sue Francis (Chair), Scott Lee (Expert Panel Member), Larissa Ozog (Expert Panel Member)

Meeting held on-line hosted by Wollongong City Council, 41 Burelli Street, Wollongong on 29/4/21 opened at 11:00am and closed at 1:00pm.

#### MATTER DETERMINED

Item 1 - Planning Proposal PP-2020/6 – Cleveland Road, West Dapto

#### PUBLIC SUBMISSIONS

The Panel heard from:

- Michael Braithwaite (NewQuest – applicant, owner/developer)
- Matt Brown (Aixa – owner/developer)
- Richard Phillips (Aixa – owner/developer)
- Rhyen Thomson (Maker Engineering)
- David & Catherine Arapali (owner)
- Michael Rodger (UrbanCo) – representing the Arapali's
- Blake Lampert (Property Services Manager WCC – landowner)
- Lisa Burke (Statutory Property Officer WCC – landowner)

#### PANEL CONSIDERATION


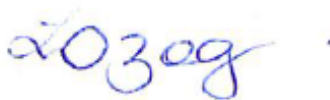

The Panel considered the Council officer's report, addendum, the draft Planning Proposal request and the applicant's & UrbanCo's studies, and the material presented at the meeting.

#### PANEL DECISION

1. The Panel accepts that with the completion of Fowlers Rd bridge and the demand for housing that the proposed rezoning has strategic merit.
2. As to site specific merit however, whilst the proposed land uses have merit, the Panel is concerned with the following:
  - a. the homogenous zoning, lot size, density and height proposed;
  - b. the lack of local retail / services B1 zoning;
  - c. the lack of local open space within walking distance within the proposed R2 zoned area;
  - d. the suggestion of leaving these matters to be resolved by the Neighbourhood Plan(s).
3. The Panel therefore recommends that:
  - a. The transmission easements are not to be zoned residential, but instead be zoned RE1, and the nominated development standard be removed or reduced (e.g. 1m height).
  - b. A variety of density / lot sizes be provided in the R2 zone, for example 900m2 down to 300m2, with larger lots located adjacent to the riparian zoned land to provide a buffer and encourage a transition in density.
  - c. The smallest lot sizes have reduced maximum height limit (i.e. 8m).
  - d. Council continues to liaise with Department of Education to identify a site for a future school in accordance with the principles and objectives of D16 (West Dapto Release Area) of the WDCP which identified that a Primary School should be provided as part of the Stage 3 redevelopment. The potential land be identified prior to gazettal to ensure future residents have certainty of the facilities to be provided.

- e. Additional Local Parks to be incorporated in the R2 zoned land and to be consistent with WDCP chapter D16, Section 9.1 provisions and to be provided and shown on the zoning map prior to moving to Gateway.
- f. The proposed plan reflects more closely the 2006 draft LEP in respect to providing additional B1 Neighbourhood Centres that are centrally located in the R2 zone. These areas could be small scale (e.g. 500m<sup>2</sup>) and be suitable for café, corner shop type uses, that would provide future amenity and services for residents.
- g. The proposed structure of subdivision layout be reviewed by Council's urban designer in respect to road design and layout and lots size design and positioning.
- h. The land identified for the location of the proposed indoor recreation centre must have a height limit that reflects the proposed centre.
- i. The proposed zoned area of the B1 Neighbourhood Centre be reviewed to ensure sufficient planning and development outcomes for this area can be achieved and will accommodate future demand.
- j. Consideration be given to including a R3 Medium Density zone around the B1 Neighbourhood Centre.
- k. Canopy street trees be required as part of any Neighbourhood Plan and emphasis on the retention of any significant existing trees within the precinct to be redeveloped.
- l. The three (3) small residential lots presented in the Addendum are not to be rezoned to R2, and should be removed, as per the original Council officers report. These spaces should be retained as open space and part of the riparian zone.
- m. The proposed height limit of 12m in the R3 Medium Density Residential zone is considered generally acceptable unless Council's more detailed analysis and modelling suggests otherwise.

The decision was unanimous

PANEL MEMBERS	
 Sue Francis (Chair)	 Larissa Ozog
 Scott Lee	