

Planning Proposal

LOCAL GOVERNMENT AREA: Wollongong

SUMMARY OF PLANNING PROPOSAL:

This Planning Proposal relates to a minor amendment to the recently adopted Wollongong Local Environmental Plan (West Dapto) 2010 to allow for widening of existing Iredell Road reservation to accommodate two (2) trafficable lanes and allow future development of New Road 7. Road 7 will include the upgrade of existing Iredell Road and forms part of the proposed Road network for the West Dapto urban Release Area.

The existing road reservation is 12.56 metres in width. A minimum road reservation width of 15.56 metres is required to accommodate the proposed two (2) lane road. The proposed widening is to the north side of the existing road reserve.

ADDRESS OF LAND (if applicable):

Various sites within Horsley as listed below:

- Part Lot 2 DP 658275, 64 Shone Avenue, Horsley
- Part Lot 9 DP 33650, Iredell Road, Horsley
- Part Lot 8 DP 33650, Iredell Road, Horsley
- Part Lot 7 DP 33650, 116 Shone Avenue, Horsley.

MAPS:

Location maps / aerial photographs:



Part 1: OBJECTIVES OR INTENDED OUTCOMES OF PROPOSED LEP:

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

To make minor amendment to the *Wollongong Local Environmental Plan (West Dapto) 2010* to allow for widening of existing Iredell Road reservation to accommodate two (2) trafficable lanes and allow future development of New Road 7. Road 7 will include the upgrade of existing Iredell Road and forms part of the proposed Road network for the West Dapto urban Release Area.

Part 2: EXPLANATION OF THE PROVISIONS OF PROPOSED LEP:

Statement of how the objectives or intended outcomes are to be achieved by means of new controls on development imposed via a LEP.

The *Wollongong Local Environmental Plan (West Dapto) 2010* is proposed to be amended by amending the Land Acquisition Reservation Map to indicate Council's proposed acquisition of the following sites (as shown in attachment 1):

- i. Part Lot 2 DP 658275, Horsley - for local road widening.
- ii. Part Lot 9 DP 33650, Horsley - for local road widening.
- iii. Part Lot 8 DP 33650, Horsley - for local road widening.
- iv. Part Lot 7 DP 33650, Horsley - for local road widening.

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?

The Planning Proposal is necessary to assist in the implementation and delivery of the West Dapto Urban Release Area. The draft West Dapto Local Environmental Plan was exhibited from 27 September 2007 to May 2008. Post-exhibition, the (then) NSW Growth Centres Commission reviewed plans for the West Dapto release area.

Council endorsed the recommendations of this review and the draft LEP (encompassing stages 1 & 2, Dapto Town Centre and Horsley) was referred to the NSW Department of Planning for approval. The *Wollongong LEP (West Dapto) 2010* was notified on 5 May 2010.

Since the preparation and exhibition of the *Wollongong LEP (West Dapto) 2010* several years ago, changes to access strategies; plans for town centres; local conditions; and other planning instruments have occurred. This planning proposal seeks to make a minor amendment to the *Wollongong LEP (West Dapto) 2010* to facilitate the delivery of road infrastructure to serve the future population.

Council at its meeting on 14 December 2010 resolved to prepare a planning proposal for the Iredell Road widening. (copy of relevant extracts from the reports and minutes are attached - attachment 2).

	The resolution identified a minor amendment to <i>Wollongong Local Environmental Plan (WLEP) (West Dapto) 2010</i> requiring the preparation of a planning proposal.
2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?	The planning proposal is the best means of achieving the intended outcomes.
3. Is there a net community benefit?	There will be a net community benefit resulting from the proposed amendments to <i>Wollongong LEP (West Dapto) 2010</i>. The community benefits which result from the proposed amendments are discussed below. The proposed land acquisitions will facilitate road widening and construction and will improve access to and from areas within West Dapto in accordance with Council's overall Access Strategy for West Dapto.

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)?	The planning proposal is consistent with the objectives and actions contained within the <i>Illawarra Regional Strategy 2006</i> in that it will facilitate the provision of infrastructure and enable residential development in the West Dapto Urban Release Area; the priority release area in the Region. The amendments proposed will assist in achieving the orderly development of West Dapto.
5. Is the planning proposal consistent with the local council's Community Strategic Plan or other local strategic plan?	Council has not yet prepared a Community Strategic Plan. The progression of the West Dapto Land Release is an important facet of Council's <i>Strategic Directions and Management Plan 2010-2013</i>.
6. Is the planning proposal consistent with applicable state environmental planning policies?	The proposal is consistent with applicable State Environmental Planning Policies as detailed below: • <u>State Environmental Planning Policy (Infrastructure) 2007</u> This SEPP assists local councils in providing infrastructure, including roads. This planning proposal will facilitate the provision of additional roads to service Horsley and West Dapto.
7. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?	The planning proposal is evaluated in the context of the applicable s.117 Ministerial directions as detailed below: • <u>3.1 Residential Zones</u> The proposal is not inconsistent with this direction. • <u>3.4 Integrating Land Use and Transport</u> The planning proposal meets the objectives of this direction as it will help facilitate access to Horsley and the future urban land area in West Dapto and help reduce traffic congestion in these areas as they

	develop. • <u>4.3 Flood Prone Land</u> Flooding is a significant constraint in the West Dapto region and portions of the land to which this planning proposal applies are categorised as flood prone. In preparing planning instruments and access strategies for West Dapto, flood impacts were considered and flood risks will continue to be assessed and managed at all stages of development. Development associated with this planning proposal is not considered to elevate flood risks (subject to further technical studies in later design phases). • <u>4.4 Bushfire Protection</u> Portions of the subject land are affected by bushfire risk. The planning proposal relates to provision of local road infrastructure only so it is not inconsistent with this direction. • <u>5.1 Regional Strategies</u> The proposal is consistent with the <i>Illawarra Regional Strategy</i>. • <u>6.2 Reserving Land for Public Purposes</u> Land proposed to be reserved for local road widening at part Lot 2 DP 658275, part Lot 9 DP 33650, part Lot 8 DP 33650 & part Lot 7 DP 33650 meets the objectives of this direction. Council is the nominated acquisition authority.
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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?	No impacts on EECs or threatened species are envisaged at this stage in relation to this Planning Proposal.
9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?	The Planning Proposal is not considered to result in any adverse environmental impacts.
10. How has the planning proposal adequately addressed any social and economic effects?	The Planning Proposal addresses access issues relating to West Dapto, by proposing to reserve land for future road widening.

Section D – State and Commonwealth interests

11. Is there adequate public infrastructure for the planning proposal?	Part of the Planning proposal relates to the provision of public infrastructure (e.g. road widening). The West Dapto Release area is considered a greenfields site and infrastructure will be developed as
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	areas are subdivided.
12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?	To be determined during the exhibition period.

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).

28 day public exhibition period.

Notices placed:

- in The Advertiser (Local Wollongong newspaper);
- on Wollongong Council website
- in writing to adjoining landowners

