

ITEM 3

PUBLIC EXHIBITION - DRAFT PLANNING PROPOSAL - LARGE RESIDENTIAL LOTS INTERFACING ESCARPMENT LANDS

The Illawarra Escarpment forms a natural boundary and scenic backdrop to the Wollongong coastal plain. Sharing a close relationship with the Illawarra Escarpment are the foothills, which flatten into the coastal plain. The foothills have been subject to residential development, largely resulting from a more favourable topography, historic vegetation removal, historic subdivision and zoning patterns.

Consistent with the Wollongong Housing Strategy 2023, a review of large residential lots in the Illawarra Escarpment foothills has been undertaken. It is recommended that a draft Planning Proposal be prepared to rezone or amend planning controls relating to 68 lots, so that any future development is more consistent of the environmental and infrastructure constraints, and natural hazards.

RECOMMENDATION

- 1 A draft Planning Proposal be prepared for multiple large lots, zoned R2 Low Density Residential, within proximity to the mapped boundary of the Illawarra Escarpment, to amend the Zoning, Minimum Lot Size and Floor Space Ratio, as indicated in Attachment 3 and 4.
- 2 The draft Planning Proposal be forwarded to the NSW Department of Planning and Environment for a Gateway Determination to enable exhibition.
- 3 Following Gateway Determination, the draft Planning Proposal be exhibited for a minimum period of 28 days.
- 4 Following the exhibition period, a report on submissions be prepared for Council's consideration.
- 5 The NSW Department of Planning and Environment be advised that Council wishes to use its delegations to finalise the draft Planning Proposal.

REPORT AUTHORISATIONS

Report of: Chris Stewart, Manager City Strategy

Authorised by: Linda Davis, Director Planning + Environment - Future City + Neighbourhoods

ATTACHMENTS

- 1 Review of Large R2 Lots in the Illawarra Escarpment Foothills
- 2 Wollongong Local Planning Panel Advice
- 3 Summary of proposed LEP changes by site
- 4 Draft Planning Proposal Summary Maps

BACKGROUND

The Illawarra Escarpment is an iconic feature of the Illawarra region, featuring both Aboriginal and European heritage.

Community concern for conservation of the Illawarra Escarpment led to the establishment of the Illawarra Escarpment Working Party (IEWP) in October 1990. Examples of inappropriate development on the Escarpment increased until 1998, when the NSW Minister for Urban Affairs and Planning directed that a 'Commission of Inquiry into the Long-Term Planning and Management of the Illawarra Escarpment and Coastal Plain' be held.

The scope of the Commission of Inquiry into the Long-Term Management of the Illawarra Escarpment (1999), and the subsequent Illawarra Escarpment Strategic Management Plan (IESMP) 2005 and 2015 were limited to the environmental conservation zones which were under rezoning pressure and did not include the adjoining already zoned residential land. This limitation is discussed in the IESMP 2015 where it notes that the escarpment values often extend beyond the mapped escarpment boundary and into residential zoned land.

Defining the boundary between the coastal plan, foothills and upper steep sections of the Illawarra Escarpment is difficult due to the variety of landscape features and historic subdivisions and planning. The existence of residential development, such as Mount Kembla village, in areas with escarpment landform characteristics further complicates this process. The north of the Wollongong Local

Government Area (LGA) there is typically a steep transition from the escarpment to the coastal plain, whereas the south has significant areas of rolling foothills, comprising elevated benches of relatively flat land. No single elevation represents where the coastal plain ends and the escarpment begins. This has resulted in the boundary of the Illawarra Escarpment being defined differently through various plans and strategies between 1986 and 2009 and allowing more residential development into higher elevations of the foothills.

In contrast to the mapped lands of the Illawarra Escarpment, many of the development standards and controls which set a more modest built form, do not apply to the foothills. This is problematic, as many of the remaining large lots within the foothills share similar constraints and attributes as neighbouring escarpment areas. Yet, more intensive residential development is permissible within the R2 Low Density Residential zone, and to a lesser extent the C4 Environmental Living zone.

As residential development increasingly moves westward from the coastal plain, and housing demand increases, Council has increasingly received applications for development on existing large lots zoned R2 Low Density Residential that are adjacent to the boundary of the mapped escarpment.

The more intensive forms of residential development require greater level of servicing to provide and maintain a sustainable community. However, in the higher elevations of the foothills these areas are often limited in access and distant from education establishments, community facilities, public transport and employment centres.

A number of development applications have highlighted the need to review the development standards for residential zoned lots on the higher elevations of the foothills in proximity to the escarpment. The existing large residential zoned lots often have similar constraints to land within the mapped area of the Illawarra Escarpment. However, due to historically being zoned for residential land uses, the more stringent planning controls applicable to escarpment lands, cannot be considered in the assessment of development application. This can result in undesirable and out-of-character development being proposed in locations that are likely to impact upon the values of the adjacent escarpment land.

In 2022 a review of large lots zoned R2 Low Density Residential within the escarpment foothills commenced. A review of three historic development applications was undertaken to gain an appreciation of the key site constraint issues. The key constraints were slope, geotechnical instability, vegetation, bushfire hazard (and required clearing) and drainage.

A lot size analysis was then undertaken that initially identified 12,058 R2 lots in the Escarpment foothills. The methodology was refined to exclude smaller R2 lots which had limited potential for further site intensification. The focus of the study was directed to larger lots where if intensively developed would have an impact on the escarpment lands. Large lots greater than 1 hectare were selected due to the range of residential development that is permissible with consent, including multi-dwelling housing, residential flat buildings and dual occupancies.

Following the lot size analysis, a more detailed investigation of lots with an area greater than one hectare was undertaken. 22 properties were identified with a R2 zoning with a lot area greater than one hectare. 46 adjoining properties (area less than one hectare) were also considered for consistency (Attachment 1).

It was also identified that a number of lots zoned C4 Environmental Living that were greater than one hectare with a minimum lot size of 999m² could if developed, appear similar to low density residential development. However, many of these lots have been the subject of previous planning proposals or strategic management plans. A separate review of these properties will occur, which may lead to a further draft Planning Proposal.

On 27 February 2023 Council adopted the Wollongong Housing Strategy 2023. The Housing Strategy guides the future housing directions within the Wollongong Local Government Area (LGA) for the next 10-20 years.

The Housing Strategy addresses overall housing supply and demand, as well as examining various housing sectors that are in need of support, including the homeless, social housing, affordable housing and accessible or supportive housing.

The Housing Strategy contains the following strategies relevant to the escarpment and foothills -

- CW1 Enable housing of the appropriate type in appropriate locations, with suitable landform, access to public transport, town centres and supporting infrastructure that is planned, costed and programmed within an achievable timeline.
- CW7 Retain the Illawarra Escarpment as a conservation area, with very limited opportunity for additional dwellings.
- CW9 Protect the Illawarra Escarpment, Hacking River catchment, significant bushland and ecological areas, floodplains, coastline and other sensitive locations from inappropriate housing development.
- L1 Illawarra Escarpment Foothills (Farmborough Heights to Stanwell Park) – decrease residential development potential due to environmental constraints.

The Housing Strategy contains the following implementation action -

- LZN6 Review the rezoning of large lots in the Illawarra Escarpment foothills to reduce development potential.

A separate implementation action / project (C3) relates to the minimum lot size standard for subdivision and development in the Escarpment foothills and Northern Villages.

State and Federal Inquiries into the 2019/20 bush fire season

The Illawarra Escarpment is prone to bush fires. Additional residential development in the Escarpment increases the risk to people and property. Additionally, bush fire mitigation measures, such as Asset Protection Zones, can increase the extent of vegetation clearing in the Escarpment which increases the development impact and detracts from the visual amenity.

The 2019/2020 fire season was described as 'some of the worst in the world and in recorded history'. In response, the NSW and Federal Governments undertook Inquiries. At this stage, the recommendations from the Inquiries do not require specific amendments to the Wollongong Local Environmental Plan (LEP) 2009 or Wollongong Development Control Plan (DCP) 2009, however Council will continue to monitor emerging policy related to bush fire risk. The reduction of development potential in the bush fire prone Escarpment is considered to be consistent with the outcomes of the Inquiries.

PROPOSAL

The review of large residential lots in the Escarpment foothills has identified the need to prepare a draft Planning Proposal to amend the zoning and minimum lot size and floor space ratio development standards. The draft Planning Proposal requests seeks to amend the Wollongong LEP 2009 land use Zoning, Minimum Lot Size and Floor Space Ratio mapping for multiple lots adjacent to and in proximity to the mapped Illawarra Escarpment boundary. The lots have been identified as they share similar attributes and constraints to lands within the Escarpment and due to their size have the potential for inappropriate residential development that would likely have a negative upon the cultural, environmental and scenic values of the escarpment.

The lots to be rezoned are detailed in Attachments 3 and 4.

The proposal seeks to rezone 68 lots, with a R2 Low Density Residential zoning to reflect the values of the site and the conservation zoning of the Illawarra Escarpment. The proposal generally seeks lots zoned as R2 Low Density Residential be rezoned to a mix of C4 Environmental Living, C3 Environmental Management and C2 Environmental Conservation. The proposal will simultaneously seek to amend the mapped Minimum Lot Size for identified lots and the mapped Floor Space Ratio (FSR).

It is noted that while the above proposed amendments will apply to most lots identified in the proposal, there will be some exceptions. In some instances, C2 Environmental Conservation has been proposed for parts of lots, with a minimum lot size of 39.99 ha and no mapped FSR and there are instances where the current land use zoning, subdivision pattern and existing built form would guide the retention of certain R2 zoned land.

As a result of the draft Planning Proposal, it is expected there will be a theoretical reduction in potential subdivision yield and therefore the number of future dwellings in proximity to the escarpment. It was calculated that the proposal would apply to approximately 65 ha of land, across the study area. From

this, utilising a theoretical maximum potential for subdivision, based on 449m² minimum lot size and deducting 20% site area for roads, the 68 lots could be subdivided to theoretical yield 701 new lots. It should be noted that under Wollongong LEP 2009, dual occupancies are permissible with consent on R2 zoned lots meeting the minimum lots size, which theoretically could double the number of dwellings and lots.

The proposal, while limiting the overall lot yield potential, still provides the opportunity for some properties to subdivide, all be it at a reduced density. It is noted some lots will not be able to be subdivided due to the proposed amendment to mapped Minimum Lot Sizes. It is projected, based upon the proposed changes a theoretical 230 lots could be achieved. This figure is likely to remain as projected due to dual occupancies not being a permissible use within environmental zoned lands within Wollongong LEP 2009.

Based on the above calculations the proposal would result in a theoretical yield reduction of 471 lots. It should be noted this total includes already approved Development Applications for subdivision and adjustments to minimum lot sizes for individual sites.

The Wollongong Housing Strategy 2023 accounts for the reduced development and subdivision potential in the lands interfacing the escarpment. Within the Housing Strategy it is identified there is a need to increase housing availability and housing stock by some 28,000 dwellings across the Wollongong LGA. However, the strategy identifies increases in housing densities should be located in areas where there are existing supporting services and infrastructure. As indicated, the Housing Strategy includes strategies and an action to review the housing density in the Illawarra Escarpment foothills and acknowledges there will be a reduction of housing opportunities in this area. The proposal is also consistent with the aim to limit housing densities in higher risk locations, and instead promotes increases in population and densities in locations that have access to sustainable infrastructure, services, and employment and where natural hazards are limited.

The Housing Strategy identifies increased development and densities should not occur in proximity to the Illawarra Escarpment due to anticipated impacts upon sensitive cultural values, natural hazards and existing infrastructure, which has not been developed to maintain large scale increases in population. The strategy goes on to identify desired and appropriate locations for increased residential development and densities should occur around existing centres, greenfield areas, such as the West Dapto Urban Release Area and upon brownfield sites which include the Corrimal Coke Works site and the proposed Port Kembla School Site. It is estimated that the former Corrimal Coke Works site will provide an estimated 550 dwellings and the former Port Kembla School site an estimated 100 additional dwellings, providing a combined total of an additional 660 dwellings. The draft Planning Proposal for West Dapto Stage 3 Cleveland Road has been exhibited and could deliver an estimated 3,000 dwellings. The approved dwelling increases more than off-set development potential reduction on the constrained Escarpment foothill sites.

The draft Planning Proposal also includes a housing keeping amendment for 4 lots in Gahnia Avenue, Figtree (Redgum Ridge Estate) to remove a split zoning and development standards from single dwelling house lots.

CONSULTATION AND COMMUNICATION

The draft Wollongong Housing Strategy was exhibited between 10 October to 2 December 2022. The draft Housing Strategy identified the need for a review of planning controls for some areas of R2 Low Density Residential in proximity to the Escarpment. On 27 February 2023 the Wollongong Housing Strategy was adopted.

On 23 February 2023, letters were sent to 44 landowners advising that their property was under consideration as part of the review. Some landholders have subsequently held discussions with Council officers. Since the letters, one property was removed from the review (did not meet criteria) and an additional 23 properties have been included. The additional properties are mainly smaller adjoining lots.

If Council resolves to progress the draft Planning Proposal, land owners will continue to be consulted both informally and formally through the exhibition period. If Council resolves to progress the draft Planning Proposal it will be sent to the Department of Planning and Environment seeking a Gateway Determination to enable exhibition.

Wollongong Local Planning Panel Consideration

On 31 October 2022, the Wollongong Local Planning Panel considered a report on the proposed review. The Panel generally supported the strategic review and found the proposal was consistent with the environmental objectives of the Draft Wollongong Housing Strategy. The Panel's decision supported the progress and preparation of a draft Planning Proposal to amend the zoning and minimum lot sizes to reduce the development potential to preserve the sensitive environmental and visual qualities of the escarpment and its immediate surrounds. The Panel recommended that Council officers consider additional adjoining lots or other zoned sites with similar constraints and in some instances a greater minimum lot size be proposed to reduce development potential on environmentally constrained sites.

A copy of the Panel's meeting minutes and recommendations are contained within Attachment 2.

PLANNING AND POLICY IMPACT

CSP Strategy and DP Services

This report contributes to the delivery of Our Wollongong 2032 Goal **1 We value and protect our environment**. It specifically delivers on the following -

Community Strategic Plan 2032		Delivery Program 2022-2026
Strategy		Service
1.5	Maintain the unique character of the Wollongong Local Government Area, whilst balancing development, population growth and housing needs	Land Use Planning

Illawarra Shoalhaven Regional Plan 2041

In June 2021 the Illawarra Shoalhaven Regional Plan 2041 was released by the State.

The Illawarra Shoalhaven Regional Plan 2041 guides strategic planning and land use decisions in the region for the next 20 years. The Plan contains 30 objectives, supported by a mix of actions, strategies and collaboration activities. The draft Planning Proposal is consistent with the following –

Objective 11: Protect important environmental assets.

Objective 12: Build resilient places and communities.

Objective 13: Increase urban tree cover.

Objective 18: Provide housing supply in the right locations.

Objective 19: Deliver housing that is more diverse and affordable.

Objective 22: Embrace and respect the region's local character.

The draft Planning Proposal will reduce the impacts of development upon the natural attributes of the region while building resilient communities less likely to be impact upon by bushfire and geotechnical constraints.

The Regional Plan also identifies the need to prioritise opportunities for new housing in strategic centres, given they are well serviced by utilities, public transport, walking and cycling, education, health and community infrastructure, and provide shopping, community and commercial services. Separate draft Planning Proposals will be progressed to increase housing opportunities in appropriate locations.

Local Strategic Planning Statement

In 2020 Council adopted the Wollongong Local Strategic Planning Statement (LSPS) 2020 to provide a 20 year land use planning vision for the City. It has drawn on the many existing strategies and plans developed, exhibited and adopted by Council.

The LSPS acknowledges that -

- Wollongong is home to many unique natural ecosystems, threatened species and ecological communities and population grows we will need to balance the social, economic and environmental needs.

- Development and inappropriate land use are identified as key threats to local biodiversity and its ecosystem services, with the potential to impact on public health and amenity.
- There are many lots zoned R2 Low Density Residential from Stanwell Park to Farmborough Heights that are located on the Escarpment foothills but are located outside the Escarpment Strategic Management Plan study area.
- The steep slopes and lush vegetation of the Illawarra Escarpment and its foothills create an attractive environment to live. However, the steep slopes, vegetation cover, bush fire risk, geotechnical risk and flood risk constrains urban development.
- In terms of steep slopes, land with a slope of more than 11 degrees (20 percent) is considered to be unsuitable for urban development, while slopes of 8 – 11 degrees (15-20 percent) is marginal for urban development (Department of Planning 1988).

The draft Planning Proposal is consistent with the LSPS, as it seeks to rezone land to limit the impacts upon the environment within the steeper slopes of the Illawarra Escarpment.

SUSTAINABILITY IMPLICATIONS

The draft Planning Proposal request is likely to result in increased positive environmental outcomes for lands adjacent to the mapped boundary of the Illawarra Escarpment. It is anticipated the proposed rezonings will result in development that will continue to provide housing at an appropriate scale while limiting the impacts upon the scenic, cultural, and environmental attributes of the locations in proximity to the escarpment.

The draft Planning Proposal is consistent with the environmental outcomes set within the Wollongong Housing Strategy 2023.

RISK MANAGEMENT

The Wollongong Housing Strategy 2023 includes a recommendation to review of the planning controls for large lots in proximity to the mapped Illawarra Escarpment. The review has been prepared and recommends the preparation of a draft Planning Proposal to reduce the development potential of some properties.

Should the draft Planning Proposal not progress it is likely Council will continue to receive applications for residential development that are considered undesirable and out-of-character within the upper reaches of the foothills. This could result in a development application being received where the scale of development is considered inappropriate, yet may comply with the existing development standards.

CONCLUSION

A review of large residential lots in the Illawarra Escarpment foothills has been undertaken. It is recommended that a draft Planning Proposal be prepared to reduce the development potential of 22 large and 46 adjoining lots by through amendments to the Land Use zoning; Floor Space Ratio; Minimum Lot Size Maps and in certain locations Height of Building mapping. The strategic merit of the proposal is considered to be consistent with the Illawarra Shoalhaven Regional Plan 2041 and Council's strategic planning documents.

It is recommended that Council resolve to prepare a draft Planning Proposal for the identified lots and it be submitted to the NSW Department of Planning and Environment seeking a Gateway Determination and subsequent public exhibition.

Review of Residential large lots in proximity to the Illawarra Escarpment



April 2023

Wollongong City Council

Table of Contents

Introduction	3
Methodology.....	4
Results.....	5
WARD 1.....	6
Balgownie	6
Lot 2 Brokers Road, BALGOWNIE (Lot 2 DP 774626).....	6
40 Brokers Road, BALGOWNIE (Lot X DP 29499).....	9
Multiple lots Wellington Drive, Balgownie, Paradise Avenue and Rose Parade, Mount Pleasant...12	
Stanwell Park.....	16
Multiple lots, Railway Crescent, STANWELL PARK (Lot 1 DP 1218223; Lot 1 DP 433638; Lot 5800 DP 1132696)	16
Wombarra.....	19
632 Lawrence Hargrave Drive, WOMBARRA (Lot 1 DP 1286300; Lot 2 DP 1286300; Lot 3 DP 1286300; Lot 4 DP 1286300; Lot 5 DP 1286300)	19
WARD 2.....	22
Cordeaux Heights	22
107 Derribong Drive, CORDEAUX HEIGHTS (Lot 60 DP 1233680).....	22
43 Mungurra Hill Road CORDEAUX HEIGHTS (Lot 61 DP 1233680)	25
Lot 1433 Odenpa Road, CORDEAUX HEIGHTS (Lot 1433 DP 748240)	28
94C Staff Road CORDEAUX HEIGHTS (LOT 17 DP 1168440)	30
Figtree.....	34
6-10 Moab Place FIGTREE (Lot 2317 DP 868296)	34
54 Nebo Drive, FIGTREE (Lot 45 DP 261184)	37
Multiple lots O'Briens Road, Manna Avenue, Jacaranda Avenue, FIGTREE.	40
Multiple lots Redgum Ridge.....	46
Keiraville	50
14 Cosgrove Avenue, KEIRAVILLE (Lot 90 DP 1086429).....	50
2 Cosgrove Avenue, KEIRAVILLE (Lot 96 DP 30903).....	54
Mount Keira.....	57
Multiple Lots Koloona Avenue	57
Mount Ousley.....	62
24 Highbank Place, MOUNT OUSLEY (Lot 73 DP 209750; Lot 1 DP 591352)	62
WARD 3.....	65
Farmborough Heights.....	65
Ribbonwood Road, FARMBOROUGH HEIGHTS (Lot 1019 DP 811085)	65

Introduction

This study has been prepared in response to an implementation action in the Wollongong Housing Strategy 2023, to review the planning controls that apply to large residential lots within the foothills of the Illawarra Escarpment.

The Illawarra Escarpment forms an iconic natural boundary and scenic backdrop to the Wollongong coastal plain. Sharing a close relationship with the Illawarra Escarpment are the foothills, which flatten into the coastal plain. The Illawarra Escarpment contains both Aboriginal and European heritage.

The foothills have been subject to residential development, largely resulting from a more favourable topography, historic vegetation removal, historic subdivision pattern and historic zoning patterns. Community concern for conservation of the Illawarra Escarpment arose alongside the development of environmental awareness from the 1960s.

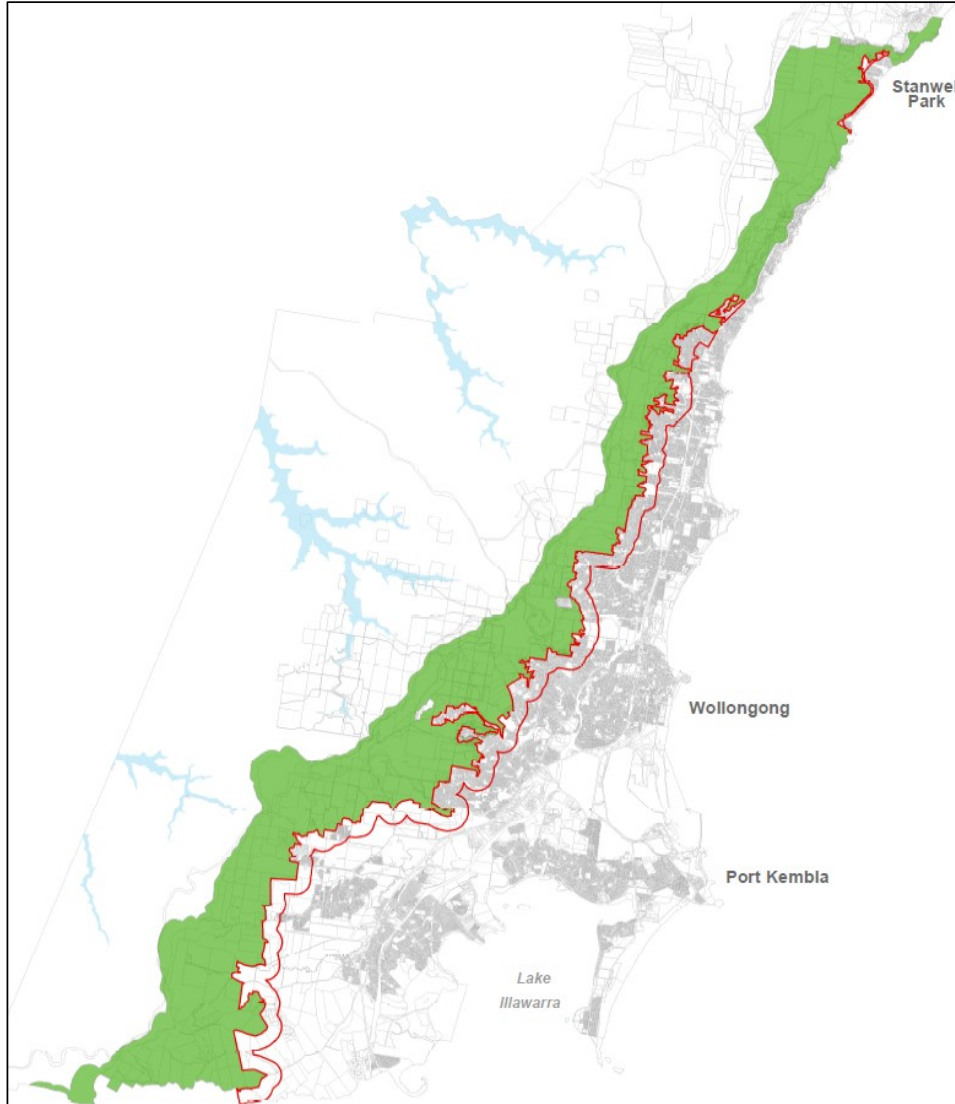
More intensive involvement emerged with the establishment of the Illawarra Escarpment Working Party (IEWP) in October 1990. Examples of inappropriate development on the Escarpment increased until 1998, when the NSW Minister for Urban Affairs and Planning directed that a 'Commission of Inquiry into the Long-Term Planning and Management of the Illawarra Escarpment and Coastal Plain' be held.

The Commission of Inquiry into the Long-Term Management of the Illawarra Escarpment (1999), the Illawarra Escarpment Strategic Management Plan 2005 and Illawarra Escarpment Strategic Management Plan 2015 were limited in scope by not including already zoned residential land. The reviews were focused on limiting further westward expansion of residential development up into the Escarpment.

This limitation is discussed in the Illawarra Escarpment Strategic Management Plan 2015, and it being noted that the escarpment values often extend beyond the defined Illawarra Escarpment boundary and into residential zoned land.

A number of recent development applications, assessed by Council, demonstrate the need to review the development standards for residential lots within proximity to the Illawarra Escarpment. The existing large residential zoned lots often have similar constraints to land within the mapped area of the Illawarra Escarpment. However, due to historically being zoned for residential land use purposes, the more stringent planning controls applicable to escarpment lands, cannot be considered in the assessment of development applications. This can result in undesirable and out-of-character development being proposed in locations that are likely to impact upon the values of the adjacent escarpment land.

Figure 1 Study Area

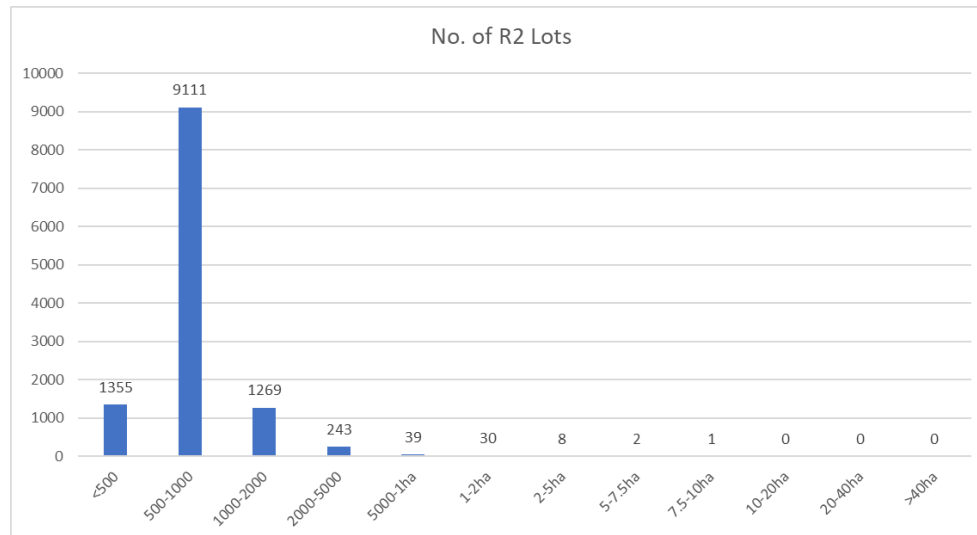


Methodology

On 29 July 2022 Council endorsed the draft Wollongong Housing Study for exhibition. A priority action being the review of large R2 Low Density Residential lots in proximity the Illawarra Escarpment. Council's GIS data was interrogated to identify all residential lots within a 500-metre buffer from the mapped boundary of the Illawarra Escarpment. This was later refined to exclude areas east of the Princes Highway and South Coast rail line and in the northern suburbs, Lawrence Hargrave Drive. Land within the West Dapto Urban Release Area was excluded from the study, as it will likely be subject to future Planning Proposals and Neighbourhood Plans.

Despite refinements being made to the study area, initially 12,058 lots were identified. A lot size analysis (Figure 2) shows the majority of the R2 lots have an area of between 500m² and 1000m² (9,111 lots).

Figure 2 Lot size analysis



It was determined, to capture lots that would be of greatest significance if developed, a minimum area of 1 hectare would be applied. This process resulted in 41 lots being identified as potentially significant. A further refinement was undertaken to exclude all lots:

- with split zones, where the portion of R2 land was less than 1 ha (ie the majority of the lot is zoned C2 or C3)
- located in an already developed residential setting; or
- where the R2 primarily occurred within the access handle of a property.
- to remove lands owned by public authorities or used for public reserves, education establishments, hospitals, aged care facilities, and transport corridors.

As a result of the refinements, 22 lots were identified for further analysis.

Council is concurrently undertaking a review of Council owned public reserves, zoned R2, classified as Community Land, with the objective of rezoning this land to RE1 Public Recreation.

Furthermore, there will be a separate review of the minimum lot sizes for R2 Low Density Residential zoned land located within the foothills of the Illawarra Escarpment.

Results

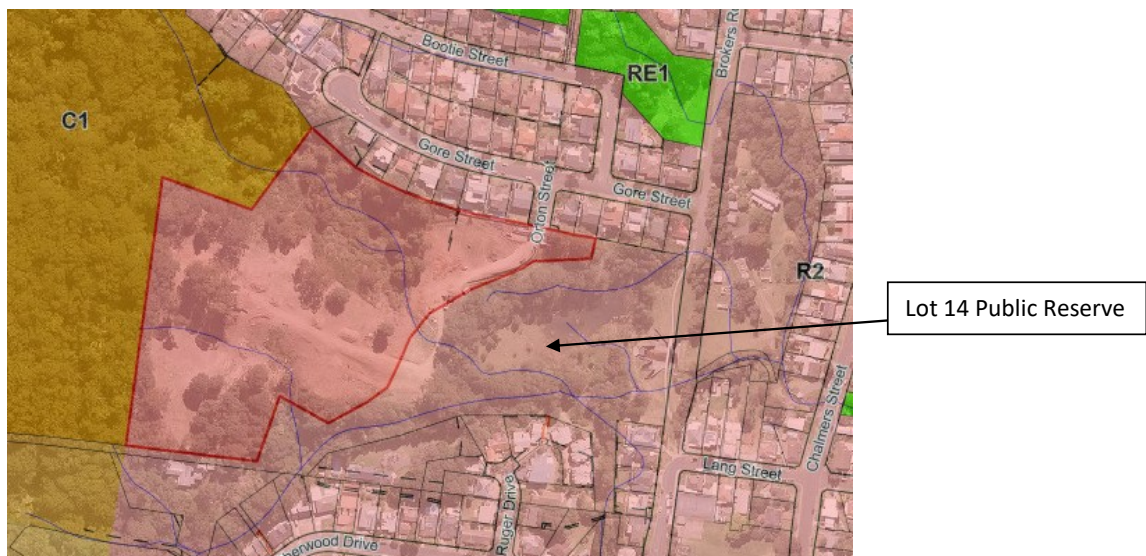
The lots presented in this study are those that have the greatest potential of impacting upon the escarpment values, if developed for more intensive forms of Low Density Residential development. This includes for multi dwelling housing, residential flat buildings or alike. In addition to lots meeting the initial criteria for review, adjoining large residential lots, under 1 ha, which displayed similar escarpment values, planning characteristics and constraints were considered for inclusion in the study results.

WARD 1

Balgownie

Lot 2 Brokers Road, BALGOWNIE (Lot 2 DP 774626)

The site is currently zoned R2 Low Density Residential and has an approximate area of 5.14 ha. The site has a mapped Floor Space Ratio of 0.5:1; Height of 9 m; Minimum Lot Size of 449 m². Access to the site is via a frontage to Orton Street. The lot is adjacent to the Illawarra Escarpment. The site is partially cleared of vegetation and has an approved subdivision for 22 lots (LEC No. 10396 of 1996).



The site is adjacent to a large drainage easement located on Council owned land to the east, being 47 Brokers Road (Lot 14 DP 832760). This property is also zoned R2 Low Density Residential and has an area of 3.628 hectares. Its zoning is separately being reviewed by Council through a review of all public reserves zoned R2 Low Density Residential.

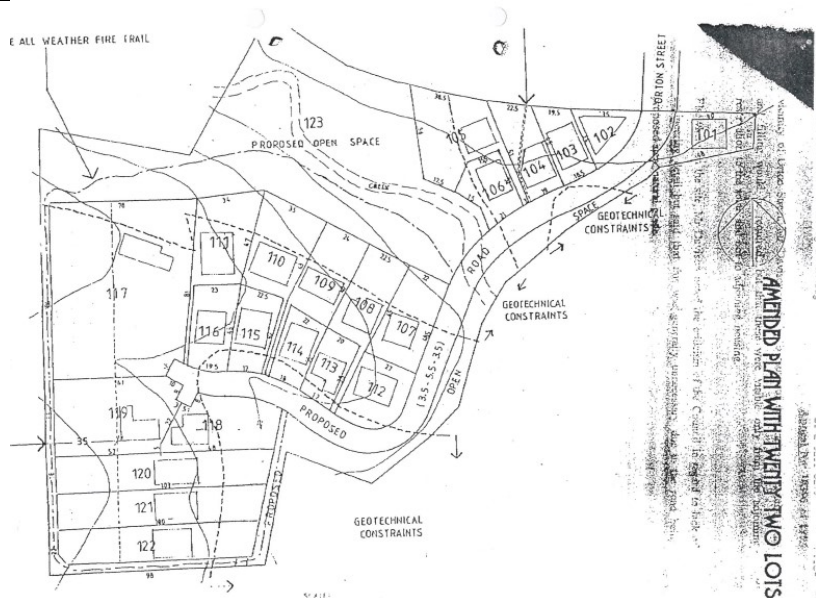
Previous zoning:

- Illawarra Planning Scheme Ordinance (1968) - 2(a) Residential "A"
- Wollongong Local Environmental Plan 38 (1984) – 2(a) Residential "A" Zone
- Wollongong Local Environmental Plan 1990 – 2A Low Density Residential

Constraints

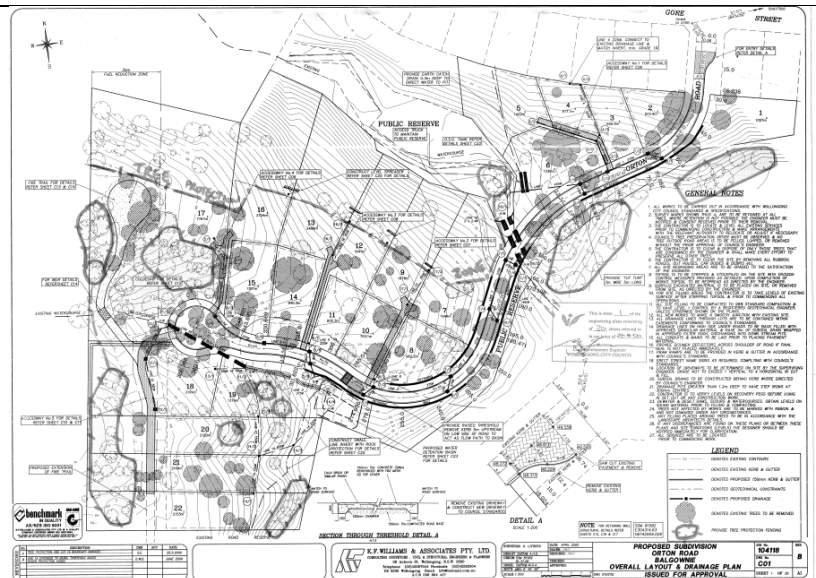
- Bush Fire Prone - Vegetation Category 2 and buffer
- Biodiversity Strategy Corridor
- Filled Land
- Land Instability (suspected slip)
- Slope 18-25 to less than 4 degrees
- Flooding
- Riparian lands
- Threatened species; (Fauna) Square-tailed Kite; Large Bent-winged Bat; Power Owl

Amended Plan with 22 Lots. Submitted as part of the DA process and approved by NSWLEC in 1996



LEC No. 10326 of 1996

Proposed Subdivision – overall layout and drainage plan. CC Approved by Private Certifier



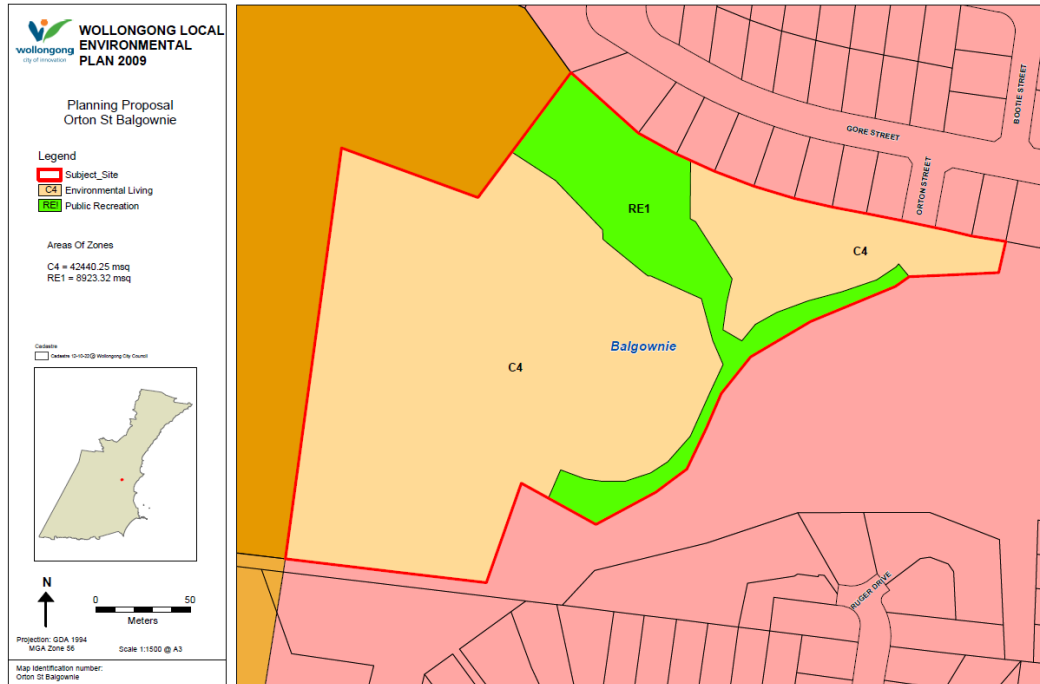
PC-2021/61 – Subdivision Works Certificate

Recommendations

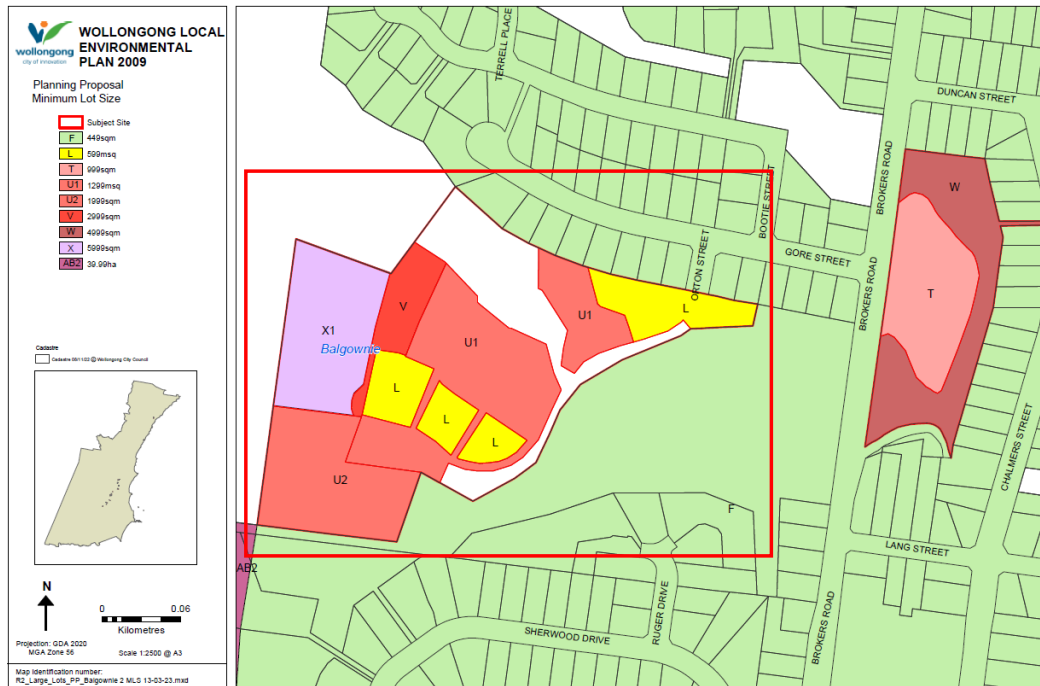
It is proposed the lot zoning be amended to C4 to allow greater environmentally focused development, which includes residential development that complement the lots to the west within

the Escarpment and a Floor Space Ratio of 0.3:1 and a minimum lot size of 3999 m², 2,999m², 1,999m², 1,299m², and 599m². No amendments to the existing 9 m height restriction are proposed.

Proposed Zoning Map

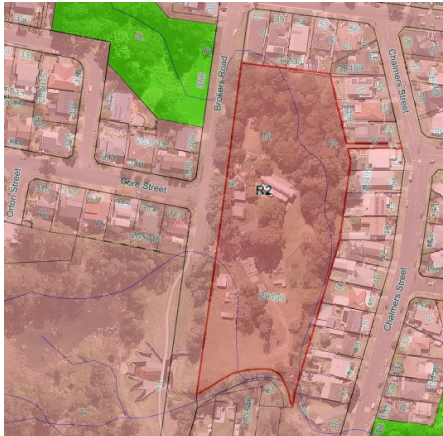


Proposed Minimum Lot Size map



40 Brokers Road, BALGOWNIE (Lot X DP 29499)

The site is currently zoned R2 Low Density Residential and has an approximate area of 1.63 ha. The site has a mapped floor space ratio of 0.5:1; height of 9 m; minimum lot size of 449 m². Access to the site is via a frontage to Brokers Road. A secondary frontage exists via an access handle to Chalmers Street. The site is used for residential and small scale agricultural associated uses.



Previous zoning:

- Illawarra Planning Scheme Ordinance (1968) - 2(a) Residential "A"
- Wollongong Local Environmental Plan 38 (1984) – 2(a) Residential "A" Zone
- Wollongong Local Environmental Plan 1990 – 2A Low Density Residential

Constraints

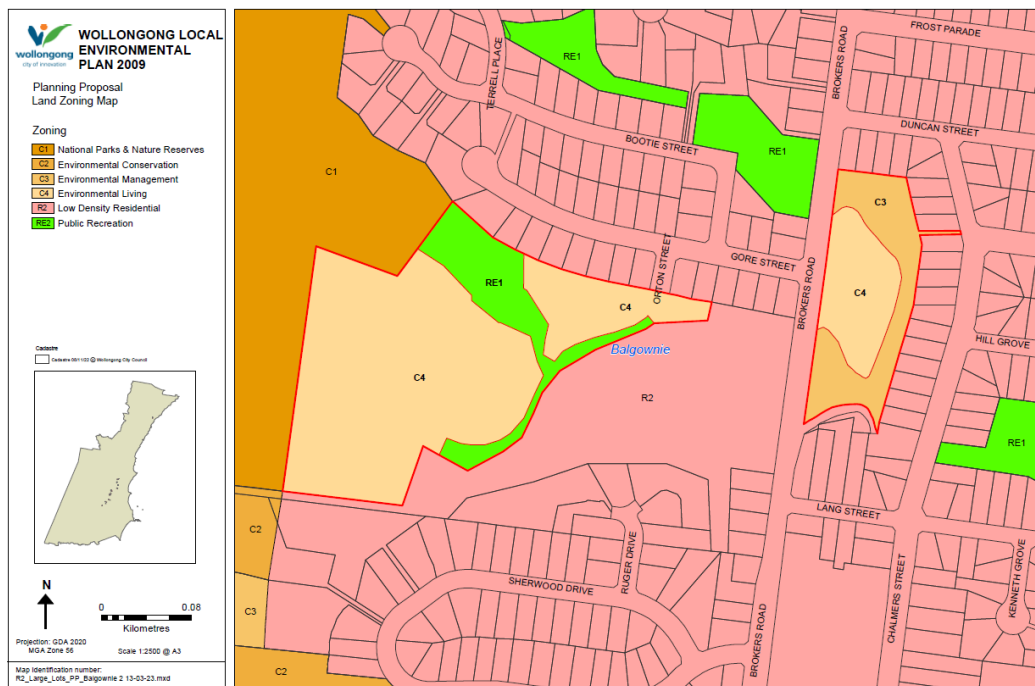
- Slope 8-18 to less than 4 degrees
- Flooding – High hazard
- Riparian corridor



Recommendations

It is proposed the lot zoning be amended to C3 Environmental Management for the flood hazard areas and C4 Environmental Living for the unconstrained land. For the C4 area, it is proposed a Floor Space Ratio of 0.3:1 and a minimum lot size of 999 m² be amended. For the C3 land, it is proposed that the minimum lot size increase to 4999m². No amendments to the existing 9 m height restriction are proposed.

Proposed Zoning Map

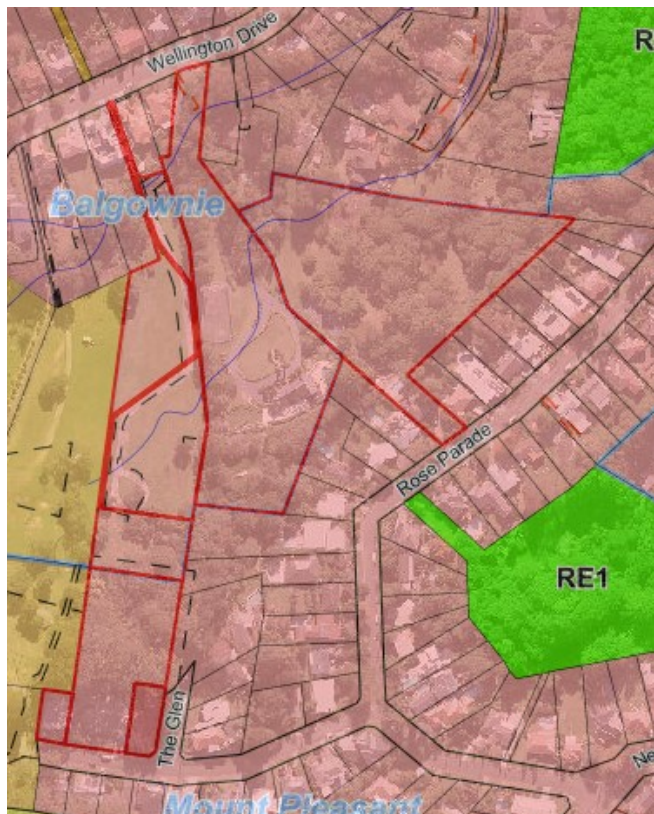


Multiple lots Wellington Drive, Balgownie, Paradise Avenue and Rose Parade, Mount Pleasant

All lots have a current zoning of R2 Low Density Residential; mapped floor space ratio of 0.5:1; height of 9 m; minimum lot size of 449 m². The areas of each lot is less than 1 ha in size. Lot 1021 DP 1204935 and Lot 1022 DP 1204935 are connected to Wellington Drive via an access handle and are battle axe lots. Lot 102 DP 601108 and Lot 8 DP 213718 have frontages to Paradise Avenue, within the suburb of Mount Pleasant.

Dwellings are located on Lot 100 DP 747146, Lot 101 DP747146, Lot 100 DP585596, Lot 102 DP 6081108 and Lot 8 DP 213718; whereas Lot 1021 DP 1204935 and Lot 1022 DP 1204935 are currently vacant and consist largely of managed land. Council's mapping appears to indicate portions of Escarpment Blackbutt Forest located (MU16) on Lot 1022 DP 1204935; Lot 12 DP 601108; Lot 8 DP 213718.

Property Location	Legal Description	Area (ha)
53A Wellington Drive, Balgownie	Lot 101 DP 747146	1.332
55A Wellington Drive, Balgownie	Lot 1021 DP 1204935	0.884
55B Wellington Drive, Balgownie	Lot 1022 DP 1204935	0.2515
36 Rose Parade, Mount Pleasant	Lot 100 DP 747146	1.487
6 Paradise Avenue, Mount Pleasant	Lot 100 DP 585596	0.079
10 Paradise Avenue, Mount Pleasant	Lot 102 DP 601108	0.523
10 Paradise Avenue, Mount Pleasant	Lot 8 DP 213718	0.0556



Previous zoning:

- Illawarra Planning Scheme Ordinance (1968) –
 - Lot 1021 DP 1204935 - 2(a) Residential “A”; 1(b) Non-Urban “B” (Access handle only)
 - Lot 1022 DP 1204935 - 2(a) Residential “A”; 1(b) Non-Urban “B” (Access handle only)
 - Lot 8 DP 213718 - 2(a) Residential “A”
 - Lot 102 DP 601108 - 2(a) Residential “A”
 - Lot 100 DP 585596 – 2(a) Residential “A”
- Wollongong Local Environmental Plan 38 (1984) – 2(a) Residential “A” Zone
- Wollongong Local Environmental Plan 1990 – 2A Low Density Residential

Constraints

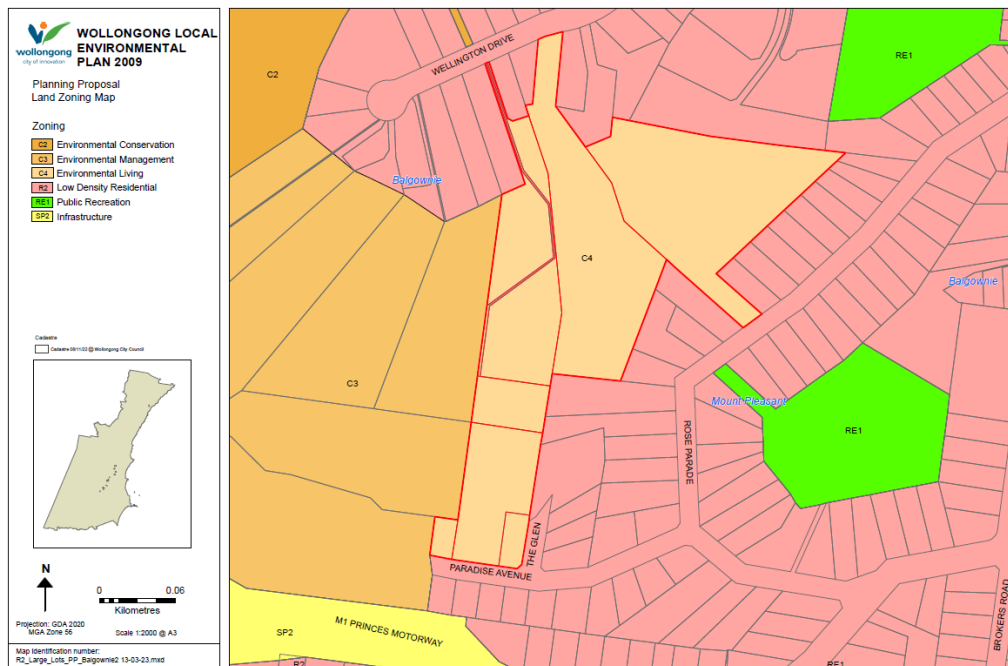
- Flood affected
- Filled Land
- Land instability (known and suspected slip)
- Slope 8-18 to 4-8 degrees
- Bush Fire buffer (access handle for Lot 1021 DP 1204935 and Lot 1022 DP 1204935)
- Riparian lands (access handle for Lot 1021 DP 1204935 and Lot 1022 DP 1204935)



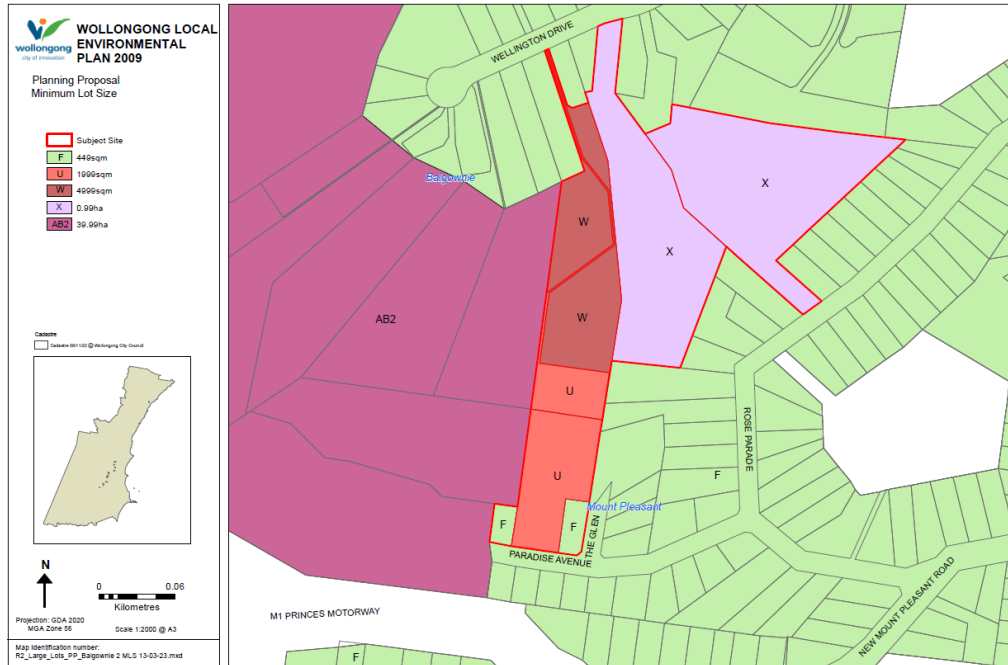
Recommendations

It is proposed the lot zoning be amended to C4 to allow a transition and consistency of land use with the neighbouring allotment to the west and a Floor Space Ratio of 0.3:1 and minimum lot size of 9,999 m², 4,999 m², 1,999 m² and 499 m² be introduced. No amendments to the existing 9 m height restriction are proposed.

Proposed Zoning Map



Proposed Minimum Lot Size map



Stanwell Park

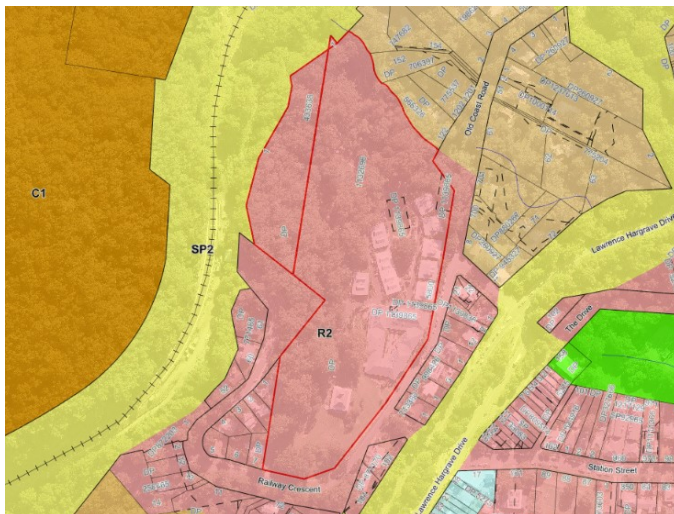
Multiple lots, Railway Crescent, STANWELL PARK (Lot 1 DP 1218223; Lot 1 DP 433638; Lot 5800 DP 1132696)

The site is currently zoned R2 Low Density Residential and, consisting of 3 lots, ranging in size from 50.6 m² to 4.83 ha² and a total area of 1.88 ha. The site has a mapped floor space ratio of 0.5:1; height of 9 m; minimum lot size of 999 m². Access to Lot 1 DP 433638 and Lot 5800 DP 1132696 have a street frontage to Railway Crescent. Lot 1 DP 1218223 is a small isolated lot in the ownership of RailCorp Property and is adjacent to Rail Corporation's South Coast railway line.

Property Location	Legal Description	Area (ha)
Hill Crest Home 1A Railway Crescent	Lot 5800 DP 1132696	4.83
Lot 1 DP 433638 Railway Crescent	Lot 1 DP 433638	0.876
Lot 1 DP 1218223 Railway Crescent (RailCorp)	Lot 1 DP 1218223	0.00506 (50.6m ²)

All of the subject sites have a boundary with the Illawarra Escarpment and the South Coast Rail Line. Lot 1 DP 1218223 and Lot 5800 DP 433638 appear vacant.

Lot 5800 DP 1132696 is the largest of the three allotment and has an approved residential aged care facility on site (Hill Crest). DA-2002/2102/E approved 55 self care dwellings in 19 buildings. DA-2012/1311/D approved a 44 bed aged care facility and 4 independent living units.



Previous zoning:

- Illawarra Planning Scheme Ordinance (1968) - 2(b) Residential "B"
- Wollongong Local Environmental Plan 38 (1984) – 2(a) Residential "A" Zone
- Wollongong Local Environmental Plan 1990 – 2A1 Special Low Density Residential Zone

Constraints

- Bush Fire Prone - Vegetation Category 1 and buffer
- Unclassified flooding
- Acid Sulfate Soils (Class 5)

- Riparian Land
- Local heritage item 5901 Hillcrest (Lot 5800 DP 1132696)
- NP Vegetation: MU16 Escarpment Blackbutt Forest
- Biodiversity Strategy Corridor
- Land instability (suspected slip)
- NP Conservation Assessment classes: Primary and Enhancement
- Slope 8-18 to 4-8 degrees
- proximity to rail corridor

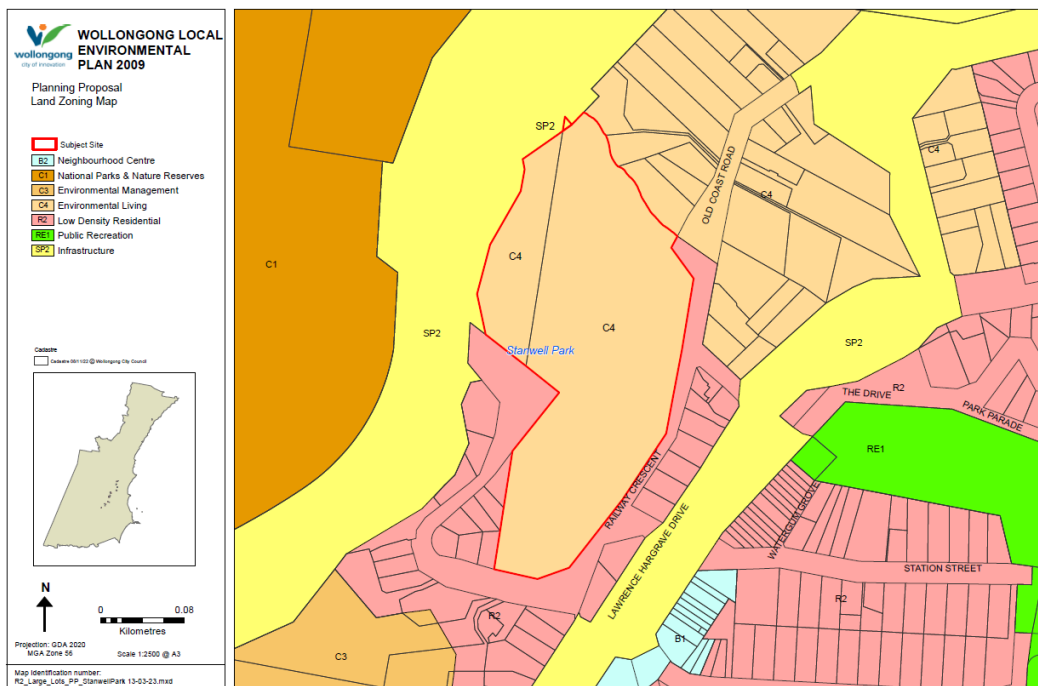
Recommendations

It is proposed Lot 1 DP 1218223 zoning be amended to SP2 Infrastructure (Rail) and no mapped Floor Space Ratio; Maximum building height and Minimum lot size. To maintain consistency with the South coast railway line.

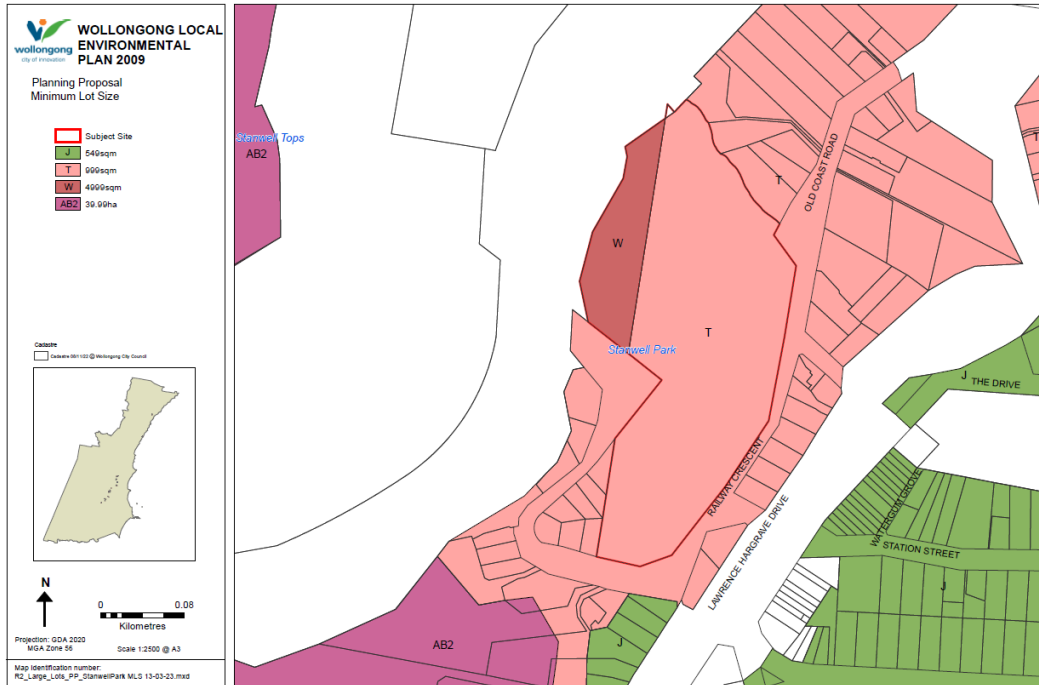
It is proposed the zoning for Lot 5800 DP 1132696 be amended to C4 with a Floor Space Ratio of 0.3:1. There are no proposed changes to the minimum lot size of 999 m² and the existing maximum building height of 9 m.

It is proposed the zoning for Lot 1 DP 433638 be amended to C4 with a Floor Space Ratio of 0.3:1. and the minimum lot size be increased to 4,999 m² and the existing maximum building height of 9 m.

Proposed Zoning map



Proposed Minimum Lot Size map

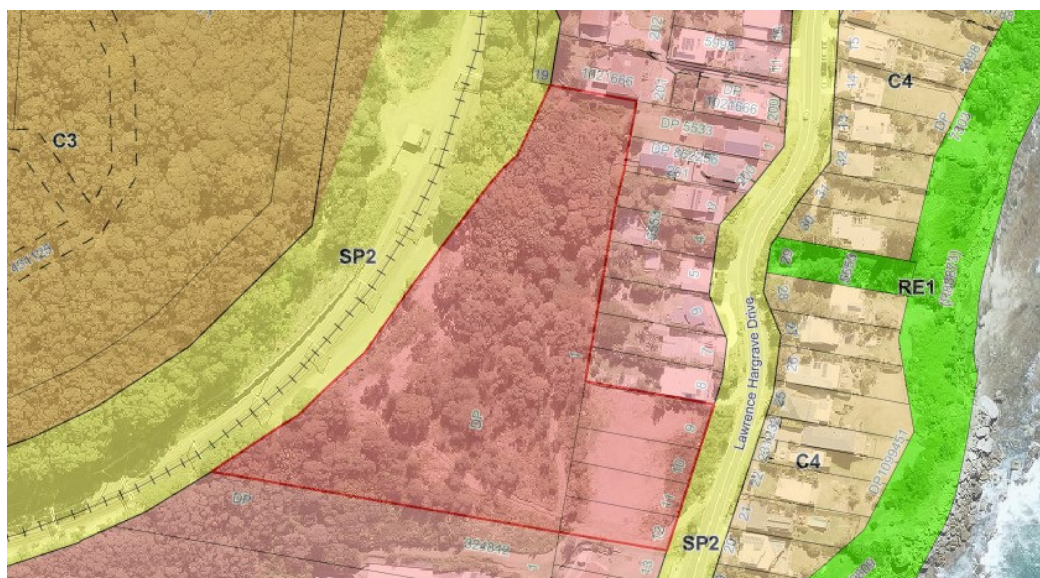


Wombarra

632 Lawrence Hargrave Drive, WOMBARRA (Lot 1 DP 1286300; Lot 2 DP 1286300; Lot 3 DP 1286300; Lot 4 DP 1286300; Lot 5 DP 1286300)

The site is currently zoned R2 Low Density Residential and, consisting of 5 lots, ranging in size from 1.554 ha to 744.3 m² and a total area of 1.8 ha. The site has a mapped floor space ratio of 0.5:1; height of 9 m; minimum lot size of 449 m². Access to the site is via the frontage to Lawrence Hargrave Drive.

The western boundary of the site is generally adjacent to the Illawarra Escarpment and the South Coast Rail Line. The site has largely remained vacant until the present, with the exception of a small structure located on Lot 12 that was demolished between 1955 and 1961. In 2021 a fourteen lot subdivision was approved upon the site. Lots in the approved subdivision range in size from 450 m² through to 4097 m².



Previous zoning:

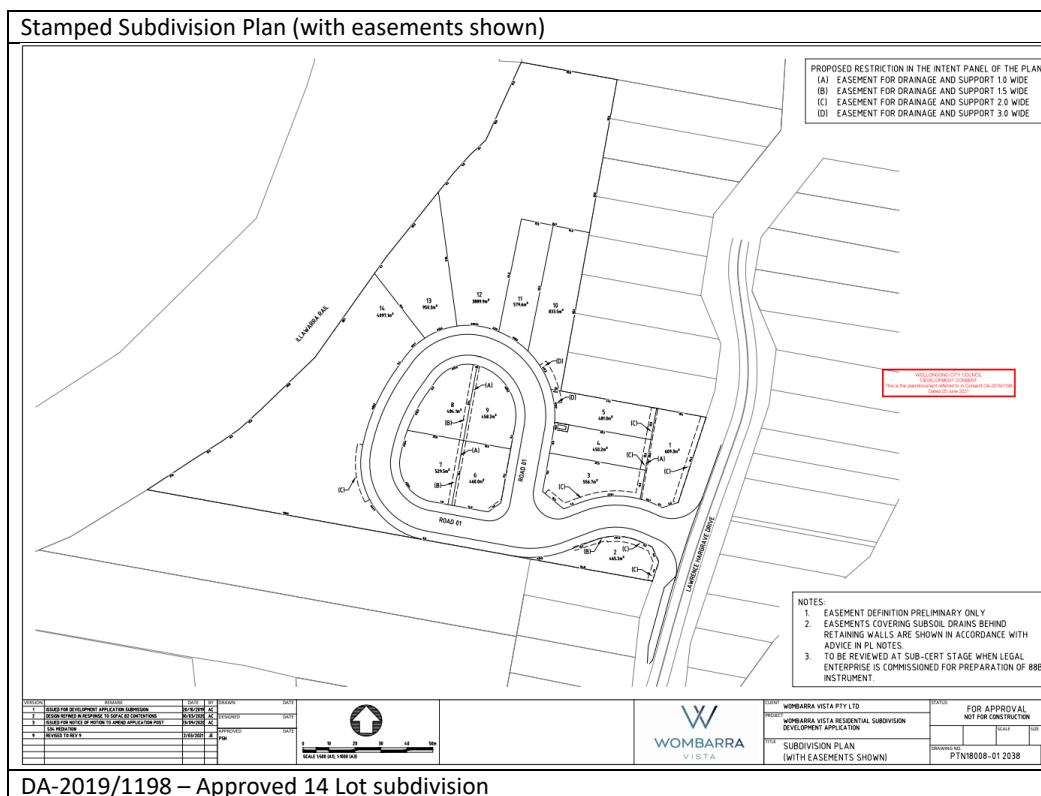
- Illawarra Planning Scheme Ordinance (1968) - 2(a) Residential "A"
- Wollongong Local Environmental Plan 38 (1984) – 5(a) Special Uses Zone
- Wollongong Local Environmental Plan 1990 – 2A1 Special Low Density Residential Zone

Constraints

- Bush Fire Prone - Vegetation Category 1 and buffer
- Coastal Zone – geotechnical risk
- Contaminated land
- Land instability (known and suspected slip)
- Slope 8-18 to 4-8 degrees
- EEC – MU5 Littoral Rainforest
- Threatened species; (Flora) Scrub Turpentine; (Fauna) Grey-headed Flying Fox; Sooty Owl
- Acid Sulfate Soils (Class 5)
- Riparian Land

Approved subdivision lot sizes

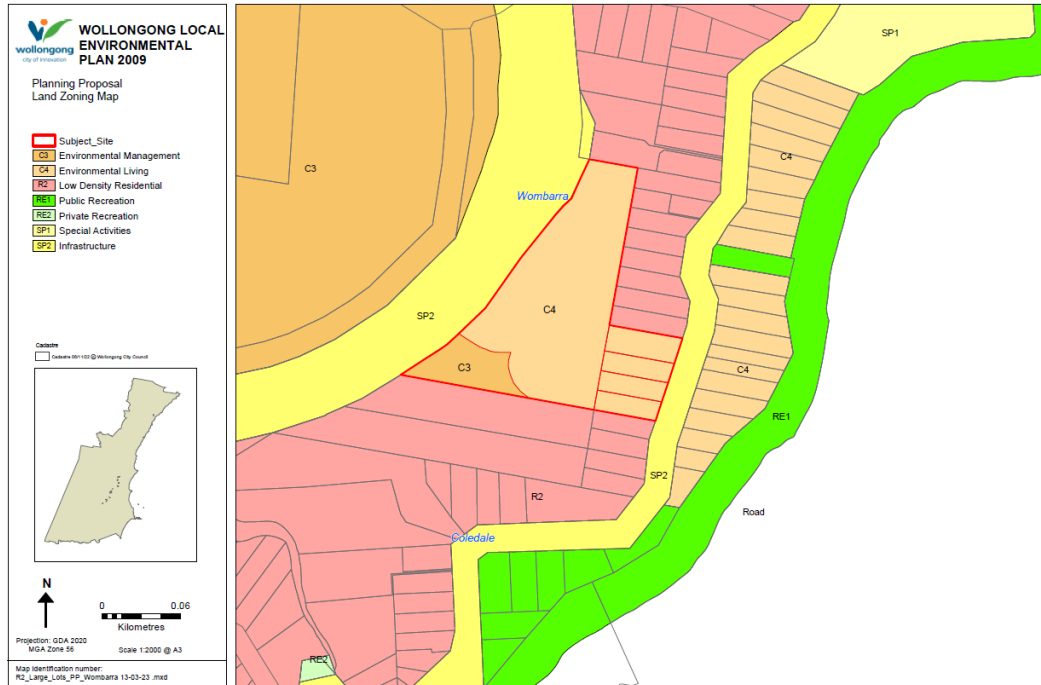
1	609.3
2	465.2
3	556.7
4	450.2
5	481
6	460
7	529.5
8	484.1
9	458.2
10	833.5
11	579.6
12	3889.9
13	950.3
14	4097.1



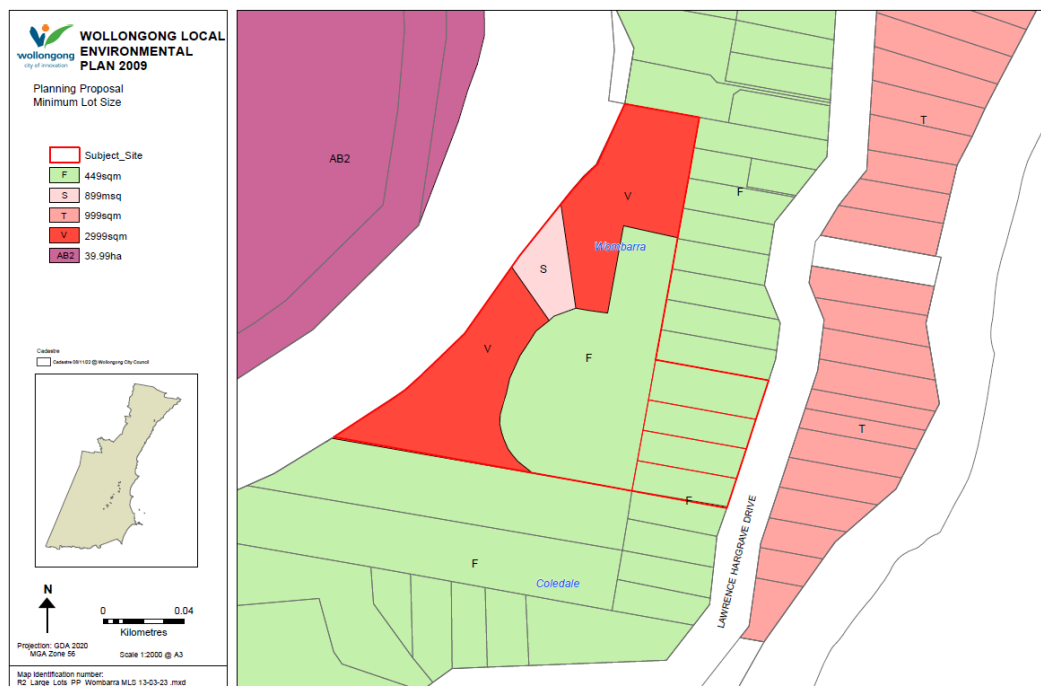
Recommendations

It is proposed the lot zoning be amended to C4 to allow consistency of land use with the neighbouring allotment to the west and a Floor Space Ratio of 0.3:1 and a minimum lot size of 2,999 m², 899 m² and 449 m² be amended. No amendments to the existing 9 m height restriction are proposed.

Proposed Zoning map



Proposed Minimum Lot Size map



WARD 2

Cordeaux Heights

107 Derribong Drive, CORDEAUX HEIGHTS (Lot 60 DP 1233680)

The site is currently zoned R2 Low Density Residential and has an approximate area of 1.21 ha. The site has a mapped: floor space ratio of 0.5:1; height of 9 m; minimum lot size of 449 m². Access to the site has a frontage to Derribong Drive. The lot has a secondary access to Mungurra Hill Road.



Previous zoning:

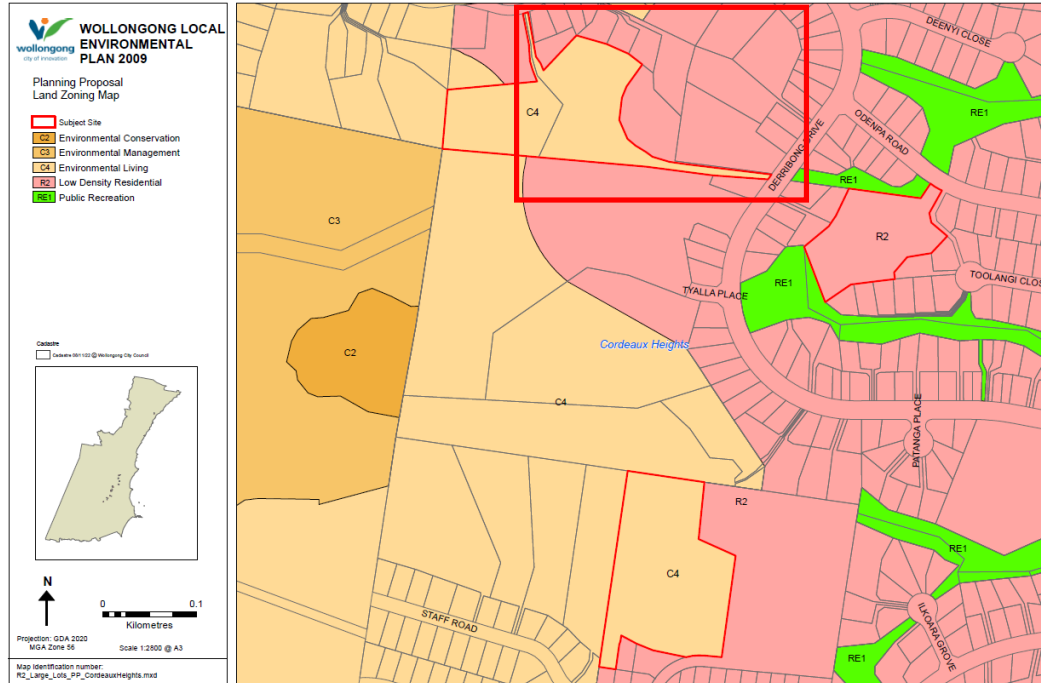
- Illawarra Planning Scheme Ordinance (1968) – 1(b) Non-Urban “B
- Wollongong Local Environmental Plan 38 2(a) Residential “A” Zone
- Wollongong Local Environmental Plan 1990 2A Low Density Residential

Constraints

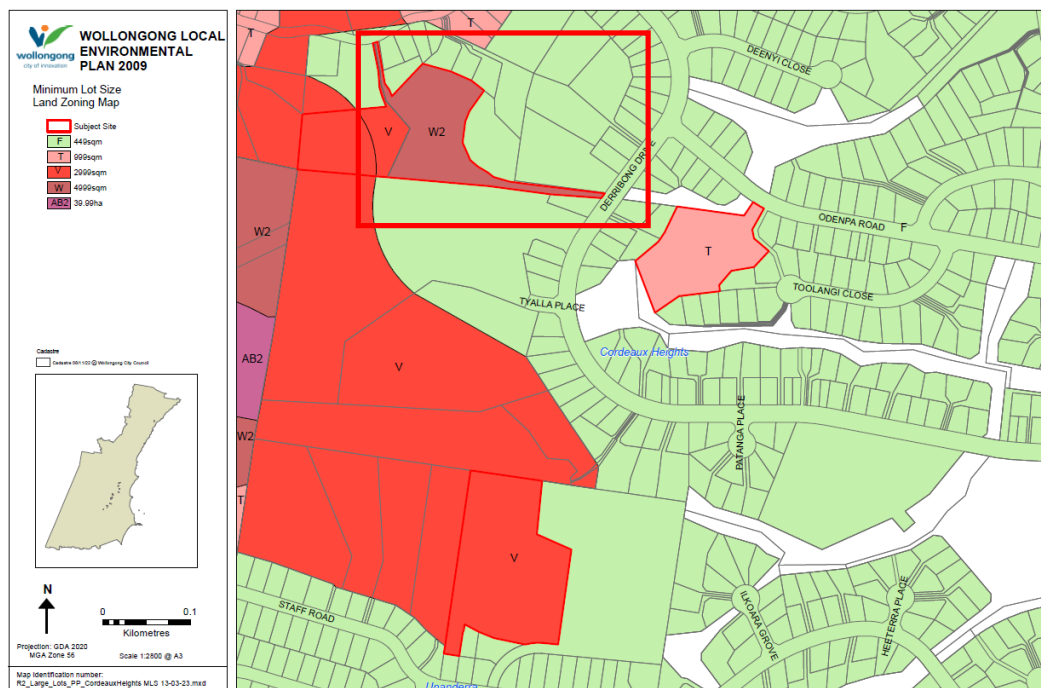
- Bush Fire Prone - Vegetation Category 1 and buffer
- EEC MU23 Illawarra Lowlands Grassy Woodland and possibly EPBC Act MU13 Illawarra and South Coast Lowland Forest and Woodland
- Filled land
- Land instability (suspected slip)
- Flooding
- Slope 8-18 to 4-8 degrees

23

Proposed Zoning map



Proposed Minimum Lot Size map



43 Mungurra Hill Road CORDEAUX HEIGHTS (Lot 61 DP 1233680)

The site has an approximate area of 0.852 ha. Approximately 0.259 ha is zoned R2 Low Density Residential and has a mapped: floor space ratio of 0.5:1; height of 9 m; minimum lot size of 449 m². The remaining 0.593 ha is zoned C4 Environmental Living and has a mapped floor space ratio of 0.3:1; height of 9 m; minimum lot size of 2999 m². Access to the site is via an access handle to Mungurra Hill Road.



Previous zoning:

- Illawarra Planning Scheme Ordinance (1968) – 1(b) Non-Urban “B”
- Wollongong Local Environmental Plan 38 (1984) - 7(g) (Environmental Protection (Living Area) Zone) and 2(a) Residential “A” Zone
- Wollongong Local Environmental Plan 1990 – 7C (Environmental Protection Residential Zone);
- 2A Low Density Residential

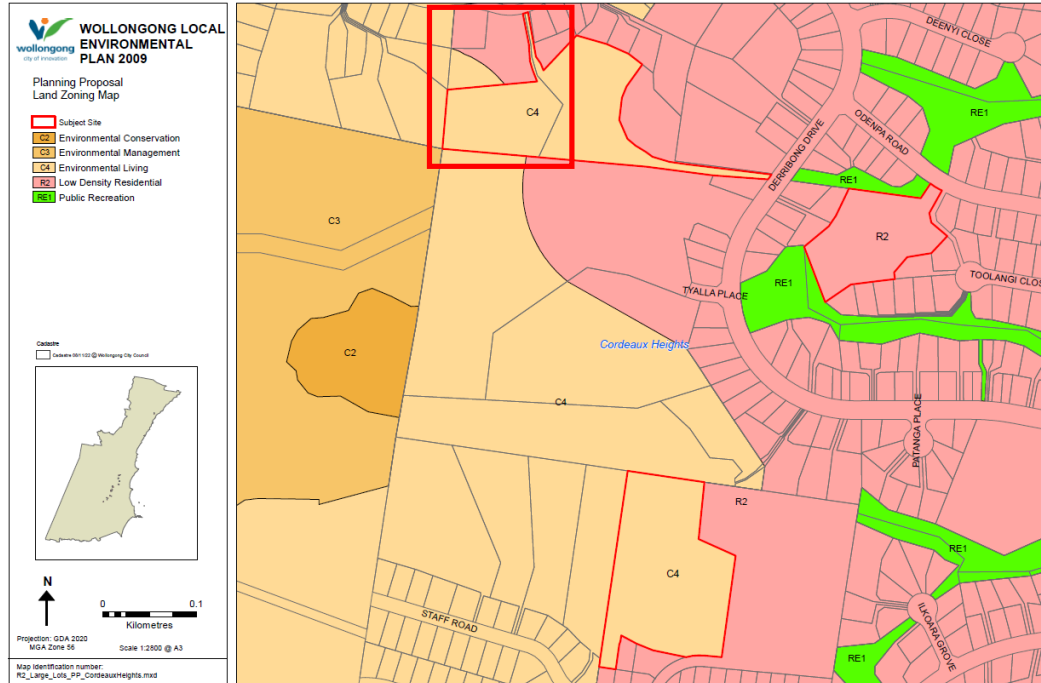
Constraints

- Partially mapped as being with the Illawarra Escarpment
- Biodiversity Strategy Corridor
- Bush Fire Prone - Vegetation Category 1 and buffer
- EEC MU13 Illawarra and South Coast Lowlands Forest and Woodland
- NP Vegetation: Mu13 Moist Box-Red Gum Foothills Forest
- NP Conservation Assessment classes: Primary and Enhancement
- Flooding
- Filled land
- Land instability (suspected slip)
- Slope 8-18 to 4-8 degrees

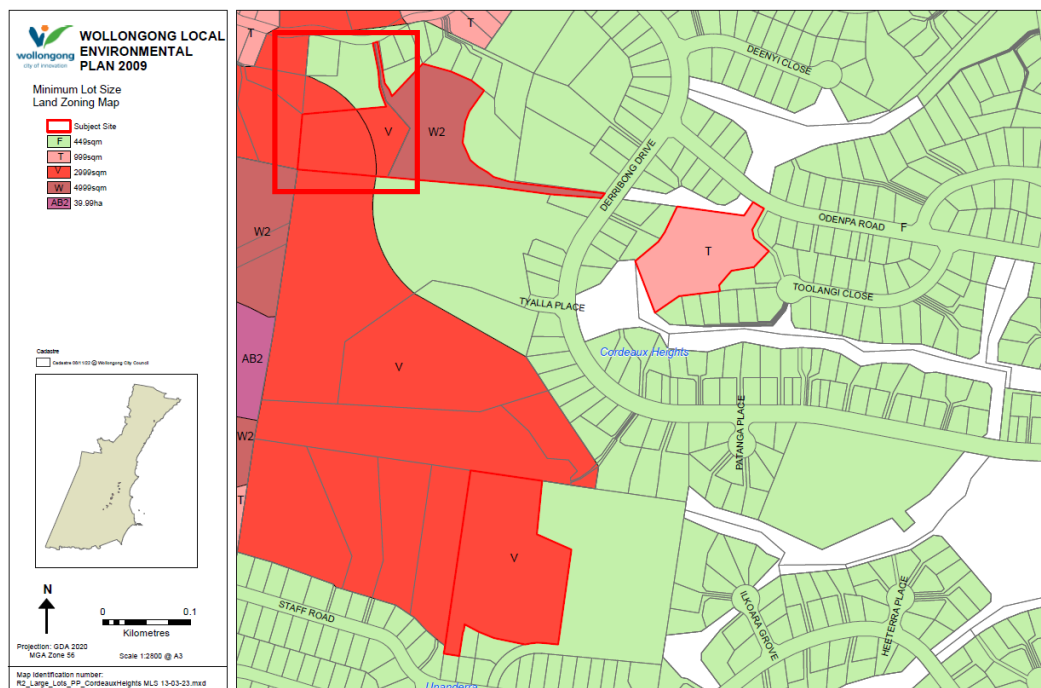
The Deposited Plan for Lot 61 DP 1233680 shows a restricted building zone

It is proposed R2 Low Density Zoned Land within the allotment be amended to C4 to allow consistency with adjoining lots to the lots to northwest and a Floor Space Ratio of 0.3:1 and a minimum lot size of 2,999 m² be amended. No amendments to the existing 9 m height restriction are proposed.

Proposed Zoning map

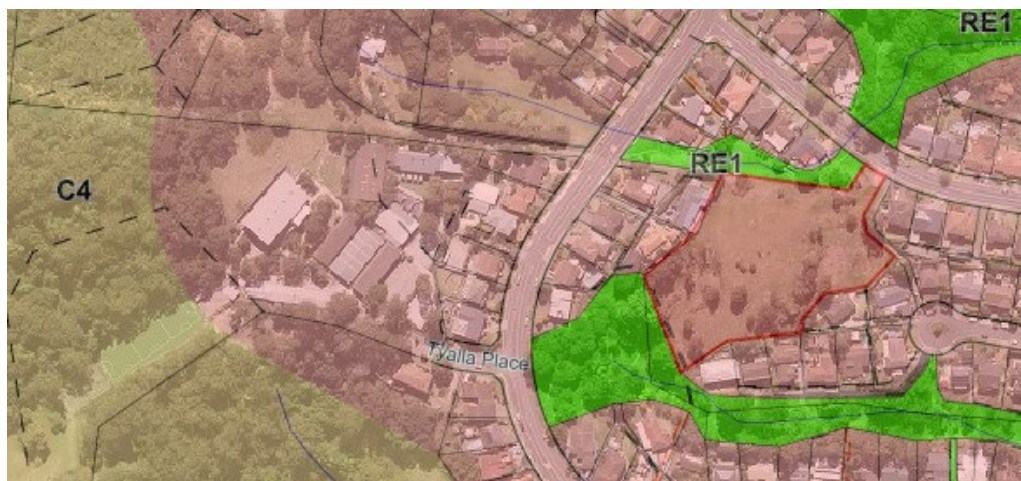


Proposed Minimum Lot Size map



Lot 1433 Odenpa Road, CORDEAUX HEIGHTS (Lot 1433 DP 748240)

The site is currently zoned R2 Low Density Residential and has an approximate area of 1.09 ha. The site has a mapped: floor space ratio of 0.5:1; height of 9 m; minimum lot size of 449 m². Access to the site is via a frontage to Odenpa Road. The highest contour of the site is 76 AHD and a lowest elevation of 52 AHD.



Previous zoning:

- Illawarra Planning Scheme Ordinance (1968) – 1(b) Non-Urban “B”
- Wollongong Local Environmental Plan 38 (1984) - 2(a) Residential “A” Zone
- Wollongong Local Environmental Plan 1990 - 2A Low Density Residential

Constraints

- Land instability (suspected slip)
- MU56a Acacia Scrub
- Slope 8-18 to 4-8 degrees
- Flooding

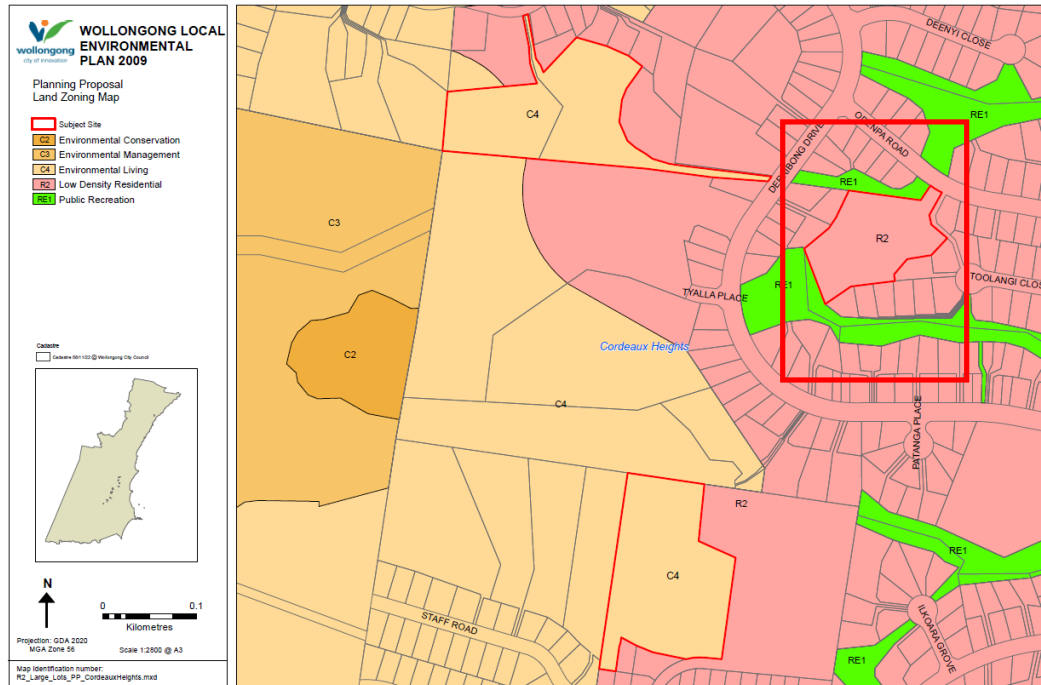
DA History

Application	Proposed	Resolution	Decision date
DA-1988/479	12 Town Houses & 11 Villa Units	Approved	29 Jul 1988
BA-1988/3259	Nine (9) Villas And Fourteen (14) Houses	Refused	25 Jan 1989

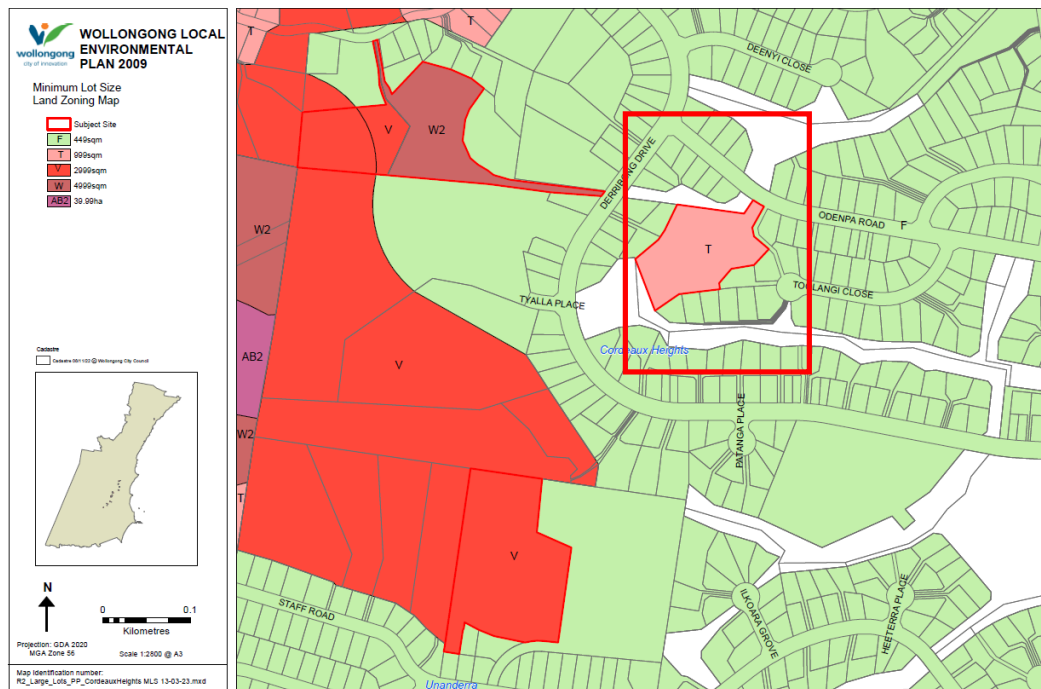
Recommendations

It is proposed the lot zoning of R2 be retained and the Floor Space Ratio of 0.5:1 and a minimum lot size of 999 m² be amended. No amendments to the existing 9 m height restriction are proposed.

Proposed Zoning map



Proposed Minimum Lot Size map



94C Staff Road CORDEAUX HEIGHTS (LOT 17 DP 1168440)

The site is currently zoned R2 Low Density Residential and has an approximate area of 2.11 ha. The site has a mapped: floor space ratio of 0.5:1; height of 9 m; minimum lot size of 449 m². Access to the site is via an easement for access to the adjoining lots and connect to Staff Road through (Lot 2 DP 1153613). The lot is adjacent to the Illawarra Escarpment. The site appears to be used for residential purposes.






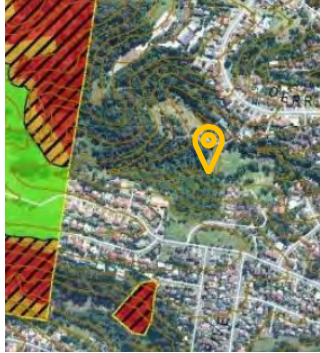







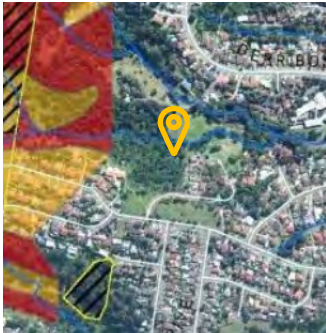







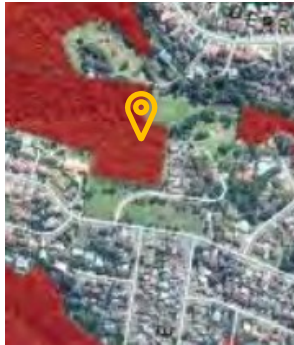




Previous zoning:

- Illawarra Planning Scheme Ordinance (1968) – 1(b) Non-Urban “B”
- Wollongong Local Environmental Plan 38 (1984) – 5(a) Special Uses Zone
- Wollongong Local Environmental Plan 1990 – 2A Low Density Residential

Constraints

- Bush Fire Prone - Vegetation Category 1 and buffer
- Filled Land
- Land instability (suspected slip)
- Slope 18-25 to less than 4 degrees
- EEC MU4 Illawarra Subtropical Rainforest
- Flooding
- Riparian lands

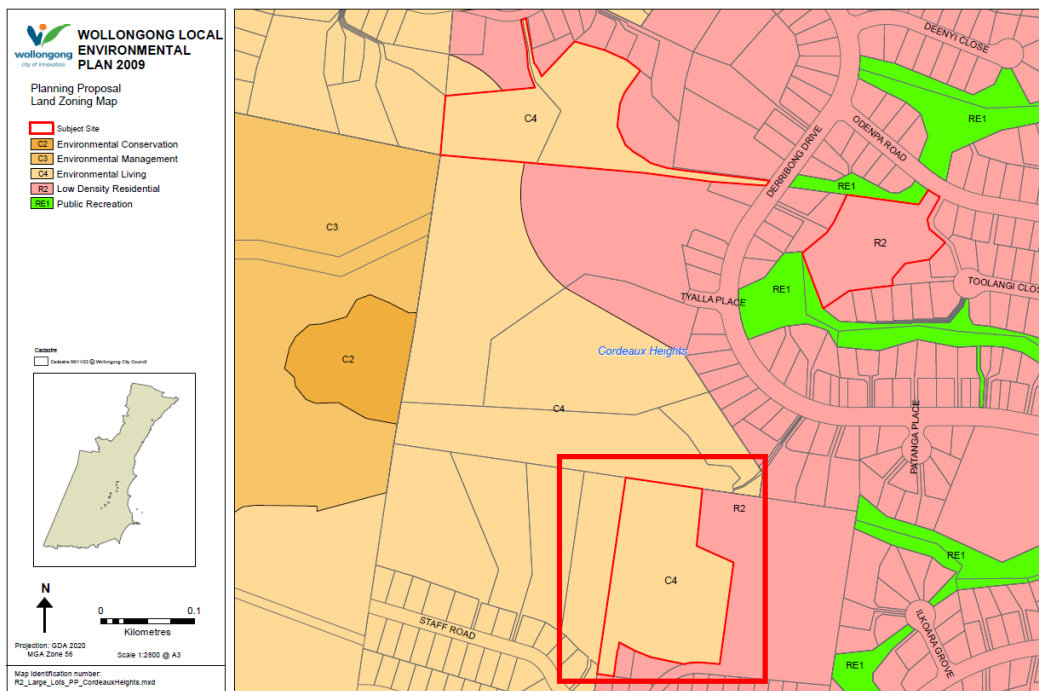
The site is visible in the Farmborough Heights to Mount Kembla Concept Plan (GHD, 2013). The site is located on the periphery of the lands captured by the Concept Plan and is identified as bush fire prone and in the Landscape and Visual constrain mapping. The Concept Plan illustrates the site should not be developed due to visual constraints.

 <p>Constraint</p> <ul style="list-style-type: none">  Bushfire constraint  High Geotech Constraint 	 <ul style="list-style-type: none">  10m contour  Ecological Assessment Area  Farmborough Heights Study Area  Bushfire Constraint <p>Proposed conservation planning constraint</p> <ul style="list-style-type: none">  Potential Development Area  Managed Open Space  Proposed Conservation Area
<p>Excerpt map from Farmborough Heights to Mount Kembla Concept Plan (GHD, 2013)</p>	<p>Excerpt map from Farmborough Heights to Mount Kembla Concept Plan (GHD, 2013)</p>
 <ul style="list-style-type: none">  Drainage Line  Farmborough Heights Study Area  Bushfire Constraint  Ecological Assessment Area <p>Geotechnical & topographic constraint</p> <ul style="list-style-type: none">  High constraint  Development potential  Unconstrained 	 <ul style="list-style-type: none">  Farmborough Heights Study Area <p>Landscape & Visual Constraint</p> <ul style="list-style-type: none">  Sites can be developed  Sites that are marginal  Sites cannot be developed
<p>Developable area based on geotechnical constraints. Farmborough Heights to Mount Kembla Concept Plan (GHD, 2013)</p>	<p>Developable areas based on Landscape & visual constraints. Farmborough Heights to Mount Kembla Concept Plan (GHD, 2013)</p>

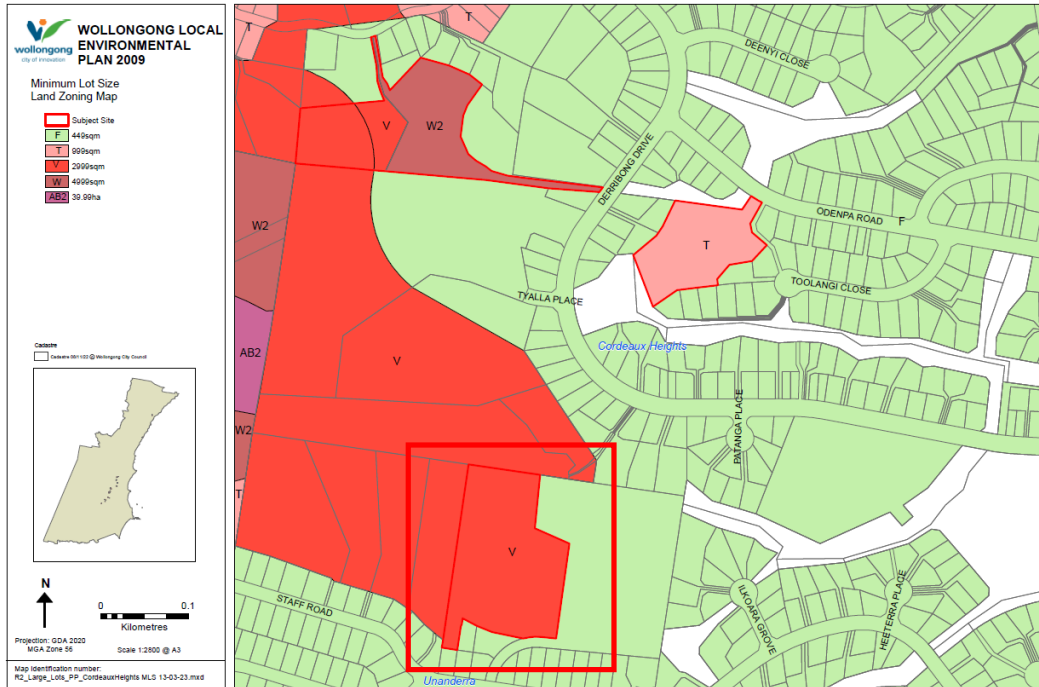
Recommendations

It is proposed the lot zoning be amended to C4 to allow consistency with adjoining lots to the west within the Escarpment and a Floor Space Ratio of 0.3:1 and a minimum lot size of 2999 m² be amended. No amendments to the existing 9 m height restriction are proposed.

Proposed Zoning map



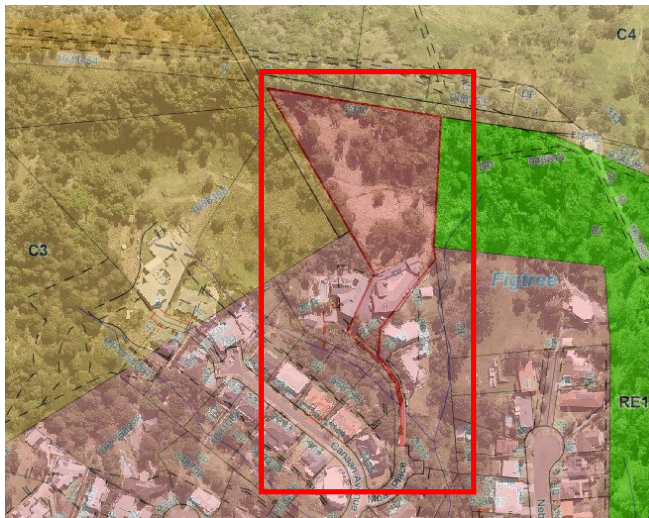
Proposed Minimum Lot Size map



Figtree

6-10 Moab Place FIGTREE (Lot 2317 DP 868296)

The site is currently zoned R2 Low Density Residential and has an approximate area of 1.4 ha. The site has a mapped: floor space ratio of 0.5:1; height of 9 m; minimum lot size of 449 m². Access to the site is via access handle to Moab Place. The lot is adjacent to the Illawarra Escarpment. The site appears to be used for residential purposes.



Previous zoning:

- Illawarra Planning Scheme Ordinance (1968) – 2(e) Residential “e” (Living Area)
- Wollongong Local Environmental Plan 38 (1984) – 2(e) Residential “E” (Living Area) Zone
- Wollongong Local Environmental Plan 1990 – 2A Low Density Residential

Constraints

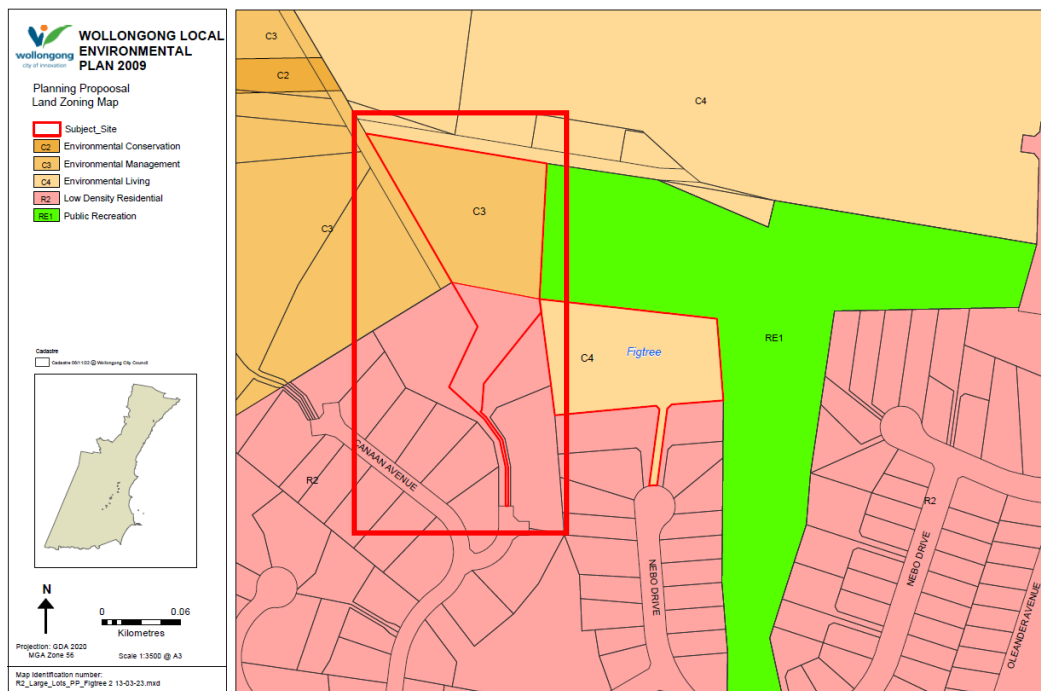
- Bush Fire Prone - Vegetation Category 1 and buffer
- Flood affected
- Land instability (known and suspected slip)
- MU56a Acacia Scrub
- Slope >25 to 4-8 degrees

Recommendations

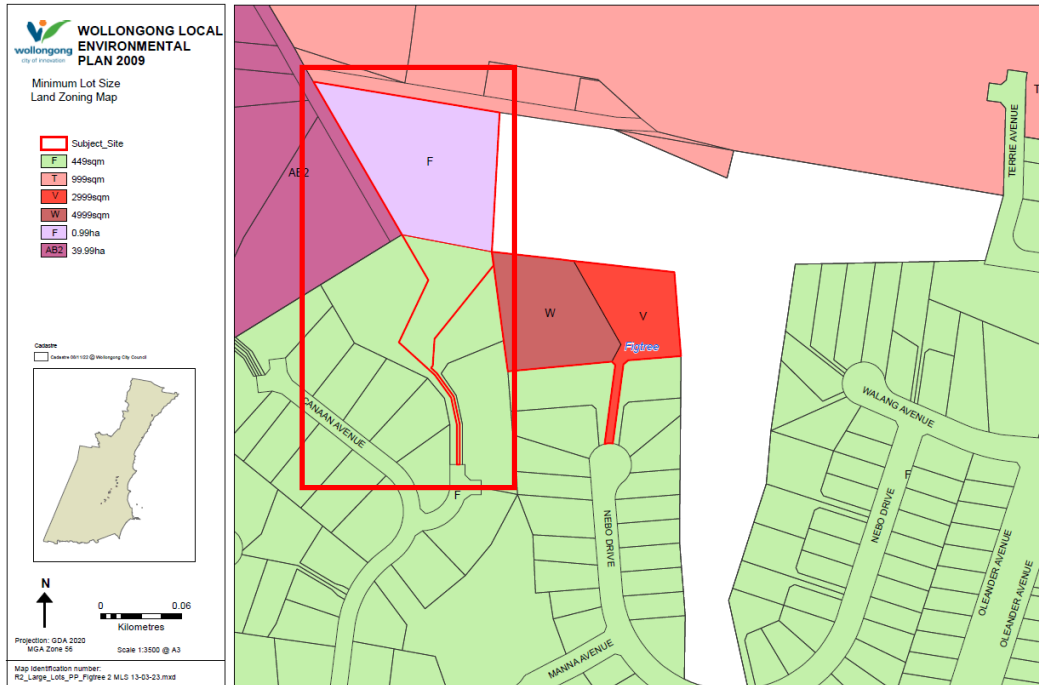
It is proposed the lot be partially rezoned to C3 to allow consistency with adjoining lots to the west within the Escarpment and minimum lot size of 9,999 m² be introduced. No amendments to the existing 9 m height restriction are proposed.

It is proposed the southern portion of the lot remain R2 as existing.

Proposed Zoning map

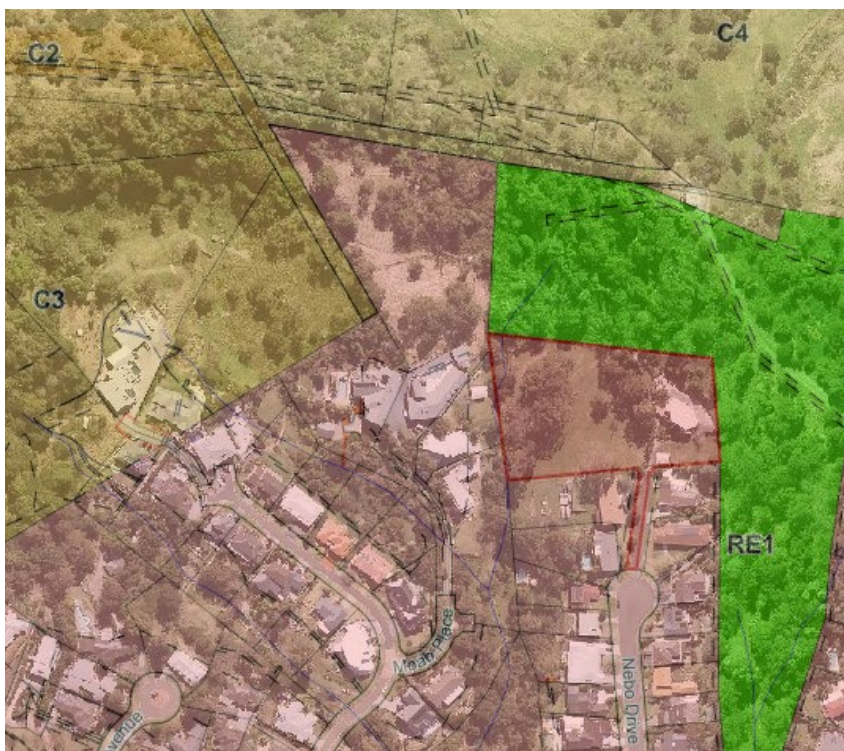


Proposed Minimum Lot Size map



54 Nebo Drive, FIGTREE (Lot 45 DP 261184)

The site is currently zoned R2 Low Density Residential and has an approximate area of 1.039 ha. The site has a mapped: floor space ratio of 0.5:1; height of 9 m; minimum lot size of 449 m². Access to the site is via access handle to Moab Place. The lot is adjacent to the Illawarra Escarpment. The site appears to be used for residential purposes.



Previous zoning:

- Illawarra Planning Scheme Ordinance (1968) – 2(e) Residential “e” (Living Area)
- Wollongong Local Environmental Plan 38 – 2(a) Residential “A” Zone
- Wollongong Local Environmental Plan 1990 – 2A Low Density Residential

Constraints

- Bush Fire Prone - Vegetation Category 1 and buffer
- Flood affected
- Land instability (known and suspected slip)
- MU56a Acacia Scrub
- Slope >25 to 4-8 degrees

Development Applications applicable to the site

Application	Proposed	Resolution	Decision date
BA-1993/2041	Two Storey Dwelling	Approved	18 Mar 1994
CC-2000/501	Double Garage	Approved	23 May 2000
DA-2000/328	Double Garage	Approved	23 May 2000
DA-2022/1268	Subdivision – Torrens title – two (2) lots	Under assessment	

Proposed subdivision layout – Development Application DA-2022/1268 – Under assessment

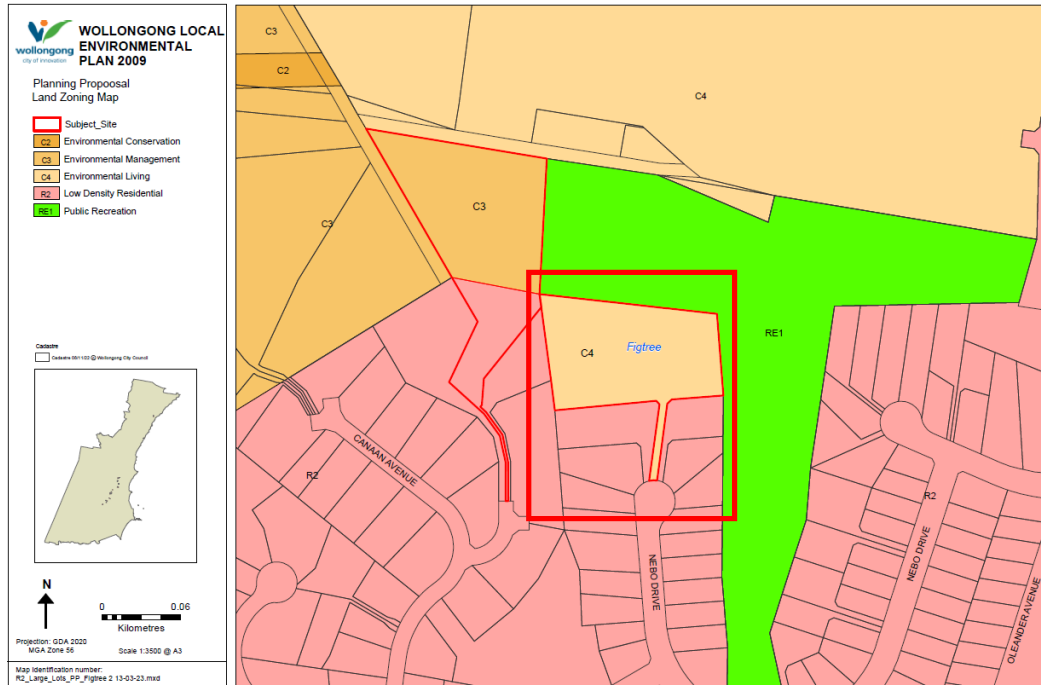
- proposed western lot 1: 6,085 m²
- proposed eastern lot 2: 4,307 m² (3934 m² excluding access handle)



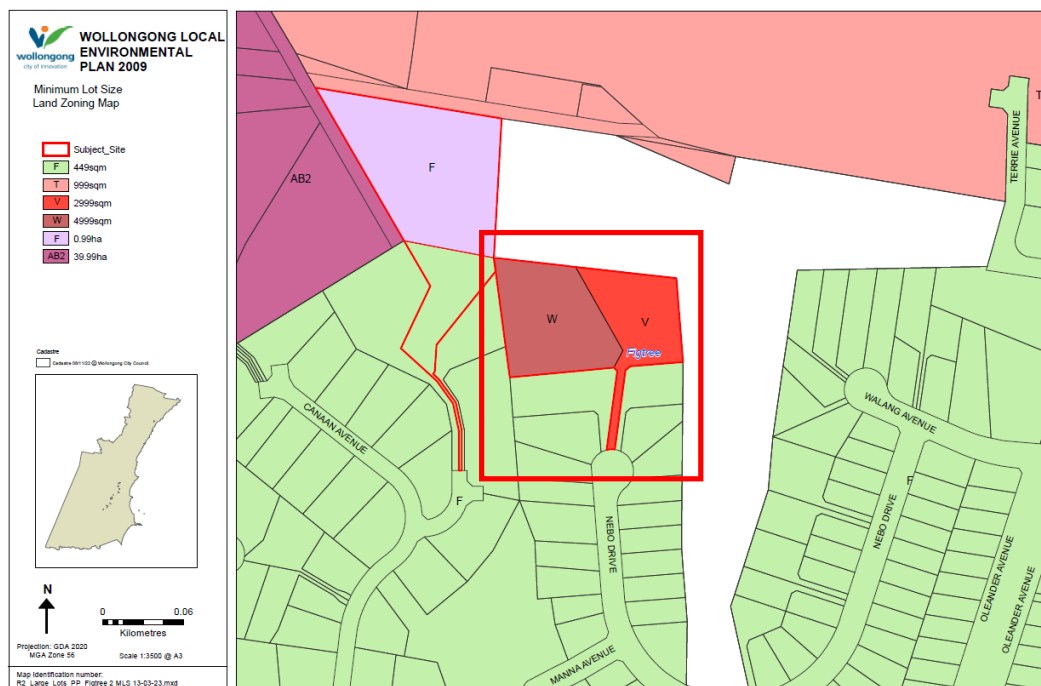
Recommendations

It is proposed the lot be partially rezoned to C4 to allow consistency with adjoining lots to the north and to the west within the Escarpment and a Floor Space Ratio of 0.3:1 and a minimum lot size of 2999m² and 4999m² be amended. No amendments to the existing 9 m height restriction are proposed.

Proposed Zoning Map



Proposed Minimum Lot Size map



Multiple lots O'Briens Road, Manna Avenue, Jacaranda Avenue, FIGTREE.

Property Location	Legal Description	Area (ha)
240-242 O'Briens Road FIGTREE NSW 2525	Lot 19 DP 775348	1.385
236-238 O'Briens Road FIGTREE NSW 2525	Lot 18 DP 775348	1.184
232-234 O'Briens Road FIGTREE NSW 2525	Lot 17 DP 775348	0.5526
230 O'Briens Road FIGTREE NSW 2525	Lot 16 DP 775348	0.1385
228 O'Briens Road FIGTREE NSW 2525	Lot 15 DP 775348	0.1404
226 O'Briens Road FIGTREE NSW 2525	Lot 14 DP 775348	0.1616
222-224 O'Briens Road FIGTREE NSW 2525	Lot 13 DP 775348	1.027
220 O'Briens Road FIGTREE NSW 2525	Lot 11-12 DP 775348	0.1616
216-218 O'Briens Road FIGTREE NSW 2525	Lots 11-12 DP 775348	1.142
210 O'Briens Road FIGTREE NSW 2525	Lot 8 DP 740266	0.7275
70 Jacaranda Avenue FIGTREE NSW 2525	Lot 2604 DP 1004167	1.533
11 Manna Avenue FIGTREE NSW 2525	Lot 2501 DP 876928	0.1432
13 Manna Avenue FIGTREE NSW 2525	Lot 2502 DP 876928	0.1517
15 Manna Avenue FIGTREE NSW 2525	Lot 5 DP 848792	0.1667
17 Manna Avenue FIGTREE NSW 2525	Lot 6 DP 848792	0.1796
19 Manna Avenue FIGTREE NSW 2525	Lot 7 DP 848792	0.2116
21 Manna Avenue FIGTREE NSW 2525	Lot 8 DP 848792	0.211
23 Manna Avenue FIGTREE NSW 2525	Lot 9 DP 848792	0.4019
25 Manna Avenue FIGTREE NSW 2525	Lot 10 DP 848792	0.3196
27 Manna Avenue FIGTREE NSW 2525	Lot 11 DP 848792	0.1824
29 Manna Avenue FIGTREE NSW 2525	Lot 12 DP 848792	0.206
29A Manna Avenue FIGTREE NSW 2525	Lot 1312 DP 1034643	0.4483

All lots have a current zoning of R2 Low Density Residential; mapped floor space ratio of 0.5:1; height of 9 m; minimum lot size of 449 m² and are greater than 1 ha in size. All lots, apart from Lot 2604 DP 1004167 and Lot 421 DP 774939 have a frontage to O'Briens Road and present as large battle axe arranged lots. Lot 2604 DP 1004167 is connected to Jacaranda Avenue via an access handle and is currently vacant.

The lots contain a mix of uses from single approved dwelling houses to partially managed land. The battle axe lots fronting O'Briens Road are generally arranged with a dwelling house adjacent to the road frontage and vacant land to the north. Lands external to the building envelope typically range from managed land through to vegetated areas and riparian corridor and are steeply sloping.



Previous zoning:

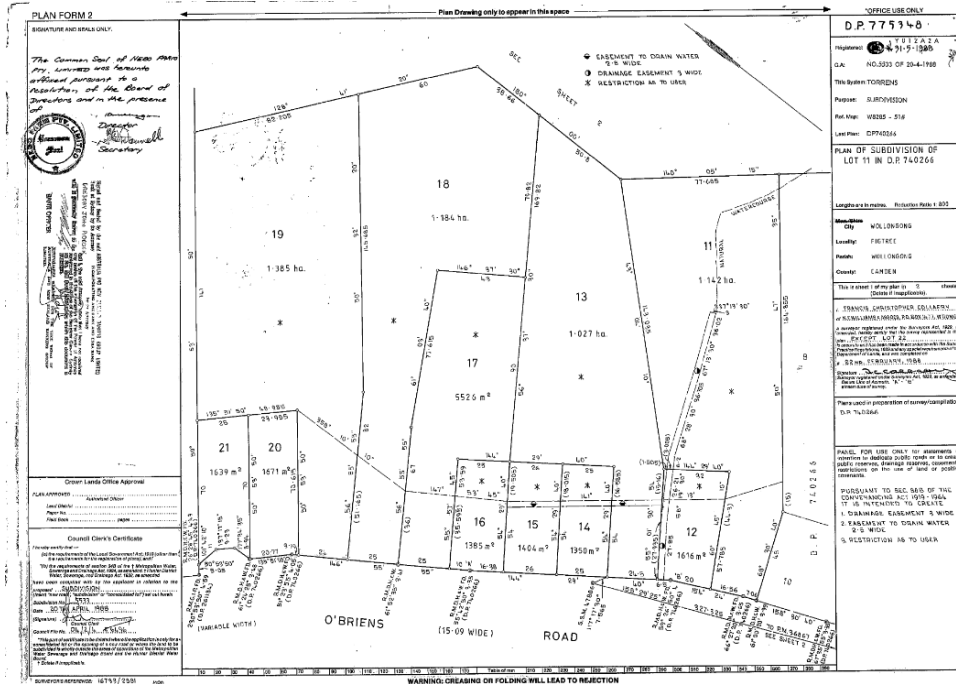
- Illawarra Planning Scheme Ordinance (1968) – All lots: – 2(e) Residential “e” (Living Area)
- Wollongong Local Environmental Plan 38 (1984) - 2(e) Residential “E” (Living Area) Zone
- Wollongong Local Environmental Plan 1990 - 2A Low Density Residential Zone

Constraints

- Bush Fire Prone - Vegetation Category 1 and buffer
- Land instability (known and suspected slip)
- Flooding
- MU56 Acacia Scrub
- Riparian lands
- Slope 18-25 to 8-18 degrees

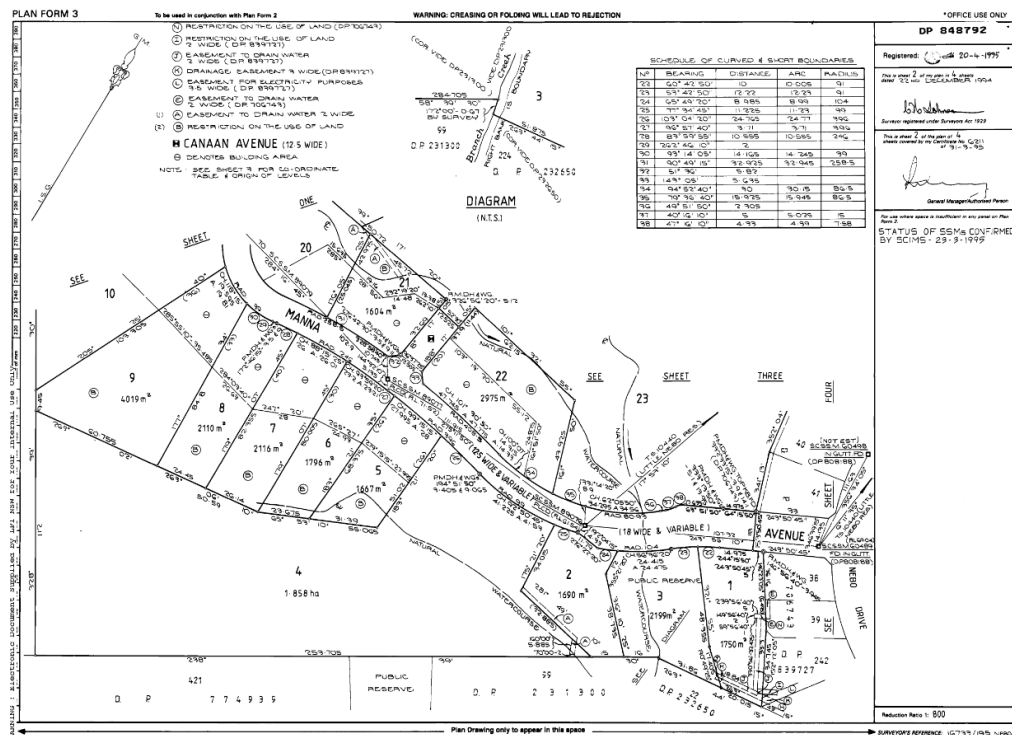


The Deposited Plan 775348 identifies a restriction of use for Lots 11; 12; 13; 14; 15; 16; 17; 18; 19. The restriction of use relates to site geotechnical constraints and requirements structural engineered foundations within locations marked with *.



2. Terms of Restriction as to user thirdly referred to in the abovementioned plan.

No building shall be constructed within that portion of each allotment hereby burdened designated by the symbol * until such times as the foundations have been designed by a qualified structural and or civil engineer based on geotechnical advice prepared by a suitably qualified civil engineer and approved by the Council of the City of Wollongong.



1. Terms of Restriction on the use of land secondly referred to in the abovementioned Plan:

No building driveway or other structure and no filling material shall be erected, placed or permitted to remain on that part of the land hereby burdened shown as Restricted Building Zone and marked (B) without the prior written approval of The Council of the City of Wollongong or otherwise than in strict compliance with such conditions as that Council may impose.

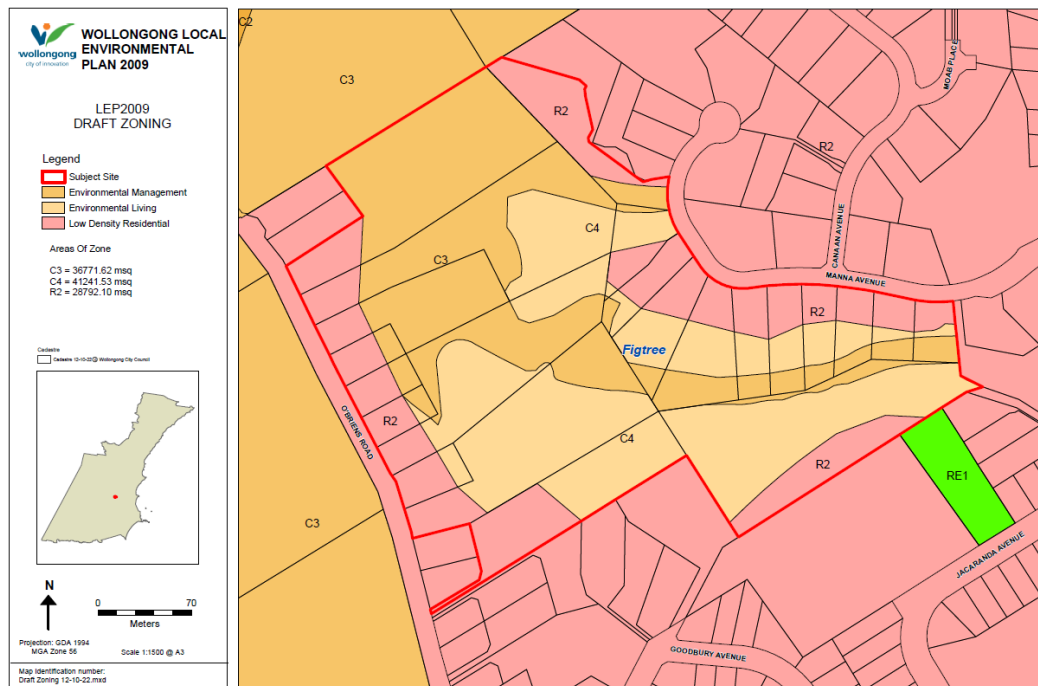
Name of person empowered to release, vary or modify the Restriction on the use of land secondly referred to in the abovementioned Plan:

Wollongong City Council.

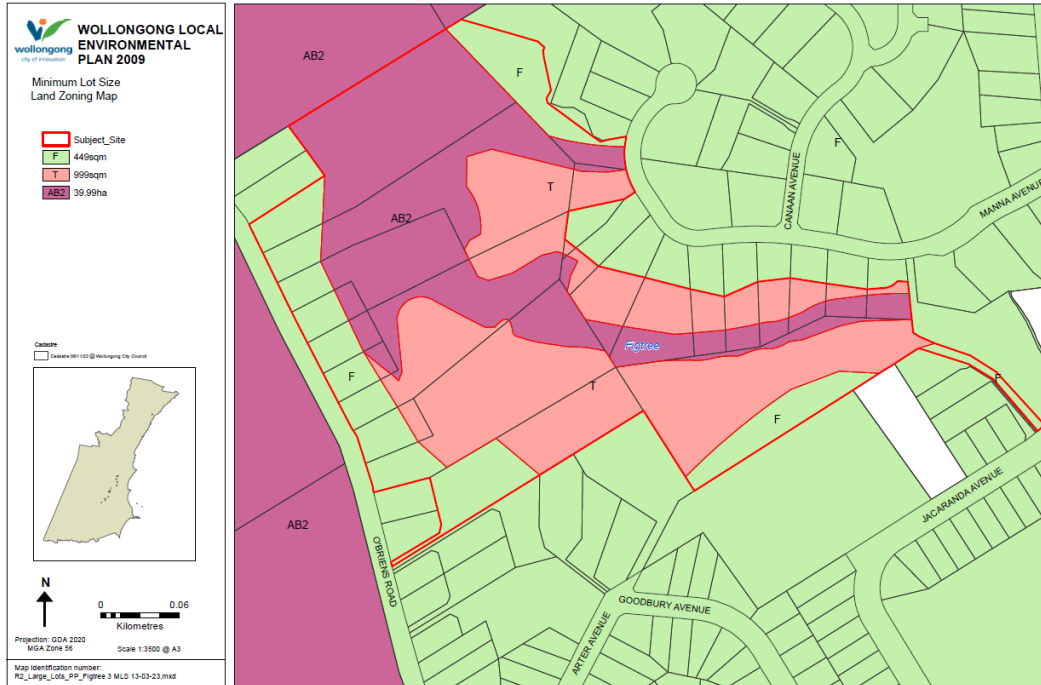
Recommendations

- C3 land have a minimum lot size of 39.99 ha, 9 m height limit and NIL FSR mapped.
- C4 land have a minimum lot size of 999 m², 9 m height limit and a mapped FSR of 0.3:1
- Retain R2 zoning, 9m height limit and FSR of 0.5:1 where mapped

Proposed Zoning Map



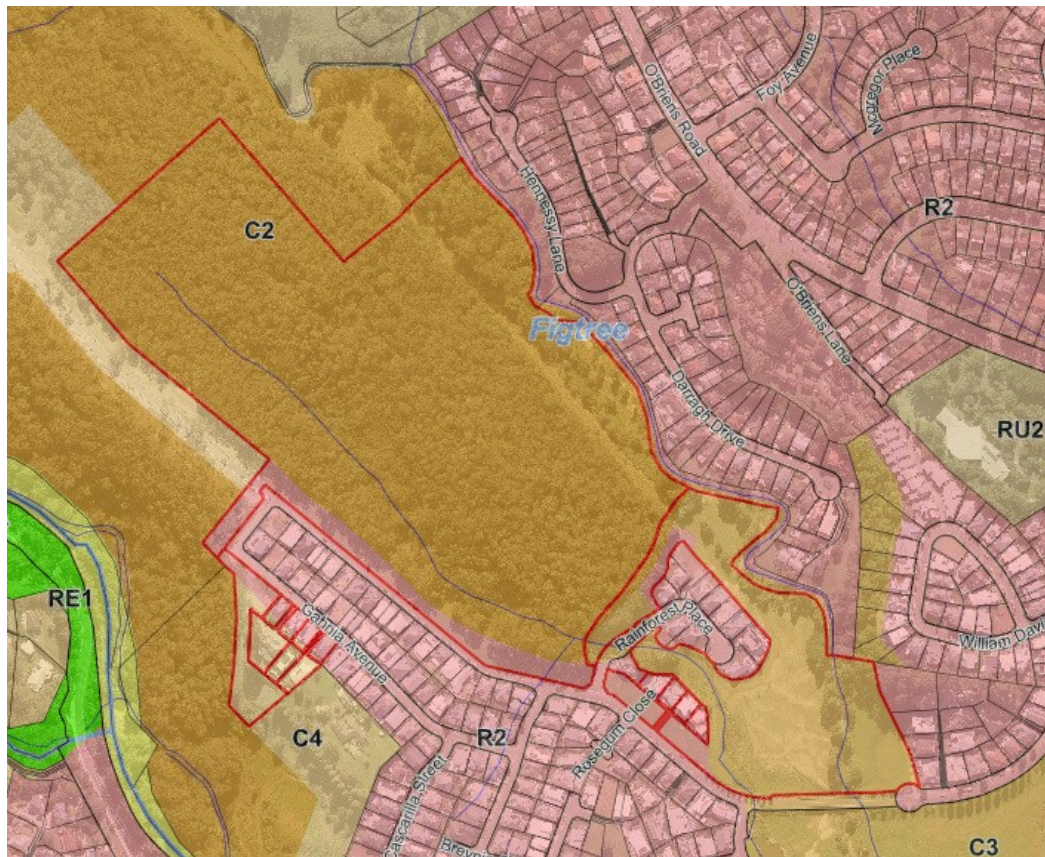
Proposed Minimum Lot Size map



Multiple lots Redgum Ridge

Property Location	Legal Description	Area (ha)
Lot 13 DP 1252847 Redgum Forest Way, Figtree	Lot 13 DP 1252847	18.89 ha
35 Gahnia Avenue, Figtree	Lot 1326 DP 1239016	0.0544 ha (544 m ²)
33 Gahnia Avenue, Figtree	Lot 1327 DP 1239016	0.1790 ha
31 Gahnia Avenue, Figtree	Lot 1325 DP 1239016	0.0544 ha (544 m ²)
29 Gahnia Avenue, Figtree	Lot 1324 DP 1239016	0.0544 ha (544 m ²)
27 Gahnia Avenue, Figtree	Lot 1323 DP 1239016	0.0852 ha (852 m ²)
25 Gahnia Avenue, Figtree	Lot 1322 DP 1239016	0.0926 ha (926 m ²)
23 Gahnia Avenue, Figtree	Lot 1321 DP 1239016	0.0530 ha (530 m ²)
Rainforest Place, Figtree	Lot 14 DP 1252847	4.99 ha

The site is currently zoned C2 Environmental Conservation and R2 Low Density Residential and has an approximate area of 19.89 ha. The R2 portion of the site is approximately 1.05 ha has a mapped: floor space ratio of 0.5:1; height of 9 m; minimum lot size of 499 m². Access to the site is via to Redgum Forest Way. A portion of the R2 land is in the Illawarra Escarpment. The R2 land appears to be an easement of 24.385 wide for the eastern gas pipeline.



Previous zoning:

- Illawarra Planning Scheme Ordinance (1968) – 1(b) Non-Urban “B
- Wollongong Local Environmental Plan 38 (1984) - 1(a) Rural “A” Zone and 7(d) Environmental Protection (Scenic) Zone)
- Wollongong Local Environmental Plan 1990 - 1 Non-Urban Zone; 7B Environmental Protection Conservation Zone; 2A Low Density Residential Zone

Constraints

- Bush Fire Prone - Vegetation Category 1 and buffer
- Biodiversity strategy corridor
- Land instability (known and suspected slip)
- Filled land
- Slope 8-18 to less than 4 degrees within R2 portion of the site
- EEC – Possibly MU13 Illawarra and South Coast Lowland Forest and Woodland (ISCLFW) (possibly within to R2 land)
- Easement to pipeline north of Redgum Forest Way; Drainage easement 3 wide and variable; Drainage easement 3 wide mapped within R2 zoned land north of Redgum Forest Way

Recommendations

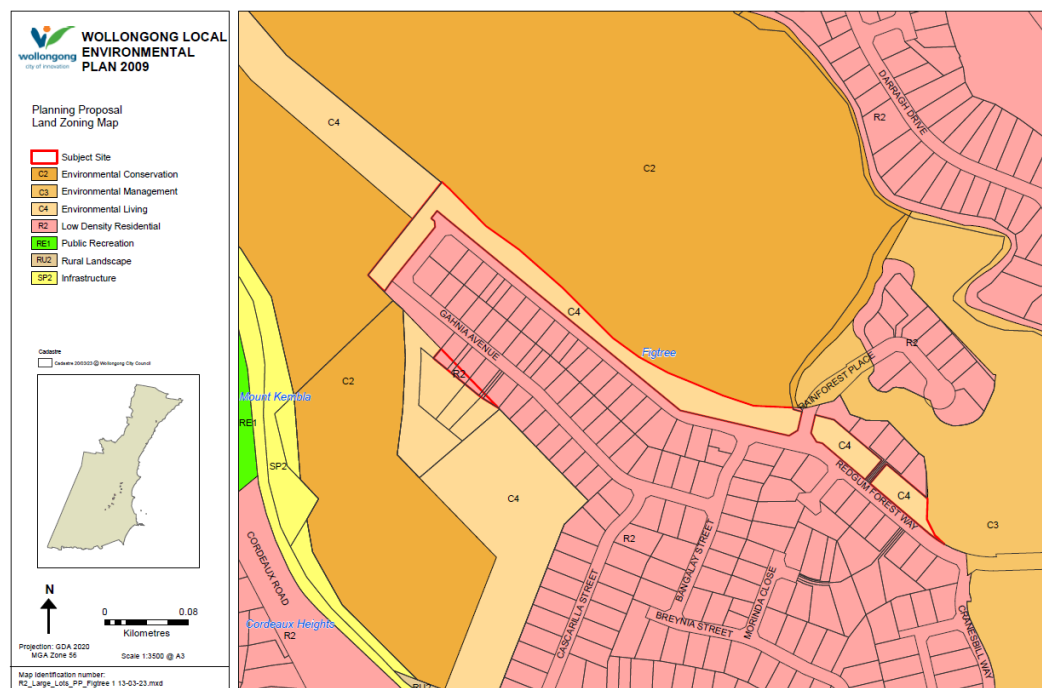
It is proposed the R2 land within Lot 13 DP 1252847 (adjacent to the C2 zoned land and Redgum Forest Way) be amended to C4 to allow consistency with adjoining lots to the west within the Escarpment and a Floor Space Ratio of Nil and a minimum lot size of 39.99 ha be proposed.

It is proposed that R2 land within Lot 13 DP 1252847 be amended to C4, to allow consistency with the adjoining land use zoning to the west, with a Floor Space ratio of 0.3:1 and a minimum lot size 999 m².

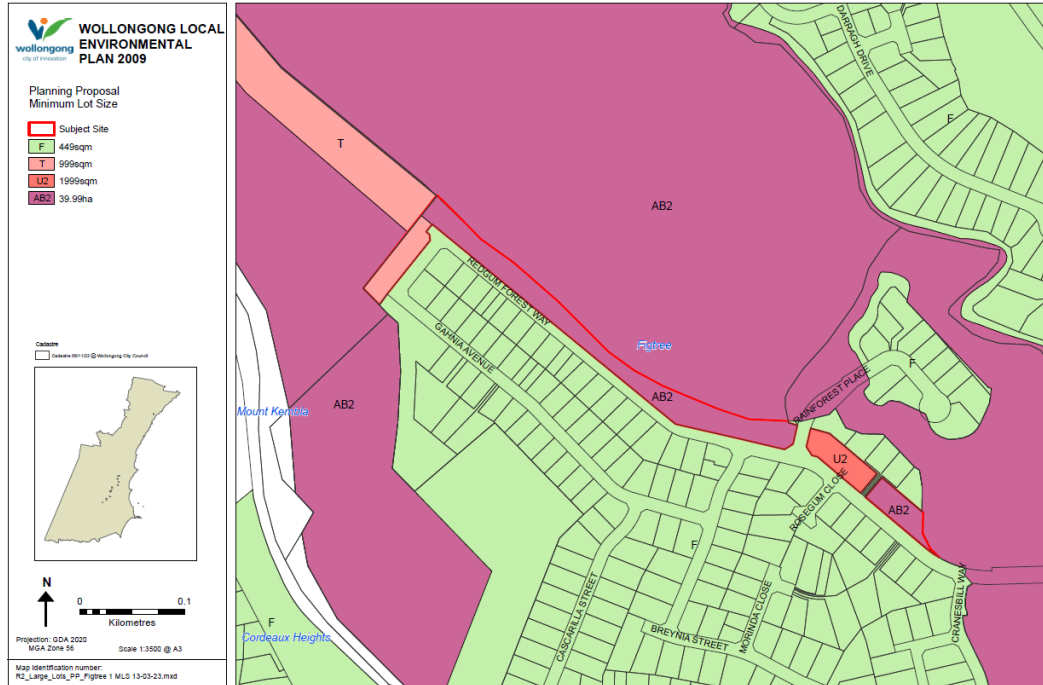
It is proposed that C4 land within Lot 1327 DP 1239016, 1326 DP 1239016, Lot 1325 DP 1239016, Lot 1324 DP 1239016, Lot 1323 DP 1239016, Lot 1322 DP 1239016, Lot 1321 DP 1239016 be amended to R2 with a Floor Space ratio of 0.5:1 and a minimum lot size 449 m².

It is proposed that R2 land within Lot 14 DP 1252847 be amended to C4, to allow for consistency with the adjoining land use zoning, with a Floor Space ratio of 0.3:1 and 39.99 ha; and, a minimum lot size 1,999 m² and Nil.

Proposed Zoning Map



Proposed Minimum Lot Size map



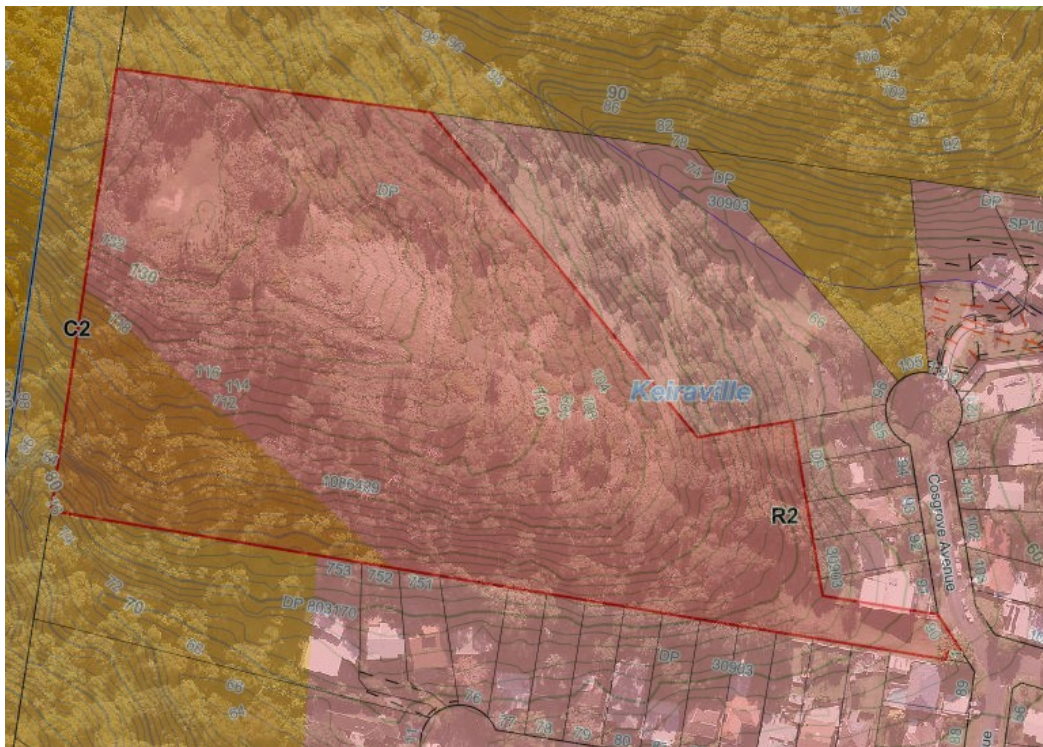
Keiraville

14 Cosgrove Avenue, KEIRAVILLE (Lot 90 DP 1086429)

Current lot was created in 2005 and was previously known as Lot 90 DP 30903 that was registered in 1960. The original 1960 subdivision created 104 residential lots that now front Cosgrove Avenue, Georgina Avenue, Cedar Grove and Andrew Avenue.

There are minimal differences between the original lot and the lot created in 2005. A small, 25.3 m², section of the lot was subdivided from the main allotment in 1960 to create an electrical substation. The resulting lot containing the substation is identified as Lot 1 DP 419934.

The subject lot has a total area of 4.19 ha and is zoned R2 Low Density Residential and C2 Environmental Conservation. The area of R2 is approximately 3.52 ha with the remaining 0.67 ha being zoned for C2. Currently the site is vacant of structures and consists of managed land and vegetated areas.



Wollongong Local Environmental Plan 2009 – Planning Controls

- Zoned R2 Low Density Residential and C2 Environmental Conservation
- Height Limit - 9 metres
- Floor Space Ratio 0.5:2 (R2); No mapped FSR (C2)
- Minimum Lot Size 499 m²(R2); 39.99 ha (C2)
- Illawarra Escarpment (C2)
- Heritage Conservation (Landscape) (C2)

Wollongong Development Control Plan 2009 –

The site is mapped as being impacted by the following:

- Bush Fire Prone - Vegetation Category 1 and buffer
- Unclassified flooding (limited to southwestern corner)
- Land instability (known and suspected land slip)

The site also is mapped as containing NP vegetation – Coachwood Temperate Rainforest (western section of C2)/ MU2 Northern Warm Temperate Rainforest. Additionally, the site is mapped as Biodiversity Strategy Corridor (all C2) and contains habitat for Powerful Owl

In 1968 the entire site was zoned 2(a) Residential. Under LEP 38, in 1984, the site was zoned 2(a) (Residential “A” zone) and 7(e) (Environmental Protection (Escarpment) Zone). This was transferred to Wollongong Local Environmental Plan 1990. Under Wollongong Local Environmental Plan 2009 the site is zoned R2 – Low Density Residential and a small section of C2 –Environmental Conservation.

Development Applications applicable to the site

Application	Proposed	Resolution	Decision date
DA-2009/180	Construction of site shed/garage	Refused	5 Jan 2010
DA-2009/838	Construction of dwelling-house and access driveway	Refused	19 Apr 2010
RD-2009/838/A	Construction of dwelling-house and access driveway	Approved	9 Mar 2011
DA-2012/545	Subdivision - torrens title - three residential lots, access driveway and tree removal	Approved	29 Nov 2012
PC-2017/1443	Access Driveway - Subdivision - torrens title - three residential lots, access driveway and Tree Removal	Approved	23 Oct 2017
DA-2020/4 Refer below for information	Residential - multi dwelling housing development comprising the construction of five (5) buildings with a total of 47 dwellings, 109 car parking spaces, associated earthworks, tree removal, internal accessway, landscaping, APZs, stormwater drainage, substation and Subdivision - Strata title	Refused	7 Jan 2020
DA-2022/469	Multi-dwelling housing development including the construction of 5 individual buildings with a total of 42 dwellings and 96 car parking spaces with associated earthworks, tree removal, construction of an internal private accessway, landscaping, Asset Protection Zone (APZ), stormwater drainage, new electrical substation and strata subdivision of dwellings.	Refused	7 Nov 2022

On 30 September 2020, the Southern Joint Regional Planning Panel determined DA-2020/4 by way of refusal.

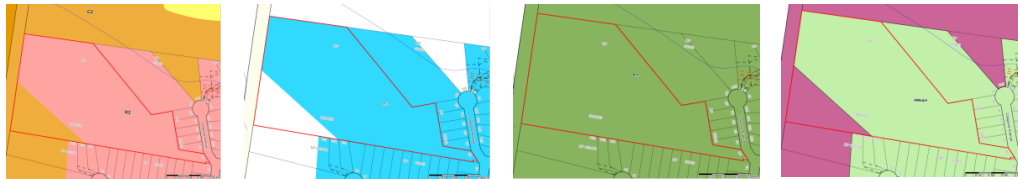
Following the determination of the SRPP the following actions occurred

- 19 February 2021 a Class 1 Appeal against the refusal of the above DA was lodged with the Land and Environment Court.
- 26 October 2021 – the applicant filed for a discontinuance of Appeal with the Land and Environment Court.

DA-2022/469 Determined by way of refusal – 7 November 2022.

On 23 May 2022 the Development Application DA-2022/469 was lodged for Multi-dwelling housing development including the construction of 5 individual buildings with a total of 42 dwellings and 96 car parking spaces with associated earthworks, tree removal, construction of an internal private accessway, landscaping, Asset Protection Zone (APZ), stormwater drainage, new electrical substation and strata subdivision of dwellings was lodged on 23 May 2022.

On 7 November 2022, the Southern Regional Planning Panel determined DA-2022/469 by way of refusal (PPSSTH-159-Wollongong-DA-2022/469).



Land Use Map	Floor Space Ratio Map	Height Map	Minimum Lot Size Map
--------------	-----------------------	------------	----------------------

Proposed Wollongong Local Environmental Plan 2009 mapping amendments:

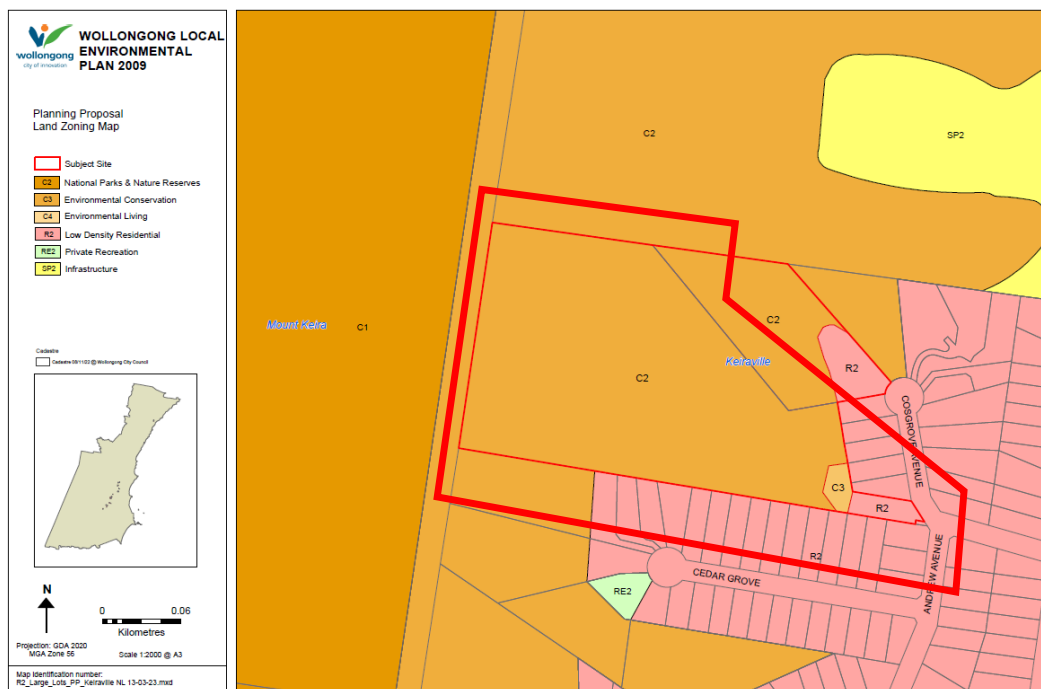
Based on previous Development Applications and supporting reports, site ecological and geotechnical constraints Council proposes the following amendments for the site:

Extend the C2 zone land eastwards by rezoning R2, with a minimum lot size of 39.99 ha and a Nil mapped FSR.

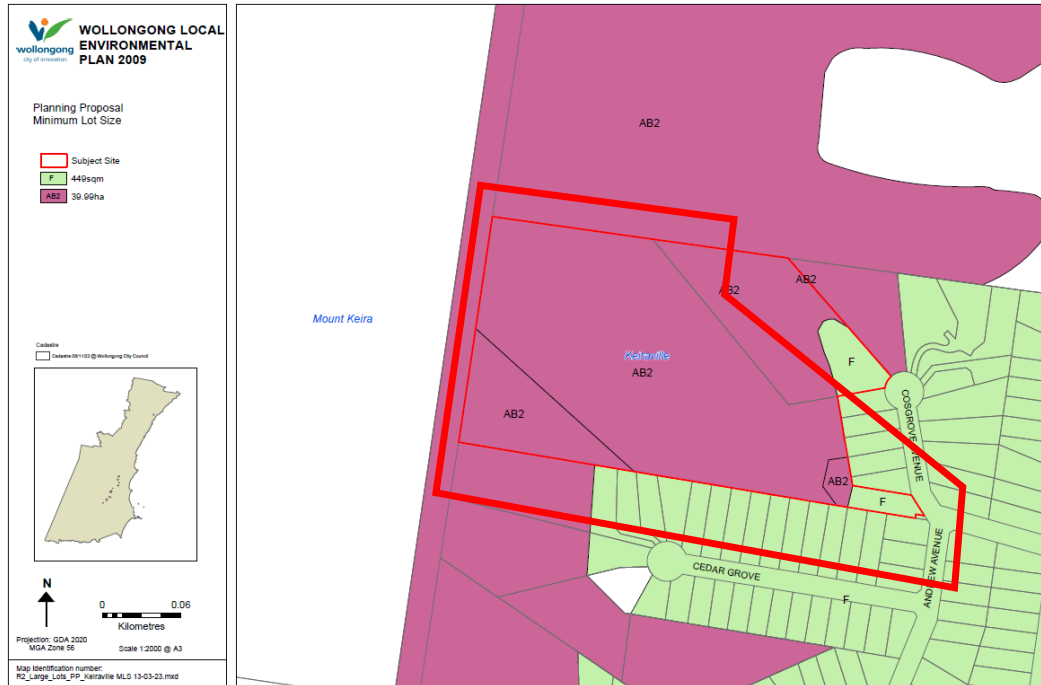
A small section of R2 land be rezoned C3 where lot expands in width, with a minimum lot size of 39.99 ha and a nil mapped FSR.

Retain a section of R2 Land in the eastern portion of the allotment with a minimum lot size for 449 and an FSR 0.5:1

Proposed Zoning Map



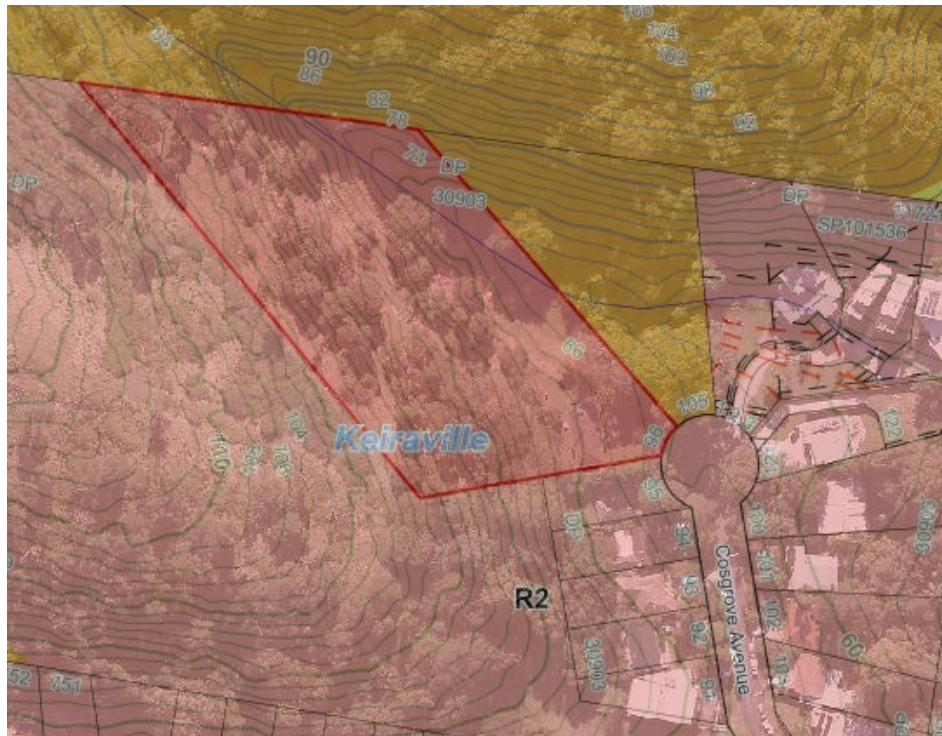
Proposed Minimum Lot Size Map



2 Cosgrove Avenue, KEIRAVILLE (Lot 96 DP 30903)

The lot layout was registered in 1960 and has an area of approximately 1.05ha. The lot is zoned R2 Low Density Residential. The site is mapped as being impacted by the following constraints.

A dwelling house located in the southeast portion of the lot. The remainder of the site consists of managed land and some vegetated areas. C2 land of the Illawarra Escapement is located to the north and east of the site



Wollongong Local Environmental Plan 2009 – Planning Controls -

- Zoned R2 Low Density Residential
- Height Limit 9 metres
- Floor Space Ratio 0.5:1
- Minimum Lot Size 499 m²
- Riparian land

Wollongong Development Control Plan 2009 –

- Bush fire prone – Vegetation Category 1 and buffer
- Unclassified flood risk
- Land instability

The contains habitat for Powerful Owl and Golden-crowned Snake.

The site has been consistently zoned for residential purposes since 1968 and is currently zoned R2 Low Density Residential under Wollongong Local Environmental Plan 2009.

Development Applications applicable to the site

Application	Proposed	Resolution	Decision date
BA-1969/177	Dwelling & Garage	Approved	24 Feb 1969
BA-1996/411	Underpinning of Structural Repairs	Approved	13 Mar 1996
DA-2016/1813	Residential – garage conversion to bedroom	Approved	22/12/2017



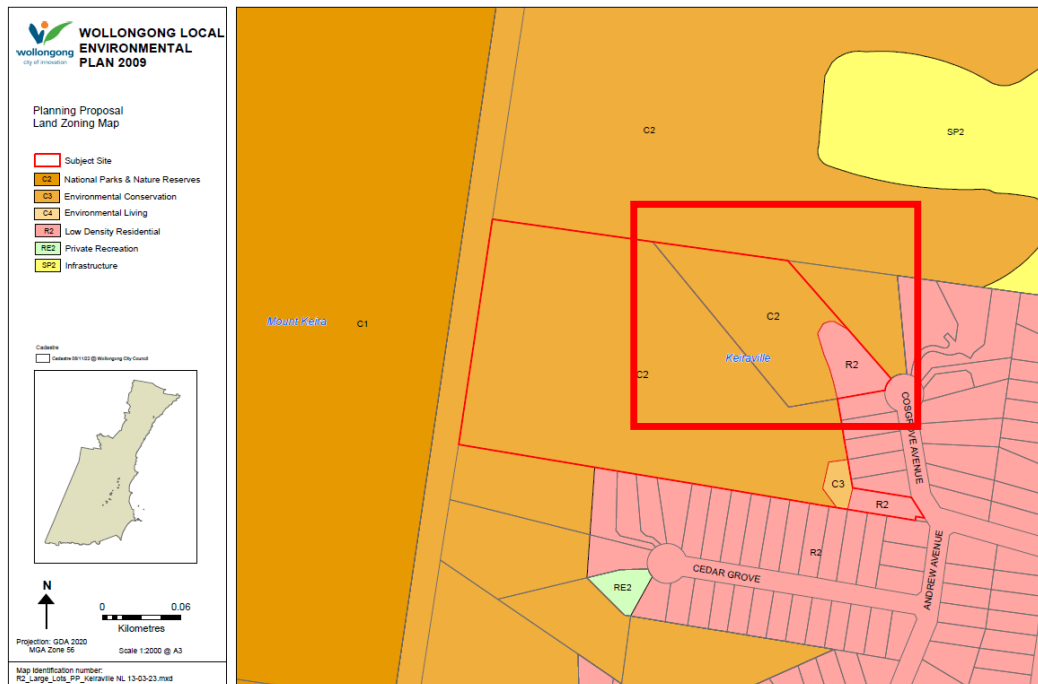
Land Use Map	Floor Space Ratio Map	Height Map	Minimum Lot Size Map
--------------	-----------------------	------------	----------------------

Proposed Wollongong Local Environmental Plan 2009 Mapping amendments.

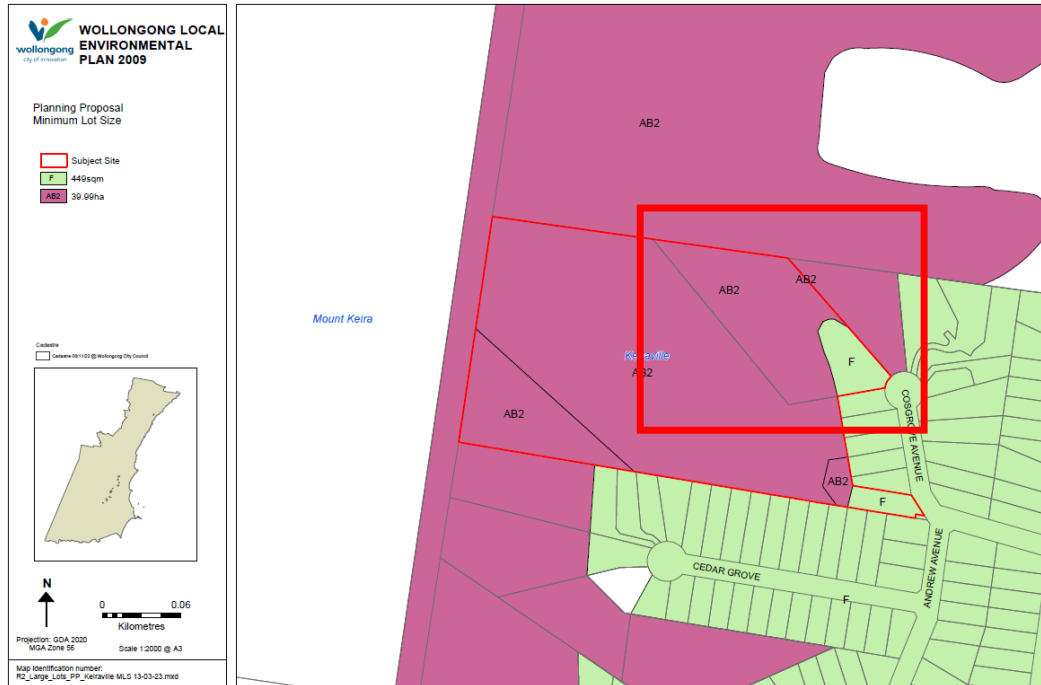
To have a consistent C2 Environmental Conservation zone with 14 Cosgrove and the neighbouring allotment, Lot 105 DP 30903, which promotes the environmental quality of the allotment, it is proposed the northern portion of R2 zoned land be rezoned C2. It is recommended for the C2 land, the minimum lot size be amended from 499 m² to 39.99 ha and the Floor Space Ratio be amended from 0.5:1 to no mapped FSR. No amendments to existing 9 m height restriction are proposed.

It is proposed amending Minimum lot size of the remaining R2 portion of the lot to 799 m². There are no recommendations to amend the mapped Floor Space Ratio of 0.5:1 or the 9 m Height Limit.

Proposed Zoning Map



Proposed Minimum Lot Size Map



Mount Keira

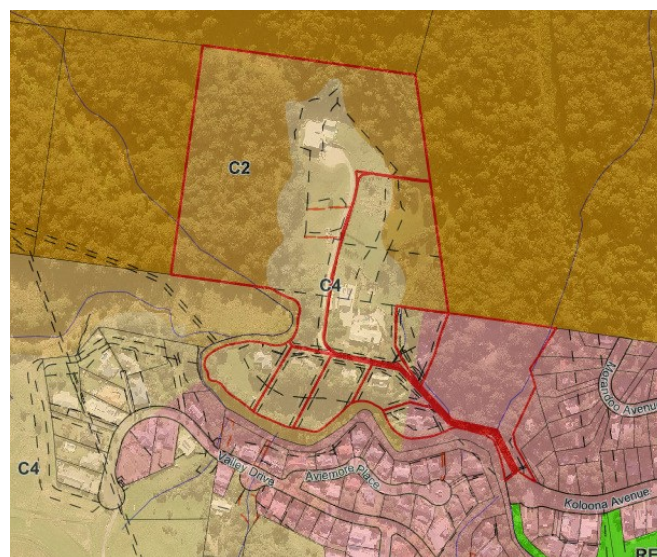
Multiple Lots Koloona Avenue

Property Location	Legal Description	Area (ha)
147 Koloona Avenue Mount Keira	Lot 16 DP 730175	1.502 ha
165 Koloona Avenue MOUNT KEIRA	Lot 1 DP 826177	0.2,698 ha
155 Koloona Avenue Mount Keira	Lot 2 DP 826177	0.3682 ha
157 Koloona Avenue MOUNT KEIRA	Lot 4 DP 826177	0.5071 ha
159 Koloona Avenue MOUNT KEIRA	Lot 5 DP 826177	0.4681 ha
161 Koloona Avenue MOUNT KEIRA	Lot 6 DP 826177	0.4230 ha
163 Koloona Avenue MOUNT KEIRA	Lot 7 DP 826177	0.2892 ha
	Lot 501 DP 1255962	2.218 ha
	Lot 502 DP 1255962	6.337 ha

Lot 16 DP 730175 is currently zoned R2 Low Density Residential and has an approximate area of 1.5 ha. The site has a mapped: floor space ratio of 0.5:1; height of 9 m; minimum lot size of 449 m². Access to the site is via an access handle to Koloona Avenue. The lot northern boundary of the allotment is adjacent to the Illawarra Escarpment. The site appears to be used for residential purposes.

Lot 1 DP 826177, Lot 2 DP 826177, Lot 4 DP 826177, Lot 5 DP 826177, Lot 6 DP 826177, Lot 7 DP 826177 are all split zoned had with C4 with a mapped floor space ratio of 0.3:1 m²; height 9 m; minimum lot size of 2,999 m². The lots a also zoned R2 with a mapped floor space ratio of 0.5:1; height 9 m; minimum lot size of 449 m².

Lot 501 DP 1255962 and Lot 502 DP 1255962 are zoned C2 with a mapped floor space ratio of Nil, minimum lot size of 39.99 ha. C4 with a mapped floor space ratio of 0.3:1; height 9 m; minimum lot size of 2,999 m² and R2 with a mapped floor space ratio of 0.5:1; height 9 m; minimum lot size of 449 m².

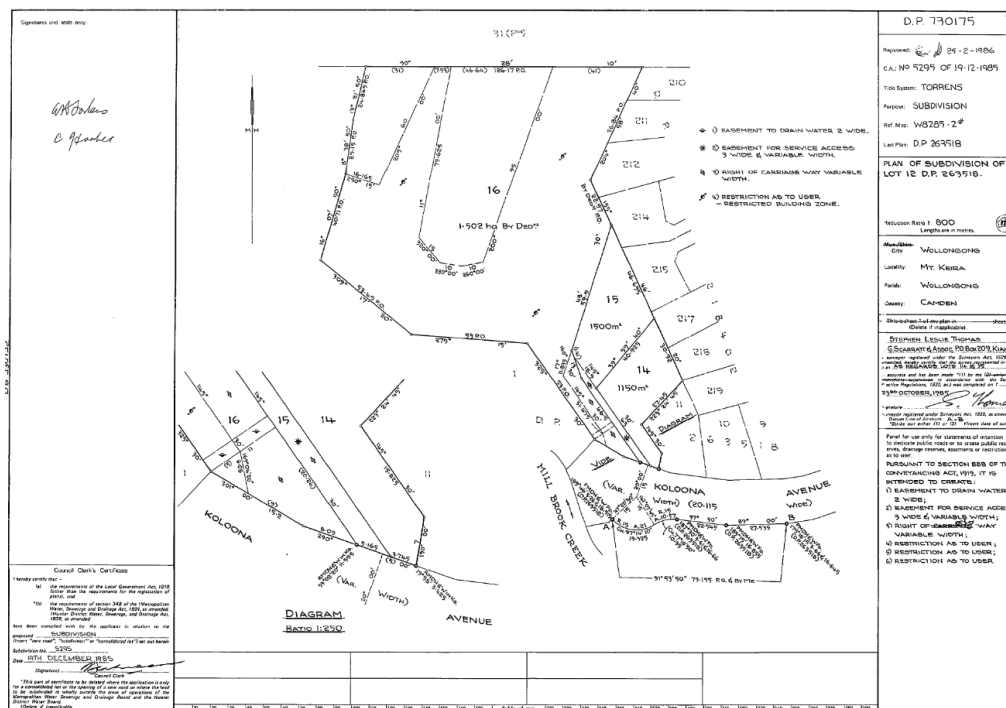


Previous zoning:

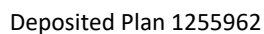
- Illawarra Planning Scheme Ordinance (1968) – 2(a) Residential “A”
- Wollongong Local Environmental Plan 38 (1984) – 2(e) Residential “E” (Living Area) Zone
- Wollongong Local Environmental Plan 1990 – 2A Low Density Residential

Constraints

- Bush Fire Prone - Vegetation Category 1 and buffer
- Key Fish Habitat
- Land instability (suspected slip)
- Slope 18-25 to 4 – 8 degrees
- MU8 Wet Sclerophyll Forest
- Flooding
- Riparian lands



Deposited Plan 730175



The Deposited Plan 730175, Deposited Plan 826177 identifies a restriction as to user Restricted Building Zone identified by:

Deposited Plan 1255962– Restricted Building Envelope identified by letter “T”

3. Terms of Restrictions as to User fourthly referred to in the above-mentioned plan:

No dwelling house or other substantial structure shall be erected on that part of the lot hereby burdened shown as a restricted building zone.

Name of person empowered to release, vary or modify the Restriction as to User fourthly referred to in the abovementioned plan:

Wollongong City Council

88b instrument extract from Deposited Plan 730175

11. Terms of restriction as to use eleventhly referred to in the abovementioned plan

No building or other structure and no filling material shall be erected, placed or permitted to remain on that part of the land hereby burdened shown as Restricted Building Zone without the prior written approval of The Council of the City of Wollongong or otherwise than in strict compliance with such conditions as that Council may impose.

Name of person empowered to release, vary or modify restriction as to use eleventhly referred to in the abovementioned plan

Wollongong City Council

12. Terms of restriction as to use twelfthly referred to in the abovementioned plan

(a) No habitable dwelling other than one approved habitable dwelling shall be erected on any lot nor

(b) No further subdivision of any lot may be carried out

without the prior written approval of the Council of The City of Wollongong or otherwise than in strict compliance with such conditions as that Council may impose.

Name of person empowered to release, vary or modify restriction as to use twelfthly referred to in the abovementioned plan

Wollongong City Council

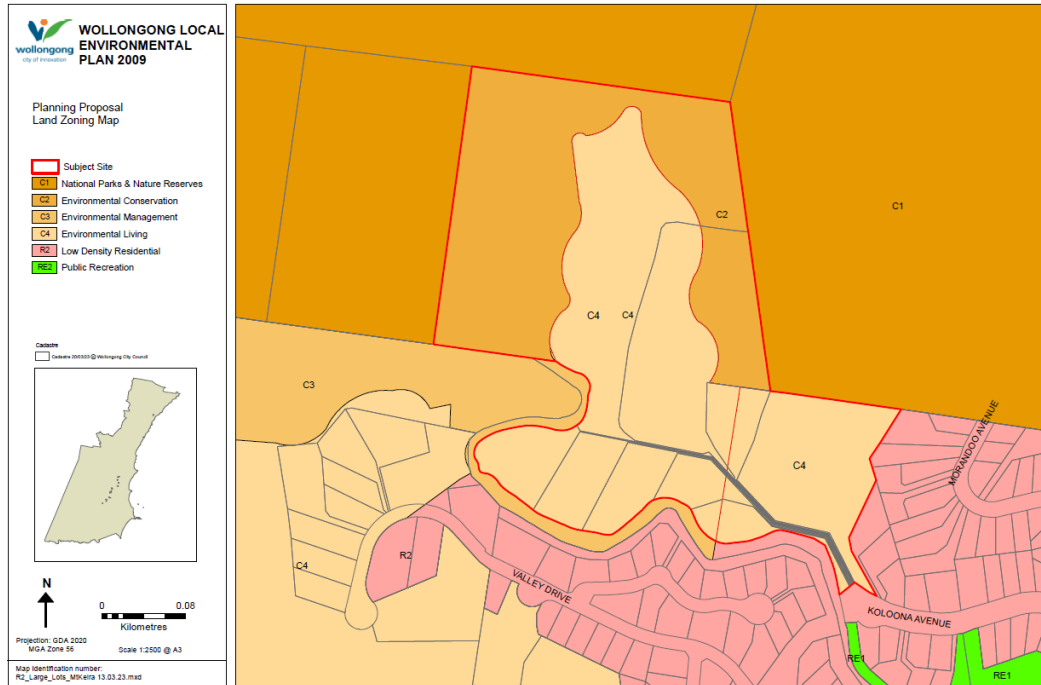
88b instrument extract from Deposited Plan 826177

Recommendations

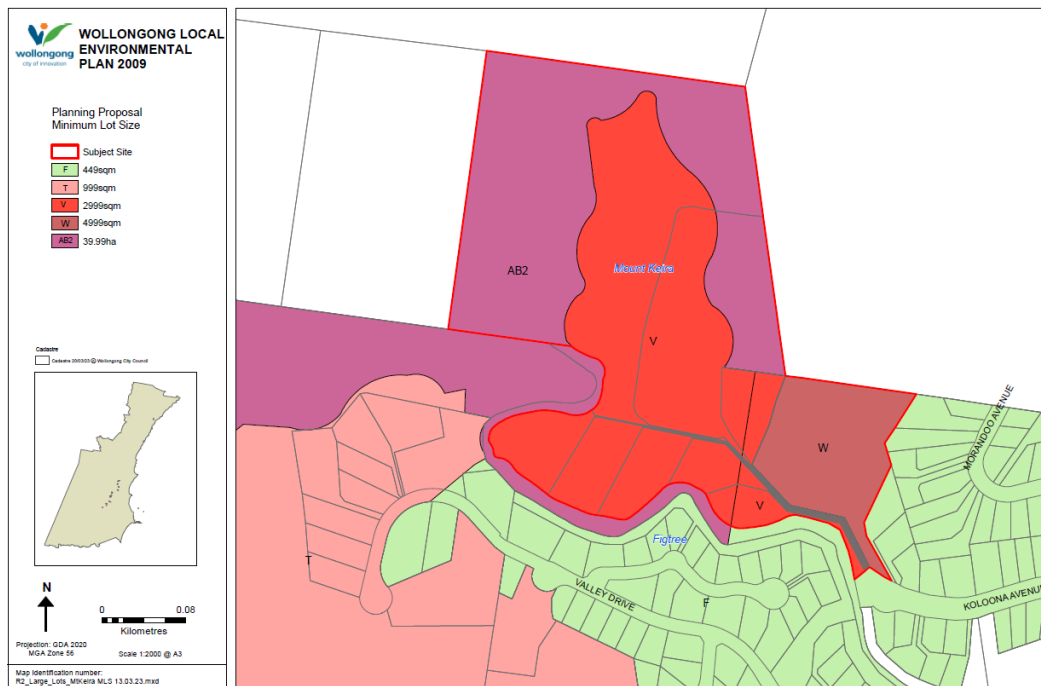
It is proposed the Lot 16 DP 730175 be C4 to allow a transition to the C1 National Park and Nature Reserve land to the north that is within the Escarpment and a Floor Space Ratio of 0.3:1 and a minimum lot size of 4,999 m² be amended. No amendments to the existing 9 m height restriction are proposed.

It is proposed the R2 portions of Lot 1 DP 826177, Lot 2 DP 826177, Lot 4 DP 826177, Lot 5 DP 826177, Lot 6 DP 826177, Lot 7 DP 826177 Lot 501 DP 1255962, Lot 502 DP 1255962 be C4 with a Floor Space Ratio of 0.3:1 and a minimum lot size of 2,999 m² be amended. No amendments to the existing C4 zoned land and 9 m height restriction are proposed.

Proposed Zoning Map



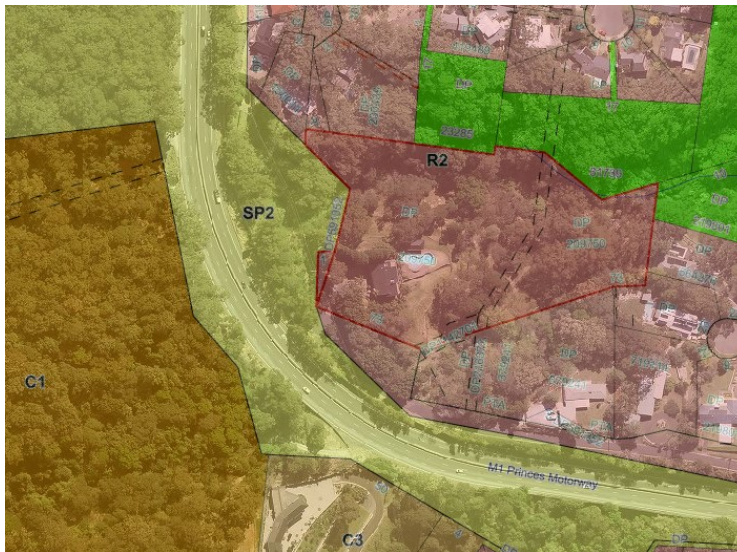
Proposed Minimum Lot Size Map



Mount Ousley

24 Highbank Place, MOUNT OUSLEY (Lot 73 DP 209750; Lot 1 DP 591352)

The site is currently zoned R2 Low Density Residential and has an approximate area of 1.92 ha. The site has a mapped: floor space ratio of 0.5:1; height of 9 m; minimum lot size of 449 m². Access to the site is via a frontage to Highbank Place. The lot is bound to the west by the SP2 road corridor of Mount Ousley Road. The western boundary of the site is adjacent to the mapped Illawarra Escarpment.

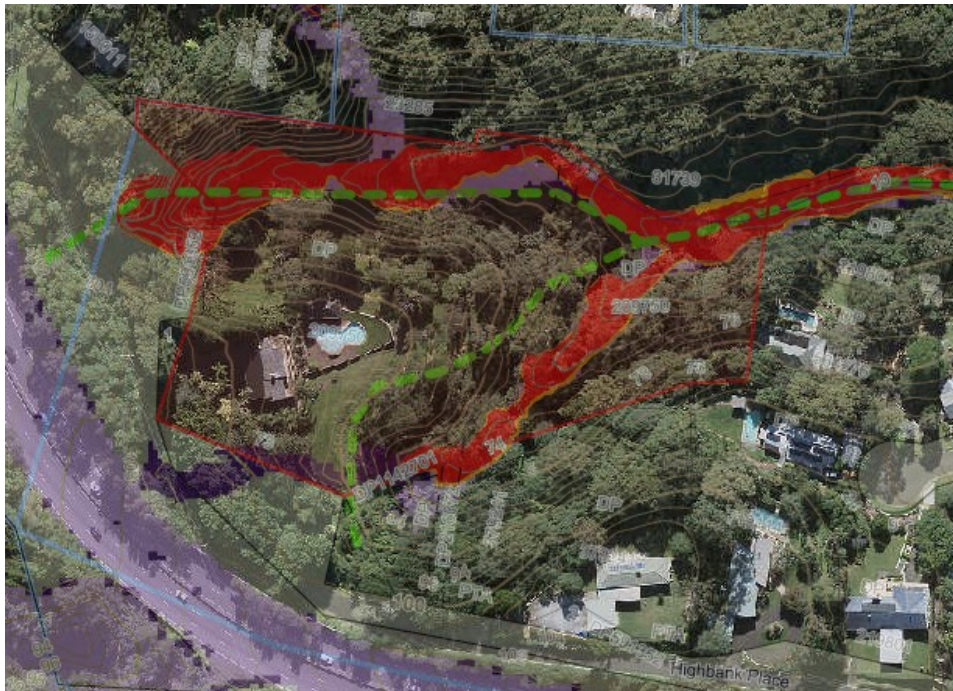


Previous zoning:

- Illawarra Planning Scheme Ordinance (1968):
 - Lot 1 DP 591352 – Road reserve (Mount Ousley Road)
 - Lot 73 DP 209750 – 2(a) Residential “A”
- Wollongong Local Environmental Plan 38 (1984) – 2(a) Residential “A” Zone
- Wollongong Local Environmental Plan 1990 – 2A Low Density Residential

Constraints

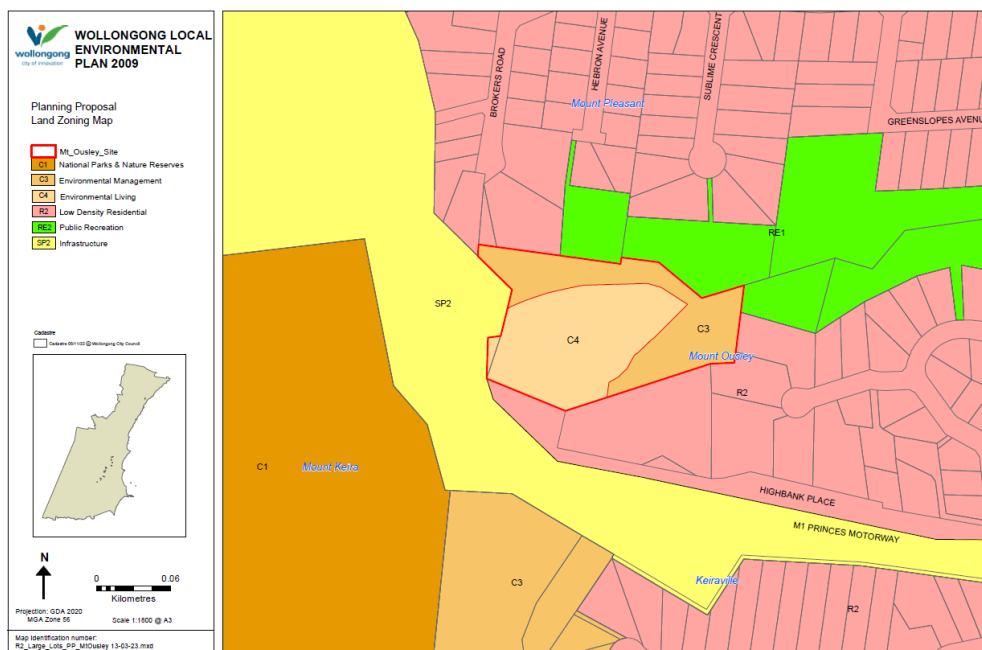
- Bush Fire Prone - Vegetation Category 1 and buffer
- Flooding
- MU16 Escarpment Blackbutt Forest
- Land instability (suspected slip)
- Slope 18-25 to less than 4 degrees
- Riparian lands



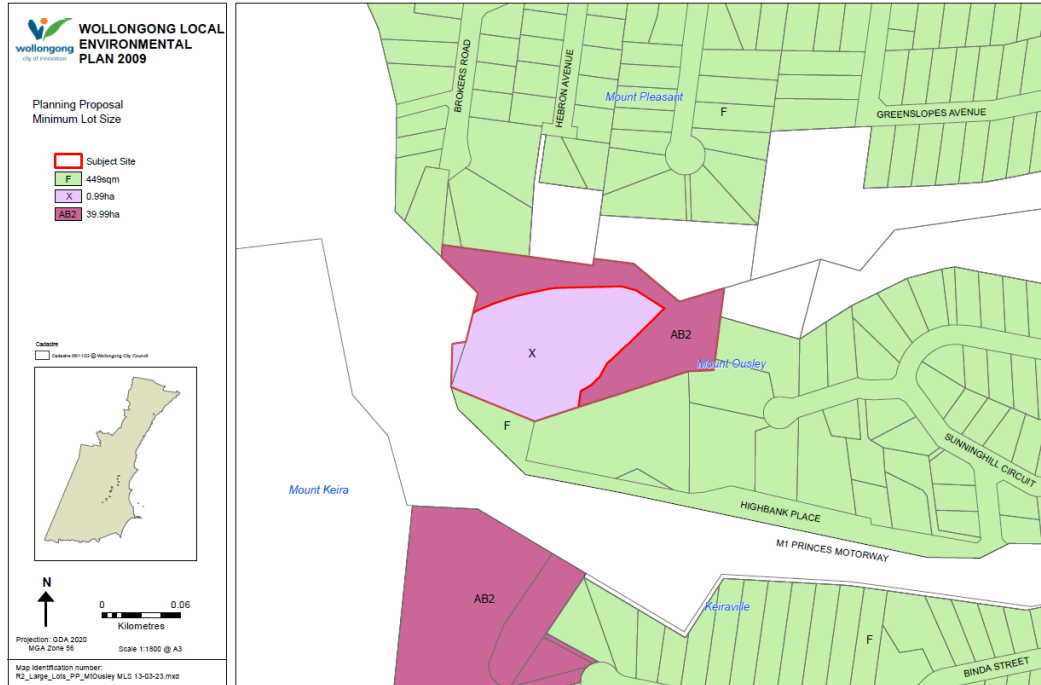
Recommendations

It is proposed the lot zoning be amended to C4 and C3 to reflect the values of the Escarpment. It is proposed land to be rezoned C3 have a minimum lot size of 7,999 m² with a FSR of 0.3:1 and the land to be rezoned have a minimum lot size of 9,999 m² and an FSR of 0.3:1. There are no proposed changes to the 9 metre height limit.

Proposed Zoning Map



Proposed Minimum Lot Size Map

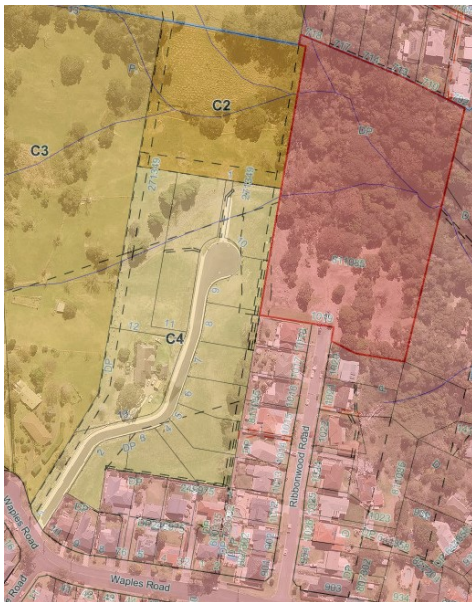


WARD 3

Farmborough Heights

Ribbonwood Road, FARMBOROUGH HEIGHTS (Lot 1019 DP 811085)

The site is currently zoned R2 Low Density Residential and has an approximate area of 2.05 ha. The site has a mapped: floor space ratio of 0.5:1; height of 9 m; minimum lot size of 449 m². Access to the site is via Ribbonwood Road. The lot is adjacent to the Illawarra Escarpment. The site appears to be vacant



Previous zoning:

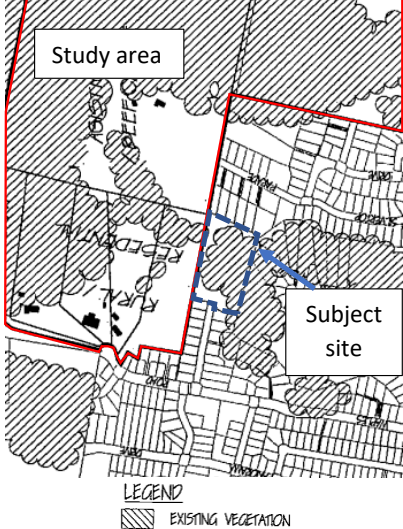



- Illawarra Planning Scheme Ordinance (1968) – 2(e) Residential “e” (Living Area)
- Wollongong Local Environmental Plan 38 (1984) - 2(a) Residential “A” Zone
- Wollongong Local Environmental Plan 1990 - 2A Low Density Residential


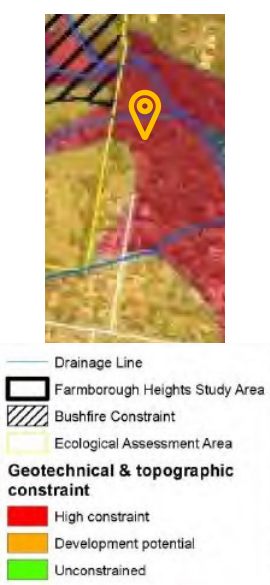
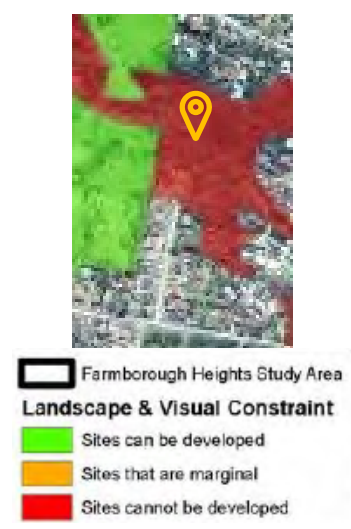
Constraints

- Bush Fire Prone - Vegetation Category 1 and buffer
- Flood affected
- Land instability
- EEC – MU4 Illawarra Subtropical Rainforest
- MU23 – Illawarra Lowlands Grassy Woodland
- Riparian lands
- Slope 18–8 to 4-8 degrees

The site was identified as being on the periphery of the Forges Rigby, Farmborough Heights to Mount Kembla Strategic Planning Study 1997 and also in the Farmborough Heights to Mount Kembla Concept Plan (GHD, 2013). It is seen in the 1997 study and 2013 concept plan the site is highly constrained by vegetation with a riparian corridor running through the northern portion of the site. The site is also identified as high Geotechnically constrained and bushfire prone.

The 2013 Concept plan also shows the neighbouring lot to the west as having limited developable areas. This is reflected in the current zoning of the neighbouring lot, which was rezoned

 <p>Study area</p> <p>Subject site</p> <p>LEGEND</p> <p>EXISTING VEGETATION</p>	 <p>Subject site</p> <p>Drainage Line</p> <p>Red flag areas</p> <p>Recommended Riparian Corridor</p> <p>Ecological Assessment Area</p> <p>Farmborough Heights Study Area</p> <p>Proposed conservation planning constraint</p> <p>Potential Development Area</p> <p>Managed Open Space</p> <p>Proposed Conservation Area</p>
<p>Excerpt map from Farmborough Heights to Mount Kembla Strategic Planning Study (Forbes Rigby, 1997)</p>	<p>Excerpt map from Farmborough Heights to Mount Kembla Concept Plan (GHD, 2013)</p>
 <p>Lot 14 DP261266</p> <p>WILLOWOOD ROAD</p> <p>Constraint</p> <p>Bushfire constraint</p> <p>High Geotech Constraint</p>	

	
Excerpt map from Farmborough Heights to Mount Kembla Concept Plan (GHD, 2013)	Excerpt map from Farmborough Heights to Mount Kembla Concept Plan (GHD, 2013)
	
Developable area based on geotechnical constraints. Farmborough Heights to Mount Kembla Concept Plan (GHD, 2013)	Developable areas based on Landscape & visual constraints. Farmborough Heights to Mount Kembla Concept Plan (GHD, 2013)



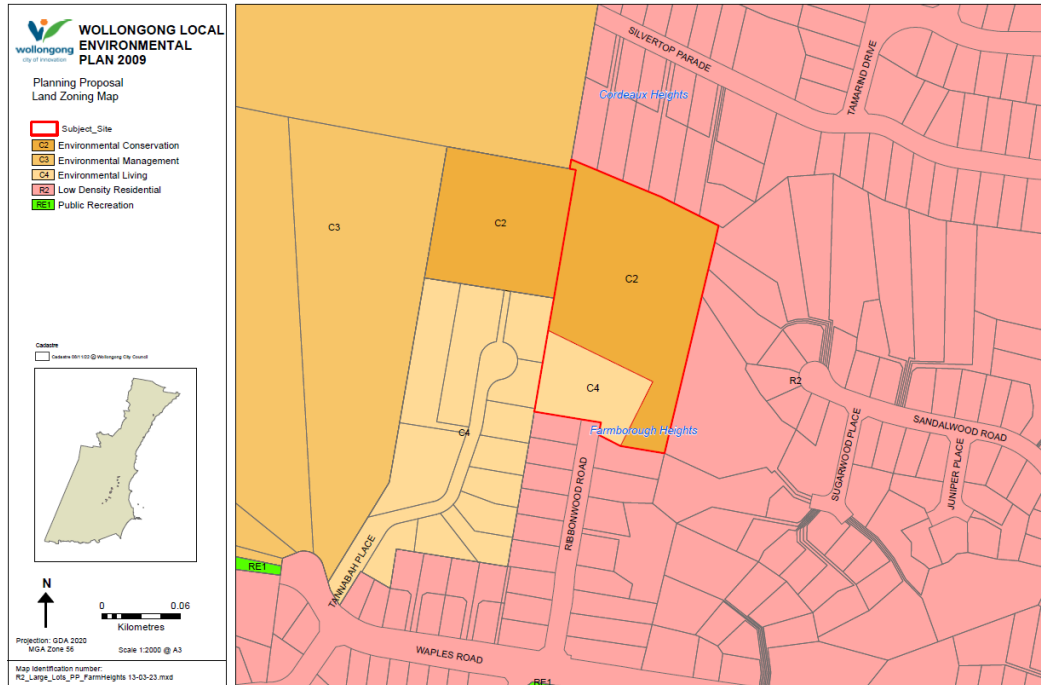
Recommendations

The following recommendations are based on the results of the Forges Rigby, Farmborough Heights to Mount Kembla Strategic Planning Study 1997 and the Farmborough Heights to Mount Kembla Concept Plan (GHD, 2013). Additionally, the rezoning of land at DP 271349 had informed the following recommendations.

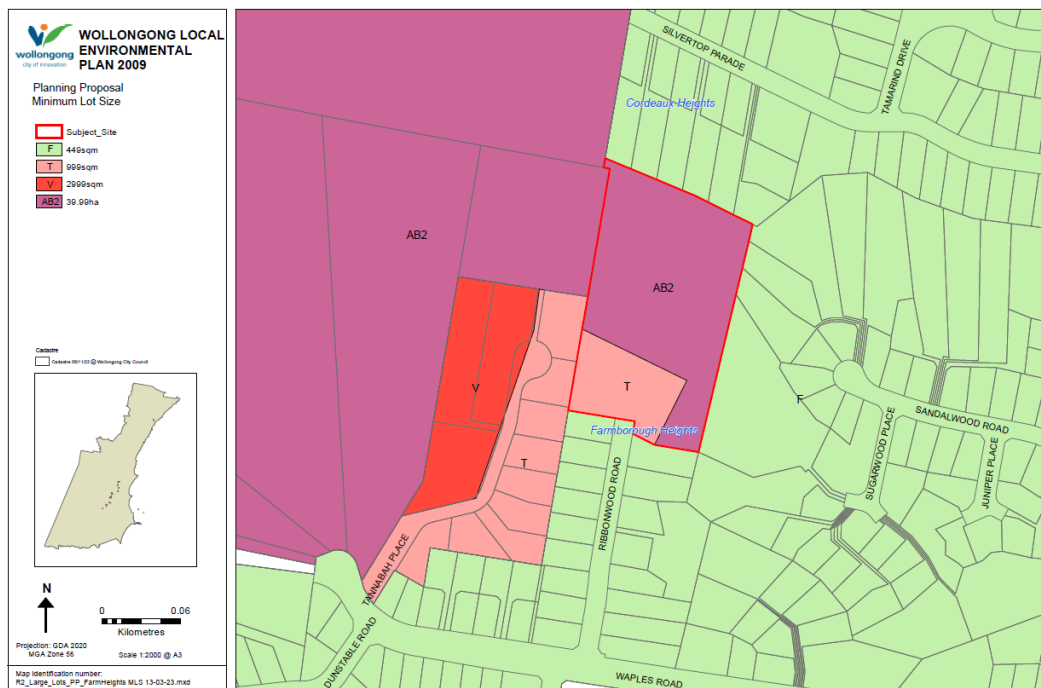
It is proposed the northern portion of the lot zoning be amended to C2 to allow consistency with adjoining lot to the west within the Escarpment and amend the Floor Space to no mapped FSR and a minimum lot size of 39.99 ha be amended. No amendments to existing 9 m height are proposed.

It is proposed the southern portion of the lot zoning be amended to C4 to allow consistency with adjoining lot to the west within the Escarpment and amend the Floor Space to 0.3:1 and a minimum lot size of 999 m² be amended. No amendments to the existing 9 m height restriction are proposed.

Proposed Zoning Map



Proposed Minimum Lot Size Map



ADVICE AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF MEETING	31/10/22
PANEL MEMBERS	Scott Lee (Expert Panel Member), Larissa Ozog (Expert Panel Member)

Meeting held at Wollongong City Council, 41 Burelli Street, Wollongong on 31/10/22 opened at 1.15pm and closed at 5:00pm.

Sue Francis declared a conflict of interest and left the meeting, as a colleague is involved in a DA appeal on 14 Cosgrove Ave, Keiraville.

MATTER DETERMINED

Item 4 - Possible Planning Proposal – Review of large R2 zoned lots in the Illawarra Escarpment foothills

PUBLIC SUBMISSIONS

The Panel heard from:

- Council officers



PANEL CONSIDERATION

The Panel considered the Council officer's report, and attachments, and the material presented at the meeting.

PANEL DECISION

1. The Panel supports the strategic review of large lots in the Illawarra Escarpment and believes it has strategic merit and is consistent with the environmental objectives of the Draft Housing Strategy.
2. The Panel supports the progress and preparation of a draft Planning Proposal to amend the zoning and minimum lot sizes to reduce the development potential of large lots in the Illawarra Escarpment.
3. The Panel supports the purpose of the Planning Proposal which is to preserve the sensitive environmental and visual qualities of the escarpment and its immediate surrounds.
4. The Panel suggests that Council officers consider whether any additional adjoining lots or other zoned sites, with similar constraints should also be considered as part of the review.
5. The Panel suggests that in some instances the proposed 999m² Minimum Lot Size for the proposed sites to be zoned C4 Environmental Living should be increased to further reduce development potential on environmentally constrained sites.

The decision was unanimous

PANEL MEMBERS	
 Scott Lee (Acting Chair)	 Larissa Ozog

Site	Address	Lot and Deposited Plan	Location of land to be rezoned	R2 land proposed to be rezoned	Amended Minimum Lot Size	Amended Floor Space Ratio
1.	Lot 2 Brokers Rd, Balgownie (DA subdivision approval for 22 lots under construction)	Lot 2 DP 774626	Northern and southern portions of allotment. Eastern and centre of allotment.	C4 4.24ha RE1 0.89ha	C4: 6,999 m ² 2,599 m ² 1,599 m ² 1,299 m ² 599 m ² RE1: Nil	C4: 0.3:1 RE1: Nil
2.	40 Brokers Rd, Balgownie	Lot X DP 29499	Centre of allotment adjacent to Brokers Road Adjacent to northern, eastern, and southern boundaries	C4 0.74 ha C3 0.91 ha	C4: 999 m ² C3: 4,999 m ²	0.3:1 0.3:1
3.	36 Rose Parade, Mt Pleasant	Lot 100 DP 747146	Entirety of allotment	C4	9,999 m ²	0.3:1
4.	53A Wellington Drive, Balgownie	Lot 101 DP 747146	Entirety of allotment	C4	9,999 m ²	0.3:1
5.	Lot 1021 DP 1204935 Wellington Drive, Balgownie	Lot 1021 DP 1204935	Entirety of allotment	C4	4,999 m ²	0.3:1
6.	Lot 1022 DP 1204935 Wellington Drive, Balgownie	Lot 1022 DP 1204935	Entirety of allotment	C4	1,999 m ²	0.3:1

7.	6 Paradise Avenue, Mount Pleasant	Lot 100 DP 585596	Entirety of allotment	C4	449 m ²	0.3:1
8.	10 Paradise Avenue, Mount Pleasant	Lot 102 DP 601108	Entirety of allotment	C4	1,999 m ²	0.3:1
9.	12 Paradise Avenue, Mount Pleasant	Lot 8 DP 213718	Entirety of allotment	C4	449 m ²	0.3:1
10.	Railway Crescent Stanwell Park	Lot 1 DP 1218223	Entirety of allotment	SP2	No Mapped Minimum Lot Size	No Mapped FSR
11.	Railway Crescent Stanwell Park	Lot 1 DP 433638	Entirety of allotment	C4	4,999 m ²	0.3:1
12.	Hill Crest Home 1A Railway Crescent Stanwell Park	Lot 5800 DP 1132696	Entirety of allotment	C4	999 m ² (Retain existing)	0.3:1
13.	632 Lawrence Hargrave Drive, Wombarra (Lot 1 of 5) (DA subdivision approval for 14 lots currently under construction)	Lot 1 DP 1286300	Future Lot 12 And northern part of future Lot 14	C4	2999 m ²	0.3:1
			Southern part of Future Lot 14	C3	2,999 m ²	0.3:1
			Location of future Lot 13	C4	899 m ²	0.3:1
			Approx location of future Lot 6, 7, 8, 9, 10, 11 and road	C4	449 m ²	0.3:1
14.	636 Lawrence Hargrave Drive Wombarra (Lot 2 of 5)	Lot 2 DP 1286300	Approx location of future Lot 2 and road	C4	449 m ²	0.3:1

15.	634 Lawrence Hargrave Drive Wombarra (Lot 3 of 5)	Lot 3 DP 1286300	Approx location of future road and Lot 3	C4	449 m ²	0.3:1
16.	632 Lawrence Hargrave Drive Wombarra (Lot 4 of 5)	Lot 4 DP 1286300	Approx location of future Lot 4 and Lot 1	C4	449 m ²	0.3:1
17.	630 Lawrence Hargrave Drive Wombarra (Lot 5 of 5)	Lot 5 DP 1286300	Approx location of future Lot 5 and Lot 1	C4	449 m ²	0.3:1
18.	107 Derribong Drive, Cordeaux Heights	Lot 60 DP 1233680	Entirety of allotment	C4	4,999 m ²	0.3:1
19.	43 Mungurra Hill Road, Cordeaux Heights	Lot 61 DP 1233680	Rezone R2 zoned land within site	C4	2,999 m ²	0.3:1
20.	Lot 1433 Odenpa Road, Cordeaux Heights	Lot 1433 DP 748240	Entirety of allotment	R2 retain	999 m ²	0.3:1
21.	94C Staff Road Cordeaux Heights	Lot 17 DP 1168440	Entirety of allotment	C4	2999 m ²	0.3:1
22.	6-10 Moab Place, Figtree	Lot 2317 DP 868296	Northern portion of allotment.	C3 1.06ha	C4 9,999 m ²	0.3:1
			Southern portion allotment	R2 0.34ha (retain)	R2 499 m ²	0.5:1
23.	54 Nebo Drive, Figtree	Lot 45 DP 261184	Western side of allotment.	C4 0.51 ha	4,999 m ²	0.3:1
			Eastern side of allotment and access handle	C4 0.43 ha	2,999 m ²	0.3:1

24.	240-242 O'Briens Road, Figtree	Lot 19 DP 775348	Land east of the mapped building line constraint. Land adjacent to O'Briens Road	C3 R2 (retain)	39.99 ha 449	Nil 0.5:1
25.	236-238 O'Briens Road, Figtree	Lot 18 DP 775348	Land adjacent to the northern lot boundary, east of the mapped building line constraint. Land on the eastern portion of allotment Land adjacent to O'Briens Road	C3 C4 R2 (retain)	39.99 ha 999 m2 449 m2	Nil 0.3:1 0.5:1
26.	232-234 O'Briens Road, Figtree	Lot 17 DP 775348	Land east of the mapped building line constraint. Land adjacent to O'Briens Road	C3 R2 (retain)	39.99 ha 449 m2	Nil 0.5:1
27.	230 O'Briens Road, Figtree	Lot 16 DP 775348	Land east of the mapped building line constraint. Land adjacent to O'Briens Road	C3 R2 (retain)	39.99 ha 449 m2	Nil 0.5:1
28.	228 O'Briens Road, Figtree	Lot 15 DP 775348	Land east of the mapped building line constraint.	C3	39.99 ha	Nil

			Land adjacent to O'Briens Road	R2 (retain)	449 m2	0.5:1
29.	226 O'Briens Road, Figtree	Lot 14 DP 775348	Adjacent to the mapped building line constraint.	C4	999 m2	0.3:1
			Land eastern most portion of allotment.	C3	39.99 ha	Nil
			Land adjacent to O'Briens Road	R2 (retain)	449 m2	0.5:1
30.	222-224 O'Briens Road, Figtree	Lot 13 DP 775348	Adjacent to the mapped building line constraint and eastern most of allotment	C4	999 m2	0.3:1
			Central within the allotment.	C3	39.99 ha	Nil
			Land adjacent to O'Briens Road	R2 (retain)	449 m2	0.5:1
31.	220 O'Briens Road, Figtree	Lot 12 DP 775348	Land east of the mapped building line constraint.	C4	999 m2	0.3:1
			Land adjacent to O'Briens Road	R2 (retain)	449 m2	0.5:1
32.	216-218 O'Briens Road, Figtree	Lot 11 DP 775348	Western most portion of the allotment	C3	999 m2	0.3:1
			Centre of allotment	C3	39.99 ha	Nil
			Land adjacent to O'Briens Road	R2 (retain)	449 m2	0.5:1

33.	210 O'Briens Road, Figtree	Lot 8 DP 740266	Land within the east of the allotment.	C4	999 m2	0.3:1
			Land adjacent to O'Briens Road	R2 (retain)	449 m2	0.5:1
34.	70 Jacaranda Avenue, Figtree	Lot 2604 DP 1004167	Adjacent to northern boundary	C3	39.99 ha	Nil
			Centre of allotment	C4	999 m2	0.3:1
			Land adjacent to southeastern boundary and access handle	R2 (retain)	449 m2	0.5:1
35.	11 Manna Avenue, Figtree	Lot 2501 DP 876928	Adjacent to the mapped building line constraint.	C4	999 m2	0.3:1
			Land adjacent to the southern boundary	C3	39.99 ha	Nil
			Land adjacent to Manna Ave	R2 (retain)	449 m2	0.5:1
36.	13 Manna Avenue, Figtree	Lot 2502 DP 876928	Adjacent to the mapped building line constraint.	C4	999 m2	0.3:1
			Land adjacent to the southern boundary	C3	39.99 ha	Nil
			Land adjacent to Manna Ave	R2 (retain)	449 m2	0.5:1

37.	15 Manna Avenue, Figtree	Lot 5 DP 848792	Adjacent to the mapped building line constraint. Land adjacent to the southern boundary Land adjacent to Manna Ave	C4	999 m2	0.3:1
				C3	39.99 ha	Nil
				R2 (retain)	449 m2	0.5:1
38.	17 Manna Avenue, Figtree	Lot 6 DP 848792	Adjacent to the mapped building line constraint. Land adjacent to the southern boundary Land adjacent to Manna Ave	C4	999 m2	0.3:1
				C3	39.99 ha	Nil
				R2 (retain)	449 m2	0.5:1
39.	19 Manna Avenue, Figtree	Lot 7 DP 848792	Adjacent to the mapped building line constraint. Land adjacent to the southern boundary Land adjacent to Manna Ave	C4	999 m2	0.3:1
				C3	39.99 ha	Nil
				R2 (retain)	449 m2	0.5:1
40.	21 Manna Avenue, Figtree	Lot 8 DP 848792	Adjacent to the mapped building line constraint. Land adjacent to the southern boundary	C4	999 m2	0.3:1
				C3	39.99 ha	Nil

			Land adjacent to Manna Ave	R2 (retain)	449 m2	0.5:1
41.	23 Manna Avenue, Figtree	Lot 9 DP 848792	Adjacent to the mapped building line constraint. Land adjacent to the southern boundary Land adjacent to Manna Ave	C4 C3 R2 (retain)	999 m2 39.99 ha 449 m2	0.3:1 Nil 0.5:1
42.	25 Manna Avenue, Figtree	Lot 10 DP 848792	Adjacent to the mapped building line constraint. Land adjacent to the southern boundary Land adjacent to Manna Ave	C4 C3 R2 (retain)	999 m2 39.99 ha 449 m2	0.3:1 Nil 0.5:1
43.	27 Manna Avenue, Figtree	Lot 11 DP 848792	Adjacent to the mapped building line constraint. Land adjacent to the southern boundary Land adjacent to Manna Ave	C4 C3 R2 (retain)	999 m2 39.99 ha 449 m2	0.3:1 Nil 0.5:1
44.	29 Manna Avenue, Figtree	Lot 12 DP 848792	Adjacent to the mapped building line constraint.	C4	999 m2	0.3:1

			Land adjacent to northern and southern boundaries	C3	39.99 ha	Nil
			Land adjacent to Manna Ave	R2 (retain)	449 m2	0.5:1
45.	29A Manna Avenue, Figtree	Lot 1312 DP 1034643	Land within the south of the allotment.	C4	999 m2	0.3:1
			Land adjacent to Manna Ave	R2 (retain)	449 m2	0.5:1
46.	Lot 13 DP 1252847 Redgum Forest Way, Figtree	Lot 13 DP 1252847	Northern end of allotment crossing Redgum Road.	C4	999 m ²	0.3:1
			Land within mapped easement adjacent to C2 zoned land and north of Redgum Road	C4	39.99 ha	Nil
47.	35 Gahnia Avenue, Figtree	Lot 1326 DP 1239016	Southern end of allotment	R2	449 m2	0.5:1
48.	33 Gahnia Avenue, Figtree	Lot 1327 DP 1239016	Access handle	R2	449 m2	0.5:1
49.	31 Gahnia Avenue, Figtree	Lot 1325 DP 1239016	Southern end of allotment	R2	449 m2	0.5:1
50.	29 Gahnia Avenue, Figtree	Lot 1324 DP 1239016	Southern end of allotment	R2	449 m2	0.5:1
51.	27 Gahnia Avenue, Figtree	Lot 1323 DP 1239016	Access handle	R2	449 m2	0.5:1
52.	25 Gahnia Avenue, Figtree	Lot 1322 DP 1239016	Access handle	R2	449 m2	0.5:1
53.	23 Gahnia Avenue, Figtree	Lot 1321 DP 1239016	Southern end of allotment	R2	449 m2	0.5:1

54.	Rainforest Place, Figtree	Lot 14 DP 1252847	Land adjacent to Rainforest Place and Redgum Forest Way Land adjacent to Redgum Forest Way	C4 C4	1,999 m2 39.99 ha	0.3:1 Nil
55.	14 Cosgrove Avenue, Keiraville	Lot 90 DP 1086429	Western portion of the site Land west of proposed R2 Existing R2 zoned Land fronting Cosgrove Avenue.	C2 C3 R2 (retain)	C2: 39.99ha C3: 39.99 ha R2 499 m ²	Nil Nil 0.5:1
56.	2 Cosgrove Avenue, Keiraville	Lot 96 DP 30903	Western portion of allotment Eastern portion of allotment	C2 8622.36 m ² R2 1865.63 m ² (retain)	C2 39.99 ha R2 799 m ²	C2: Nil R2: 0.5:1
57.	147 Koloona Ave, Mt Keira	Lot 16 DP 730175	Entirety of allotment	C4	4,999 m ²	0.3:1
58.	165 Koloona Avenue, Mount Keira	Lot 1 DP 826177	Eastern portion of including access handle	C4	2,999 m2	0.3:1
59.	155 Koloona Avenue, Mount Keira	Lot 2 DP 826177	Eastern portion of including access handle	C4	2,999 m2	0.3:1
60.	157 Koloona Avenue Mount Keira	Lot 4 DP 826177	Eastern access handle	C4	2,999 m2	0.3:1
61.	159 Koloona Avenue Mount Keira	Lot 5 DP 826177	Eastern access handle	C4	2,999 m2	0.3:1
62.	161 Koloona Avenue Mount Keira	Lot 6 DP 826177	Eastern access handle	C4	2,999 m2	0.3:1

63.	163 Koloona Avenue, Mount Keira	Lot 7 DP 826177	Eastern portion of including access handle	C4	2,999 m2	0.3:1
64.	151 Koloona Avenue Mount Keira	Lot 501 DP 1255962	Eastern portion of site including access handle	C4	2,999 m2	0.3:1
65.	153 Koloona Avenue Mount Keira	Lot 502 DP 1255962	Eastern access handle	C4	2,999 m2	0.3:1
66.	24 Highbank Place, Mt Ousley	Lot 1 DP 591352	Entirety of allotment	C4	9,999 m ²	0.3:1
67.	24 Highbank Place, Mt Ousley	Lot 73 DP 209750	Western edge and centre of allotment	C4 1.081 ha	9,999 m2	0.3:1
			Northern, eastern and portion of southern edge	C3 8486 m2	7,999 m2	Nil
68.	Lot 1019 Ribbonwood Rd, Farmborough Heights	Lot 1019 DP 811085	Northern and eastern portions of allotment.	C2 1.62 ha	C2 39.99ha	Nil
			Southern corner of allotment	C4 0.43 ha	C4 999 m ²	0.3:1

**WOLLONGONG LOCAL
ENVIRONMENTAL
PLAN 2009**

Planning Proposal
Land Zoning Map

Zoning

- C1 National Parks & Nature Reserves
- C2 Environmental Conservation
- C3 Environmental Management
- C4 Environmental Living
- R2 Low Density Residential
- RE2 Public Recreation

Cadastral
Cadastral 08/11/22 © Wollongong City Council

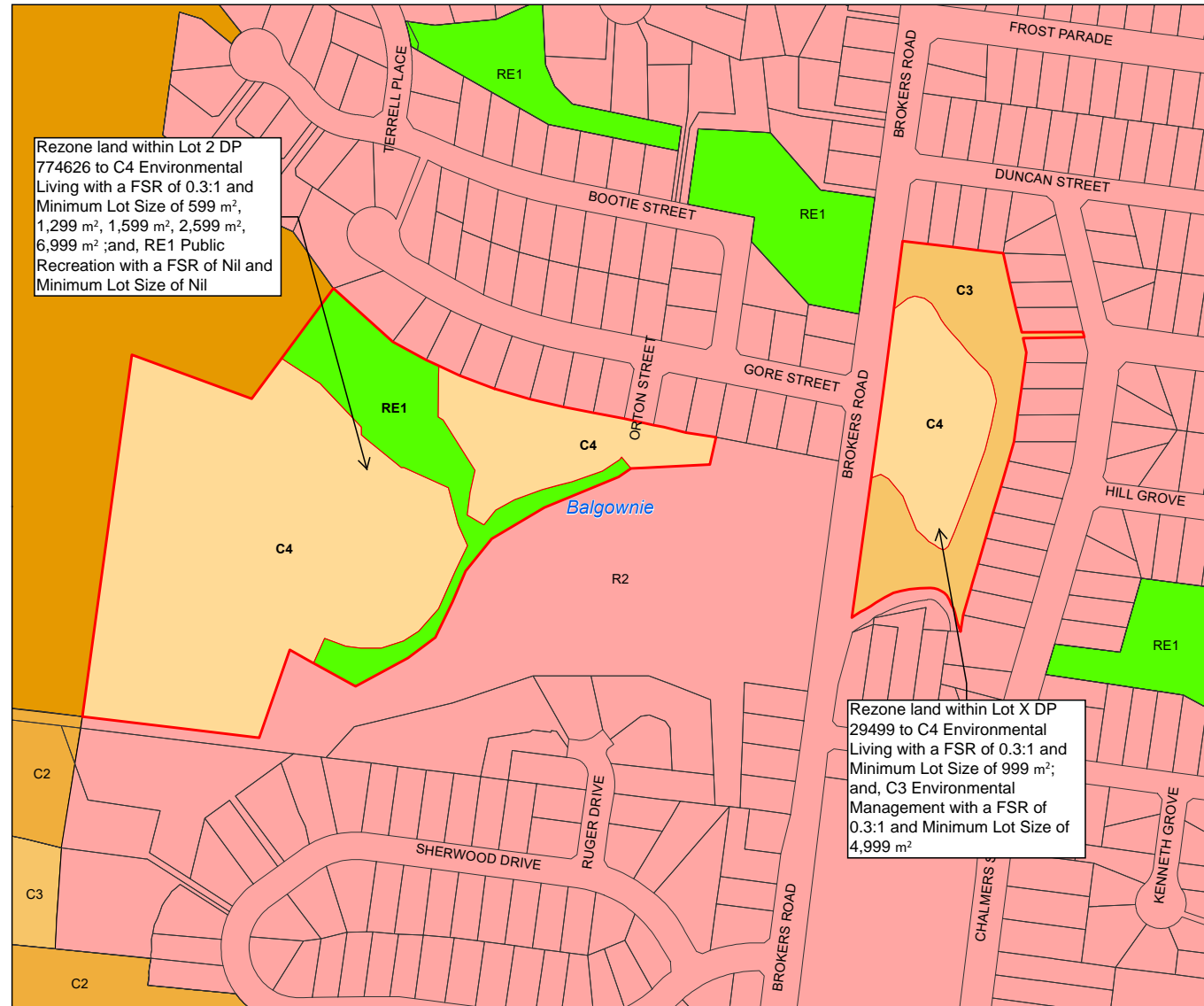


0 0.08
Kilometres

Projection: GDA 2020
MGA Zone 56

Scale 1:2500 @ A3

Map Identification number:
R2_Large_Lots_PP_Balgownie 2 13-03-23.mxd



WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

Planning Proposal
Land Zoning Map

Zoning

- C2 Environmental Conservation
- C3 Environmental Management
- C4 Environmental Living
- R2 Low Density Residential
- RE1 Public Recreation
- SP2 Infrastructure

Cadastral
Cadastral 08/11/22 © Wollongong City Council

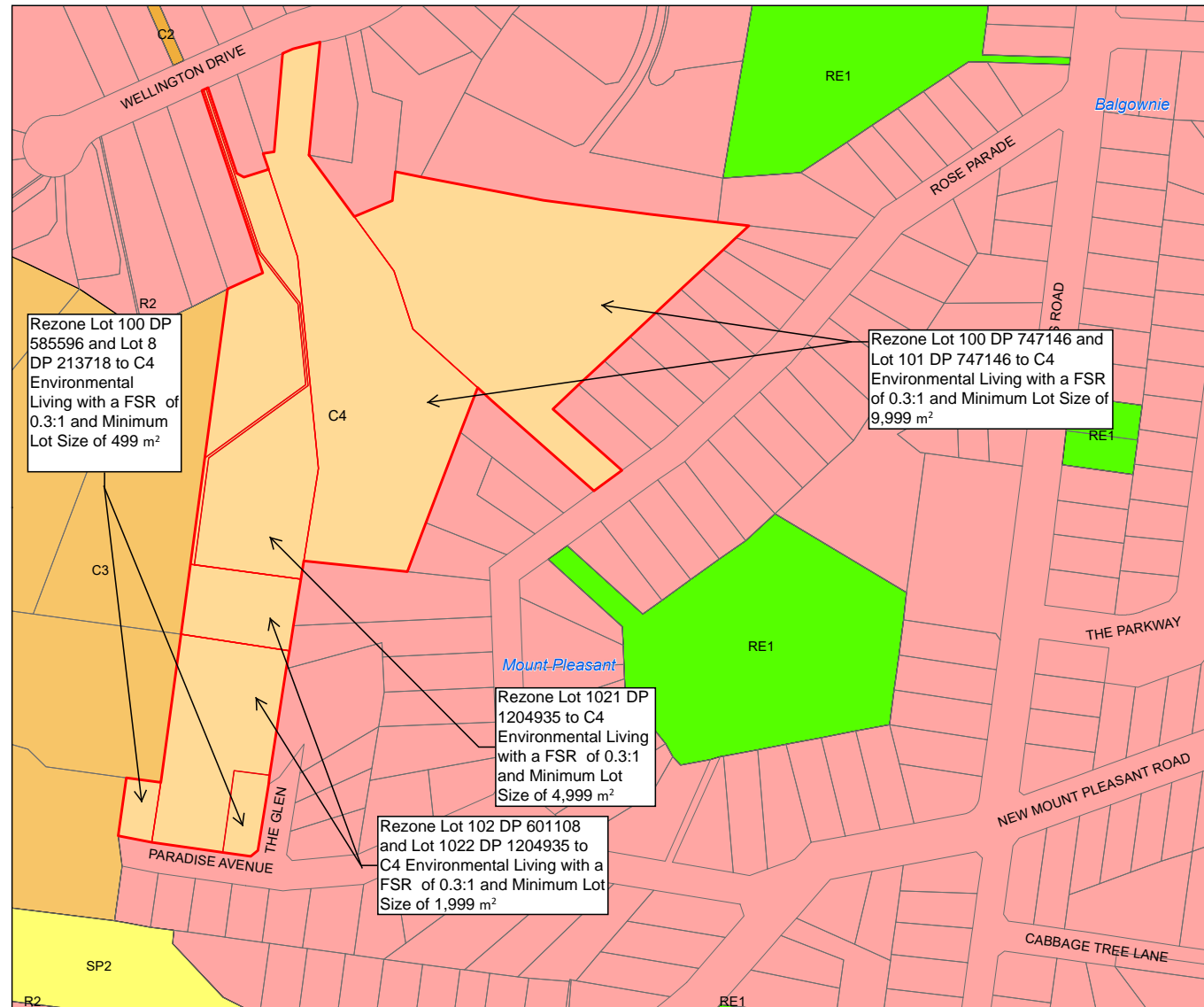


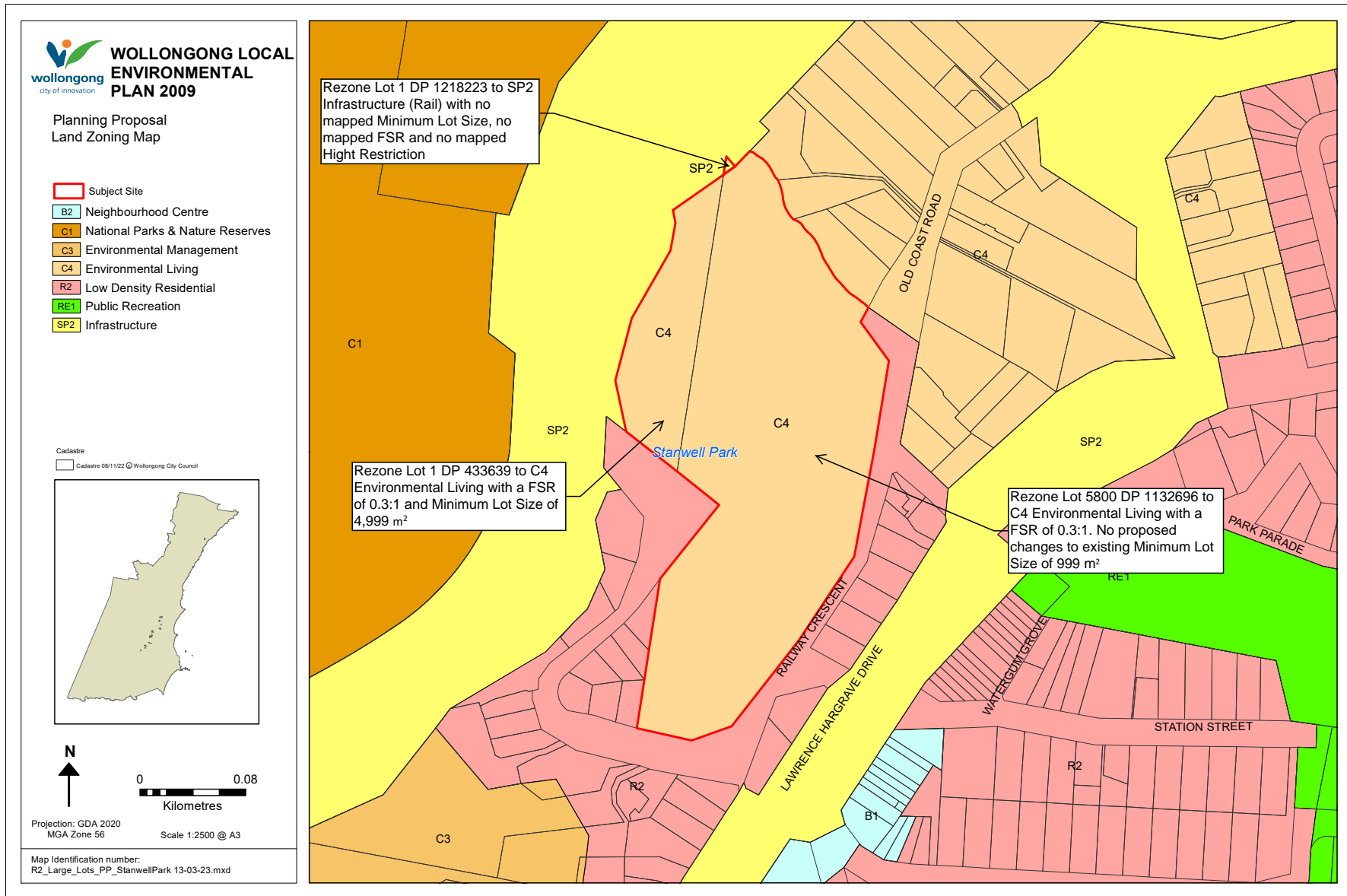
0 0.06
Kilometres

Projection: GDA 2020
MGA Zone 56

Scale 1:2000 @ A3

Map identification number:
R2_Large_Lots_PP_Balgownie2 13-03-23.mxd





WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

Planning Proposal
Land Zoning Map

- Subject_Site
- C3 Environmental Management
- C4 Environmental Living
- R2 Low Density Residential
- RE1 Public Recreation
- RE2 Private Recreation
- SP1 Special Activities
- SP2 Infrastructure

Cadastral
Cadastral 08/11/22 © Wollongong City Council

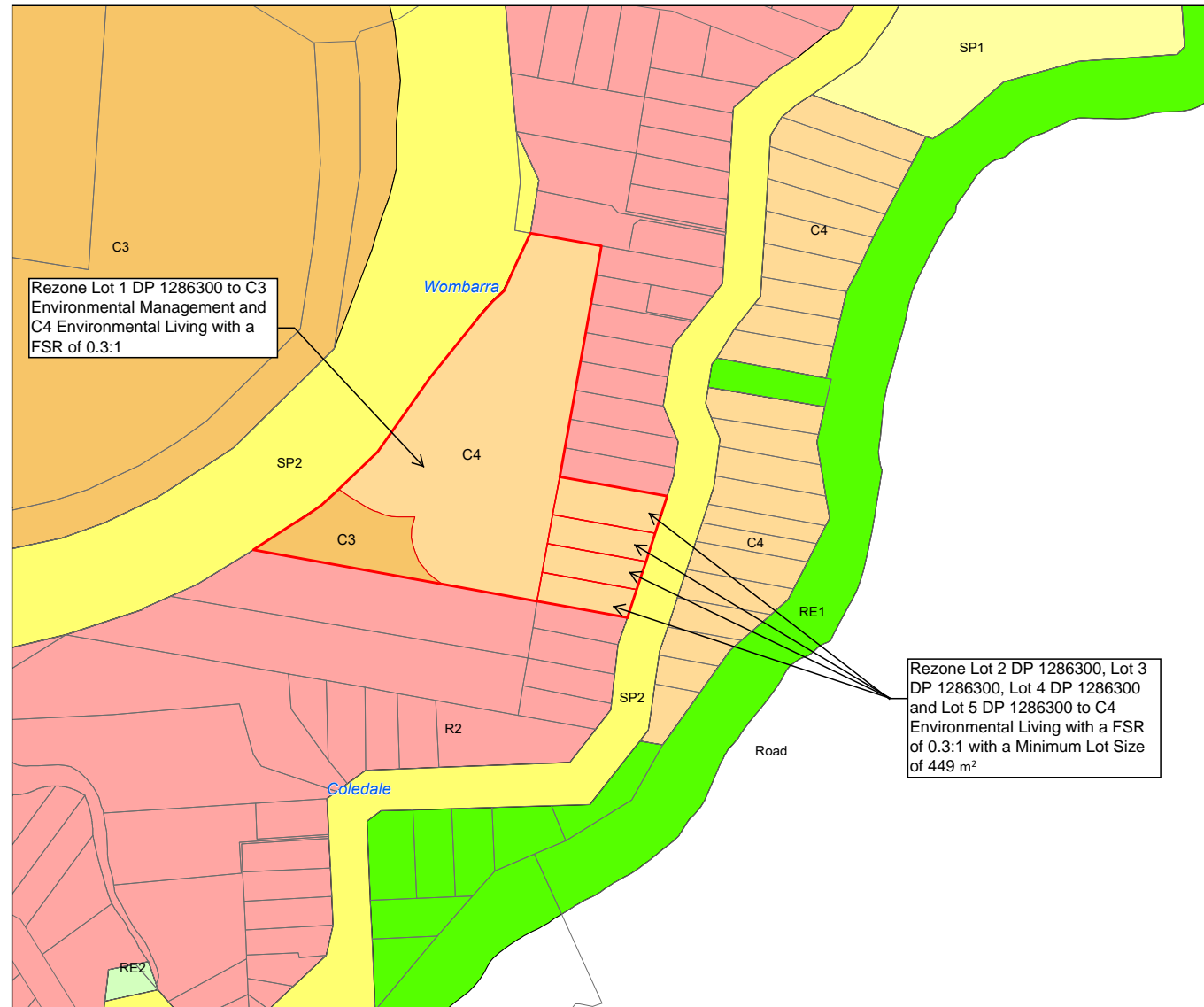


0 0.06
Kilometres

Projection: GDA 2020
MGA Zone 56

Scale 1:2000 @ A3

Map identification number:
R2_Large_Lots_PP_Wombarra 13-03-23 .mxd



**WOLLONGONG LOCAL
ENVIRONMENTAL
PLAN 2009**

Planning Proposal
Land Zoning Map

- Subject Site
- C2 Environmental Conservation
- C3 Environmental Management
- C4 Environmental Living
- R2 Low Density Residential
- RE1 Public Recreation

Cadastral
Cadastral 08/11/22 © Wollongong City Council

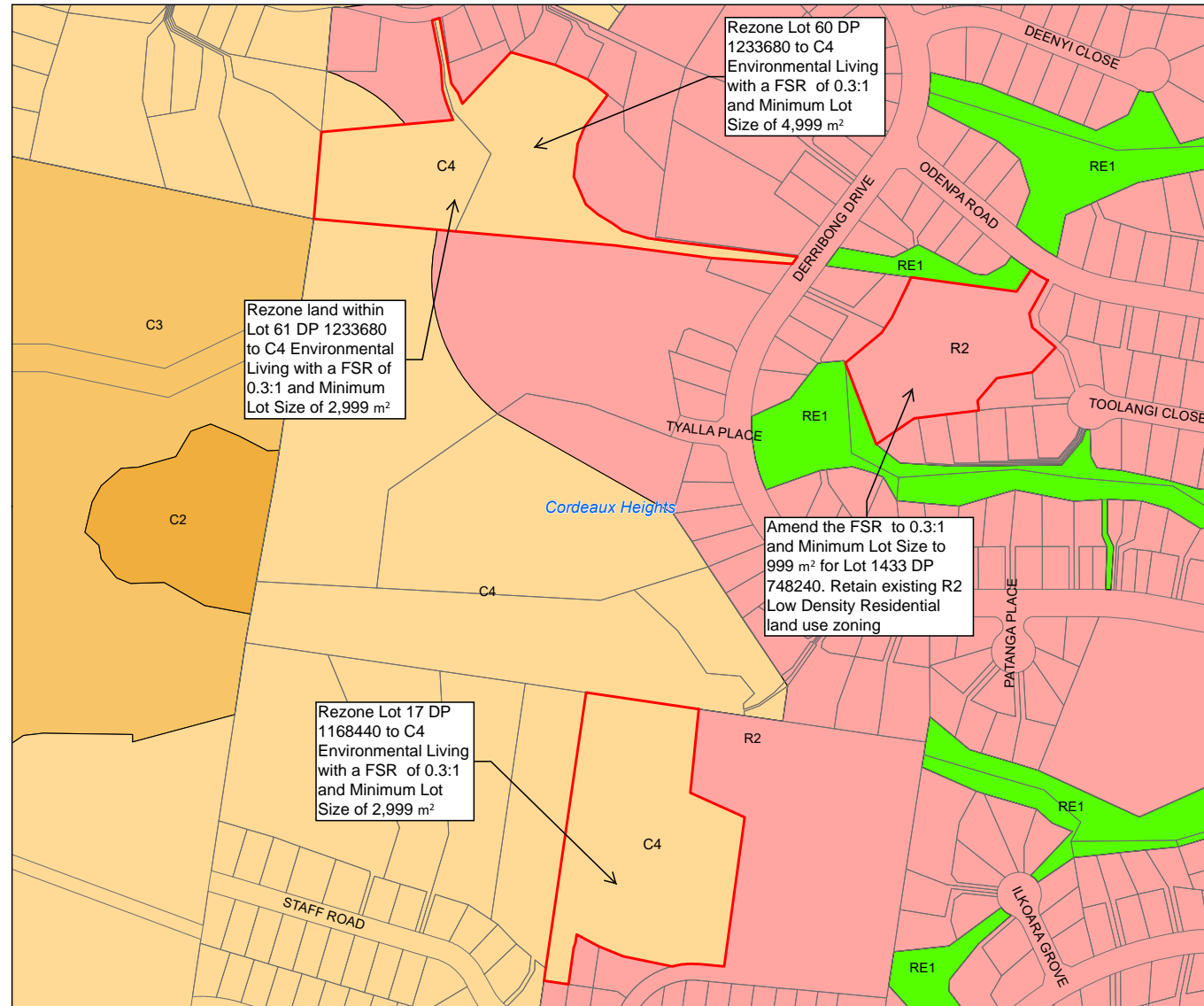


0 0.1
Kilometres

Projection: GDA 2020
MGA Zone 56

Scale 1:2800 @ A3

Map Identification number:
R2_Large_Lots_PP_CordeauxHeights.mxd



WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

Planning Proposal
Land Zoning Map

- Subject_Site
- C2 Environmental Conservation
- C3 Environmental Management
- C4 Environmental Living
- R2 Low Density Residential
- RE1 Public Recreation

Cadastral
Cadastral 08/11/22 © Wollongong City Council

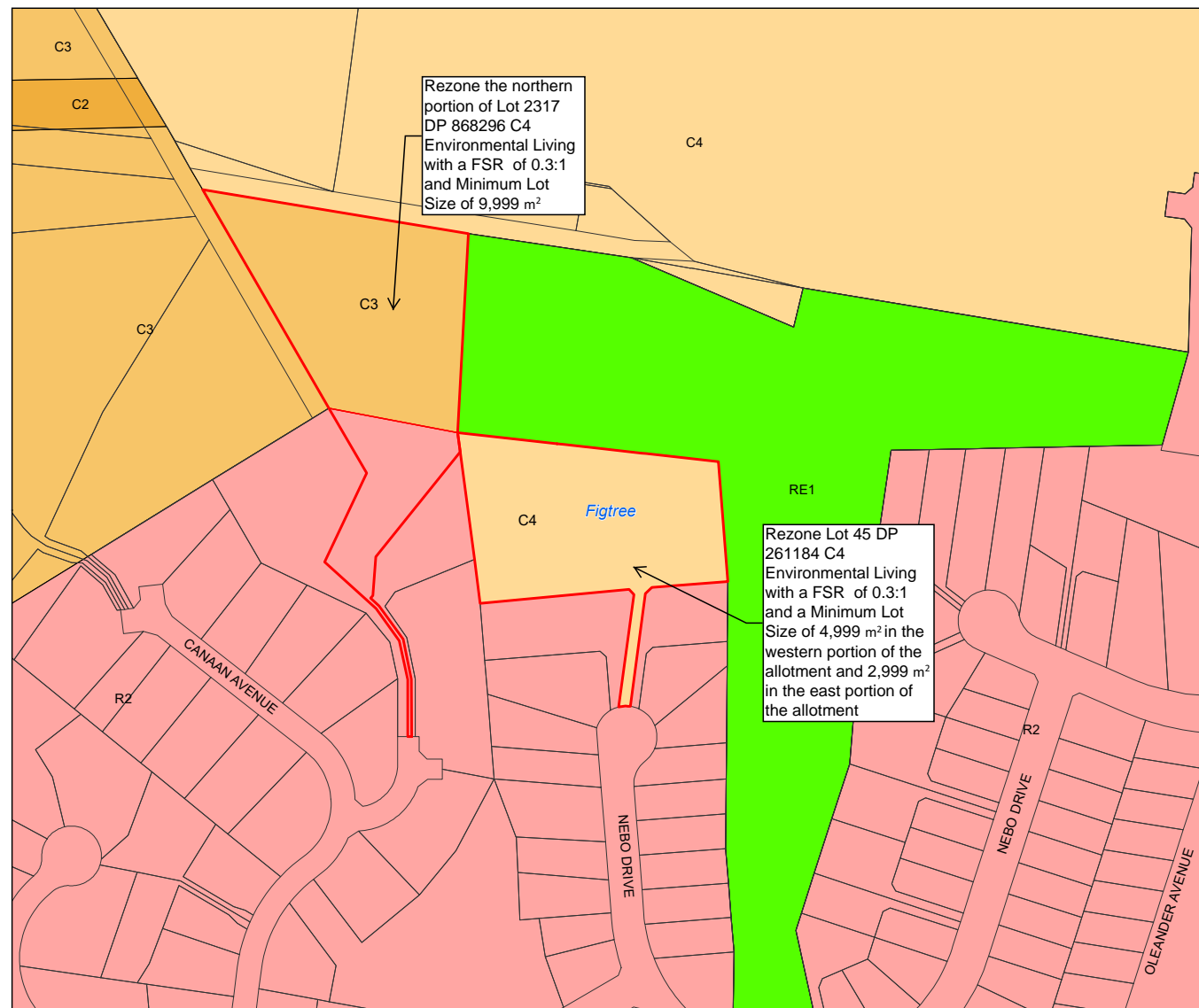


0 0.06
Kilometres

Projection: GDA 2020
MGA Zone 56

Scale 1:3500 @ A3

Map Identification number:
R2_Large_Lots_PP_Figtree 2 13-03-23.mxd



**WOLLONGONG LOCAL
ENVIRONMENTAL
PLAN 2009**

Planning Proposal
Land Zoning Map

- Subject_Site
- C2 Environmental Conservation
- C3 Environmental Management
- C4 Environmental Living
- R2 Low Density Residential
- RE1 Public Recreation

Cadastral
Cadastral 08/11/22 © Wollongong City Council

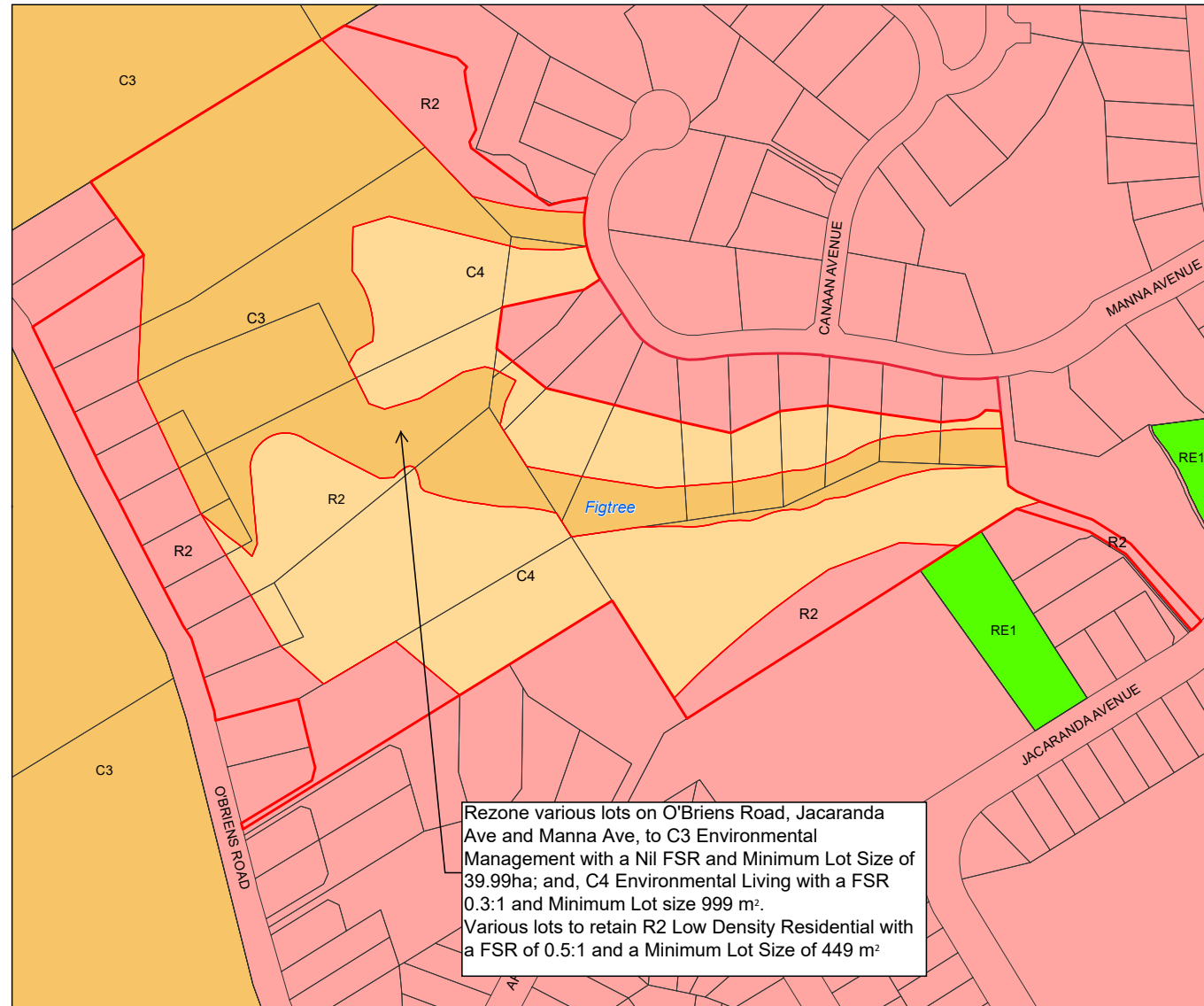


0 0.06
Kilometres

Projection: GDA 2020
MGA Zone 56

Scale 1:3500 @ A3

Map Identification number:
R2_Large_Lots_PP_Figtree 2 13-03-23.mxd



**WOLLONGONG LOCAL
ENVIRONMENTAL
PLAN 2009**

Planning Proposal
Land Zoning Map

- Subject Site
- C2 Environmental Conservation
- C3 Environmental Management
- C4 Environmental Living
- R2 Low Density Residential
- RE1 Public Recreation
- RU2 Rural Landscape
- SP2 Infrastructure

Cadastral
Cadastral 20/03/23 © Wollongong City Council

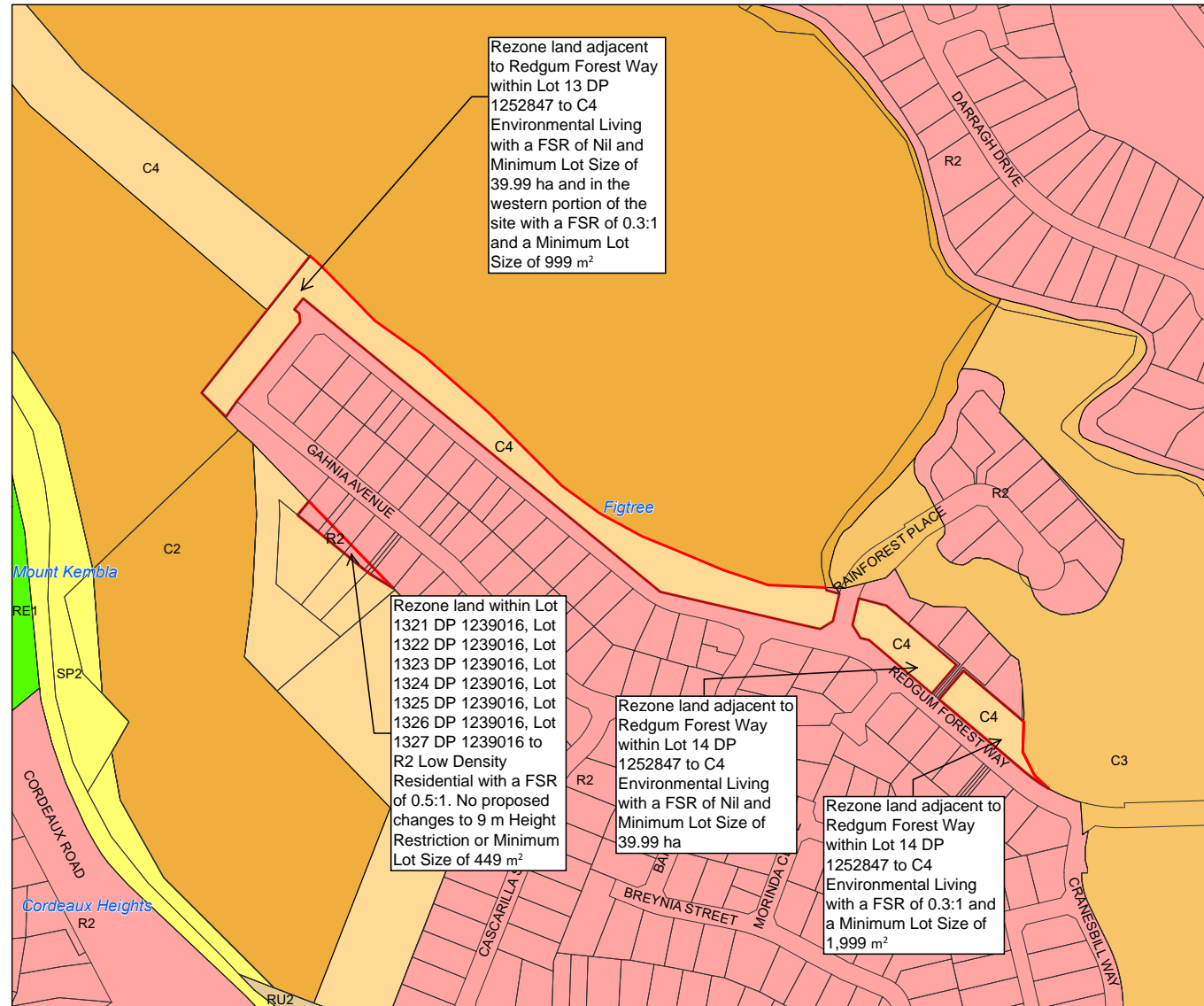


0 0.08
Kilometres

Projection: GDA 2020
MGA Zone 56

Scale 1:3500 @ A3

Map Identification number:
R2_Large_Lots_PP_Figtree 1 13-03-23.mxd



WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

Planning Proposal
Land Zoning Map

- Subject Site
- C2 National Parks & Nature Reserves
- C3 Environmental Conservation
- C4 Environmental Living
- R2 Low Density Residential
- RE2 Private Recreation
- SP2 Infrastructure

Cadastral
Cadastral 08/11/22 © Wollongong City Council

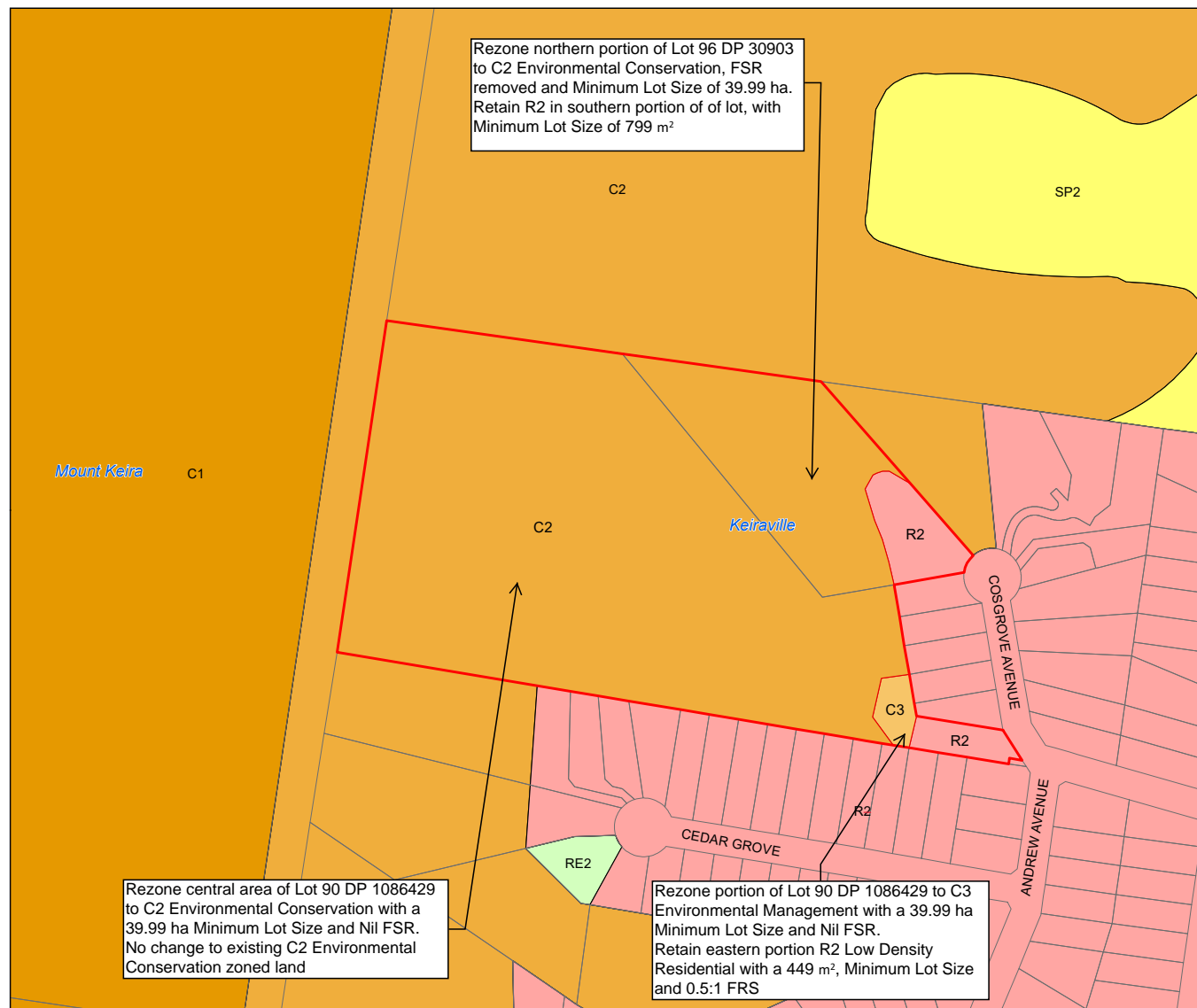


0 0.06
Kilometres

Projection: GDA 2020
MGA Zone 56

Scale 1:2000 @ A3

Map identification number:
R2_Large_Lots_PP_Keiraville NL 13-03-23.mxd



**WOLLONGONG LOCAL
ENVIRONMENTAL
PLAN 2009**

Planning Proposal
Land Zoning Map

- Subject Site
- C1 National Parks & Nature Reserves
- C2 Environmental Conservation
- C3 Environmental Management
- C4 Environmental Living
- R2 Low Density Residential
- RE2 Public Recreation

Cadastral
☐ Cadastral 20/03/23 © Wollongong City Council

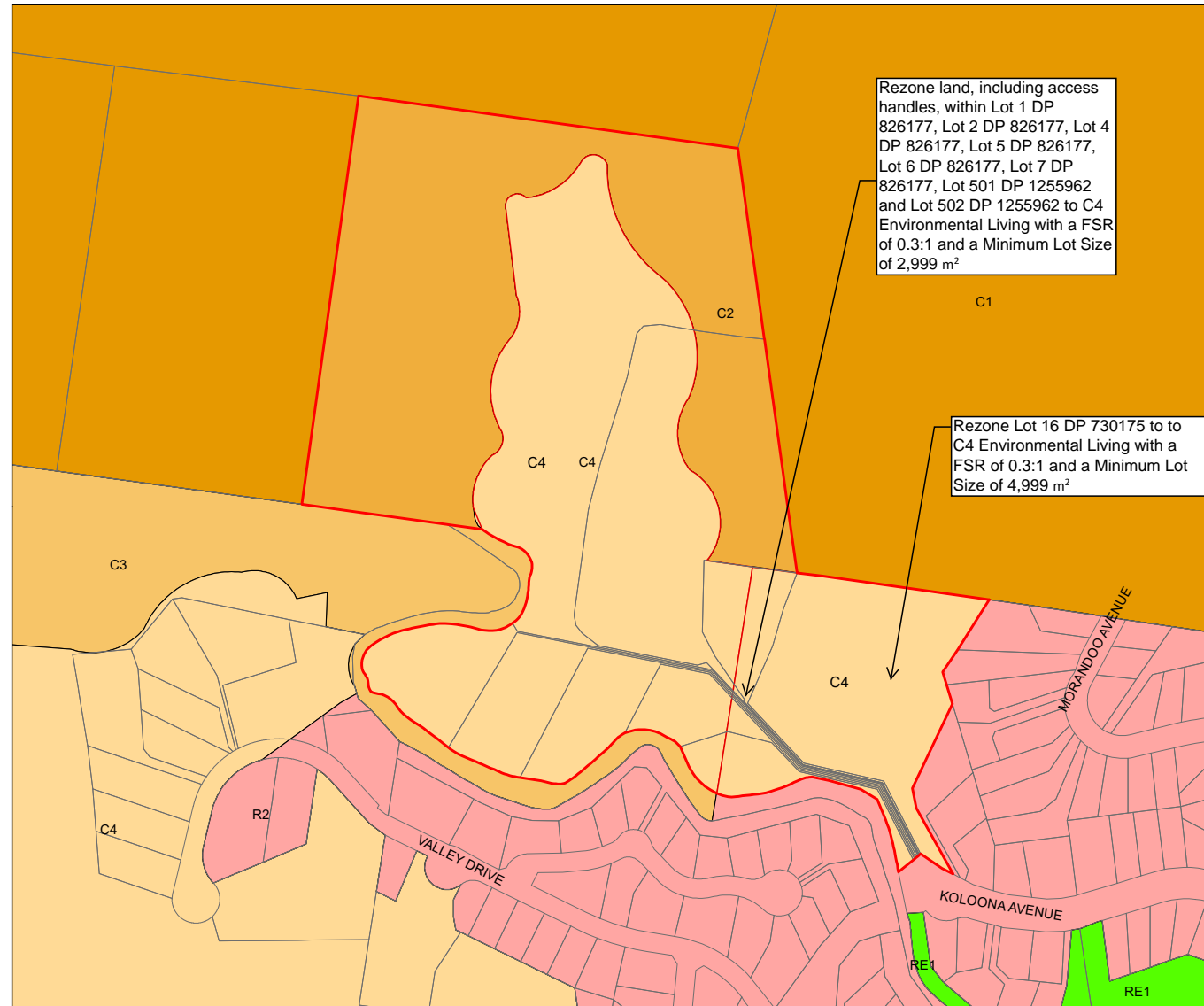


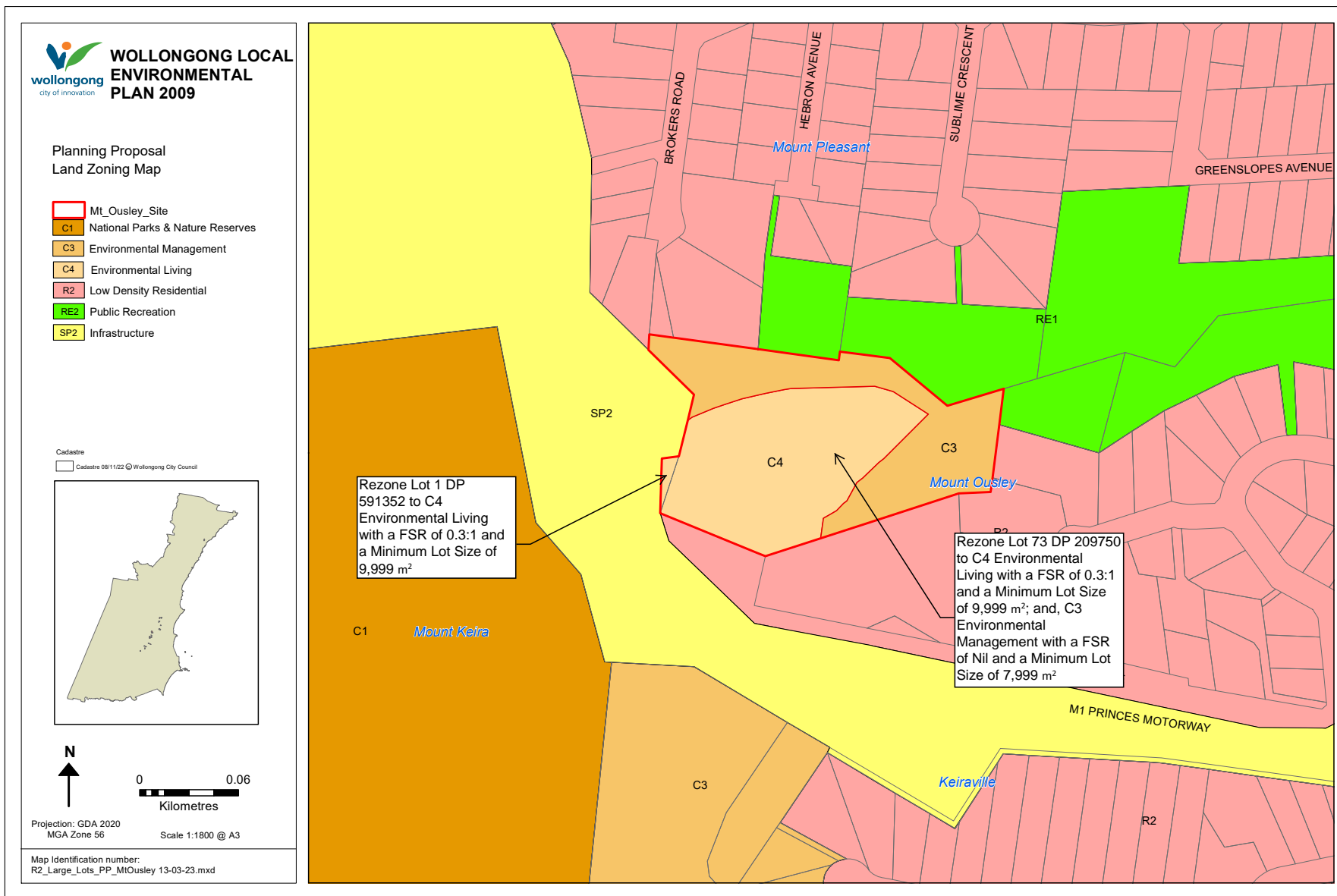
0 0.08
Kilometres

Projection: GDA 2020
MGA Zone 56

Scale 1:2500 @ A3

Map Identification number:
R2_Large_Lots_MtKeira 13.03.23.mxd





WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

Planning Proposal
Land Zoning Map

- Subject_Site
- C2 Environmental Conservation
- C3 Environmental Management
- C4 Environmental Living
- R2 Low Density Residential
- RE1 Public Recreation

Cadastral
Cadastral 08/11/22 © Wollongong City Council



0 0.06
Kilometres

Projection: GDA 2020
MGA Zone 56

Scale 1:2000 @ A3

Map Identification number:
R2_Large_Lots_PP_FarmHeights 13-03-23.mxd

