

Wollongong Local Planning Panel Assessment Report 12 May 2025

WLPP No.	Item 1
PP No.	Planning Proposal: 365 Marshall Mount Road – Timber Glades lot size reduction
Proposals	To amend the Minimum lot size within the C4 Environmental Living zone from 4,999 to 999sqm.
Property	Lot 8 DP 626078 No. 365 Marshall Mount Road, Marshall Mount.
Applicant	Wollongong City Council
Responsible Team	Land Use Planning

ASSESSMENT REPORT AND RECOMMENDATION

Executive Summary

Reason for consideration by Local Planning Panel

The draft Planning Proposal has been referred to Wollongong Local Planning Panel (WLPP) as a result of the Ministerial Direction for advice prior to Council's consideration of the application.

Background

The property has site area of approximately 36 hectares, with approximately 12 hectares subject to the altered minimum lot size request.

The site is currently used for rural purposes and covered by paddocks and vegetation.

In 2018, the western portion of the property was zoned R2 Low Density Residential and its part of the adopted Iwona Neighbourhood Plan precinct. The eastern portion was zoned C4 Environmental Living with a minimum lot size of 4,999m², which would enable an estimated 15-20 large lots on the subject site.

The subject site is part of Timber Glades Neighbourhood Plan precinct. The intended character is Rural lifestyle not suburban lots.

In September 2023 a Scoping Proposal was submitted to Council and on 28 November 2023 a pre-lodgement meeting was held. Council officers advised that the proposal was inconsistent with Council's vision for Marshall Mount, had concerns about servicing, and did not support spot rezonings / planning proposals that didn't consider adjoining properties.

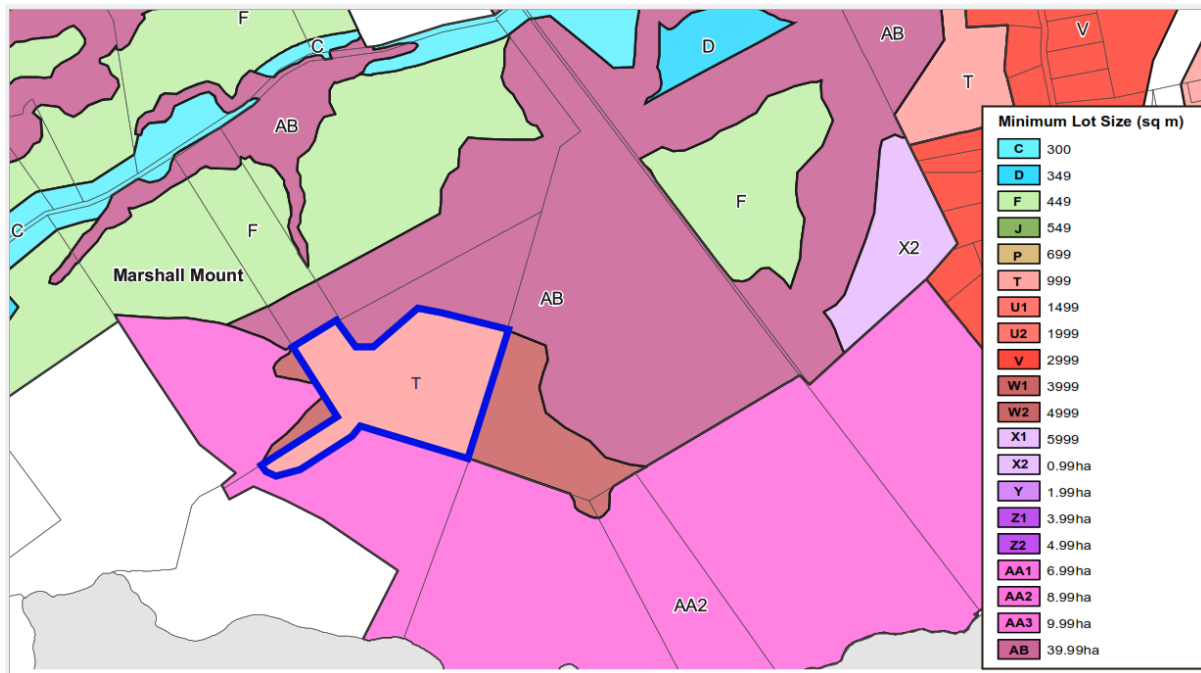
Proposal

On 17 December 2024 a Planning Proposal request was lodged seeking amendment to the Wollongong LEP 2009 s to enable increased residential lots on the site. The proposal seeks to amend the Minimum Lot Size Map for the C4 Environmental Living part of the property from 4,999m² to 999m².

The Planning Proposal request was supported by a Planning Consultant report and supporting reports which can be viewed on-line on Council's engagement website: [Planning Proposal - Preliminary Notification - Marshall Mount Road Timber Glades Precinct | Our Wollongong](#)

The concept plan suggests that if approved, and subject to development consent, the proposal would allow up to 72 residential lots on the subject site, an increase of 57-52 lots.

Proposed Minimum lot size map



Strategic Context

The precinct is within Stage 5 of the West Dapto Urban Release Area. It was initially proposed to be rezoned in 2006-8, but Stages 3, 4 and 5 of the West Dapto Urban Release Area were deferred following a review by the Growth Centres Commission in 2008, which raised concerns over the viability and affordability of the release area, cost and timing of infrastructure, staging, access, flooding and riparian issues.

In June 2018 Stage 5 was rezoned for urban purposes and conservation.

The Planning Proposal needs to be consistent with:

- Illawarra Shoalhaven Regional Plan 2041 (2021) – the site is within the West Dapto Release Area
- Wollongong Local Strategic Planning Statement 2020 - the site is within the West Dapto Release Area
- Council's Planning Proposal Policy (2022) – inconsistent as the proposal is a spot rezoning, does not consider neighbouring sites in the precinct.
- Council's West Dapto Release Area Vision 2018 – inconsistent as the site is identified as a transition zone, not a development zone.
- Yallah-Marshall Mount Vision 2015 – inconsistent as the site is identified in the vision as having large areas of significant bushland with potential for limited rural residential development.
- Wollongong Housing Strategy (2023) – the proposal does seek to increase housing supply, however it is not in a preferred location, as nominated by the West Dapto Release Area vision and Yallah-Marshall Mount Vision.

Preliminary feedback

Preliminary notification was undertaken from 10 February to 10 March 2025.

Community comments – two comments were received raising no objections.

Agency comments:

- Shellharbour Council notes potential implications on riparian areas to the south of the site and changes from neighbourhood plans and the 80% design for the bypass road.
- NSW State Emergency Service recommend flood resilient infrastructure is provided before development, note that the site has only a single point of access which could be isolated.
- Transport for NSW (TfNSW) note that bus services (such as school buses) would not be possible through roads that are not bus capable. The Transport Impact Assessment (TIA) refers to a bus route that is not proposed and is not guaranteed along the bypass road. Active transport connectivity should be considered. TfNSW also note that the TIA refers to traffic signals at the site access for the proposal which are not planned for in the contributions plan. TfNSW note that traffic signals would require TfNSW approval.
- Department of Climate Change, Energy, the Environment and Water (DCCEEW) – Heritage – note that the Aboriginal Cultural Heritage Assessment Report (ACHAR) needs to be updated and consultation with registered Aboriginal parties needs to be included.
- Department of Climate Change, Energy, the Environment and Water (DCCEEW) – Biodiversity, Science and Environment recommends the proposal identify impacts on high environmental value lands, and how the E2 zoned conservation lands would be conserved/managed. DCCEEW also notes that the proposal would need to meet Direction 4.1 - Flooding. DCCEEW note the area is isolated and a Flood Impact and Risk Assessment needs to be completed.
- Sydney Water note that the proponent needs to register their development intent. Sydney Water note that water servicing and wastewater servicing is currently not provided. The proposed mains would not be provided until late 2026. The developer would need to provide a lead-in mains from Marshall Mount Road (which would need to cross the route of the proposed bypass road).
- NSW Rural Fire Service (RFS) note that the proposal is generally consistent, dependent on the surrounding properties providing loop roads and approval of any subsequent subdivision would be reliant on provision of through roads. RFS also note the proposal relies on one point of access, which would need to be justified.

Main Issues

The main issues are:

- The site has been considered in a strategic context and the proposed change to the minimum lot size clause does not have merit in achieving the intended development outcomes of the Yallah-Marshall Mount Vision 2015. It would increase residential densities on the periphery, isolated from the rest of the Yallah-Marshall Mount Precinct by the future bypass road. The Yallah-Marshall Mount Vision seeks to have densities concentrated around the town centre and public transport routes. The proposal would increase lot densities in an isolated area with little prospect of public transport or active transport connectivity. This site is not the target for density and yield.
- The site is isolated and has only one access point. This is to the proposed bypass road and will be limited to being a left-in left-out only intersection. NSW State Emergency Service has raised concerns with the single access point. Transport for NSW notes that public transport along the bypass road is not planned for (public transport routes are proposed to be focused on Marshall Mount Road). The timing and staging of access is reliant on the Iowna neighborhood precinct being developed and the timing of the proposed bypass road. Council's bushfire assessment raises concerns with the single point of access and dead-end roads longer than 200m.
- The proposal does not demonstrate walkable routes to the proposed town centre, recreation spaces or facilities. The proposal would result in a car-dependent community.
- Smaller lot sizes will mean that the Asset protection Zones (APZ) requirements will reduce the building envelopes for lots adjoining the C2 zoned land.

- The rural residential lots within the precinct are intended to provide stewardship for the C2 zoned lands. The proposal does not indicate how the reduced lots (which would change the area to be more large-lot residential) would provide for the stewardship of environmental lands. DCCEEW have noted that the proposal needs to be amended to include how the C2 zoned lands would be protected and managed as part of the proposal.
- The proposal is a site specific “spot” rezoning and does not consider the precinct holistically.

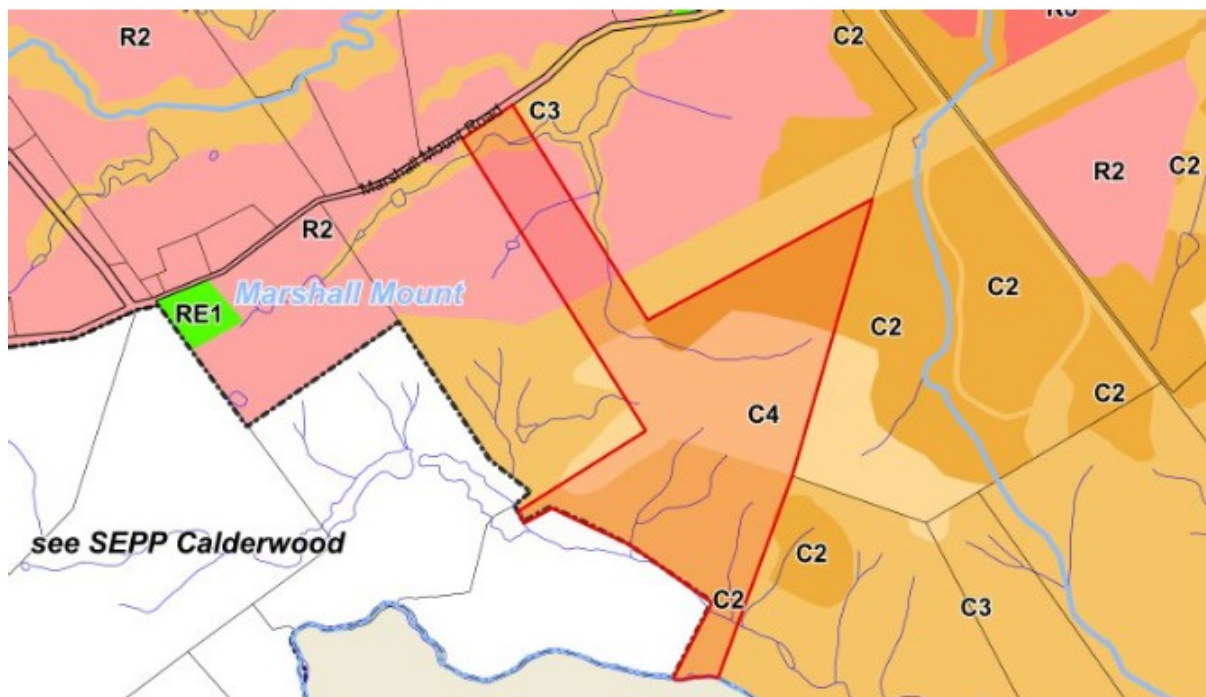
RECOMMENDATION

It is recommended that the WLPP provide advice to Council that the Planning Proposal request does not have strategic merit or site-specific and should not be progressed. The Planning Proposal request does not consider other properties in the Timber Glades precinct, is inconsistent with Council's adopted Yallah-Marshall Mount vision.

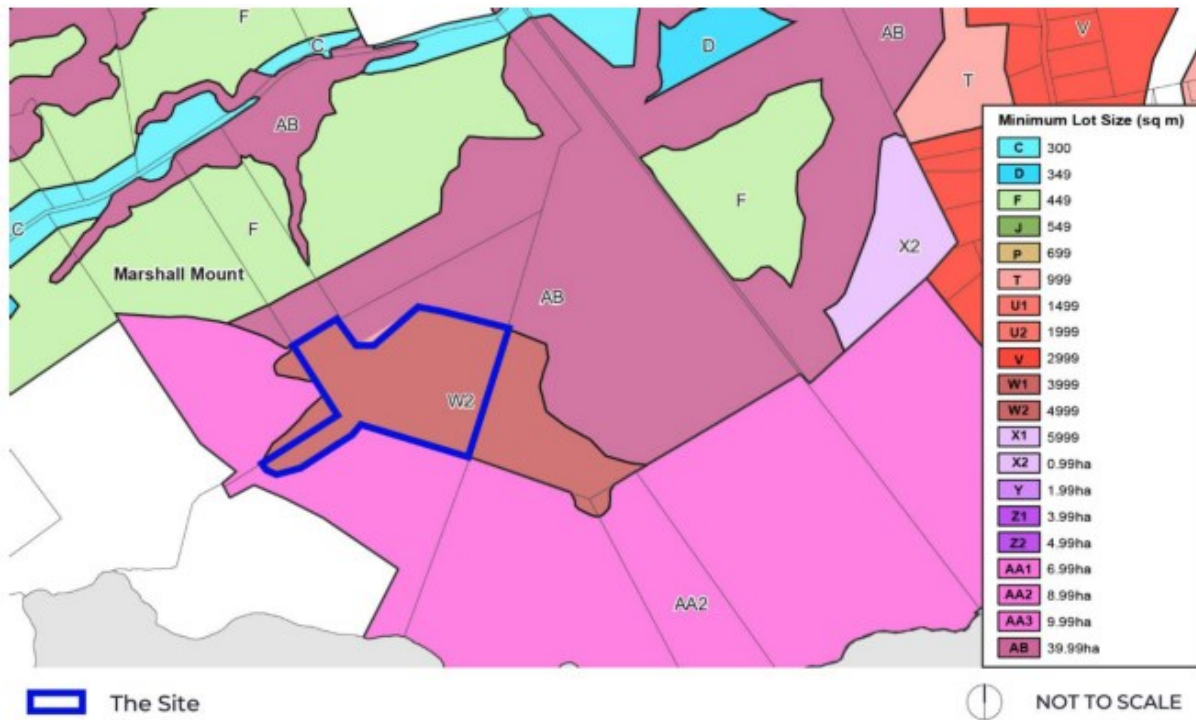
Site Location



Current zoning



Minimum lot size



Indicative concept scheme



Figure 15 Indicative Concept Scheme subdivision layout

Source: Maker ENG

Proposed Minimum Lot size map

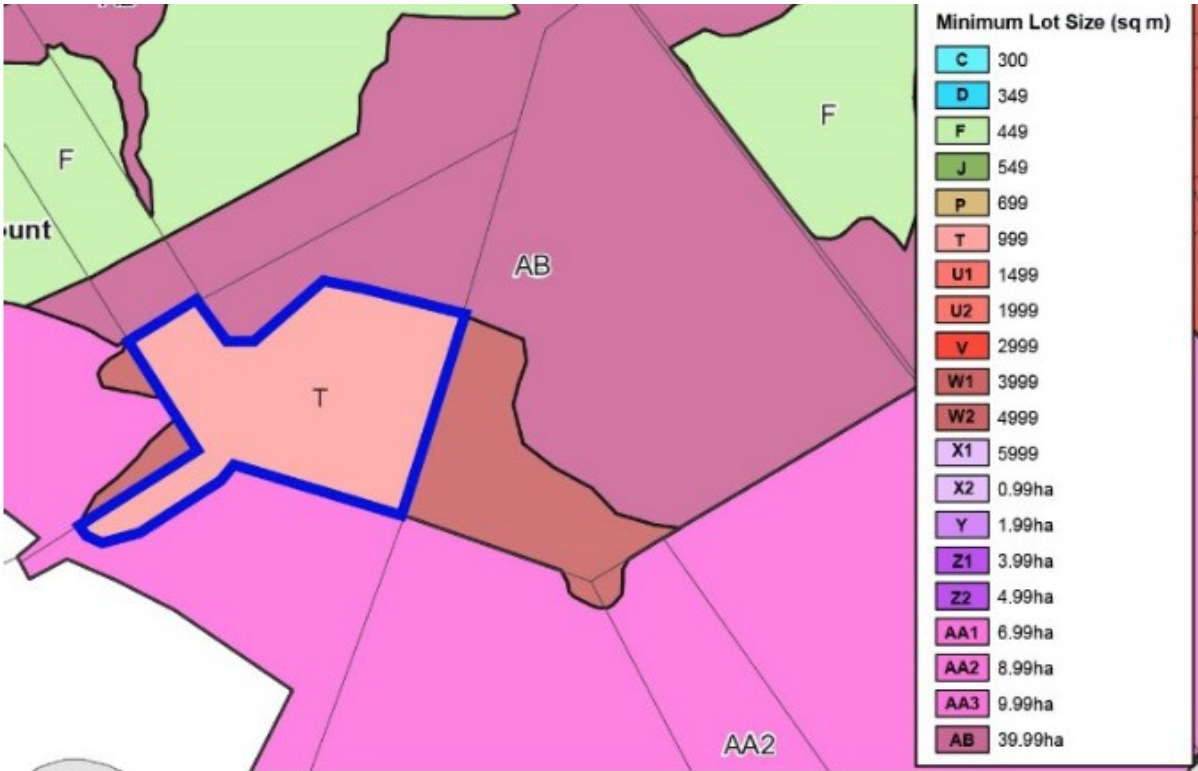


Figure 18 Minimum Lot Size Map – Sheet LSZ_014 Proposed