

ITEM 2

REVISED DRAFT PLANNING PROPOSAL FOR SHEAFFES ROAD SOUTH (INCLUDING 340 WEST DAPTO ROAD), KEMBLA GRANGE

On 19 October 2015, Council adopted a Neighbourhood Plan for the Sheaffes Road South precinct which applies to 9 properties, including 340 West Dapto Road, Kembla Grange, owned by Council. Council also resolved to send a revised draft Planning Proposal to the then NSW Department of Planning and Environment for a Gateway determination. As part of the Gateway determination, consultation occurred with the then NSW Office of Environment and Heritage (now Environment, Energy and Science). Concerns were raised with regard to flooding and the potential increase in residential zones within flood affected areas.

These issues have stalled the progression of the draft Planning Proposal and are not likely to be resolved until Council’s Mullet and Brooks Creek Floodplain Risk Management Study and Plan are finalised. There are other aspects of the Planning Proposal which need to be progressed, such as the amendment to the “Darkes Road” Town Centre. This report provides a way forward to progress crucial parts of the draft Planning Proposal to exhibition.

RECOMMENDATION

- 1 The revised draft Planning Proposal be forwarded to the NSW Department of Planning, Industry and Environment for a revised Gateway determination.
- 2 Consultation occur with NSW Environment Energy and Science.
- 3 Landholders be informed of the revised Planning Proposal.
- 4 Following the issuing of a revised Gateway determination, the draft Planning Proposal be exhibited for a minimum period of 28 days.

REPORT AUTHORISATIONS

Report of: Chris Stewart, Manager City Strategy
 Authorised by: Linda Davis, Director Planning + Environment - Future City + Neighbourhoods

ATTACHMENTS

- 1 Location Plan
- 2 Revised Zoning Changes
- 3 Revised Minimum Lot Size Changes
- 4 Revised Height of Building Changes
- 5 Revised Floor Space Ratio Changes

BACKGROUND

The Sheaffes Road South precinct is located on the northern side of West Dapto Road and south of Sheaffes Road (Attachment 1). The precinct has an area of 71.51 hectares and applies to the following six landholdings (9 properties):

Address	Area (ha)	Current Zonings
340 West Dapto Road Kembla Grange (Lot 1 DP 657171) (Council owned)	42.78	R3 Medium Density Residential, B2 Neighbourhood Centre, RE1 Public Recreation, and E3 Environmental Management
79 Sheaffes Road, Kembla Grange (Lot 47 DP 1263797) (Privately owned)	9.32	R3 Medium Density Residential
290 West Dapto Road, Kembla Grange (Lot 1	8.67	R3 Medium Density Residential, and E3 Environmental Management

DP 1008723 and Lot 1 DP 195705 (Privately owned)		
Lot 1 Sheaffes Road, Kembla Grange (lot 1 DP 607776 and Lot 1 DP 227382) (Sydney Water)	0.04	E3 Environmental Management
Lot 1 West Dapto Road, Kembla Grange (Lot 1 DP 818199 and Lot 2 DP 1008723) (Epsilon Distribution Ministerial Holding - Endeavour Energy)	0.88	R3 Medium Density Residential
Part of 414 West Dapto Road, Kembla Grange (Lot 1 DP 1118463) (Privately owned)	9.84 (15.88 entire site)	R3 Medium Density Residential, B2 Neighbourhood Centre, RE1 Public Recreation, and E3 Environmental Management

On 15 December 2014, Council resolved to exhibit a draft Neighbourhood Plan for the West Dapto Road and Sheaffes Road south precinct and prepare a draft Planning Proposal to relocate the Darkes Road town centre to be fully on the northern side of West Dapto Road, identify a primary school site, amend the minimum lot size within the R3 Medium Density zone to be 299sqm and amend the boundary of the R3 Medium Density Residential and E3 Environmental Management zones. On 19 October 2015 Council adopted the Sheaffes Road South Neighbourhood Plan.

On 19 October 2015, Council also resolved to revise the draft Planning Proposal to remove the identification of the proposed school site as there was an inconsistency with Ministerial Direction 6.2 Reserving Land for Public Purposes and the Department of Education did not support the nomination of the school site or being identified as an acquisition authority. At the time of the revision, amendments were made to the boundary between the R3 Medium Density zone and the E3 Environmental Management zone along the northern watercourse to facilitate a more efficient subdivision layout.

The revised draft Planning Proposal was referred to the NSW Office of Environment and Heritage, where concerns were raised that the proposal was inconsistent with the NSW Government’s Flood Prone Land Policy as set out in the Floodplain Development Manual (2005), Ministerial Direction 4.3 Flood Prone Land, Clause 7.3 of Wollongong Local Environmental Plan 2009 and Chapters E13 and E23 of Wollongong Development Control Plan 2009.

As with much of the West Dapto Urban Release Area, the precinct is subject to flooding. A watercourse forms the southern boundary of the precinct, and another minor watercourse flows through the northern portion of the precinct, from Paynes Road, under Sheaffes Road and passes under West Dapto Road, near Darkes Road. The current E3 Environmental Management zone was based on the 1:100 flood extents in the Mullet Creek and Brooks Creek Floodplain Risk Management Study and Plan (2010). Since then, it was discovered that the flood study did not consider the entire catchment for minor watercourses.

It was proposed to revise the R3/E3 zone boundaries to reflect flood planning information, however Council was in the process of revising the Mullet Creek flood study, and there was not current flood information to guide a revision of the zones. In 2018 Council adopted the new Mullet Creek Flood Study. Council has commenced the preparation of the revised Mullet Creek Floodplain Risk Management Study and Plan which is due to be completed in late 2021. The draft Planning Proposal has been “on-hold” since 2018.

In 2014-15, as part of the development of the Neighbourhood Plans for the precincts on either side of West Dapto Road, the location of the Darkes Road Town Centre was revised. In 2010, the zoning for the Darkes Road Town Centre was on both sides of West Dapto Road (1.98 ha to the north and 1.535 ha to the south). In 2015, Council resolved that the town centre be entirely on the northern side of the road (3.51 ha). Council adopted a Planning Proposal for the land on the southern side of West Dapto Road, which rezoned the 1.535 ha B2 Local Centre portion of land to R3 Medium Density Residential

(Amendment 29, notified on 16 February 2018). The corresponding rezoning to create more B2 zoned land on the northern side of the road to enable the town centre to develop has been waiting for the current Planning Proposal to progress and remains unresolved. This impedes development of the town centre and adjoining area. The majority of the Town Centre is on 340 West Dapto Road.

PROPOSAL

The draft Planning Proposal is for the land between Sheaffe's Road and West Dapto Road and covers 71.51 hectares. The area covered by the draft Planning Proposal is shown at Attachment 1. There are six landholdings (9 properties) within the Planning Proposal, with Wollongong City Council being the major landholder (42.78 hectares). Of the area covered by the proposal, 40.94 hectares is currently zoned R3 Medium Density Residential, 18.38 hectares is zoned E3 Environmental Management, 10.2 hectares is zoned RE1 Public Recreation and 1.99 hectares is zoned B2 Local Centre.

In order to progress the draft Planning Proposal, it is recommended that Council remove the proposed boundary alterations between the R3 and E3 zoned land, and retain the current residential zone boundaries along the riparian area until the completion of the new Floodplain Risk Management Study and Plan (estimated to be completed in late 2021). The zoning boundary between the R3 and E3 zone will be reviewed following the adoption of the Floodplain Risk Management Study and Plan and if required a new draft Planning Proposal will be prepared.

It is proposed that the following aspects of the draft Planning Proposal continue to be progressed:

- Expanding the B2 Local Centre zoning to 3.54 ha to enable the progression of the Darkes Road Town Centre.
- Reducing the minimum lot size of the existing R3 Medium Density zone to 299sqm. This will better enable development to occur within most of the precinct.

The revised draft Planning Proposal would result in 3.54 hectares of B2 Local Centre and 39.39 hectares of R3 Medium Density Residential. The proposed revised zoning is at Attachment 2. The proposed rezoning will also require consequential changes to the minimum lot size map, floor space ratio map and height of building map for the revised B2 Local Centre zone area (Attachments 3, 4 and 5).

The revised draft Planning Proposal remains consistent with the relevant SEPPs, Ministerial Directions and Strategic documents that were assessed in 2015 by Council and the NSW Department of Planning, Industry and Environment when issuing the Gateway determination. In 2017 Council adopted the updated West Dapto Vision, and the draft Planning Proposal is consistent with the updated Vision for the town centre.

No change to the adopted Neighbourhood Plan is required as it was adopted reflecting the proposed enlarged town centre.

CONSULTATION AND COMMUNICATION

The draft Planning Proposal has evolved over time resulting from consultation with government agencies and landholder representatives during the Neighbourhood Plan process and early draft Planning Proposal process. To date, the draft Planning Proposal has not progressed to formal public exhibition, however some landholders regularly enquire as to progress and resolution of issues associated with the proposal. Removal of the flood related issues from the draft Planning Proposal would better facilitate progression of the proposal towards public exhibition. Should the Planning Proposal progress to exhibition, then Council would likely exhibit for a minimum period of 28 days and include on-going consultation with government agencies.

PLANNING AND POLICY IMPACT

This report relates to the ongoing planning for the West Dapto Urban Release Area and would result in amendments to Wollongong Local Environmental Plan 2009. It is necessary to progress the Planning Proposal, as the amendments relate to the adopted Neighbourhood Plan for the precinct under

Wollongong Development Control Plan 2009, and also responds to previous amendments to Wollongong Local Environmental Plan 2009 (Amendment No.29) with regard to the town centre amendments. If the Planning Proposal does not progress, then the town centre cannot be developed as planned. The proposed amendments to the minimum lot size will enable a variety of smaller housing options to be developed, which would increase the potential population within a walking distance of the town centre and assist in providing for a diverse housing mix within the West Dapto Urban Release Area. The flood planning issues can be resolved in a separate Planning Proposal after 2021, when updated studies and information are available to inform planning decisions.

This report relates to Wollongong Community Objective 1.3 “The sustainability of our urban environment is improved” under Community Goal 1 “We value and protect our environment” and Delivery Program 1.3.1.2 “Develop planning controls and Town Centre and Neighbourhood Plans with regard to the economic, social, and environmental impacts”. The report also relates to Strategy 5.3.1 “Housing choice in the Wollongong Local Government Area is improved, taking into account population growth, community needs and affordability” under Community Goal 5 “We have a healthy community in a liveable city” in Council’s 2018-2022 Delivery Program and Operational Plan.

CONCLUSION

The Planning Proposal is currently stalled. The proposed amendments to the town centre particularly need to be progressed if the precinct is to be developed in an orderly fashion. The proposed amendments to the minimum lot size would assist in encouraging a diverse housing mix. It is unlikely that any resolution will be made with regard to flood planning issues until after 2021, when the updated Floodplain Risk Management Study and Plan are due to be completed.

It is recommended that the changes be adopted and the revised draft Planning Proposal be progressed to seek a revised Gateway determination and exhibition.









