

ITEM 5

PUBLIC EXHIBITION - PLANNING PROPOSAL REQUEST - FOREST REACH MINOR AMENDMENTS PP-2024/2

Council has received a Planning Proposal request to amend a portion of Stage 3 of the West Dapto Urban Release Area, for the Forest Reach Estate, located between Bong Bong Road and Cleveland Road, Horsley and Huntley.

The Planning Proposal request seeks to make amendments to the RE1 Public Recreation and R2 Low Density Residential zones, changes to the Land Reservation Acquisition and Heritage maps, along with consequential changes to the Minimum Lot Size and Floor Space Ratio maps. This report recommends that Council progress the Planning Proposal request.

RECOMMENDATION

- 1 A Planning Proposal be prepared for the Forest Reach Estate, Horsley and Huntley, to amend the Land Use Zoning, Floor Space Ratio, Minimum Lot Size, Heritage and Land Reservation Acquisition Maps, to reflect the approved subdivision layout.
- 2 The Planning Proposal be referred to the NSW Department of Planning, Housing and Infrastructure for a Gateway Determination and the preparation of an amendment to the Wollongong Local Environmental Plan (LEP) 2009.
- 2 To expedite the Planning Proposal, the NSW Department of Planning, Housing and Infrastructure be requested to authorise a minimum exhibition period of 14 days, as part of Gateway Determination.
- 3 Following the exhibition period, a report on submissions be prepared for Council's consideration.
- 4 The NSW Department of Planning, Housing and Infrastructure be advised that Council wishes to use its delegations to finalise the Planning Proposal.

REPORT AUTHORISATIONS

Report of: Chris Stewart, Manager City Strategy

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

ATTACHMENTS

- 1 Location Plan
- 2 Existing LEP Maps
- 3 Proposed Revised LEP Maps

BACKGROUND

West Dapto Release Area

The West Dapto Urban Release Area (WDURA) covers an area of approximately 4,700 hectares and is currently proposed to house a population of 56,500 people in an additional 19,500 dwellings. To support jobs in the region an additional 175 hectares of employment lands will be created when fully developed.

West Dapto is the last remaining area for large scale urban development in the Wollongong Local Government Area. The NSW Department of Planning, Housing and Infrastructure (DPHI) has identified West Dapto as a priority urban release area to provide housing supply for the expected population growth. The WDURA is identified in the Illawarra Shoalhaven Regional Plan 2041 as being within the West Lake Illawarra Growth Area.

Stages 1 and 2 of the WDURA were rezoned in 2010. The first two stages (estimated 6,346 lots) are now significantly progressed with 11 Neighbourhood Plans approved (4,557 lots), and another draft Neighbourhood Plans under assessment (1,564 lots). Development Consents for a total of 2,382 lots have been granted for land subdivision within the first two stages.

Subsequently, Stage 5 (Yallah / Marshall Mount) and parts of Stages 3 (Stockland Stage 3 and Cleveland Road phase 1 and 2) and Stage 4 (Huntley) have been rezoned to permit urban development. There is a development capacity of approximately 14,255 lots, of which some 8,000 lots can be serviced

and some 5,200 lots have had Neighbourhood Plans approved. Since 2010, approximately 2,400 lots have been developed and released for housing.

Stockland Forest Reach Planning Proposal

The site is within Stage 3 of the WDURA and is known as the Forest Reach Estate. The Estate extends from Bong Bong Road, Horsley to Cleveland Road, Huntley (Attachment 1). The land was rezoned to permit urban development on 8 March 2019 by Wollongong Local Environmental Plan (LEP) 2009 (Amendment No. 41).

Subsequently, three development applications for subdivision have been approved for the creation of 327 lots, and other applications are under assessment. Of the approved lots, 185 lots have been released through subdivision certificates and many now have dwelling houses and dual occupancy developments constructed or under construction.

The development consents for the subdivision layout varied from the original Neighbourhood Plan due to more detailed design considerations. The consequence being that some of the created lots have split zoning and other planning layers that are not relevant (i.e. heritage and land acquisition mapping). A Planning Proposal request has been lodged on 30 July 2024 to rectify these planning control inconsistencies.

PROPOSAL

The draft Planning Proposal request seeks to make amendments to land use zoning boundaries and consequential development control map changes for residential subdivision. The intended outcome is to amend the Wollongong Local Environmental Plan (LEP) 2009 controls to be consistent with the residential subdivision approved in the centre of the estate and proposed in the northern part of the estate.

In summary, the Planning Proposal request seeks to amend the planning controls in the Wollongong LEP 2009 by -

- Realignment of the RE1 Public Recreation zoned land to reflect the approved public open space in the centre of the precinct and proposed footprints for public open space in the northern portion of the estate.
- Realignment of the Land Reservation Acquisition Map to match the revised RE1 mapping, to ensure that no residential lots are overlayed by this mapping.
- Revision of the Land Reservation Acquisition Map associated with the upgrade of Cleveland Road, with the western portion of proposed acquisition for road widening being deleted and the eastern portion remaining.
- Realignment of the Heritage Map for Item No. 61080 – Site of Sunnyside Farm and Outbuildings to remove overlapping of this mapping into residential lots.
- Realignment of Minimum Lot Size and Floor Space Ratio Maps with revised residential zonings.

The proposed changes are relatively minor and are in line with an approved subdivision in the central part of the site, and a proposed future subdivision in the northern portion of the site.

Subject to finalisation of the Planning Proposal, the Planning Certificate notations on certain privately owned lots will be amended to delete any reference to irrelevant planning constraints caused by the current heritage and land acquisition mapping.

Consideration by Wollongong Local Planning Panel

The Planning Proposal request was considered by the Wollongong Local Planning Panel on 28 October 2024. The Panel advised -

- 1 *The Panel supports the preparation of a Planning Proposal to amend the mapped planning controls as outlined in the planning proposal and Council's assessment report. The Panel agreed with Council's assessment report.*
- 2 *The Panel considers that the adjustments are minor but necessary for the successful continued development of Forest Reach.*

- 3 *The Panel recommends that every opportunity be considered and implemented to expedite the amendment process in this instance. The Panel noted that no submissions had been received to date.*

Options

There are two options for Council to consider -

- 1 Resolve not to prepare a Planning Proposal and the existing planning controls will remain. Privately owned lots will remain burdened by inappropriate planning controls. The applicant could request a rezoning review from the NSW DPHI.
- 2 Resolve to prepare a Planning Proposal based on the submitted request, to tidy up the planning controls to match the approved subdivision and development that has occurred. **RECOMMENDED**

CONSULTATION AND COMMUNICATION

Preliminary community and stakeholder consultation in relation to the Forest Reach Planning Proposal was undertaken from 14 September to 14 October 2024.

The exhibition page on Council's website received 100 views and 55 people downloaded documents. There were no submissions made through Council's engagement webpage. No submissions were received in relation to the preliminary consultation.

Internal consultation with various Council Divisions has occurred particularly in relation to the proposed acquisition layer amendments and relocation of the RE1 Public Recreation zoned land in the northern part of the Estate. The proposed amendments are supported. The changes to the RE1 zoned land will deliver an acceptable open space outcome.

If Council resolves to progress the Planning Proposal, and Gateway Determination is issued by NSW DPHI, the Planning Proposal will be publicly exhibited for a minimum of 14 days.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2032 Goal 1. 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

The draft Planning Proposal is broadly consistent with –

- Council's West Dapto Vision (2018). The site is part of the WDURA and is recognised as a major regional urban release area. The Vision estimates that the urban release area would potentially provide 19,500 dwellings (and a population of over 56,000 people). The Vision seeks to concentrate higher densities around centres and public transport nodes and co-locate compatible land uses to reduce reliance on private vehicles. The Vision also recognises that community facilities, schools and childcare are an important component of a strong, healthy and well-connected community.

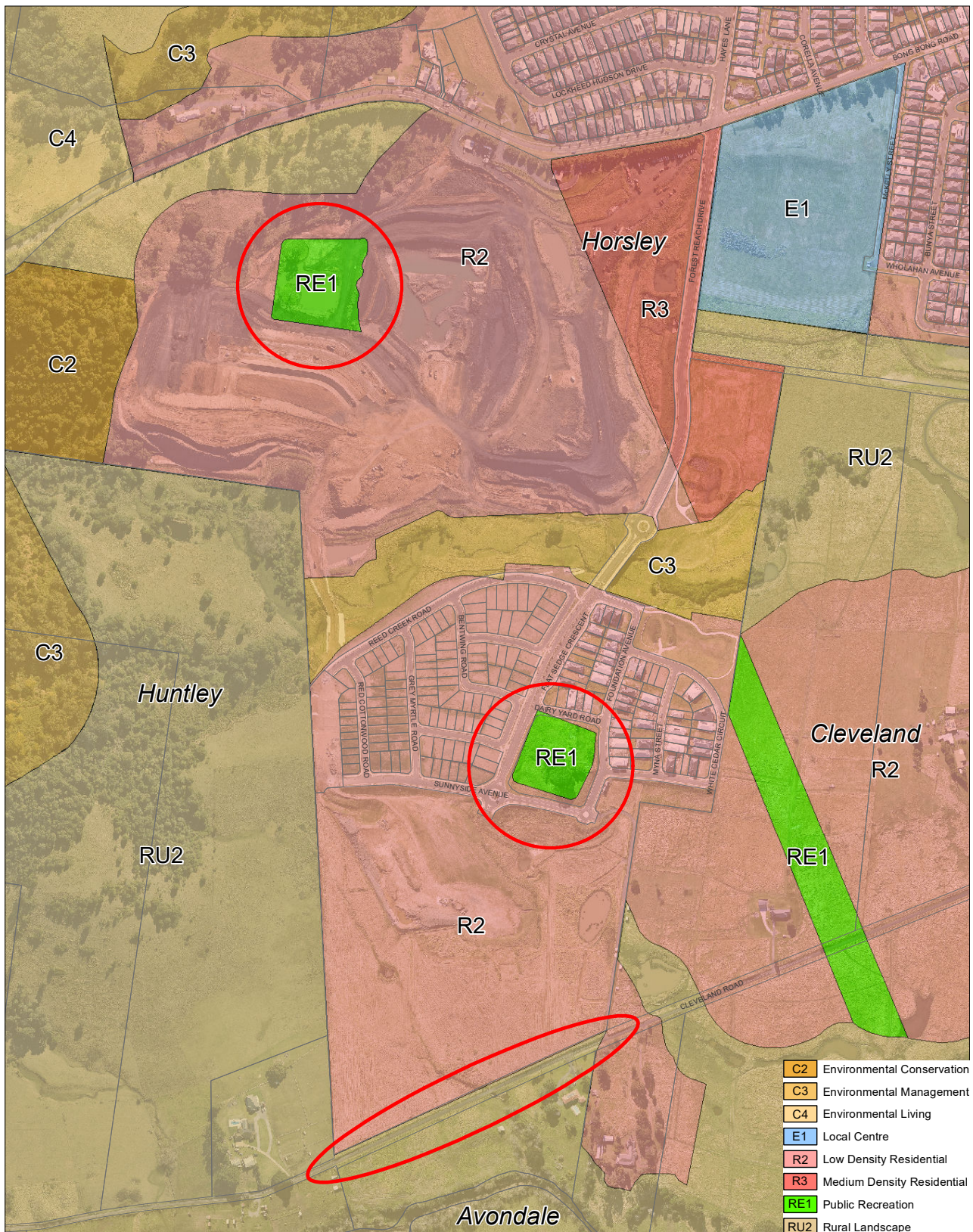
FINANCIAL IMPLICATIONS

The proponent has lodged the Planning Proposal request with the appropriate fee payment in accordance with Council's adopted Fees and Charges.

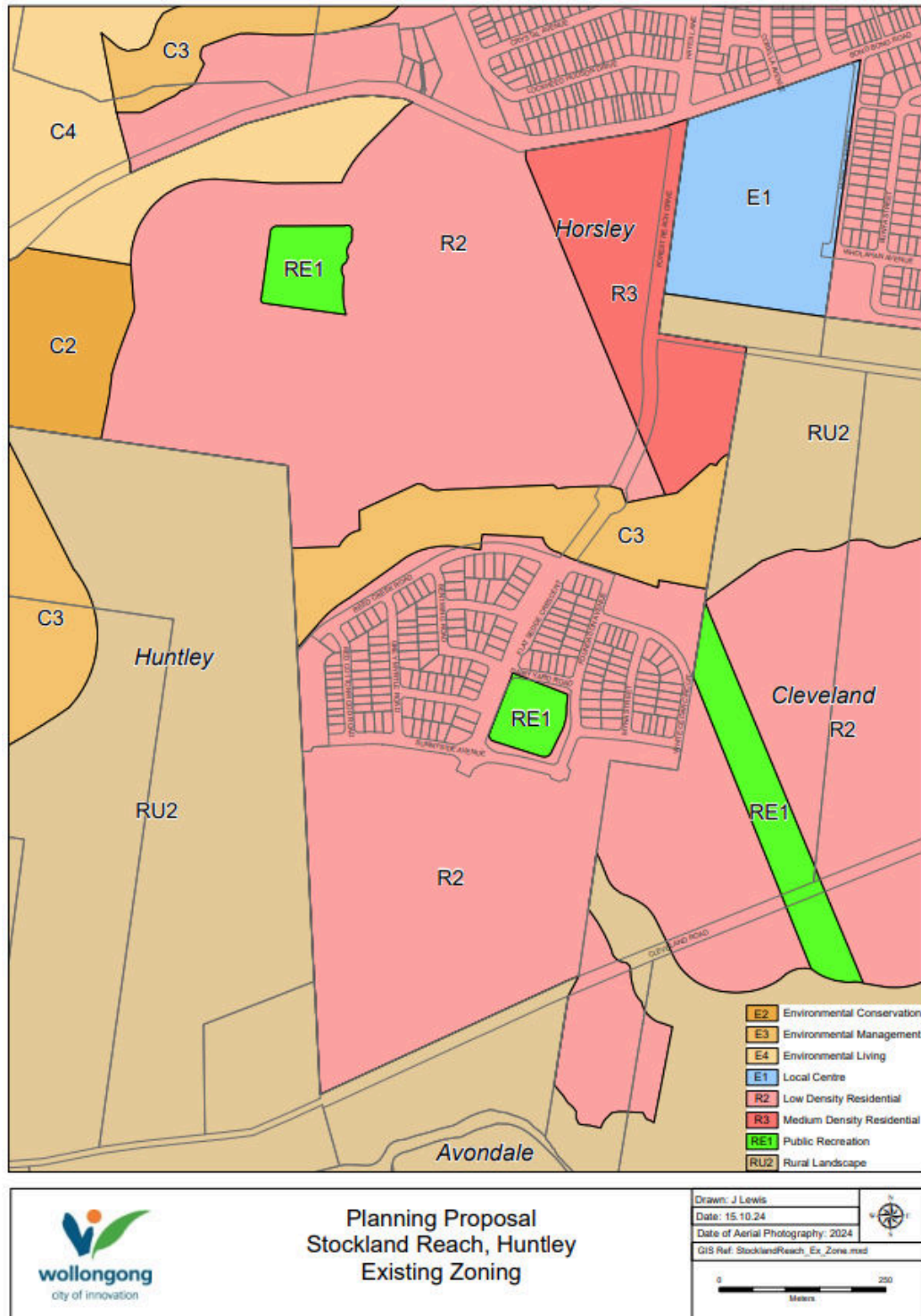
CONCLUSION

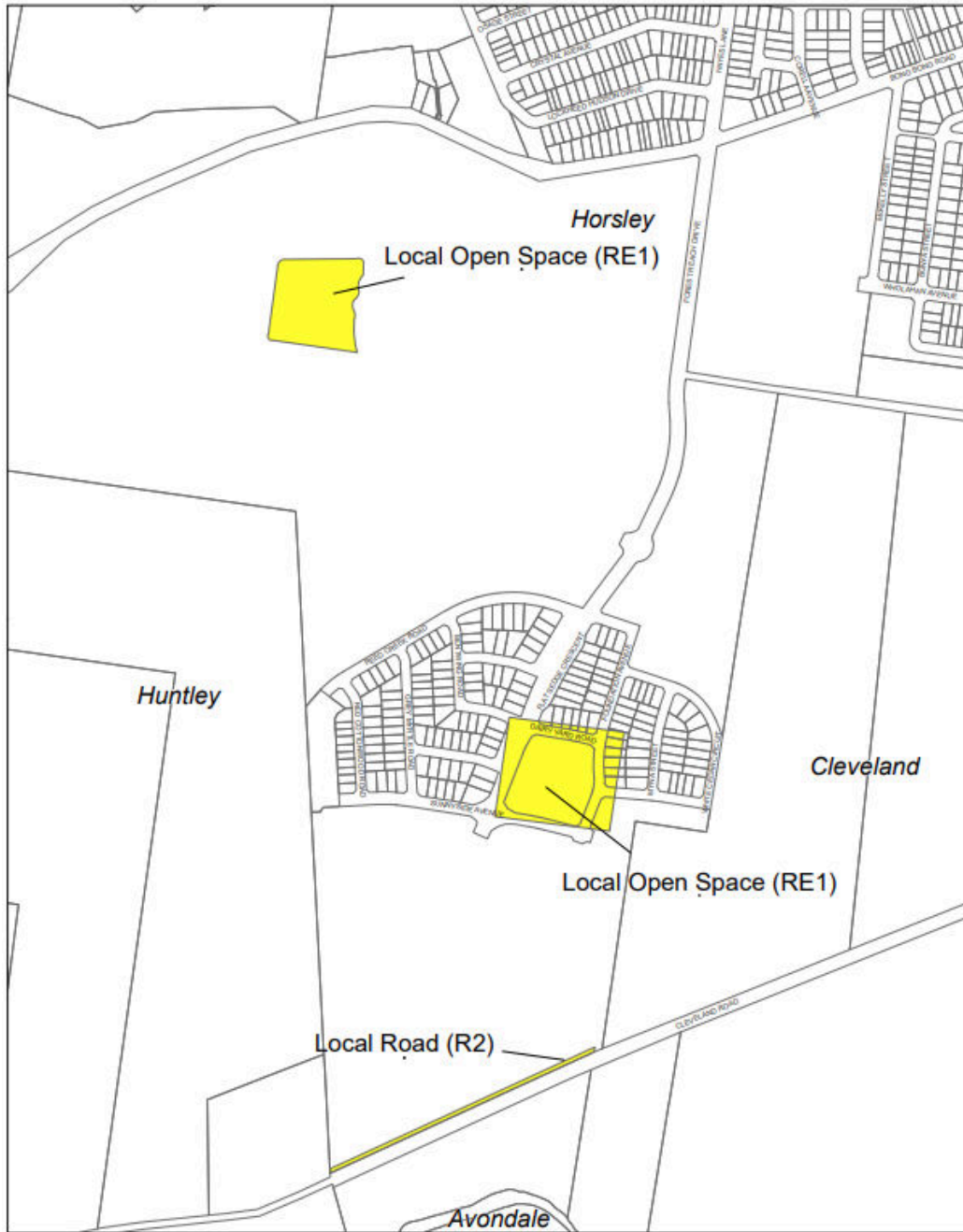
The Planning Proposal request to amend the zoning, heritage, acquisition, minimum lot size and floor space ratio boundaries has strategic and site-specific merit.




It is recommended that the Planning Proposal for the Forest Reach precinct be forwarded to the NSW Department of Planning, Housing and Infrastructure for Gateway Determination and subsequent public exhibition.



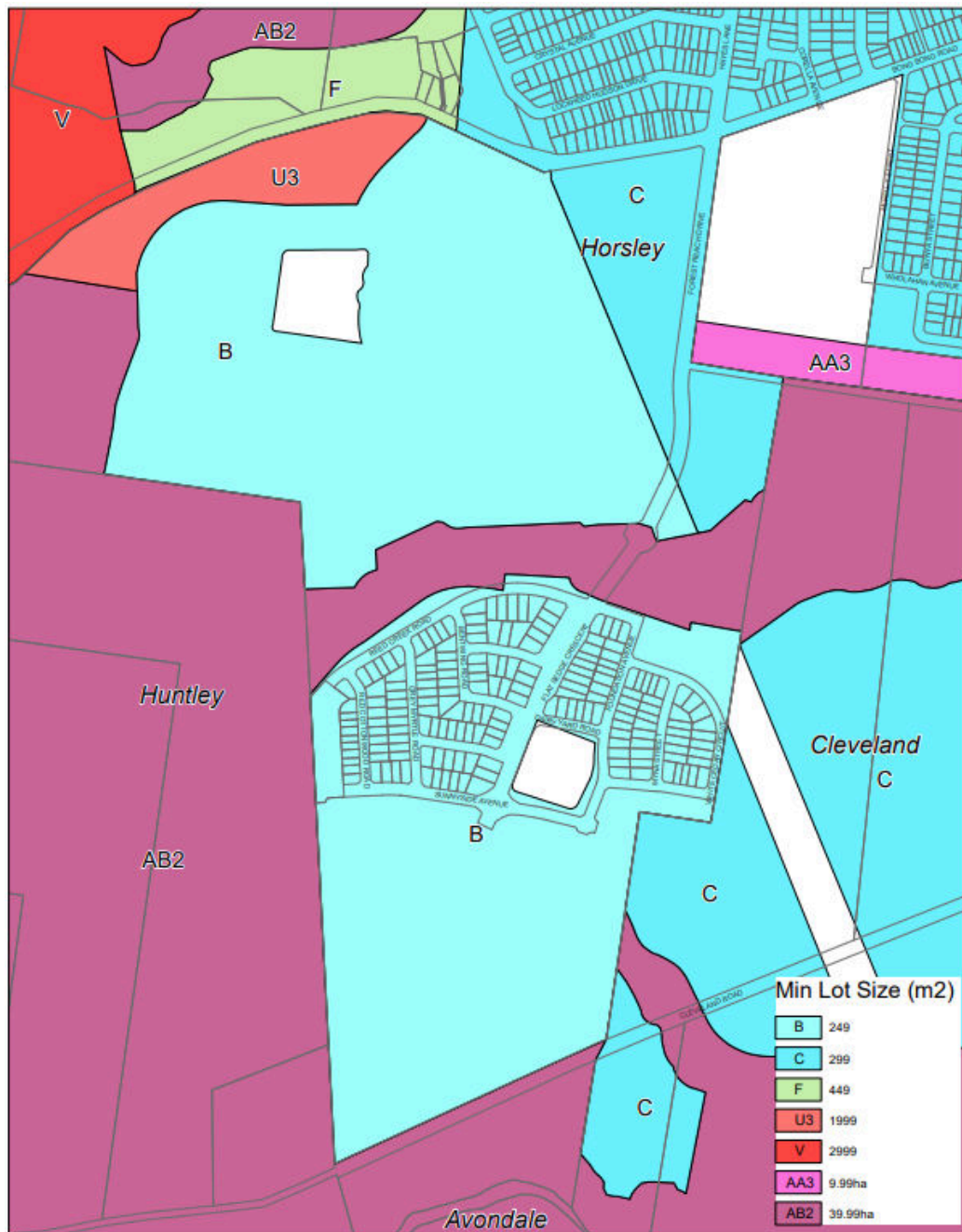
ATTACHMENT 2: Existing LEP Maps






	<p align="center">Planning Proposal Stockland Reach, Huntley Existing Land Reservation Aquisition Map</p>		Drawn: J Lewis Date: 15.10.24 Date of Aerial Photography: 2024 GIS Ref: StocklandReach_Prop_Zone.mxd	
				

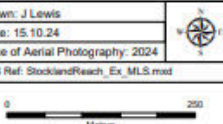


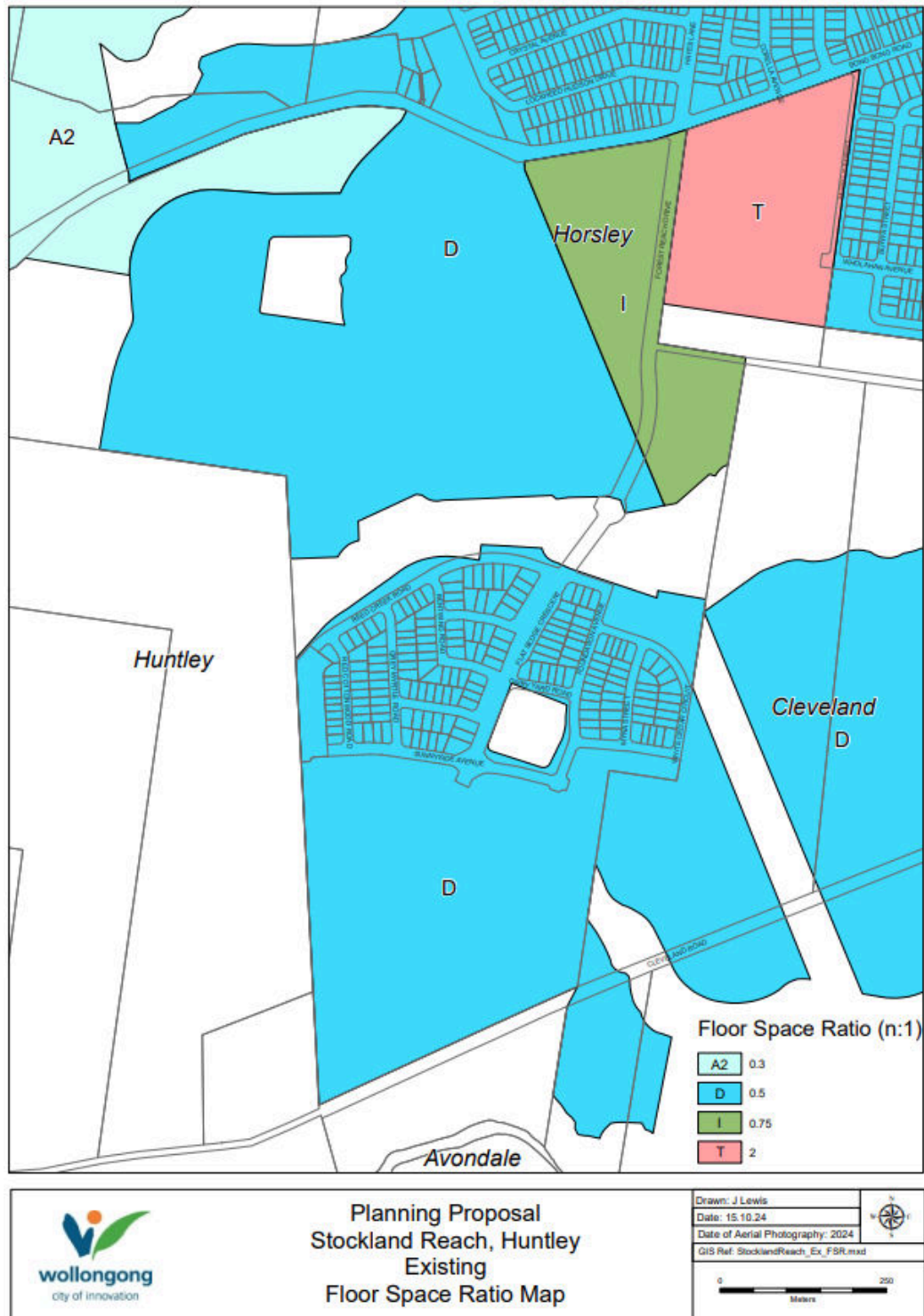




Planning Proposal
Stockland Reach, Huntley
Existing
Minimum Lot Size Map

Drawn: J Lewis
Date: 15.10.24
Date of Aerial Photography: 2024
GIS Ref: StocklandReach_Ext_MLS.mxd





ATTACHMENT 3: Proposed Revised LEP Maps

