

Your ref: PP\_2011\_WOLLG\_008\_00  
Our Ref: Z12/5721  
File: ESP-100.01.040  
Date: 3 February 2012

Dear Mr Whitworth

REVISED DRAFT PLANNING PROPOSAL FOR PART OF THE FORMER 7(D) LANDS AT HELENSBURGH, OTFORD AND STANWELL TOPS

Reference is made to the Department's letter dated 30 September 2011, granting Gateway determination No. PP\_2011\_WOLLG\_008\_00 for the draft Planning Proposal for land formerly zoned 7(d) Hacking River – Environmental Protection at Helensburgh, Otford and Stanwell Tops.

Following the Council elections in September 2011, the new Council has reviewed the issues associated with the 7(d) lands. The review included undertaking site tours, staff briefing and holding a public meeting on 21 November 2011. On 28 November 2011, Council considered 13 reports addressing the issues associated with the different 7(d) precincts.

The Council resolutions of 28 November 2011, extend the boundaries of the previous Planning Proposal and change the recommendations for many precincts. Consequently, Council is unable to proceed with the current Gateway determination, and seeks a new determination for the revised Planning Proposal, in accordance with Section 56(6) of the Act.

Council has also resolved not to proceed with the draft Planning Agreement for some precincts, which was mentioned in previous correspondence.

**Attached is:**

- Council Report and Minutes of 28 November 2011;
- An executive summary;
- the revised Draft Planning Proposal and draft Maps showing the proposed changes to zoning, floor space ratio, building height and lot size;
- A Summary of SEPP's and Section 117 Directions; and
- documentation prepared by JBA Planning in support of the rezoning of the Blackwell's Walker Street site to IN2 Light Industrial. Please note that this material was received after the Council meeting and has not been assessed by Council officers or reported to Council.

It would be appreciated if you could forward the revised draft Planning Proposal to the LEP Review Panel for a new Gateway determination.

As you are aware, the former 7(d) land is currently zoned E3 Environmental Management under the Wollongong Local Environmental Plan 2009.

It is considered that the former 7(d) zone and current E3 zone, does not best reflect the land constraints and existing development. Some precincts are proposed to be zoned E2 Environmental Conservation to better conserve sensitive bushland, and some precincts are proposed to be zoned B6, IN2, R2, E4, RU2 or SP3 to recognise existing development, or allow additional minor development. The changes are summarised in the attached table.

Please contact me should you require further information.

This letter is authorised by

David Green  
Land Use Planning Manager  
Wollongong City Council  
Direct Line (02) 4227 7465

**Table 1 – Summary of Precincts proposed to be subject to a draft Planning Proposal**

<b>Report Precinct</b> /	<b>Recommendation</b>	<b>Existing dwellings</b>	<b>Est. Additional dwellings</b>
<b>Item 2 - Report 1</b>			
Background information	<ul style="list-style-type: none"> <li>Note the report</li> </ul>	NA	NA
<b>Item 3 - Report 2</b>			
Lady Carrington Estate north	<ul style="list-style-type: none"> <li>Rezone to E1 National Parks, as the land is now part of Garrawarra State Conservation Area.</li> </ul>	0	0
Garrawarra precinct	<ul style="list-style-type: none"> <li>Rezone the Crown Land and SCA land to E2 Environmental Conservation</li> <li>Rename the SP2 - Infrastructure zone for Garrawarra Centre to SP2 – Infrastructure – Health Service facility and Seniors Housing, and remove the minimum lot size</li> </ul>	0 Hospital	0
Isolated lots in the Royal National Park	<ul style="list-style-type: none"> <li>Rezone to E2 Environmental Conservation and not permit any additional dwelling houses.</li> </ul>	4	0
<b>Item 4 - Report 3</b>			
Otford north precinct	<ul style="list-style-type: none"> <li>Rezone to E2 Environmental Conservation</li> </ul>	4	0
Otford central precinct	<ul style="list-style-type: none"> <li>Rezone to E4 Environmental Living</li> <li>Rezone 5 lots in Station Road to E2 Environmental Conservation.</li> <li>Rezone 2A Domville Rd and 24 Lady Wakehurst Drive to E2 Environmental Conservation</li> </ul>	21	6
Otford south precinct	<ul style="list-style-type: none"> <li>Rezone the precinct to E2 Environmental Conservation, except Lot 2 DP 512270</li> <li>Allow a dwelling house on Lot 2 DP 512270 Otford Road</li> </ul>	7	1
Otford West - Govinda retreat (note separate resolution)	<ul style="list-style-type: none"> <li>Rezone part of the site to E2 Environmental Conservation, retaining the E3 Environmental Management zone on the balance</li> </ul>	1	0
<b>Item 5 - Report 4</b>			
Gills Creek precinct	<ul style="list-style-type: none"> <li>Rezone: <ul style="list-style-type: none"> <li>237-261 Princes Highway to RU2 Rural Landscapes.</li> <li>Part Lot 4 DP 25940 – to RE2 Private Recreation – corner of Baines Place and Lawrence Hargrave Drive - to allow a “restaurant or café”</li> <li>Rezone the rest of the precinct to E2 Environmental Conservation.</li> </ul> </li> </ul>	19	0
Princes	<ul style="list-style-type: none"> <li>Rezone the Crown land and SCA land to E2</li> </ul>	2	0

<b>Report Precinct /</b>	<b>Recommendation</b>	<b>Existing dwellings</b>	<b>Est. Additional dwellings</b>
Highway – west of F6 precinct	<ul style="list-style-type: none"> <li>Environmental Conservation.</li> <li>Rezone the private land to RU2 Rural Landscapes, and E2 Environmental Conservation</li> </ul>		
<b>Item 6 - Report 5</b>			
Wilsons Creek precinct	<ul style="list-style-type: none"> <li>Rezone the precinct to E2 Environmental Conservation zone.</li> </ul>	12	0
		0	
<b>Item 7 - Report 6</b>			
Gateway precinct, Princes Highway	<ul style="list-style-type: none"> <li>Rezone parts of the precinct to: <ul style="list-style-type: none"> <li>B6 Enterprise Corridor zone, with an FSR of 0.5:1, building height of 11m and min lot size of 2000m<sup>2</sup></li> <li>RU2 Rural Landscape zone.</li> <li>RE2 Private Recreation zone (Golf Driving Range).</li> <li>SP3 Tourist zone (Symbio)</li> </ul> </li> </ul>	10	0
<b>Item 8 - Report 7</b>			
Walker Street precinct	<ul style="list-style-type: none"> <li>Rezone to RU2 Rural Landscape.</li> <li>Rezone Blackwells to IN2</li> </ul>	12	0
Frew Avenue precinct	<ul style="list-style-type: none"> <li>Retain E3 Environmental Management zone, allow a dwelling on the 3 vacant lots</li> </ul>	1	3
Kelly Falls precinct	No change – the 2 properties retain an E3 Environmental Management zone.	2	0
<b>Item 9 - Report 8</b>			
Lukin Street precinct	<ul style="list-style-type: none"> <li>Rezone the Crown land to E2 Environmental Conservation.</li> <li>Rezone the 48-54 Parkes Street to E4 Environmental Living</li> </ul>	3	0
Old Farm Road	<ul style="list-style-type: none"> <li>Rezone the precinct to E2 Environmental Conservation zone.</li> </ul>	4	0
Metropolitan Colliery	<ul style="list-style-type: none"> <li>Rezone the majority of the bushland to E2 Environmental Conservation. Retain some E3 Environmental Management</li> <li>Retain an RU1 Primary Production for the coal mine</li> </ul>	1	0
<b>Item 10 - Report 9</b>			
Undola Road sub-precinct	<ul style="list-style-type: none"> <li>Rezone 5,7,9 and 11 Undola Road to E4 Environmental Living</li> <li>Rezone 3 Undola Road to E2 Environmental Conservation.</li> </ul>	4	0
Walker Lane sub-precinct	<ul style="list-style-type: none"> <li>Rezone to E2 Environmental Conservation</li> </ul>	0	0
Camp Gully Creek	<ul style="list-style-type: none"> <li>Rezone to E2 Environmental Conservation</li> </ul>	0	0

<b>Report Precinct</b>	<b>Recommendation</b>	<b>Existing dwellings</b>	<b>Est. Additional dwellings</b>
<b>Item 11 - Report 10</b>			
Lloyd Place	• Rezone to E2 Environmental Conservation	1	0
<b>Item 12 - Report 11</b>			
Lady Carrington Estate	• Rezone to E2 Environmental Conservation	0	0
Lilyvale	• Rezone to E2 Environmental Conservation	1	0
Central Bushland	• Rezone to E2 Environmental Conservation	0	0
Otford Valley farm	• Retain E3 Environmental Management and rezone some to E2 Environmental Conservation	2	0
<b>Item 13 - Report 12</b>			
Land Pooling	• Rezone to E2 Environmental Conservation	1	0
Lady Carrington Estate South	• Rezone to E2 Environmental Conservation	0	0
		<b>111</b>	<b>10</b>

**Table 2 - Proposed zone areas and additional dwellings**

<b>Zone</b>	<b>Area (ha)</b>	<b>Est. Additional dwellings</b>
E1 National Parks	33.32	0
E2 Environmental Conservation	1325.39	0
E3 Environmental Management	131.94	4
E4 Environmental Living	14.75	6
RU1 Primary Production	33.94	0
RU2 Rural Landscapes	73.72	0
R2 Low Density Residential	0.46	0
B6 Enterprise Corridor	6.31	0
IN2 Light Industrial	8.44	0
RE1 Public Recreation	1.62	0
RE2 Private Recreation	9.44	0
SP2 Infrastructure	21.06	0
SP3 Tourist	6.63	0
<b>Totals</b>	<b>1667.03</b>	<b>10</b>