

ITEM 10

POST EXHIBITION - DRAFT NEIGHBOURHOOD PLAN FOR LOT 1 DP 1228329 BONG BONG ROAD, HUNTLEY

On 19 April 2021, Council considered a report on a draft Neighbourhood Plan for approximately 91 residential dwellings at Lot 1 DP 1228329 Bong Bong Road, Huntley (formerly part of 464 Bong Bong Road).

Council resolved to defer consideration of the draft Neighbourhood Plan to enable consideration of an amended proposal and supporting studies. An amended Neighbourhood Plan, and additional Aboriginal Heritage information has now been submitted.

It is recommended that Council adopt the draft Neighbourhood Plan as an amendment to the Hayes Lane West Neighbourhood Plan contained in the Wollongong Development Control Plan 2009 – Chapter D16 West Dapto Release Area.

RECOMMENDATION

- 1 The Neighbourhood Plan for Lot 1 DP 1228329 and part of Lot 2 DP 1228329 Bong Bong Road, Huntley be adopted as an amendment to the Hayes Lane West Neighbourhood Plan as part of the Wollongong DCP 2009 – Chapter D16 West Dapto Release Area.
- 2 A Development Control Plan adoption notice be published on Council's website advising of the decision.

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 Draft Neighbourhood Plan (current)

BACKGROUND

The West Dapto Urban Release Area covers approximately 4,700 hectares. It is estimated to provide approximately 19,000 dwellings, plus employment lands, commercial centres and open space.

Wollongong Development Control Plan 2009 (DCP) Chapter D16 - West Dapto Release Area contains area specific development controls which guide development within neighbourhood precincts. The adoption of a Neighbourhood Plan ensures development occurs in a cohesive manner that integrates development sites and sequencing of infrastructure. Neighbourhood Plans can facilitate appropriate connectivity between adjoining development in terms of road and cycleway layouts, public transport routes, open space, drainage and pedestrian links. They can also help resolve potential conflict between development sites undertaken at different timeframes. Council has approved 11 Neighbourhood Plans across the West Dapto Urban Release Area.

The draft Neighbourhood Plan (draft Plan) for 464 Bong Bong Road, Huntley was lodged in August 2017. Also in August 2017, the property was subdivided into 2 lots, Lot 1 DP 1228329 which is subject to the draft Neighbourhood Plan, and the balance of the property in Lot 2 DP 1228329 (which retains the address of 464 Bong Bong Road). In October 2017, Council requested additional information, to address identified issues relating to design, contamination, traffic, bushfire, flora and fauna, flooding, stormwater, Aboriginal heritage, riparian corridors and integration with the surrounding area. Further discussion on these issues resulted in an amended draft Plan being submitted in July 2018, and additional information, including an amended Aboriginal Heritage study was submitted later.

On 24 June 2019, the draft Plan which provided for approximately 85 residential dwellings was reported to Council and endorsed for exhibition. The draft Plan was exhibited between 10 August and 9 September

2020, with submissions being received on behalf of an adjoining landholder, and from State Government Agencies.

In April 2020, following a review the issues raised during the exhibition process, the proponent submitted a revised draft Plan for approximately 91 residential dwellings, which included a road connection from the Neighbourhood Plan site to Bong Bong Road (through Lot 1 DP 1228329). However the additional area was not addressed in the previously submitted supporting studies. In subsequent discussions the proponent was advised that they needed to submit additional information addressing the issues raised during exhibition or amend the draft Plan. Updated supporting documentation was provided to Council during September and October 2020. In October 2020, the revised draft Plan and additional information/studies were referred to Council Divisions and Government Agencies for comment.

On 19 April 2021 the revised draft Neighbourhood Plan was reported to Council. The report recommended that the draft Plan not be supported given design issues associated with the proposed road access through adjoining land to the south and potential impacts on R2 Low Density Residential zoned land along Bong Bong Road. The proposal was inconsistent with Chapter D16 of Wollongong DCP 2009 which seeks to resolve connectivity and cross boundary issues on a precinct scale. An unresolved issue relating to Aboriginal heritage was also highlighted in the report.

At the Council Meeting, the proponent addressed Council and offered to amend the Neighbourhood Plan to address the concerns raise in the report.

Council resolved to defer consideration of the draft Plan to enable an amended proposal and supporting studies to be lodged, giving the applicant six (6) months in which to carry out the additional work. Council resolved that -

- 1 *A decision in relation to the draft Neighbourhood Plan for part of 464 Bong Bong Road, Huntley be deferred to allow further consideration of an amended proposal and supporting studies.*
- 2 *Should finalisation of the Neighbourhood Plan not be substantially progressed within a 6 month period, the matter be reported to Council for determination.*

The required information was submitted in June 2021.

PROPOSAL

The draft Plan relates to land at Lot 1 DP 1228329 and a small portion of Lot 2 DP 1228329 as shown in Attachment 1. It has an area of nine (9) hectares and is zoned R2 Low Density Residential. The remainder of the precinct, Lot 2 DP 1228329 known as 464 Bong Bong Road, is zoned R2 Low Density Residential, E2 Environmental Conservation, E3 Environmental Management, E4 Environmental Living and SP2 Infrastructure. Only a small portion of Lot 2 forms part of the draft Plan to facilitate connectivity between the development sites via a proposed road reserve and bushfire protection access.

The draft Neighbourhood Plan site is located off Bong Bong Road, approximately 600m west of the Hayes Lane intersection and to the north of the Stockland Stage 3 site (Attachment 1). The site is located to the west of the adopted Hayes Lane West Neighbourhood Plan and will connect to this adjoining site via two proposed road links. The proposed road link to Bong Bong Road, shown in the draft Plan reported to Council in April 2021, has been removed.

The site has been used for predominantly rural uses and is undulating cleared land, with a prominent ridgeline traversing the site, roughly west to east. There are riparian areas to the north and south of the site.

If adopted, it is proposed that the revised draft Neighbourhood Plan (Attachment 2) be added to the Hayes Lane West Neighbourhood Plan, so that it covers a larger precinct consistent with Council's current Neighbourhood Planning requirements.

Road Layout and Access

The revised draft Neighbourhood Plan proposes to incorporate a Minor Collector Road (20.95m wide road reserve) for the main entry and north-south spine at the eastern edge of the precinct, merging into an Access Street (17.1m wide road reserve) in the north and south. The other roads are proposed to be Type

7 Access Place (15m wide road reserve). It is noted that a minimum eight (8) metre wide carriageway would be required for perimeter roads under Planning for Bushfire Protection 2019.

The draft Neighbourhood Plan adjoins the Hayes Lane West Neighbourhood Plan and will link into the roads and shared cycle/walking paths connecting the site to adjoining neighbourhoods, nearby centres, and recreation areas. The revised version of the draft Neighbourhood Plan deletes a proposed road link to the south, connecting to Bong Bong Road, relying on access via two (2) roads connecting to the Hayes Lane West Neighbourhood Plan precinct. The Bong Bong Road connection was not supported by any of the submitted studies. A culvert creek crossing was proposed, but not supported, as Council was designing the Hayes Lane bridge 750m downstream (part of the West Dapto Spine Road).

Flooding and Drainage

The draft Neighbourhood Plan includes riparian corridors on both the northern and southern side, the majority of flood affected land is within these riparian corridors. The residential development will be above the 1% AEP flood event planning level.

Planning Controls

The draft Neighbourhood Plan does not propose to introduce additional site-specific development controls within Chapter D16 of the DCP. The proposed development is intended to comply with Council's DCP as it currently stands.

Geotechnical and Contamination Issues

The site has previously been used for rural purposes. The investigation reports indicate that the site is suitable for residential land uses. There are no geotechnical constraints that preclude development within the precinct.

Biodiversity

The majority of the precinct has been cleared and previously used for grazing. There are areas of native vegetation along the E3 Environmental Management zoned riparian corridors along the southern boundary and stands of remnant vegetation. The ecological reports submitted are considered adequate for the purposes of the draft Neighbourhood Plan.

Water Quality

The site contains riparian areas and drains to Lake Illawarra. Further water quality assessment was requested following public exhibition. NSW Department of Planning, Industry and Environment – Biodiversity and Conservation [former Office of Environment and Heritage] have reviewed the additional information provided post-exhibition. The conceptual water quality treatment approach has considered the DCP water quality requirements and the Risk-Based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning Decisions as detailed within the Lake Illawarra Coastal Management Program.

Bushfire

Parts of the site are bushfire prone land. The draft Plan can satisfy the objectives of Planning for Bushfire Protection 2019 and the proposed lots would be protected by perimeter roads. NSW RFS has indicated that it does not object to the revised draft Neighbourhood Plan.

Heritage

The site is not identified as containing any heritage items. The Aboriginal Cultural Heritage Assessments have noted some areas of potential to contain Aboriginal objects or sites. The draft Plan has aimed to avoid the areas of high likelihood. A more detailed Aboriginal Cultural Heritage Assessment and Archaeological Assessment would be undertaken at Development Assessment stage.

The draft Plan has been designed to enable a mature fig tree to be retained as part of a larger lot on the ridgeline. This fig tree is associated with a previous dwelling on the site. The heritage report noted that this building had recently been demolished and the site had been heavily disturbed. The report noted that the site may contain archaeological remnants and a more detailed archaeological assessment would be

undertaken during the Development Assessment stage. As part of the public exhibition of the draft Plan consultation occurred with the NSW Office of Environment and Heritage and NSW Heritage Office on these matters.

Following Council's resolution on 19 April 2021, the required Aboriginal heritage information was prepared by the applicant's consultant and submitted to Heritage NSW. Heritage NSW reviewed the amended documents provided and are satisfied that the additional Aboriginal heritage information submitted by Austral (2021) has sufficiently minimised the potential to impact on Aboriginal cultural heritage.

CONSULTATION AND COMMUNICATION

The draft Neighbourhood Plan was exhibited from 10 August to 9 September 2019, being exhibited on Council's website, in the local newspaper and copies provided at Council's Customer Service Centre and Libraries.

The responses received as a result of the exhibition process were discussed in the Council report on 19 April 2021.

PLANNING AND POLICY IMPACT

The site is within the West Dapto Urban Release Area and the proposed Neighbourhood Plan is in keeping with the Illawarra Shoalhaven Regional Plan 2041.

This report contributes to the delivery of Our Wollongong 2028 goal "The sustainability of our urban environment is improved". It specifically delivers on the following:

Delivery program 1.3.1.2 Develop planning controls and Town Centre and Neighbourhood Plans with regard to the economic, social and environmental impacts. Operational Plan/s Action 2 – "Continue the review of the West Dapto Land Release Area including the Vision, Structure Plans and Local Infrastructure Plans".

FINANCIAL IMPLICATIONS

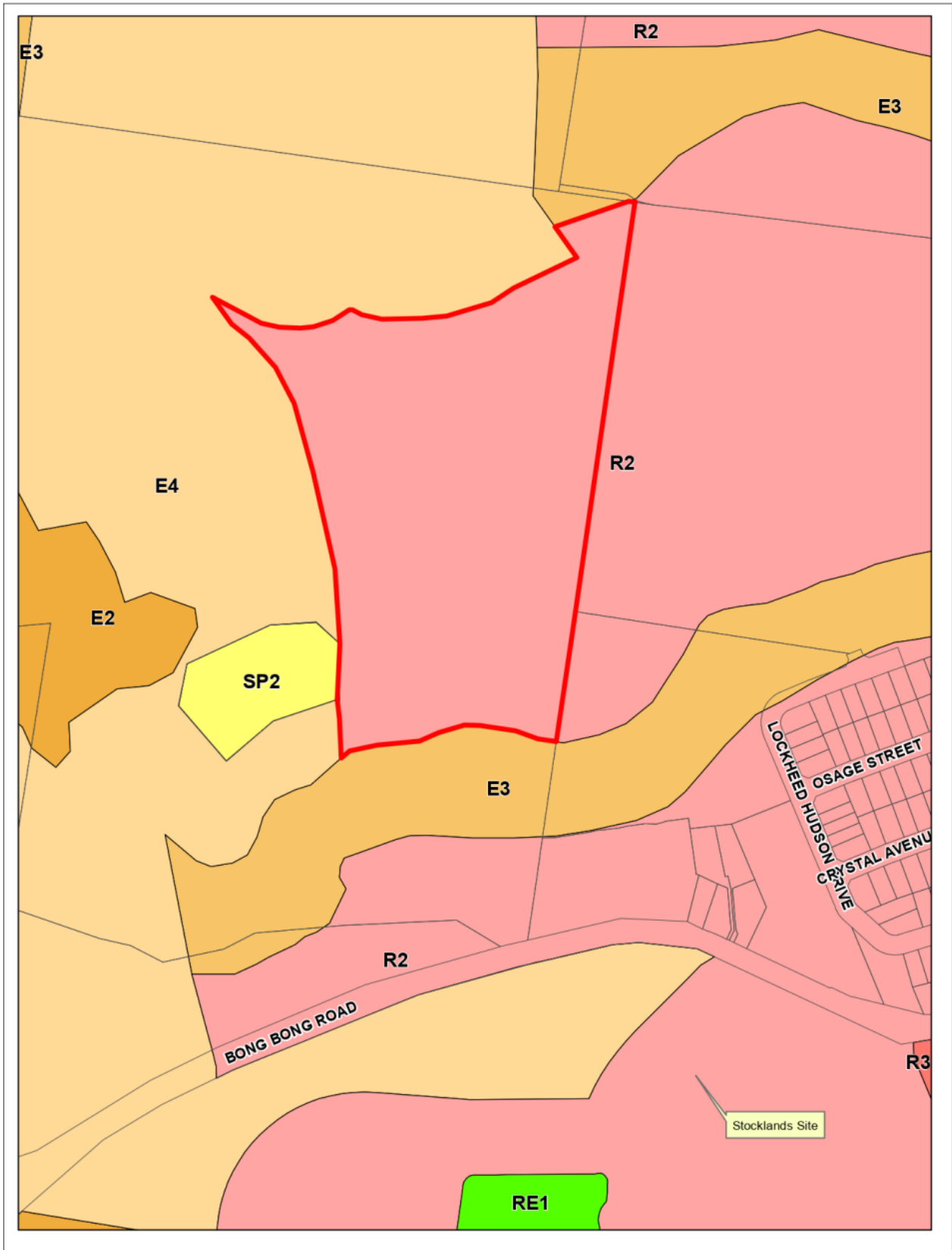
This report does not contain any immediate financial impact to Council in the short term. The West Dapto Urban Release Area is a significant project for Council with long term infrastructure and maintenance implications resulting from increasing population and demand for infrastructure, services and facilities.

CONCLUSION

Progression of the draft Neighbourhood Plan for Lot 1 DP 1228329 and part of Lot 2 DP 1228329 Bong Bong Road, will enable consideration of development applications for subdivision of land zoned R2 Low Density Residential.

The draft Neighbourhood Plan applies to a limited area in its current form, and with the information submitted the uncertainty regarding Aboriginal heritage, and the impacts of likely bulk earthworks and riparian crossing have largely been removed. A further draft Neighbourhood Plan will need to be submitted to enable the development of the rest of the precinct.

It is recommended that Council progress the draft Neighbourhood Plan as an amendment to the Hayes Lane West precinct within the Wollongong DCP 2009 – Chapter D16 West Dapto Release Area.



	Location: 464 Bong Bong Road. Huntley		Drawn By: H.Jones Date: 03-06-19 Aerial Photography 2018 Huntley.mxd	
	E2 Environmental Conservation E3 Environmental Management E4 Environmental Living R2 Low Density Residential	R3 Medium Density Residential RE1 Public Recreation SP2 Infrastructure Subject_Site	0 ————— 150 Meters	

