

ITEM 5

DRAFT COMBINED NEIGHBOURHOOD PLAN FOR HAYES LANE, IREDELL ROAD AND WOLLONGONG COAL SITES

Wollongong Development Control Plan 2009 – Chapter D16 West Dapto Release Area contains the specific development controls to guide future development within the West Dapto Urban Release Area, in addition to the standard development controls that apply within the Wollongong Development Control Plan 2009.

Clause 6.2 of Wollongong Local Environmental Plan 2009 and clause 5.1 of Wollongong Development Control Plan Chapter D16 require a Neighbourhood Plan to be prepared and adopted by Council prior to consideration of Development Applications. The Neighbourhood Plan allows issues to be considered on a neighbourhood/precinct catchment scale.

This report considers a draft Neighbourhood Plan lodged for Hayes Lane, Iredell Road, and Wollongong Coal sites. The plan has been submitted by Cardno on behalf of the landowners and provides for approximately 2,300 residential dwellings. It is recommended that Council progress the southern portion of the draft Neighbourhood Plan providing for some 736 dwellings. It is recommended that the northern portion be deferred and be the subject of a separate report once the additional information has been submitted and assessed.

RECOMMENDATION

- 1 A draft Neighbourhood Plan for Hayes Lane, Iredell Road and the southern part of the Shone Avenue South West (Wollongong Coal) precincts be progressed to public exhibition for a minimum period of 28 days (Attachment 4).
- 2 Consultation with relevant State Government agencies occur as part of the exhibition period.

REPORT AUTHORISATIONS

Report of: David Green, Manager Environmental Strategy and Planning (Acting)
Authorised by: Andrew Carfield, Director Planning and Environment - Future City and Neighbourhoods

ATTACHMENTS

- 1 Location Plan - Precinct and Owners
- 2 Existing Zoning
- 3 Combined Neighbourhood Plan
- 4 Proposed Neighbourhood Plan for exhibition
- 5 Proposed DCP controls

BACKGROUND

The West Dapto Urban Release Area covers approximately 4,700 hectares and is estimated to be able to provide approximately 17,000 dwellings, plus employment lands, commercial centres and open space.

Chapter D16 of the Wollongong Development Control Plan 2009 controls area-specific development controls which guide development within the neighbourhood precincts. The adoption of a Neighbourhood Plan is essential to ensure development occurs in a cohesive manner that integrates development sites and sequencing of infrastructure. Neighbourhood Plans can ensure appropriate connectivity between developments in terms of road and cycleway layouts, public transport routes, open space, drainage and pedestrian linkages. They can also help resolve potential conflict between development sites undertaken with different timeframes.

The Neighbourhood Plan process requires that the draft Neighbourhood Plan be reported to Council as an amendment to Chapter D16 – West Dapto Release Area of the Wollongong Development Control Plan 2009. If the draft is endorsed by Council, it will then be publicly exhibited. Following exhibition, the draft Neighbourhood Plan and outcomes of the exhibition would be reported to Council for consideration and adoption as part of the Development Control Plan. To date, Council has approved

10 Neighbourhood Plans for 8 residential precincts (3,400 lots), a town centre, village centre and an industrial precinct.

PROPOSAL

In December 2016, two draft Neighbourhood Plans were submitted for adjoining sites in Hayes Lane, Huntley and between Hayes Lane and Iredell Road, Horsley. Revisions were required to ensure that the two draft Neighbourhood Plans integrated with each other.

In June 2017, Cardno advised that they also were also lodging a draft Neighbourhood Plan for the Shone Avenue South West Precinct (Wollongong Coal site) to the north of the Hayes Lane and Iredell Road sites. Following discussion, it was agreed there was merit in progressing a combined Neighbourhood Plan, covering all three sites, for an estimated 2,300 residential lots. The combined draft Neighbourhood Plan is at Attachment 3.

However, in December 2017 it was agreed to divide the combined Neighbourhood Plan into two parts (southern and northern) to allow the southern part to progress. Additional information is required to support the northern part, including:

- A draft Planning Proposal request to :
 - Realign the B1 Neighbourhood Centre zone to the east of Jersey Farm Road;
 - Increase the R2 Low Density Residential zoned land in the north-west of the site;
 - Realign the R2 Low Density Residential and E3 Environmental Management zoned boundaries in response to updated flood information; and
 - Amend the Minimum Lot Size Map and Floor Space Ratio Map to align with the amended zoning boundaries.
- Additional information on the combustibility of the coal emplacement
- Additional discussion on the location of the Shone Avenue intersection, and the proximity to the Rail level Crossing and entrance to the Greenview Estate.
- Aboriginal heritage investigations.
- Contamination assessment.
- Additional information on road cross-sections, traffic calming and pedestrian/cycle paths and access.

Accordingly, the remainder of this report will address the southern part. A further, separate report will be submitted on the northern part, once the additional information is submitted and assessed.

A summary of the affected properties in the southern part is provided in the following table and in Attachment 1. The existing zoning is shown in Attachment 2. Cardno have submitted an amended draft Neighbourhood Plan for the southern precinct, including the Hayes Lane, Iredell Road and the southern part of the Wollongong Coal site (Attachment 4).

Site / precinct	Property	Owner	Area (ha)	Current Zones	Estimated dwelling numbers
Hayes Lane west	Lot 303 DP 1235322 Hayes Lane, Huntley	AV Jennings	18.04.	R2 E3	
	51 Hayes Lane, Huntley Lot 1 DP 317318	AV Jennings	4.30.	R2 E3	

	44 Hayes Lane, Huntley Lot 302 DP 1235322	KVF	1.38.	R2	224
Iredell Rd west	20 Iredell Rd, Horsely Lot 1 DP 657351 & Lot 1 DP 528171	Sundy Investments	37.65 1.51.	R2 E3	370
Shone Ave South West (southern part)	<ul style="list-style-type: none"> • Part 64 Shone Avenue, Horsley Part Lot 2 DP 658275 • part Lot 11 DP 33650 Jersey Farm Road, Huntley • Part Lot 1 DP 33650 Hayes Lane, Huntley 	Wollongong Coal	Approx 13.1 ha.	R2 E3	142

In addition, a separate draft Neighbourhood Plan has also been submitted for part of the property to the west of Hayes Lane West precinct known as Lot 1 DP 1228329 Bong Bong Road for some 100 lots. This draft Plan required additional information and redesign and could not be reported concurrently with the Hayes Lane west precinct.

The Hayes Lane and Iredell Road sites have been used for predominantly rural uses and are undulating cleared land. The Wollongong Coal site has primarily cleared undulating land in the eastern section, and also contains significant landfill in the western section.

The draft Neighbourhood Plan site is located approximately 3 km west of the Dapto town centre. The draft Neighbourhood Plan is based on the following principles:

- A mix of densities, lot sizes and dwelling types;
- Increased densities in high amenity areas, such as the proposed neighbourhood centre, public transport routes and public open spaces;
- Proposed new neighbourhood centre to the east of Jersey Farm Road (within the deferred northern part);
- A potential primary school site in close proximity to the neighbourhood centre and public open space (within the deferred northern part);
- Active and passive open space, including two sports fields (within the deferred northern part) and local parks; and
- Riparian corridors, that can provide for passive open space and green links

The draft Neighbourhood Plan generally follows a grid pattern layout. A mixture of housing types is proposed, with increased densities around the proposed neighbourhood centre and open space areas.

Road layout and access:

The draft Neighbourhood Plan incorporates a major collector road north-south, generally along the Hayes Lane and Jersey Farm Road alignment, which would then run east-west between Jersey Farm Road and Shone Avenue.

The proponent has located the east-west section on the northern edge of the residential area to avoid having a collector road bisecting the residential area and dividing the community. The Shone Avenue intersection location is considered to be too close to the railway crossing and have potential traffic constraints for vehicles turning into the proposed collector road from Shone Avenue. Additionally, it would increase the number of intersections along Shone Avenue. The location of this intersection is within the deferred northern part and will be subject to further design and assessment.

The draft Neighbourhood Plan proposes to incorporate Type 3 (minor) and Type 4 (major) collector roads, along with Type 2 (minor) and Type 2a (major) local streets. Laneways will also be incorporated in some areas to provide access to “rear-located” lots.

The draft Neighbourhood Plan also proposes shared cycle/walking paths within the sites, along riparian areas and connecting the neighbourhood centre, potential school site and recreation areas.

The draft Neighbourhood Plan will require some minor amendment to include Council’s road cross sections. Traffic calming will be required for long, straight sections of local roads.

Flooding and Drainage:

The draft Neighbourhood Plan includes riparian corridors in the northern side, through the centre (effectively dividing the combined Neighbourhood Plan into a northern precinct and a southern precinct) and along the southern and eastern boundaries of the site. The majority of flood affected land is within these riparian corridors. The majority of flood impacts are on the Wollongong Coal site. The majority of the residential development is above the 1 in 100 flood level, although in some locations cut and fill is proposed to provide for the efficient development of land.

Planning Controls:

The draft Neighbourhood Plan would introduce additional site-specific development controls within Chapter D16 of the Wollongong Development Control Plan 2009. The proposed controls include setback requirements, primary street frontage controls to ensure dwellings on “rear loaded” lots address primary street, streetscape and design requirements. The proposed controls and the justification behind these controls are at Attachment 5.

Geotechnical and Contamination Issues:

The sites within the southern precinct are less disturbed and have potential for localised contamination due to previous rural uses. The investigation reports indicate that they can be suitable for residential land uses. There are no geotechnical constraints that preclude development within the southern precinct.

The fill emplacement to the west of Jersey Farm Road on the Wollongong Coal site (northern part), is stable from a civil engineering viewpoint, however Council’s geotechnical engineer has raised concerns over the potential extent of combustible materials within the emplacement area and recommends that further investigation is required. Further contamination assessment is also required in this area. A preliminary site assessment has not been submitted for Iredell Road site and would be sought during the exhibition of the draft Neighbourhood Plan.

Biodiversity:

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

Bushfire:

Parts of the site are bushfire prone land. The draft Neighbourhood Plan could satisfy the objectives of Planning for Bushfire Protection 2006 and most of the proposed lots would be protected by perimeter roads.

Heritage:

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

CONSULTATION AND COMMUNICATION

The draft Neighbourhood Plan forms an amendment to Chapter D16 West Dapto Urban Release Area of Wollongong Development Control Plan 2009. Should Council resolve to progress with a Neighbourhood Plan, this would require public exhibition for a minimum of 28 days to enable community and government agencies to provide input. Should Council progress the Neighbourhood Plan, it would be exhibited on Council’s website, in the local newspaper and copies provided at Council’s Customer Service Centre and Libraries. Following exhibition, results would be reported to Council.

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.

Wollongong Community Strategic Plan 2022

This report contributes to the delivery of Wollongong 2022 goal “the sustainability of our urban environment is improved” under the Community Goal “We value and protect our natural environment”. It specifically delivers on the following:

Community Strategic Plan	Delivery Program 2012-2017	Annual Plan 2017-18
Strategy	5 Year Action	Annual Deliverables
1.6.2 Urban density and expansion, such as West Dapto are carefully planned to reflect the principles of ecological sustainable development and balance economic, social and environmental considerations	1.6.2.1 Implement the West Dapto Release Area Masterplan	Continue to review and assess Neighbourhood Plans

FINANCIAL IMPLICATIONS

This report does not contain any immediate Financial Impact to Council. In the long term, the West Dapto Urban Release Area is a significant project for Council with long term infrastructure and maintenance implications.

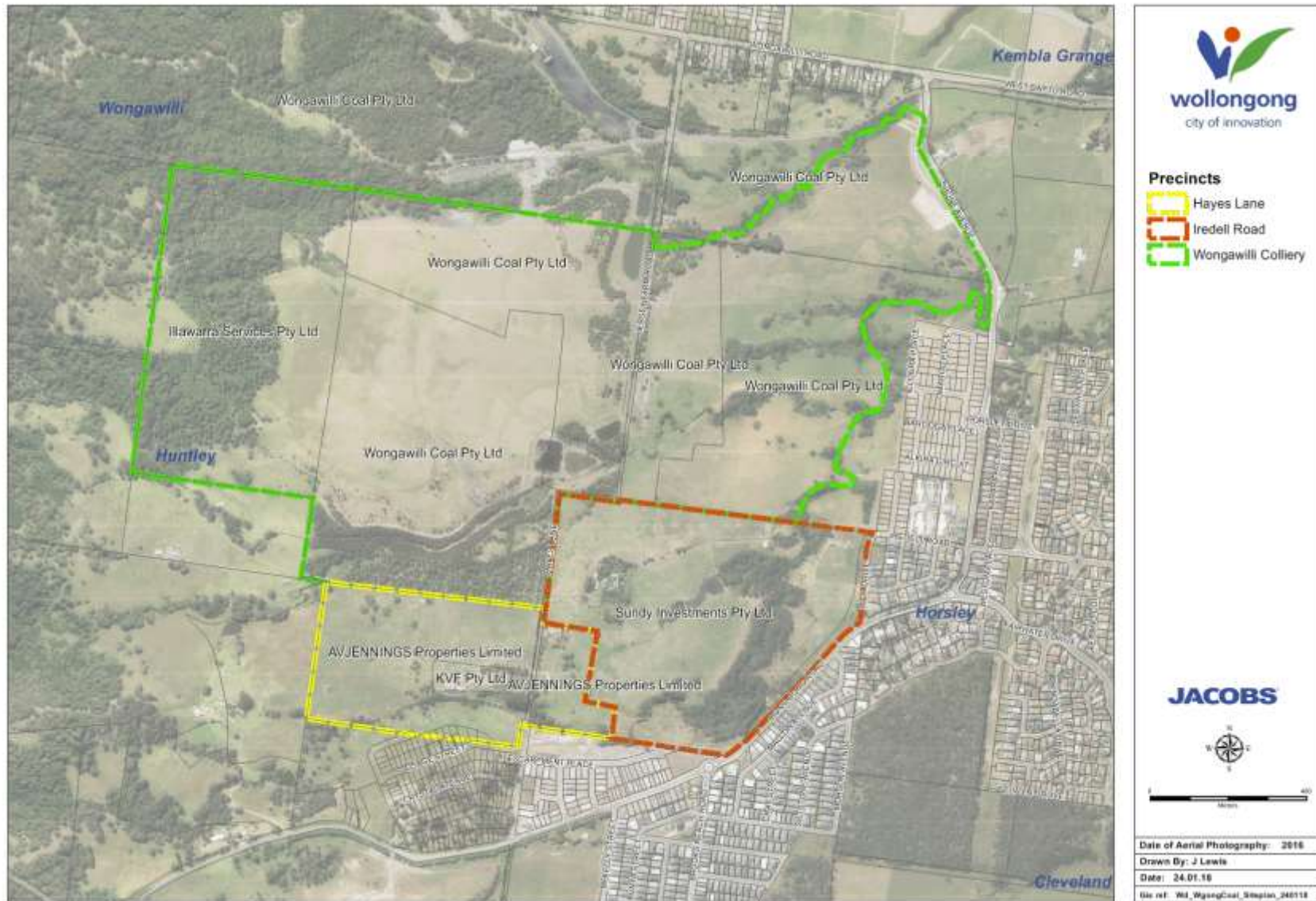
CONCLUSION

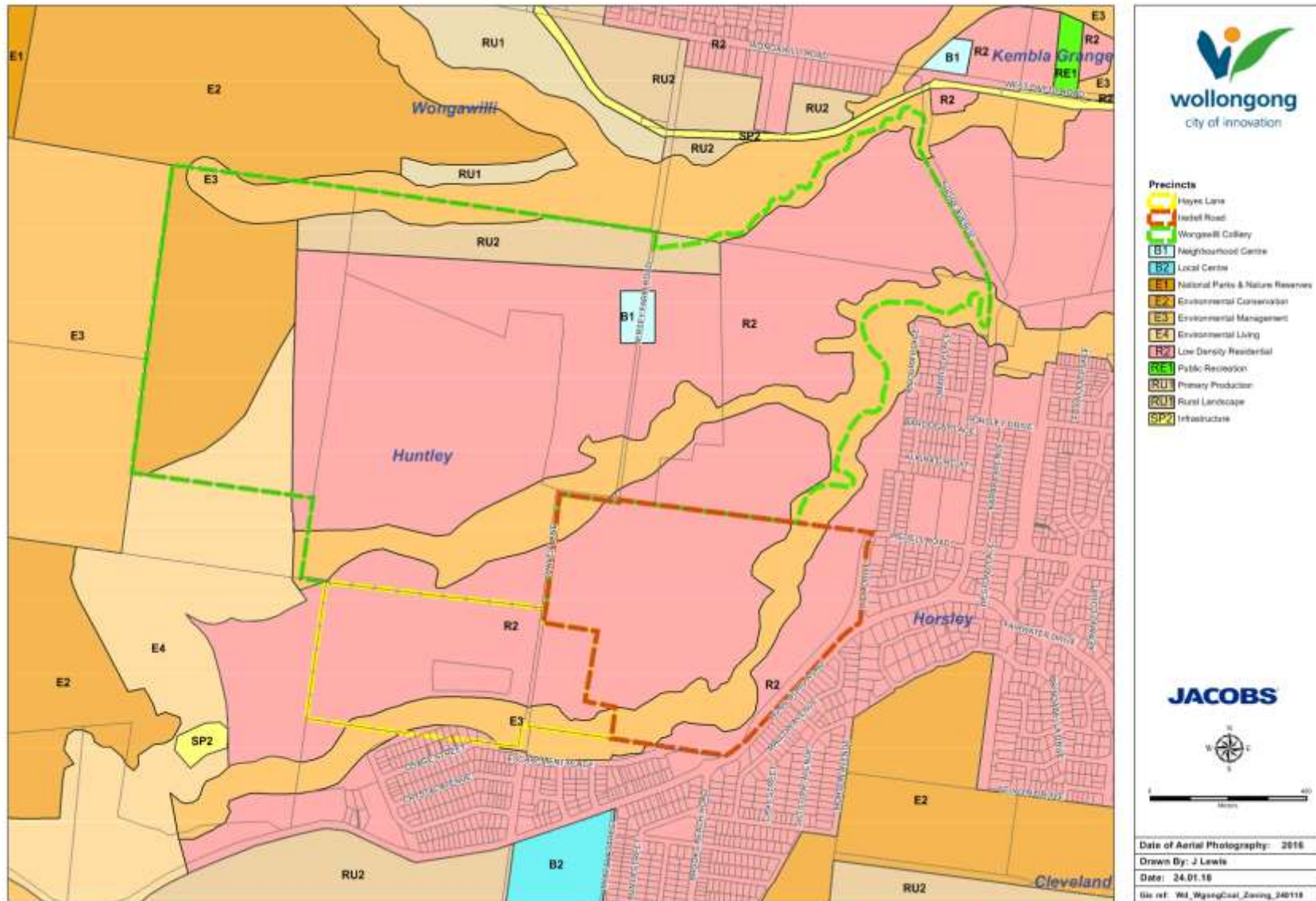
The site is within the West Dapto Urban Release Area. While there are further issues to consider with the proposal, these are largely in the northern precinct. Council has the opportunity to progress a Neighbourhood Plan for the southern precinct, enabling consideration of development applications.

Council has the option to:

- 1 Progressing with a Neighbourhood Plan for land within the southern precinct now, and progressing with a separate draft Planning Proposal and Neighbourhood Plan for land within the northern precinct when this is ready. (RECOMMENDED)
- 2 Not progressing with any Neighbourhood Plan for the site. This would effectively stall development within this site.

It is recommended that Council choose the first option, and progress a Neighbourhood Plan for the southern precinct.







- Legend**
- Site Boundary
 - Residential Lots
 - Medium Density Lots
 - Rural Lifestyle Lots
 - Passive Open Space
 - Active Open Space
 - Neighbourhood Centre

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NEIGHBOURHOOD PLAN

WOLLONGONG COAL
WONGAWILLI URBAN DEVELOPMENT NEIGHBOURHOOD PLAN
FIGURE SK01
REV A



- Legend**
- Site Boundary
 - Residential Lots
 - Potential Medium Density Lots
 - Rural Lifestyle Lots
 - Passive Open Space
 - Active Open Space
 - Neighbourhood Centre



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NEIGHBOURHOOD PLAN
WOLLONGONG COAL, SUNNY INVESTMENTS, AV JENNINGS
WONGAMILLI URBAN DEVELOPMENT NEIGHBOURHOOD PLAN
FIGURE SK01
REV C

Table 4-1 Justification of site specific DCP controls

Control	Justification
<p>1. The future subdivision of the land should be generally in accordance with Figure 1.</p>	<p>This clause effectively provides power to the Neighbourhood Plan map. This map provides a spatial representation of the general arrangement and structure of the site, including identifying areas for residential development, open space, stormwater infrastructure and roads.</p>
<p>2. Future residential development on the land shall be in accordance with Chapter B1, except where variations or additional controls are identified below.</p>	<p>This clause clarifies the relationship between the existing DCP controls for residential development, and the variations provided for the site. This clause is in part addressed in Clause 5.3 of Chapter D16, however, including this control within the site specific development controls ensures clarity on the relationship between the various parts of DCP 2009.</p>
<p>3. Minimum front setback of 4.5 metre from primary road frontage, except for garages which must be setback at least 5.5 metres from the property boundary on the primary road.</p>	<p>As a master planned estate, the front setback will assist in establishing the desired urban form. The provision of a 4.5 metre setback for the main building, coupled with the necessary road widths, will ensure a well spaced estate that efficiently utilises available land.</p> <p>The reduced front setback, when compared to the existing DCP control of 5.5 metres, has the potential to enable the provision of additional private open space in the rear, improving residential amenity.</p> <p>These setbacks are consistent with those included on the adjoining Neighbourhood Plan for Bong Bong East and North Neighbourhood Plan. While representing different developments, this will be a consistent aspect of both plans.</p>
<p>4. Minimum side setbacks of 900mm for single storey and 1.2 metres for 2 storey, except for development on narrow lots.</p>	<p>This clause represents a simplification of the existing side setback control for two storey dwellings. This will ensure a consistent application of the side setback control and a simplification of the assessment process.</p>
<p>5. Minimum setback of 2 metre from secondary road on a corner lot.</p>	<p>This clause proposes a reduction in the setback from a secondary road. It is considered appropriate to reduce the secondary road setbacks given the reduction in the front setbacks. Given this is a greenfield development, there will be minimal impact on the streetscape.</p>
<p>6. For lots with a dual road frontage, the identified major / minor collector road is the primary road frontage and the internal road / laneway is considered to be the secondary road frontage and the rear of the lots;</p> <p>a. All dwellings must face, address and activate the primary road frontage</p> <p>b. Car ports or garages must be located and accessed from the secondary road frontage;</p>	<p>The Neighbourhood Plan proposes to have Hayes Lane operate as an access denied road. This means that no driveways will be provided from Hayes Lane to access private dwellings. This approach is similar to that proposed in other Neighbourhood Plans, including Wongawilli North, Shone Avenue South and Shaffes Road North.</p> <p>While consistent with other areas within WDURA, this style of development represents a point of difference from other residential development within the Illawarra.</p>

Control	Justification
<p>c. Garages accessed of a rear laneway are to provide a rear setback of 1m from the rear property boundary to allow for landscaping in the laneway.</p>	
<p>7. Residential development on lots less than 300m² should be developed in an integrated manner.</p>	<p>This will provide confidence to Council and the community that smaller lots are capable of accommodating an adequate dwelling.</p>
<p>8. If developed in an integrated manner, a zero side setback will be considered for attached dwellings.</p>	<p>A rear loaded arrangement supports narrow lot housing, possibly in the form of attached dwellings. If the</p>
<p>9. Fencing and landscaping treatment of the secondary road frontage must ensure that clear lines of sight are maintained for motorists and pedestrians to and from the lot, and ensure the design complements the objectives of passive surveillance. To help soften the visual impact and improve the streetscape appearance of the fence, and allow visual connection between the dwelling and the street, any fence will be required to be well articulated and landscaped with appropriate planting. Articulated fencing should be provided to a maximum height of 1.8 metres with a minimum setback of 4m from the front building line. Examples of articulated fencing include, but are not limited to:</p>	<p>This clause provides streetscape controls to ensure an integrated and cohesive environment within the roads adjacent to Hayes Lane. The potential for narrow, rear loaded properties requires specific consideration to minimise impacts on the streetscape.</p>
<p>a. Masonry to 1.2m high with open type lattice or slates above with masonry elements no wider than 150mm;</p>	<p>The clause is similar to that used within other neighbourhood plans in the WDURA and will ensure a consistent approach to address this issue.</p>
<p>b. Timber Lap and Cap;</p>	
<p>c. Colourbond solid to 1.2m with Colourbond lattice style top sections. NB. Fences in bush fire prone areas shall be of a metal or masonry construction only.</p>	
<p>d. Any gates associated with the secondary street fence should open inwards so as to not obstruct the road reserve</p>	
<p>10. Dividing fences must be set back a minimum of 1m from the front building line.</p>	<p>This clause encourages a more attractive streetscape by ensuring fencing does not dominate the street.</p>
<p>11. Where garage door openings face the secondary road they shall be a maximum of 50% of the width of the dwelling.</p>	<p>This clause seeks to reinforce the importance of variety in the streetscape by minimising the extent to which garage doors can dominate the street. As with the controls above that support narrow lot</p>

Neighbourhood Plan Report
Hayes Lane, Wongawilli Neighbourhood Plan West Dapto Urban Release Area

Control	Justification
<p>12. Western lots inclusive of transmission easement should have a rural, timber style fence fronting the new road</p>	<p>development, specific consideration is required to minimise impacts on the streetscape.</p> <p>The clause is similar to that used within other neighbourhood plans in the WDURA.</p> <p>The large lot that incorporates the transmission easement presents an opportunity to provide a unique residential offering within the context of the WDURA. To realise the benefits associated with the provision of a large rural residential style lot would be through an open, rural style fence. The proposed fence type will minimise streetscape impacts associated with a potential large, continuous run of 1.8m high metal or timber fence.</p>
<p>13. Parts of the site are identified as bushfire prone land. Certain construction standards apply for development on Bushfire Prone Land. The applicable Construction Standards for proposed development are to reflect the applicable Bushfire Attack Level (BAL). The BAL will be finalised at DA stage.</p>	<p>The site is identified as bushfire prone land. The mapping associated with the Bushfire Assessment Report identify specific BALs for the site. Further assessment of the BALs will form part of the DA process. The provision of additional assessment, and the potential update of planning for Bushfire Protection, provides an opportunity to review and update the BALs for the site. Specific BALs are therefore not included as DCP controls.</p>
<p>14. The north and south edges of the neighbourhood plan interface with existing vegetation. This requires the provision of an asset protection zone (APZ) in accordance with Rural Fire Service (RFS) requirements. There is sufficient space within each site fronting the riparian and woodland areas to ensure the provision of an APZ. The final location of any required APZ will be identified at the DA design stage.</p>	<p>The Bushfire Assessment Report identifies specific APZs on the north and southern extents of the site adjacent to existing vegetation. The specific location of these APZs will be refined and set through the DA assessment of the future subdivision of the land. As such, no specific numeric control is provided in the DCP. This provides flexibility in the location of future dwellings and associated structures on the site.</p>
<p>15. Design of local park must integrate with the proposed OSD. The design and relationship will be finalised as a part of the subdivision DA.</p>	<p>The Neighbourhood Concept Plan provides a co-located park and OSD arrangement. To ensure a comprehensive</p>