ITEM 2 PUBLIC EXHIBITION - DRAFT NEIGHBOURHOOD PLAN CLEVELAND ROAD EAST PRECINCT, CLEVELAND ROAD, CLEVELAND

In November 2023 and May 2024, Council adopted a Planning Proposal to rezone land at Cleveland Road in the West Dapto Urban Release Area (Stage 3). Council has received a draft Neighbourhood Plan for eight properties covering the eastern end of the rezoning area.

The draft Neighbourhood Plan requires amendments and further information before it is suitable for public exhibition. This report recommends that the draft Neighbourhood Plan be exhibited following receipt of the additional information required to address the outstanding issues outlined in this report.

RECOMMENDATION

1 The draft Neighbourhood Plan for the Cleveland Road East precinct be endorsed to progress to exhibition as an amendment to Wollongong Development Control Plan 2009 – Chapter D16 West Dapto Urban Release Area for a minimum of 28 days following receipt of the following additional information from the proponent –

   a Updated flood, earthworks, riparian and environmental requirements.

   b Minor changes to proposed planning controls.

2 That the additional related amendments to Chapter D16 be exhibited with the draft Neighbourhood Plan.

REPORT AUTHORISATIONS

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

ATTACHMENTS

1 Location Plan
2 Draft Neighbourhood Plan
3 Proponent's Neighbourhood Plan Report

BACKGROUND

Council at its meetings of 27 November 2023 and 6 May 2024 resolved to adopt a Planning Proposal for the Cleveland Road precinct in two stages.

Phase one of the Cleveland Road Planning Proposal was endorsed by Council on 27 November 2023 and finalised by Wollongong LEP 2009 (Amendment No. 55) notified on 15 March 2024. As part of “phase one” of the Planning Proposal rezoned the higher land along Cleveland Road, while the main flood areas, and some areas associated with proposed open space were temporarily paused while further assessment work was undertaken.

The “phase two” component of the same Planning Proposal was endorsed by Council on 6 May 2024, with the Planning Proposal updated to include the review of flooding information. The “phase two” LEP amendment component of the Planning Proposal is with the NSW Department of Planning, Housing and Infrastructure for review and finalisation.

On 6 May 2024 Council also resolved to seek additional flood information on one property remaining in the Cleveland precinct, Lot 401 DP 1254873. The additional information is scheduled to be reported to Council on 12 August 2024, however it is not part of the draft Neighbourhood Plan.

On 18 March 2024 Council resolved to exhibit an amendment to the Cleveland Road Neighbourhood Planning boundary to split the Cleveland Road precinct into three smaller sections to facilitate housing delivery. The draft DCP amendment was exhibited from 29 April 2024 to 27 May 2024 and adopted by Council on 24 June 2024. This report addresses the Cleveland Road East Neighbourhood Plan.

PROPOSAL

The draft Neighbourhood Plan was lodged in April 2024, covering all, or portions of eight properties with a site area of 96.97 hectares (Attachment 1). The site is largely characterised by rural grazing land.

Lot & DP	Street Address	Owner
Part of Lot 402 DP 1254873	Fairwater Drive, Cleveland	Daa Development Corporation Pty Ltd
Part of a vacant strip of land [former tramway]. Zoned RE1	Fairwater Drive, Cleveland	Wollongong City Council
Lot 200 DP 803810	144 Cleveland Road, Cleveland	Cavi Properties Pty Ltd
Lot 201 DP 803810	138 Cleveland Road, Cleveland	Private owner
Lot 1 DP 999485	Cleveland Road, Cleveland	NSW Electricity Networks Pty Ltd
Part of Lot 313 DP 1188000	129 Cleveland Road, Cleveland	Wollongong City Council
Lot A DP 156446	Cleveland Road, Cleveland	Cleveland Group Holdings Pty Ltd
Part of Lot 1 DP 194419	273 Cleveland Road, Cleveland	Australasian Conference Association Limited

Clause 6.2 of the Wollongong Local Environmental Plan (LEP) 2009 has objectives relating to the logical and cost-effective development of land in an urban release area. It requires specific controls to be prepared for the land.

Council has adopted the Wollongong Development Control Plan (DCP) 2009 – Chapter D16 West Dapto Release Area which provides the overall master plan for West Dapto and development guidelines. It requires the submission of a more detailed Neighbourhood Plan for precincts nominated in the Plan. The Neighbourhoods generally cover multiple properties so that issues like connecting roads, drainage management and recreation facilities are addressed in an integrated manner.

The development of Neighbourhood Plans is informed by the West Dapto Vision and Structure Plan 2018 which guides land use outcomes in the West Dapto Urban Release Area.

The draft Neighbourhood Plan relies on the proposed zonings and planning controls in “phase two” of the Cleveland Road Planning Proposal, which has been adopted by Council, but not yet made by the State government. The draft Neighbourhood Plan (Attachment 2) and supporting documentation prepared by the proponent (Attachment 3) suggests a development comprising of approximately 1,100 lots including 900 Low Density Residential lots and 200 lots/dwellings within the R3 Medium Density area.

Overall, progression of the draft Neighbourhood Plan is supported subject to submission of further information to address the following finer grain detail. Other matters can be dealt with as proposed requirements incorporated into the Wollongong Development Control Plan 2009 to be addressed at Development Application stage.

Flooding

As part of the Planning Proposal a catchment flood model was prepared to assess the cumulative impacts of development on flooding. The catchment flood model provided sufficient information to enable the rezoning to be progressed. As part of each draft Neighbourhood Plan and subsequent Development Application, more specific flood information needs to be provided that considers the development of the smaller precincts. Prior to exhibition a detailed flood report needs to be provided that is specific to the Cleveland Road East Neighbourhood Plan footprint.

The detailed flood report and associated mapping shall describe the proposed works within the floodplain. Any works proposed in the floodplain shall be wholly within the draft Cleveland Road East Neighbourhood Plan footprint. Any associated flood impacts resulting from the proposed development shall be strictly in accordance with Council’s Chapter E13 DCP requirements relating to flooding and section 7 (Water Management) of DCP Chapter D16. Any flood related works proposed outside of the draft Neighbourhood Plan footprint will not be accepted unless the current Neighbourhood Plan application is consolidated with the respective adjoining defined neighbourhood area.

The proposed Neighbourhood Plan shall demonstrate compliance with the West Dapto Vision (2018) and Chapter D16 of the Wollongong DCP 2009, including but not limited to: the proposed development and associated works to be located outside of the existing floodway and high hazard areas, consideration of flood risk for extreme events, the development to be located outside of the proposed enhanced storage areas (SM04 and SM05), retainment of existing Category 1, 2 and 3 watercourses and provision of suitable riparian buffers.

A Bulk Earthworks Plan shall be prepared specific to the Cleveland Road East Neighbourhood Plan only and demonstrate the feasibility of any proposed cut/fill, the stormwater infrastructure and road layout plans. These requirements are discussed elsewhere in this report.

A drainage management concept plan shall be provided for the proposed draft Neighbourhood Plan. This plan shall be based on concept modelling of water quantity/quality and flood behaviour and inclusive of indicative locations and sizing of infrastructure, as per section 14.3(2) of DCP Chapter D16 2009. The conceptual modelling for water quantity, flood behaviour and sizing of associated infrastructure shall be based on modelling used in the 2023 Mullet Creek Floodplain Risk Management Study and Plan. The conceptual modelling for water quality and sizing of associated infrastructure shall be based on the Lake Illawarra case study, which applied the following water quality targets based on the Risk Based Framework approach. The number of water quantity/quality basins across the proposed Neighbourhood Plan shall be minimised to enable efficiencies in function and ongoing maintenance for Council. All basins proposed on the site shall be located outside of mainstream flooding.

Riparian Corridors

The width of the proposed riparian areas along Mullet Creek north tributary and the unnamed tributaries leading into Mullet Creek, requires further consideration. The current riparian study and plan uses the Natural Resources Access Regulator (NRAR) “controlled activities” guidelines. The NRAR ‘Controlled activities – Guidelines for riparian corridors on waterfront land’ are not a landscape scale strategic planning tool and in contrast to the provisions and local controls of the Wollongong DCP 2009 Chapter E23.

The NRAR ‘Controlled activities – Guidelines for riparian corridors on waterfront land’ do not take precedence over Wollongong DCP 2009 Chapter E23 as a planning tool for riparian corridors.

The draft Neighbourhood Plan needs to respond to relevant Wollongong LEP and DCP controls such as those in the current DCP 2009 Chapter E23 and related provisions including Chapter E13 and Chapter E16.

The draft Neighbourhood Plan needs to address Councils minimum riparian corridor widths and demonstrate ‘environmental/biodiversity compensation’ will be achieved within the development site. The requirement for ‘no net loss’ of riparian corridors outcomes needs to be addressed.

The Bushfire Report including Asset Protection Zone plans and flora & fauna reports will need to be updated prior to exhibition in accordance with the updated riparian assessment.

Bulk Earthworks

As mentioned in the flooding section, a Bulk Earthworks Plan shall be prepared prior to exhibition, specific to the Cleveland Road East Neighbourhood Plan only and demonstrate the feasibility of any proposed cut/fill, the stormwater infrastructure and road layout plans. The use of compensatory excavation to offset any proposed fill within the flood storage and flood fringe areas shall be located wholly within the proposed draft Neighbourhood Plan footprint. Justification will be required where there are changes to the existing landform to satisfy section 14.3(2) of DCP Chapter D16. Also cut/fill drawings and volume calculations shall be provided, as required under section 7 of Chapter D16 of the Wollongong DCP 2009.

A site-specific flood model analysis will be required at Development Application stage. The proponent should not assume the adoption of a Neighbourhood Plan as an adoption of their proposed earthworks strategy until staff have reviewed the site-specific flood model analysis at the Development Application stage. It is proposed that the Neighbourhood Plan and amended DCP chapter require the interface with adjoining parcels to have zero cut or fill to allow smooth transition between development precincts.

Transport

Near the RE1 Public Recreation zoned land there are some pockets of R3 Medium Density Residential and R2 Low Density Residential nearby which may require fence treatments for sides and backs of lots. This issue could be covered by incorporating development controls into the proposed DCP amendments.

There is a 4-way intersection north of Cleveland Road which is shown on the plans very close to Cleveland Road. Prior to exhibition, clarification is needed on whether these proposed laneways are to be one-way and how this arrangement will prevent capacity and safety issues from occurring during peak times.

The major intersection location on Cleveland Road will need to be checked at the Neighbourhood Plan stage to be consistent with the Cleveland Road detailed design work being undertaken by Council. Any significant road design amendments may necessitate changes to the internal road network / lot layout.

Open space

The inclusion of the RE1 Public Recreation land within transmission easements in the open space calculations for the draft Neighbourhood Plan is not supported. The primary function of these easements for power distribution limits their suitability for functional recreation outcomes. The limitations in size, shape, land quality, and suitability of these parcels within transmission easements could hinder potential activations, infrastructure, and urban greening opportunities. It's recommended to exclude these areas from open space calculations and ensure a significant offset from the easements to allow for functional community use. Additionally, it's suggested that open space should not be within 50 meters of the easement to address concerns about safety and comfort for recreation as recommended in the West Dapto Social Infrastructure Needs Assessment and Gap Analysis.

The amended DCP chapter will include a planning provision requiring a landscape plan to be submitted with the first Development Application detailing open space outcomes, treatments, offers, proposed ownership and maintenance for all areas of open space annotated as per the Neighbourhood Plan.

The future use of the RE1 Public Recreation parcel adjacent Fairwater Drive needs to be clarified, as the subdivision plans indicate that this area will be a detention basin and the existing fig tree limits the potential space for recreation.

Fowlers Village Centre

The draft Neighbourhood Plan includes the Fowlers Village Centre, which is located on Council land. Council has exhibited a draft master plan for the village centre and is reviewing submissions received. The draft Neighbourhood Plan reflects the exhibited master plan. The final master plan may require amendments to the Neighbourhood Plan which can be made when the village master plan is reported to Council.

Additional Proposed DCP Controls

In addition to the site-specific controls proposed by the proponent and discussed above, it is proposed that the exhibited draft Neighbourhood Plan should include additional controls for higher density residential outcomes and staging.

Higher density residential outcomes should be achieved in the R3 Medium Density Residential zoned land within the Neighbourhood Plan footprint. Identified super lots should specifically be supported by higher density outcomes.

The draft Neighbourhood Plan placed on exhibition will make it clear that Development Applications for land subdivision should follow a logical sequence (staging) to ensure orderly and coordinated delivery of the outcomes discussed in this report.

Council at its meeting on 6 May 2024 resolved to make amendments to Wollongong DCP Chapter D16 to incorporate the following provisions:

a Any development of the Cleveland Road precinct must not create impacts greater than that permitted in Wollongong DCP 2009 Chapter E13 Floodplain Management.

b New roads and associated batters are to be located at a sufficient distance from the top of banks of creek areas to ensure they are outside of high hazard areas (being within 10m of the top of bank of a watercourse).

c Water sensitive urban design facilities and on-site detention facilities (including batters) are located outside of high hazard / floodway areas and perform their required function in events such as the defined flood event without requiring repair / replacement of those facilities.

These controls would apply to the wider Cleveland Road area, including this draft Neighbourhood Plan. It is recommended that these amendments be exhibited concurrently with the draft Neighbourhood Plan.

CONSULTATION AND COMMUNICATION

If supported by Council, the draft Neighbourhood Plan would be exhibited for a minimum of 28 days, with the documents being available on Council's website, at Council's Customer Service Centre, at the Central Library and Dapto Library.

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 Neighbourhood Plan is broadly consistent with –

- Illawarra Shoalhaven Regional Plan 2041 was released in June 2021 and sets a vision and guiding framework for the next 20 years. The site is within the West Dapto Urban Release Area, recognised within the plan, which aims to deliver diverse and affordable housing, in the right locations and to celebrate, conserve and reuse cultural heritage.
- Council's West Dapto Vision 2018. The site is part of the West Dapto Urban Release Area and is recognised as a major regional 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 indicates that the precinct is intended to have a village centre, 2-5ha neighbourhood park and is located next to an identified district park. The Vision also recognises that community facilities, schools and childcare are an important component of a strong, healthy and well-connected community.
- Wollongong Housing Strategy 2023 which identifies West Dapto as a key housing supply area.

FINANCIAL IMPLICATIONS

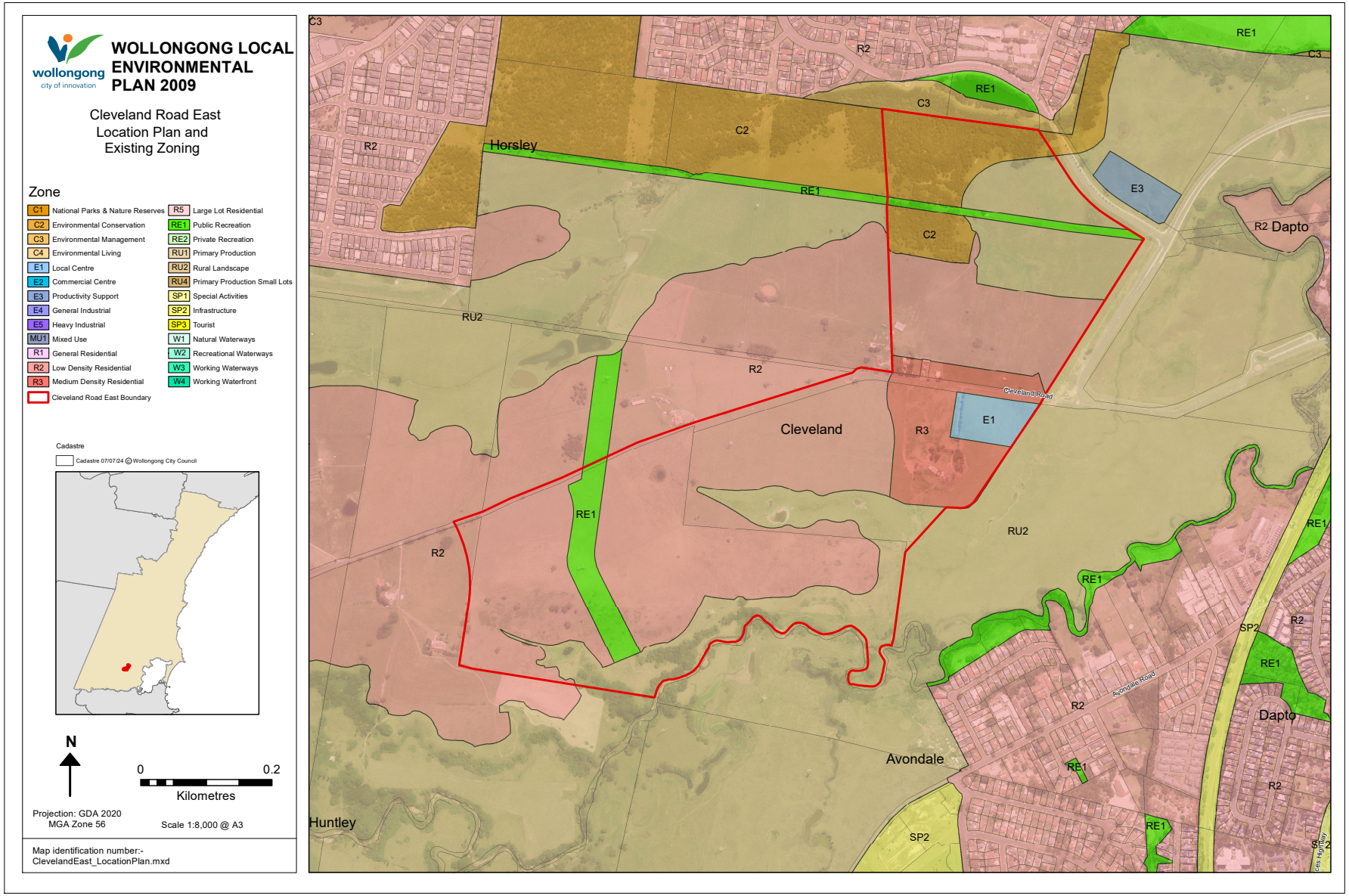
The financial implications of the West Dapto Urban Release Area are significant and are subject to regular monitoring and modelling. Council has adopted the West Dapto Development Contribution Plan 2020 and has exhibited the draft West Dapto Development Contribution Plan 2024. The draft Plan will be reviewed by IPART and the Minister for Planning before it can be adopted. The Contribution Plan funds the provision of local infrastructure including Cleveland Road upgrade, bridges on key collector roads, bus shelters, footpaths, cycleways, drainage, parks and recreation area and land for community buildings. The Plan cannot fund community buildings. In October 2023 the State Housing and Productivity Contribution replaced the West Lake Illawarra Special Infrastructure Contribution which is used to fund State infrastructure, such as major roads, public transport, schools and hospitals.

CONCLUSION

The draft Neighbourhood Plan for the Cleveland Road East precinct is largely consistent with the vision and planning for the West Dapto Urban Release Area. Finer grain detail is required in relation to flood mitigation including proposed bulk earthworks, drainage and riparian area management. The major intersection location on Cleveland Road will need to be consistent with the Cleveland Road detailed design work being undertaken by Council. Any significant road design amendments may necessitate changes to the internal road network / lot layout. Other matters can be dealt with as proposed

requirements incorporated into the Wollongong Development Control Plan 2009 to be addressed at Development Application stage.

It is recommended that the proponent provide the updated information outlined in this report and once received the draft Neighbourhood Plan be exhibited for a minimum of 28 days. Following the exhibition, a report on submissions will be prepared for further consideration by Council.


WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009
Cleveland Road East
Location Plan and
Existing Zoning
Zone
C1 National Parks & Nature Reserves
C2 Environmental Conservation
C3 Environmental Management
C4 Environmental Living
E1 Local Centre
E2 Commercial Centre
E3 Productivity Support
E4 General Industrial
E5 Heavy Industrial
MU1 Mixed Use
R1 General Residential
R2 Low Density Residential
R3 Medium Density Residential
Cleveland Road East Boundary
R5 Large Lot Residential
RE1 Public Recreation
RE2 Private Recreation
RU1 Primary Production
RU2 Rural Landscape
RU4 Primary Production Small Lots
SP1 Special Activities
SP2 Infrastructure
SP3 Tourist
W1 Natural Waterways
W2 Recreational Waterways
W3 Working Waterways
W4 Working Waterfront
Cadastre
Cadastre 07/07/24 © Wollongong City Council
N
0
0.2
Kilometres
Projection: GDA 2020
MGA Zone 56
Scale 1:8,000 @ A3
Map identification number:-
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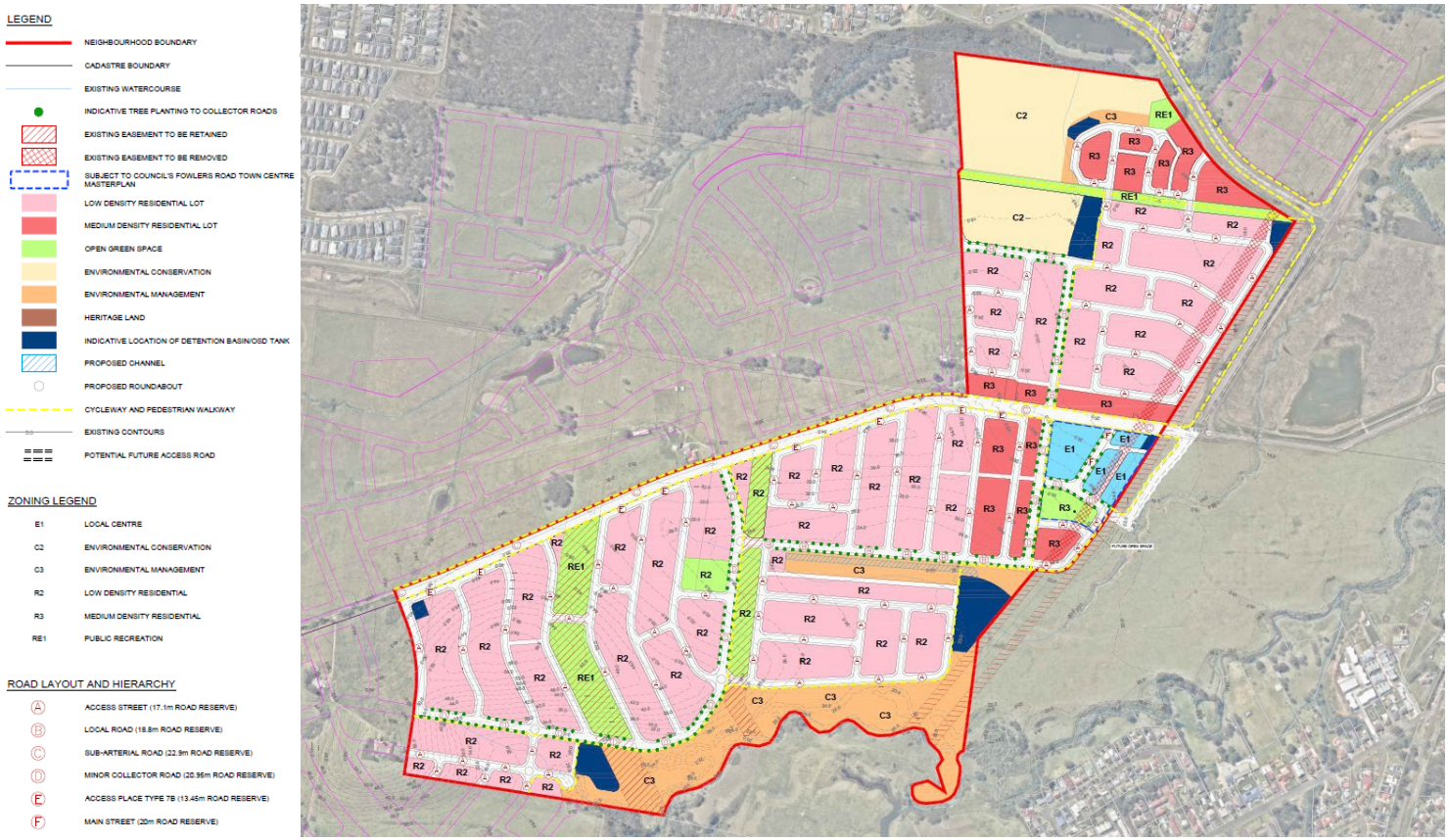
Horsley
Cleveland
Avondale
Dapto
Huntley
Cleveland Road
Avondale Road


LEGEND
NEIGHBOURHOOD BOUNDARY
CADASTRE BOUNDARY
EXISTING WATERCOURSE
INDICATIVE TREE PLANTING TO COLLECTOR ROADS
EXISTING EASEMENT TO BE RETAINED
EXISTING EASEMENT TO BE REMOVED
SUBJECT TO COUNCIL'S FOWLERS ROAD TOWN CENTRE MASTERPLAN
LOW DENSITY RESIDENTIAL LOT
MEDIUM DENSITY RESIDENTIAL LOT
OPEN GREEN SPACE
ENVIRONMENTAL CONSERVATION
ENVIRONMENTAL MANAGEMENT
HERITAGE LAND
INDICATIVE LOCATION OF DETENTION BASIN/OSD TANK
PROPOSED CHANNEL
PROPOSED ROUNDABOUT
CYCLEWAY AND PEDESTRIAN WALKWAY
EXISTING CONTOURS
POTENTIAL FUTURE ACCESS ROAD
ZONING LEGEND
E1 LOCAL CENTRE
C2 ENVIRONMENTAL CONSERVATION
C3 ENVIRONMENTAL MANAGEMENT
R2 LOW DENSITY RESIDENTIAL
R3 MEDIUM DENSITY RESIDENTIAL
RE1 PUBLIC RECREATION
ROAD LAYOUT AND HIERARCHY
A ACCESS STREET (17.1m ROAD RESERVE)
B LOCAL ROAD (18.8m ROAD RESERVE)
C SUB-ARTERIAL ROAD (22.9m ROAD RESERVE)
D MINOR COLLECTOR ROAD (20.95m ROAD RESERVE)
E ACCESS PLACE TYPE 7B (13.45m ROAD RESERVE)
F MAIN STREET (20m ROAD RESERVE)

Neighbourhood Plan

Cleveland Road East Neighbourhood Plan

Submitted to Wollongong City Council
on behalf of Newquest Property Pty Ltd

Ethos Urban

Prepared by Ethos Urban
19 June 2024 | 2240080

'Gura Bulga'
Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.

'Dagura Buumarri'
Liz Belanjee Cameron

'Dagura Buumarri' – translates to Cold Brown Country. Representing Victoria.

'Gadalung Djarri'
Liz Belanjee Cameron

'Gadalung Djarri' – translates to Hot Red Country. Representing Queensland.

Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We pay our respects to their Elders past, present and emerging.

In supporting the Uluru Statement from the Heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

Contact:	Christopher Curtis Associate Director	ccurtis@ethosurban.com

This document has been prepared by:		**This document has been reviewed by:**	
Bethany Curl	19 June 2024	Mercedes Janecek Christopher Curtis	19 June 2024

Version No.	Date of issue	Prepared by	Approved by
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D.	**Bushfire Assessment**	*Ecological*
E.	**Flooding Maps**	*Maker Engineering*
F.	**Flood Impact Risk Assessment**	*Maker Engineering*
G.	**Flora and Fauna Assessment**	*Ecological*
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1.0 Introduction

1.1 Overview

This Neighbourhood Plan Report has been prepared on behalf of Newquest Property (the proponent) in support of a Neighbourhood Plan for land contained within the Cleveland Road Precinct of the West Dapto Urban Release Area (WDURA).

The proposed Cleveland Road East Neighbourhood Plan (CRENP) applies to land located across both north and the south of Cleveland Road and traverses over the boundaries of five separate lots, as described in **Table 1**. The overall area subject to this plan will be referred to as the site throughout this Neighbourhood Plan Report.

The site represents the recent outcome of Wollongong City Council's (Council) Ordinary Meeting of Council, held on 18 March 2024 where it was determined that a boundary realignment of the Cleveland Road Neighbourhood Precinct would occur, thus altering the area of defined neighbourhoods as they are represented in Chapter D16 of the *Wollongong Development Control Plan 2009* (Wollongong DCP 2009). The Business Paper outlines that the precinct boundary is to be divided into three smaller Neighbourhood Precincts, one of which is the subject site of this Neighbourhood Plan Report, being the CRENP.

Ultimately, the design of the CRENP achieves the visions set out for the WDURA and diligently responds to site constraints in order to provide maximum flexibility and independence for the future development of the Cleveland Road Neighbourhood.

1.2 Purpose of this report

Clause 6.2 of the *Wollongong Local Environmental Plan 2009* (Wollongong LEP 2009) requires the preparation of a Development Control Plan prior to Council granting development consent for development within an urban release area. The site is located within the WDURA. Chapter D16 of the Wollongong DCP 2009 relates to the WDURA and outlines the requirements for seeking an amendment to the DCP to satisfy Clause 6.2 of the Wollongong LEP 2009. This Neighbourhood Plan Report documents the proposed amendments to the Wollongong DCP 2009 in relation to the Cleveland Road Precinct.

The site traverses over five (5) lots, not all of which are currently owned by the proponent. The proponent has funded this Neighbourhood Plan Report and supporting studies to date. This Neighbourhood Plan Report is prepared to reflect the opportunities and constraints across the site to provide maximum flexibility and independence for the future development of the Cleveland Road Neighbourhood. More detailed investigations will be required at the development application (DA) stage for each site, particularly in consideration of lots that are not owned by the proponent.

The Neighbourhood Planning process enables the co-ordinated approach to redevelopment on a scale that seeks cohesive planning and overall design integrity across properties with multiple ownerships. The Neighbourhood Plan allows for public exhibition of the development concept and ensures consistency at a local scale between the various strategic and statutory provisions that are applicable to the site.

This Neighbourhood Plan Report represents a structured framework to guide the future development within the Cleveland Road East Neighbourhood. This report is validated by an examination of the site's characteristics and locational context, informed by technical reports that were commissioned to support the Cleveland Road Planning Proposal (PP-2021-7281) (further discussed in **Section 1.5** below) to effectively present a unified and sustainable urban outcome.

1.3 Consultation

1.3.1 Consultation with Wollongong City Council

The proponent has been working with Council for the past 4 years to determine the extent of the Planning Proposal (PP-2021-7281) zoning boundaries. These boundaries essentially set up the justification for the perimeter of the development extents. As part of this process the layout across this precinct and the balance of the Cleveland Road Precinct has been through many iterations. At various times across this period council have provided feedback on the layout and plan for this residential area.

In addition to this the proponent was heavily involved in the Masterplan for the Fowlers Road Town Centre design and workshops that took place in 2023. The Fowlers Road Town Centre Masterplan was put to Council for exhibition and consideration on 5 February 2024.

One of the other landholders (DDA Developments) within this Neighbourhood Plan has also been involved with Council regarding discussions and potential development outcomes on their land. These concepts have been incorporated into the design.

1.3.2 Consultation with other landowners

There are four main landowners within the precinct.

- Newquest Property and Cavi Developments (Cavi Properties)
- Wollongong City Council
- DDA Developments
- Cleveland Group Holdings

The proponent has consulted with all the landowners to maximise cohesion within the proposed development opportunity whilst taking into consideration the site constraints for each parcel of land. The attached Neighbourhood Plan at **Appendix A** reflects the outcome and consultation with all these landowners.

1.4 Structure of this Neighbourhood Plan Report

The structure of this Neighbourhood Plan Report is as follows:

- **Section 1.0 Introduction** – outlines the background of the proposal and relevant planning history of the site.
- **Section 2.0 Site Analysis** – identifies the characteristics of the site, including zoning, land use and legal description in addition to illustrating an understanding of the wider locational context.
- **Section 3.0 Neighbourhood Plan** – details the inclusions of the proposed Neighbourhood Plan and the different site considerations that have contributed to the structure and design of the Plan,
- **Section 4.0 Planning Assessment** – demonstrates compliance with strategic and statutory provisions that govern the site area.

1.5 Relevant Planning History

1.5.1 Cleveland Road Planning Proposal, PP-2021-7281

A Planning Proposal (PP-2021-7281), was submitted to Wollongong Council on 21 October 2020, seeking amendments to the Wollongong LEP 2009 to modify the land zoning map, minimum lot size map, height of buildings map, floor space ratio map, land acquisition map, and acid sulphate, riparian lands and flooding map relating to the site. The Planning Proposal aimed to recognise the vision within the *West Dapto Vision 2018* through the development of a residential area with supporting recreation and retail facilities.

An Ordinary Meeting of Council was held on 19 July 2021, in which Council unanimously supported the progression of the Planning Proposal towards Gateway Determination based on the strategic merit of the rezoning. However, Council identified a number of matters to be resolved. This included the homogenous nature of the proposed zoning, lack of B1 zone and local retail, and a lack of local open space within walking distance of the proposed R2 zone. Council provided that these matters are to be resolved in the future Neighbourhood Plans implemented across the area.

The then named Department of Planning and Environment (now Department of Planning, Housing, and Infrastructure (DPHI)) assessed the Planning Proposal on 20 January 2022 and granted Gateway Determination for the following reasons:

- The rezoning of Stage 3 of the West Dapto Urban Release Area is consistent with the Illawarra Shoalhaven Regional Plan, Council's Local Strategic Planning Statement and West Dapto Vision 2018.
- The proposal will provide a diverse mix of 2,888 new homes, protect environmental areas and cultural heritage, provide open space and recreation opportunities, provide new employment land, provide job opportunities, and support the local economy.

The Cleveland Road Planning Proposal PP-2021-7281, has now been finalised and the controls gazetted into the Wollongong LEP 2009. PP-2021-7281 sought amendments to the Wollongong LEP 2009 as Phase 1 of the rezoning process across the broader planning proposal site.

This Neighbourhood Plan will reinforce the above benefits through the lens of the proposed Cleveland Road Neighbourhood, while addressing the matters Council provided in their assessment of the Planning Proposal.

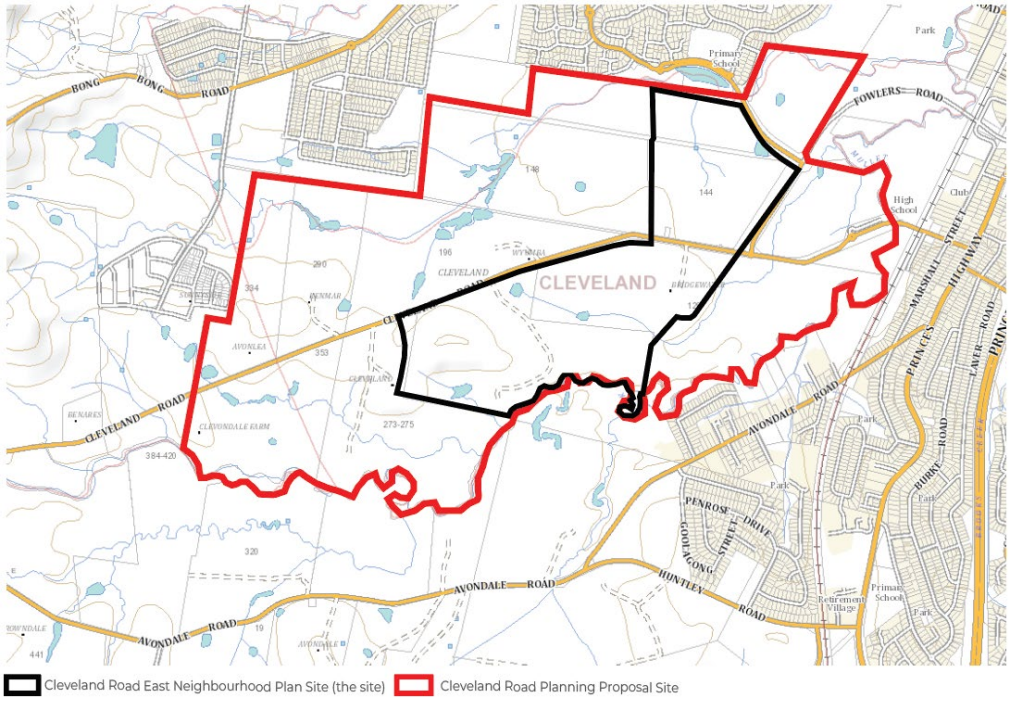


Figure 1 The site in the context of PP-2021-7281

Source: eSpatial Viewer, edits by Ethos Urban

1.6 Phase 2 Rezoning

As mentioned, the Cleveland Road Planning Proposal PP-2021-7281 represented Phase 1 of the rezoning process, with Phase 2 intended to introduce new controls across the broader planning proposal site. The Business Paper from the Ordinary Meeting of Council held on 27 November 2023 confirmed that a Phase 2 rezoning will be progressed through a subsequent Council report, following further consideration of flood constraints.

The Business Paper from the Ordinary Meeting of Council held on 6 May 2024 considered the results of the updated flood study information and recommended that Phase 2 of the Planning Proposal be progressed to finalisation and referred to the DPHI for review and the preparation of an amendment to the Wollongong LEP 2009.

The Phase 2 rezoning layout prepared by Wollongong Council has inform the proposed CRENP, and is shown at **Figure 2** below.

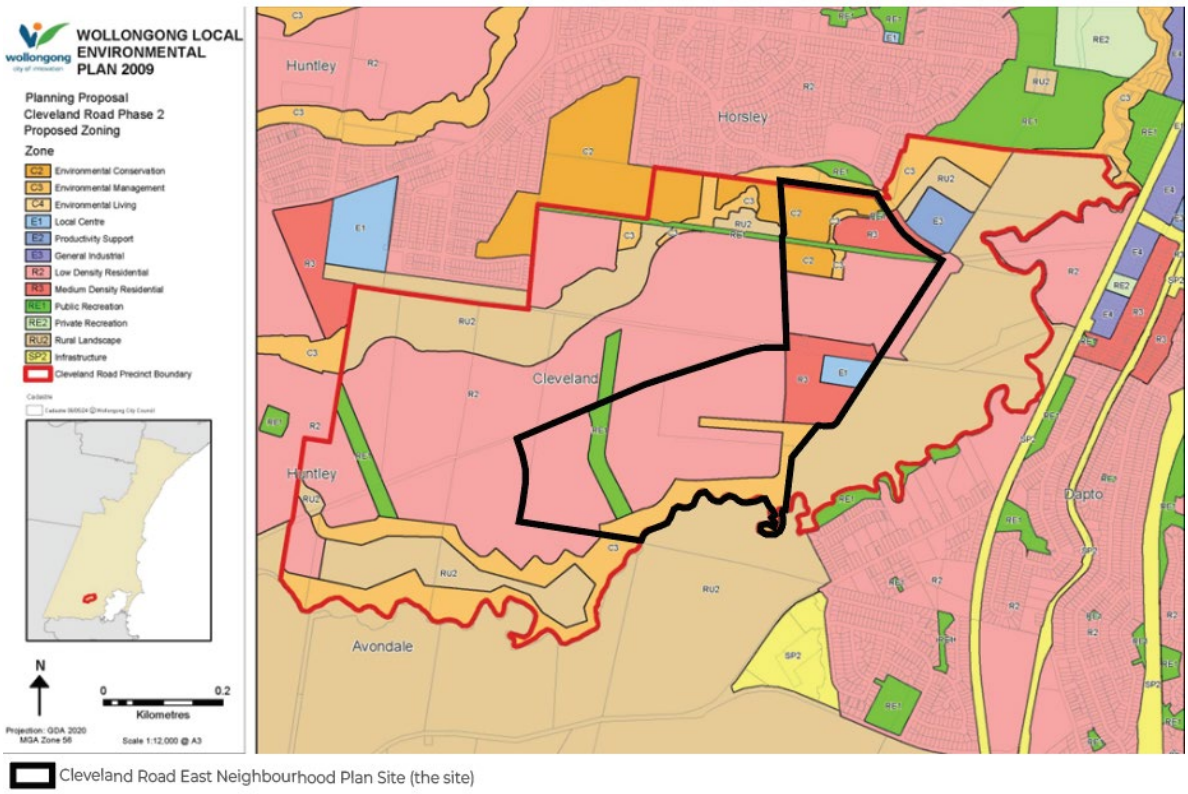


Figure 2 Phase 2 Rezoning Map

Source: Wollongong Council, Edits by Ethos Urban

2.0 Site Analysis

2.1 Site Description

The site is located across the north and south of Cleveland Road and has historically been used for agricultural purposes, including livestock production since at least 1886. The site has an area of 96.97Ha of which 71.2ha are developable and has an irregular shape that traverses across lot boundaries, as described in **Table 1**.

Table 1 Lot Descriptions

Lot Number and Address	Landowner	Current Use
Lot 200/DP803810 144 Cleveland Road	Cavi Properties Pty Ltd	Rural-residential property
Lot 201/DP803810 138 Cleveland Road	David Skim	Rural-residential property
Lot 402/1254873 Vacant Lot	DDA Development Corporation Pty Ltd	Vacant lot largely characterised by bushland
Lot 310/DP1188000 (Heritage Item)	Wollongong City Council	Rural-residential property
Lot A/DP156446 Vacant Lot	Cleveland Group Holdings Pty Ltd	Vacant land
Lot 313/DP1188000 129 Cleveland Road	Wollongong City Council	Vacant land, currently used for pastoral agriculture.

The site is characterised by R2 Low Density Residential, R3 Medium Density Residential, RE1 Public Recreation, E1 Local Centre, and C2 Environmental Conservation zones (as recently rezoned), as illustrated by **Figure 3** below.

It is important to note that at the time of writing, the below zoning shown in **Figure 3** is currently in force, however the Phase 2 rezoning as shown in **Figure 2** has been endorsed by Council to progress to review by DPHI. Therefore, the CRENP has been designed to reflect the future zoning established in the Phase 2 Planning Proposal.

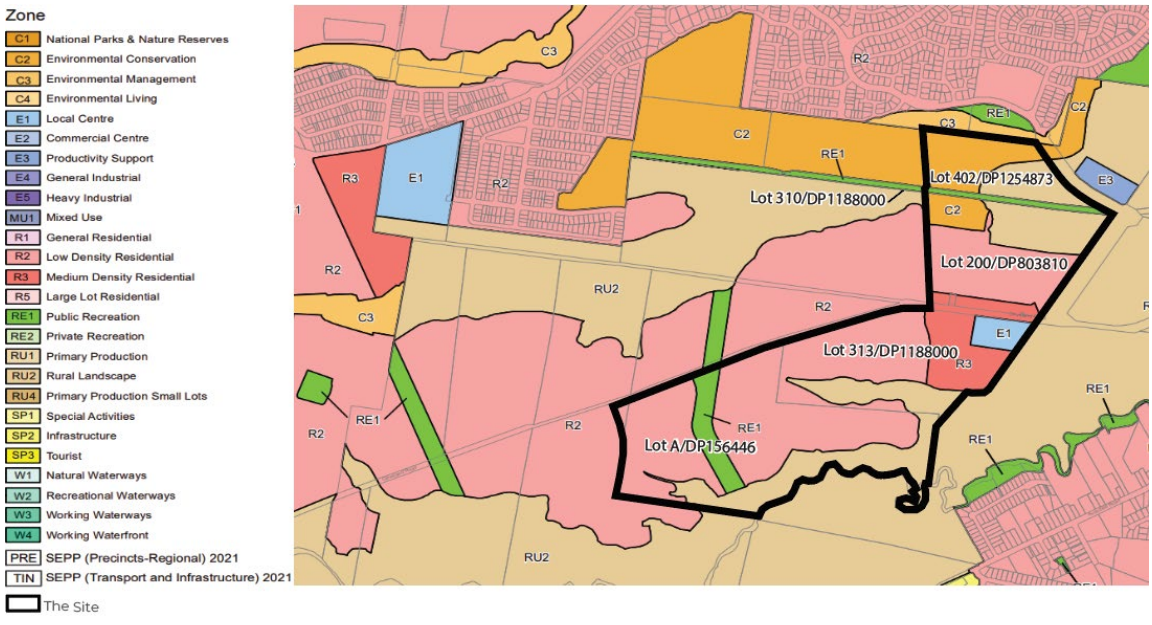


Figure 3 Land Zoning Map

Source: Wollongong LEP 2009, edits by Ethos Urban

The land is largely characterised by rural grazing land. There are a few buildings (including residential dwellings, sheds, and stables), structures, and vegetation with parts of the site sitting in proximity to several waterbodies. The majority of the site contains dense grass cover with a localised area of trees in the northern C2 zoned land.

2.2 Surrounding development

The site is located approximately 2.5km to the southwest of Dapto, a regional town centre and 15km southwest of Wollongong. Mullet Creek flows along the south and the east of the site.

Locally to the site in the northeast direction is Dapto Train Station which services the South Coast Line, Dapto Mall which includes a Coles and Woolworths and other specialty retail tenancies, Dapto High School, and Dapto Public School.

North of the site is Horsley, a suburban area largely characterised by an R2 Low Density Residential zone. Between the suburb of Cleveland and Horsley is a C2 Environmental Conservation zone that acts as a natural buffer.

West of the site is dense bushland located in the Illawarra Escarpment State Conservation Area.

South of the site is Avondale, which contains land that will be Stage 4 of the West Dapto Urban Release Area. Further south are the suburbs of Fowlers and Avondale which are all identified as village centres in the West Dapto Structure Plan.

An aerial of the site within the context of the surround area is illustrated in **Figure 4** below.

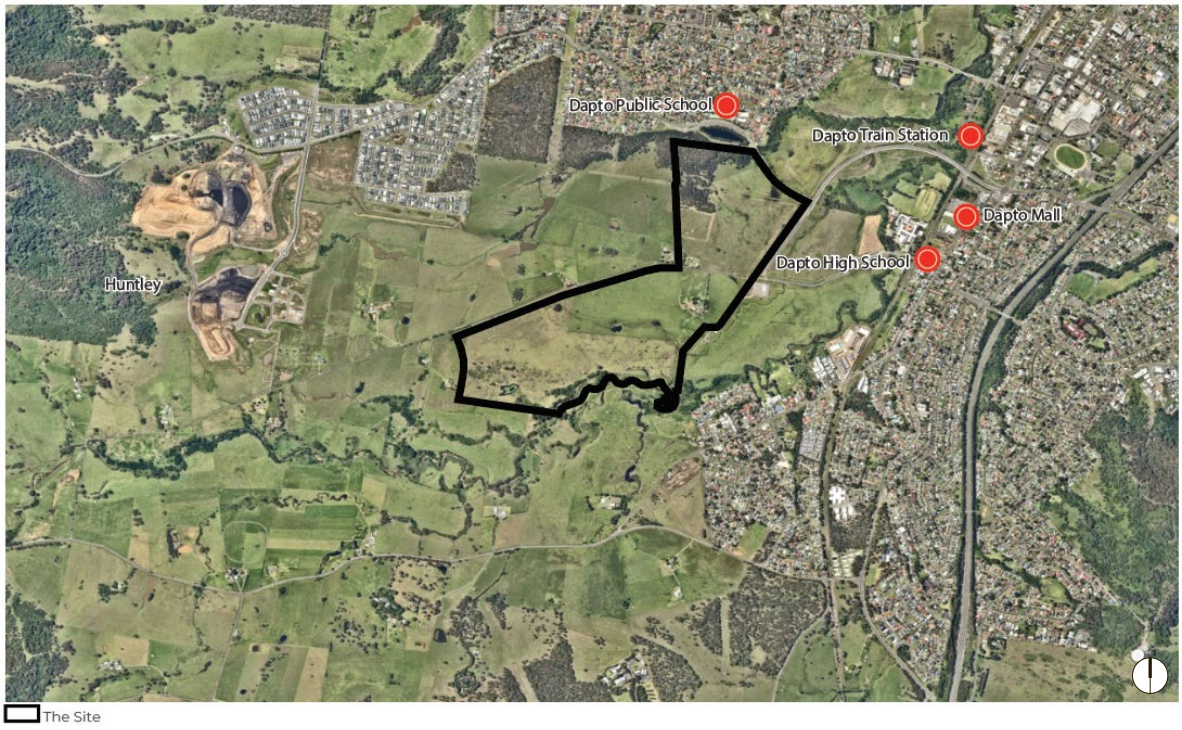


Figure 4 Site Aerial

Source: Nearmap (edits by Ethos Urban)

2.3 West Dapto Urban Release Area

The site is located in the Cleveland Road Neighbourhood, which is a defined neighbourhood included in the Stage 3 release of the WDURA. Chapter 16 of the Wollongong DCP 2009 provides guidance and structure for the future development of the WDURA, in which this Neighbourhood Plan will be structured in accordance with to achieve the vision of the precinct. In particular, the site is planned in accordance with the vision for West Dapto, including provisions to integrate:

- The natural and cultural heritage of the area with the new urban form.

- Healthy, sustainable, and resilient communities with active and passive open space accessible by walkways, cycleways and public transport.
- Local centres will provide shopping services, community services and jobs while employment lands will facilitate further opportunities for the region.

The site's location within the context of the WDURA is illustrated below in **Figure 5**.

Note: Figure 4 is an extract from the recent Council Business Paper from the Ordinary Meeting of Council held on 18 March 2024, depicting the proposed reconfiguration of the Cleveland Road Neighbourhood which will amend Chapter 16 of the Wollongong DCP 2009.

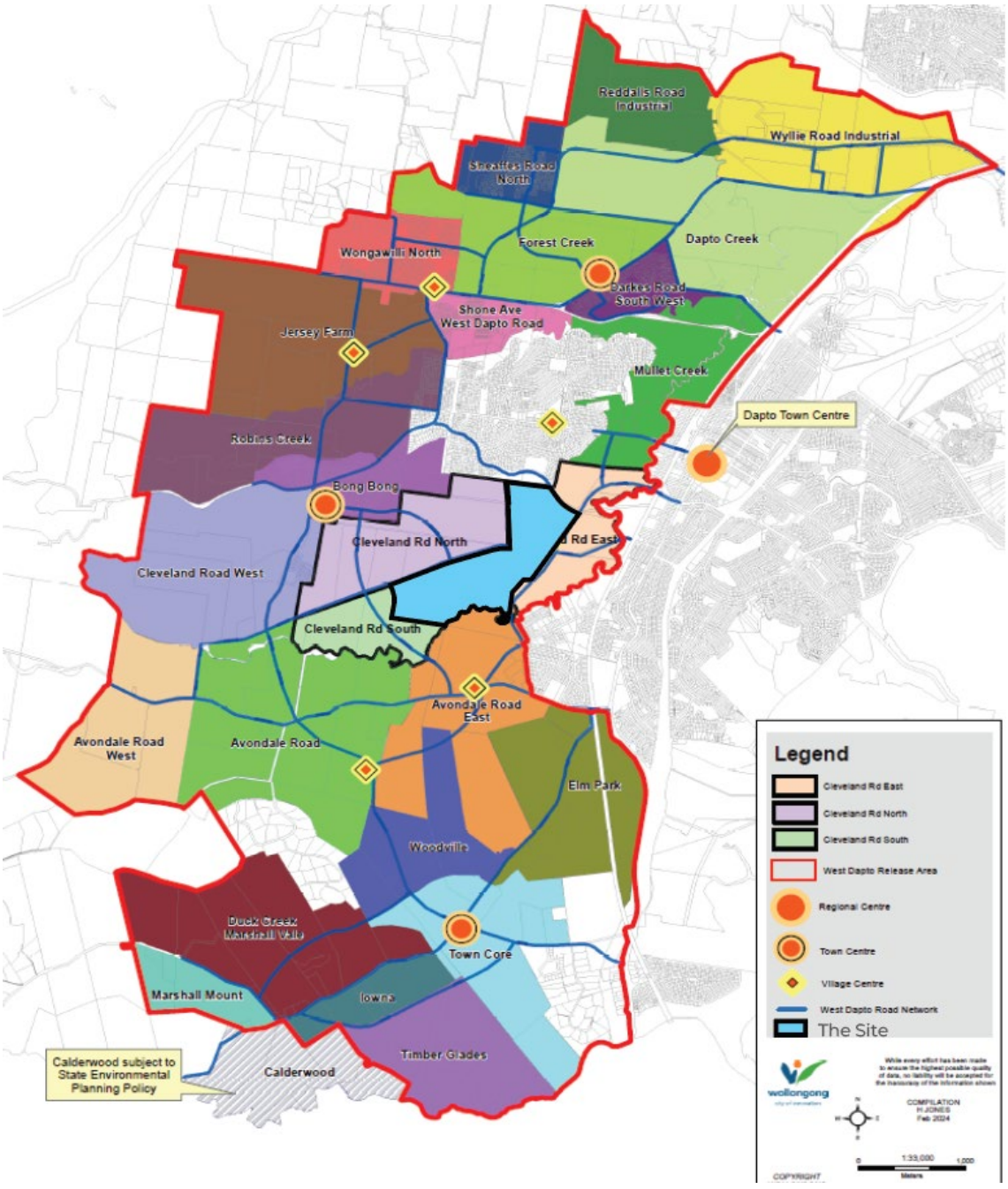


Figure 5 Proposed Defined Neighbourhoods in West Dapto Urban Release Area

Source: Chapter 16, Wollongong DCP 2009 edits by Ethos Urban

3.0 Neighbourhood Plan

The Business Paper from the Ordinary Meeting of Council held on 18 March 2024 stated that the existing Cleveland Road Neighbourhood Plan precinct boundary provided in Chapter D16 of the Wollongong DCP 2009 may be separated into three smaller neighbourhoods, as shown in **Figure 6**. This aligns with the configuration of the proposed CRENP, as detailed below.

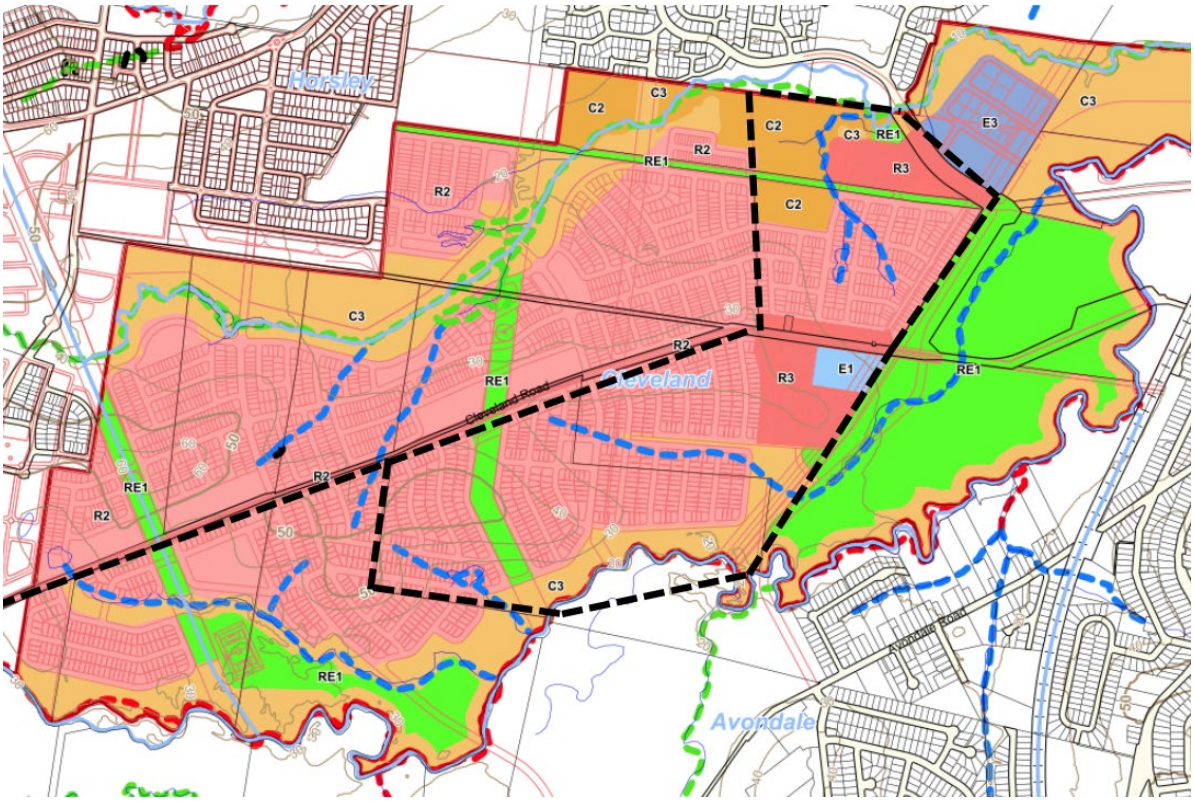


Figure 6 Option 7b (Council's Preferred Option)

Source: Business Paper from the Ordinary Meeting of Council held on 18 March 2024

3.1 Cleveland Road East Neighbourhood Plan

This Neighbourhood Plan Report examines the proposed layout and design of the CRENP to establish a cohesive and thorough outline of the future area, in addition to the supporting amenities, zones, constraints and mitigation measures to achieve the vision of the WDURA. As mentioned, the Phase 2 rezoning layout (shown in **Figure 2** above) has informed the CRENP. The proposed Cleveland Road Neighbourhood Plan is illustrated below in **Figure 7**.

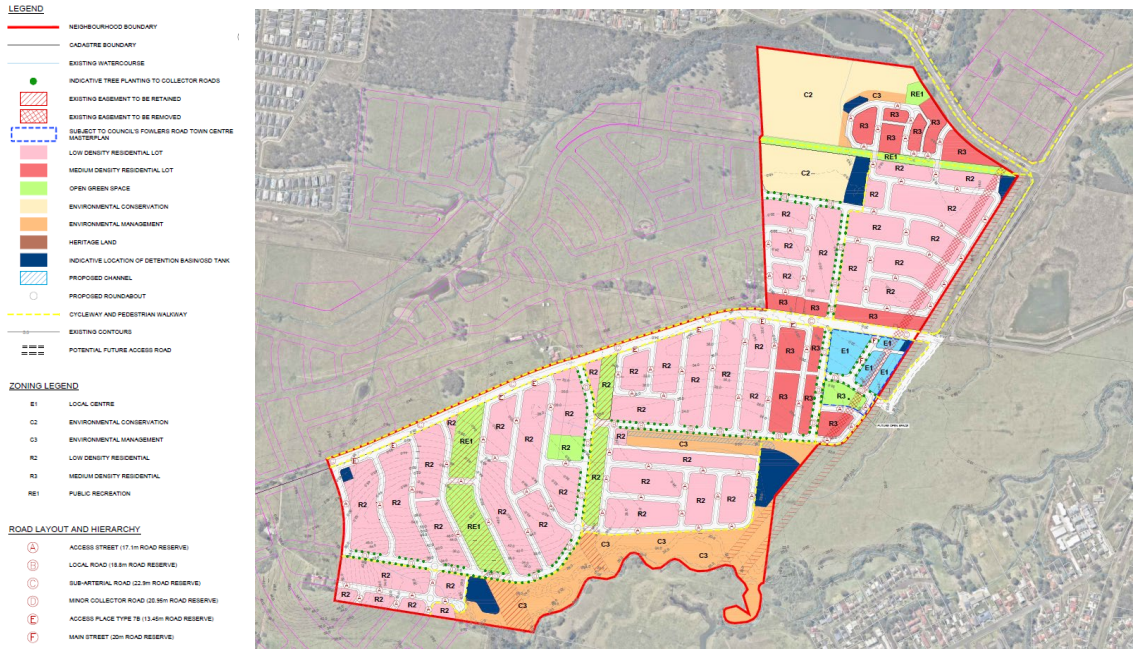


Figure 7 Cleveland Road East Neighbourhood Plan

Source: Neighbourhood Plan, Craig & Rhodes, Appendix A

The CRENP incorporates a variety of intended land uses to facilitate an organised and productive community, including uses that align with the R2 Low Density Residential, R3 Medium Density Residential, E1 Local Centre, RE1 Public Recreation, C2 Environmental Conservation and C3 Environmental Management zoning of the site.

The CRENP has been designed to accommodate largely low-density residential development, subsequent to its rezoning in Planning Proposal PP-2021-7281 and the future Phase 2 rezoning. The plan will also allow for some areas of medium density which is located adjacent to the future area earmarked as the Fowlers Village Centre, and also at the northern portion of the precinct to coincide with the proposed employment lands north of Fairwater Drive. Increased residential densities in these areas will allow for housing diversity and affordability close to a shops and transport nodes to service those residents.

The CRENP considers the Fowlers Village Centre Indicative Masterplan (further discussed in **Section 4.6.2**). The proposed Village Centre will service and support the surrounding residents by way of supermarkets, retail services, active transport connections and prospective open space (subject to future development applications).

Open space is provided across six (6) key locations throughout the Neighbourhood, which are a vital contribution to the amenity of the neighbourhood. An open space corridor has been provided within the corresponding RE1 zone running north south through the southern portion of the neighbourhood. A second open space corridor is provided also running north south. Adjacent to the open space corridor is park, which can facilitate future functional open space for sports fields and the like.

A third open space corridor is provided running east-west along the area listed as an Archaeological Site (Local Item No. 61069 former tramway alignment). Two parks are also proposed adjacent to the areas of medium density residential. These six (6) areas will provide future residents with access to generous areas of open green space within walking catchments of dwellings for both passive and active recreation.

The CRENP has been informed by the ecological value of the site which is further discussed in **Section 3.6** of this report. The inclusion of both C2 and C3 zones protects the natural environment of the precinct and maintains the rural character of the area. In particular, the residential layout, road layout and positioning of other infrastructure has been designed to retain the riparian corridors, open space and rural lands. Importantly, indicative locations of detention basins are shown on the CRENP, however the design, scale and operation of the detention basins will be proposed and assessed in detail at the DA stage.

Indicative tree planting is positioned along minor collector roads and local roads to enhance the ecological value and natural character of the site.

The road layout has been proposed with consideration of sight lines, quantity and spacing of intersections, optimisation of residential layout, and accessibility to individual lots. A variety of road types are proposed in the CRENP, including access streets, local roads, sub-arterial roads, minor collector roads, access place types, roundabouts and intersections.

One sub-arterial roadway runs east to west along the existing Cleveland Road. One minor collector roadway is proposed, which will service the southwestern portion of the area, while one local roadway is proposed which will service the north eastern portion of the area. The proposed road layout has been designed to accommodate the appropriate level of vehicle servicing including volume and type of cars, larger vehicles and busses.

The design and layout of the proposed CRENP also thoroughly considers the location of existing watercourses, proposed channels, cycleways and pedestrian walkways, existing easements, and heritage land in order to support and guide future development within the precinct.

3.2 Future Density and Character of Cleveland Road East Neighbourhood

The future Cleveland Road East Neighbourhood will be an ecologically responsive and sustainable urban development that will attract future residents through offering diverse housing options, open space, the convenience of a local village centre and a connected active transport network.

The Neighbourhood is largely low density with areas of medium density around the Village Centre and in the northern portion of the site. Key to the layout of the CRENP is the location of cycleways and pedestrian walkways which allow access to open green space, the village centre, and the future road network, creating a highly permeable and accessible place.

The land that is characterised by an R2 Low Density Residential zone will provide approximately 900 lots (subject to future development applications made by the proponent and others), while the R3 Medium Density Residential zone will yield approximately 200 lots (subject to future development applications made by the proponent and others), giving the total yield of the CRENP as 1,100 lots on a total net developable area of 70.17ha. This equates to 16 dwellings per hectare across the CRENP. It must be noted that this yield is subject to future development applications and may be adjusted based on lot layouts and design.

3.3 Topography

A Geotechnical and Salinity Investigation attached at **Appendix H** discusses the Geological Map of Kiama to analyse the regional geology in relation to the site. The site comprises alluvium loams and siliceous sands, dune sand, gravel, and Budgong Sandstone. The site spans across both the Fairy Meadow Group and Shellharbour Group, defined by alluvial plains, floodplains, valley flats, terraces below the Illawarra Escarpment rolling low hills and broad drainage plains. It was also noted that the soils in the landscape have low wet-bearing strength, are highly permeable and have high seasonal water tables.

The Preliminary Site Investigation (PSI) attached at **Appendix J** also found that elevated areas were observed along the central areas of the site, and low-lying areas around the north, south and east of the site adjacent to Mullet Creek and its associated tributaries. The surface water feature nearest to the site is Mullet Creek, which follows the southern and eastern boundary of site before flowing north-east into Lake Illawarra approximately 5 km from the site.

3.4 Geotechnical

The Preliminary Site Investigation (PSI) prepared by ADE Consulting, attached at **Appendix J** has provided that the majority of the site is classified as having no known occurrence of acid sulfate soils (ASS) with the exception of the north eastern portion which is identified to be within Class 5, as shown in **Figure 8** below. As no areas of the site are within 500m of Class 1, 2, 3 or 4, ADE provide that significant impact resulting from future intended development in regard to ASS is not expected.

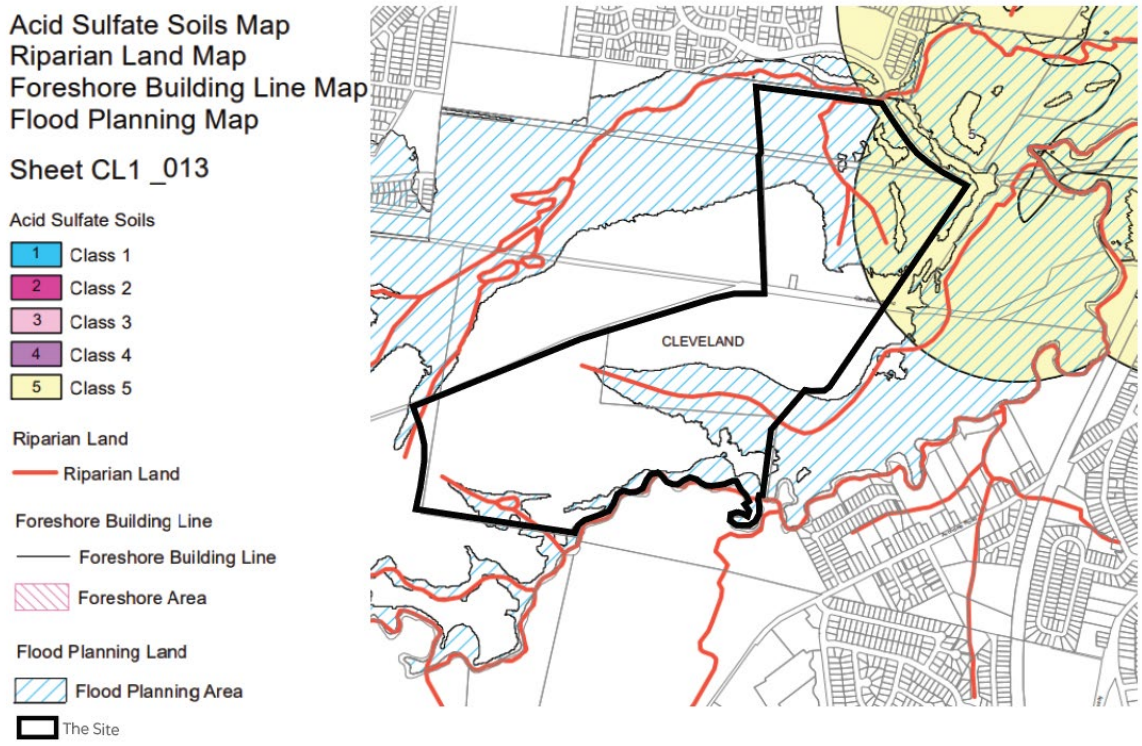


Figure 8 Acid Sulfate Soils, Riparian Land, Foreshore Building Line and Flood Planning Map

Source: Wollongong LEP 2009, edits by Ethos Urban

3.5 Contamination

The PSI prepared by ADE Consulting (ADE), attached at **Appendix J**, has assessed the potential for contamination across the area relevant to Planning Proposal PP-2021-7281 based on two (2) previous reports undertaken across this area.

The PSI has identified several potential areas of environmental concern (PAEC), including the presence of stockpiles, dams, storage sheds, fill, metal overhead wiring gantry and potential asbestos contamination observed on the site. The PSI recommends that a targeted investigation should be undertaken at the location of each PAEC to confirm the environmental status of soil and groundwater, along with potential associated risks prior to the lodgement of any future DA.

In addition, any PAECs should be assessed for Contaminants of Potential Concern (COPC) and if concentrations of COPCs are identified above the relevant screening criteria, remedial works may be necessary to ensure the site is suitable for its future use.

In addition, a Hazardous Materials Survey (HMS) identifying any hazardous materials present within the building structures on the site should be completed prior to any demolition works apar of any future DA across the site. If required, an Asbestos Management Plan (AMP) outlining procedures for storage, transport, and disposal of any identified asbestos containing materials should also be developed.

Overall, ADE recommends that further assessment is undertaken in order to adequately identify potential contamination within the site in order to support any DA.

The location of site contaminants is shown in **Figure 9**.

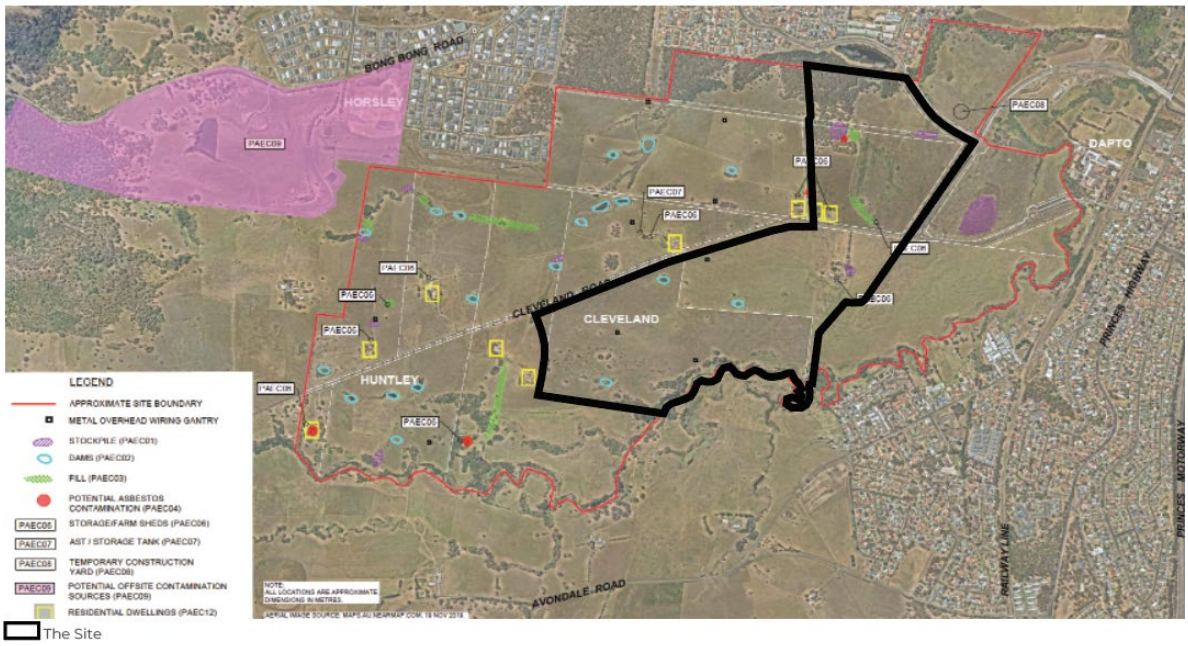


Figure 9 Potential Areas of Environmental Concern

Source: Preliminary Site Investigation, ADE Consulting, Appendix J, edits by Ethos Urban

3.6 Riparian Land

A Riparian Assessment provided by Eco Logical has been prepared to assess the riparian corridors of the site and is attached as **Appendix K**.

The site is bordered on the north and south by 1st, 2nd 3rd and 4th order tributaries of Mullet Creek, that also flow into the site boundaries as shown in **Figure 10** below. To the north of the site runs a 3rd order tributary which is met by a 2nd and 1st order tributary running south from this corridor. To the southeast of the site is a 4th order tributary which is also categorised as a category 1 watercourse as defined by Council.

The 3rd and 4th order tributaries within the are also identified as key fish habitats under the *Fisheries Management Act 1994* (FM Act) (shown in **Figure 10**). However, Eco Logical considers that as there are no relevant records within 5 km of the site area and as there is a lack of suitable habitat or connectivity to suitable habitat, it is unlikely that significant species would be found within the site.

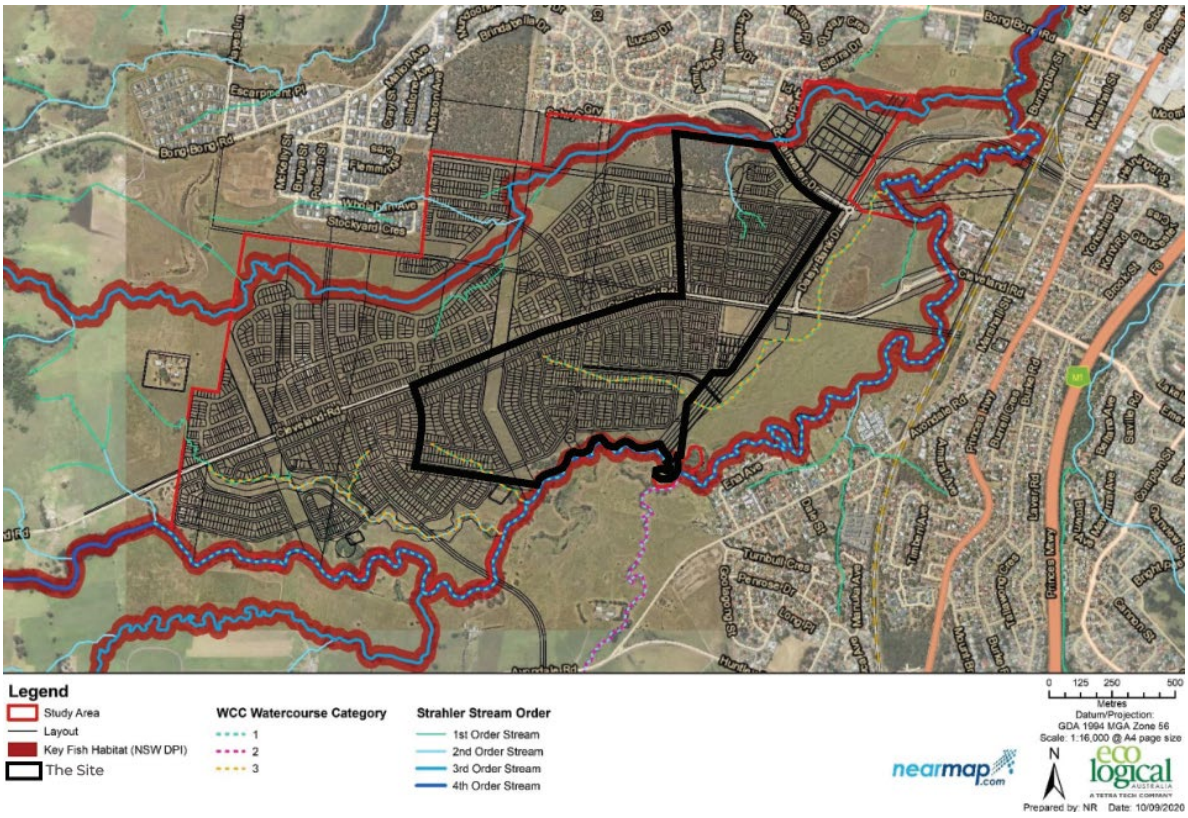


Figure 10 Tributaries of Mullet Creek

Source: Riparian Assessment, Eco Logical Australia, Appendix K, edits by Ethos Urban

The Natural Resources Access Regulator (NRAR) administers the *NSW Water Management Act 2000* (WM Act) and is required to assess the impact of any proposed work on waterfront land. This includes the bed and bank of any river, lake or estuary and land within 40m of the highest bank. Certain activities within waterfront land are defined as 'controlled activities' and are subject to approval from NRAR.

Waterways identified as 4A and 2B (shown in **Figure 11**, **Figure 12** and **Figure 13**) which are within the site boundaries meet the definition of a river under the WM Act, and therefore, if works are proposed within 40 m of the top of bank of these creeks (i.e. waterfront land), a Controlled Activity Approval (CAA) would be required (noting the detailed design and any proposed works would be the subject of a future development application). It is likely that conditions of a CAA would outline the need for a Vegetation Management Plan to be prepared and implemented to restore the riparian zone along the watercourses to a functional native community.

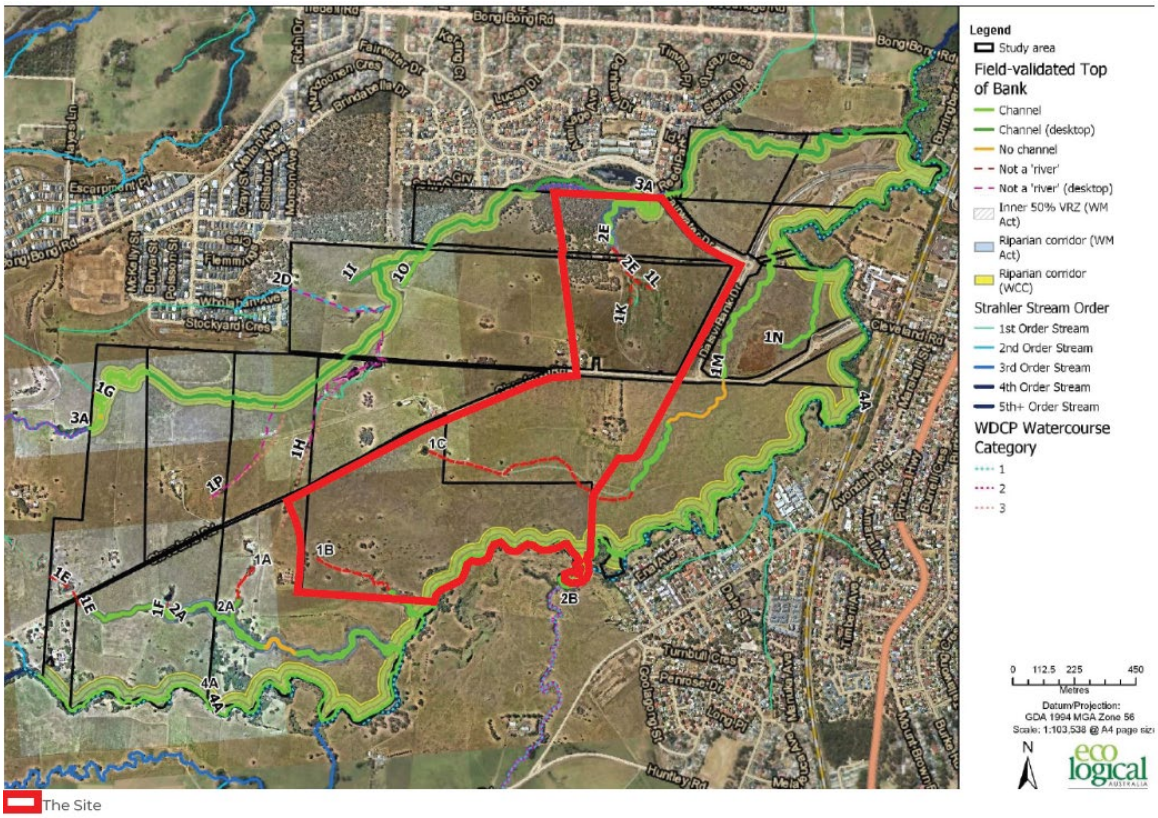


Figure 11 Riparian Corridors and Watercourse Map

Source: Riparian Assessment, Eco Logical Australia, Appendix K, edits by Ethos Urban

NRAR's *Guidelines for controlled activities on waterfront land – Riparian corridors (NRAR, 2018)* outline the need for a Vegetated Riparian Zone (VRZ) adjacent to the channel to provide a transition zone between the terrestrial environment and watercourse. These guidelines also state that where a watercourse does not exhibit the features of a defined channel with bed and banks, the NRAR may determine that the watercourse is not waterfront land for the purposes of the WM Act.

NRAR recommends a VRZ widths based on watercourse order. The Wollongong DCP 2009 also provides controls where development in or adjacent to the riparian land must be designed to achieve the minimum riparian corridor widths. Both NRAR and Council DCP requirements have been considered and applied to the riparian courses across the site, show at **Figure 12** and **Figure 13** below.

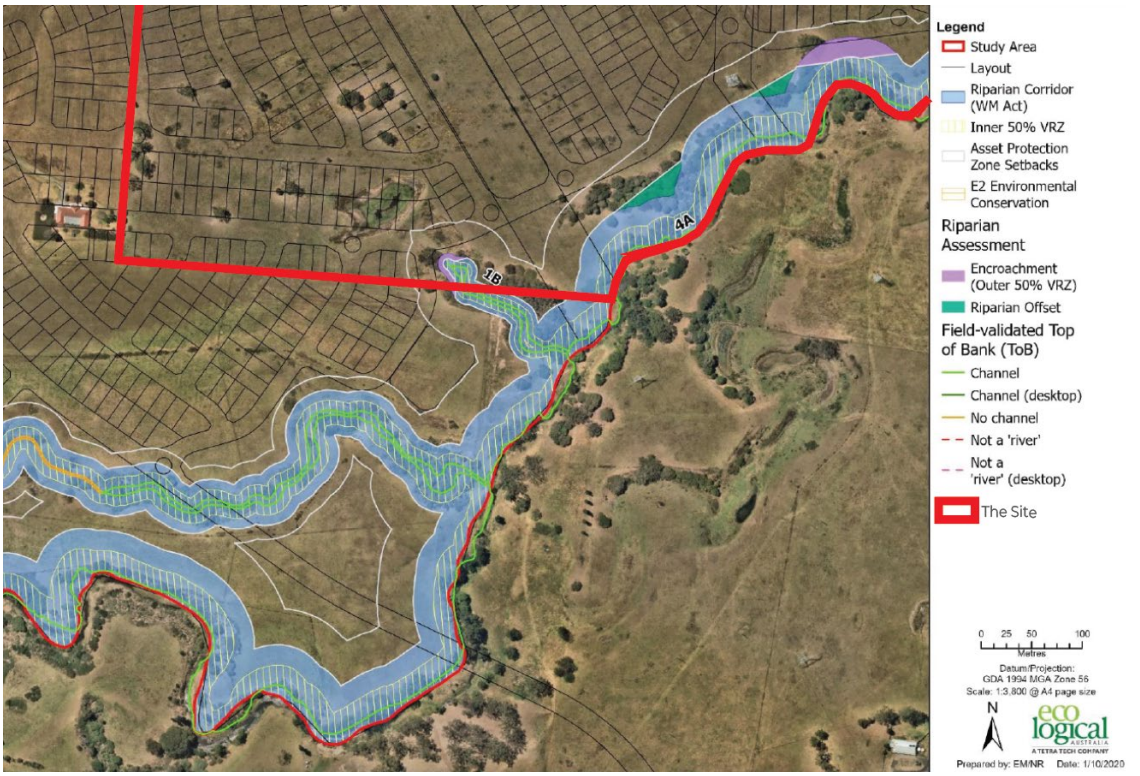


Figure 12 Watercourse 4A and 1B VRZ

Source: Riparian Assessment, Eco Logical Australia, Appendix K, edits by Ethos Urban

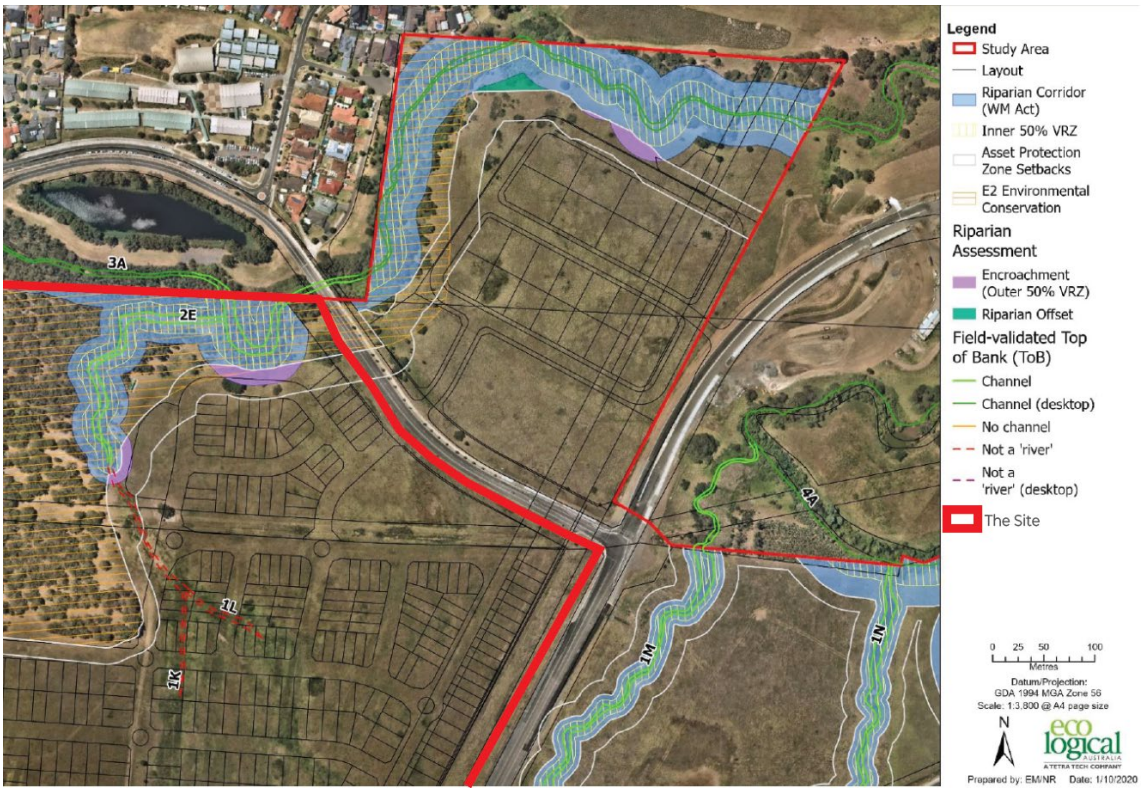


Figure 13 Watercourse 2E VRZ

Source: Riparian Assessment, Eco Logical Australia, Appendix K, edits by Ethos Urban

The development footprint of the Neighbourhood Plan does encroach into the outer half of the VRZ in several locations. As per NRAR's guidelines for offsetting encroachments, this must be offset elsewhere within the site at a 1:1 ratio to create an average VRZ width. Eco Logical has noted that Wollongong DCP 2009 provides for less flexibility for offsetting than the WM Act, and the proposed encroachment and offset areas should be detailed through assessment of a future DA on site and conditioned where necessary. Potential offset areas outlined are generally degraded with a high recovery potential, after rehabilitation they would provide a greater vegetated buffer between the development and the creek.

As mentioned, the conditions of a CAA would likely outline the need for a VMP to restore the riparian zone along the 'rivers' to a functional native community. Details of the Vegetation Management Plan can be found at **Appendix M**. The VMP established for this site provides indicative areas where VMP management zones will be prescribed for DAs within the impacted areas. Future VMPs will encompass site-specific management principles. The broad objective of a VMP is to reduce exotic species cover to <5% within each VMP area after five years in accordance with the NRAR and *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act). The extent of the VMP for this demonstrated below **Figure 14**.

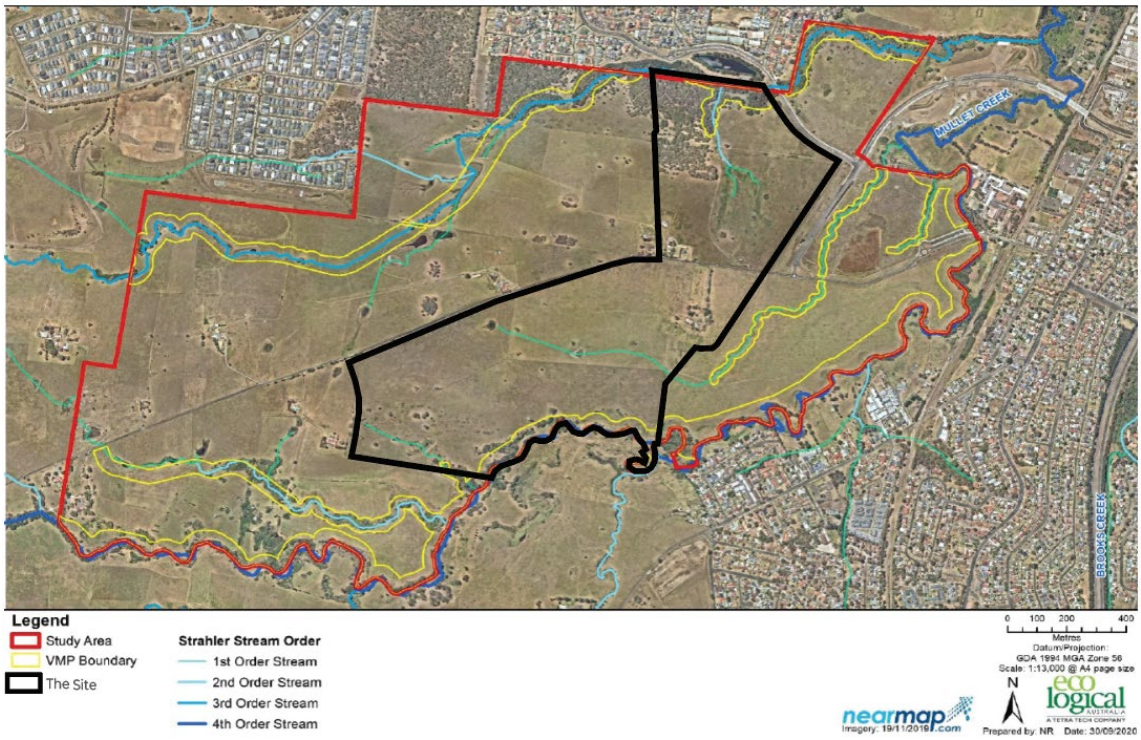


Figure 14 VMP Area

Source: Vegetation Management Plan, Eco Logical Australia, Appendix M, edits by Ethos Urban

The Riparian Assessment also highlights the presence of a Coastal Wetlands Proximity Area in the northern portion of the site, illustrated below in **Figure 15**. On land within a Proximity Area, development must not significantly impact the adjacent wetland or the quantity and quality of surface and ground water flows in accordance with the *State Environmental Planning Policy (Resilience and Hazards) 2021* (Resilience and Hazards SEPP). Measures to protect and potentially enhance the coastal wetland are to be considered in future DAs across the site.

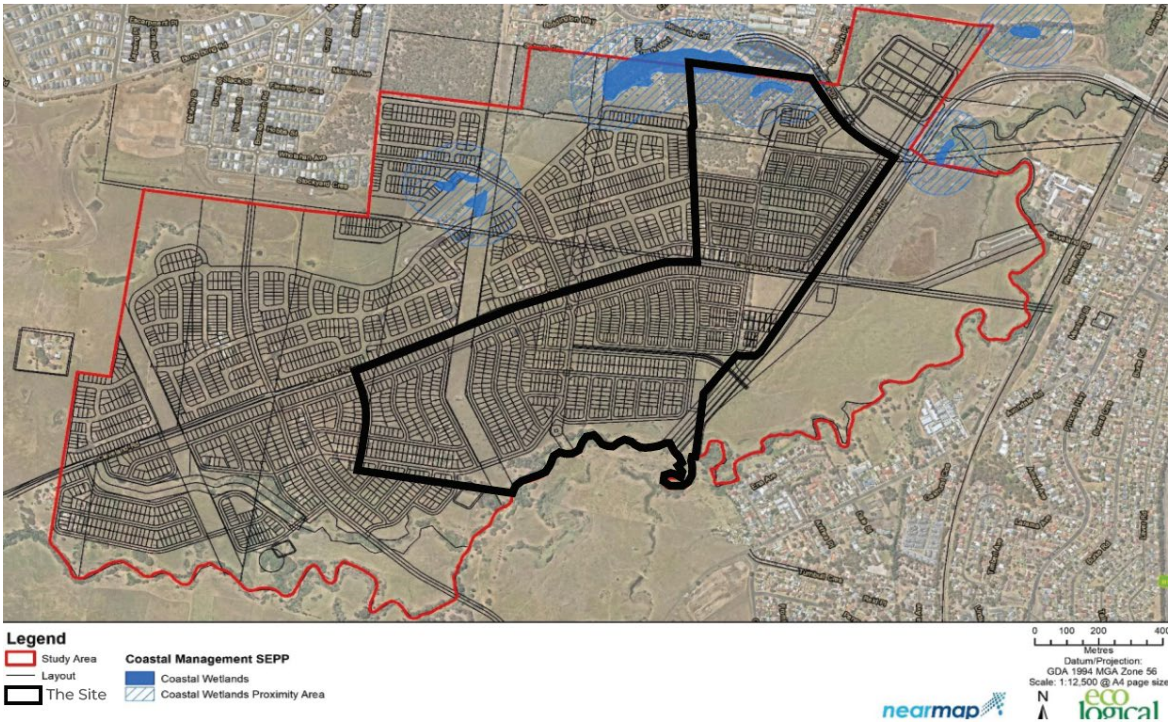


Figure 15 Coastal Management SEPP Zones

Source: Riparian Assessment, Eco Logical Australia, Appendix K, edits by Ethos Urban

The ecological constraints found in the northern portion of the site, including both the Riparian Land and Wetland Proximity Area are considered in the design of the CRENP through the inclusion of C2 Environmental Conservation zoned land, which prioritises the maintenance of the ecological quality of the site.

In the southern portion of the site, the VRZ of Watercourse 4A has been addressed through the location of the C3 Environmental Management zone which requires management and restoration of land with ecological value to protect and mitigate against certain environmental risks that may arise from the future development of the Neighbourhood.

Any future DA will need to consider the impacts on the relevant riparian corridors and the VMPs prescribed by both NRAR under the WA Act and under the Wollongong DCP 2009. Where development encroaches into these areas, relevant offsetting will be required.

3.7 Flora and Fauna

A Flora and Fauna Assessment provided by Eco Logical Australia is attached at **Appendix G** of this report. The Assessment has considered both the *Biodiversity Conservation Act 2016* (BC Act) and the EPBC Act when determining the potential impacts to threatened ecological value.

A field survey undertaken across the site found that exotic pasture from past farming practices forms the largest vegetation zone across the site. However, the survey results did identify three threatened ecological communities listed under the BC Act. These included the Illawarra Lowlands Grassy Woodland, Swamp Oak Floodplain Forest and Freshwater Wetlands Lowlands. Eco Logical also found that some communities met the condition thresholds for listing under the Environmental Protection and Biodiversity Act 1999 EPBC Act including Illawarra and South Coast Lowland Forest and Woodland and Coastal Swamp Oak Forest.

Eco Logical state that the Illawarra Lowlands Grassy Woodland EEC is a listed entity for a Serious and Irreversible Impact (SAII) under the BC Act. As such, as part of the relevant future DA stage, the consent authority will need to form an opinion as to whether the proposed development is likely to have a SAII on Illawarra Lowlands Grassy Woodland EEC.

Figure 16 and **Figure 17** below demonstrates the extent of the ecological communities across the site. This shows that the aforementioned communities located in the norther portion of the site and along the south eastern boundary.

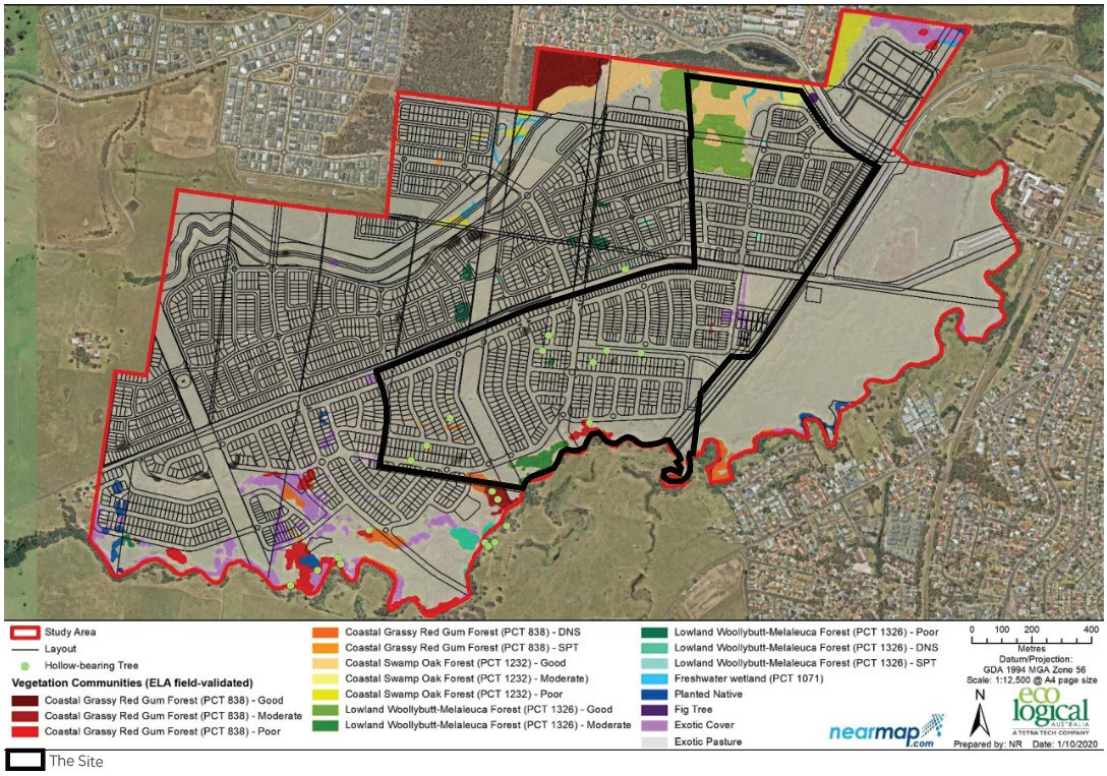


Figure 16 The Condition of Vegetation Communities Across the Site

Source: Flora and Fauna Assessment, Eco Logical Australia, Appendix G, edits by Ethos Urban

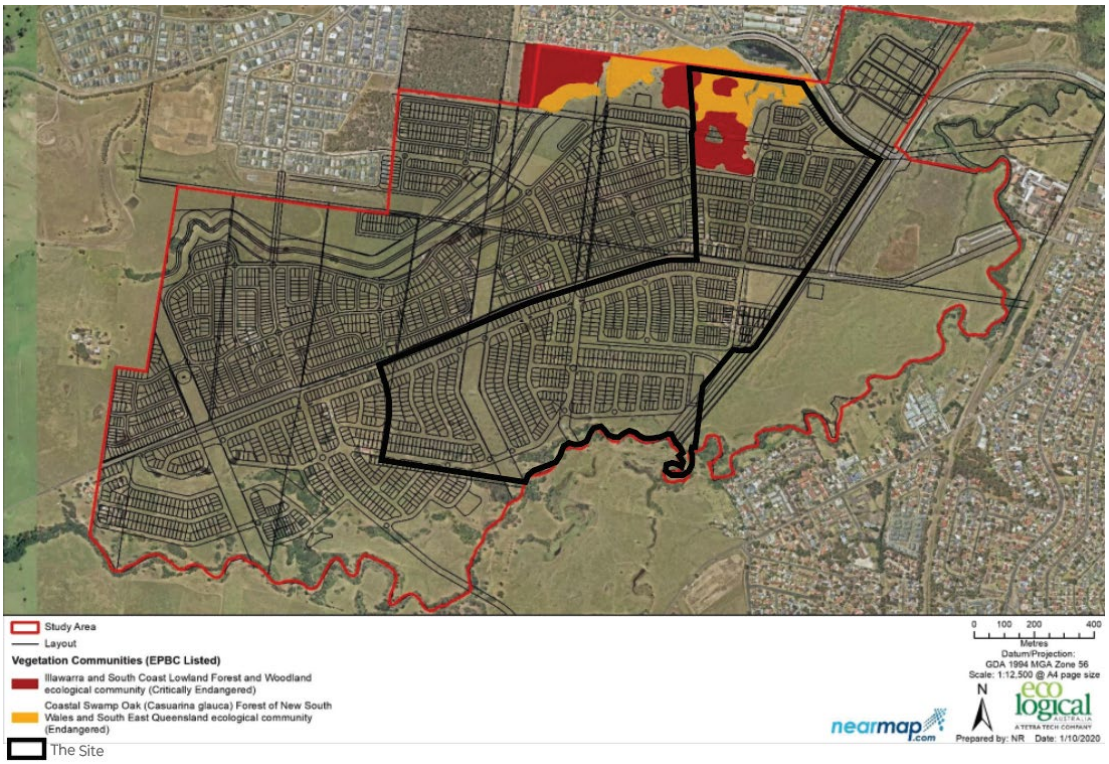


Figure 17 EPBC Listed Vegetation Communities Across the Site

Source: Flora and Fauna Assessment, Eco Logical Australia, Appendix G, edits by Ethos Urban

The site also contains numerous first, second and third order streams, as well as Mullet Creek, which is a 4th order stream. Potential habitat for threatened species includes remnant vegetation, farm dams, freshwater wetlands and hollow bearing trees. **Figure 16** also illustrates a number of Hollow Bearing Trees across the site, which form potential habitat roosting and breeding habitat for microbats and birds including several threatened species.

Further fauna investigation was not undertaken for this Assessment, and should be considered at a later DA stage, especially in regard to aquatic fauna in Mullet Creek. Overall Eco Logical has stated that based on the habitat features present in the study area, 14 threatened fauna species and three threatened flora species are considered likely to occur.

Parts of the study area are also mapped under the Biodiversity Values Map, WCC Biodiversity Overlay as shown in **Figure 18** below. Vegetated parts of the site are also covered by the Natural Resource Sensitivity – Biodiversity Map under Clause 7.2 of the Wollongong LEP 2009 and by Coastal Wetlands mapped under the (Resilience and Hazards) SEPP.

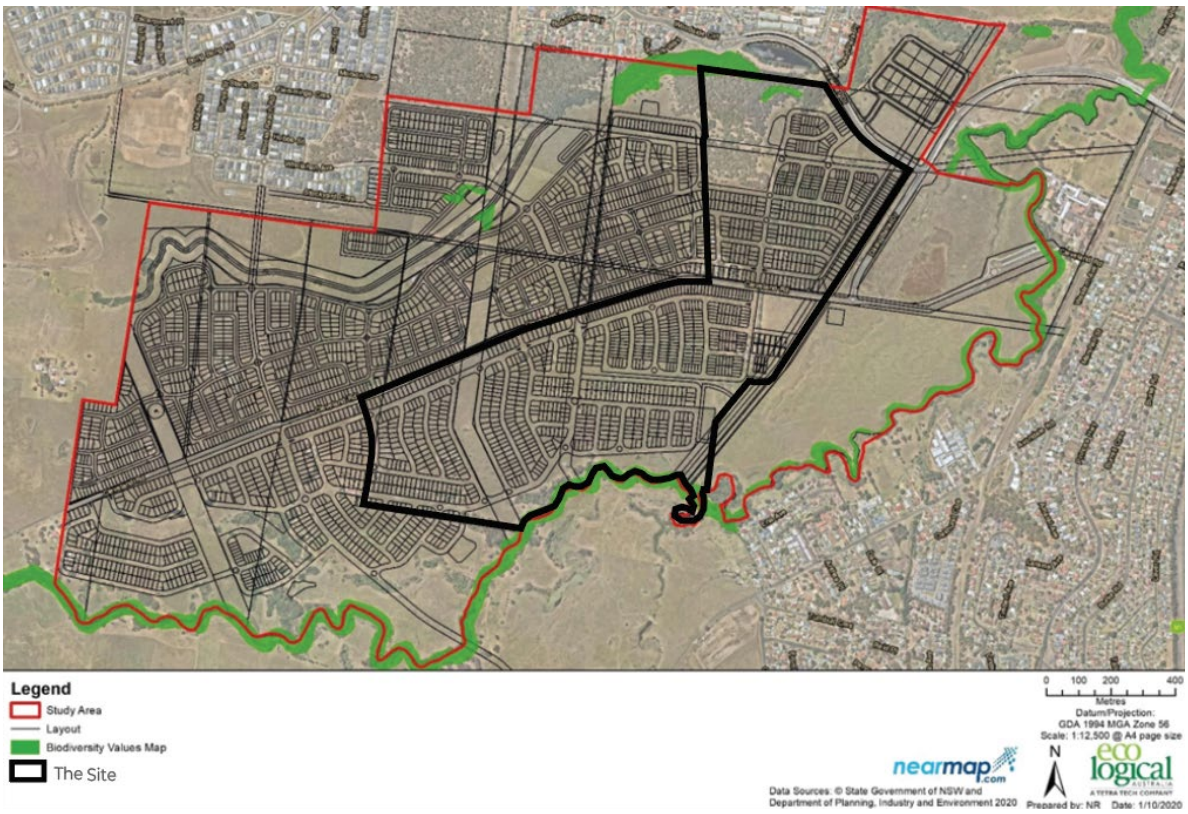


Figure 18 WCC Biodiversity Values Map

Source: Flora and Fauna Assessment, Eco Logical Australia, Appendix G, edits by Ethos Urban

Eco Logical considers that the development footprint proposed within the CRENP has used the avoid, minimise and mitigate principles to retain areas of higher constraint and ecological value and concentrate development in cleared areas, as demonstrated in **Figure 19** below. This is through the location of the C2 and C3 zoned areas which align with the locations of the relevant ecological communities, in the northern portion of the site and along the south eastern boundary.

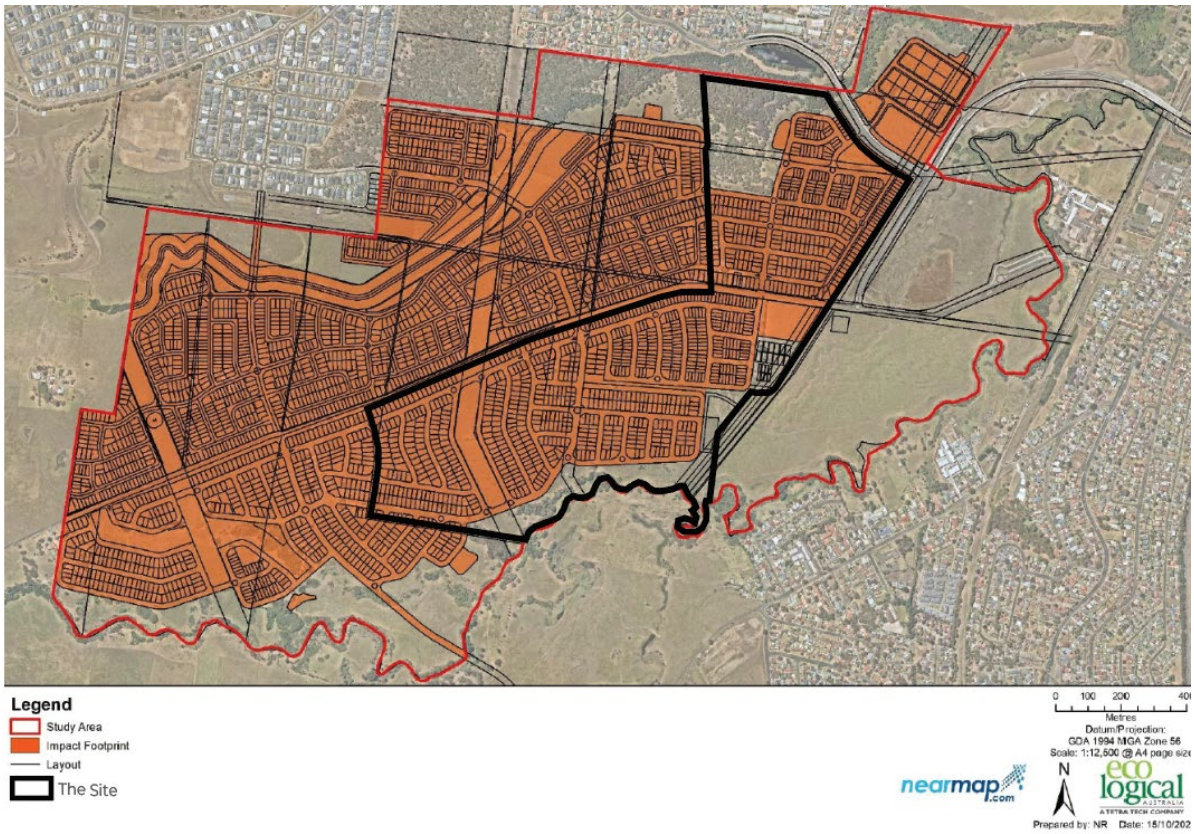


Figure 19 Impact footprint of CRENP

Source: Flora and Fauna Assessment, Eco Logical Australia, Appendix G, edits by Ethos Urban

At any future DA stage across the site, the flora and fauna will need to be assessed in further detail. A Biodiversity Development Assessment Report (BDAR) may be required at any future DA stage which meets the relevant triggers, which is the removal of native vegetation within land mapped under the Biodiversity Values Map **Figure 18** above, and native vegetation removal above the clearing threshold of 0.5 ha. These requirements will depend on the site-specific requirements of the DA site.

Additionally, if clearing of vegetation listed under the EPBC act is proposed as part of a future DA, a referral must be made under the EPBC Act (to the Commonwealth). This establishes a process for assessing the environmental impact of activities and developments where 'Matters of National Environmental Significance' may be affected. Relevant to the site, this includes clearing of foraging habitat for Grey-headed Flying Fox, and the Coastal Swamp Oak (Casuarina glauca) Forest (Endangered, EPBC Act) and Illawarra and South Coast Lowland Forest and Woodland (Critically Endangered, EPBC Act).

Eco Logical has confirmed that given that nearly all the EPBC Act listed vegetation will be retained as part of the CRENP, and the loss of foraging habitat for listed threatened species will be relatively minor, a referral to the Commonwealth is unlikely to be required. However, further detailed field survey at any future DA stage may be required to confirm whether referral is triggered or not.

Overall, the design and layout of the CRENP aligns with the existing C2 and C3 zoning and does not propose development within key ecological areas as mentioned above. Accordingly, any future DA which aligns with the CRENP will not create significant adverse impacts to such communities.

At any future DA stage, a detailed field survey will need to occur to assess flora and fauna and the impacts of any future development. At this stage, further consideration must be given to whether the proposed development triggers the need for a BDAR or requires referral to the Commonwealth under the EPBC Act. Eco Logical also recommends that a Construction Environment Management Plan should also prepared with any future DA.

3.8 Bushfire

A Bushfire Assessment provided by Eco Logical and is provided at **Appendix D**. The assessment has investigated the extent of bushfire risk on the site and proposed mitigation measures. The bushfire risk includes assessment of bushfire hazard, potential fire behaviour and bushfire history within a 5 km radius of the site. This includes analysis of the vegetation communities, slope of the land, weather and bushfire history.

This assessment has concluded that although fire history indicates the probability of a landscape-wide fire or major fire attack on the site low, it is feasible. In particular, Eco Logical has concluded that the extent of Forest and Grassland surrounding the site suggests a landscape-wide fire or major fire attack could be likely, at least over the next 50 years.

Based on the fire history, landscape fire advantages and the proposed development enabling appropriate bushfire protection measures, Eco Logical does not consider the development proposal as being an unacceptable bushfire landscape.

The landscape risk analysis indicates a risk level where it is feasible to design and build resilience into the community that matches or exceeds the bushfire risk in the landscape. The assessment confirms that total elimination of bushfire risk is not necessary or feasible as is the situation for any bush fire prone land.

Based on the risk assessment Eco Logical has analysed a suit of bushfire protection measures which are to be implemented across the site. These measures include:

- **Asset Projection Zones (APZs)**: Areas located between bushfire hazards and development to provide a defendable space in which to undertake emergency operations and to provide a buffer from direct flame contact.
- **Construction Standards**: Construction standards are governed by NCC 2019 which calls up AS 3959-2018 for construction in bushfire prone areas.
- **Water supply and** Access: Covering perimeter roads, internal access roads and access to water supplies.
- **Utilities**: The proposed development will be serviced by reticulated water.
- **Emergency management**: developments must provide suitable emergency management plans addressing emergency evacuation arrangements for occupants; and
- **Environmental issues**: Environmental issues will need to be assessed separately to this bushfire advice with the impacts of the bushfire protection measures forming part of any environmental impact assessment.

The width of the APZs has been determined by Eco Logical based on the Planning for Bushfire Protection Guidelines 2019. This includes an APZ of 36m along the ecological corridor at the south of the site, and APZs of 29m and 16m along the area zoned C2 Environmental Conservation at the north of the site. The proposed APZ zones are shown at **Figure 20**.

It must be noted that APZs will be refined at any future DA stage, supported by more detailed bushfire assessment to accurately prescribe setbacks, roading and landscaping.

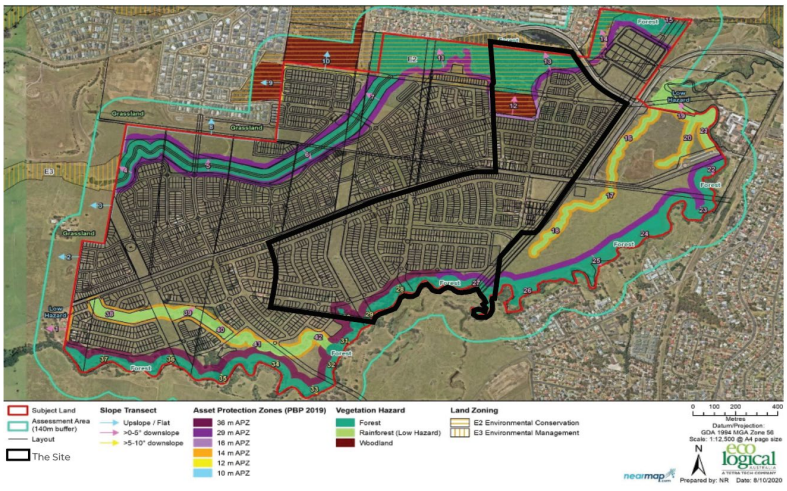


Figure 20 Preliminary Bushfire Hazard Assessment and Asset Protection Zones (APZ)

Source: Bushfire Assessment, Eco Logical Australia, Appendix D, edits by Ethos Urban

3.9 Aboriginal Heritage

An Aboriginal Cultural Heritage Assessment by Biosis has been prepared to investigate the site's potential for significant Aboriginal artefacts, attached at **Appendix B**. The Aboriginal people of this area spoke the Dharawal language and were part of the Wodi Wodi clan which is considered one of the largest groups in the Illawarra at around 250 persons.

Consultation with relevant Registered Aboriginal Parties (RAPs) concluded that the site has a high level of cultural significance due to flora and fauna value. Background research into the heritage value of the site found that the dominant site types recorded in the vicinity are low density artefact scatters and isolated artefacts, especially in proximity to creek and drainage lines.

Within the boundaries of the CRENP, there are three sites registered with the Aboriginal Heritage Information Management System (AHIMS). Detail of these registered sites and the relevant mitigation measures are provided at **Table 2**.

Table 2 Aboriginal Site Details

Site Name and Details	Site Number	Significance	Nature of Harm	Mitigation Measure
WDRA_AX_03 An open camp site consisting of four artefacts.	52-5-0508	Low	Type of harm: Direct Degree of harm: Total Consequence of harm: Total loss of value	AHIP
WD1 Artefacts were recovered from the soil profile. *Note*: A Consent to Destroy was issued in 1993 in order to destroy the site; however, AHIMS currently lists this site as valid.	52-2-1688	Low	Type of harm: Low Degree of harm: None Consequence of harm: No loss of value	Avoidance
Cleveland Road FT1 Identified by the Aboriginal Community as a potential birthing tree.	52-2-3831	High	Type of harm: Low Degree of harm: None Consequence of harm: No loss of value	Avoidance

Source: Aboriginal Cultural Heritage Assessment, Biosis, Appendix B

As shown by **Table 2** above, Site Number 52-5-0508, which is located in the southern area of the site within 160m of Mullet Creek, is of low significance, however development would have a direct and total degree of harm and therefore an Aboriginal Heritage Impact Permit (AHIP) is required for a timeframe of 10 years to cover all potential works. An AHIP can be issued by Heritage NSW under Part 6 of the *National Parks and Wildlife Act 1974* and is required for any activities likely to have an impact on Aboriginal objects or Places. The other two sites listed should be avoided, and will not be impacted by future works in accordance with the CRENP.

Furthermore, it is recommended that an Aboriginal Cultural Heritage Management Plan (ACHMP) is to be developed in consultation with relevant RAPs and Heritage NSW, prior to the commencement of works on the site. It is important that the ACHMP should provide provisions for the surrounding Aboriginal sites, so that development does not unintentionally create wider impacts.

3.10 Non-Aboriginal Heritage

A Historical Archaeological Assessment provided at **Appendix I** by Austral Archaeology examined the European historical significance of Lot 310/DP803810, located north of 144 Cleveland Road. The northern boundary of the lot is listed as an Archaeological Site (Local Item No. 61069 former tramway alignment) under Schedule 5 of the Wollongong LEP 2009. Images which illustrate the remains of the railway line are provided below as **Figure 21** and **Figure 22**. The Heritage Map showing the item in relation to the site is shown at **Figure 23**.

Figure 21 Embankment showing remains of railway line

Source: Historical Heritage Assessment, Austral Archaeological, Appendix I

Figure 22 Wooden pier likely associated with the railway bridge.

Source: Historical Heritage Assessment, Austral Archaeological, Appendix I

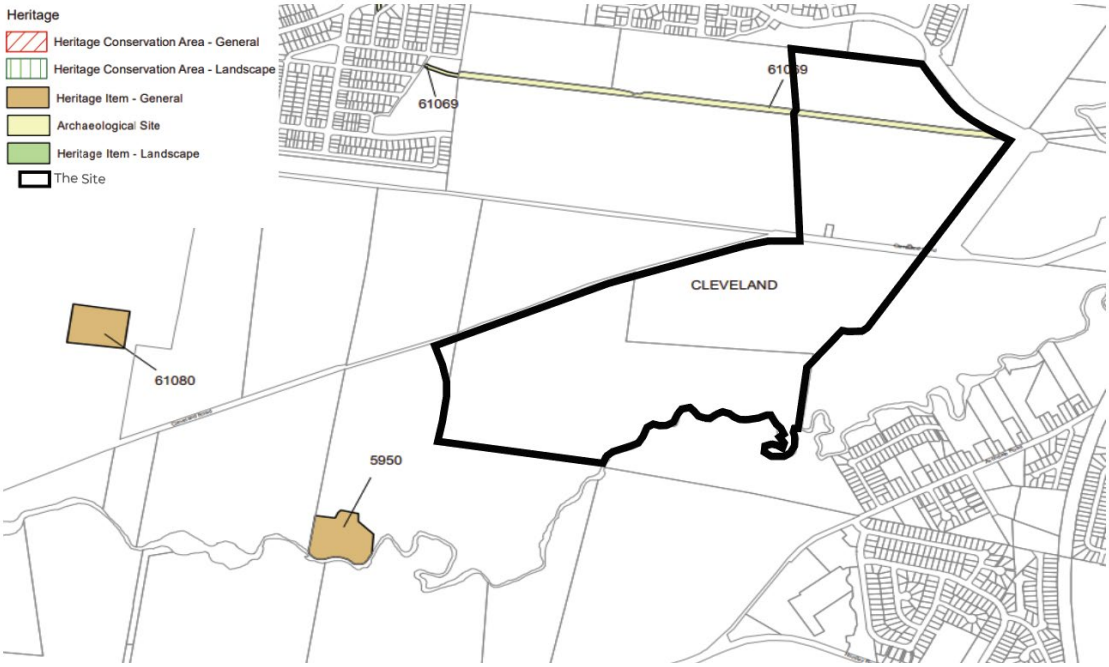


Figure 23 Heritage Map

Source: Wollongong LEP 2009, edits by Ethos Urban

Austral Archaeology states that there should be careful consideration of any work that needs to be done along the corridor boundary, and a subsequent heritage report should be undertaken for this item to support any future DA.

The archaeological site has informed the design of the CRENP through the allocation of 'Open Green Space', coded on the Plan as it is shown in **Figure 24**. Here, the location of the heritage land remains consistent with that mapped in the Wollongong LEP 2009 Heritage Map above in **Figure 23**, and will result in the appropriate conservation of this archaeological site.

Figure 24 Excerpt from CRENP

Source: Cleveland Road East Neighbourhood Plan, Appendix A

3.11 Flooding and Stormwater

3.11.1 Flooding

This site is contained within the Mullet Creek Catchment, which conveys flows from the upstream catchment through the site and therefore the Floodplain Risk Management Plan (Mullet Creek Floodplain Risk Management Study 2023) must be considered for any development within the area. The Study establishes a Defined Flood Event (DFE) specific to the West Dapto region, which determines the flood planning area applicable to the site.

Flooding Analysis undertaken to support Planning Proposal PP-2021-7281 included modelling to demonstrate the levels of flooding post development. A Flood Impact and Risk Assessment for the broader planning proposal area was submitted to Council in September 2023 which is provided at **Appendix F**. The Business Paper from the Ordinary Meeting of Council held on 27 November 2023 confirmed that further consideration of flood constraints across the site should be undertaken.

Council subsequently provided detailed feedback on the flood modelling. Based on these comments Maker Engineering (Maker) has prepared a Cleveland Road Flooding Update which has been appended at **Appendix F**, and supplementary flooding maps provided at **Appendix E**.

This study identifies the constraints and opportunities of the site with regards to flood risk. Flood behaviour has been described across a range of flood events for three scenarios which inform the existing and future levels of risk of the site. Flood maps for the development have been prepared based on TUFLOW modelling. Impacts have been quantified and flood risk precincts defined.

This assessment shows that the development within CRENP can be undertaken in a way that allows for progressive urban development within West Dapto without causing adverse flood impacts on adjacent properties and without subjecting proposed development area to an unsuitable level of flood risk.

The post development DFE is demonstrated below in **Figure 25**.

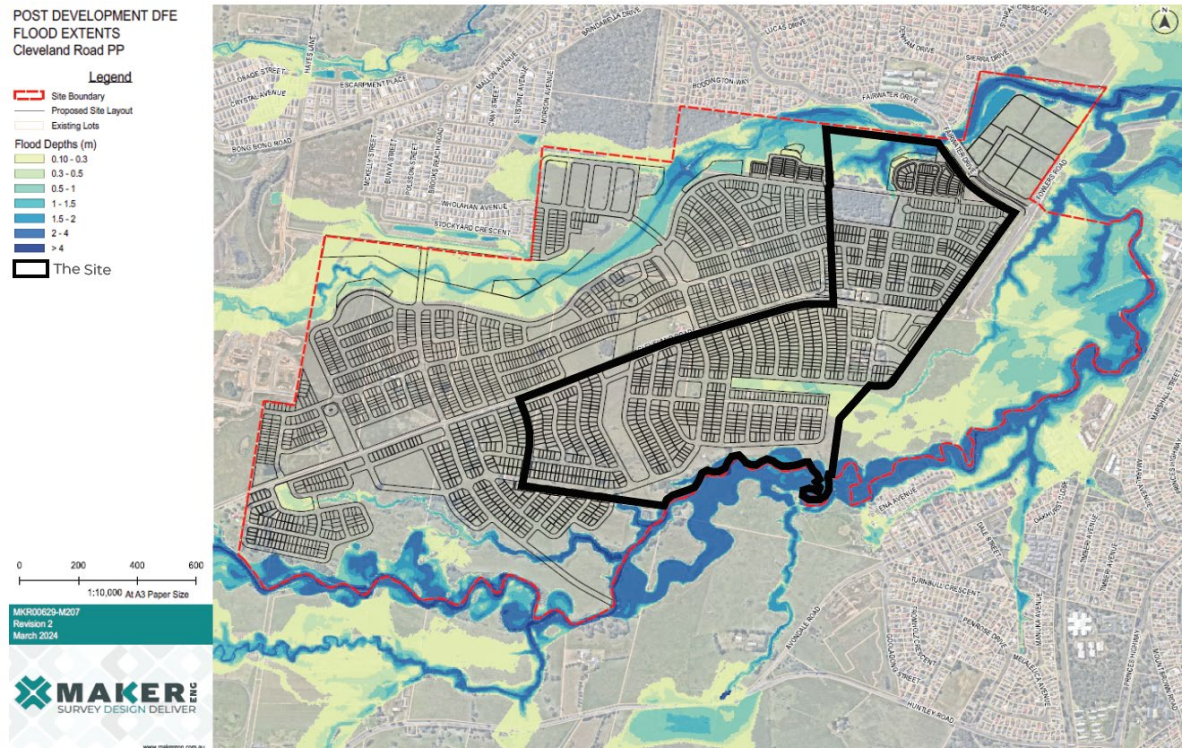


Figure 25 Post development DFE

Source: Flooding Maps, MAKER, Appendix E

3.11.2 Stormwater Management

As discussed in **Section 3.6** of this Neighbourhood Plan Report, the site includes several first order streams which will ultimately be removed (subject to future detailed DAs) to support the future development of the site in order to provide efficient urban outcomes.

A Flood Impact Risk Assessment by Maker is attached at **Appendix F** and has confirmed that the streams and associated floodplains on the site were identified as being of poor quality and therefore it is deemed acceptable for them to be replaced with pipe stormwater drainage to ensure effective management of flows. This will be further assessed in detail across future DAs on the site on a stage by stage basis.

The classification of the first order streams that encroach within the site boundaries are detailed below in **Figure 26**, which shows that Watercourse 5, Watercourse 7 and Watercourse 8 are located within the site. The removal of Watercourses 5 and 7 is required for the implementation of the CRENP, as it is proposed that the land will be occupied by residential land uses (as anticipated by the rezoning of the land). Following consultation with Council, the treatment of Watercourse 8 is currently being resolved, however at this stage is to be partially removal and partially retained/restored.

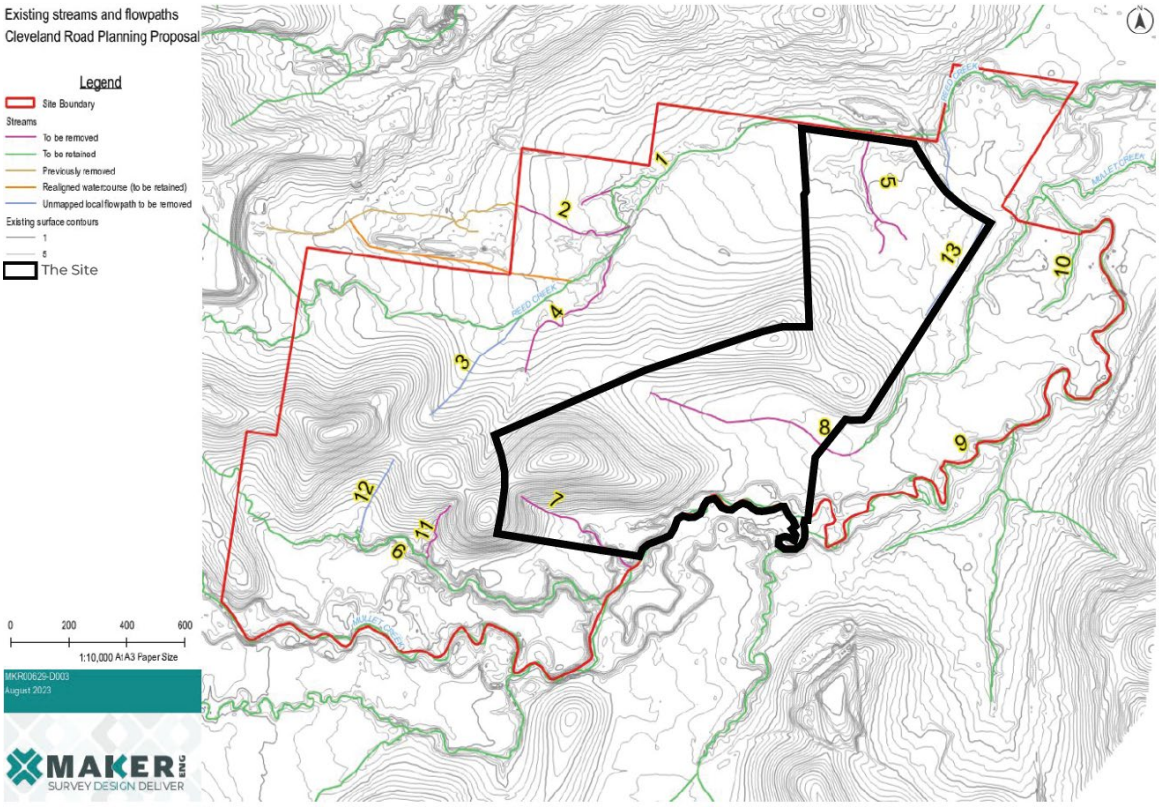


Figure 26 Existing streams within the site

Source: Flood Impact Risk Assessment, MAKER, Appendix F, edits by Ethos Urban

The removal of such watercourses will be assessed and justified within future DAs. The purpose of the watercourses to absorb stormwater can be mitigated by an effective stormwater network system and drainage design, including WSUD or OSD basins. The indicative location of OSD basins is provided on the proposed CRENP, however the detailed design will be the subject of subsequent DAs across the site and supported by the appropriate engineering reporting and modelling.

3.12 Traffic

The following sections provide a summary of the traffic and transport characteristics of the CRENP, which reflect the objectives of the Wollongong DCP 2009, and particularly Part B2 and Part D16. A detailed assessment of future traffic conditions is provided in the Cleveland Road North and South Planning Proposal Traffic Impact Assessment 2020 (Cleveland TIA) prepared by Bitzios Consulting, which is attached at **Appendix L**.

The CRENP road network also reflects the recent 80% Concept Plans (80% Plans) prepared by Council for both Cleveland Road and Fowlers Road.

3.12.1 Road Hierarchy

The proposed road hierarchy reflects the classification of roads provided in Chapter B2 of the Wollongong DCP based on the traffic volumes that they will accommodate, as well as considerations of future bus routes, active transport connectivity and whether they provide links to key interface intersections at Cleveland Road and Fairwater Drive.

The proposed Road Hierarchy is shown in **Figure 27** (noting that local roads, access streets and access place road types will be defined under future DAs), and **Table 3** provides a summary of the profile of each road typology.

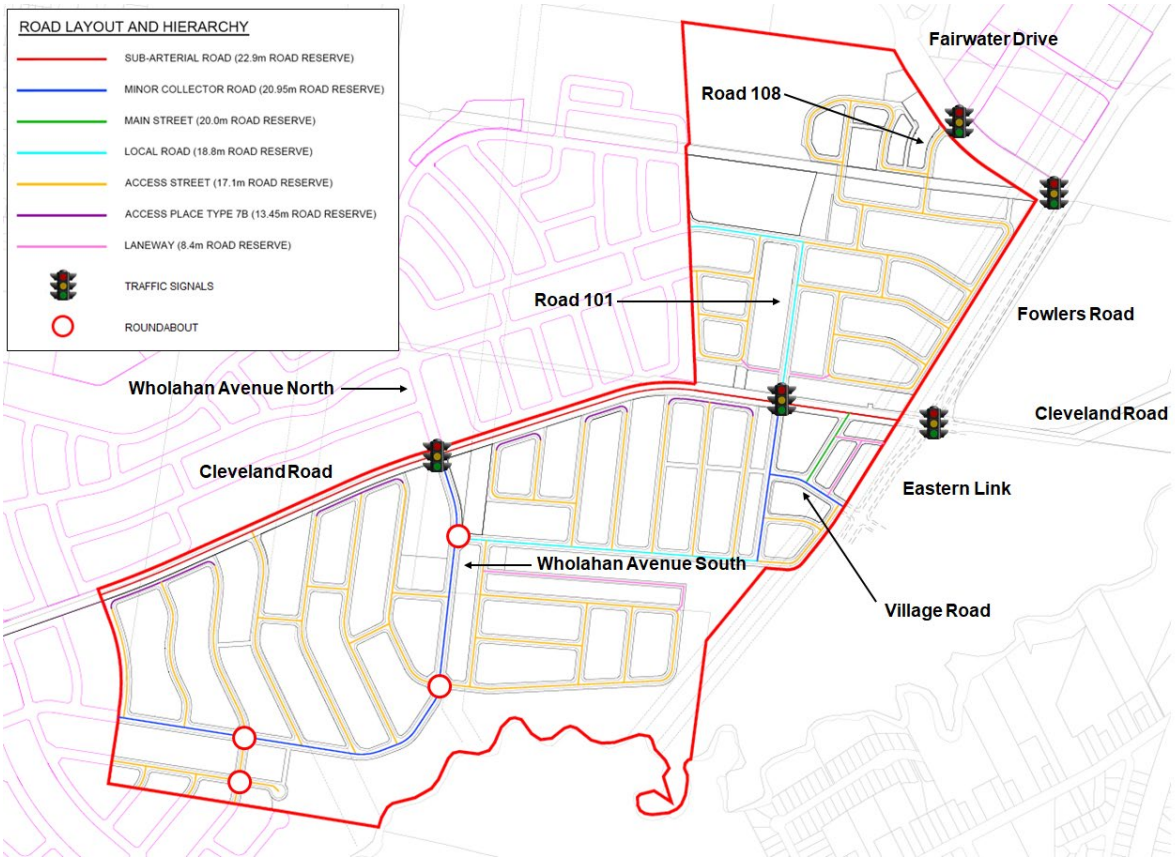


Figure 27 Proposed Road Hierarchy

Source: Arc Traffic and Transport

Table 3 Road Profiles

Road Type	Capacity (per day)	Target Speed	Road Reserve	Foot/Shared Paths
Type 2 - Sub-Arterial (Bus Services)	15,000 - 20,000	60km/h	22.9m	2.5m/2.5m
Type 2A - Sub-Arterial (Parking/Bus Services)	10,000 - 15,000	60km/h	22.9m	2.5m/2.5m
Type 4 - Minor Collector	3,000 - 9,000	50km/h	20.95m	1.5m/3.0m
Type 5 - Local Road	1,000 - 3,000	40km/h	18.8m	1.5m/1.5m
Type 6 - Access Street	300 - 1,000	25km/h	17.1m	1.5m/1.5m
Type 7B - Access Place	> 300	25km/h	13.45m	n/a
Type 8 – Laneway	> 150	10km/h	8.4m	n/a

Source: Wollongong DCP

3.12.2 Active Transport

As indicated in **Table 3**, with the exception of Type 7B and Type 8 roads, all internal and external roads provide active transport infrastructure on both sides of the road, including:

- Type 2 and Type 2A roads providing shared paths on both sides of the road;
- Type 4 roads providing a shared path on one side of the road and footpath on the other side of the road; and
- Type 5 and Type 6 roads providing footpaths on both sides of the road.

In addition, an active transport link will be provided within the historic tramway along the northern boundary of the site. In order to link this active transport link with the Village, Road 101 will provide a modified Type 5 profile, with the footpath along the eastern side of the road to be replaced by a shared path. Shared paths will also be provided in riparian corridors along the southern boundary of the site.

This active transport infrastructure is shown in **Figure 28**.

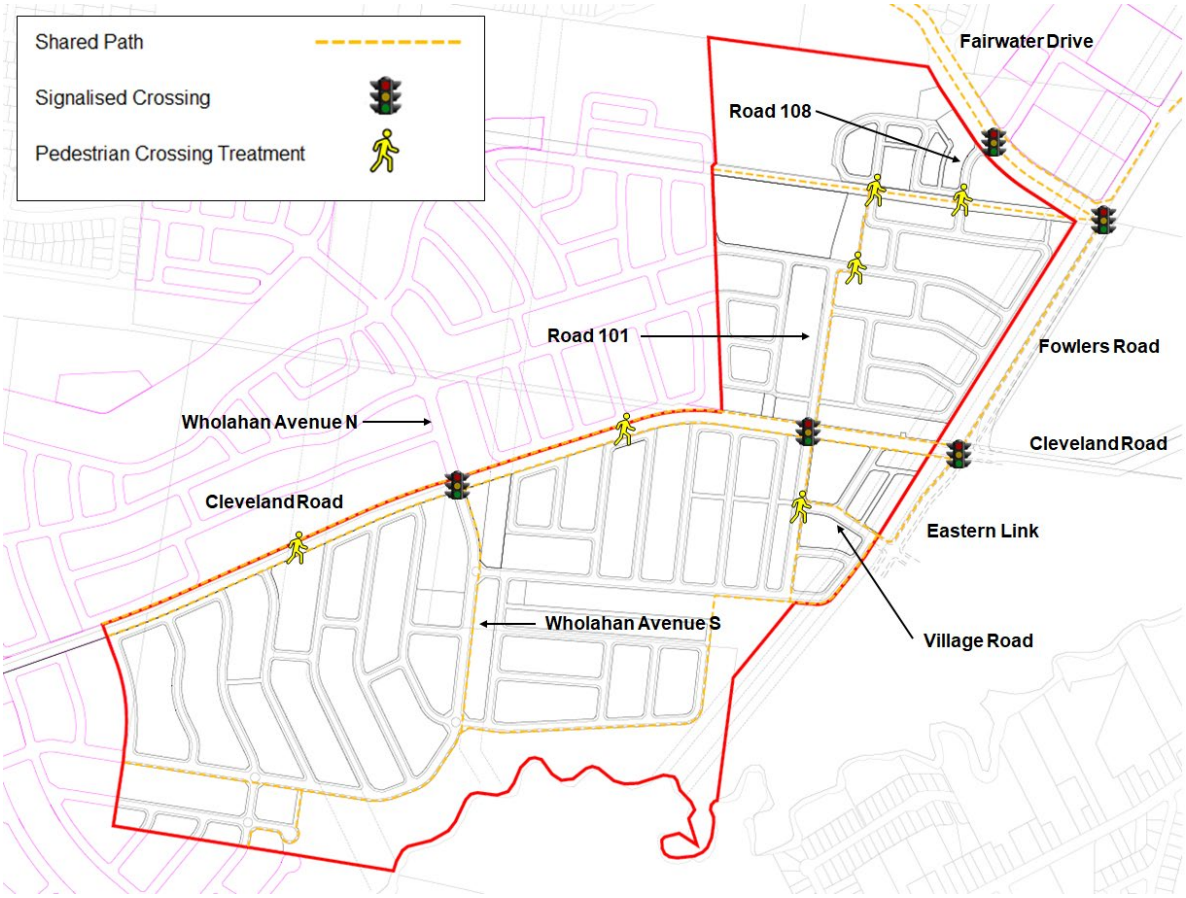


Figure 28 Active Transport Infrastructure

Source: Arc Traffic and Transport

3.12.3 Public Transport

The primary bus corridors will be along Cleveland Road, Fowlers Road and Fairwater Drive (though Fowlers Road is not anticipated to provide any bus stops); these Type 2 and Type 2B roads are specifically designed to accommodate primary bus routes.

Internally, a Type 4 road will in the future connect from the north across Cleveland Road at Wholahan Avenue to the southern and south-western parts of the site, before connecting further west to the future Brooks Ridge to Huntley Link. The Type 4 road is designed to provide secondary bus routes.

The combination of these primary and secondary bus routes will provide the majority of residents with access to a bus route within 400m of their dwelling; these routes, and the 400m catchments from proposed bus stop

locations (generally located near signalised crossings or pedestrian refuges) are shown in **Figure 29**. It is noted that the operation of bus services through the area and along these expected routes is subject to demand and the bus operators introducing these services on an appropriate timeframe.

Figure 29 Bus Routes

Source: Arc Traffic and Transport

3.12.4 Traffic Modelling

The traffic and transport characteristics of the site as proposed in PP-2021-7281, which as discussed in Section 1.5 was then granted Gateway Determination by DPHI, and moreover unanimously supported by Council, were examined in detail in the Cleveland TIA. As such, the CRENP references the Cleveland TIA for support in regard to the suitability of the proposed road infrastructure.

Notwithstanding, there have been revisions to the internal road network from that assessed in the Cleveland TIA, and discussions with Council indicate that there are some differences between the local road network assessed using Councils TRACKS model in the Cleveland TIA (Cleveland TRACKS) and the current iteration of Council's TRACKS model (2036+ TRACKS).

However, these are minor changes to internal local roads, with the primary interface intersections to Cleveland Road, Fowlers Road, Eastern Link and Fairwater Drive all unchanged, as are the local road connections to future roads in the Cleveland Road North Precinct and Cleveland Road South Precinct, the locations of which were specifically determined in consultation with adjacent landowners.

Figure 30 provides an overlay of the revised CRE NP road network and the road network adopted in Cleveland TRACKS to better identify where there have been changes to the internal road network, but moreover the fact that all internal higher order roads providing access to Cleveland Road, Fowlers Road, Eastern Link and Fairwater Drive are essentially unchanged, and as such the distribution of intersection rips to these interface intersections as determined in Cleveland TRACKS will be unchanged.

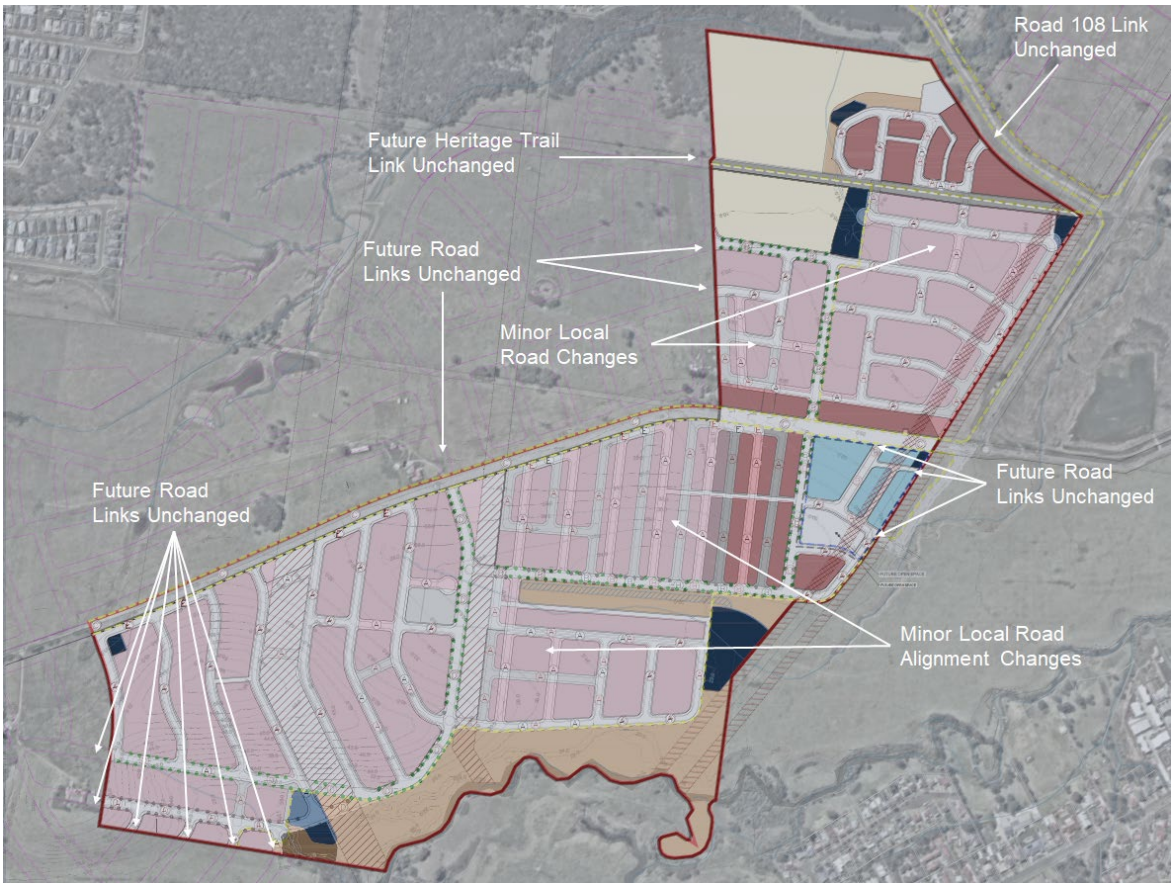


Figure 30 CRENP Road Network v Cleveland TRACKS Road Network

Source: Arc Traffic and Transport

While the intersections of Cleveland Road with Road 101 and Wholahan Avenue, and Fairwater Drive & Road 108, are unchanged from those modelled in Cleveland TRACKS, Council has made changes to the design of the Cleveland Road & Fowlers Road and Fowlers Road & Fairwater Drive intersections.

With regard to the Cleveland Road & Fowlers Road intersection, the 80% Plans no longer include Eastern Link, which would form a southern approach to the intersection and then extend south to Avondale Road. The Draft West Dapto Contributions Plan 2024 indicates that Eastern Link would not be constructed within the next 20 years (if at all) and as such the T-intersection shown in the 80% Plans will need to accommodate future traffic volumes for some time.

Importantly, SIDRA analysis undertaken by arc traffic + transport indicates that the future signalisation of the intersection within the 80% Plans design envelope can appropriately accommodate those future volumes (2036+ but without Eastern Link volumes). Further to a reallocation of the lanes identified in the 80% Plans, the intersection would operate at a Level of Service (LOS) B in both the AM and PM peaks.

Should the Eastern Link be proposed at some time in the future, it would be the responsibility of Council to examine the design of a 4-way intersection of Cleveland Road & Fowlers Road & Eastern Link to ensure that it will operate at an appropriate LOS.

With regard to the Fowlers Road & Fairwater Drive intersection, the recent upgrade to a signalised intersection was not in accordance with the design previously identified in TRACKS 2036+, which was also adopted in Cleveland TRACKS. The primary difference is that the intersection no longer provides slip lanes from Fowlers Road south to Fairwater Drive, or from Fairwater Drive to Fowlers Road north. It is not known why these design changes occurred.

Arc traffic + transport therefore also examined the operation of this intersection under 2036+ conditions, including Eastern Link volumes, which comprise a significant amount of through volumes (in Fowlers Road) at the intersection; this SIDRA analysis indicates that the intersection will still operate at a good LOS B and LOS A in

the AM and PM peaks respectively. It is noted that without the Eastern Link volumes, the intersection operates with significant lower average delays.

3.12.5 Future Development Application Traffic Assessments

It is acknowledged that additional traffic analysis will be required to support future DAs further to an approval of the CRENP. This would include further consultation with Council relating to updates of TRACKS 2036+ (to include the Road 108 link to Fairwater Drive) and analysis of the design and operation of key intersections, including:

- Interface intersections to Cleveland Road, Fowlers Road, Eastern Link and Fairwater Drive.
- The intersection of Cleveland Road & Fowlers Road.
- The intersection of Fowlers Road & Fairwater Drive.

Notwithstanding, all available information indicates that these intersections will operate at a good LOS in accordance with the conclusions of the Cleveland TIA.

3.12.6 Summary

With reference to sections above, the traffic and transport characteristics of the CRENP specifically reflect the planning objectives detailed in Part B2 and Part D16 of the Wollongong DCP 2009, as well as the traffic outcomes identified in TRACKS 2036+; in summary:

- The CRENP road profiles are in full accordance with Part B2 of the Wollongong DCP 2009, and are appropriate to future traffic volumes.
- The CRENP provides an excellent level of active transport accessibility across the CRENP.
- The CRENP provides a high standard bus network providing the overwhelming majority of residents with access to bus stops within 400m of their dwelling.
- The CRENP's traffic profile as modelled in Cleveland TRACKS aligns with forecast traffic volumes and intersection operations as modelled in TRACKS 2036+, and as such the trip generation and distribution of CRENP would have no impact on the operation of the local or broader WDURA road network from that determined in TRACKS 2036+.

Moreover, the conclusions of the Cleveland TIA have inherently been endorsed by Council given that the Cleveland TIA (and Cleveland TRACKS) underpinned the approval of the rezoning of Cleveland.

Full details of the Cleveland TRACKS assessment, as well as additional information in regard the road network, active transport and bus services, is provided in the Cleveland TIA in **Appendix L**.

3.13 Utilities and Services

The Gateway Determination from PP-2021-7281 has established that the site is not currently serviced with water and sewer. Notwithstanding this, it is understood Sydney Water is currently upgrading the trunk drinking water network and wastewater across 2024 and 2025. In PP-2021-7281, four electricity transmission easements were assessed, with two eastern Endeavour Energy transmission lines proposed to be underground. Furthermore, the Gateway Determination concluded that the site has potential for access to the gas supply network pipeline. Utilities and services to facilitate future development will be proposed and assessed in detail within any subsequent DAs across the site.

3.14 Staging and Sequencing

The site at 144 Cleveland Road is under the control of the proponent for this Neighbourhood Plan Report. It is the intention of this proponent to lodge a DA for the subdivision and physical works at 144 Cleveland Street and commence work as soon as possible for the entire site. Services and road construction will logically mean that this lot is the first stage of the development within the neighbourhood precinct. Further DAs will be subsequently prepared and submitted by each individual landowner to justify the commencement of their land within the CRENP.

It is considered that 'Lot A' will more than likely be the second stage of development, and this will coincide with the widening of Cleveland Road and provision of sewer and water to that lot. This could happen concurrently with the development of 144 Cleveland Road.

Further details regarding staging and sequencing will be considered in depth and coordinated appropriately to ensure a consistent servicing strategy and efficient construction and development outcomes across the neighbourhood.

3.15 Community and Recreation Facilities

The CRENP includes provisions of publicly accessible open space overlapping with riparian corridors, land of conservation value and land identified for passive and active parks. The system of natural watercourses and subsequent riparian buffers provide a natural, passive recreation space. The open space and parks are located in corresponding RE1 Public Recreation zones, which are diverse in size to cater for a range of different potential uses.

Open space is provided across six (6) key locations throughout the Neighbourhood to provide future residents with access to generous areas of open green space within walking catchments of dwellings for both passive and active recreation. Details of the future open spaces and intended parklands will be the subject of future DAs across the site.

3.16 Noise Impacts

Noise impacts are anticipated for residential development along main roads including Cleveland Road and Fowlers Road. Mitigation measures including thickened glass and mechanical vellication will be considered and implemented as necessary to ensure development achieves the relevant noise criteria. A detailed acoustic impact assessment may need to be undertaken to support future DAs across the site in terms of road noise.

3.17 Recommended Controls

This section details the neighbourhood specific development controls which are proposed to be included into Chapter D16: West Dapto Release Area of the Wollongong DCP 2009.

3.17.1 Open Space

For the development of local parks, the following controls apply:

a) The size of the park must be:
   i. Minimum size: 0.5ha with 100% net functional area.
   ii. Preferred size: 1ha with 80% net functional area.
   iii. Maximum size: 1.5ha with 60% net functional area

Note: Functional area refers to open and recreation space that is not compromised by other competing functional elements. For example, flooding and water management, traffic and road infrastructure, cultural heritage and biodiversity.

b) No side of the park is to be less than 15m.
c) The location of the park must be:
   i. Within a 400m – 600m walking catchment, or
   ii. Within a five to seven minute walking distance from residential areas.
   iii. Note: walking time is based on the available or planned active transport infrastructure, such as footpaths or shared paths.
d) The park must have a minimum 50% road frontage, meaning that at least two sides of the park shape must front a road.
e) The park must have barrier free connectivity to the surrounding street network, open space network and residential areas.

3.17.2 Back Fences

For development where a fence is required, the following controls apply:

a) For lots with more than one road frontage:
   i. All dwellings must face, address and activate the primary road frontage.
   ii. Car ports, garages and on-site parking must not be located within the setback to the primary frontage and not be accessed from the primary frontage.

iii. Fencing and retaining walls fronting controlled access roads are to present a consistent streetscape and should be constructed prior to the issue of a Subdivision Certificate to ensure consistency of materials, construction and delivery.
Note: the primary frontage is that which is adjacent to the road with the widest reserve width (internal roads/laneway are considered to be the secondary road frontage and the rear of the lots).

b) Where rear or side boundary fences adjoin land to be dedicated as open space, fences are to be of a design and materials which allow for passive surveillance between the private lot and the open space. These fencing requirements are to be included as a Restriction-as-to-user on the title of affected lots.

c) Front and secondary building lines should be predominantly constructed in transparent fence materials, allowing visual connection between the dwelling and the street.

d) Fencing to primary frontages to the Shareway along the east-west RE1 land shall be constructed prior to the issue of a Subdivision Certificate. Where retaining walls are required, they are to be constructed in stepped design of masonry blocks or Council-approved equivalent and fencing as indicated in the Neighbourhood Plan and DCP controls. These fencing requirements are to be included as a Restriction-as-to-user on the title of affected lots.

3.17.3 Technical Assessments

For any future development on land located within the Cleveland Road East Neighbourhood, where relevant the following site-specific technical assessments or reports will be required to inform the appropriate development application for subdivision:

- Preliminary Site Investigation
- Flora and Fauna Assessment
- Riparian Assessment
- Bushfire Assessment Report
- Groundwater Assessment
- Stormwater Management Plan
- Traffic Impact Assessment
- Geotechnical Investigation
- Flood Impact Assessment
- Landscape Management Plan
- Aboriginal Heritage Impact Permit

4.0 Planning Assessment

Clause 14.3 of the Wollongong DCP 2009 states that in Neighbourhood Planning applications, relevant legislation including the Wollongong LEP 2009 must be addressed. This section of the Neighbourhood Plan Report assesses the compliance of the proposed neighbourhood plan with relevant strategic plans and statutory requirements.

4.1 Wollongong Local Environmental Plan 2009

The site is located within the WDURA and therefore Part 6 of the Wollongong LEP 2009 is applicable. Part 6 requires the preparation of a DCP to guide the future development within the WDURA. Neighbourhood Planning is Council's the preferred approach to meet the requirements of Clauses 6.1(2) and 6.2(2) of the Wollongong LEP 2009.

The Cleveland Road Planning Proposal PP-2021-7281, has now been finalised and the controls gazetted into the Wollongong LEP 2009. PP-2021-7281 sought amendments to the Wollongong LEP 2009 as Phase 1 of the rezoning process across the broader planning proposal site. The rezoning amended the LEP maps including the land zoning, floor space ratio, height of buildings, and minimum lot size maps shown **Figure 31** to **Figure 34**.

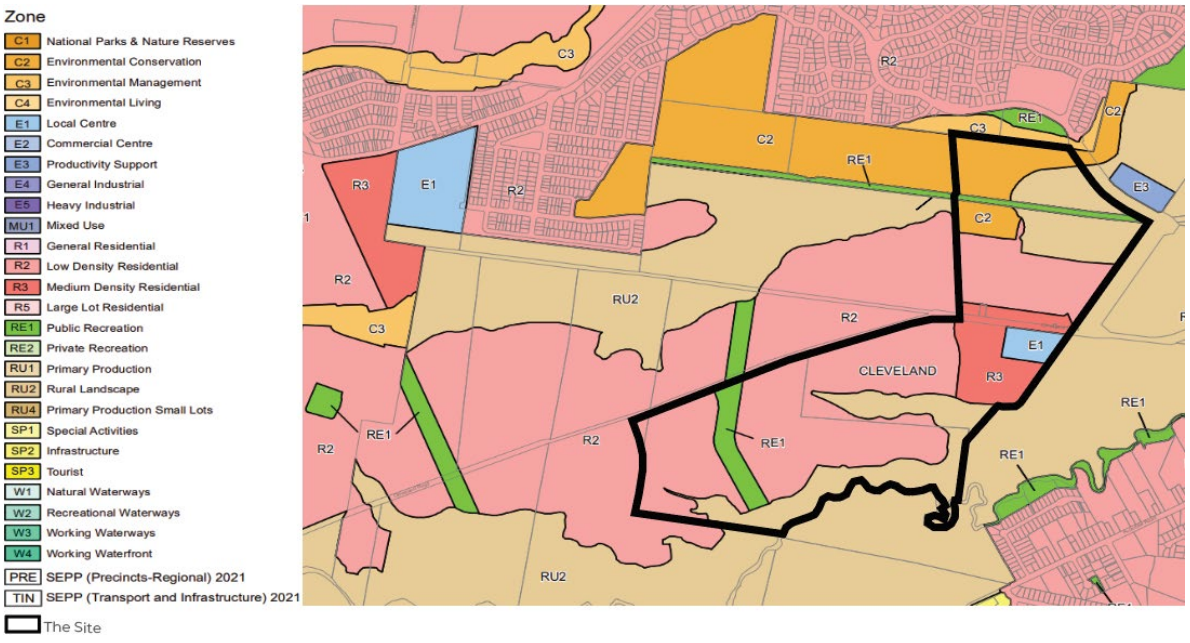


Figure 31 Phase 1 Land Use Zoning Map – Clause 2.1 Wollongong LEP 2009

Source: Wollongong LEP 2009, edits by Ethos Urban

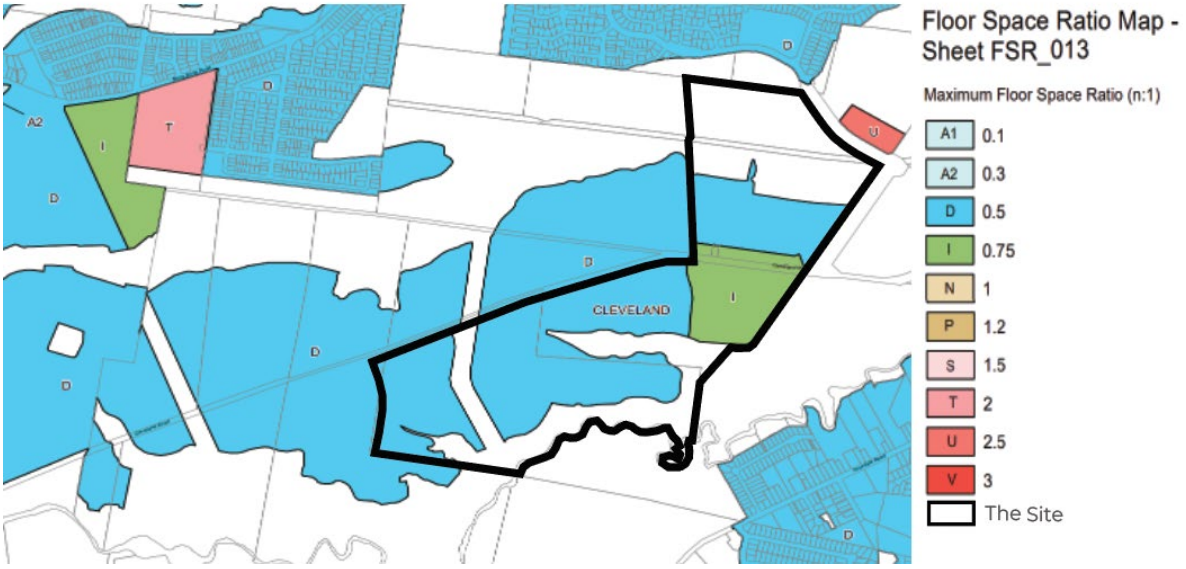


Figure 32 Phase 1 Floor Space Ratio Map – Clause 4.4 Wollongong LEP 2009

Source: Wollongong LEP 2009, edits by Ethos Urban

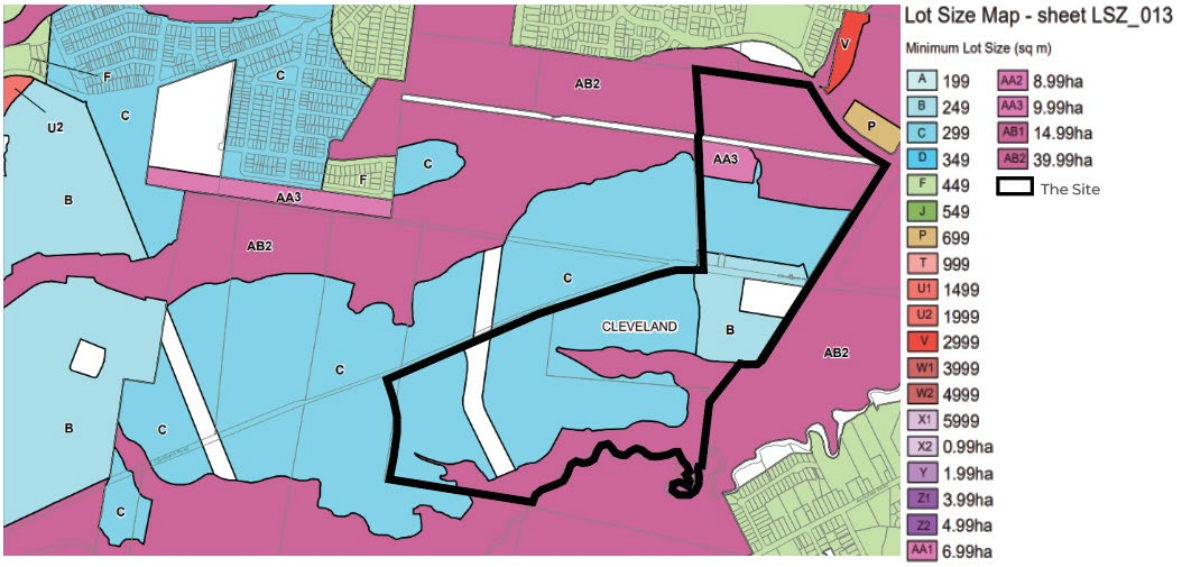


Figure 33 Phase 1 Minimum Lot Size – Clause 4.1 Wollongong LEP 2009

Source: Wollongong LEP 2009, edits by Ethos Urban

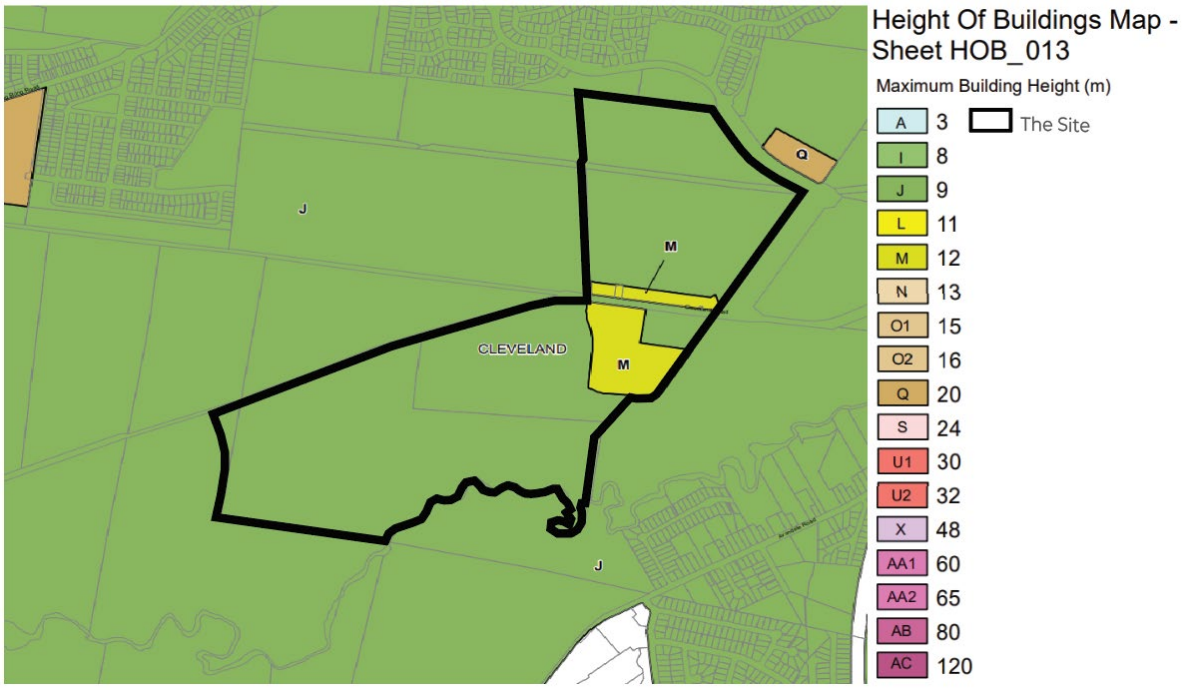
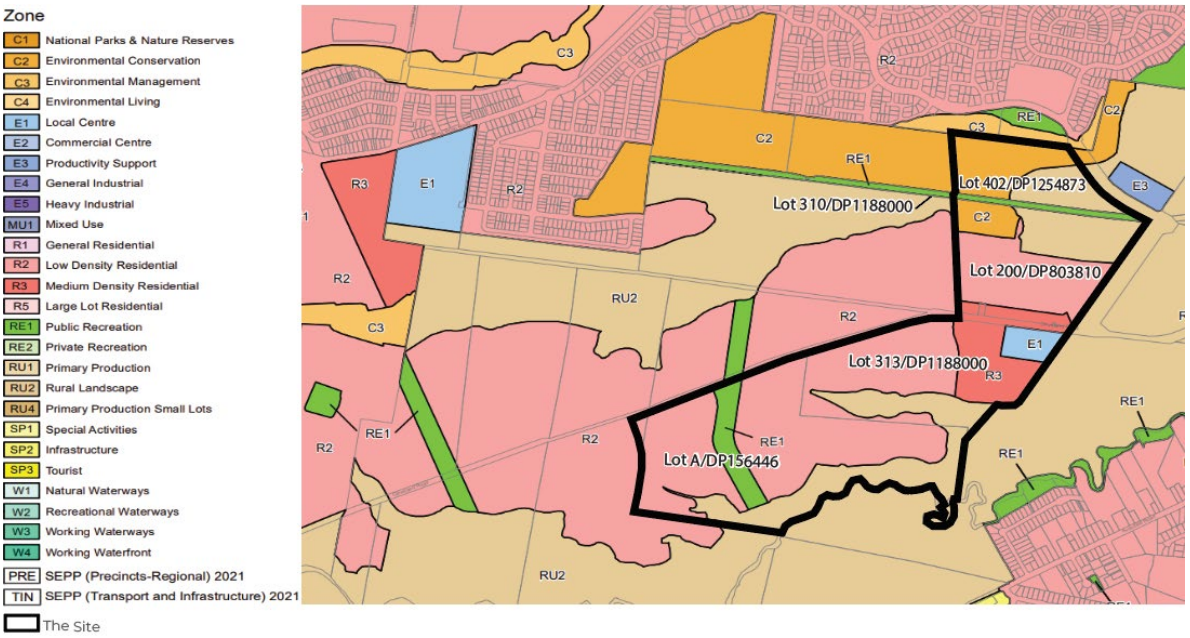


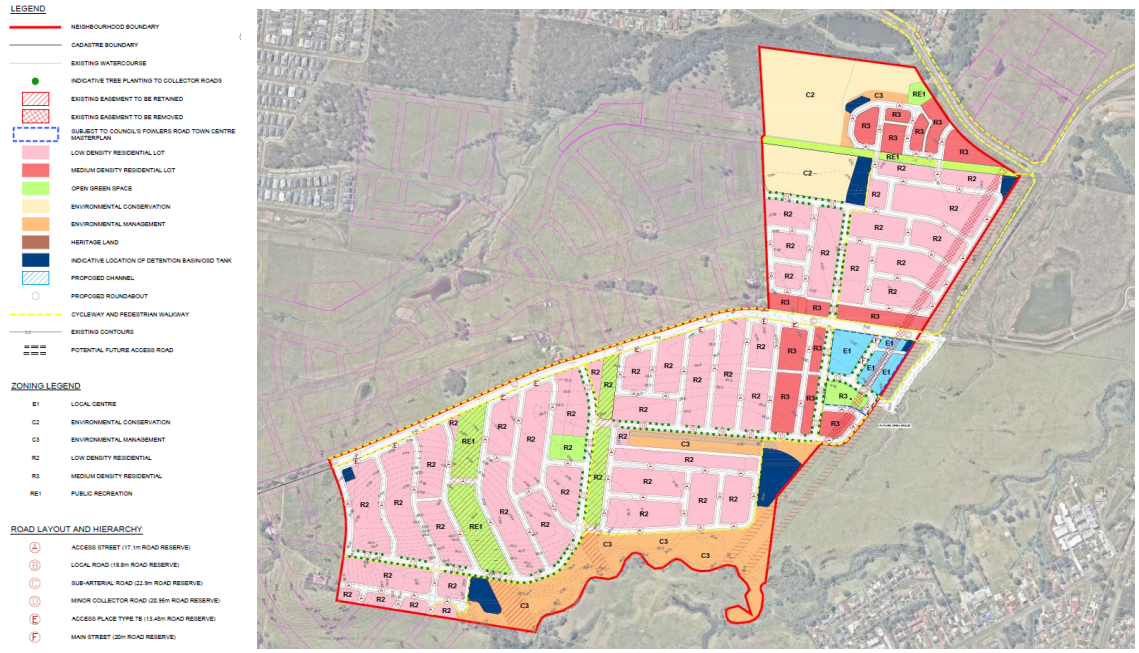
Figure 34 Phase 1 Height of Buildings Maps – Clause 4.3 Wollongong LEP 2009

Source: Wollongong LEP 2009, edits by Ethos Urban

As mentioned, the Phase 2 rezoning will be progressed to finalisation and referred to the DPHI for review and the preparation of an amendment to the Wollongong LEP 2009. Importantly, the CRENP has been designed in accordance with the anticipated Phase 2 rezoning to ensure the plan reflects and aligns with the future controls to be gazetted within the Wollongong LEP 2009. A comparison of the anticipated rezoning layout and the proposed CRENP is shown at **Figure 35** below.



Phase 2 Rezoning



Proposed CRENP

Figure 35 Comparison of Phase 2 Rezoning and CRENP

Source: Craig and Rhodes

Compliance with the land use zone objectives within the CRENP is demonstrated below in **Table 4**.

Table 4 Compliance with proposed land use zone objectives

Zone	Objectives	Assessment
R2 Low Density Residential	• To provide for the housing needs of the community within a low-density residential environment. • To enable other land uses that provide facilities or services to meet the day to day needs of residents.	The majority of the site is zoned R2 to provide low density dwellings for the future population of the Cleveland Road East Neighbourhood. The CRENP offers provisions for a Village Centre and a well-located open space network to support the low-density residential development within the neighbourhood.
R3 Medium Density Residential	• To provide for the housing needs of the community within a medium density residential environment. • To provide a variety of housing types within a medium density residential environment. • To enable other land uses that provide facilities or services to meet the day to day needs of residents.	The CRENP provides areas of medium density residential located adjacent to the future area earmarked as the Fowlers Village Centre, and also at the northern portion of the precinct. Increased residential densities in these areas will allow for housing diversity and affordability close to a shops and transport nodes to service those residents.
E1 Local Centre	• To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area. • To encourage investment in local commercial development that generates employment opportunities and economic growth. • To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area. • To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.	The provision of the E1 zone within the CRENP aligns with the future Fowlers Village Centre Indicative Masterplan, which will provide retail opportunities to service the needs of local residents, create employment opportunities and promote economic growth. The E1 zone will facilitate a local centre which will activate the area and improve viability of the community. The proposed E1 area within the CRENP provides open green space. The E1 zone permits outdoor recreation facilities with consent, therefore the inclusion of open space is permissible. The specific mix of uses and development typologies within the E1 local centre area will be the subject of future DAs.

Zone	Objectives	Assessment
	• To encourage development that is consistent with the centre's position in the centres hierarchy. • To encourage development that has a high level of accessibility and amenity and prioritises pedestrians. • To ensure new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.	
C2 Environmental Conservation	• To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values. • To prevent development that could destroy, damage or otherwise have an adverse effect on those values. • To retain and enhance the visual and scenic qualities of the Illawarra Escarpment. • To maintain the quality of the water supply for Sydney and the Illawarra by protecting land forming part of the Sydney Drinking Water Catchment under *State Environmental Planning Policy (Biodiversity and Conservation) 2021*, Chapter 6, to enable the management and appropriate use of the land by Water NSW.	The northern portion of the site is zoned C2 with the CRENP being consistent with this zoning layout. This is aimed at protecting and managing the ecological significance of the site including existing watercourses, riparian corridor and ecological areas.
C3 Environmental Management	• To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values. • To provide for a limited range of development that does not have an adverse effect on those values.	The southern portion of the site and a small buffer between the C2 zone and R3 zone in the northern portion is zoned C3. This land includes a Coastal Wetland Proximity Area, for which the appropriate mitigation measures and development restrictions will be addressed in future technical assessments where relevant.

4.2 Wollongong Development Control Plan 2009

The Business Paper from the Ordinary Meeting of Council held on 18 March 2024 stated that the existing Cleveland Road East Neighbourhood Plan precinct boundary provided in Chapter D16 of the Wollongong DCP 2009 may be separated into three smaller neighbourhoods. Notwithstanding the potential amendment to the Neighbourhood boundaries, the Neighbourhood Planning objectives will remain the same.

Council's preferred option of restructuring the layout of the defined Neighbourhoods is shown in **Figure 36**. This aligns with the configuration of the proposed CRENP, which is shaped in correspondence with the middle Neighbourhood illustrated below.

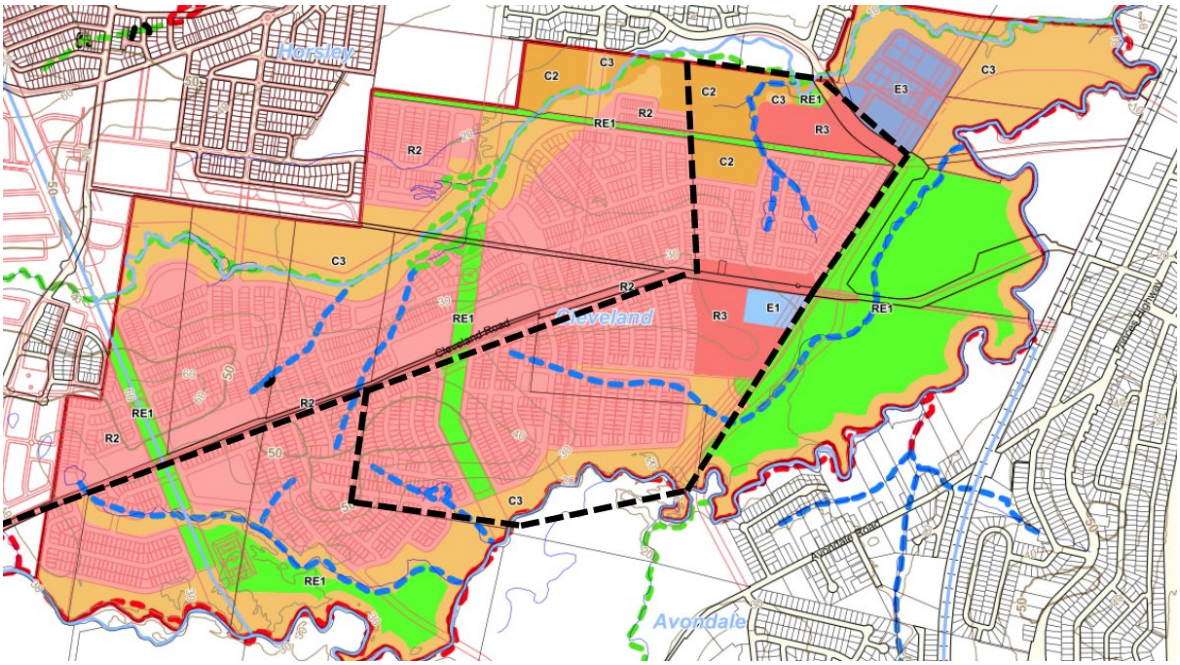


Figure 36 Option 7b (Council's Preferred Option)

Source: Business Paper from the Ordinary Meeting of Council held on 18 March 2024

4.2.1 Neighbourhood Plan Requirements

Clause 14.1 of Chapter D16: West Dapto Release Area of the Wollongong DCP 2009 outlines the requirements of a Neighbourhood Plan. **Table 5** below outlines where each requirement has been addressed in this Neighbourhood Plan Report.

Table 5 Neighbourhood Plan Requirements

Requirement	Section
Support and reflect the West Dapto Vision 2018 Planning Principles and Structure Plan.	**Section 4.6.1**
Confirm the developable areas within the defined Neighbourhoods outlined in Figure 17. Council will also consider proposals to consolidate neighbourhoods	**Section 3.1**
Supplement the previous information prepared to support rezoning of West Dapto. For example, information prepared by Council in 2007 did not have sufficient resources or site access to allow detailed consideration of every property in the WDURA. You can request copies of the studies from Council's Urban Release or Customer Service teams (The West Dapto Aboriginal Heritage Study is not a public document).	**Section 3.0**
Consider all potential constraints holistically, mitigate impacts, or propose solutions to managing constraints on a neighbourhood or catchment scale, rather than property by property	**Section 3.0**
Define the desired future character for the neighbourhood.	**Section 3.1** **Section 3.2**
Plan the development sequence for all lots within a neighbourhood to ensure adjoining landowners consider each other's proposals, concepts and development timeframes (planning through any access issues, etc).	**Section 1.3** **Section 3.14**
Encourage the integration of development sites, development sequencing and economies of scale (eg opportunities for efficiencies through shared infrastructure, integrated outcomes with well-considered interfaces between land uses). Avoid exclusion of adjoining lots that may result in development isolation or disjointed development outcomes.	**Section 2.0** **Section 3.14** **Section 3.14**
Provide more detailed neighbourhood specific information such as future residential density, proposed landform, open space functions, conservation areas, water management structures and	**Section 3.0** **Section 3.1**

Requirement	Section
neighbourhood transport network. The specific information shall be guided by the West Dapto structure plan, the West Dapto development contributions plan and other relevant sections of this DCP chapter (for example 6.1 the road network).	
Ensure that the impact of earthworks on the natural topography, landform and vegetation is minimised.	**Section 3.3** **Section 3.6** **Section 3.7**
Ensure sufficient space is provided in a neighbourhood plan for water management, open space and any other land uses, or infrastructure required (considering the Principles in the West Dapto Vision 2018) to support safe and sustainable communities.	**Section 3.1** **Section 3.11** **Section 3.15**
Ensure interfaces between land uses and delivery of large infrastructure is well coordinated within and with adjacent neighbourhoods.	**Section 3.14**
Identify additional specific information that is required to be addressed at a future DA stage.	**Section 1.2**

4.2.2 General compliance with the objectives of the Wollongong DCP 2009

Table 6 below details the compliance of the CRENP with the objectives within the relevant chapters of the Wollongong DCP 2009. A more specific compliance assessment will need to be addressed in the any future DAs across the neighbourhood, depending on their location and scale within the precinct.

Table 6 Compliance with the Wollongong DCP 2009

Chapter	Objectives	Assessment
B02 – Residential Subdivision	To ensure the subdivision of land is responsive to inherent site conditions and constraints.	The structure of the proposed CRENP layout addresses both the natural opportunities and constraints of the site, including topography, existing watercourse, riparian corridors, ecological areas, sites of identified heritage or archaeological significance, flooding, and bushfire. An assessment of the CRENP with respect to the site's specific conditions and constraints is detailed in **Section 3.0**.
	To establish a clear hierarchy of different road types which cater for different types of traffic movement through residential subdivisions.	A clear road hierarchy has been established through a variety of road types within the CRENP, including access streets, local roads, sub-arterial roads, minor collector roads, access place types, round abouts and intersections. This has been designed to appropriately accommodate traffic movements and quantities within the subdivision. An analysis of the proposed road hierarchy and its correspondence to the existing road network is provided in **Section 3.12**.
	To ensure that the majority of residential allotments are within a 400 metre walking distance from an existing or proposed new bus stop.	The future transport network will ensure the majority of residential allotments are within 400m walking distance of a bus stop. This will be assessed in detail as part of any future DA across the site.
D16 – West Dapto Urban Release Area	Enable the development of the West Dapto Urban Release Area for residential, employment, industrial and environmental conservation areas in a manner consistent with the Wollongong LEP 2009 the West Dapto Vision 2018 and the West Dapto Structure Plan	This Neighbourhood Plan Report contains an assessment of compliance against the mentioned strategic and statutory bodies in **Section 4.1** and **4.6**.
	Support the provision of safe and efficient road networks that promotes long term sustainability and active transport, with public transport services linking surrounding areas.	An analysis of the proposed road hierarchy and its correspondence to the existing road network with additions of public and active transport connections is undertaken in **Section 3.12** of this Neighbourhood Plan Report.

Chapter	Objectives	Assessment
	Implement Water Sensitive Urban Design (WSUD) for effective water management and protect development in the area from flooding.	Indicative locations of detention basins are included within the CRENP however the design, scale and operation of the detention basins will be designed and assessed at future DA stages.
	Protect, conserve, and enhance riparian and environmentally sensitive areas and only allow for development compatible with the conservation values of these areas.	The CRENP has been informed by the ecological constraints on the site, including the existing watercourses, riparian corridors and ecological significant areas. The site has riparian habitats on both the north and south boundary and therefore the development proposed within the neighbourhood must consider the protection of riparian areas and compliance with the C2 and C3 zones within the CRENP. An assessment of the CRENP has been provided at **Section 3.6**.
	Provide village centres with localised businesses and higher density residential opportunities at key places or intersections where bus stops, community facilities and open space come together as local urban focal points.	The CRENP has been informed by the Fowlers Village Centre Indicative Masterplan. Consistency of between the CRENP and the masterplan is discussed in **Section 4.6.2**. The E1 zone within the CRENP aligns will provide retail opportunities to service the needs of local residents, create employment opportunities and promote economic growth. The proposed E1 area within the CRENP also includes the provision of open green space.
E11 – Heritage Conservation	To consider the potential heritage significance of all properties identified on the Wollongong LEP 2009 Heritage Map and other applications as a matter to be taken into account in the assessment of Development Applications affecting those properties.	The CRENP includes a heritage land corridor which aligns with the listed archaeological site under Schedule 5 of the Wollongong LEP 2009, as discussed in **Section 3.10**. As mentioned, a subsequent heritage report should be undertaken for this archaeological site to support any future DA.
	To promote Wollongong's cultural heritage as a valuable resource that must be conserved for future generations	Three Aboriginal Heritage Items were identified according to the AHIMS within the boundaries of the CRENP. Future DAs would be supported by an AHIP for any works associated within the vicinity of site 52-5-0508, as discussed in **Section 3.9**. For the other two Aboriginal items, it was determined that the proposed development will not impact their value, and therefore avoidance is the appropriate mitigation measure.
E13 – Floodplain Management	Reduce the impact of flooding and flood liability on individual owners and occupiers of flood prone land.	Flood maps for the development have been prepared based on TUFLOW modelling, provided at **Appendix E** and **F**, and discussed at **Section 3.11**. Impacts have been quantified and flood risk precincts defined. This assessment shows that the development the subject of the CRENP can be undertaken in a way that allows for progressive urban development without causing adverse flood impacts on adjacent properties and without subjecting proposed development area to an unsuitable level of flood risk. Additional assessment and resulting mitigation measures must be proposed and enforced for future DAs on land with flood impacts.
	Reduce private and public losses from flooding	
	Improve public safety with respect to flooding.	
	Ensure new development must, as far as practical, reduce the existing flood risk, and in no circumstances should the flood risk be worsened.	
E14 – Stormwater Management	Achieve a uniform standard of stormwater drainage design for all developments.	Indicative locations of detention basins or OSDs are proposed, however the design, scale and operation of the detention basins will be proposed and assessed in detail at future DA stage.
	Reduce peak flows from sites into Council's stormwater drainage system.	
	To ensure water sensitive urban design treatment measures are incorporated in new developments	The provision of detention basins or OSDs as an example of WSUD has been included in the layout of

Chapter	Objectives	Assessment
E15 – Water Sensitive Urban Design	taking into account stormwater management and floodplain management issues.	the CRENP in 7 different locations across the neighbourhood to support new development.
	To preserve, restore and enhance riparian corridors as natural systems	An assessment of the impacts of the riparian corridors is provided in **Section 3.6**. Around the riparian land and watercourses, a VRZ has been implemented to preserve, restore and enhance the ecological value of the land.
E16 – Bushfire Management	This chapter of the DCP provides guidance and controls for all development upon land classified as being bush fire prone within the City of Wollongong Local Government Area	An assessment of the bushfire risk is provided in **Section 3.8** of this Neighbourhood Plan Report with consideration of legislative requirements and mitigation measures to minimise the risk of bushfire prone land on future development, including the provision of an APZ.
E17 – Preservation and Management of Trees and Vegetation	Protect and enhance native vegetation, habitat for native fauna and biodiversity.	The CRENP respects and aligns with the zoning of C2 Environmental Conservation and C3 Environment Management zones to protect the natural environment from the development of future adjacent residential and recreational spaces.
	Conserve significant stands of remnant vegetation.	
	Ensure that any new development considers and maximises the protection of existing vegetation in the site planning, design, development, construction, and operation of the development	New development within proximity of the existing vegetation must consider the provisions of the VMP and VRZ.
E20 – Contaminated Land	Consider the likelihood of contamination upfront in the planning and development process.	The PSI undertaken for the site has confirmed the presence of stockpiles, dams, storage sheds, fill, metal overhead wiring gantry and potential asbestos contamination, which have all been identified as potential areas of environmental concern. Further assessment is to be undertaken in order to adequately identify potential contamination within the site and if subsequent remediation is required to ensure the site is suitable for its future intended use. This assessment is to be undertaken for any future DA across the site. The risk of contamination is discussed in **Section 3.5**.
	Ensure that any proposed development of an identified contaminated site will not result in any unacceptable levels of risk to human health or the environment.	The preparation of each site for development will be undertaken after consent from each landowner is granted. Any future DA will address contamination and remediation if required to ensure future development is suitable and will not pose risk
	Ensure site investigations and remediation work are carried out in a satisfactory manner and where appropriate are subject to independent validation	Further site investigation will need to occur post landowners' consent for each lot and detailed in relevant DAs.
E23 – Riparian Land Management	Protect watercourses, banks and riparian corridors and improve their environmental, ecological, and hydrological function and stability.	APZs, VRZs and VMPs have been proposed to protect the ecological value of the riparian land within and adjacent to the site, with further and more specific mitigation measures requiring consideration in any future DA.
	Protect and enhance the cultural values of riparian corridors	

4.3 West Dapto Contributions Plan 2020

Developer Contributions Plans under Section 7.11 of the EP& A Act allow Council to levy contributions for public facilities and services needed as a consequence of development. The land to be developed under the CRENP will deliver infrastructure required to service the new urban land including water, sewer, electricity and telecommunications infrastructure, roads, public transport, water cycle management facilities, community facilities, recreational facilities, open space and environmental protection. The exact nature of the road upgrade

and intersection provisions is subject to further detailed design once final land capability assessment has been completed.

The proponent of this Neighbourhood Plan Report intend to provide a 'letter of offer' to Council to enter into a Voluntary Planning Agreement or 'Works in Kind' Agreement with Council for the delivery of infrastructure and/or the payment of monetary contributions. The details on the Voluntary Planning Agreement/Works in Kind Agreement and will form part of the future DA processes.

On 30 October 2023, Council resolved that the draft West Dapto Contributions Plan 2024 be endorsed for public exhibition for a minimum period of 28 days. The draft 2024 Plan was exhibited between 6 November and 4 December 2023. The Ordinary Meeting of Council on 18 March 2024 concluded that the submissions received and Council's response to the submissions should be forwarded to IPART for review and then following advice from the Minister for Planning and Public Spaces, the Plan will be reported back to Council for adoption.

4.4 State and Commonwealth legislation

Table 7 below assess compliance of the CRENP against the relevant state legislation.

Table 7 Compliance with State Legislation

Legislation	Assessment
Environmental Assessment and Planning Act (1979) NSW	The Environmental Planning and Assessment Act 1979 (EP&A Act) is the primary planning legislation guiding Environmental Planning Instruments (EPIs) and the preparation and implementation of LEPs and DCPs. Section 3.44 of the EP&A Act states that an environmental planning instrument (such as the Wollongong LEP 2009) may require a development control plan to be prepared before any particular development or kind of development may be carried out. Accordingly, clause 6.1(2) and 6.2(2) of the Wollongong LEP 2009 states that Neighbourhood Planning is the preferred approach of Council for development in the WDURA.
National Parks and Wildlife Act (1974) NSW	Aboriginal cultural heritage consists of objects and places that are protected under Part 6 of the NPW Act. An Aboriginal site (site number 52-5-0508) was found within the site boundaries and was determined as having high cultural significance. Therefore, an Aboriginal Heritage Impact Permit (AHIP) is required for a timeframe of 10 years to cover all potential works on that site. Detail of the AHIP is provided in **Section 3.9**.
Rural Fires Act (1997) NSW	The process and methodology of the Bushfire Assessment, attached at **Appendix D**, was provided with accordance to Section 100B of the Rural Fires Act 1997, Clause 44 of the Rural Fires Regulation 2013 and Planning for Bushfire Protection 2019. A series of compliance measures are to be implemented in any future DAs across the site, including the provision of APZs, adequate access, water supply for firefighting, the safe installation of utilities, and discussion of building construction standards for future dwellings.
Heritage Act (1977) NSW	A Historical Heritage Assessment is provided at **Appendix I**. An Archaeological Site (Local Item No. 61069 former tramway alignment) under Schedule 5 of the Wollongong LEP 2009 is located in the northern part of the CRENP. This has informed the design and layout of the CRENP, through a strip land shown as 'Heritage Land' on the CRENP.
Environmental Protection and Biodiversity Conservation Act (1999)	The Vegetation and Management Plan, attached at **Appendix M**, establishes a proposed VMP area around the riparian corridors that border the site. Future DAs for sites that are impacted by this VMP will need to establish an additional VMP that will encompass site-specific management principles to reduce exotic species cover to <5%. This VMP aims to guide the future restoration of native vegetation along riparian zones within the site, to address the requirements of the WM Act and the associated Guidelines for riparian corridors on waterfront land.
Biodiversity Conservation Act (2016) NSW	Field survey was conducted across the study area and identified a range of ecological values, including three threatened ecological communities listed under the BC Act - Illawarra Lowlands Grassy Woodland, Swamp Oak Floodplain Forest and Freshwater Wetlands. Illawarra Lowlands Grassy Woodland EEC is a listed entity for a Serious and Irreversible Impact (SAII) under the BC Act. As such, at the DA stage, the consent authority will need to form an opinion as to whether the proposed development is likely to have a SAII on Illawarra Lowlands Grassy Woodland EEC.
Water Management Act (2000) NSW	The identification of the watercourses in accordance with the Strahler System is compliant with the WMA. Additionally, the implementation of VRZ and VMPs would be in accordance with the WMA for future DAs

Legislation	Assessment
Fisheries Management Act 1991 (1991)	Mullet Creek is determined as a Key Fish Habitat under the FMA. Mullet Creek, also known as watercourse 4A as discussed in **Section 3.5**, has an associated VRZ, of which the CRENP encroaches on, requiring riparian offset that is proposed in. As mentioned, the conditions of a CAA would likely outline the need for a VMP to restore the riparian zone along the 'rivers' to a functional native community. . Additionally, the significance of the creek must be considered as an adjacent ecological aspect in future DAs, especially in consideration of stormwater works and the future drainage network.

4.5 State Environmental Planning Policies

Table 8 below assess compliance of the CNRP against the relevant State Environmental Planning Policies (SEPPs)

Table 8 Compliance with relevant SEPPs

Policy	Assessment
State Environmental Planning Policy (Transport and Infrastructure) 2021	Schedule 3 – Traffic Generating Developments identifies development that requires a referral to the Transport for NSW (TfNSW). Subdivision to create "200 or more allotments where the subdivision includes the opening of a public road" requires a referral. Future residential DAs will require a referral to TfNSW is the number of allotments created exceeds 200. The future development of the site will trigger the traffic generating development requirements within the SEPP, and potentially will trigger the acoustic impacts for development adjacent to a road corridor (Cleveland Road). In addition, Section 2.120 of the SEPP lists specific noise criteria that must be met by residential development adjacent to road corridors. This would be subject to future DAs.
State Environmental Planning Policy (Resilience and Hazards) 2021	Chapter 2 of the SEPP gives power to, and defines the land use planning objectives of, the Coastal Management Act 2016 to protect and enhance NSW's coastal environments. There is a Coastal Wetlands Proximity Area in the northern portion of the site. This is considered in the design of the CRENP through the inclusion of C2 Environmental Conservation zoned land, which prioritises the maintenance of the ecological quality of the site. Any future DA for land covered by this SEPP must satisfy the consent authority as to the impacts caused by the proposed development in relation to coastal processes. Chapter 4 of the SEPP provides a state-wide approach to the remediation of contaminated land, with the aim of promoting the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment. Section 4.6 of the SEPP provides guidelines to be considered by the consent authority when determining DAs. The Preliminary Site Investigation attached at **Appendix J** has identified several PAEC, including the presence of stockpiles, dams, storage sheds, fill, metal overhead wiring gantry and potential asbestos contamination observed on the site. The Investigation determines that prior to any development, a targeted investigation should be undertaken at the location of each PAEC to confirm the environmental status of soil and groundwater, along with potential associated risks. Further site investigation will be required after receiving landowners' consent to determine the extent of contamination on the site.

4.6 Strategic Plans

4.6.1 West Dapto Vision and Structure Plan 2018

The West Dapto Vision and Structure Plan guides the future strategic direction of the WDURA. This plan embodies the West Dapto Planning Principles which state the most desirable outcomes of development within the area, promoting consistency and diligence without being legally binding.

Compliance with the West Dapto Vision and Structure Plan is evident below in **Table 9**.

Table 9 Compliance with West Dapto Vision and Structure Plan 2018

Planning Principles	Assessment
Transport	

Planning Principles	Assessment
Road Network	
Supportive land use patterns	The location of the R3 zone adjacent to the proposed Village Centre, the potential bus stops and active transport network promotes convenience and reduces car reliance for more dense populations.
A safe, connected and legible road network for all users	The proposed road network includes various different road types, speeds, and widths to enhance the permeability and accessibility to and within the neighbourhood.
Design roads to compliment the environment	
Quality infrastructure	The details of future infrastructure to be implemented within the Neighbourhood will be further discussed in future DAs.
Road network to support sustainable transport outcomes	The future bus network being predominately engaged with via Cleveland Road is supported by the road's sub-arterial and collector road status.
Public Transport	
Supportive land use patterns	**Figure 28** demonstrates the extent of the public transport network within the Cleveland Road East Neighbourhood, highlighting the highly accessible nature of the area with a specific focus on the options available on Cleveland Road and within proximity to more dense areas. Additionally, the greater residential densities and surrounding street networks of Cleveland Road are in 400m walking distance proximity to public transport
Effective bus network, service provision & integration	
Quality infrastructure	Provision of infrastructure will be further discussed in future DAs. Furthermore, details of public transport services to be confirmed through liaison with TfNSW and local transport operators as part of future DAs.
Early provision of public transport	
Working with State Government to provide & improve public transport services	
Active Transport	
Supportive land use patterns	The proposed layout of the bicycle and shared pathway networks around the town centre, which is located adjacent to an R3 zone, connects the Neighbourhood with the network of open space creates a cohesive and logical organisation of land use and access.
Connected, functional pedestrian & cycle network	Cleveland Road being the main road where buses will travel along also includes a proposed 2.5m shared path on both sides of the road, while around the boundaries of the site, a 3.0m shared path is proposed on one side of the road to connect residential land use, open space and the village centre.
Attractive and safe environment	Pedestrian footpaths are provided within all street networks and shared path infrastructure is provided within all sub-arterial and major collector roads of the subject site. Furthermore, Traffic calming and road crossing points are implemented at each signalised intersection to promote the use of active transport along Cleveland Road.
Water Management	
Integration of floodplain and stormwater management	The operation, scale and extent of water management systems will be explored in future DAs and will be planned in accordance with these Water Management provisions. The CRENP designates space for seven different indicative locations of detention basins or OSD tanks which will support the increase in population that the Neighbourhood will experience while managing sustainability, water quality and the interaction with the natural environment, as three of those basins are proposed in C3 zones.
Improved water quantity management	
Sustainable floodplain development	
Preservation of floodplain function and natural corridors	

Planning Principles	Assessment
Protection from flooding	Furthermore, flooding mitigation measures will need to be addressed in future DAs, especially for the development on land that is impacted by the identified Coastal Wetlands Proximity Area. This is critical to preserve, enhance and protect the natural environment that characterises the area of the Cleveland Road East Neighbourhood.
Protect water quality	
Integrate stormwater with the environment	
Efficient and sustainable infrastructure	
Preserve/enhance the environment	
Promote liveability using water	
Conservation	
Environmental Conservation	
Prioritise areas that offer high environmental value for conservation	The site is bound by Riparian land, including watercourses and vegetation that is considered in the CRENP through the location of residential zones being separated from habitat areas by C2 and C3 zones. Additionally, the provision of a VRZ aims to protect the environmental value of the site and reinforce the existing connection between habitats.
Connectivity of habitat areas	
Protect Environmental Values	
Heritage Conservation	
Prioritise the Conservation of Heritage Items and sites of Aboriginal Heritage Significance	Heritage is considered in the layout of the CRENP as relics of the former tramway alignment are registered as heritage items at a local level.
Respect the Cultural Landscape	An Aboriginal Heritage Impact Permit (AHIP) would be required for any impacts to heritage items identified as part of future DAs.
Embed Local History and Character in New Communities	This will be determined and included in the future detailed design of the neighbourhood land uses.
Open Space and Recreation	
Functionality	The extent and classifications of the open space that are illustrated in the CRENP are not yet specified. Notwithstanding this, the network of open spaces is accessible by public transport and active transport measures, allowing the future residents to take full advantage of open space.
Accessibility	
Connectivity, movement, and flow	The two largest provisions of open space are connected by Cleveland Road which is accessible by bike, footpath, bus or car.
Community and Education Facilities	
Healthy, diverse and resilient	The CRENP includes provisions of publicly accessible open space overlapping with riparian corridors, land of conservation value and land identified for passive and active parks. The system of natural watercourses and subsequent riparian buffers provide a natural, passive recreation space. The open space and parks are located in corresponding RE1 Public Recreation zones, which are diverse in size to cater for a range of different potential uses. Open space is provided across six (6) key locations throughout the neighbourhood to provide future residents with access to generous areas of open green space within walking catchments of dwellings for both passive and active recreation. The areas of open space, in addition to the area identified for the Village Centre will facilitate spaces that can be used for a mix of community and education purposes.
Efficient	
Safety, security and adding to civic identity and sense of place	
Self-sufficient and resilient community	
Vibrant and accessible	
Equitable	

Planning Principles	Assessment
Diversity	This will create a diverse and vibrant local centre which serves the needs of its residents in an accessible location. A mixed-use precinct is important for the viability and self-sustainability of a community, as it allows residents to be entirely serviced in a single location and avoids additional car trips outside of the area. Details of the future local centre uses and open spaces will be the subject of future DAs across the site.
Viable and sustainable	
Coordination	
Town Centres	
Hierarchy	The proposed Fowlers Village Centre is located within the site, which is currently being designed through an indicative masterplan which considers the size, location, hierarchy and character of the local area to provide a village centre for the convenience of future residents.
Movement sensitive	
Diversity and identity	
Housing	
Encourage housing diversity	There is a mixture of low density and medium density land within the CRENP.
Promote housing affordability	Increased density will result in greater housing choice including more affordable housing options throughout the CRENP. Increasing housing supply also reduces price rise pressure in the local market
Establish sustainable, energy efficient, appealing and functional residential living	The sustainability, energy efficiency and future function is to be assessed with future DAs. The CRENP is intended to optimise walkability and accessibility.
Creating local amenity and a sense of place	The CRENP has been designed to encourage active transport through connected and safe pedestrian and cyclist pathways. A variety of open spaces and walking and cycling networks will provide opportunities for informal social interaction and use of public and green spaces. The CRENP also aligns with the future Village Centre Masterplan which will facilitate a local centre to provide activation and viability to the community.
Housing transition to the Illawarra Escarpment	The area is not mapped as Illawarra Escarpment Lands in the Wollongong LEP 2009 and is not adjacent to escarpment land and therefore housing density is not required to transition within the CRENP.
Employment	
Support local sustainable employment	The main opportunities for employment in the Cleveland Road East Neighbourhood will be generated by the Fowlers Village Centre. Further detail around what the Village Centre will consist of is discussed in the Indicative Masterplan, which has not yet been implemented. Furthermore, the construction and site management of the development will generate a large number of jobs that will boost the local economy and greatly contribute to the development of the wider WDURA.
Attract, facilitate and support industries, enterprises and business to locate in West Dapto	
Ensure Town & Village centre employment outcomes are prioritised	
Protect existing employment land	
Take advantage of and encourage employment innovations	
Improve employment opportunities whilst ensuring development is of a high standard	
Ensure a high level of accessibility to employment Hubs	

4.6.2 Fowlers Village Centre Indicative Masterplan

Council is in the process of reviewing and establishing relevant Masterplans for the Future West Dapto Centres, which include the Marshall Mount Town Centre and the Fowlers Village Centre. The location of Fowlers Village Centre is within the site boundaries of the Cleveland Road East Neighbourhood and has been considered in the CRENP through the identification of an E1 Local Centre zone. The proposed Masterplan for Fowlers Village Centre is illustrated in **Figure 37** below, and closely mirrors the layout of the CRENP, as illustrated in **Figure 38**.

Figure 37 Fowlers Village Centre Indicative Masterplan

Source: West Dapto Town Centres Master Plan Urban Design Report

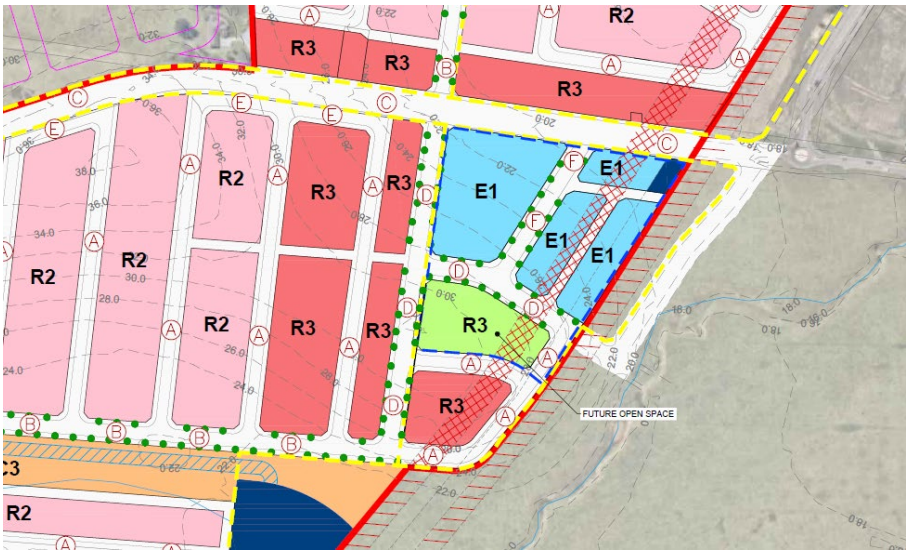


Figure 38 Excerpt of Village Centre from Cleveland Road East Neighbourhood Plan

Source: Neighbourhood Plan, Craig & Rhodes, Appendix A

The Fowlers Village Centre includes land suitable for a retail centre, medium density residential and local open space land uses; all of which are permissible in the E1 Local Centre Zone as commercial premises, outdoor recreation facilities and shop top housing. The Indicative Masterplan also details the road hierarchy and network within that area, indicative land uses such as a childcare and a supermarket and additional shared paths. This level of detail extends beyond the scope of this Neighbourhood Plan.

Once the Fowlers Village Centre Masterplan is adopted by Council then this will be the final outcome for this section of the CRENP.

5.0 Conclusion

This Neighbourhood Plan Report has been prepared by Ethos Urban on behalf of Newquest Property Pty Ltd to propose an amendment to Chapter D16: West Dapto Release Area of the Wollongong DCP 2009. This amendment is made in agreement with Council's preferred method of meeting the requirements of Clauses 6.1(2) and 6.2(2) of the Wollongong LEP 2009, which pertains to development in the West Dapto Urban Release Area, of which Cleveland Road is a defined Neighbourhood.

The Cleveland Road East Neighbourhood Plan outlines the various land uses that will shape the site, including residential, local centre, conservation and recreational zones. A broad assessment of the Neighbourhood Plan has been undertaken in accordance with the existing legislative framework, including relevant SEPPs, LEP and DCP. The proposal is generally consistent with these provisions, however additional investigations will be required at any future DA stage. Importantly, the CRENP is also consistent with the West Dapto Vision and Structure Plan, and the Fowlers Village Centre Indicative Masterplan.

This Neighbourhood Plan Report represents a structured framework to guide the future development within the Cleveland Road East Neighbourhood, informed by the site's characteristics and locational context, and supporting technical reports appended to this report. The technical reports demonstrate that the site is suitable for development through mitigation measures that will limit the risks of contamination, flooding and ecological impact. Evidently, the CRENP is supported by an extensive network of roads, public transport provisions and shared pathways to enhance the accessibility to and within the site.

Ultimately, the design of the CRENP achieves the visions set out for the West Dapto Urban Release Area and diligently responds to site constraints in order to provide maximum flexibility and independence for the future development of the Cleveland Road East Neighbourhood.