

ITEM 7 POST EXHIBITION - FOREST REACH, HORSLEY AND HUNTLEY PLANNING PROPOSAL PP-2024/2

On 25 November 2024, Council resolved to exhibit a Planning Proposal request to amend a portion of Stage 3 of the West Dapto Urban Release Area, for the Forest Reach Estate, located between Bong Bong Road and Cleveland Road, Horsley and Huntley.

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

RECOMMENDATION

- 1 The Planning Proposal for Forest Reach, Horsley and Huntley, be finalised for the preparation of an amendment to the Wollongong Local Environmental Plan (LEP) 2009.
- 2 The General Manager proceed to exercise delegation as issued by the NSW Department of Planning, Housing and Infrastructure under Section 3.36 of the *Environmental Planning & Assessment Act 1979* (NSW), in relation to the final proposal.

REPORT AUTHORISATIONS

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

ATTACHMENTS

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

ACRONYMS USED IN REPORT

Abbreviation	Meaning
DCP	Wollongong Development Control Plan 2009
DPHI	NSW Department of Planning, Housing and Infrastructure
LEP	Wollongong Local Environment Plan 2009
R2	Low Density Residential zoned land
RE1	Public Recreation zoned land
WDURA	West Dapto Urban Release Area

BACKGROUND

West Dapto Release Area

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

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

Stages 1 and 2 of the WDURA were rezoned in 2010. The first two stages (estimated 6,346 lots) are now significantly progressed with 11 Neighbourhood Plans approved (4,557 lots), and another draft

Neighbourhood Plans under assessment (1,564 lots). Development Consents for a total of 2,382 lots have been granted for land subdivision within the first two stages.

Subsequently, Stage 5 (Yallah / Marshall Mount) and parts of Stages 3 (Stockland Stage 3 and Cleveland Road phase 1 and 2) and a part of Stage 4 (Huntley) have been rezoned to permit urban development. There is a development capacity of approximately 14,255 lots, of which some 8,000 lots can be serviced and some 5,200 lots have had Neighbourhood Plans approved.

Since 2010, approximately 2,400 lots have been developed and released for housing in the WDURA.

Forest Reach Planning Proposal

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

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

The development consents for the subdivision layout varied from the original Neighbourhood Plan due to more detailed design considerations. The consequence being that a small number of the created lots have split zoning and other planning layers that are not relevant (i.e. heritage and land acquisition mapping).

A Planning Proposal request was lodged on 30 July 2024 to rectify these planning control inconsistencies.

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

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

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

On 25 November 2024, Council considered a report on the Planning Proposal request and resolved that:

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

5 The NSW Department of Planning, Housing and Infrastructure be advised that Council wishes to use its delegations to finalise the Planning Proposal.

On 27 February 2025 the NSW Department of Planning, Housing and Infrastructure (DPHI) issued a Gateway determination, specifying a minimum 10 working day public exhibition and 30 working day State agency consultation period. The Planning Proposal was exhibited from 10 March to 24 March 2024.

PROPOSAL

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

CONSULTATION AND COMMUNICATION

Public exhibition in relation to the Forest Reach Planning Proposal was undertaken from 10 March to 24 March 2025. State Government agencies were given 30 working days in which to comment in accordance with the “Gateway” determination. Transport for NSW has advised they have no objection to the proposal.

The exhibition page on Council’s website received 64 views and 30 people downloaded documents.

One submission was received, raising issues with coal dust from the current earthworks in the precinct. These issues do not impact on the Planning Proposal, and the Planning Proposal will not affect current earthworks underway. Council’s Regulation and Enforcement team are monitoring that the development complies with conditions of consent relating to earthworks.

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

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2032 Goal 1. It specifically delivers on the following -

Community Strategic Plan 2032	Delivery Program 2022-2026
Strategy	Service
1.5 Maintain the unique character of the Wollongong Local Government Area, whilst balancing development, population growth and housing needs.	Land Use Planning

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

SUSTAINABILITY IMPLICATIONS

The revised Local Environmental Plan mapping provides greater clarity to assist with the understanding and application of development controls in the Wollongong DCP, many of which seek to improve the sustainability, liveability and resilience of our city.

RISK MANAGEMENT

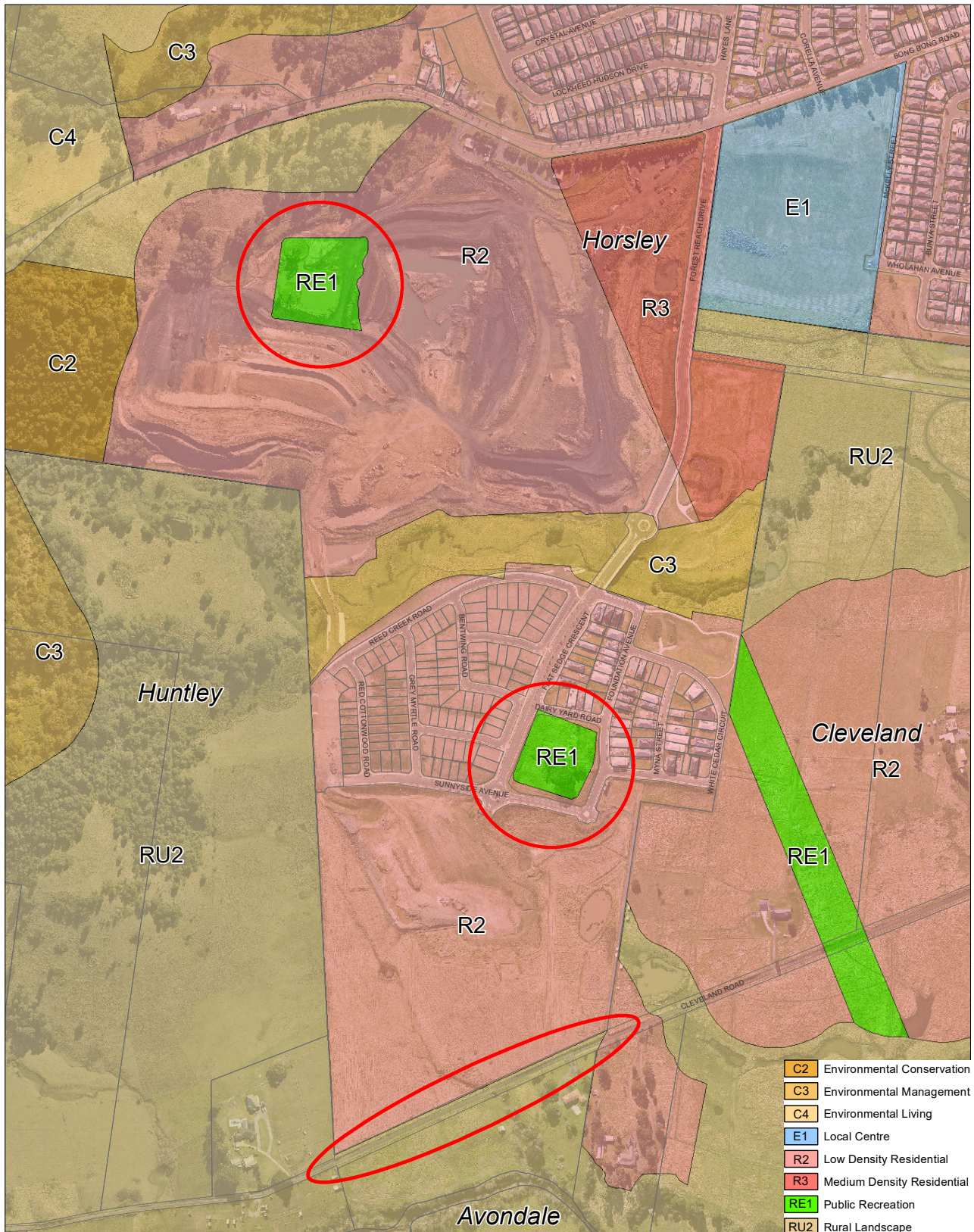
The revised Local Environmental Plan will provide improved clarity to Council, developers and the community regarding the boundaries applicable to the site and enables owners of housing lots to undertake exempt and complying development.

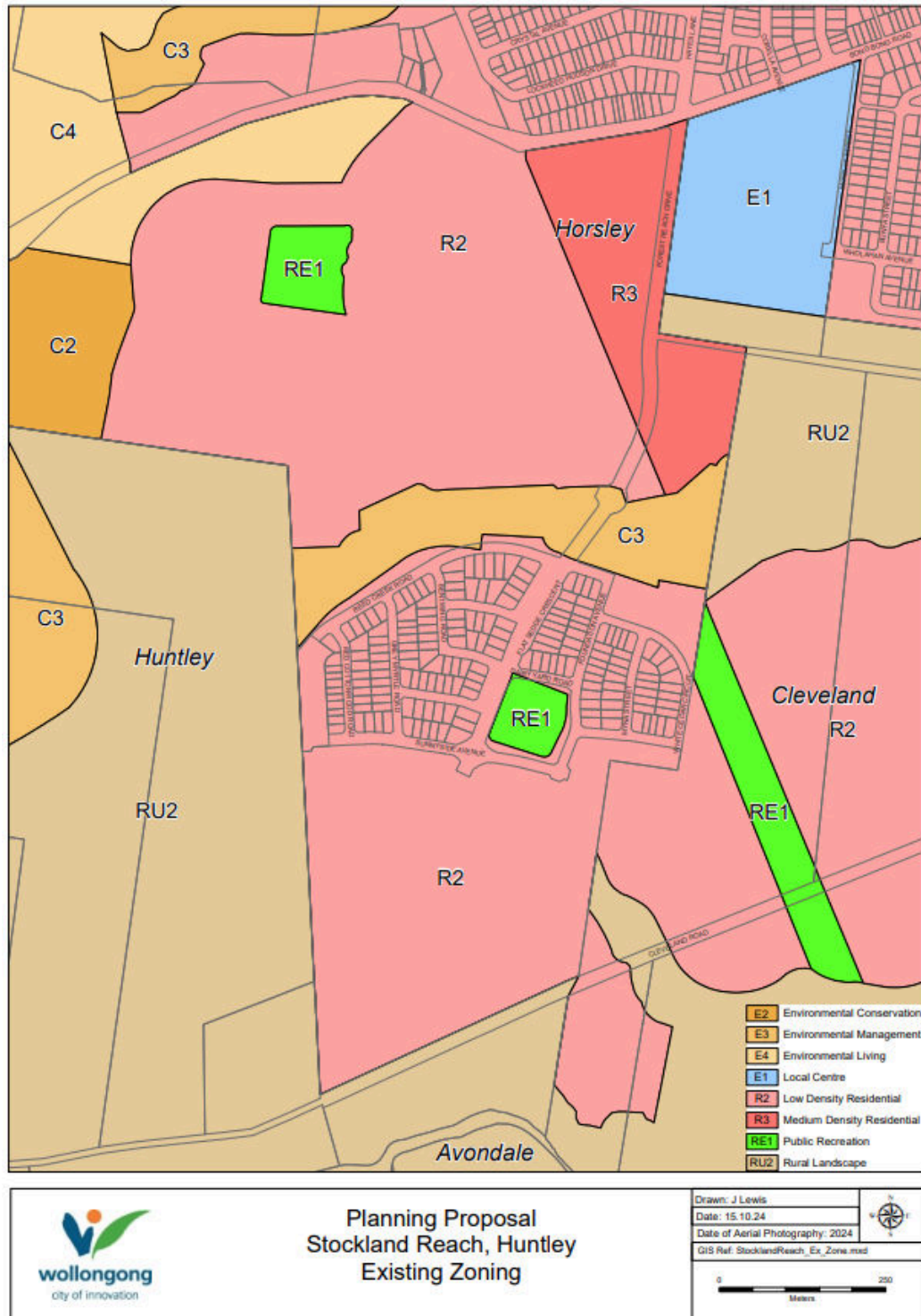
FINANCIAL IMPLICATIONS

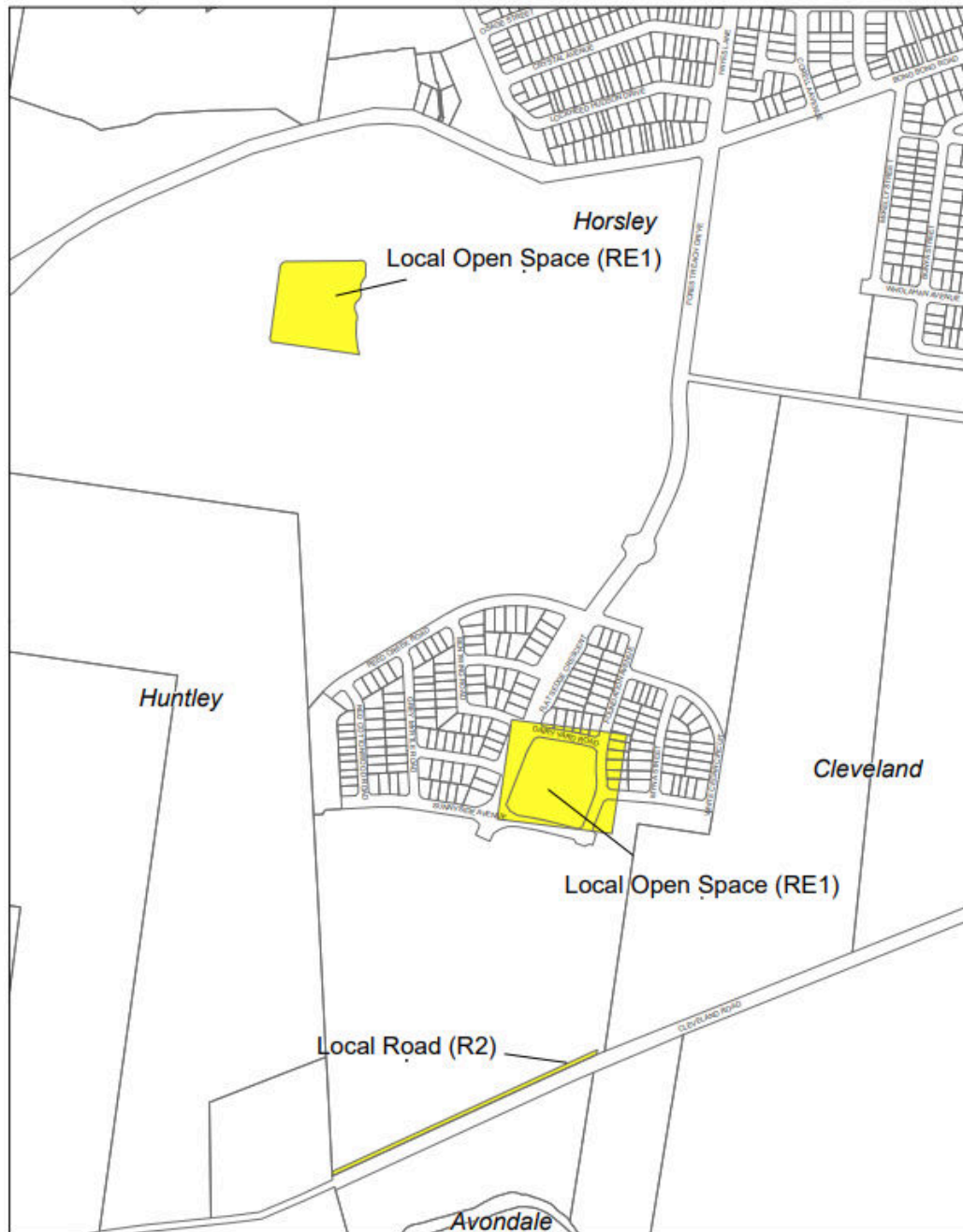
The proponent has lodged the Planning Proposal request with the appropriate fee payment in accordance with Council's adopted Fees and Charges.

CONCLUSION

The Planning Proposal to amend the zoning, heritage, acquisition, minimum lot size and floor space ratio boundaries has merit and will correct current misalignment of the LEP boundaries. It is recommended that Council resolve to finalise the Planning Proposal as an amendment to the Wollongong LEP 2009.






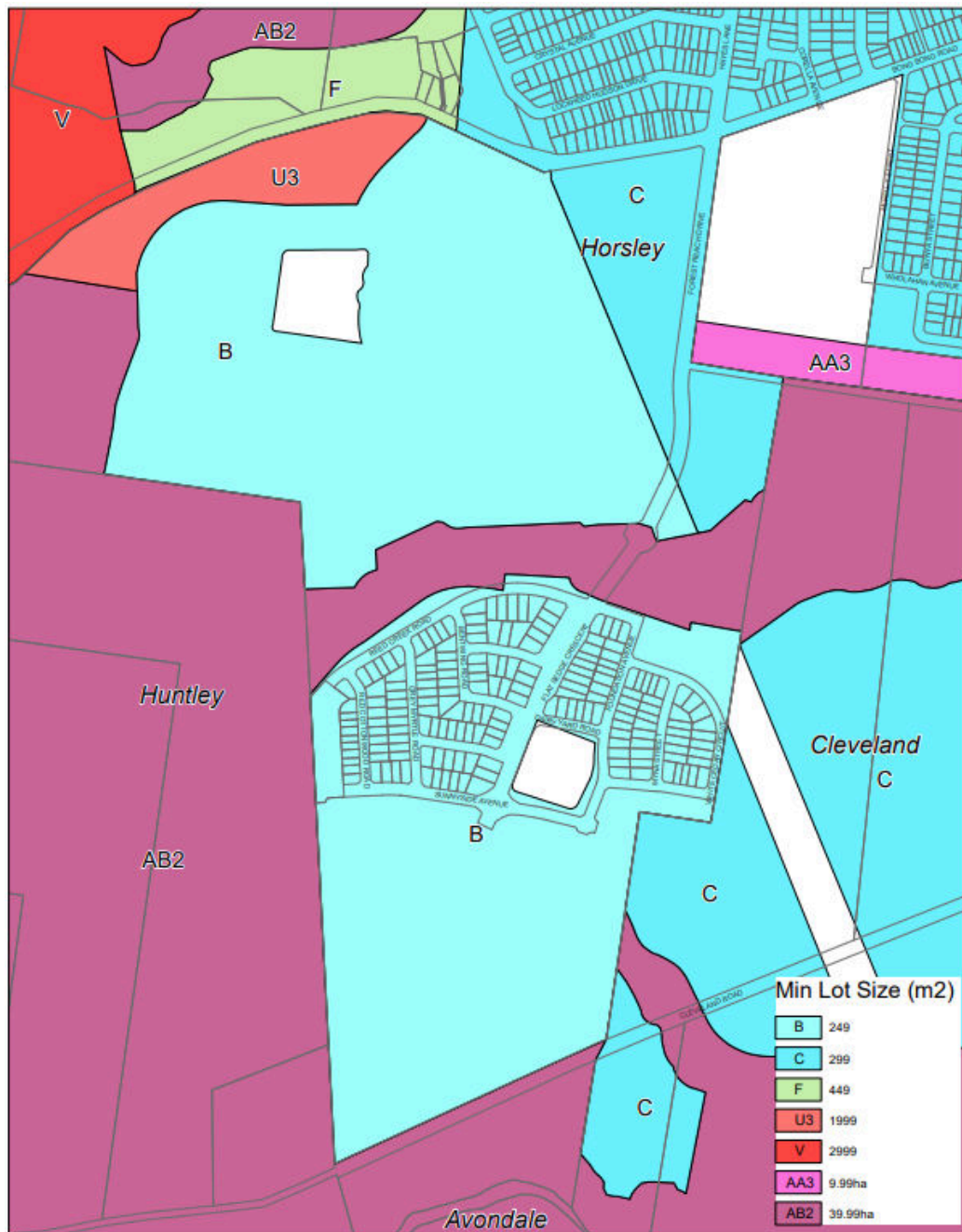





	<p>Planning Proposal Stockland Reach, Huntley Existing Land Reservation Aquisition Map</p>	<table border="1"> <tr> <td>Drawn: J Lewis</td> <td rowspan="4"> </td> </tr> <tr> <td>Date: 15.10.24</td> </tr> <tr> <td>Date of Aerial Photography: 2024</td> </tr> <tr> <td>GIS Ref: StocklandReach_Prop_Zone.mxd</td> </tr> <tr> <td colspan="2"> </td> </tr> </table>	Drawn: J Lewis		Date: 15.10.24	Date of Aerial Photography: 2024	GIS Ref: StocklandReach_Prop_Zone.mxd		
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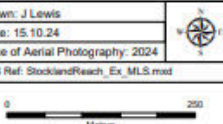
	<p>Planning Proposal Stockland Reach, Huntley Existing Heritage Map</p>		<p>Drawn: J Lewis</p>	
			<p>Date: 15.10.24</p>	
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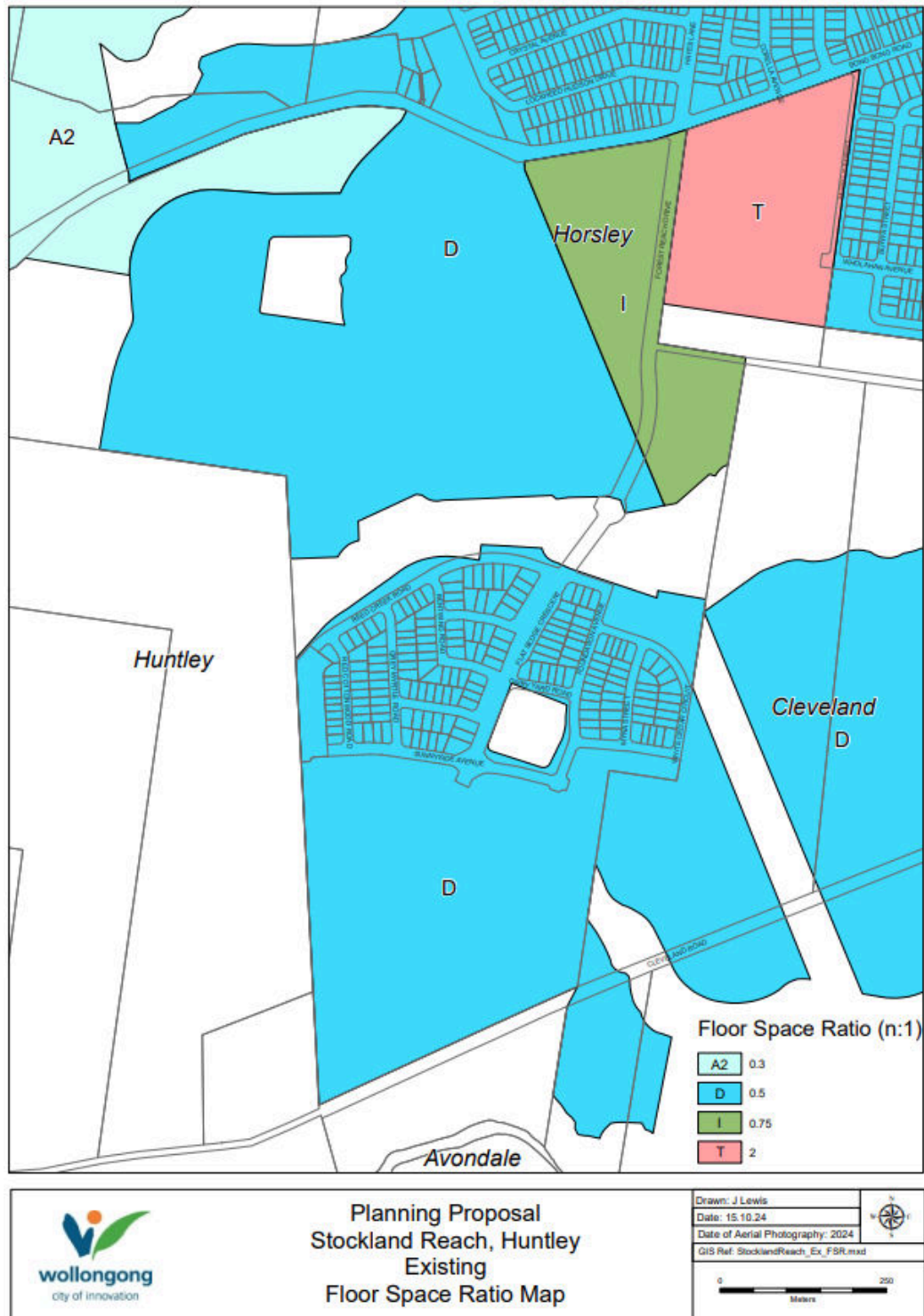




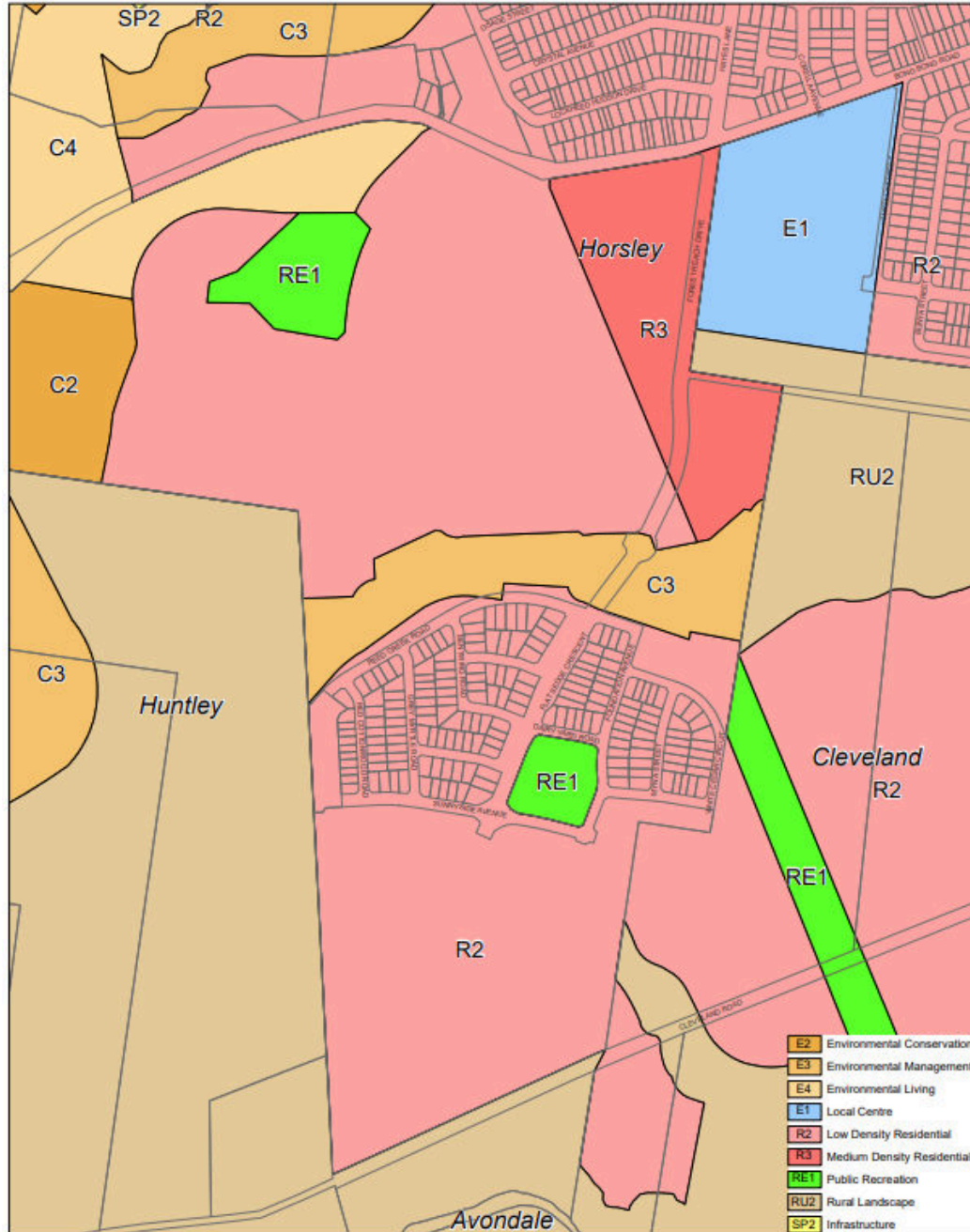
Planning Proposal
Stockland Reach, Huntley
Existing
Minimum Lot Size Map


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Date of Aerial Photography: 2024
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ATTACHMENT 3: Proposed Revised LEP Maps

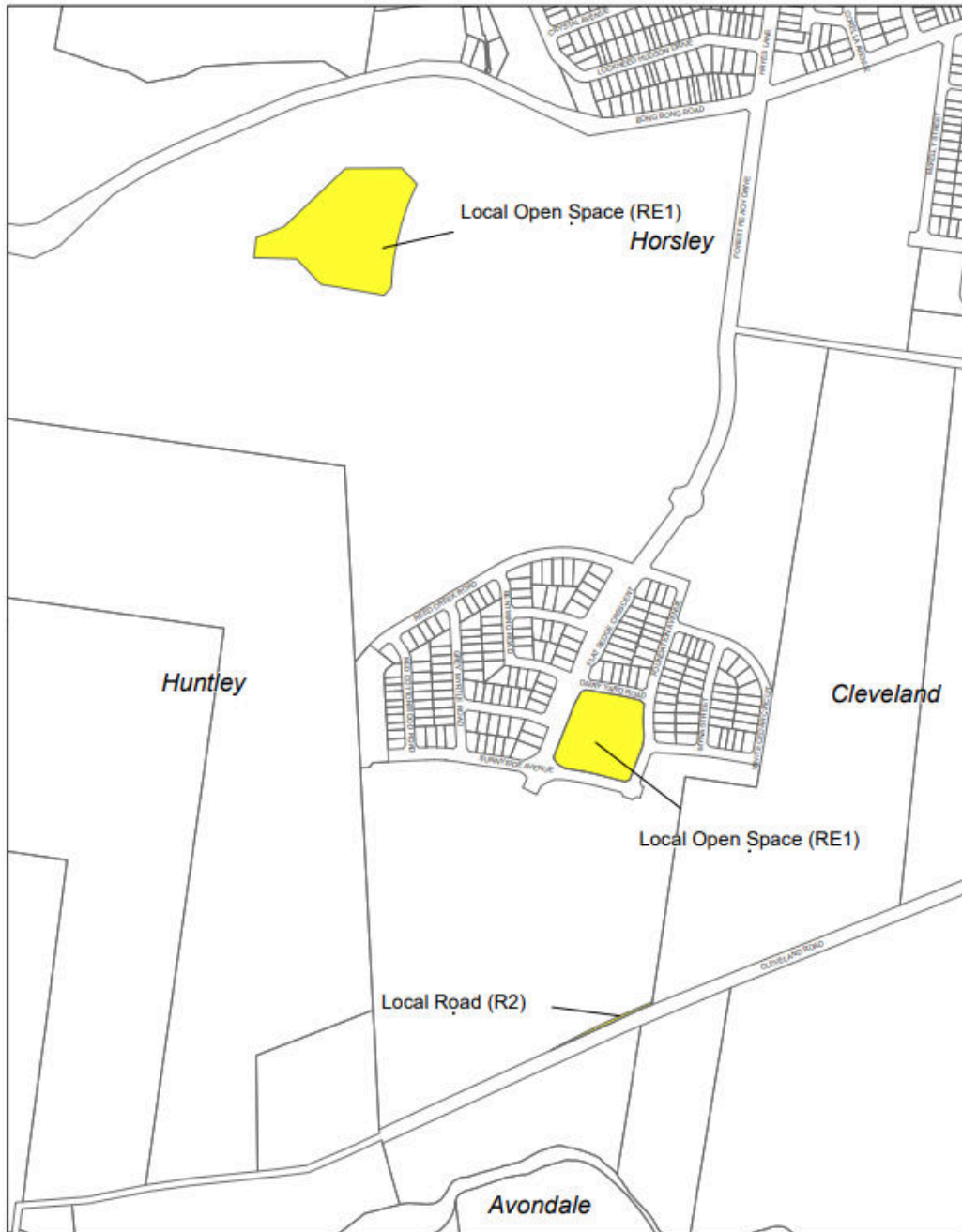





Planning Proposal
Stockland Reach, Huntley
Proposed Zoning

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Date: 15.10.24
Date of Aerial Photography: 2024
GIS Ref: StocklandReach_Prop_Zone.mxd

0 250
Meters



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