

ITEM 1

PLANNING PROPOSAL FOR LOTS 1, 2 AND 3 DP 810104 LOCATED BETWEEN BONG BONG AND CLEVELAND ROAD WITHIN STAGE 3 OF THE WEST DAPTO URBAN RELEASE AREA - POST EXHIBITION

On 13 October 2014 Council considered a draft Planning Proposal request for rezoning of land between Bong Bong Road and Cleveland Road, West Dapto to permit residential development within the West Dapto Urban Release Area. Council resolved to support the progression of the draft planning proposal for a conditional Gateway Determination and require additional information to be submitted prior to public exhibition. The additional information was received in July 2017, December 2017, and February 2018 and resulted in modifications to the original proposal.

On 12 March 2018 Council considered a report assessing the submitted additional information and resolved to seek a revised conditional Gateway Determination and to exhibit the draft Planning Proposal and draft Neighbourhood Plan. The draft documents were exhibited from 23 July to 24 August 2018 and 11 submissions were received.

It is recommended that the draft Planning Proposal be progressed to finalisation and the Neighbourhood Plan be adopted as an amendment to the Wollongong Development Control Plan 2009 – Chapter D16 West Dapto Release Area.

RECOMMENDATION

- 1 The draft Planning Proposal for Lot 1, 2 & 3 DP 810104 between Bong Bong Road, Horsley and Cleveland Road, Huntley, be progressed to finalisation. The Planning Proposal incorporate:
 - a Amending the Land Zoning Map to rezoning the land from RU2 Rural Landscape to a mix of E2 Environmental Conservation, E3 Environmental Management, E4 Environmental Living, R2 Low Density Residential, R3 Medium Density Residential, and RE1 Public Recreation.
 - b Amending the Maximum Height of Buildings Map to show 9m for the R2 Low Density Residential zone and 16m for the R3 Medium Density Residential zone.
 - c Amending the Minimum Lot Size Map to show 249m² for the R2 Low Density Residential zone, 299m² for the R3 Medium Density zone, 2000m² for the E4 Environmental Living zone and 39.99ha for the E2 Environmental Conservation and E3 Environmental Management zones.
 - d Amending the Floor Space Ratio map to show 0.5:1 for the R2 Low Density Residential zone, and 0.75:1 for R3 Medium Density Residential zone.
 - e Amending the Natural Resource Sensitivity Map to more accurately reflect the sensitive vegetation on the site.
 - f Amending the Land Reservation Acquisition Map to show the proposed acquisition of the two parks and the widening of Cleveland Road.
 - g Amending the Heritage Map to include curtilage of 'Waples Butchery / Swan Homestead' and 'Sunnyside', and including their listing in the Heritage Schedule as being of local significance.
 - h Amending the Flood Map to more accurately reflect the 1:100 flood planning area.
 - i Amending the Riparian Map to remove the non-excitant watercourse.
 - j Amending the Urban Release Area map to include the site.
 - k Including LEP model provision Clause 4.1C Minimum Lot size (Integrated Housing) – to apply to the West Dapto Release Area.
- 2 The final Planning Proposal be referred to the NSW Department of Planning and Environment for the making of arrangements for drafting to give effect to the final proposal.
- 3 Noting that the General Manager will thereafter proceed to exercise delegation issued by NSW Department of Planning and Environment under Section 3.36 of the Act, in relation to the final Planning Proposal.
- 4 The Neighbourhood Plan for Lot 1, 2 & 3 DP 810104 between Bong Bong Road, Horsley and Cleveland Road, Huntley be adopted as an amendment to the Wollongong Development Control Plan 2009 – Chapter D16 West Dapto Release Area.

REPORT AUTHORISATIONS

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

ATTACHMENTS

- 1 Site Location
- 2 Site Zoning
- 3 Draft Concept Plan
- 4 Summary of Submissions
- 5 Final LEP Amendment Maps

BACKGROUND

West Dapto Release Area

The West Dapto Urban Release Area covers an area of approximately 4,700 hectares and is currently proposed to provide an additional 19,500 dwellings and 183 hectares of employment land when fully developed. West Dapto is the last remaining area for large scale urban development in the Wollongong Local Government Area. The area has been identified by the NSW Department of Planning and Environment as a priority urban release area which will contribute housing supply for the expected population growth. The development of West Dapto draws upon principles of economic, social and environmental sustainability.

Subject Site

The draft Planning Proposal applies to the land known as part of Stage 3 West Dapto Urban Land Release Area, being Lots 1, 2 and 3 DP810104 located between Bong Bong Road Horsely and Cleveland Road, Huntley, within the West Dapto Urban Release Area (Attachments 1 and 2). The subject site is approximately 110 hectares in size.

Property Details	Area (ha)	Owner	Current Zone(s)
Lot 1 DP 810104	45.9	Stockland	RU2 Rural Landscape E3 Environmental Management
Lot 2 DP 810104	6.3	Stockland	RU2 Rural Landscape
Lot 3 DP 810104	58.6	Stockland	RU2 Rural Landscape E3 Environmental Management

The topography of the site varies from flat through undulating in the central parts with the western and northern parts of the site being steep and extending into the foothills of the Illawarra Escarpment. The site is bisected by Reed Creek a number of smaller watercourses flowing in easterly and southerly directions from the escarpment. There are a number of structures throughout the site together with associated farm buildings, access roads, fences and other farm related infrastructure. There is a high voltage (330kV) overhead power lines traversing the site generally in a north south direction. In addition there is a large volume of coal washery reject situated immediately to the west of the proposed Bong Bong town centre which adjoins the subject site. The site is overlooked by the Illawarra Escarpment to the west and from the higher western parts of the site there are extensive views to the east and south east over Lake Illawarra extending to the Pacific Ocean.

Concept Plan

The draft Planning Proposal request is supported by a draft Concept Plan (Attachment 3) which forms the basis of a draft Neighbourhood Plan. The draft Concept Plan shows:

- A mix of low density and medium density housing, with the medium density adjacent to the Bong Bong Town Centre. An estimated 1,020 dwellings are proposed.
- The conservation of the western well vegetated steeper area, proposed to be zoned E2 Environmental Conservation.
- A north south collector road extending from Bong Bong Road to Cleveland Road, which will improve accessibility and form a future bus route.
- A riparian/flood plain corridor along Reed Creek.
- A 1ha park at Sunnyside which will include the Archaeological remains of the original homestead.

- A park on the emplacement area on the western side of the dam.
- Footpaths and cycleways along the collector road and riparian corridors.

Planning Proposal Request History

A draft Planning Proposal request was originally submitted by consultants on behalf of Stockland Residential Development (Stockland) for the rezoning of the northern part Stage 3 (between Brooks Reach and Cleveland Road) covering 10 properties in December 2011. The proponent was requested to provide the following additional information:

- Preliminary Flora and Fauna assessment.
- Current flooding constraints on future residential land.
- Phase 1 Contamination Study.
- Aboriginal Archaeological and Cultural Heritage Assessment.
- Draft Zoning Plan.
- Draft Neighbourhood Plan.
- An interim Access Strategy (noting that at that stage Council had not resolved to progress the Fowlers Road – Fairwater Drive link).

The draft Planning Proposal request was re-submitted again in January 2014. The request was similar to the 2011 request, but was accompanied by the following studies:

- Preliminary Flora and Fauna Assessment prepared by Hayes Environmental.
- Flood and Riparian Corridor Study prepared by Cardno.
- Stage 1 Environmental Site Assessment prepared by JBS Environmental.

The proponent advised that the proposal should be assessed based on previous work undertaken in the Council's West Dapto Local Environmental Study (2006), and the additional information can be deferred until a Gateway determination is sought. The proponent did not provide a concept plan or a draft neighbourhood plan, advising that these will be developed later in the planning process.

The 2014 proposal was restricted to the Stockland holdings of Lots 1,2 and 3 DP 810104 and involved rezoning the site from the RU2 Rural Landscape zone to a mix of R2 Low Density Residential, E4 Environmental Living, E3 Environmental Management and E2 Environmental Conservation zones with associated changes to the Floor Space Ratios and Minimum Lot Sizes.

On 13 October 2014, Council considered a report on the proposal and resolved to prepare a Draft Planning Proposal to rezone the Stockland Development lands being lots 1, 2 and 3 DP 810104, located to the south west of Brooks Reach between Bong Bong Road and Cleveland Road, West Dapto, subject to a number of conditions and the submission of additional information.

Council resolved (in part) that:

- 1 *A draft Planning Proposal be prepared to:*
 - a *Rezone the Stockland Residential Development lands being Lots 1, 2 and 3 DP 810104, located between Brooks Reach and Cleveland Road, from RU2 Rural Landscape to a mix of R2 Low Density Residential, E4 Environmental Living, E3 Environmental Management and E2 Environmental Conservation with associated changes to the Floor Space Ratios and Minimum Lot Size (Heights remain unchanged).*
 - b *Include updated flood information from the Mullet Creek Flood Extension Study (2010) in the Flood Planning maps for Stages 1 to 4 of the West Dapto Urban Release Area.*

- c *Update the Land Reservation Acquisition Map – to show Cleveland Road widening to reflect the future Type 3, two lane Collector Road – Minor (Bus Route) totalling a width of 20.4m.*
 - d *Include model Clause 4.1C to assist in the efficient delivery of integrated housing.*
- 2 *The draft Stage 3 Planning Proposal be referred to the NSW Department of Planning and Environment for a Gateway determination and if endorsed exhibited for a minimum period of 28 days. The Gateway be requested to issue an 18 month timeframe and require the proponent to prepare the following information for the Stockland lands prior to formal exhibition:*
- a *Draft Neighbourhood Plan to enable the community to consider the proposal;*
 - b *Aboriginal Heritage Assessment;*
 - c *Non-indigenous Heritage Assessment;*
 - d *Flora and Fauna Assessment;*
 - e *A water and sewerage servicing strategy that addresses Sydney Water’s concerns about the capacity and ability to service; and,*
 - f *Stormwater Assessment Management and Infrastructure Plan that addresses concerns identified in Wollongong City Council’s Lake Illawarra Catchment Stormwater Management Plan and other relevant Studies, including stormwater harvesting and reuse to minimise the impact on Lake Illawarra.*
- 3 *Stockland be advised that the development is to access via Bong Bong Road, and access to Cleveland Road is denied unless Stockland design and upgrade Cleveland Road to Council’s standards, and not expect reimbursement until at least 2030, as indicated in the West Dapto Section 94 Development Contribution Plan.*
- 4 *The other land owners affected by the original Planning Proposal request be advised that Council does not have sufficient information to pursue the rezoning of their properties at this time.*
- (5 & 6 related to a Housing Keeping Planning Proposal amendment near Hayes Lane, north of Bong Bong Road)*
- 7 *Council requests authority for the General Manager to exercise plan making delegations in accordance with Council’s resolution of 26 November 2012, for both Planning Proposals.*

On 3 February 2015 the Department of Planning and Environment issued a conditional Gateway Determination in support of the Planning Proposal.

In July 2017, December 2017 and February 2018, consultants on behalf of Stocklands, submitted additional information, to support the progress of the draft Planning Proposal. This information resulted in amendments to the draft Planning Proposal as originally submitted.

The amended 2018 Planning Proposal (February 2018) seeks to rezone the site to a mix of E2 Environmental Conservation, E3 Environmental Management, E4 Environmental Living, RE1 Public Open Space, R2 Low Density Residential and R3 Medium Density Residential including corresponding amendments proposed to the minimum lot size, floor space ratio and building height maps.

The submitted additional information included a draft Concept Plan / Neighbourhood Plan (Attachment 3).

On 12 March 2018 Council considered a report on the additional informational and the revised proposal. Council resolved that:

- 1 *A revised draft Planning Proposal be prepared for Lot 1, 2 & 3 DP 810104 between Bong Bong Road Horsley and Cleveland Road Huntley, and submitted to the NSW Department of Planning and Environment requesting a revised Gateway Determination be issued to amend the Wollongong Local Environmental Plan in the following manner:*
 - a *Rezone from RU2 Rural Landscape to a mix of E2 Environmental Conservation, E3 Environmental Management, E4 Environmental Living, R2 Low Density Residential, R3 Medium Density Residential, and RE1 Public Recreation.*
 - b *Amending the Maximum Height of Buildings Map to show 9m for the R2 Low Density Residential zone and 16m for the R3 Medium Density Residential zone.*
 - c *Amending the Minimum Lot Size Map to show 250m² for the R2 Low Density Residential zone, 300m² for the R3 Medium Density zone, 2000m² for the E4 Environmental Living zone and 39.99ha for the E2 Environmental Conservation and E3 Environmental Management zones.*
 - d *Amending the Floor Space Ratio map to show 0.5:1 for the R2 Low Density Residential zone, and 0.75:1 for R3 Medium Density Residential zone .*
 - e *Amending the Natural Resource Sensitivity Map to more accurately reflect the sensitive vegetation on the site (Attachment 4).*
 - f *Amending the Land Reservation Acquisition Map to show the proposed acquisition of the 2 parks and the widening of Cleveland Road.*
 - g *Amending the Heritage Map to include curtilage of 'Waples Butchery' and 'Sunnyside'.*
 - h *Amending the Flood Map to more accurately reflect the 1:100 flood planning area.*
 - i *Amending the Riparian Map to remove the non-excitant watercourse.*
 - j *Amending the Urban Release Area map to include the site.*
 - k *Including LEP model provision Clause 4.1C Minimum Lot size (Integrated Housing) – to apply to the Wollongong LGA.*
- 2 *Should a Gateway Determination be issues, consultation be undertaken with the following agencies:*
 - a *Water NSW.*
 - b *NSW Office of Environment and Heritage.*
 - c *NSW Rural Fire Service.*
 - d *Department of Education and Communities.*
 - e *Endeavour Energy.*
 - f *Transport for NSW – Roads and Maritime Services.*
 - g *State Emergency Services.*

- h Sydney Water.*
 - i Heritage Council.*
- 3 The Draft Planning Proposal be exhibited for a minimum period of 28 days.*
 - 4 The NSW Department of Planning and Environment be requested to issue authority to the General Manager to exercise plan making delegations in accordance with Council's resolution of 26 November 2012.*
 - 5 The draft Neighbourhood Plan for the precinct form an amendment to Chapter D16 West Dapto Release Area and be exhibited with the draft Planning Proposal.*
 - 6 The proposed dedication of the western E2 zoned land to Council with in perpetuity funding under a conservation covenant such as a Biodiversity Stewardship site, be supported in principle, subject to further consultation with Council Officers and the Office of Environment and Heritage.*
 - 7 The legal agreement for the transfer of E2 zoned land with in perpetuity funding to Council be finalised prior to development consent for subdivision.*
 - 8 The proponent be requested to undertake the following additional investigations and submit prior to the finalisation of the Planning Proposal:*
 - a Stage 2 – Detailed Site Investigation Contamination Report.*
 - b Remediation Action Plan.*
 - c Site Audit Statement reviewing the Stage 1 and Stage 2 Investigations and the Remediation Action Plan.*
 - d Amended Flood Study and Stormwater assessment.*
 - e Biodiversity Conservation Strategy detailing the in perpetuity conservation covenant and funding for restoration and enhancement of biodiversity values within the regional biodiversity corridor.*
 - f Escarpment Management Plan in accordance with Illawarra Escarpment Management Strategy 2015, addressing Clauses 5.52 Conservation Benefit, Clauses 5.53 Environmental Envelope and Clause 5.54 Assessment Criteria.*
 - g Bushfire Risk Assessment.*
 - h Aboriginal Heritage Cultural Assessment.*
 - i Traffic Impact Assessment to be prepared in accordance with Table 2.1 of the RTA Guide to Traffic Generating Development.*
 - j A revegetation and vegetation management plan for the rehabilitation of the riparian zone.*
 - k A Conservation Management Plan for the appropriate management and retention of the Waples Butchery and archaeological site at Sunnyside. In particular it is to take into consideration the extent to which the proposal affects the heritage significance of the item/streetscape/subdivision pattern.*

On 4 May 2018, the Department of Planning and Environment issued a revised Gateway Determination which required consultation with the NSW Rural Fire Service prior to exhibition. In a letter dated 7 June 2018 the NSW RFS advised it had no objection on the proposed rezoning and provided some comments on the draft Neighbourhood Plan (summarised in Attachment 4).

Subsequent to the Council meeting, the proponent submitted the following additional reports, which were also included in the exhibition material:

- A Bushfire assessment report prepared by Eco Logical.
- A Geotechnical Investigation report prepared by Cardno.
- A Detailed Stage 2 Site Investigation prepared by Cardno.
- A Biodiversity Conservation Strategy prepared by Eco Logical.
- Sunnyside and Waples Archaeological Sites Conservation Management Plan by Eco Logical.

The draft Planning Proposal and draft Neighbourhood Plan were exhibited from 23 July to 24 August 2018. The exhibition material included additional information / reports lodged on behalf of the owner, including information lodged after the Council meeting and Gateway determination. The exhibition arrangements are discussed later in this report.

PROPOSAL

The draft Planning Proposal, draft Neighbourhood Plan and supporting material were exhibited from 23 July to 24 August 2018. As a consequence of the exhibition, 11 submissions were received, six from Statutory Authorities, one on behalf of an adjoining land owner, one on behalf of Stockland and three from community members. Attachment four provides a summary of submissions.

The submissions did not identify any new issues, or identify significant concerns with the progression of the Planning Proposal or concept plan / neighbourhood plan.

CONSIDERATION OF ISSUES

Contamination

Part of Lots 1 and 3 DP 810104 was used for the emplacement of industrial waste from the Port Kembla Steelworks (development consent dated 9 May 1996) and the site adjoins the former Gun Club site (proposed Bong Bong Town Centre).

The original submitted draft Planning Proposal was supported by 'Stage 1 Environmental Assessment' prepared by JBS Environmental dated October 2012. The report notes the following actual or potential sources contamination:

- *“Lead and PAH contamination from lead shot and clay target - Area within lot 1 DP 810104 adjoining the western boundary of the Illawarra Gun club;*
- *Heavy metals, OCPs, asbestos and other COPC in Fill material – various areas of site;*
- *Combustible material in the coal wash emplacement;*
- *Heavy metals, OCPs, PAHs, BTEXT, TPH in storage tanks and drums across the site.”*

In addition, it also noted that there was potential for groundwater at the site to be a potentially contaminated medium and that the potential for off-site migration was beyond the scope of the assessment.

The review found that additional information was required to address the requirements of the Contaminated Land Planning Guidelines (and therefore SEPP 55) and Guidelines for consultants reporting on contaminated sites: 2011 State of NSW and Office of Environment and Heritage.

Subsequently the applicant submitted an addendum to the Preliminary Contamination Assessment prepared by Cardno and dated 12 December 2017.

The report concluded:

“Potential contaminants of concern were detected in the residual soil at the site and were reported in excess of the adopted human health and ecological assessment criteria for heavy metals (lead) in soil at one location adjoining the gun club. Potential asbestos containing material as observed within stockpiles in the northern portion of the coal wash emplacement and are considered to potentially pose a risk to human health if dermal or respiratory exposure were to occur...”

It is Cardno’s opinion that the Site can be made suitable for a low density residential land use subject to the implementation of the recommendations outlined in Section 8.2....”

Council’s officers reviewed the supporting information and noted;

“the Cardno Assessment builds on a 2012 Stage 1 Environmental Site Assessment prepared by JBS Environmental for a broad area of the WDURA including the subject site. The Cardno Preliminary Contamination Assessment did not include sampling in the southern portion of the site (Sunnyside Farm Complex) due to lack of access. The assessment identified lead and asbestos contamination and recommends a Stage 2 – Detailed Site Investigation. Don Fox Planning propose to defer this work to the Subdivision DA stage.”

The March 2018 Council report recommended that a Stage 2 Detailed Site Investigation and a Remediation Action Plan be submitted prior to the finalisation of the draft Planning Proposal. The Stage 2 Detailed Site Investigation report was submitted in July 2018 and exhibited with the draft Planning Proposal. The report notes:

Cardno collected 95 soil samples from stockpiled and subsurface soil across the northern and southern areas, oversaw the installation of six groundwater monitoring wells that were subsequently sampled and collected five surface water samples for laboratory analysis.

The results showed that concentrations of Contaminants of Potential Concerns in soil, surface water and groundwater were generally less than the adopted screening values. There are localised exceedances of the Tier I screening values in the stockpiled and subsurface soils in the northern portion of the site, near the former gun club and also around the Homestead in the southern portion of the site. The groundwater and surface water sampling results indicate that low concentrations of dissolved metals are present at concentrations above the Tier I screening values. The identified Contaminants of Potential Concern in soil, groundwater and surface water include lead, zinc, copper, total petroleum hydrocarbons (TPH) C10-C16 and C16-C36 fractions and asbestos.

It is likely that the measured Contaminants of Potential Concern concentrations in groundwater and surface water are related to regional background concentrations.

The overall risk profile for the site is considered low, however, there may be localised risk to future human receptors and the local environment, which require some remediation and management to validate that the site is suitable for the proposed change in land use. The Coal Washery Reject emplacement is considered to present a low to moderate risk to the future development.

The report recommends that:

- *A Remediation Action Plan (RAP) should be developed which evaluates the potentially applicable remedial technologies with a recommendation for the preferred strategy or strategies and the applicable validation criteria and sampling density.*
- *Structures in the Homestead Area should be removed by an appropriately licensed contractor based on the information in the hazardous materials report prepared as part of this ESA.*
- *Any soil proposed to be transported off-site for disposal should be classified in accordance with the NSW EPA Waste Classification Guidelines.*
- *Any future works involving demolition and soil disturbance should incorporate an unexpected finds protocol to facilitate the identification and management of previously undocumented contamination.*

No further contamination investigations are required. As noted, the March 2018 Council report proposed that the Remediation Action Plan (RAP) be submitted prior to the finalisation of the draft Planning Proposal. It was subsequently agreed by Council officers, that the RAP could be submitted with the Development Application.

On 4 September 2018, Development Application No. 2018/1095 was lodged for remediation earthworks over the site. The application proposed earthworks on all three lots, including land not affected by the emplacement. The application was withdrawn at Council request, as it proposed works on some lots to facilitate subdivision, rather than remediation. It is anticipated that a revised application will be lodged. It is noted that the Coal Washery emplacement area is proposed to be reshaped to remove the steep batter.

A Site Auditor will monitor the on-site works to ensure the site is remediated and is suitable for future residential development.

Flooding

Reed Creek, a tributary of Mullet Creek, crosses the site. The Mullet Creek Floodplain Risk Management Study and Plan (2010), Mullet Creek West Dapto Extension of Flood Model (2011) and the Mullet Creek Flood Study (2018) show flooding along Reed Creek. The creek and floodplain are proposed to be zoned E3 Environmental Management. Some minor modification to the floodplain extent is proposed.

The Concept Plan shows edge roads adjacent to the riparian corridor which will provide a public edge and enable passive surveillance and informal recreational opportunities. The road and footpath also forms part of the bushfire Asset Protection zone.

To the north of Reed Creek, the emplacement area has diverted the natural watercourse south to Reed Creek.

In the southern part of the site, two minor watercourses flow south under Cleveland Road to Mullet Creek.

As part of the development, stormwater drainage and runoff will need to be managed to reflect existing conditions to maintain downstream flows. The Concept Plan shows a number of detention basins that will assist in stormwater management.

The March Council report recommended that an Amended Flood Study and Stormwater assessment be submitted prior to the finalisation of the draft Planning Proposal. An update to the Flood and Riparian Corridor Study (Cardno July 2017) was submitted in February 2018 after Council exhibited the draft Mullet Creek Flood Study (October – November 2017) and exhibited with the draft Planning Proposal.

Biodiversity

The site has been largely cleared of native vegetation through past agricultural activities. The western portion of the site is covered in vegetation. The site contains the following vegetation types:

- Forest Red Gum – Thin-leaved Stringybark grassy woodland (part of the Illawarra Lowlands Grassy Woodland Endangered Ecological Community under the *Biodiversity Conservation Act 2016* and as a critically endangered ecological community under the *Environment Protection and Biodiversity Conservation Act 1999*).
- Sydney Blue Gum X Bangalay – Lily Pilly moist forest.
- Whalebone Tree – Native Quince dry subtropical rainforest (part of the threatened ecological community Illawarra Subtropical Rainforest under the *Biodiversity Conservation Act 2016*).
- Fig trees.
- Acacia scrub.
- Artificial Wetland.
- Cleared land.
- Planted native vegetation.

The western portion of the site is mapped within the 'Environmental Values' including supporting 'High Environmental Values' and the 'Biodiversity Corridor' of the Illawarra Shoalhaven Regional Plan (2015). Biodiversity corridor mapping of the Illawarra Biodiversity Strategy (2011), and significant native vegetation mapping in the Illawarra Regional Strategy 2006-31 (2007) are both captured in the area of the Illawarra Shoalhaven Regional Plan (2015) 'Biodiversity Corridor' on the subject site. The regionally and locally significant biodiversity corridor of the western portion of subject site is also acknowledged by inclusion in the Illawarra Escarpment Map and subject to the provisions of Wollongong LEP 2009 Clause 7.8 Illawarra Escarpment Area Conservation, conservation and planning outcomes of the Illawarra Escarpment Strategic Management Plan (IESMP 2015) and the Illawarra Escarpment Land Use Review Strategy (IELURS 2007). In addition to the landscape scale priority vegetation and important habitat corridors recognised in the Illawarra Shoalhaven Regional Plan (2015), Illawarra Biodiversity Strategy (2011), Illawarra Regional Strategy 2006-31 (2007) and IESMP 2015, the conservation significance of the vegetation and other habitats on the subject site have been validated by the applicants ecological consultants in further site investigations.

As noted, the site contains two endangered ecological communities listed under the *Biodiversity Conservation Act 2016* (BC Act) with one of these also listed as a critically endangered ecological community under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). The endangered ecological communities primarily occur in the proposed E2 and E4 zones of the western and northern portions of the subject site.

In addition, five threatened bat species and one threatened plant species are known to be present on the subject site and there is potential habitat present for several other threatened fauna and flora species known from the locality.

As part of March 2018 report, Council supported the proposed dedication of the western E2 zoned land to Council subject to in perpetuity funding under a conservation covenant such as a Biodiversity Stewardship site. It is noted that the western bushland portion is part of a larger bushland area, worthy of conservation and public ownership. The proposal is still subject to discussions and the transfer will form part of a future development application.

The site is within the proposed West Dapto Urban Release Area Biodiversity Certification Assessment Area, which Council endorsed in 2014. The proposed Biodiversity Certification has been delayed, pending the determination of a funding mechanism to support the strategy, by the NSW Department of Planning and Environment.

Aboriginal Heritage

The amended Planning Proposal was accompanied by 'Aboriginal Heritage Review and Assessment' prepared by GML Heritage and dated July 2015.

The report provides a comprehensive assessment of the significance of the West Dapto region, located between the Escarpment and Lake Illawarra, and its use by Aboriginal people. Site surveys found 1 existing listed site, 1 new stone artefact site and 8 sites with Archaeological potential. The existing site is located in the western bushland area (proposed to be zoned E2), the stone artefact site is in Reed Creek riparian area (proposed to be zoned E3). The potential artefact sites are scattered across the site. The Fig Trees at Sunnyside were also noted as significant.

Due to sensitivities around the location of sites, the report was not exhibited, but will be used by Council and OEH as part of the ongoing assessment of development activities.

Non-Aboriginal Heritage

The amended Planning Proposal was accompanied by 'Historical Heritage Assessment' prepared by GML Heritage and dated July 2017. The historical heritage assessment has identified several heritage elements as being of local significance within the study area;

- The original Sunnyside House on Cleveland Road.
- Remains of a homestead established between 1840 and 1890 by the Swan family;
- Waples Butchery complex on Bond Bong Road;
- History of land use and local families, rural cultural landscape;
- Views across the study area.

The proposed development area has the potential to impact areas of Aboriginal Heritage Significance and non-indigenous Heritage Significance. Discussions have been held with the applicant regarding heritage matters and the intention to ensure that due respect is given during the refinement and development of the Neighbourhood Plan.

"The Waples Butchery Complex"

The remnants of Waples Abattoir has been identified by numerous studies as being an unlisted heritage item which, according to GML Heritage Pty Ltd, meets the heritage significance criteria at a local level for historic, scientific and representative values. GML Heritage, 2017 identify the ruin as having possible scientific, social and historical value and note that it is a unique aspect of the farming industries documented within the region and that the upstanding ruins are considered to be rare at the local level (p.89). In addition, the former Waples Butchery Complex has Aboriginal heritage associations, with oral history providing that a shed associated with the former Butchery complex was occupied by a group of Aboriginal people who worked on a nearby farm to assist in the harvest of peas in the 1950s (p.24; p.51).

The demolition of this item is not justified. Buildings with less structural integrity have been successfully restored. The contribution of the Waples Butchery remnants to the socially significant cultural landscape of the West Dapto Area, its association with the historically significant Bong Bong Pass, and its testimony to the historic use of the subject land all combine to warrant its retention.

It is considered appropriate that Council progress a heritage listing for the 'Butchery Complex, and 'Sunnyside' and the surrounding archaeological sites as part of the planning proposal. These unlisted heritage items should be retained as a component of the Neighbourhood Plan. In this regard, the revised Neighbourhood Plan is to indicate the residential lot layout within the proposed E4 zone (reflecting a minimum lot size of 5ha) affecting the 'Butchery Complex' including access points to these lots, and that 'Sunnyside' is appropriately managed and preserved within the grounds of the identified RE1 Public Open Space park.

The March 2018 report recommended that a Conservation Management Plan be developed to ensure the preservation of the 'Waples Butchery' and 'Sunnyside' archaeological site. A Conservation Management Plan (Ecological 2018) was submitted after the Council report and exhibited with the draft Planning Proposal. The report confirmed that there may be archaeological significance associated with the original Sunnyside homestead. The report however disagreed with the significance of the Butchery structure near Bong Bong road finding "*the existing c1920s brick structure adjacent to Bong Bong Road is not considered to be a heritage item. There is no evidence that it is a rare example of a slaughterhouse as proposed by GML (2017).*" The report did propose that the land "*has the potential to contain archaeological remains associated with the construction and use of a homestead on the south side of Bong Bong Road by the Swan family, who purchased the property in 1840, but appear to have built the house around 1890.*"

Despite the more recent report finding that the Butchery structure did not have significance, Council officers prefer the advice of the earlier GML report which did conclude that it had significance. It appears to be one of very few examples left in the LGA, and even dating from the 1920s has significance.

It is proposed that both sites be listed and mapped in the Wollongong LEP 2009 as archaeological sites of local significance and the butchery building be listed and mapped as a building of local significance.

Road Network

The site is located between Bong Bong Road and Cleveland Road. The concept plan proposes a north – south connection via a new collector road. This collector road is part of Council's West Dapto strategic road network and is known as New Road (NR) 7-8 (formerly called Road 6), in the West Dapto Development Contribution Plan (2017) and draft Structure Plan. The road starts at Bong Bong Road opposite Hayes Lane, and follows a narrow road reserve (10m wide) that will be widened onto Stocklands site to facilitate the future 4 lane road. The road crosses Reed Creek and then passes the proposed Sunnyside Park, containing the archaeological site, then joins Cleveland Road. The location of the Cleveland Road intersection has been determined to consider sight distances, and the future southwards extension to Avondale Road.

An intersection for east-west collector road that passes through the town centre property to east and will connect to Wholahan Avenue, has also been provided for in the concept plan. The location of the intersection has been agreed by the adjoining land owners.

The Concept Plan shows a series of internal roads, based on Council's road hierarchy, and provide for future connections to development on adjoining sites.

A Traffic Assessment report was submitted in July 2018 and exhibited with the draft Planning Proposal. The report notes that the proposed development of maximum 1,020 residential lots will generate approximately 735 trips during the AM peak hour and 816 during the PM peak hour. Modelling indicate that the proposed development will not have any substantial impact on key intersections in the vicinity of the subject site.

The ultimate development will be reliant on the upgrading of Cleveland Road. As part of the 2014 Council report, Council resolved Stockland be advised that the development is to access via Bong Bong Road, and access to Cleveland Road is denied unless Stockland design and upgrade Cleveland Road to

Council's standards, and not expect reimbursement until at least 2030, as indicated in the West Dapto Section 94 Development Contribution Plan (2011).

Council has now prepared a draft Concept Design for the upgrading of Cleveland Road, and commenced the preparation of the detailed design. The road widening acquisition is expected to take a number of years, or occur as part of future subdivision development, and construction remains scheduled to occur in 2028-30, as indicated in the West Dapto Section 94 Development Contribution Plan (2017).

Electricity Easement

A 330kV high voltage electricity transmission line diagonally crosses the site. Stockland initially proposed that this land be transferred to Council. Council officers were not supportive of its transfer as it would be a maintenance liability and not provide active recreational opportunities. As a result, the corridor is proposed to be zoned R2 Low Density Residential which would allow it to be incorporated into residential lots (i.e. large back yards) or could be used for a recreational areas, if a suitable use can be determined.

At the March 2018 Council meeting, Councillors requested that further consideration be given to transferring the land into public ownership. Council officers remain concerned about the limited recreational activities that could be provided (passive recreation and trails/tracks) and the on-going maintenance liability. The transfer of land is outside the scope of the draft Planning Proposal and will be considered as part of the future Development Application for urban development. Council officers are supportive of the transfer of the easement where it crosses the Reed Creek riparian corridor.

CONSULTATION AND COMMUNICATION

The draft Planning Proposal, draft Neighbourhood Plan and supporting documentation were exhibited from 23 July to 24 August 2018. The exhibition was notified via:

- Advertisement in the Illawarra Mercury on 21 July 2018
- Advertisement in the Advertiser on 25 July 2018
- Letters were sent to the owners of 322 surrounding and nearby properties
- Advertised on Council's website, Have your Say page
- Letters sent to 18 Statutory Authorities, including those nominated in the Gateway determination;
- Letters sent to Neighbourhood Forum 8 and the Lake Illawarra Estuary Management Committee.

The exhibition material was available to view at:

- Wollongong, Dapto and Unanderra libraries;
- Council's Customer Service Centre, Ground Floor Administration Building,;
- Council's website

The Have Your say page on Council's website was visited by 657 users and 555 documents were viewed or downloaded, including the Council report which was viewed/downloaded 74 times, the draft Planning Proposal 208 times and the draft Neighbourhood Plan 25 times. Two comments were received via the page, which are included in the Summary of Submissions (Attachment 4).

As a consequence of the exhibition, 11 submissions were received, 6 from Statutory Authorities, 1 on behalf of Stockland, 1 on behalf of an adjoining land owner and 3 from other community members. Attachment 4 provides a summary of submissions.

PLANNING AND POLICY IMPACT

Illawarra Shoalhaven Regional Plan 2036 (Department of Planning & Environment 2015)

The plan sets out to guide strategic planning within the region for the next 20 years. The Plan has set down goals to provide “a region with a variety of housing choices, with homes that meet needs and lifestyles” and also “a region with communities that are strong, healthy and well-connected”, which are relevant to this Planning Proposal.

In particular, the draft Planning Proposal is supportive of the following directions:

DIRECTION 2.1 Provide sufficient housing supply to suit the changing demands of the region

DIRECTION 2.2 Support housing opportunities close to existing services, jobs and infrastructure in the region’s centres

Council is required to plan for a diverse mix of housing that suits the projected growth, changing demographics and market demand particular to their area. This means that in some cases, zonings and planning controls can increase capacity for housing to promote development opportunities. The proposed amendments to Wollongong LEP 2009 seek to facilitate a diverse housing choice within a low and medium density zoning providing for single dwelling, semi-detached dwellings, townhouses, attached dwellings and potential for residential flat buildings. West Dapto has been identified as a location for increasing housing opportunity.

The intent of the concept Neighbourhood Plan supports the increase in housing opportunities.

DIRECTION 2.4 Identify and conserve biodiversity values when planning new communities

This direction provides Council with impetus to integrate biodiversity conservation with proposed development outcomes at the strategic planning stage. The proposal has identified two threatened ecological communities (Illawarra Lowlands Grassy Woodland and Illawarra Subtropical Rainforest) within the study area.

The dedication with in perpetuity funding of the well vegetated western Illawarra Escarpment foothills mapped within and adjacent to the ‘Biodiversity Corridor’ of the I-SRP Biodiversity Values map, and supporting the largest areas of the two threatened ecological communities will provide a measure to conserve biodiversity values.

DIRECTION 3.2 Enhance community access to jobs, goods and services by improving connections between centres and growth areas

DIRECTION 3.3 Build socially inclusive, safe and healthy communities

The draft Planning Proposal has the potential to provide a mix of housing providing connectivity and direct linkage to public transport, public facilities, pedestrian and cycle network and open space areas.

DIRECTION 3.4 Protect the region’s cultural heritage

A statement of Heritage Impact has been submitted in support of the Planning Proposal. Stage 3 is set within a rural landscape noted for its agricultural and natural character and has been historically linked with farming practises over the past 200 years. Stockland’s land is subject to rezoning and consequently a change of use from agricultural to residential. The change to residential use includes measures for environmental conservation, which will be formally recognised through land rezoning. As such, the environmental conservation zoning and recreational zoning represents an opportunity to retain certain historic sites within the context of the new land use namely ‘Waples Butchery’ and ‘Sunnyside’.

DIRECTION 5.1 Protect the region's environmental values by focusing development in locations with the capacity to absorb development

The proposed zoning pattern seeks to respect most sites values and capabilities. The proposed E2 area with a minimum Lot size 39.99 hectares will provide the foundation to avoid, minimise and mitigate the impact of development on significant environmental assets and the addition ISRP Action to 'Protect the region's biodiversity corridors in local planning controls.

Further, the dedication with in perpetuity funding of the well vegetated western Illawarra Escarpment foothills mapped within and adjacent to the 'Biodiversity Corridor' of the ISRP Biodiversity Values map, will be an appropriate land use within the corridor that maintains and will enhance landscape scale ecological connectivity as envisaged by the nominated Direction.

West Dapto Masterplan (WCC 2007) and draft West Dapto Vision and Structure Plan (WCC 2018)

Council's Vision for West Dapto is to grow and develop a series of integrated communities within the spectacular natural landscape of riparian valleys and escarpment backdrop. It seeks to ensure that these communities are to be highly accessible, be linked with public transport as well as encouraging walking and cycling. Local places and centres will provide for shopping services and jobs and significant new areas will be developed for employment generation for new residents.

The natural and cultural heritage of the area is to be integrated with new urban development and a long term strategy to oversee the timely implementation of infrastructure will deliver sustainable and high quality suburbs.

The West Dapto release area will provide around 19,500 dwellings over a predicted 40 year time frame, along with local employment opportunities, community and recreational facilities and the conservation of sensitive areas.

The subject site is included in the West Dapto Urban Release Area being a vital release area to meet the housing needs of the Illawarra Region. The area has been identified by the NSW Department of Planning and Environment as a priority urban release area which will contribute housing supply for the expected population growth. The proposal generally supports the Department's and Council's vision for West Dapto.

Developer Contributions Plan

Section 7.11 (formerly 94) of the Environmental Planning and Assessment (EP& A) Act 1979 enables Council to levy contributions for those public amenities and services required directly as a consequence of development. The main types of infrastructure generally associated with a major land release area include water, sewer, electricity and telecommunications infrastructure, roads, public transport, water cycle management facilities, community facilities, recreational facilities, open space and environmental protection.

Council on 11 December 2017 approved the adoption and finalisation of the updated [West Dapto Section 94 Plan 2017](#). The updated Plan incorporates changes following advice from the NSW Department of Planning and Environment (DPE) regarding their review of the draft Plan and Independent Pricing and Regulatory Tribunal's (IPART) Assessment of the Plan, along with some minor document improvements.

DPE has advised that Council, with this Contributions Plan, will be able to claim Local Infrastructure Growth Scheme (LIGS) funding for Development Approvals granted from 17 September 2017 onwards. This approval in relation to LIGS funding also gives Council permission to apply the contributions rates as outlined in the Department's Circular PS 17-002 for 27 July 2017.

The Development Contributions Plan includes a number of items which Stockland will be able to deliver during the development and be able to claim as an offset to their development contribution, including:

- The north-south collector road, and Reed Creek bridge, linking Bong Bong Road and Cleveland Road;
- The proposed two Neighbourhood Parks (shown on the Land Acquisition Reservation Map);
- The widening of Cleveland Road (shown on the Land Acquisition Reservation Map);
- Footpaths along the Reed Creek Riparian Corridor.

The current Development Contributions Plan does not allow for the acquisition of the Reed Creek drainage channel. It is anticipated that the channel and adjacent riparian corridor/floodplain will be transferred to Council.

The western steeper vegetated lands are also proposed to be transferred to Council, with a Biodiversity Conservation Agreement providing ongoing funding.

The proposed stormwater detention basins appear to be providing detention for the development, rather than a subcatchment and will not be offset.

Stockland have proposed entering into a Planning Agreement or Works in Kind Agreement with Council for the delivery of infrastructure and the payment of contributions. The details on the Planning Agreement / Works in Kind Agreement have not been finalised, and will form part of a future Development Application. Any draft Planning Agreement and will be reported to Council and exhibited.

Illawarra Escarpment Strategic Management Plan (WCC 2015)

The management plan is founded on the following vision for the Escarpment:

“The Illawarra Escarpment is an outstanding feature of the Illawarra region providing a natural backdrop to the city as well as encompassing areas of high conservation value and rich cultural heritage. The long term vision for this area is for these values to be preserved and enhanced through public reserve or private stewardship.”

The nominated objectives of the IESMP 2015 are noted as follows:

- 1 *“identify the environmental, cultural and economic values of the escarpment and foothills requiring conservation;*
- 2 *define the principles and strategic direction for protecting and enhancing escarpment values.*
- 3 *outline an action plan for Council to improve escarpment management.”*

The Plan recognises that ongoing management of areas of high ecological value will be required in order to maintain or improve biodiversity values of the Illawarra Escarpment, and stipulates that any development is linked to the protection and enhancement of key identified environmental attributes.

The land holdings includes land both in the West Dapto Release Area and the Illawarra Escarpment. The proposed western steep vegetated part (some 26.2ha) is proposed to be zoned E2 Environmental Conservation and transferred to Council, with in perpetuity funding (through a Bioconservation agreement).

Illawarra Biodiversity Strategy (Kiama Municipal Council, Shellharbour City Council and Wollongong City Council)

The Illawarra Biodiversity Strategy consolidates the Illawarra Councils' commitments to a range of higher order biodiversity targets set at the national, state and regional level.

The Strategy aims to address the following objectives:

- 1 *A co-ordinated and regional approach to biodiversity conservation so as to maximise knowledge sharing and efficient use of resources between the Illawarra Councils;*
- 2 *Identify biodiversity priorities to guide the Illawarra Council's and other land managers in future decisions and planning;*
- 3 *Encourage and promote the conservation of biodiversity across the Illawarra;*
- 4 *Identify and manage threats to biodiversity across the Illawarra;*
- 5 *Improve understanding of biodiversity values of the Illawarra;*
- 6 *Identify anticipated threats to biodiversity from climate change;*
- 7 *Improve community awareness, and encourage and support community participation in biodiversity conservation; and*
- 8 *Contribute to the achievement of targets defined by the Australian Biodiversity Conservation Strategy 2010-2020, NSW State Plan, SRCMA Catchment Action Plan, Illawarra Regional Strategy, and the NSW Threatened Species Priorities Action Statements.*

It is proposed that the well vegetated western Illawarra Escarpment foothills mapped within and adjacent to the 'Escarpment Moist Forest Corridor' of the Illawarra Regional Biodiversity Corridors map be dedicated to Council with in perpetuity funding. The proposed dedication with in perpetuity funding will be consistent with the actions and strategies for land use planning in the Strategy and provide increased certainty that landscape scale ecological connectivity is preserved and enhanced.

Urban Greening Strategy 2017 – 2037 (WCC 2017)

The *Urban Greening Strategy 2017-2037* was adopted on 11 December 2017 and aims to strategically increase the quality and quantity of all vegetation in an urban setting. The Strategy identifies opportunities for our City to harness the benefits of trees and vegetation, contributing towards creating a world class urban landscape.

The Vision is that:

Wollongong will grow and nurture a healthy, diverse and well-managed urban forest to deliver a renewed and resilient place for people, enterprise and the ecosystems that support us.

The following Principles will inspire and inform Council's approach to urban greening in Wollongong:

- more strategic and targeted urban greening;
- evidence-based decision making and programming;
- enhanced amenity of public spaces;
- maximisation of ecosystem services and biodiversity connections;
- stronger leadership and partnerships with the community; and

- greater diversity of urban greening.

The draft Planning Proposal was lodged before the adoption of the Strategy, but is generally consistent with the Strategy. It not only seeks to enhance and maintain connectivity and site linkage to an existing riparian corridor 'green link' comprising a waterway, pedestrian and bicycle path. It also seeks the enhancement of open space areas, riparian corridor and green link paths throughout the site. The proposal has the potential to foster a 'green' environment in accordance with Council's Vision, providing 2.5 hectares of Public open space, a riparian corridor of approximately 6.91 hectares and the dedication of 26.2 hectares of bushland.

Community Strategic Plan – Wollongong 2022

The Wollongong 2022 Community Strategic Plan outlines the communities priorities and aspirations, providing directions for the provision of key projects and services. This report contributes to the delivery of Wollongong 2022, specifically delivering on core business activities as detailed in the Service Plan 2018-19.

1. *We value and protect our environment*
 - 1.1 *The natural environment is protected and enhanced.*
 - 1.2 *Our coastal areas and waterways are protected and enhanced.*
 - 1.3 *Wollongong's ecological footprint is reduced.*
 - 1.4 *Community awareness and appreciation of heritage is increased.*
 - 1.5 *Local food production and community food initiatives are supported.*
 - 1.6 *The sustainability of our urban environment is improved.*

This proposal contributes to the delivery of Wollongong 2022 objective "*The natural environment is protected and enhanced*" under the Community Goal "*We value and protect our environment*", as it seeks to protect the existing riparian corridor and Escarpment vegetation correlating to the E3 Environmental zone. It also seeks to provide a transitional buffer by denoting a proposed road layout which will act as an asset protection zone to the residential development.

The proposal seeks to promote the nominated objectives and goals of Council's Community Strategic Plan.

5. *We are a healthy community in a liveable space*
 - 5.1 *There is an increase in the physical fitness, mental health and emotional wellbeing of all our residents.*
 - 5.2 *Residents have improved access to a range of affordable housing options.*
 - 5.3 *The public domain is maintained to a high standard.*
 - 5.4 *Community safety is improved.*
 - 5.5 *Participation in recreational and lifestyle activities is increased.*
 - 5.6 *Residents have a high level of life satisfaction and personal happiness.*

The Planning Proposal seeks to provide a diverse housing choice including low scale residential flat buildings, a mix of townhouses, semi-detached and semi attached dwellings on smaller lot holdings. The proponent is seeking to deliver housing that is affordable highlighting the push for the proposed R3 medium density zone.

The proposal seeks to promote the nominated objectives and goals of Council's Community Strategic Plan.

6. *We have sustainable affordable and accessible transport.*

6.1 *Walking, cycling and public transport is an accessible and well-resourced means of transport, and the use of private cars is reduced.*

6.2 *Wollongong is supported by an integrated transport system.*

6.3 *Transport disadvantaged communities have increased access to services.*

The proposal seeks to develop a pedestrian and cycle network throughout the site seeking to harness the opportunity to extend the existing green corridors providing connectivity to Bong Bong Town Centre and open space network throughout the site.

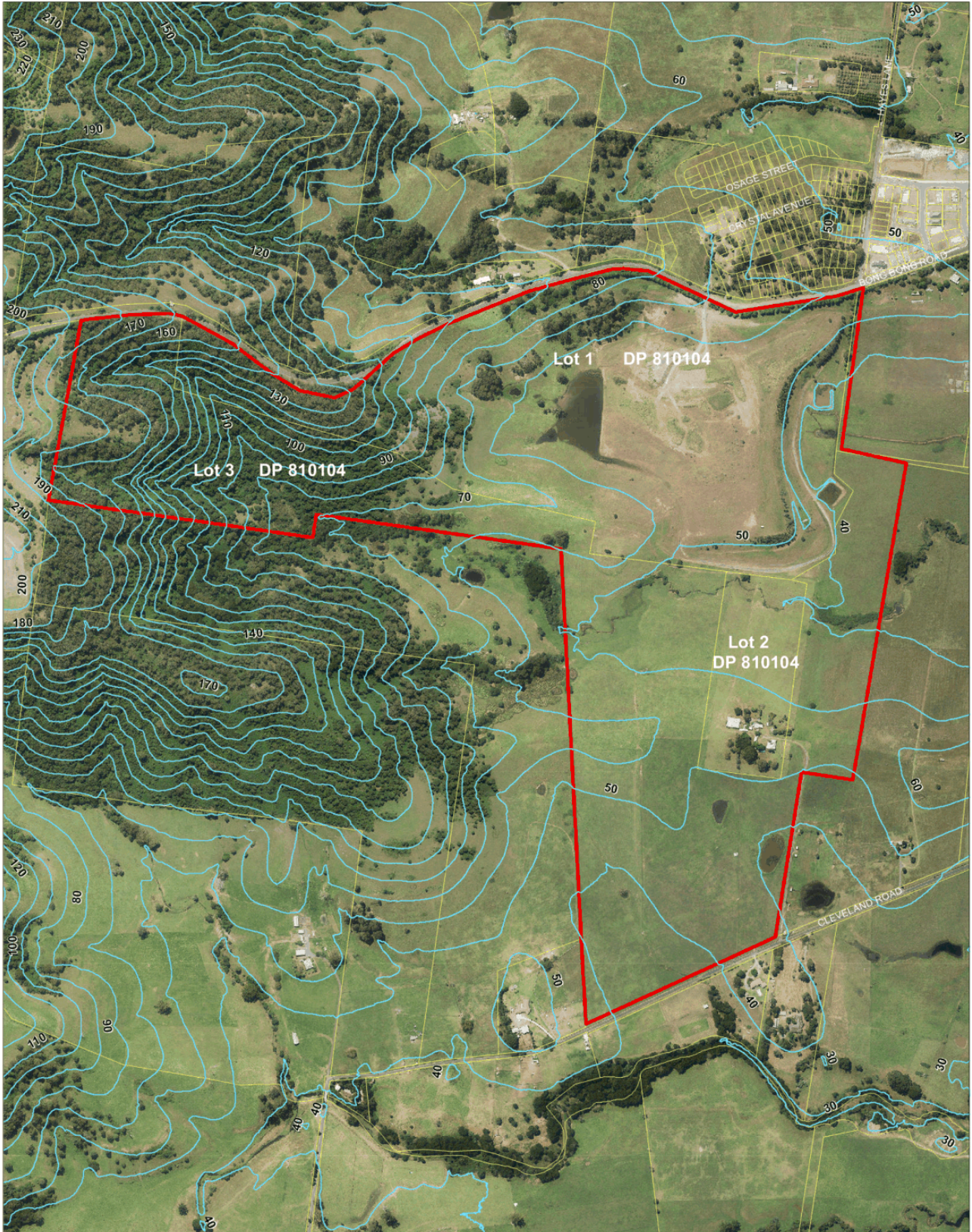
The proposal intends to promote the nominated objectives and goals of Council's Community Strategic Plan.

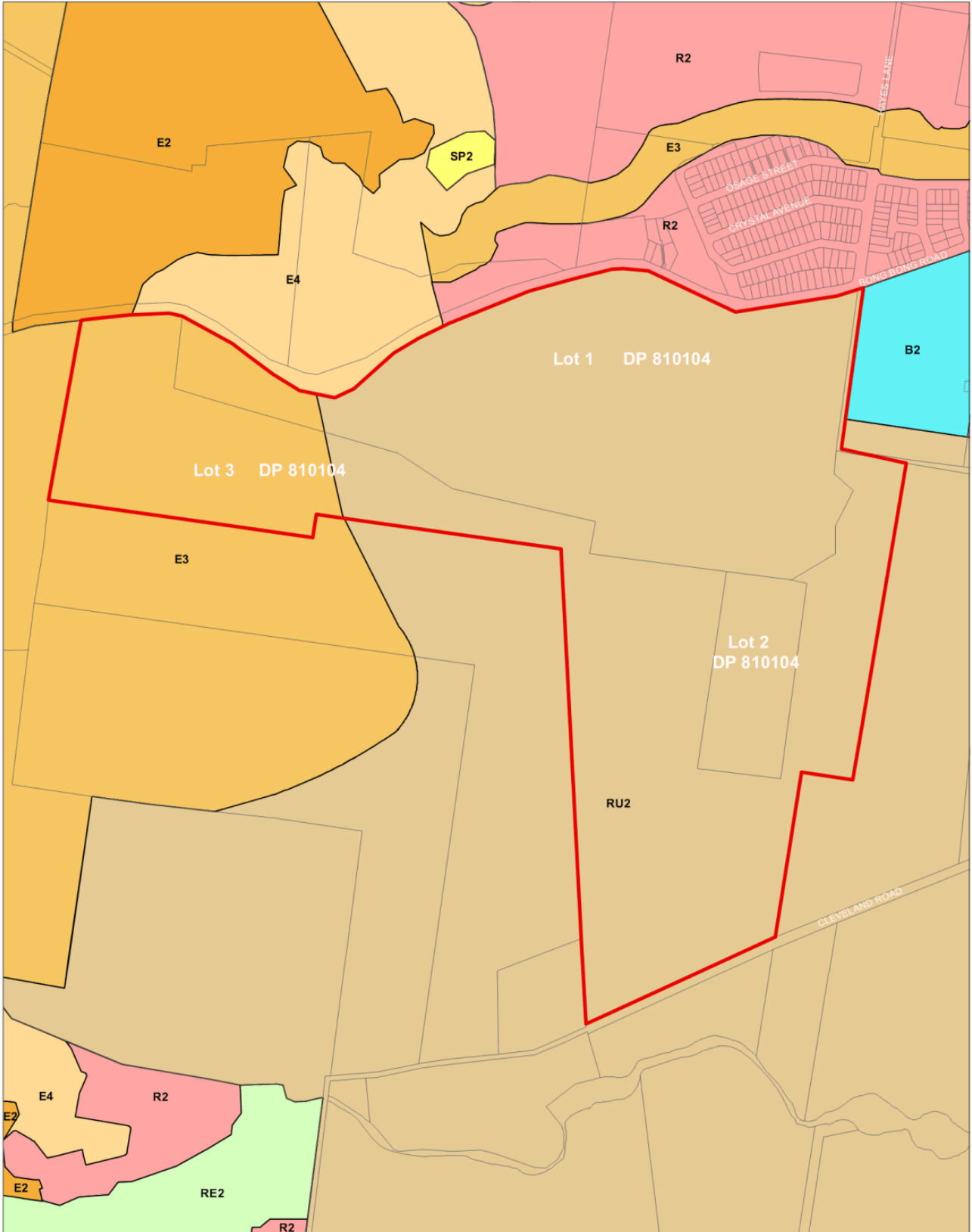
OPTIONS




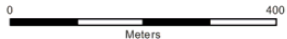
- 1 Not proceed with draft planning proposal for Lots 1, 2 and 3 DP810104 which form part of Stage 3 West Dapto Urban Release Area
- 2 Progress the Planning Proposal to finalisation, as detailed in this report, through the preparation of an amending Local Environmental Plan, and adopting the amendment to the Wollongong DCP 2009. RECOMMENDED

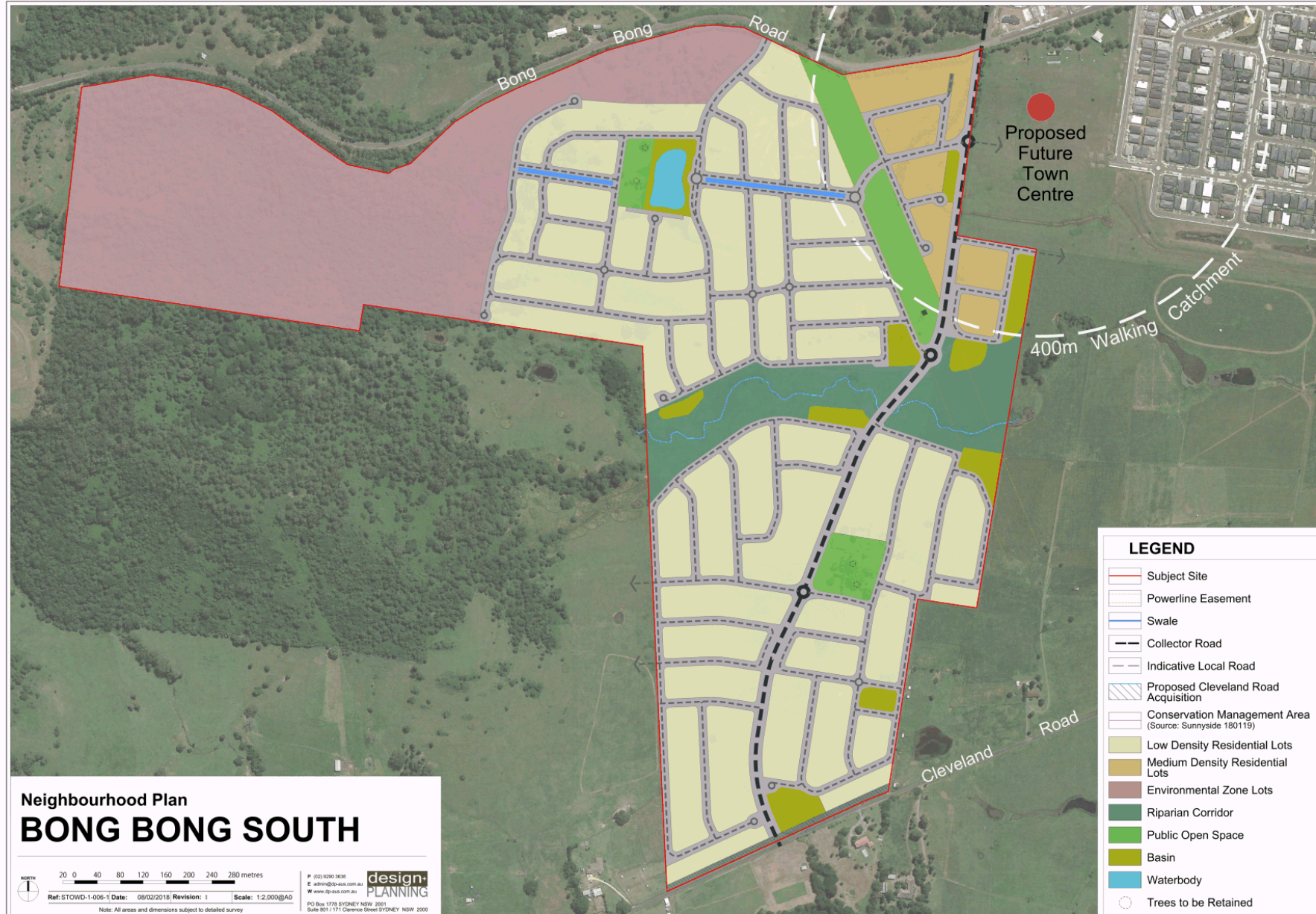
CONCLUSION

In 2014, and 2018 Council considered and supported the preparation of a draft Planning Proposal request for Stockland land holdings in Stage 3 of the West Dapto Release Area. The draft Planning Proposal, draft Neighbourhood Plan and supporting documentation was exhibited from 23 July to 24 August 2018. As a consequence of the exhibition 11 submissions were received. It is recommended that the draft Planning Proposal be progressed and an amending Local Environmental Plan be prepared. It is also recommended that the Neighbourhood Plan be incorporated into the Wollongong Development Control Plan 2009.





	Planning Proposal Lots 1, 2, 3 DP 810104 Bong Bong Rd West Dapto Current Zoning	Drawn By: H. Jones Date: 06-11-18	
	 Subject Site	WD BongBongRd_Zoning-06-1-18.mxd	
			



Stockland Stage 3 Planning Proposal – summary of submissions

Submitter	Comments	Response
Rural Fire Service	<p>Planning Proposal – no objection Neighbourhood Plan</p> <ul style="list-style-type: none"> • The concept plan should incorporate a perimeter road network in accordance with section 4.1.3(1) of PBP 2006. The perimeter road should form part of the APZ and is required to provide a separation between buildings and the boundary of the bush fire hazard. It should be noted that fire trails are not a substitute for perimeter roads. • All bush fire protection measures should be contained within the overall development and not on adjoining lands, other than in exceptional circumstances. Subsequent development should be designed to ensure all APZ requirements are contained within the proposed lots, road reserves, and park lands managed under a formal Plan of Management. 	Comments noted
Office of Environment and Heritage	<ul style="list-style-type: none"> • Support the establishment of a biodiversity stewardship agreement in Council ownership as the preferred in-perpetuity conservation mechanism over this area. However, there is uncertainty around the suggestion that this conservation measure should be imposed as an alternative to offsets for future DAs as required by the Biodiversity Conservation Act 2016. • Recommend the proposed conservation mechanism for environmental areas in the western portion of the site be explored further prior to rezoning, rather than at development application stage. • Recommend the planning proposal is revised to provide stronger integration of Aboriginal heritage management requirements. In particular, we recommend conservation options for PAD07 and PAD08 (GML 2017) and identified intangible heritage values be considered. • Aboriginal heritage management plans also need to be prepared to manage identified Aboriginal heritage values. An Aboriginal Heritage Impact Permit (AHIP) is required before construction work can proceed. • The proposal includes substantial site modifications and changes to flood behaviour. As such, flooding impacts on adjacent properties for events up to and including the probable maximum (PMF) and access during 	<p>Support noted</p> <p>An archaeological site is proposed to be introduced around the Waples/Swan homestead site</p> <p>To be considered as part of the DA and revised design</p> <p>Noted</p>

	<p>flood events should be given particular consideration.</p> <ul style="list-style-type: none"> Further assessment of water quality impacts upon Lake Illawarra should be undertaken, in accordance with the relevant coastal management and regional planning policy frameworks. 	<p>Agreed. Will be considered as part of the DA</p>
Roads and Maritime Service	<p>The site is located within the area covered by Council's "West Dapto Vision" which is also currently on exhibition. It is unclear from the information provided whether the north-south collector road depicted on the Bong Bong South Neighbourhood Plan is intended to form part of the overall West Dapto north-south road arterial corridor.</p> <p>Further to the above, if it is intended that the identified collector road forms part of the overall north-south arterial, it is unclear how intersections within the subject proposal are to be managed. RMS considers the appropriate controls need to be implemented to maintain the intended function and ensure it contributes to providing an attractive alternative to the Princes Highway and Princes Motorway (M1).</p>	<p>Comments noted The North-south road is part of the collector route and links with the widened Hayes Lane.</p>
Endeavour Energy	<p>The 'High Voltage Transmission Easement' which diagonally crosses the site and is mentioned in the Draft Planning Proposal is for a voltage in excess of the 132,000 volts / 132kV that are not part of Endeavour Energy's distribution network but are part of the high voltage electricity transmission network owned and operated by TransGrid</p> <p>There are no easements over the site benefitting Endeavour Energy.</p> <ul style="list-style-type: none"> the Bong Bong Road road verge / road way: <ul style="list-style-type: none"> Low voltage and 11,000 volt / 11 kV high voltage underground cables. Low voltage, 11 kV high voltage and 11 kV (constructed at 22,000 volts / 22 kV) high voltage overhead power lines. Two pole mounted substations no.s 41615 & 41062. Low voltage overhead power lines coming from pole mounted substation no. 41062 which traverses Lot 1 to provide a customer connection point for the eastern adjoining Lot 9001 DP 1189630 which is not held under easement. the Cleveland Road road verge / roadway: <ul style="list-style-type: none"> Low voltage and 11 kV high voltage overhead power lines. 	<p>Comments noted</p>

<p>Sydney Water</p>	<ul style="list-style-type: none"> ○ Two pole mounted substations no.s 24734 & 40667. ○ The 11 kV high voltage overhead power lines tees off over Lot 3 to pole mounted substation no. 41744 from where there is a low voltage overhead service conductor to the customer connection point on Lot 2 which is not held under easement. ○ 33,000 volt / 33 kV high voltage overhead power lines to the opposite side of the road / within an easement. <p>The low voltage and 11 kV high voltage overhead power lines requires a 9 metre minimum easement width ie. 4.5 metres to both sides of the centre line of the conductors / poles.</p> <p>Attached to the letter is a range of guidelines and fact sheets relevant for construction and development. Support the proposed rezoning of the land and has Concept Plan approval for the area, and Project Approval for water infrastructure delivery.</p> <p>Water</p> <ul style="list-style-type: none"> • The proposed developments at Cleveland North will be supplied from Wongawilli Water Supply system. • There is a 300mm existing main along Bong Bong Road that requires extension to service proposed development. <p>Wastewater</p> <ul style="list-style-type: none"> • The catchment plan developed for the proposed development area shows a part of the area drains to the existing SP1012 (approx. 800 dwellings, shown as cross-hatched in the Attached Figure, and the remaining area is proposed to drain to a future DN500 Dapto Carrier. • Preliminary options have been investigated if the Dapto Carrier (Proposed DN500) is not delivered as planned. 	<p>Comments noted</p>
<p>Department of Primary Industries</p>	<p>No comment</p>	<p>Noted</p>
<p>City Plan Services on behalf of Bong Bong Town Centre Pty Ltd (BBTC Pty Ltd)</p>	<p>Stockland's landholding (Lots 1, 2 and 3 DP810104) adjoins a large 9.5 ha land holding owned by BBTC Pty Ltd (Lot 9001 in DP 1189630), which is intended for future town centre uses within a key growth area of Wollongong. BBTC Pty Ltd's landholding is identified in the Wollongong City Council's West Dapto Master Plan as the future Bong Bong Town Centre.</p>	<p>Noted</p>

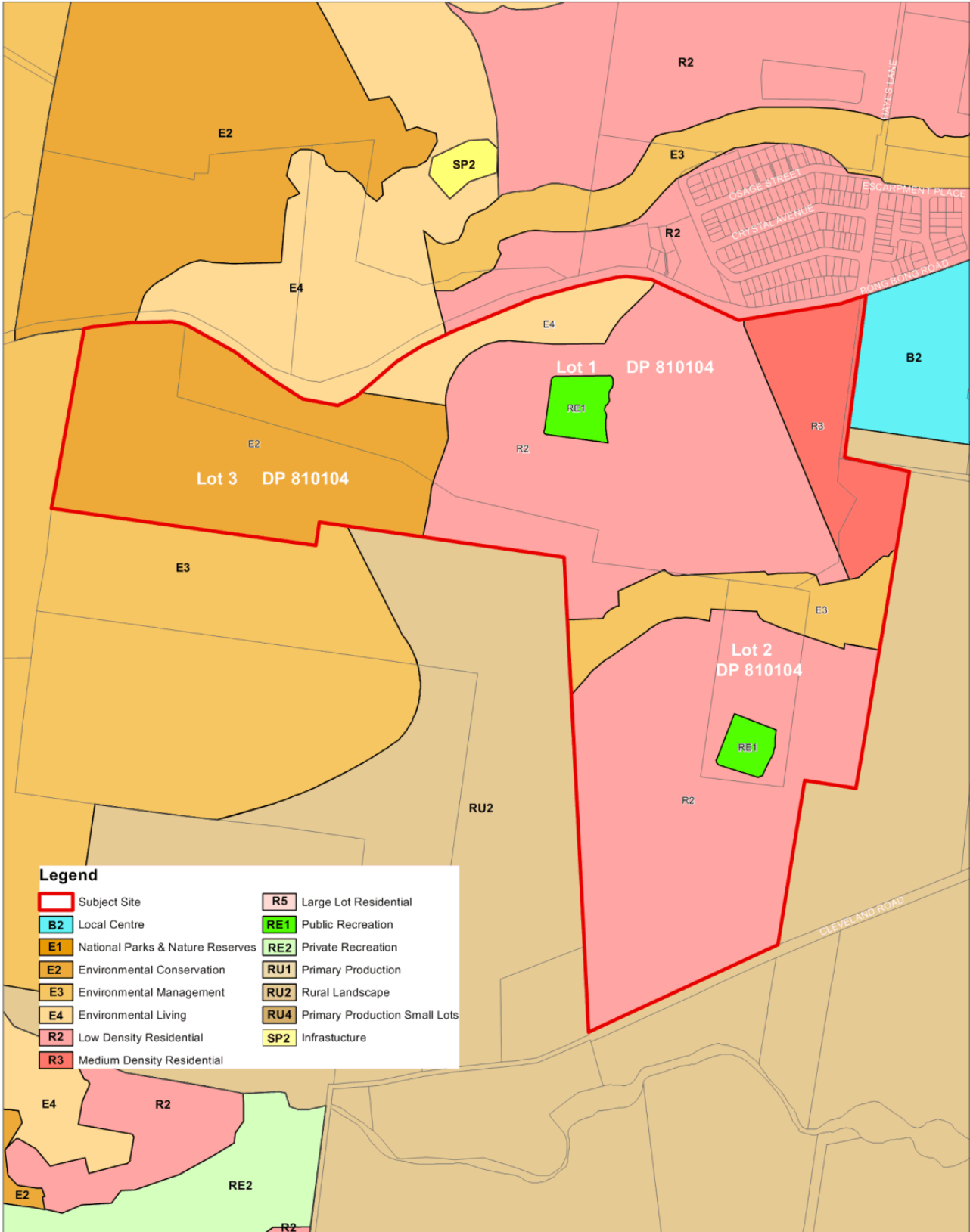
	<p>BBTC Pty Ltd is supportive of new residential development in the locality and recognises the benefits and catalytic effects that that increased population will have in relation to the future delivery of the Bong Bong Town Centre.</p> <p>The concept plan is generally supportable on the following grounds:</p> <ul style="list-style-type: none"> ▪ The Neighbourhood Plan provides a concentration of medium density residential uses within walking distance to the proposed Bong Bong Town Centre and provides good accessibility to the centre. ▪ Provision for a main north-south connection road from Bong Bong Road to Cleveland Road will result in good connectivity between the Bong Bong Town Centre and the future Stage 3 release area. ▪ The layout provides a generous area of recreation land, incremental to the Neighbourhood Plan requirements, which will make valuable contribution to liveability and connectivity for future residents. <p>Issues:</p> <p><i>(a) Proposed alignment of north south link road and east west connection into Bong Bong Town Centre</i></p> <p>It is BBTC Pty Ltd's position that the north south road should align directly with the existing alignment of Hayes Lane north of the site. That is, the eastern boundary of the Jersey Farm Road alignment should form the easternmost alignment of the north south road and required verges. This arrangement is the most logical and appropriate alignment of this connection and allows the full road to be delivered independent of BBTC Pty Ltd's delivery program for the Bong Bong Town Centre.</p> <p>DA 2017/262 for a contamination containment cell was conditionally approved by Wollongong Council on 20 July 2017. The approved location of the cell is at the north west corner of the site abutting the western boundary of Lot 9001 immediately adjacent to the unformed Jersey Farm Road. It appears that BBTC Pty Ltd's preferred road north south alignment has been accommodated in Stockland's plan.</p> <p>The use of the existing Jersey Farm Road alignment to accommodate new roads is supported by BBTC Pty Ltd, provided that no portion of the proposed north south link road or footpath verges encroaches into Lot 9001.</p> <p><i>(b) Integration of east-west road link into Lot 9001</i></p> <p>BBTC Pty Ltd and Stockland had previously discussed the alignment and integration of the east west road link between the two land holdings. It is BBTC Pty Ltd's position that this link should be located as provided for</p>	<p>The north south road is proposed to be widened on Stockland's side of the existing road reserve to align with Hayes Lane to the north</p> <p>Noted</p>
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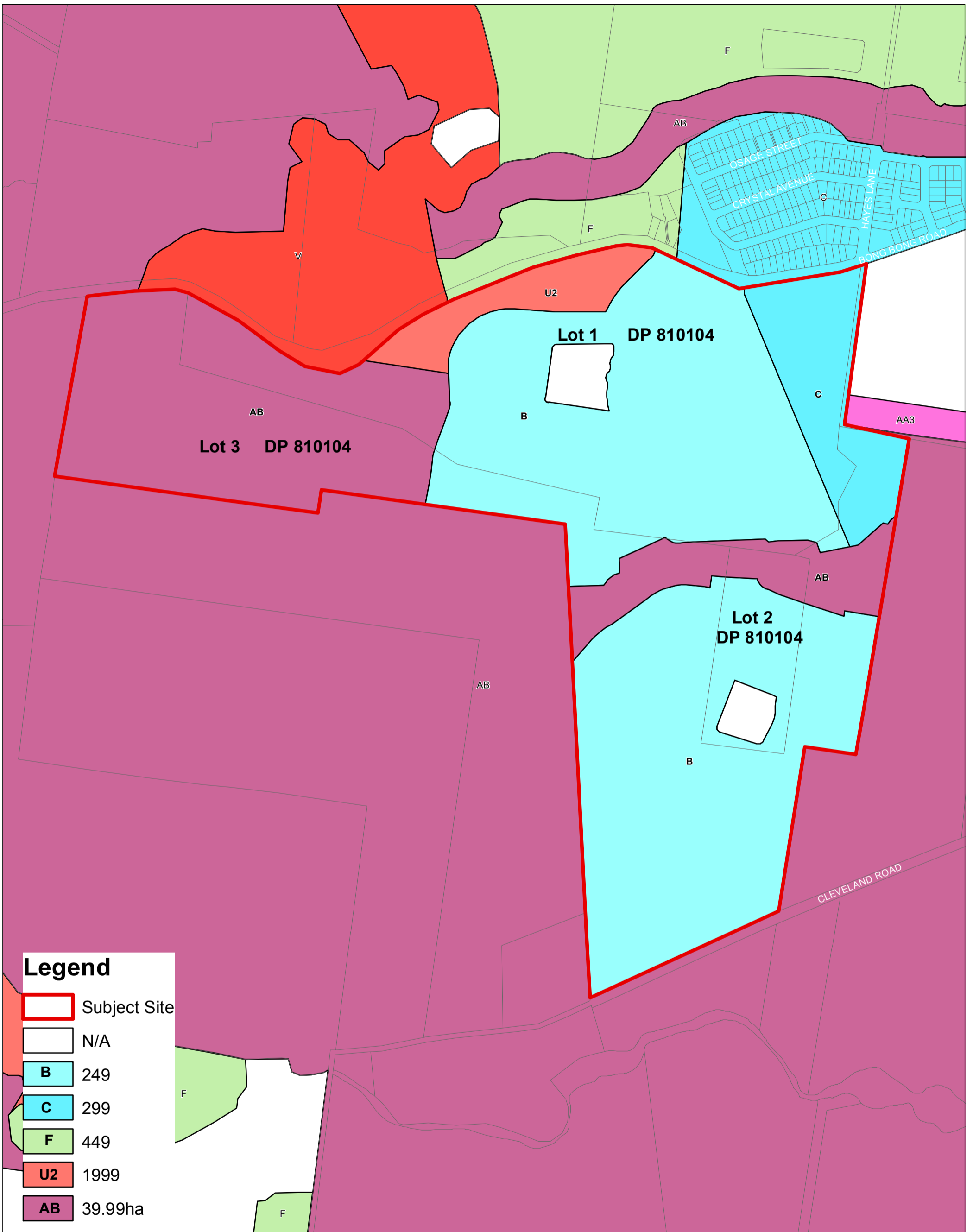
	<p>within BBTC Pty Ltd's current master plan. BBTC Pty Ltd reinforces that integration of this east west link in its preferred location is critical to the orderly development of Lot 9001. Based on the high-level overlay provided in Figure 3, it would appear that Stockland has reflected BBTC Pty Ltd's preferred outcome in its draft Neighbourhood Plan.</p> <p><i>(c) No adverse flooding impacts</i> The draft PP and Neighbourhood Plan indicate a number of detention basins will be provided that will assist in managing stormwater and overland flow. Any future design solution must not result in any worsening of flood impacts for Lot 9001.</p> <p><i>(d) Clarification of Planning Proposal boundary</i> The PP boundary adjacent to the east west portion of Jersey Farm Road at the south of Lot 9001 does not include a small portion of Jersey Farm Road. This will result in a small area of Jersey Farm Road between Lot 9001 in DP 1189630 and Lot 1 in DP 810104 being excluded from the proposed amendment to WLEP 2009. As such it is suggested that the PP boundary be realigned to follow the southern boundary of Lot 9001.</p>	<p>Noted</p> <p>The rezoning of the paper road is included</p>
<p>DFP on behalf of Stockland</p>	<p>Lot Sizes for the R3 zone and Model Clause 4.1C The Explanation of Provisions is unclear in terms of the lot sizes for the proposed R3 Zone. The explanation states a minimum lot size of 150m² to 300m² is proposed for the R3 zone, however the FSR Map nominates a 299m² minimum lot size. We request that Council revert to its original resolution to apply a 249m² lot size for the R3 zone consistent with the 12 March 2018 Council report.</p> <p>Council's report of 12 March 2018 notes that <i>Model Clause 4.1C – Exception to minimum lot sizes for certain residential development</i> is intended to apply to the R3 zone, "allowing smaller lots (150sqm) for attached integrated housing."</p> <p>The Model Clause requires several matters to be specified:</p> <ol style="list-style-type: none"> 1. The zone(s) to which the clause applies; 2. The number of lots to form part of the subdivision (we note that a minimum of 3 lots is required); and 3. The lot size for a dwelling house, attached dwelling and semi-detached dwelling. 	<p>The Explanation of Provisions in the final Planning Proposal will be amended to reflect Council's resolution. The Minimum lot size for the R2 zone is proposed to be 249m² and the R3 zone 299m² consistent with the previous report.</p> <p>It is proposed to defer the introduction of the Model clause for further review and introduce it via a broader Planning Proposal</p>

	<p>Heritage The draft Planning Proposal includes the identification of Waples Butchery and Sunnyside as heritage items. We understand that the Heritage Map was prepared prior to Council receiving the Conservation Management Plan (CMP) prepared by Eco Logical in relation to these two items.</p> <p><u>Waples</u> The CMP identifies a management area. The CMP noted that the existing c1920s brick building adjacent to Bong Bong Road is not considered a heritage item, however, did note that it could be adaptively reused and interpreted in the future and this should be considered as a preferred option in the Neighbourhood Plan. Notwithstanding that the CMP did not recommend a heritage listing for this building, the draft LEP Heritage Map does identifies the brick building slightly to the west of the management area as a heritage item.</p> <p><u>Sunnyside</u> The CMP concludes that the existing buildings on the Sunnyside property do not require retention. The CMP included a management measure to consider the adaptive reuse of building materials or farm sheds for shelters within the park. The draft Planning Proposal report states that Sunnyside is identified as a heritage item to encourage its adaptive reuse, which does not reflect the CMP. Further, the draft Heritage Map identifies the whole of the proposed Sunnyside Park as a heritage item. However, the CMP proposes a conservation management area for Sunnyside as identified in the blue kidney shaped line in Figure 28 of the CMP (reproduced below). If a heritage item is applied to the park, then it should reflect the conservation management area, not the broader area of the future park.</p> <p>FSR for the R3 Zone The Explanation of Provisions states that a FSR of 0.7:1 is applied to the R3 zone. The accompanying FSR Map shows a FSR of 0.75:1. We note that the Planning Proposal request prepared on behalf of Stockland proposed a FSR of 0.75:1. We assume that this is simply a typographical error and that a FSR of 0.75:1 is intended as per the draft FSR Map and Council's report of 12 March 2018.</p>	<p>The 2 submitted reports have been reviewed. It is proposed to retain the proposed heritage listing of the butchery building near Bong Bong Rd, and introduce an archaeological site nearby for the Waples/Swan homestead. It is proposed to retain the archaeological site at Sunnyside.</p> <p>The Explanation of Provisions in the final Planning Proposal will be amended to reflect Council's resolution. An FSR of 0.75:1 for the R3 zone has been exhibited and is proposed to be progressed.</p>
<p>Community member (by email - address)</p>	<p>I feel that the original zoning of the properties as RU2 should stay or at least make minimum lot sizes larger. This development will increase traffic on already over used roads, will remove the rural setting that currently</p>	<p>The site is part of the West Dapto Release Area which is identified for urban</p>

<p>unknown)</p>	<p>exists and will increase strain on the local school system transport etc. I think its a very very bad idea to allow more Low-Medium density development. If they were bigger blocks with a more rural feel e.g around 1-2 acres each that would be much more beneficial to maintaining the rural aspect most people moved here for. No one wants to live in a city that has moved here.</p>	<p>development.</p>
<p>Have your say webpage comment 1</p>	<p>In relation to the West Dapto plan, my partner and I are very keen that it go ahead, with the community and environment being placed at the centre of this. We have recently purchased land at Sanctuary Ponds and are excited about living in this area. On buying the land we then found out that the area was being considered as a potential site for a jail. We are very much against this proposal. When we purchased the land we had researched the area based on the West Dapto master plan, at no point a jail being mentioned. We have been supporting the no Dapto jail campaign and are delighted that Wollongong Council recently voted against not supporting it. The West Dapto area is due to have a lot of residential development over the next few years and it is important that future planning for the area meets this purpose.</p>	<p>In October the NSW Government announced that it was not proceeding with the proposed Jail at Kembla Grange.</p>
<p>Have your say webpage comment 2</p>	<p>I would like to comment about the management of building related rubbish, particularly during the housing construction phase. I live at Brooks Reach and I see first hand the amount of building related rubbish that is lying around the West Dapto area, especially after strong winds. There are large pieces of waffle pod, plastic strewn in fences and up in trees, and other building related rubbish, everywhere. Just drive around the area and have a cursory glance and it is everywhere. We have all the master plans and lovely glossy brochures and visions promoting the area, yet, there is litter everywhere. The source of this rubbish is obvious - the building companies and their contractors disregard for taking the necessary steps to secure their rubbish and dispose of it properly. This submission is obviously related to this development proposal, however, the problem applies to all the developments in West Dapto.</p> <p>Perhaps consideration could be given to a small levy being placed on the developers, or the builders, and that money is used to fund regular (every 2 or 3 weeks) clean up operations around the new estate. In reality, a truck and a couple of workers could clean up all the rubbish easily. This is not a difficult problem to solve. We shouldn't have to wait for residents to report rubbish to the council before it is cleaned up. It is</p>	<p>This issue is outside the scope of the Planning Proposal but is of a concern. Council cannot impose a levy for the clean up of builders rubbish. An Environment crew has spent 2 days cleaning up builders rubbish along Bong Bong Road</p>

	<p>more than reasonable to assume that there will always be building related rubbish near development areas, especially after strong winds.</p> <p>I believe it is unrealistic to believe the developers, builders and contractors to self-regulate in this area. I assume there are already laws about polluting but that doesn't stop the building related litter being blown all around the area.</p> <p>Drive out to Brooks Reach and walk from McKelly street to Hayes Lane and look at all the rubbish on the side of the road and currently in the old gun club. I live opposite Purrungully Reserve and there is building rubbish in there - it's everywhere.</p> <p>Thus, I propose a levy on the developers or builders to fund a regular clean up crew that can do a thorough clean up every few weeks until the building has stopped.</p>	
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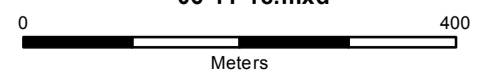
Planning Proposal
Lots 1, 2, 3 DP 810104
Bong Bong Rd to Cleveland Rd
Proposed Minimum Lot Size Map

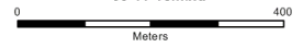
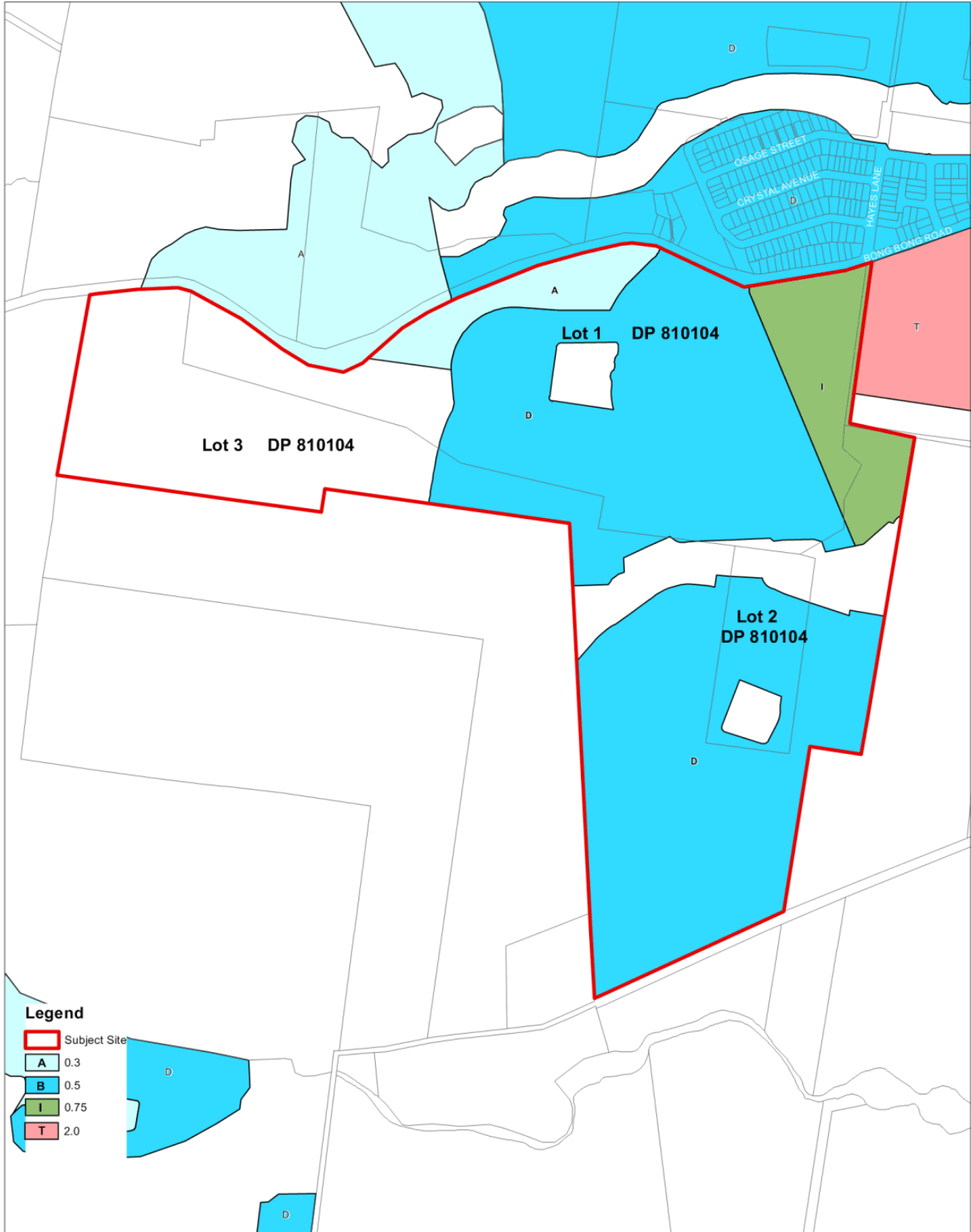
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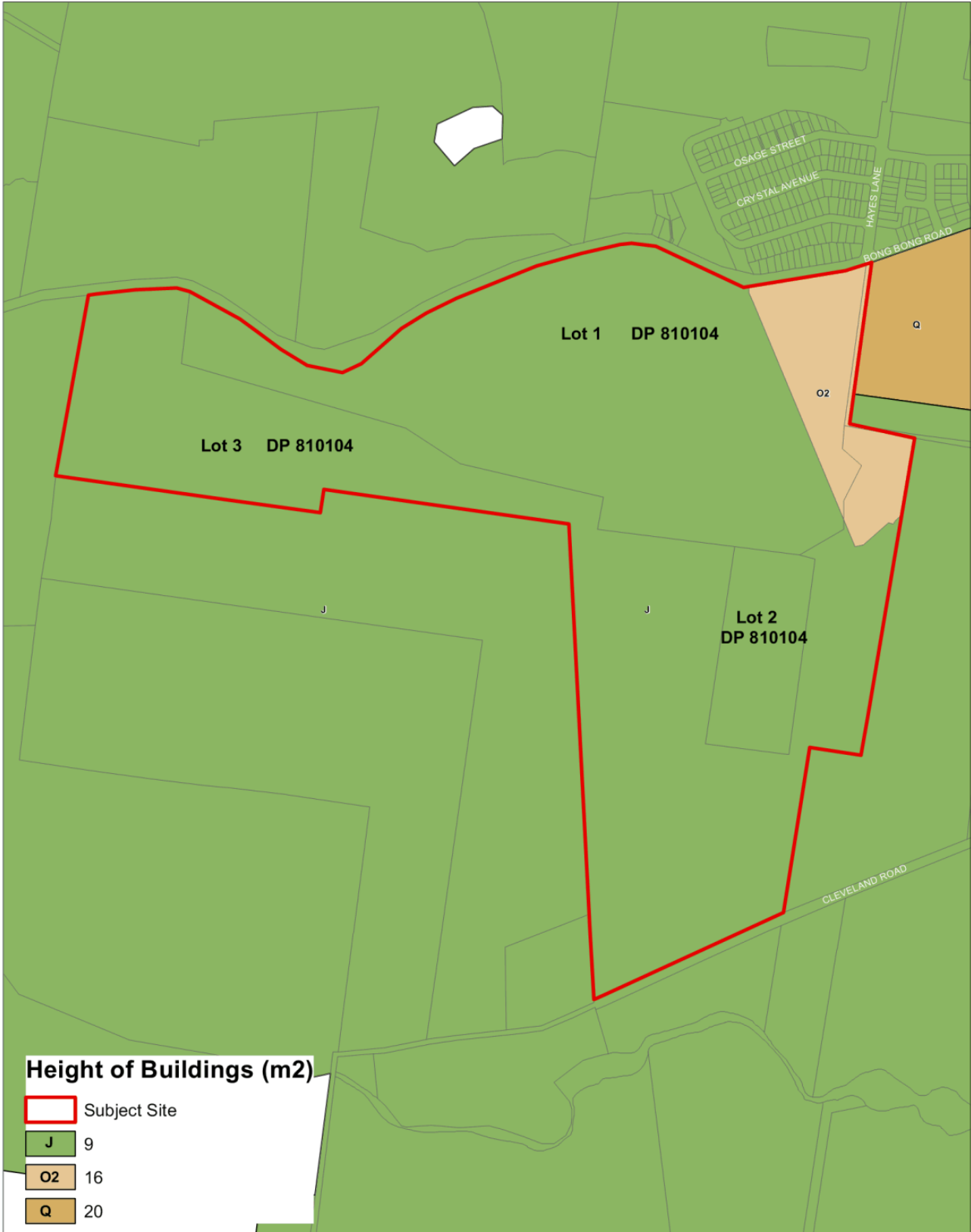
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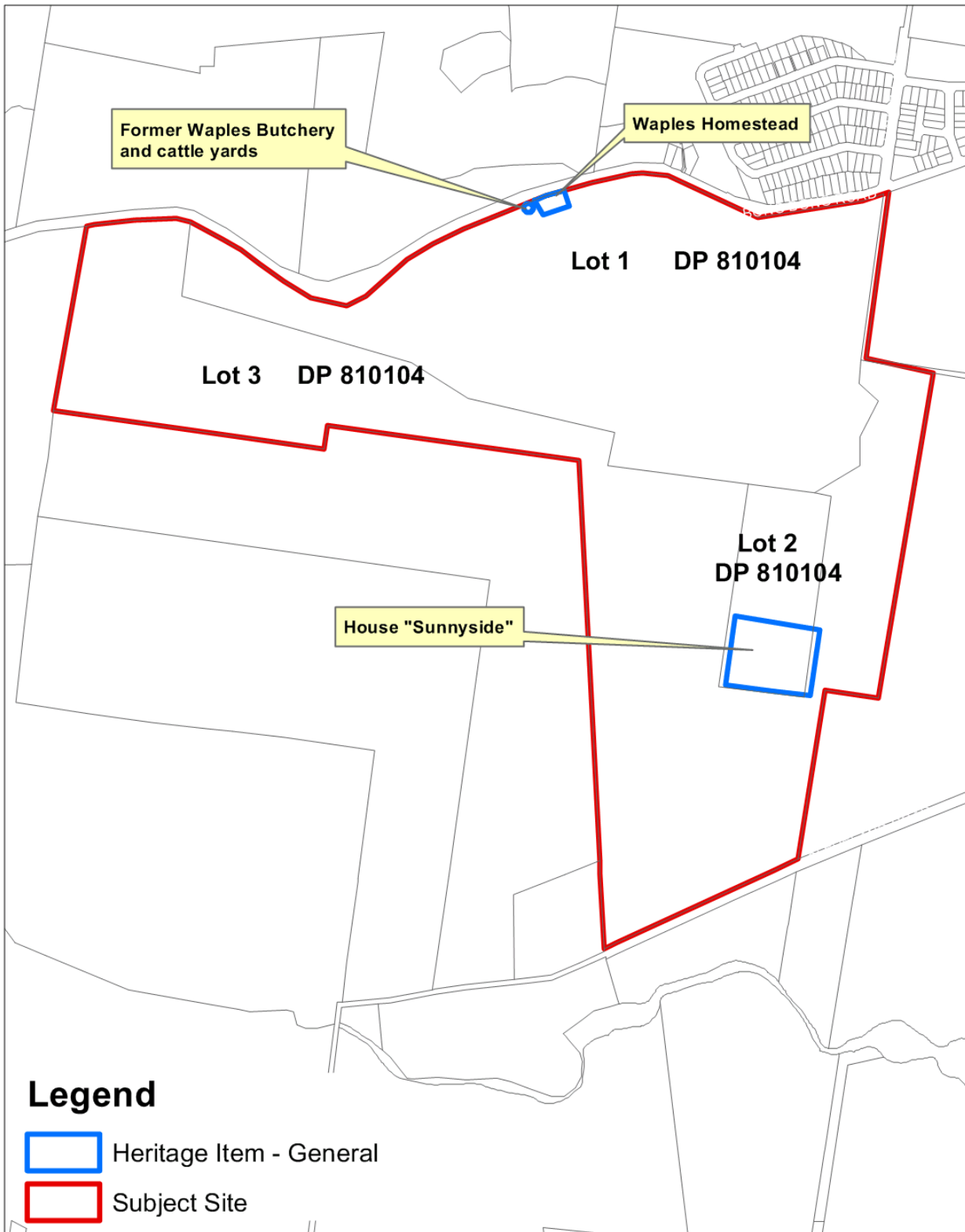


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Legend

- Heritage Item - General
- Subject Site

