

ITEM 1

PUBLIC EXHIBITION - CLEVELAND ROAD NEIGHBOURHOOD PLAN BOUNDARY REVIEW

On 27 November 2023, Council considered the post exhibition report on the Cleveland Road Planning Proposal and resolved (in part) to review the Cleveland Road Neighbourhood Plan boundary contained in the Wollongong Development Control Plan 2009 – Chapter D16 West Dapto Release Area.

A review of the Cleveland Road Neighbourhood Plan precinct boundary has occurred, and it is recommended that the Wollongong Development Control Plan 2009 – Chapter D16 West Dapto Release Area be amended to divide the area into three smaller Neighbourhood precincts.

RECOMMENDATION

- 1 The Wollongong Development Control Plan 2009 – Chapter D16 West Dapto Release Area Figure 17 be amended to show the Cleveland Road Neighbourhood Plan boundary as three smaller Neighbourhood Plan precincts (Attachment 3), that still achieve Neighbourhood Planning objectives.
- 2 The draft Development Control Plan amendment be exhibited for a minimum period of 28 days.
- 3 Following the exhibition, a report on submissions be presented to Council for consideration and finalisation of the Development Control Plan amendment.

REPORT AUTHORISATIONS

Report of: Chris Stewart, Manager City Strategy

Authorised by: Linda Davis, Director Planning + Environment - Future City + Neighbourhoods

ATTACHMENTS

- 1 Current Figure 17 Defined Neighbourhoods in West Dapto
- 2 Review Summary
- 3 Proposed Draft Figure 17

BACKGROUND

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 has identified West Dapto as a priority urban release area to provide housing supply for the expected regional population growth. The WDURA is identified in the Illawarra Shoalhaven Regional Plan 2041 as 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 10 Neighbourhood Plans approved (3,982 lots), and another two draft Neighbourhood Plans under assessment (2,027 lots). The subdivision of land to create 2,055 lots has been approved within the first two stages. Subsequently, Stage 5 (Yallah / Marshall Mount) and parts of Stages 3 and 4 have been rezoned to permit urban development. Almost 12,000 lots are zoned for development, of which some 8,000 lots can be serviced and some 5,200 lots have had Neighbourhood Plans approved. Since 2010, approximately 2,300 lots have been developed and released for housing.

On 27 November 2023, Council resolved to finalise the rezoning of a large portion of the Cleveland Road precinct (within Stage 3), for an estimated 2,275 dwellings. A phase 2 rezoning within the Cleveland Road precinct will be progressed through a subsequent Council report following further consideration of the flood constraints.

The Wollongong Development Control Plan 2009 – Chapter D16 West Dapto Release Area Figure 17 currently shows Stage 3 being covered by two Neighbourhood Plans (Attachment 1) -

- 1 Cleveland Road precinct – covering land subject to the Planning Proposal exhibited in 2023 and reported to Council on 27 November 2023, with phase 1 endorsed to be finalised.

- 2 Cleveland Road West precinct – covering the land rezoned in 2019 and currently being developed by Stocklands, and the rural zoned land to the west adjoining the Huntley Neighbourhood.

This report addresses the Cleveland Road Neighbourhood Plan precinct.

The Cleveland Road Neighbourhood Plan precinct covers 369 hectares, which is the largest precinct in the WDURA and could contain 3,000 dwellings. The land is currently owned by 13 landowners, including Council. The owners are combined into 4 landholder groups which cover the majority of the precinct.

During the preparation of the Cleveland Road Planning Proposal, it became apparent that the landowners have differing priorities and development programs which pose a significant challenge to the orderly development of the precinct.

To address this issue and facilitate the timely delivery of housing, the report considered by Council on 27 November 2023 recommended a review of the existing Cleveland Road boundary. Council resolved (in part) that -

- 1 *The Cleveland Road Neighbourhood Plan boundary in the Wollongong DCP 2009 – Chapter D16 West Dapto Release Area be reviewed to determine if there is an opportunity to establish more practical boundary/s in this location that would still achieve the objectives that underpin neighbourhood planning. A further report will be presented to Council for endorsement should a change be recommended.*

PROPOSAL

Council officers undertook a review of the Cleveland Road precinct (summarised in Attachment 2). Seven options and variations were considered -

Neighbourhood Plan Options	Number of Neighbourhoods
1 No change – retain the single Cleveland Road boundary	1
2 By ownership / representation	6
3 By landuse (eg residential, village centre, business park)	3
4 A north-south split along Cleveland Road	2
a North-south split with a variation	3
5 An East - West split to align with infrastructure delivery	2
a East-west split with a different boundary	2
6 By drainage sub-catchments	6
7 Combination 1 – considering ownership and Cleveland Road	5
a Combination 2 – considering ownership and Cleveland Road	6
b Combination 3 – considering ownership and Cleveland Road (Preferred option)	3

Issues considered -

- The size of each neighbourhood and whether it would achieve neighbourhood planning objective of providing meaningful guidance at a precinct level.
- The number of neighbourhoods -
 - The more neighbourhood plans to consider, the more resources required to manage, report, exhibit.
 - Developers in other parts of the West Dapto Release Area are lodging Concept Development Applications to avoid the Neighbourhood Plan process, especially where multiple ownerships are involved.

- Sydney Water sewerage services being delivered from the east to west along Cleveland Road.
- Council's upgrading of Cleveland Road being proposed to begin in the east at Fowlers Road, and moving westwards.
- Management of stormwater, and the need for integrated drainage outcomes.
- Landownership and current development options / representations.

Option 7b to divide the current Neighbourhood Plan area into 3 residential precincts is the preferred model. Under this option the proposed E3 Productivity Support Business Park does not require a Neighbourhood Plan, as it is a standalone site.

To implement the change, Wollongong Development Control Plan 2009 – Chapter D16 West Dapto Release Area Figure 17 requires updating (Attachment 3).

It is recommended that Council endorse the exhibition of the draft revised Figure 17 to enable landowner, stakeholder and community input. The draft amendment would be exhibited for a minimum period of 28 days.

CONSULTATION AND COMMUNICATION

The review of Cleveland Road Neighbourhood Plan boundaries was undertaken by Council officers.

The landowner/developer group was advised of the review and the preferred option. The landowner/developer group are generally supportive of the preferred option.

PLANNING AND POLICY IMPACT

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

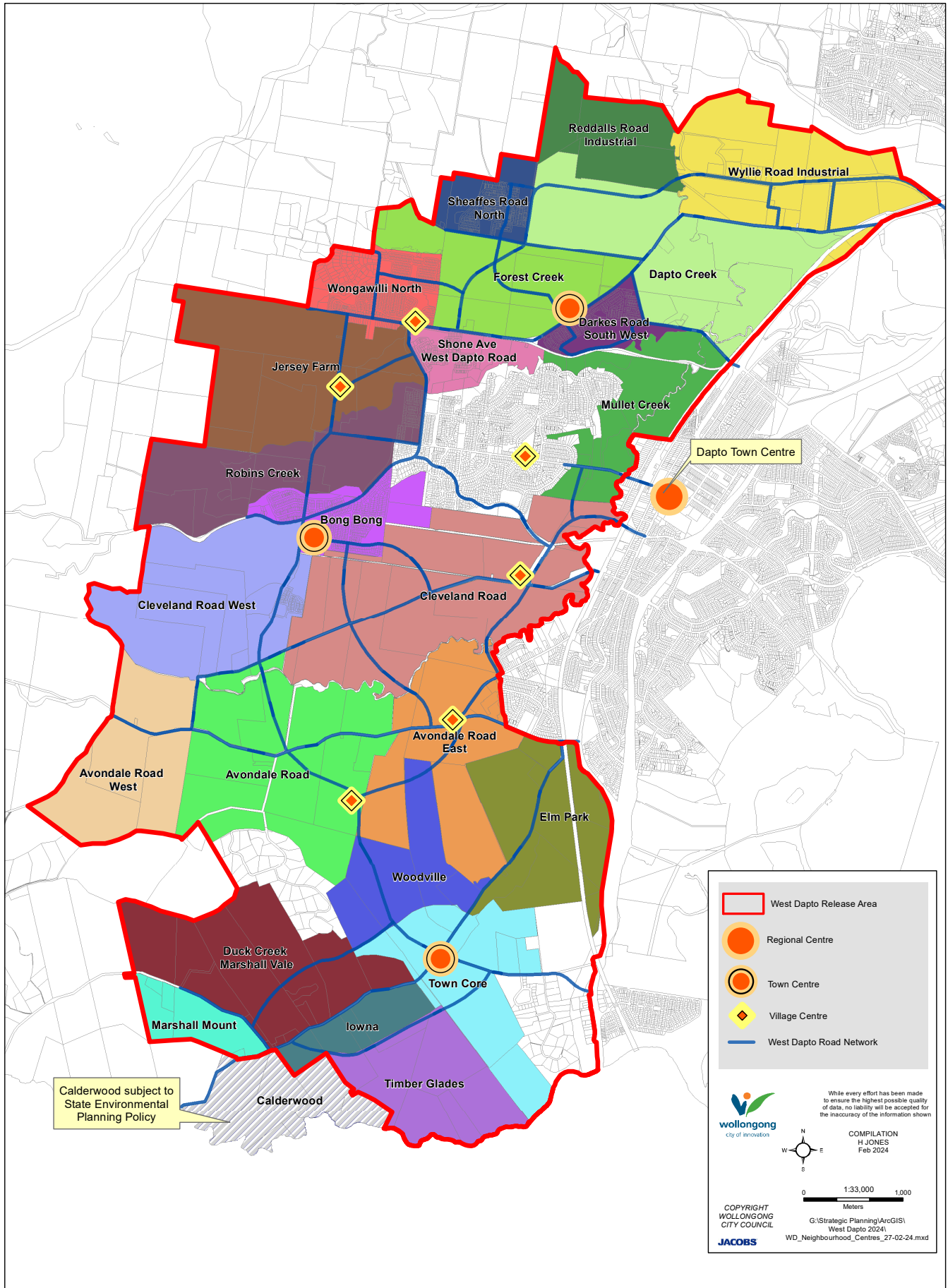
Community Strategic Plan 2032		Delivery Program 2022-2026	
Strategy		Service	
1.6	West Dapto urban growth is effectively managed with facilities and spaces to support the future community.	Land Use Planning	

CONCLUSION

A review of the Cleveland Road Neighbourhood Plan precinct boundary recommends that the precinct be divided into three small Neighbourhood Plan areas to create more manageable areas, assist with the delivery of housing while still achieving neighbourhood scale outcomes.

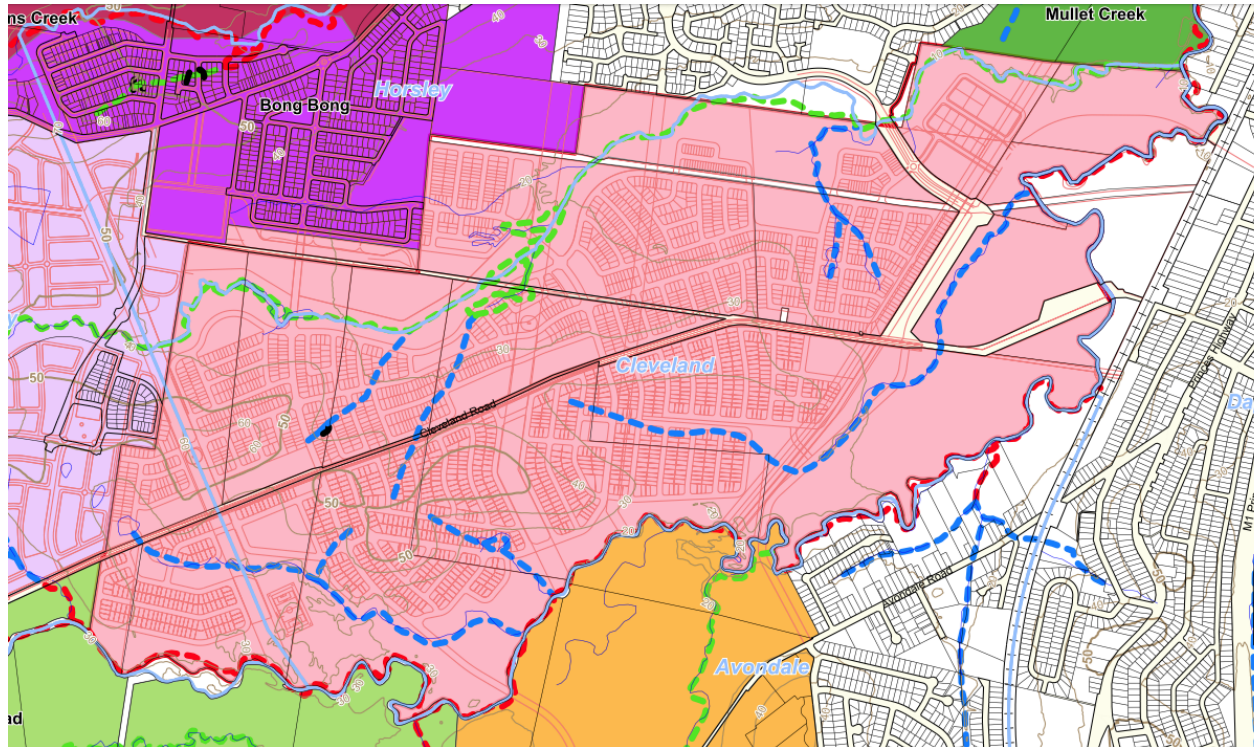
It is recommended that an amendment to the Wollongong Development Control Plan 2009 – Chapter D16 West Dapto Release Area be endorsed for exhibition, proposing to divide the Cleveland Road Neighbourhood Plan precinct into three smaller Neighbourhood precincts.

Defined Neighbourhoods in West Dapto Urban Release Area



Cleveland Road – Neighbourhood Plan boundary options

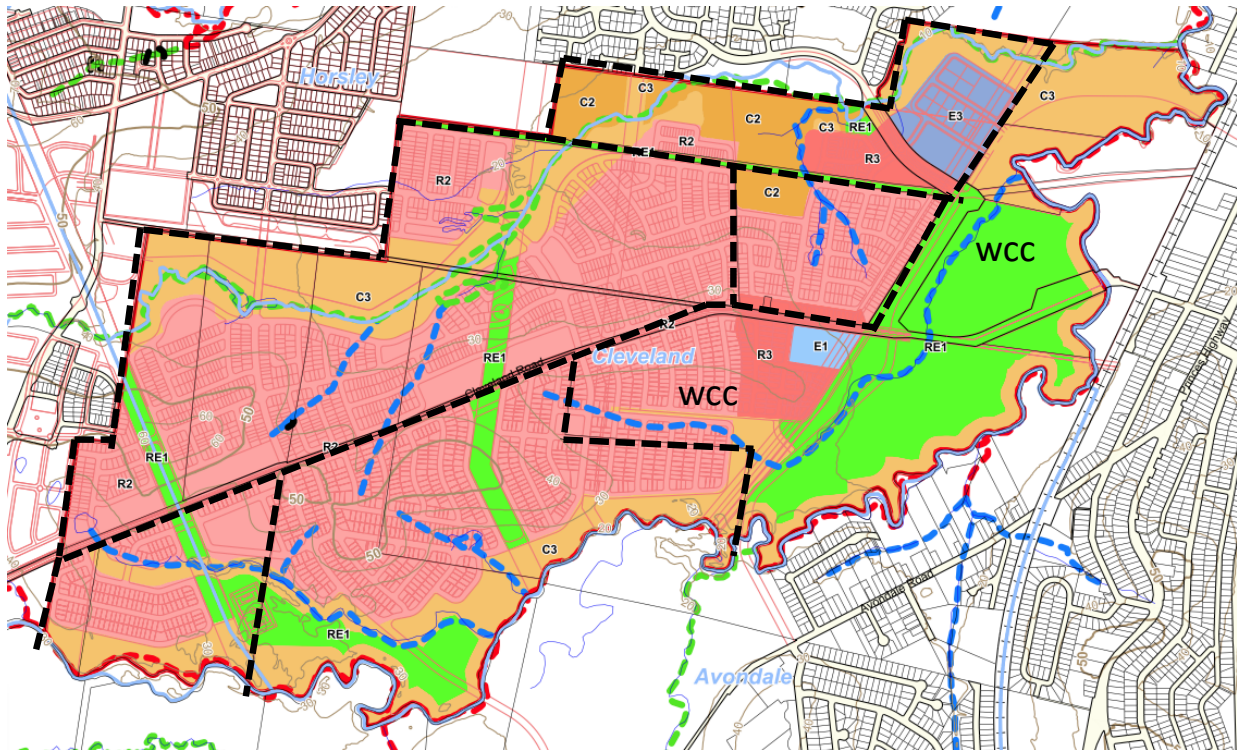
Option 1 – No change – retain current Cleveland Neighbourhood Plan boundary



Issues & considerations:

- Largest NP precinct (369ha)
- Fragmented ownership
- Includes 2 main drainage catchments
- Development timing may not align with servicing
- 1 assessment / exhibition process (rather than multiple)
- Land owners not working together cooperatively
- Concept DAs likely alternate pathway

Option 2 - by ownership / representation

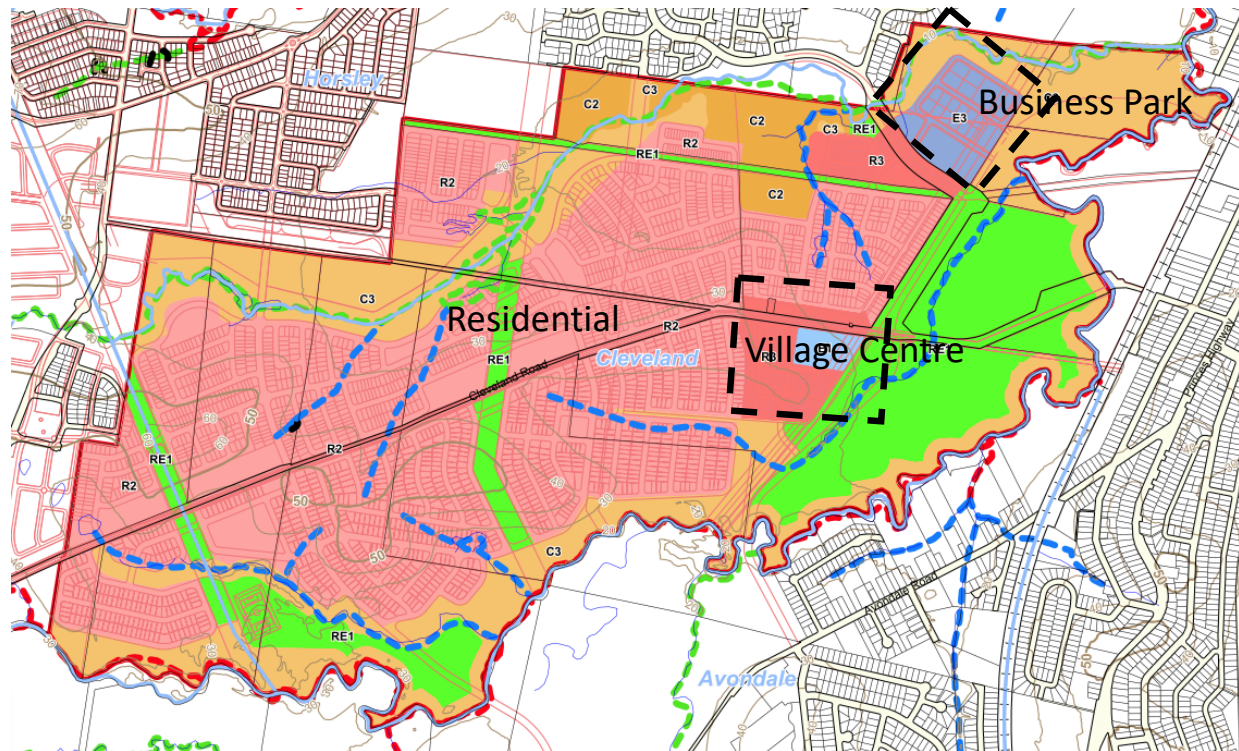


Note: Exhibited draft zones shown

Issues & considerations:

- 6 small neighbourhoods
- More NP reports and Council resources
- Does not achieve NP objectives (each lot considered in isolation)
- May result in quicker development – each owner doing own thing

Option 3 - by land use

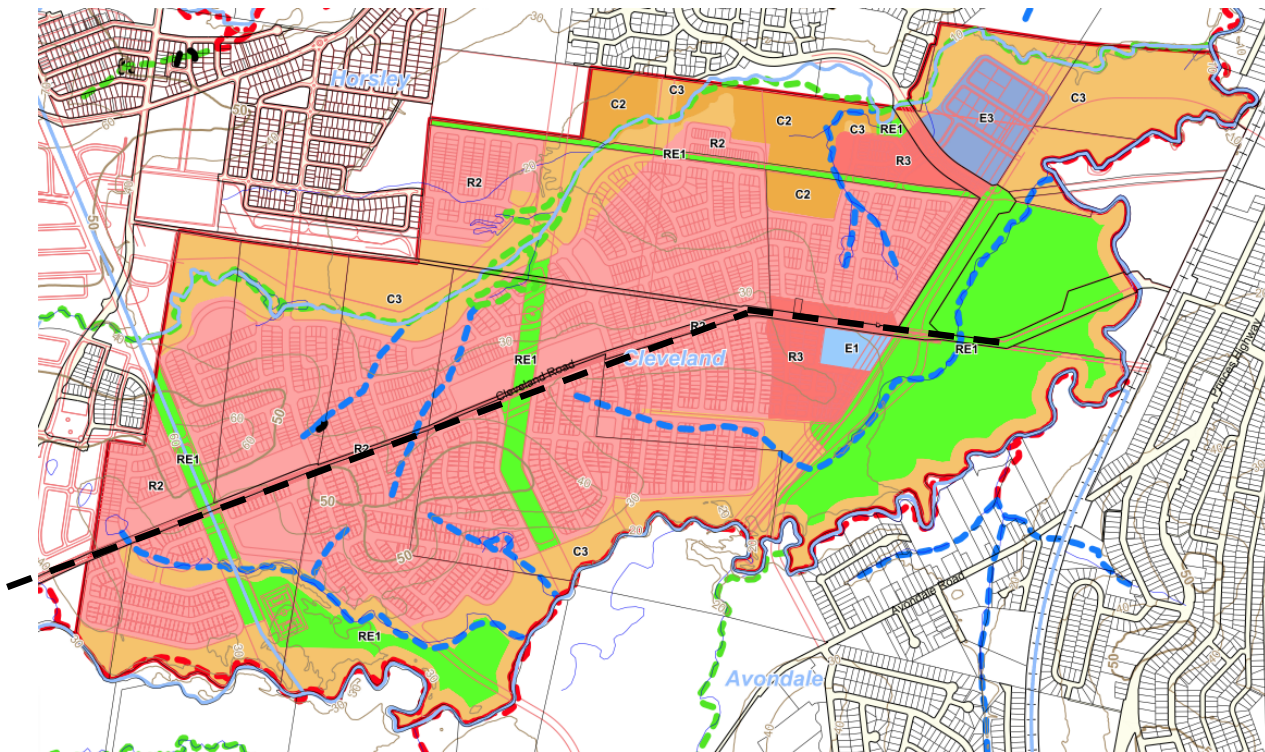


Note: Exhibited draft zones shown

Issues & considerations:

- 3 neighbourhoods
- Similar issues to existing situation – as all residential land is in 1 large NP

Option 4 - by Cleveland Rd – north / south

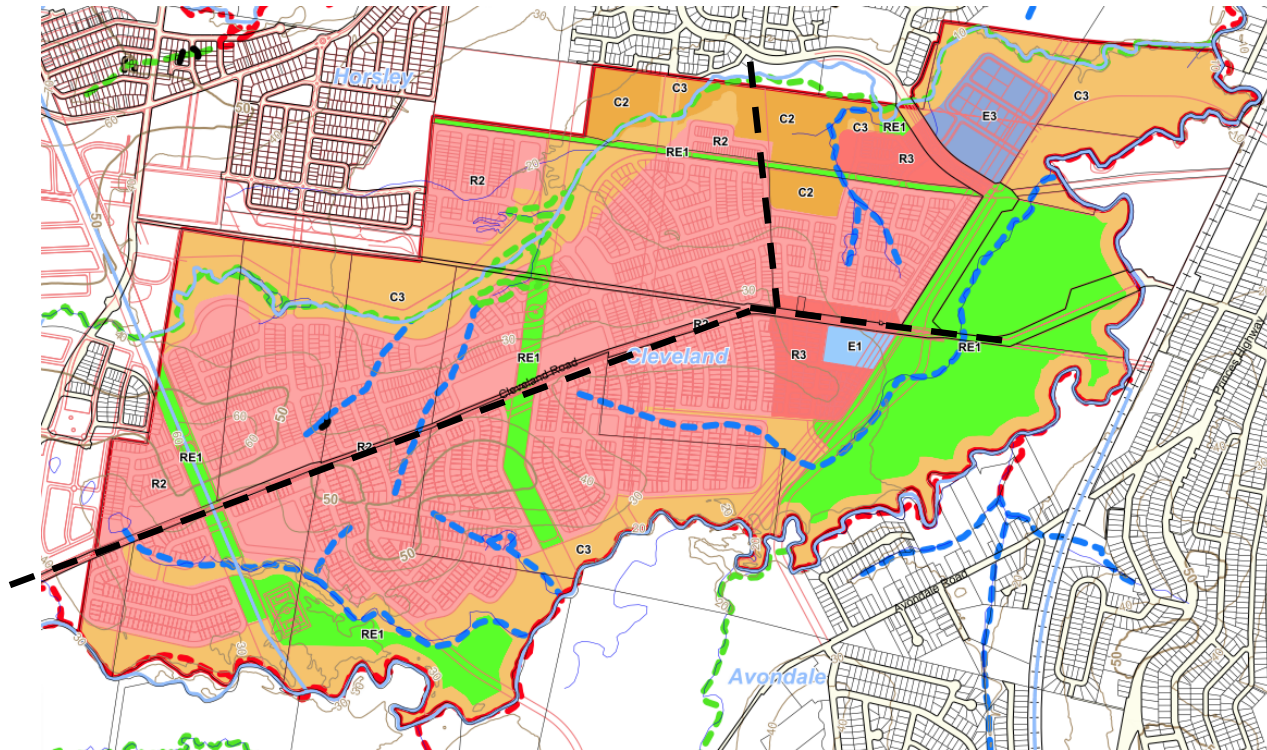


Note: Exhibited draft zones shown

Issues & considerations:

- 2 large neighbourhoods
- Separates the main drainage catchments
- Doesn't align with east-west servicing
- Doesn't support Cleveland Rd east-west construction

Option 4a - by Cleveland Rd – north / south

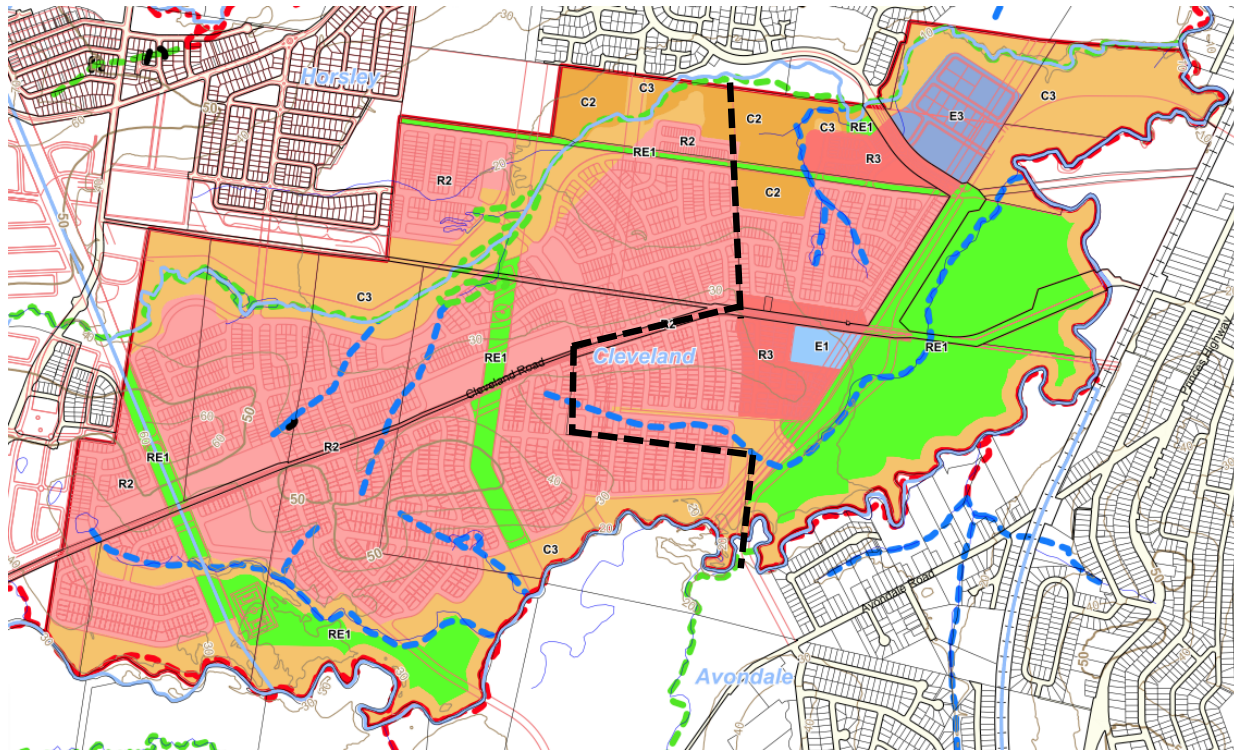


Note: Exhibited draft zones shown

Issues & considerations:

- 3 neighbourhoods
- Separates the main drainage catchments
- Some consideration of ownership pattern
- Doesn't align with east-west servicing
- Doesn't support Cleveland Rd east-west construction

Option 5 - by east / west

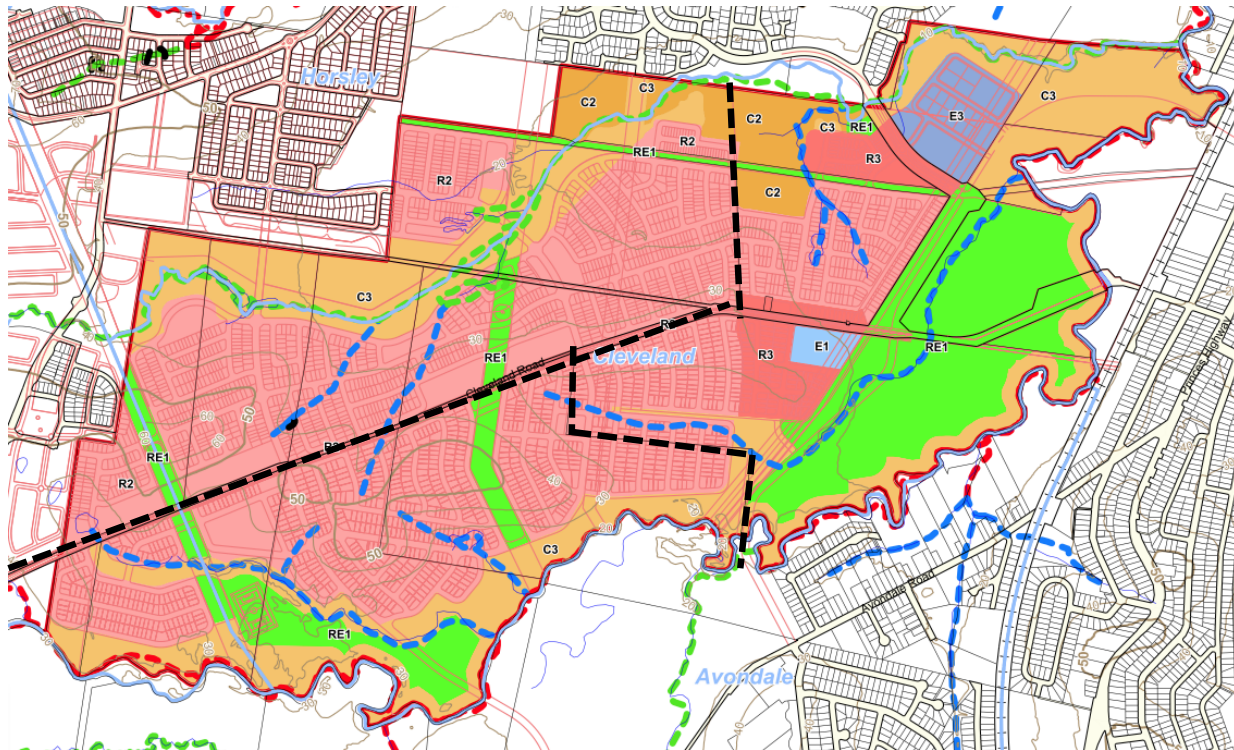


Note: Exhibited draft zones shown

Issues & considerations:

- 2 neighbourhoods
- Reflects Sydney Water east to west servicing
- Reflects Cleveland Rd to east to west upgrading
- Some consideration of ownership pattern

Option 5a - by east / west & north / south

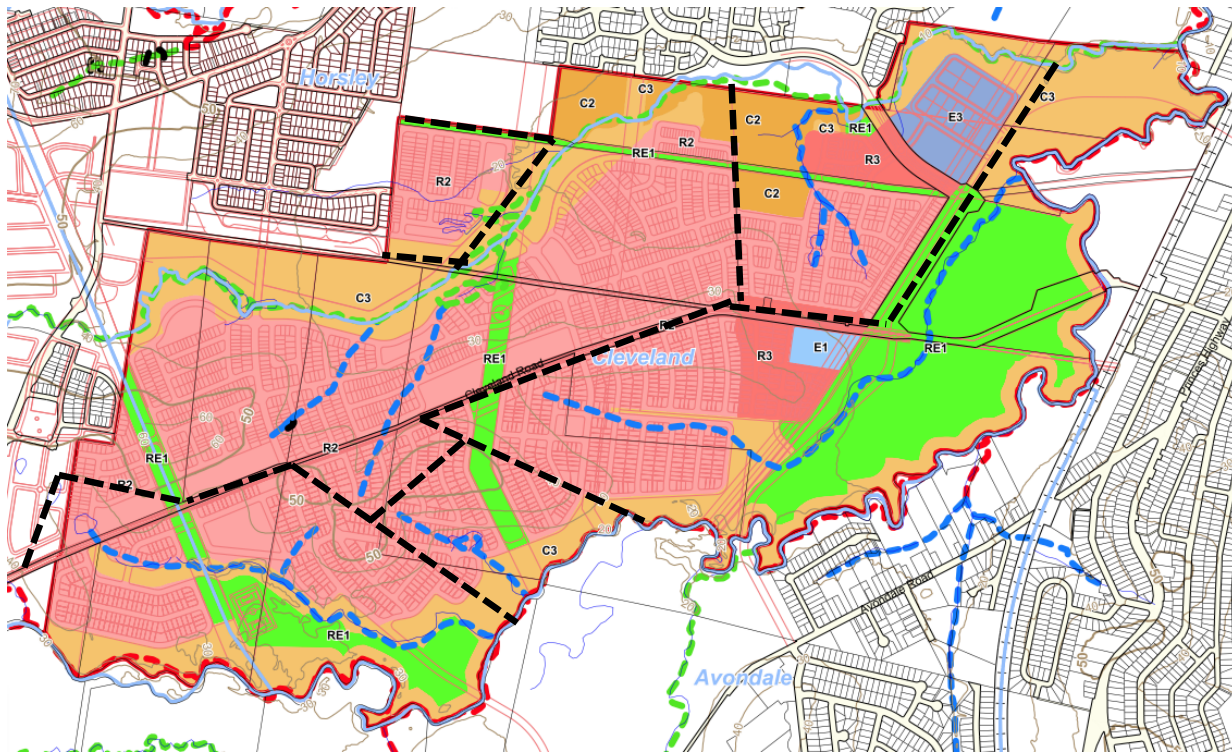


Note: Exhibited draft zones shown

Issues & considerations:

- 3 neighbourhoods
- Separates the main drainage catchments
- Some consideration of ownership
- Reflects Sydney Water east to west servicing
- Reflects Cleveland Rd to east to west upgrading

Option 6 - by drainage sub-catchments

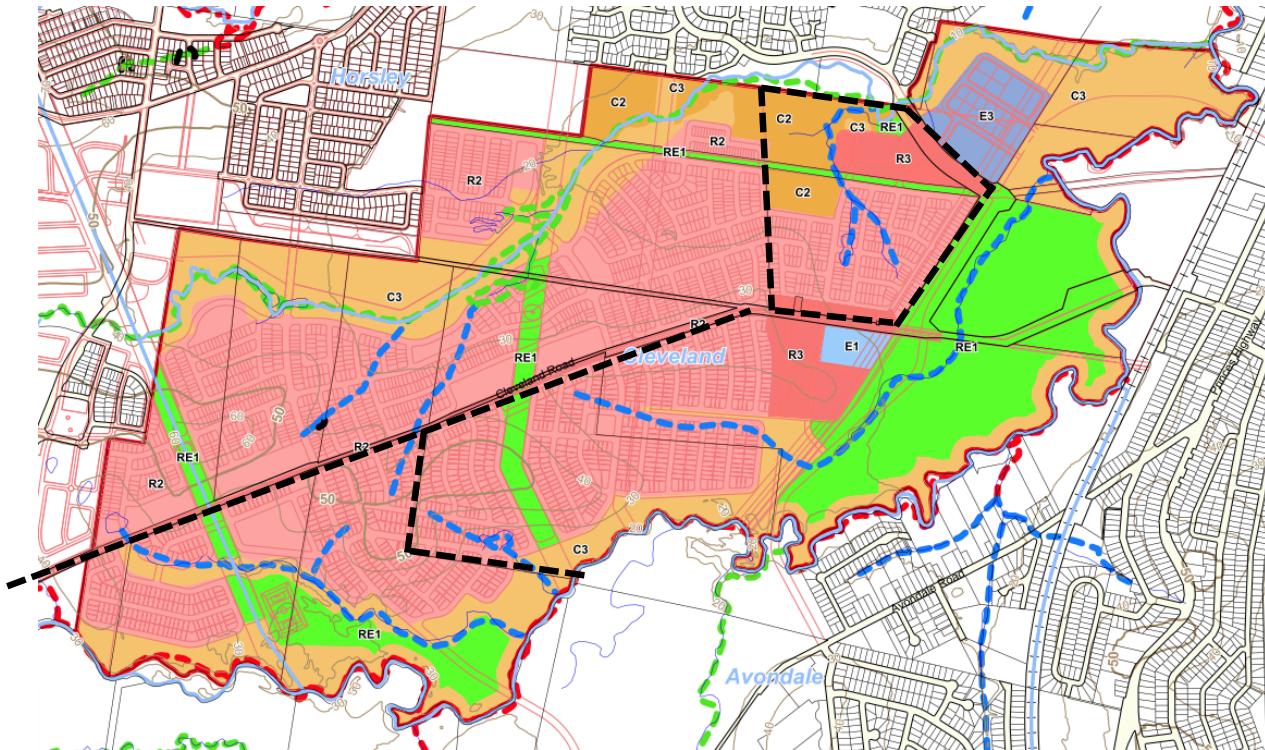


Note: Exhibited draft zones shown

Issues & considerations:

- 6 neighbourhoods
- Separates the sub-drainage catchments
- Too many sub-catchments
- More NP reports and Council resources
- Little consideration of ownership
- Divides lots into multiple neighbourhoods
- Doesn't reflect servicing

Option 7 - by combination 1

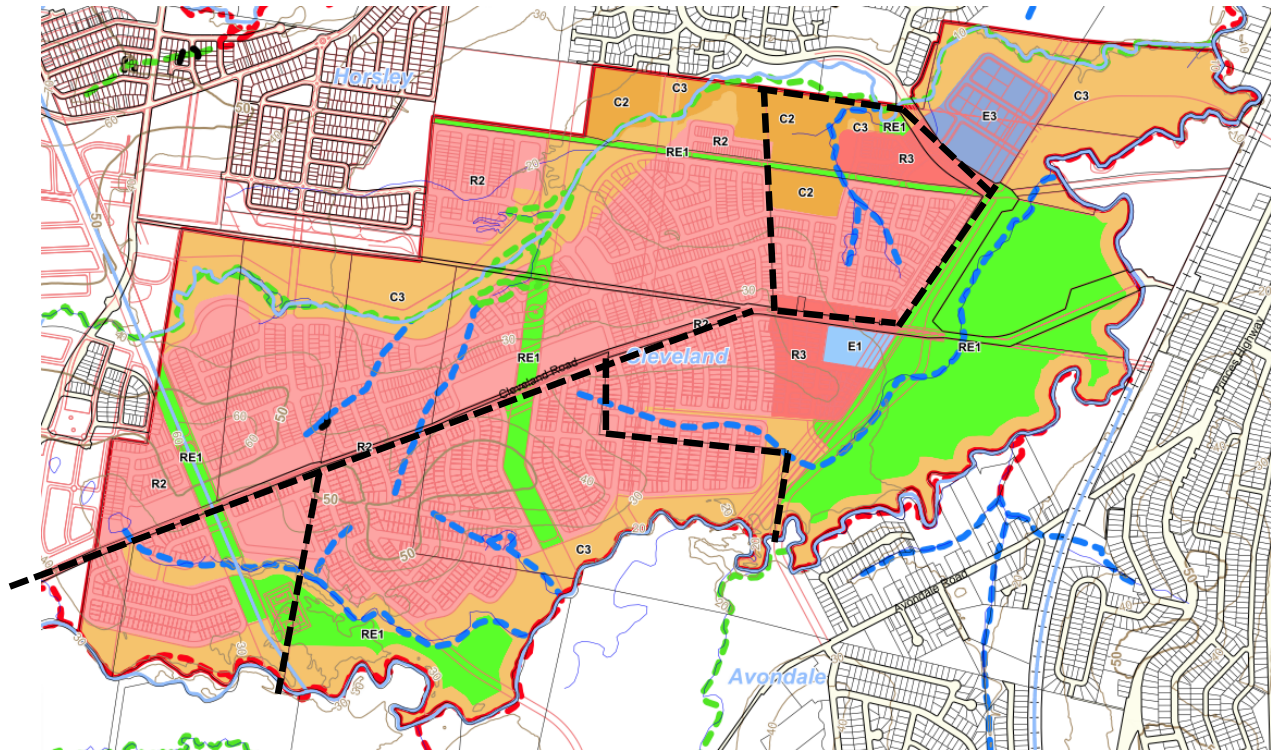


Note: Exhibited draft zones shown

Issues & considerations:

- 5 neighbourhoods
- Some consideration of drainage catchments
- Some consideration of ownership
- E3 land standalone

Option 7a – by combination 2

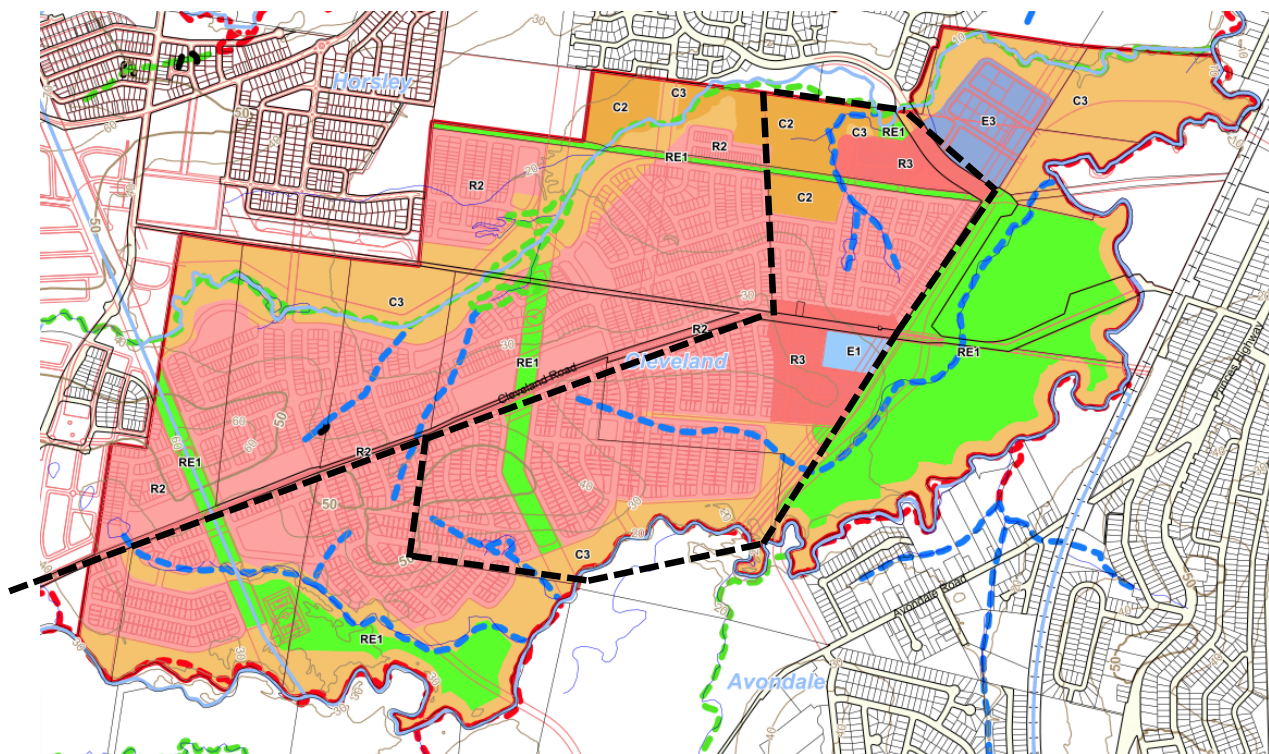


Note: Exhibited draft zones shown

Issues & considerations:

- 6 neighbourhoods
- Some consideration of drainage catchments
- Some consideration of ownership
- E3 land standalone

Option 7b – by Combination 3 - Preferred



Note: Exhibited draft zones shown

Issues & considerations:

- 4 neighbourhoods
- Consideration of servicing from east to west
- Some consideration of drainage catchments
- Some consideration of ownership
- Consideration of servicing
- E3 land standalone

Defined Neighbourhoods in West Dapto Urban Release Area

