

**ITEM 5 POST EXHIBITION - CLEVELAND ROAD NEIGHBOURHOOD PLAN BOUNDARY REVIEW**

On 18 March 2024, Council resolved to exhibit an amendment to the Cleveland Road Neighbourhood Plan boundary contained in the Wollongong Development Control Plan (DCP) 2009 – Chapter D16 West Dapto Release Area, to divide the large neighbourhood precinct into three smaller neighbourhoods.

The draft DCP amendment was exhibited from 29 April 2024 to 27 May 2024. As a consequence of the exhibition, six (6) submissions were received.

It is recommended that the amendment to the Cleveland Road Neighbourhood Plan boundary that is shown in Figure 17 of the Wollongong Development Control Plan 2009 – Chapter D16 West Dapto Release Area be adopted, to divide the area into three smaller neighbourhood precincts.

**RECOMMENDATION**

- 1 The amendment to Wollongong Development Control Plan 2009 – Chapter D16 West Dapto Release Area Figure 17 be adopted to show the Cleveland Road Neighbourhood Plan boundary as three smaller Neighbourhood Plan precincts (Attachment 2),
- 2 A Notice be published on Council's website of the adopted amendments to Wollongong Development Control Plan 2009 – Chapter D16 West Dapto Release Area Figure 17 and the commencement (in force) date.

**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 Proposed Draft Figure 17

**BACKGROUND****West Dapto Urban Release Area**

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

The NSW Department of Planning, Housing and Infrastructure 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.

**Cleveland Road Neighbourhood Plan Boundary Adjustment**

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 for delivery of an estimated 600 additional dwellings was progressed by Council on 6 May 2024.

The Wollongong DCP 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 and 6 May 2024.
- 2 Cleveland Road West precinct – covering the land rezoned in 2019, 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 four landholder groups which cover most 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.*

Council officers undertook a review of the Cleveland Road precinct boundary and considered seven options and variations. 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 WDURA are lodging Concept Development Applications rather than following 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.

The option to divide the current Neighbourhood Plan area into three residential precincts was 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.

On 18 March 2024, Council considered the review and resolved to exhibit an amendment to the Cleveland Road Neighbourhood Plan boundary contained in the Wollongong DCP 2009 – Chapter D16 West Dapto Release Area, to divide the Cleveland Road neighbourhood precinct into three smaller neighbourhoods. The three proposed neighbourhood precincts are referred to as Cleveland Road North, Cleveland Road South, and Cleveland Road East (Attachment 2).

The draft DCP amendment was exhibited from 29 April to 27 May 2024.

## PROPOSAL

As a consequence of the exhibition process, Council received six (6) submissions, including one (1) from a community member and five (5) from State agencies. A summary of the submissions is provided below –

Submitted	Issue	Comment
Transport for NSW (TfNSW)	<ul style="list-style-type: none"> <li>• No objection.</li> <li>• Regard be had for the comments in the TfNSW letter dated 3 November 2022 when preparing the Neighbourhood Plans for each proposed precinct. This letter is in relation to the Planning Proposal for the Cleveland Road Precinct resolved by Council on 27 November 2023.</li> </ul>	Noted
Sydney Water	No objection	Noted
NSW Environmental Protection Agency (EPA)	No objection.	Noted
Heritage NSW	<ul style="list-style-type: none"> <li>• Consideration for State Heritage Item listed as 'Horsley Homestead' (SHR item number 00134), located at Bong Bong Road, Dapto.</li> <li>• Should adequately consider the Aboriginal cultural heritage values and constraints of the proposal.</li> <li>• To be consistent with the requirements of Section 9.1 (Direction 2.3 - Heritage Conservation) of the <i>Environment Planning and Assessment Act 1979</i>.</li> <li>• To consider the heritage values as part of the Planning process and in line with the Regional Plan.</li> </ul>	<ul style="list-style-type: none"> <li>• Noted. These comments relate to Planning Proposal considered on 27 November 2023. This project does not relate to change of zoning or development controls but is rather a procedural review of the precinct boundaries.</li> <li>• Horsley Homestead is located in Horsley and not in the Cleveland Rd precinct.</li> </ul>
NSW State Emergency Services (SES)	<ul style="list-style-type: none"> <li>• Regard be had for the comments in the SES letter dated 30 October 2022.</li> <li>• Note the loss of evacuation route in the 1% Annual Exceedance Event (AEP) and inundation. To avoid risk to life and property, occupants would need to evacuate prior to evacuation routes becoming cut.</li> <li>• Note in the Probable Maximum Flood (PMF) event, several dwellings along the PMF extent would be impacted by flooding with depths of up to 0.5m.</li> <li>• Recommend investigating access/egress routes for the Cleveland Road Neighbourhood to facilitate rising road access and/or reduce the frequency of isolation of the proposed community.</li> </ul>	<ul style="list-style-type: none"> <li>• Noted. These comments relate to Planning Proposal on 27 November 2023. This project does not relate to change of zoning or development controls but is rather a procedural review of the precinct boundaries.</li> <li>• Access routes will be considered as part of individual neighbourhood plans for the 3 precincts.</li> </ul>
Public Submission	<ul style="list-style-type: none"> <li>• If the fragmentation of the Cleveland Neighbourhood will impact the contributions received for social infrastructure? ie, are contributions received for a neighbourhood area used in that neighbourhood or distributed into other areas?</li> </ul>	<ul style="list-style-type: none"> <li>• There will be no change to the contributions received.</li> <li>• Contributions collection and distribution is outlined in the West Dapto Development Contribution Plan 2023.</li> </ul>

## CONSULTATION AND COMMUNICATION

The draft DCP amendment was exhibited from 29 April to 27 May 2024. The exhibition was advertised through -

- Letters were sent to affected owners, the surrounding property owners, and State agencies.
- Newspaper advertisement.
- Council's website.
- Hard copies at Council's Customer Service Centre.
- Hard copies at Wollongong and Dapto Libraries.

The suite of documents included in the public exhibition was as follows –

- Council Report and Minutes (18 March 2024).
- Wollongong Development Control Plan 2009 Chapter D16 West Dapto Urban Release Area.
- Current map of boundary.
- Proposed map of boundary.

Council's exhibition webpage received 119 views, 137 documents were downloaded, and one comment made.

As a consequence of the exhibition, six (6) submissions were received.

## 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

The draft DCP chapter is broadly consistent with -

- Illawarra Shoalhaven Regional Plan 2041 (2021) as it supports urban development within the West Dapto urban release area.
- Wollongong Local Strategic Planning Statement 2020, as it supports urban development within the West Dapto urban release area.
- Council's West Dapto Vision (2018). The site is part of the WDURA and is recognised as a major regional urban growth area.

## FINANCIAL IMPLICATIONS

There are no immediate financial implications arising from this Council report. There is an ongoing financial commitment to the WDURA.

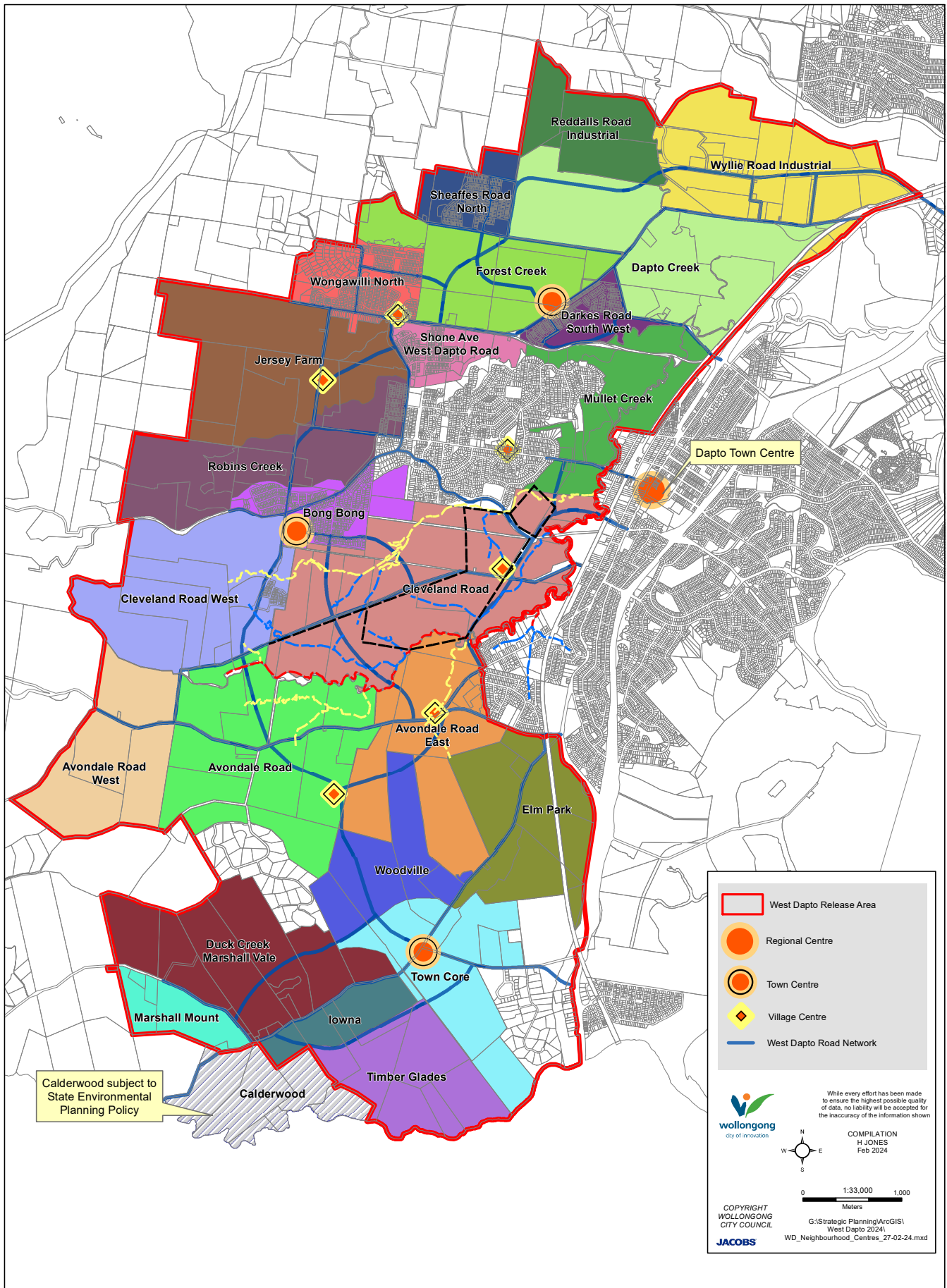
## CONCLUSION

A review of the Cleveland Road Neighbourhood Plan precinct boundary recommended 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.

The proposal was exhibited, and five submissions were received.

It is recommended that an amendment to the Wollongong Development Control Plan 2009 – Chapter D16 West Dapto Release Area Figure 17 be adopted, to divide the Cleveland Road Neighbourhood Plan precinct into three smaller Neighbourhood precincts.

Defined Neighbourhoods in West Dapto Urban Release Area



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