

The Hon. SOPHIE COTSIS: I would like to acknowledge everyone who has attended today, and the local member Noreen Hay. Mr Mayor, thank you for your letter to the Committee and your opening address. Has the Wollongong City Council developed an affordable housing policy as a council?

Mr BRADBERRY: It is not up to finalisation but that is where we are heading in as much as we have put a few things in place. As I said, \$9 million came from the last Federal Government in terms of subsidising deposits. Many people cannot even get the money together for a deposit. So we are putting that in place. But there will be other incremental factors going into our affordable housing policy.

The Hon. SOPHIE COTSIS: So this will form part of your affordable housing policy for Wollongong?

Mr BRADBERRY: Yes, and we are also looking forward to the outcomes of this inquiry.

The Hon. SOPHIE COTSIS: I am interested in this \$9 million from the Federal Government. Was that from the previous Labor Government?

Mr BRADBERRY: Yes.

The Hon. SOPHIE COTSIS: I am interested in the subsidy. How is it going to work exactly?

Mr BRADBERRY: It will be a sliding scale in terms of the dynamics of the individual or family that applies. I am sorry I cannot provide you with the exact detail now. I will take this on notice and supply that detail for you. Basically what we are looking at is a means by which we will supply the deposit,

The West Dapto Home Assistance Program is an initiative of Council established with funding received under the federal Government's Building Better Regions Cities Program. We received \$9.22M and are using these funds to assist low to moderate income earners to enter the housing market in the West Dapto Urban Release Area.

Initially we propose to offer assistance to 123 households – 27 packages in the first year and 48 in the following 2 years

The funding will be provided by way of a security deposit with IMB (local community bank), which will remain in Council's name but act as security against the home loan. When a program borrower's equity in their home increases, the security deposit will be released and recycled, allowing other people to participate in the program. Council hopes to be able to help as many as 300 households to buy their own home over the next 15 years.

A security deposit will be placed by Council with the IMB for the purpose of a home by an approved applicant. The amount of the security deposit will be 20% of the price of the home which is capped at \$75,000 in the first year of the program. This deposit remains in Council's name and acts as a security against the home loan, in addition to the mortgage. Interest earned on the security deposit will be credited to the home loan. Program borrowers will not be able to redraw on their principal repayments, or on the interest credited to the home loan from the security deposit.

Eligibility

To qualify as a low to moderate income earner,, the household income must not be higher than the income limiste set under the National Rental Affordability Scheme. In addition, applicants must mee tth elending criteria of the IMB to qualify for a home loan.

Household composition	Initial household gross income limit (\$)
1 adult	45,956
2 adults	63,535
Sole parent with 1 child	63579
Sole parent with 2 children	78,822
Sole parent with 3 children	94,065
Couple with 1 child	78,778
Couple with 2 children	94,021
Couple with 3 children	104,913

The Hon. SOPHIE COTSIS: So the details in terms of the income level, and where people will be

able to afford a property and whether it is a unit or a house, will be determined by you?

Mr BRADBERRY: Yes, it would be determined depending on the ability to pay back, of course. But at the same time we will be conscious of the fact that many cannot. They can pay their rent but they cannot save up for a deposit. The idea is that the rent then becomes the repayment on the deposit, which gets them started. So that is the system. I will need to check on the interest. I think it is either no interest or very low interest. I will get that clarified for you. We are still working through some of that detail.

The Hon. SOPHIE COTSIS: Thank you, it would be great if you could get that clarified. So it will be worked out over three years. So if there is an interest component then that will be paid off over the three years?

Council will not earmark homes that can be purchased under the program – the only requirements relating to the home are :

- The purchase price of the home must not exceed the cap of \$375,000
- The home must be within the Est Dapto Urban Release Area and maybe a built home or a house and land package.

The interest on the loan is determined by the IMB and current fixed or variable interest rates.

In relation to the deposit – the security deposits will remain in place to secure the home loan for a minimum of five years unless early exit is required. After five years, the property will be revalued and if the value has increased to the point that the initial loan value has reduced to 80% or less of the property value, the security deposit will no longer be required by the IMB to secure the mortgage and the deposit will be released to Council. If not, the security deposit will remain and the property will be revalued at a later date. Security deposits may also be released in the event of an early exit, including the sale of the property or in the event of default on the home loan.

The Hon. SOPHIE COTSIS: A number of councils have appeared before the Committee. We heard from one in Sydney and from two yesterday, Shoalhaven City Council and Shellharbour City Council. It was very interesting to hear what Shellharbour had to say. One of the questions I asked was whether they support mandated targets for affordable housing in new developments. What is your view?

Mr BRADBERRY: There is a focus upon that too, and it should be there. As I said, the West Dapto land release will involve some affordable housing.

The Hon. SOPHIE COTSIS: Do you have a percentage for that?

Mr BRADBERRY: I do not have that on me at the present time but I certainly could supply that for you as well.

The Hon. SOPHIE COTSIS: That would be good, thank you.

Mr BRADBERRY: Yes, but it is a significant and important part of the West Dapto land release. The developers have been more or less instructed that that is part of the mix.

The Hon. SOPHIE COTSIS: So you are actually saying to the developers that the expectation from your council is that they need to have a component of affordable housing in the development?

Mr BRADBERRY: Yes, and I will get the exact percentage and the exact wording for that as well.

After liaising with our land use planners, there is no definitive percentage of types of housing, however the West Dapto Release Area Chapter of the DCP has been developed to guide the development of the release area over the next thirty to forty years. The Master Plan provides for development of the area. The future urban structure and master plan for West Dapto is shown in Figures 4.1 and 4.2. It is characterised by a series of residential precincts generating approximately 17,050 dwellings.

Upon gazettal of Wollongong LEP (West Dapto) 2009 Stages 1 & 2 (Figure 4.3) were released (6,900 dwellings), however the release of Stages 3 & 4 and the Yallah-Marshall Mount precinct have been deferred pending further review. Stages 1 & 2 are characterised by:

- ☐ The Kembla Grange employment area.
- ☐ the expansion of the Dapto Town Centre to a major regional centre, acting as the primary retail destination within West Dapto to provide higher order goods, regional community facilities,

employment opportunities, higher density housing and a transport interchange, serving both the existing and future communities,

Development potential for approximately 6,900 dwellings representing lot supply to cater for the predicted demand of the next 15-20 years;

Higher density housing areas will enable the provision of a range of housing products, including 3-4 storey apartments, 2-3 storey townhouses and single storey villas and courtyard homes. A range of housing types are to be provided to ensure that the housing needs of all household types are met. A diverse demographic profile will help ensure a sustainable and vibrant community in the long term. The areas of lower residential density (R2 Low Density Residential zone). In the early stages of the release these areas should provide an average of 13 dwellings per hectare and then in later stages, 15 dwellings. In the more sensitive areas, the structure plan proposes around 5 to 10 dwellings per hectare to enable protection of environmental values and minimize visual impact.

The subdivision layout has been developed to meet a range of housing needs and provide housing diversity and choice.

The Hon. MATTHEW MASON-COX: Welcome, Mr Mayor, and thank you very much for coming in. I have a couple of questions in relation to your contributions to date. I note your comments about the Wollongong LEP, which was submitted to the State Government. I note that in your submission you say it was not supported by the Department of Planning and Infrastructure in terms of the initiatives proposed for affordable housing. Can you outline that for us and the reasons why, and precisely what initiatives you did put forward to the State Government?

Mr BRADBERRY: I do not have that detail on me at the present time so can I take that question on notice and supply that information to you.

Council proposed bonus floor space ratio provisions in the draft LEP. However the Department advised that SEPP (Affordable Rental Housing) provided the State's response to affordable housing and therefore our proposal was not accepted.

Ms JAN BARHAM: I will follow up with a question on notice about that. Having grown up in the area I know it quite well and I am concerned to see that there are some places where public housing is being sold off rather than a potential for more housing to be realised in some of those areas. Does the Government consult with council about those opportunities and the potential for increasing the level of housing stock or the mix and the provision, as you said, of other social services to enhance social capital?

Mr BRADBERRY: I cannot give you the exact detail of that negotiation or interaction. I do not have that detail before me at present, but our relationship with the department of planning and housing is quite amenable because ultimately we also have to pick up in areas of supplying or maintaining the road infrastructure and other pressures on our services as well. I just do not have that exact detail before me at present but we can provide that for you.

No. Council will be trying to engage with Housing NSW to discuss opportunities to increase housing stock. Council investigations have shown that additional housing opportunities can be achieved in some locations under the current controls – through the subdivision of large lots into smaller lots, or through multi-dwelling housing.

CHAIR: Perhaps this is a question you could take on notice but would your council have a decision on abolishing minimum lot sizes to deal with affordable and social public housing?

Mr BRADBERRY: I would have to test the council on that in as much as that is a challenging one.

CHAIR: Could you take it on notice?

Mr BRADBERRY: Yes. But personally I think that is inevitably the way to go because we are not getting much in terms of expansion of infrastructure funds, and so on, so we have to look at how, on infill, we can create those higher densities, which in some respects we are because the example is this precinct around here.

We do have 300 square metre allotments in the West Dapto Masterplan to cater for affordable housing. Apart from this we not aware of any discussions to remove minimum lot sizes. It does not apply to dual occupancy, multi-unit housing or residential flat building developments

General Eligibility Criteria

- ✓ Each applicant is an Australian citizen or permanent resident.
- ✓ Each applicant must be a natural person (not a company or trust), at least 18 years of age.
- ✓ Applicants may be Singles or Joint Applicants who are married or living together as a couple in a de facto relationship as defined in the Interpretation Act 1987.
- ✓ Each applicant must be intending to purchase of a home within the West Dapto Urban Release Area.
- ✓ Where the home is to be purchased jointly, the purchase must be made as joint tenants (not tenants in common).

To access the complete eligibility criteria, which includes an eligibility matrix and location map, please visit www.wollongong.nsw.gov.au/westdaptoassist

5 How can I apply for assistance under the program?

- **Loan Pre-Approval:** To make an application, you will be required to seek loan pre-approval with the IMB. Your loan pre-approval needs to be lodged with Council, together with the completed program application form, in person with Customer Service Centre at 41 Burelli Street, Wollongong.
- **Program Application Form:** Council will assess your completed program application form and the required supporting documentation on a first-in-first-served basis, subject to property purchases being settled within a reasonable period.

6 How long does the Security Deposit remain in place?

Security deposits will remain in place to secure the home loan for a minimum of five years unless early exit is required. After five years, the property may be revalued, and if the value has increased to the point that the initial loan value has reduce to

80 per cent or less of the property value, the security deposit will no longer be required by IMB to secure the mortgage and the deposit will be released to Council. If not, the security deposit will remain and the property will be revalued at a later date.

Security deposits may also be released in the event of an early exit, including the sale of the property or in the event of default on the home loan.

7 Will Council choose which houses can be purchased with the assistance of the Security Deposit?

Council will not earmark homes that can be purchased under the program - the only requirements relating to the home are:

- The purchase price of the home must not exceed the cap of \$375,000.
- The home must be within the West Dapto Urban Release Area and may be a built home or a house and land package.

8 If I qualify for the First Home Owners Grant (FHOG), will this impact my inclusion in the Program?

- You can receive the FHOG and still be eligible for assistance under this program
- Receipt of FHOG is not a criteria for program eligibility

9 If I receive the First Home Owners Grant (FHOG) how will this affect the cap of \$375,000 on the purchase price of the home?

The cap on the purchase price of the home purchased under the program does not increase if you are eligible for FHOG. For example, if you receive a FHOG, of \$15,000 the cap of \$375,000 on the purchase price does not increase to \$390,000.

10

If the program borrower sells their home, will Council share in a capital gain or loss?

As Council holds no actual ownership in the home it will not share in any capital gain or be liable for any capital loss that may result from the sale of the home.

The West Dapto Home Assistance Program is an initiative of Wollongong City Council established with funding received under the Federal Government's Building Better Regional Cities Program.

For more information visit www.wollongong.nsw.gov.au/westdaptoassist



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WEST DAPTO HOME DEPOSIT ASSISTANCE PROGRAM



BUILDING BETTER REGIONAL CITIES PROGRAM
Supported by the Australian Government

FIND OUT IF YOUR ELIGIBLE FOR OUR HOME DEPOSIT ASSISTANCE PROGRAM.



Eligibility Criteria

Answer all questions and tick the appropriate response.

	Yes	No
Is the total Household Income less than the income limits for that Household composition as outlined in the Guidelines?	<input type="checkbox"/>	<input type="checkbox"/>
Is each Applicant a natural person (i.e. not a company or trust) at least 18 years of age and whose interest in the Property is not to be held subject to a trust?	<input type="checkbox"/>	<input type="checkbox"/>
Is at least one Applicant a permanent resident of Australia or an Australian citizen?	<input type="checkbox"/>	<input type="checkbox"/>
Has a Loan Pre-Approval been issued to the Applicant?	<input type="checkbox"/>	<input type="checkbox"/>
Is this the first time the Applicant(s) have applied for financial assistance under the Program?	<input type="checkbox"/>	<input type="checkbox"/>
Will each Applicant be occupying the Property as their principal place of residence for a continuous period while financial assistance is provided?	<input type="checkbox"/>	<input type="checkbox"/>
For Joint Applicants:		
Will both Applicants be named as borrowers on the Property Loan documents?	<input type="checkbox"/>	<input type="checkbox"/>
Will the Property be purchased jointly and will the purchase be made as joint tenants (not tenants in common)?	<input type="checkbox"/>	<input type="checkbox"/>
Are the Applicants married or in a de facto relationship?	<input type="checkbox"/>	<input type="checkbox"/>
Has a loan Pre Approval been issued to both Applicants?	<input type="checkbox"/>	<input type="checkbox"/>

If you answered 'Yes' to ALL of the above questions, you may be entitled to receive financial assistance under the Program. You'll need to complete an application so we can determine your eligibility. Please ensure you attach the required Supporting Documentation.

1 How much assistance is available under the program?

The West Dapto Home Assistance Program is an initiative of Wollongong City Council established with funding received under the Federal Government's Building Better Regional Cities Program.

Council received \$9.22 million and is using these funds to assist low to moderate income earners enter the housing market in the West Dapto Urban Release Area.

Initially, Council proposes offering assistance to 123 households - 27 packages in the first year, and 48 in the following two years.

The funds will be provided by way of a security deposit with IMB, which will remain in Council's name but act as security against the home loan. When a program borrower's equity in their home increases, the security deposit will be released and recycled, allowing other people to participate in the program. Council hopes to be able to help as many as 300 households to buy their own home over the next 15 years.

2 How does the assistance under the program work?

A security deposit will be placed by Council with IMB for the purchase of a home by an approved applicant. The amount of the security deposit will be 20 per cent of the price of the home which is capped at \$75,000 in the first year of the program. This deposit remains in Council's name and acts as security against the home loan, in addition to the mortgage. Interest earned on the security deposit will be credited to the home loan. Program borrowers will not be able to redraw on their principal repayments, or on the interest credited to the home loan from the security deposit.

3 How will program participants benefit?

- IMB has agreed to waive their usual requirement for borrowers to have saved a deposit for their home loan.
- As the Council security deposit will be 20 per cent of the property value, it is anticipated that program borrowers will not require mortgage insurance on their home loan (mortgage insurance is normally

added to the total loan amount where there is less than 20 per cent security for a home loan and would be included in the calculation of interest and principal repayments).

- Interest Council earns on the security deposit will be credited to the program borrower's home loan. This will directly reduce the program borrower's debt, future interest payments and duration of the loan. Program borrowers will not be able to redraw on their principal repayments, or on the interest credited to the home loan from the security deposit.

4 Who will be eligible for assistance under the program?

The program is focused on helping low to moderate income earners purchase a home. The eligibility criteria includes:

Income Limits – to qualify as a "low to moderate income earner", the household income must not be higher than the income limits set under the National Rental Affordability Scheme (NRAS)*. These limits are set annually and vary depending on the composition of the applicant's household. The current limits are:

Household composition	Initial household gross income limit (\$)
One adult	45,956
Two adults	63,535
Sole parent with one child	63,579
Sole parent with two children	78,822
Sole parent with three children	94,065
Couple with one child	78,778
Couple with two children	94,021
Couple with three children	104,913*

In addition, applicants must meet the lending criteria of IMB to qualify for a home loan.

* The NRAS income limit for a couple with three children has been substituted with the maximum income for a Low to Moderate Income Earner prescribed under the Federal Government's Building Better Regional Cities Program.



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1 INTRODUCTION

This chapter is intended to implement the development structure of the West Dapto Release Area as outlined in the West Dapto Master Plan and to provide guidance on the future development of the land at West Dapto. It is aimed at achieving the vision for West Dapto which is:

West Dapto will grow over several decades as a series of integrated communities within the spectacular natural landscape of riparian valleys and escarpment backdrop. These communities will be highly accessible and be linked with public transport as well as being designed to encourage 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 will 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.

Other parts of this DCP continue to apply to the West Dapto Release Area in conjunction with this chapter. In this regard Part A of the DCP contains the Introduction and Part B Land Use Based Planning Controls. Part C provides Specific Land Use Controls and Part E General (City Wide) Controls.

2 LAND TO WHICH CHAPTER APPLIES

This chapter applies to all land within the West Dapto Release Area (Figure 2.1).

3 AIMS AND OBJECTIVES

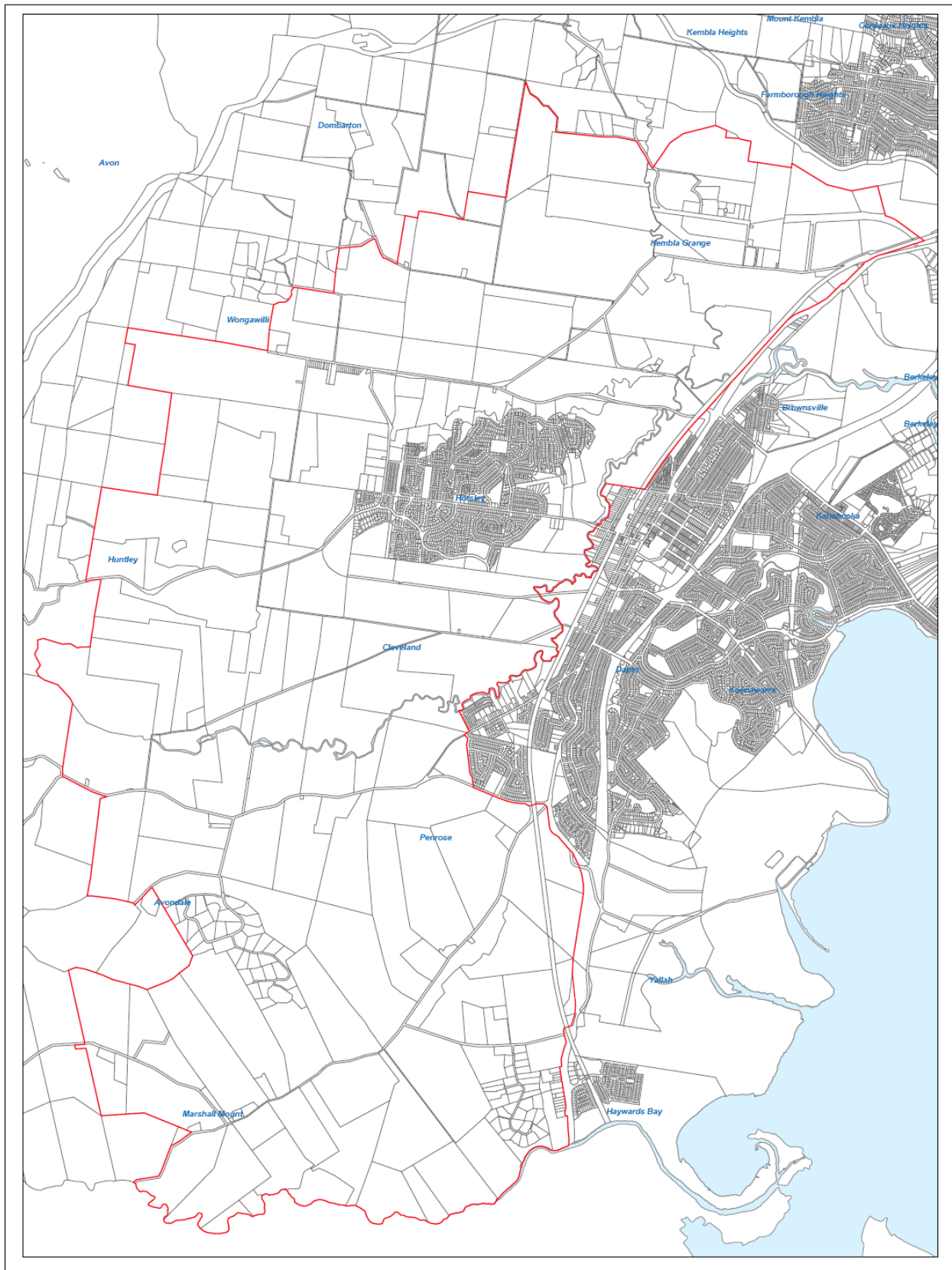
The controls within this chapter are designed to deliver a development strategy for the West Dapto Release Area which will guide the growth of new suburbs and neighbourhoods, protect the environment and integrate with existing communities.

The objectives of this chapter as follows:

- (a) To enable the development of the West Dapto Release Area for residential, employment, industrial and environmental conservation areas in a manner consistent with the Wollongong LEP (West Dapto) 2009 and the West Dapto Master Plan.
- (b) To ensure the development of the West Dapto Release Area in an environmentally, economically and socially sustainable manner.
- (c) To provide for the retention and enhancement of the environmental qualities of the area whilst at the same time allowing for the appropriate development of land to support the economic and social needs of the community.
- (d) To provide for a range of dwelling stock to increase housing choice and availability in the Illawarra region.
- (e) To ensure that housing is of a high design standard, ecologically sustainable and energy efficient.
- (f) To improve employment opportunities and economic growth in the Illawarra region whilst ensuring that commercial and industrial development is of a high design standard, ecologically sustainable and energy efficient.
- (g) To ensure new development is consistent with the desired future character for the area as stated within the LEP and this chapter.
- (h) To ensure the creation of safe, secure and liveable environments.
- (i) To support the provision of safe and efficient public transport services which link both with the surrounding areas and through the release area, for the use of residents and workers within the region.

- (j) To conserve riparian and environmentally sensitive areas and only allow for development which is compatible with the conservation values of these areas.
- (k) To ensure that development in the town centres of Darkes Road and Bong Bong contributes to the creation of retail, business, commercial and community hubs as well significant local employment opportunities.
- (l) To preserve the environmental, cultural and built heritage of West Dapto.
- (m) To protect development in the area from flooding and the threat of bushfires.
- (n) To protect areas of high scenic value.

Figure 2.1 West Dapto Release Area



4 URBAN STRUCTURE

4.1 West Dapto Master Plan

The West Dapto Master Plan has been prepared to guide the development of the release area over the next thirty to forty years. The Master Plan provides for development of the area.

The future urban structure and master plan for West Dapto is shown in Figures 4.1 and 4.2. It is characterised by a series of residential precincts generating approximately 17,050 dwellings. The residential precincts will be separated by an extensive system of riparian/open space corridors. The release area will also include protection and integration of heritage landscapes and items into the urban structure.

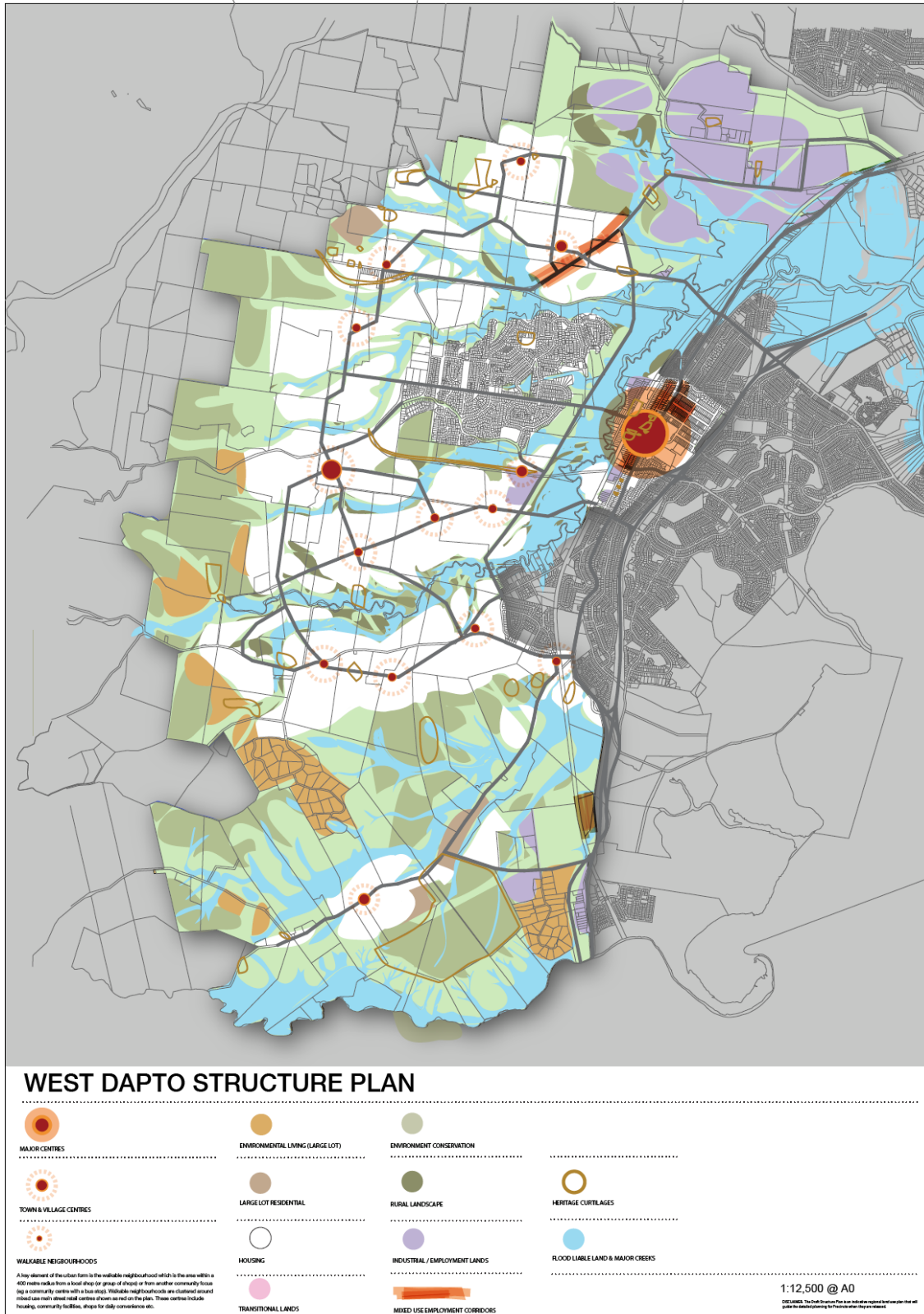
Upon gazettal of Wollongong LEP (West Dapto) 2009 Stages 1 & 2 (Figure 4.3) will be released (6,900 dwellings), however the release of Stages 3 & 4 and the Yallah-Marshall Mount precinct have been deferred pending further review. Stages 1 & 2 are characterised by:

- The Kembla Grange employment area.
- the expansion of the Dapto Town Centre to a major regional centre, acting as the primary retail destination within West Dapto to provide higher order goods, regional community facilities, employment opportunities, higher density housing and a transport interchange, serving both the existing and future communities,
- Development potential for approximately 6,900 dwellings representing lot supply to cater for the predicted demand of the next 15-20 years;
- Bong Bong Town Centre to service the southern part of the release area comprising approximately 15,000m² of floor space providing for retail needs, local services, community facilities and the like,
- Darkes Road Town Centre comprising approximately 7,500m² of floor space to provide for a range of shops, to meet local convenience needs, local services, community facilities and the like,;
- integration of Horsley into the overall urban structure for West Dapto by providing direct access from new development to the west through Horsley via Bong Bong Road and providing a new north-south link to the east of Horsley.

Stages 3 & 4 which will be the subject of further review and are currently deferred will ultimately include:

- Further development potential for approximately 9,500 new dwellings;
- protection and rehabilitation of conservation areas, including remnant vegetation areas and those within the Yallah-Calderwood Corridor,

Figure 4.1 West Dapto Structure Plan



(GCC 2008)

Figure 4.2 West Dapto Master Plan

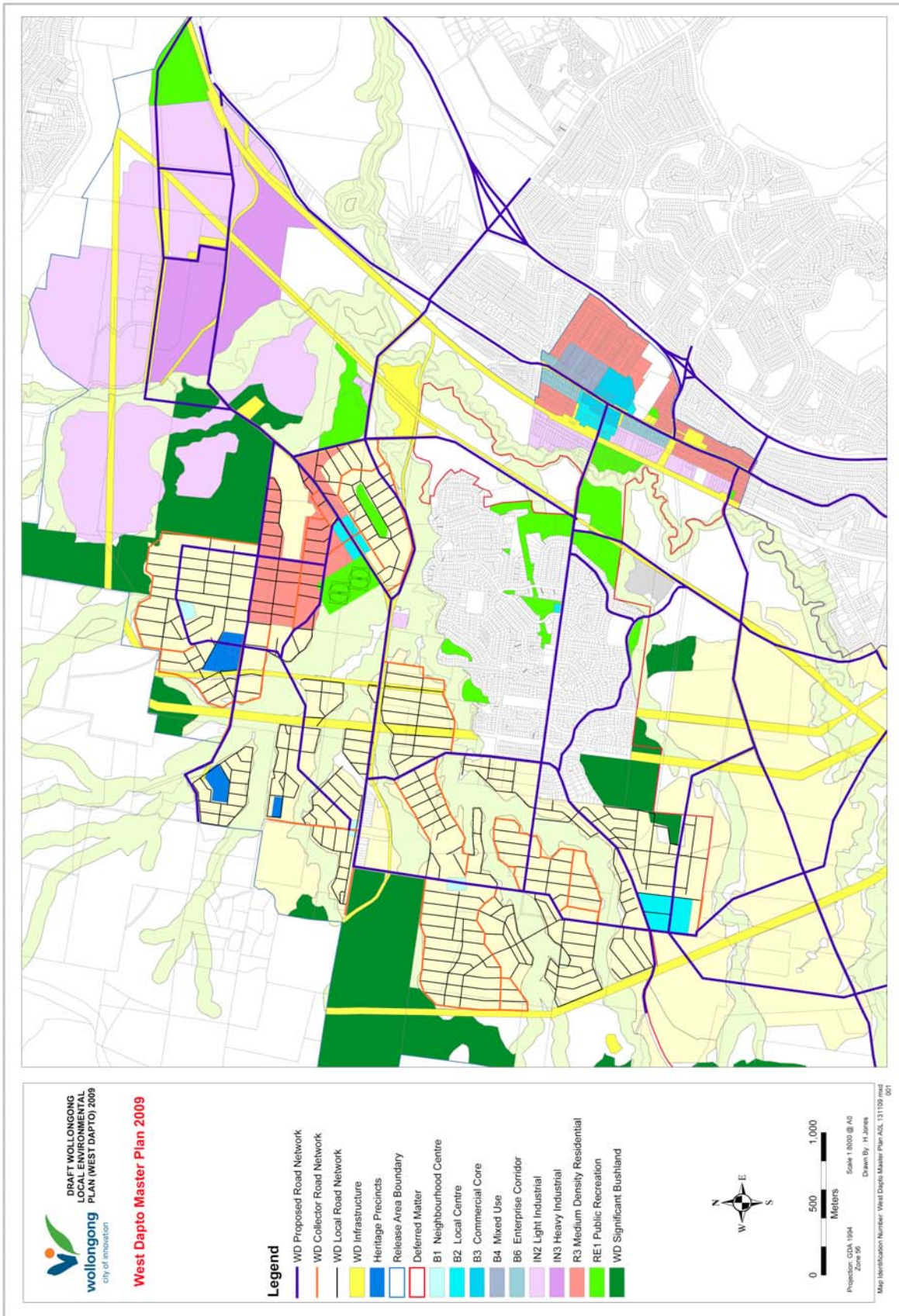
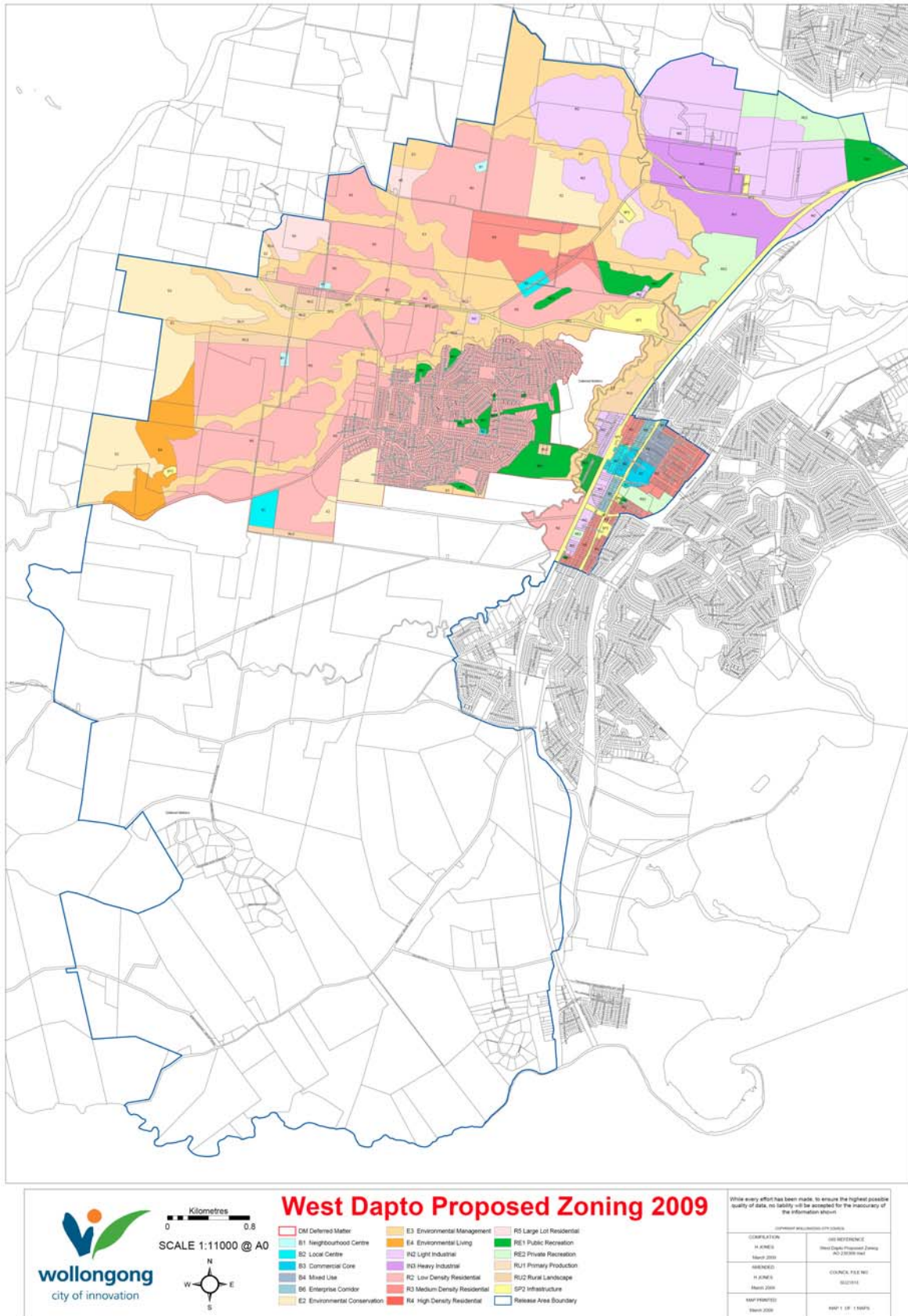


Figure 4.3 Wollongong LEP (West Dapto) 2009 – zoning extract for Stages 1 and 2



4.2 Staging

Development of the West Dapto Release Area could potentially take over 40 years to develop, depending on the rate of lot take up. If the take up is slow, this is likely to have major implications in terms of the provision of social and physical infrastructure to service the area. It is critical that development does not occur on multiple fronts as this will result in the early years in a fragmented urban structure and insufficient mass of people in any one area to support the provision of services.

Land will be released according to a logical and progressive land release program which builds upon existing infrastructure and services and which avoids multiple development fronts.

The development front will commence in the north of the release area where existing water and sewer are available without the need for extensive augmentation. Starting from the north will also facilitate the early upgrading of West Dapto Road and consolidation of West Kembla Grange as a major employment precinct.

Partly for these reasons only land within Stages 1 and 2 of the release will be rezoned initially as this represents lot supply to cater for the predicted demand for the next 15-20 years. Later stages of the release will be subject to further review and will be rezoned over time as work is completed and demand requires. The potential staging of the Yallah Marshall Mount precinct in the south of the site will also be review in the light of the Calderwood release within the adjacent Shellharbour LGA. This land may be rezoned to coincide with this release where adequate justification exists.

4.3 Development Framework

Development of the West Dapto Release Area must be undertaken generally in accordance with the development framework as described and illustrated in this section. This development framework for Stages 1 and 2 is reflected in the Wollongong LEP (West Dapto) 2009.

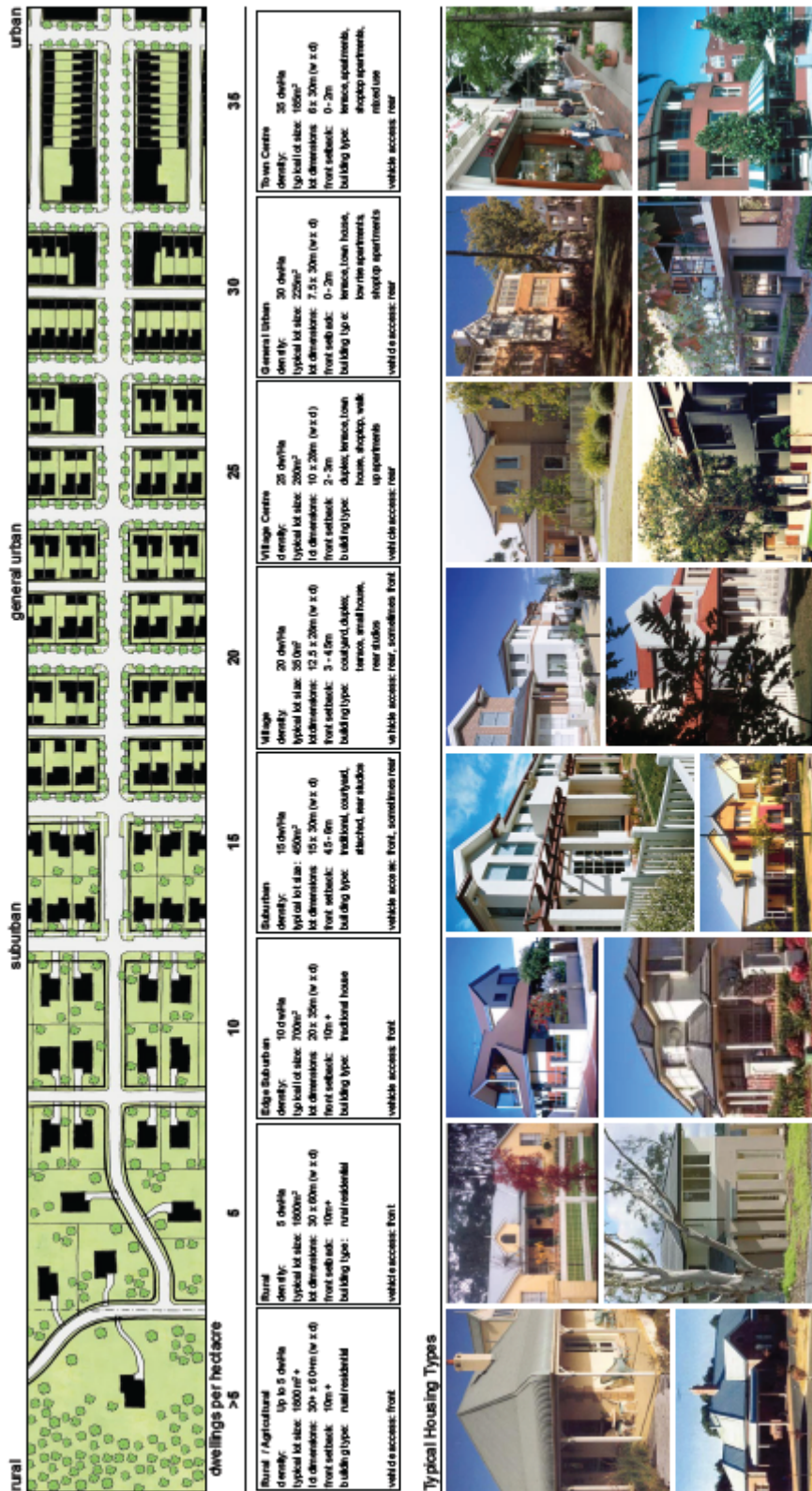
4.3.1 Residential Density Distribution

The urban structure is predicated on providing for varying housing densities. In particular, medium density housing is proposed around the regional, district and village centres. Medium residential densities are essential to make the provision of efficient public transport viable and to provide support for viable and vibrant centres.

Higher density housing areas will enable the provision of a range of housing products, including 3-4 storey apartments, 2-3 storey townhouses and single storey villas and courtyard homes. A range of housing types are to be provided to ensure that the housing needs of all household types are met. A diverse demographic profile will help ensure a sustainable and vibrant community in the long term.

The areas of lower residential density (R2 Low Density Residential zone). In the early stages of the release these areas should provide an average of 13 dwellings per hectare and then in later stages, 15 dwellings. In the more sensitive areas, the structure plan proposes around 5 to 10 dwellings per hectare to enable protection of environmental values and minimize visual impact.

Figure 4.4 Housing choice transect



4.3.2 Environment Protection Areas

The intrinsic West Dapto environment has formed the basis for the creation of a new urban structure and a backdrop to the creation of new communities. Areas of sensitivity have been included in environmental protection zones and will be subject to stringent development controls with the most stringent controls applying in the most sensitive areas.

Areas of highest sensitivity have been, or will be in future stages, zoned Environment Conservation with minimal development allowed in these areas. This includes the main development interfaces with the escarpment on the western edge of the release area and interfaces with the predominantly west-east running creek corridors. Environment Conservation land will form a transitional development edge with lower densities of development adjacent to these areas with increased room for planting to complement the wooded slopes and riparian corridors.

Areas which have high conservation values and where revegetation and ongoing management is required have been, or will be, zoned Environment Management. Limited compatible development is allowed in these areas. Where development is proposed, it will need to meet a series of stringent controls as well as result in improved outcomes for the environment.

Areas of lesser environmental significance, but which still require sensitive design and siting have been, or will be, included in the Environmental Living zone. In these areas residential development will be allowed but on large lots and having regard to environmental criteria.

Elsewhere, areas of significant remnant vegetation will be conserved and enhanced and incorporated into the open space network as areas for passive recreation.

4.3.3 Open Space and Riparian Corridors

West Dapto is dissected by fast flowing creeks and extensive areas of flood prone land. These areas are not suitable for residential development but instead offer an opportunity for recreation, visual separation and conservation. The corridors will result in significant amounts of open space creating wider landscapes within easy reach of all parts of the new development areas, meaning walking, cycling, recreation and nature will form a part of daily life. These riparian corridors have been, or will be, zoned for Environment Protection with limited development being allowed in these areas.

Adjacent to this land certain land is, or will be, zoned Rural Landscape. The intention of these areas is to provide a buffer to the riparian corridors where the land is either not suitable for residential development or has environmental values.

Open space is to be provided throughout the development area in the form of local parks and district parks for primarily passive recreation, larger formal areas for active recreation, environmental reserves of retained bushland habitats, and riparian corridors which link the escarpment to the wide floodplains. These will be combined with avenues of intensive planting and water management running through the urban street pattern to create a connected web of open space. This will encourage walking and create a sense of nature interacting with urbanity.

Existing parks and recreational facilities have been zoned through the LEP and new parks will be designed into new neighbourhoods.

4.3.4 Road Network

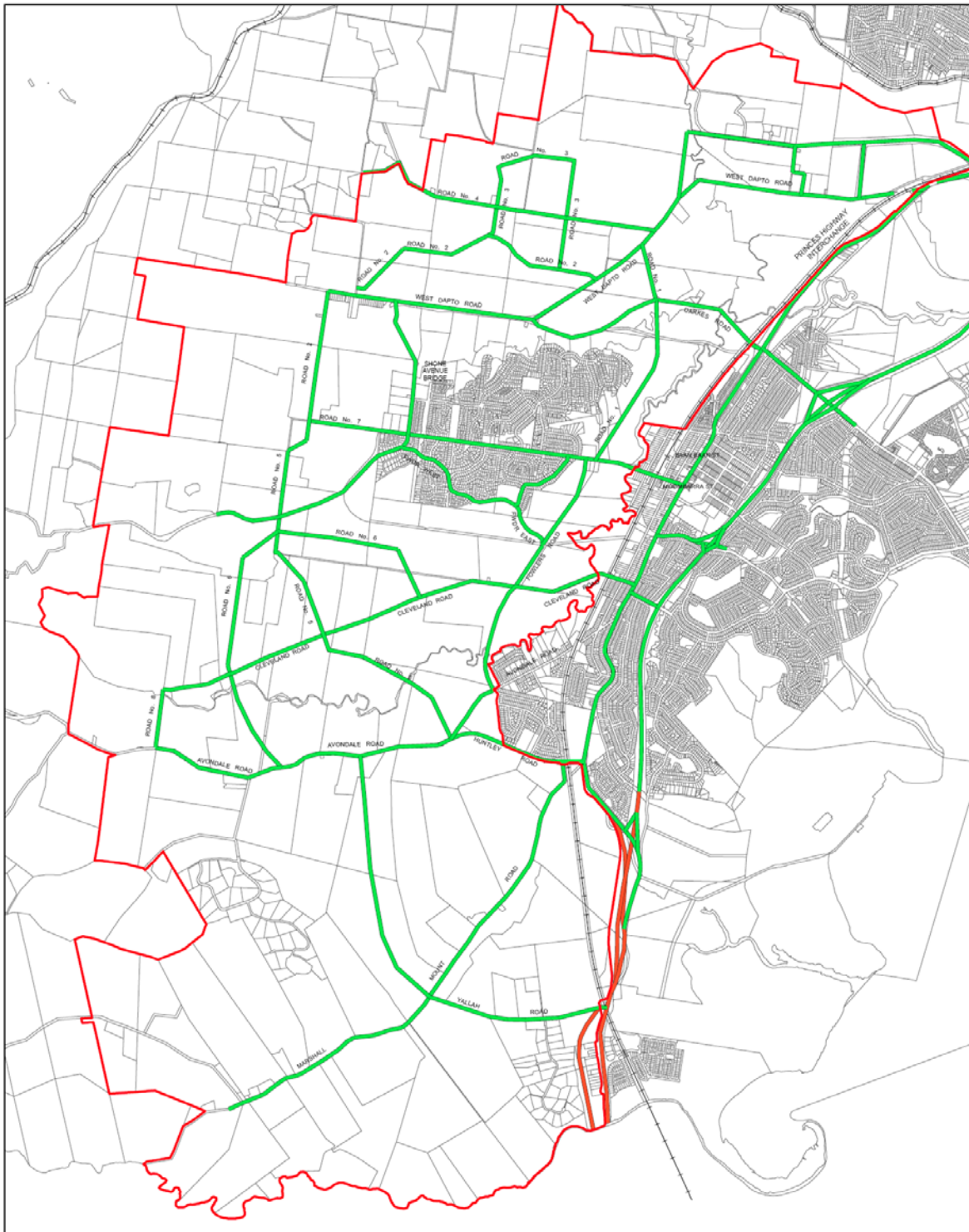
West Dapto is to have a strong structure or 'skeleton' to create easy movement routes and to help with way finding. This is called a 'legible' street pattern and provides a clear street hierarchy. The hierarchy of

different streets is clearly demonstrated by their design, width as well as a number of other attributes. The future road hierarchy for West Dapto is shown on the master plan (Figure 4.5).

The existing routes of West Dapto Road, Shone Avenue, Bong Bong Road, Cleveland Road, Avondale Road, Huntley Road, Marshall Mount Road and Yallah Road have all been incorporated into the new pattern, both as reminders of the past and as key routes in the future.

The necessary road network will be implemented in stages and will incorporate a package of networks which will provide a timely and affordable response and ensure that there is adequate flood free access to Horsley and the greater release area.

Figure 4.5 Proposed road network





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CITY STRATEGY

**WEST DAPTO RELEASE AREA
 PROPOSED ROAD NETWORK**

SCALE 1:32000 @ A3

Legend:

- Release Area Boundary
- Proposed Road Network
- RTA Main Road Upgrade



0 1 Kilometres

While every effort has been made, to ensure the highest possible quality of data, no liability will be accepted for the inaccuracy of the information shown.

LATEST INFORMATION (2011 DATA)	
COUNCIL/ATION PLANNING OCTOBER 2011	FOR REFERENCE West Dapto Precinct Road Network, 12/10/11
APPROVED BY JONES OCTOBER 2011	COUNCIL FILE NO. 8021813
MAP PRINTED October 2011	MAP 1 OF 1 MAPS

4.3.5 Town Centres and Villages

A district centre (15,000m²) is planned within the central western (Bong Bong Road) part of the release area and a village centre (7,500m²) planned in the northern (Darkes Road) area to service the release area. These are intended to create local retail, business, commercial and community hubs and provide significant local employment opportunities. They will complement rather than compete with the higher order major regional centre of Dapto.

In addition three small village centres are planned (potentially at Wongawilli, Avondale and Yallah) to meet local shopping needs. They are to comprise a few local shops (like the existing Horsley shops), as well as providing opportunities for local business, a bus stop, community facilities such as a primary school and a choice of housing types. These would take on the role of the local centre and be the focus for the new communities at West Dapto in addition to convenience stores to be collocated with service stations if demand requires.

Dapto major regional centre, Bong Bong Road district centre, Darkes Road village centre and the three village centres are key elements in the overall structure of West Dapto, providing focal points and contributing to the “legibility” of the urban framework, particularly as important nodes in the bus network.

4.3.6 Employment Areas

The creation of employment opportunities within and near to West Dapto is a key strategy in enabling people to work close to where they live and thereby reduce the overall traffic generated by the development.

The main employment areas are West Kembla Grange, and a small expansion of the Yallah industrial area. In addition employment will be provided in the centres and within community and other services generated by the development.

The West Kembla Grange area will continue as a major industrial precinct. The availability of land within this area and its suitability for development is a key opportunity for West Dapto. West Kembla Grange is likely to benefit from infrastructure upgrading in the early stages of the urban development as it is located in close proximity to areas in the north which are likely to be released first.

An enterprise corridor has also been planned to the north and south of Dapto Regional Centre and between the railway and the F6 in the south adjacent to the Yallah Campus of the Illawarra Institute of TAFE, which will provide additional local employment opportunities.

All development within land zoned for employment purposes shall be in accordance with the principles contained within the Wollongong LGA Employment Lands Strategy (Hill PDA, 2006). Sections 4.2, 4.3 and 4.4 of the Strategy contain specific controls in relation to land for general employment uses, land for heavy industrial uses and land for light industrial uses. These principles include preserving large parcels and clusters of light and heavy industrial land and ensuring that business parks are not accommodated in light industrial zones.

4.3.7 Public Transport

The structure of the West Dapto release area gives primacy to accessibility and in particular accessibility by public transport.

To this end the existing railway station at Dapto will be linked to the developing suburbs by local and feeder bus routes using Bong Bong Road, Fowlers Road, Darkes Road and a new access link running north south to the west of Mullet Creek.

The Kembla Grange Station will continue to serve the employment area and Kembla Grange race track and may also contain a bus interchange and commuter parking facilities.

In order to create a sustainable development outcome for West Dapto an effective bus transport system is one of the keys to reducing the use of private vehicles for all trips. The main road structure has been designed with this in mind, whereby a primary bus loop has been created for express services, linking key centres within the new pattern. Secondary routes link all other centres to this, meaning that the majority of residents will be within a five minute (400m) walk of a local bus stop.

4.3.8 Walking and Cycling Networks

The urban structure has been designed around the notion of walkable villages, with a series of town centres, village centres, and local nodes providing bus stops, local shops and amenities, community facilities and schools, denser housing types and mixed use job opportunities. By locating facilities close to people and by co-locating them the aim is to reduce vehicle kilometres travelled (VKT) and to increase the proportion of local trips made on foot or by bicycle. This is a traditional approach to 'townmaking' which resulted in a series of places of character, as opposed to the placelessness of urban sprawl.

The riparian corridors are to be designed to promote walking and cycling through extensive pathway systems, and will clearly link to key destinations such as schools to promote walkability.

To promote cycling, key routes have been identified for on-road and on-footpath cycle provision. These link key places and destinations, and will connect with the east-west running cycle routes running along the riparian corridors (Figure 4.6). This will create a web of cycling opportunities to encourage a sustainable and healthy approach to local travel.

4.3.9 Heritage

The West Dapto area has strong links to the past, both in the recent history of pastoralism and mining, and the prehistoric and post-contact Aboriginal occupation of the coastal hinterland. As well as the presence of known archaeological sites within the study area, the coastal floodplain has been identified as having potential to demonstrate further archaeological evidence of Aboriginal occupation.

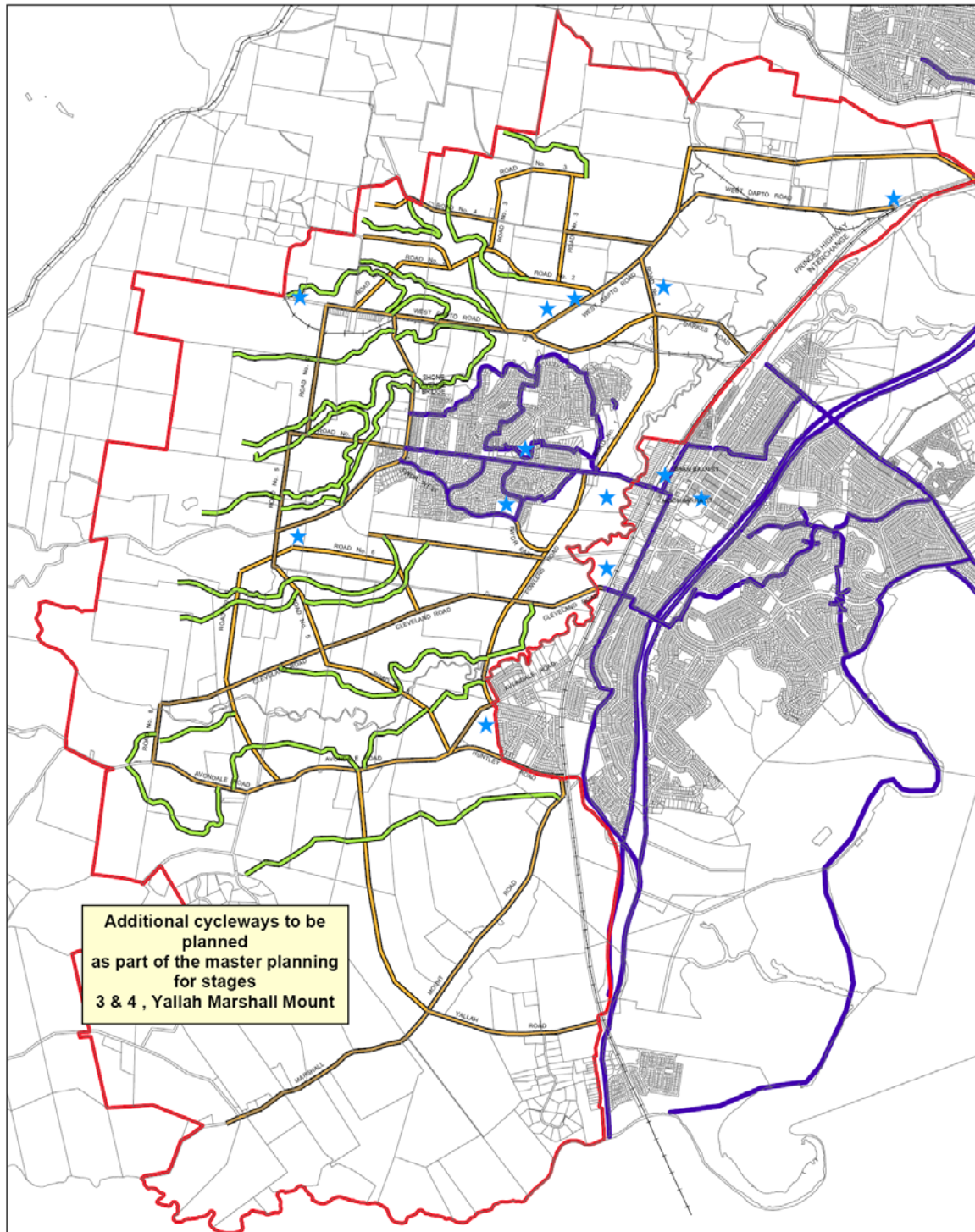
This chapter aims to conserve the heritage significance of West Dapto. The identification of heritage items has been factored in to the formulation of the development structure. As a result, a number of heritage items are identified to be retained in the future development of West Dapto and have been identified as items of environmental heritage under West Dapto LEP. These have been selected for their level of significance, physical condition and integrity, contribution to the cultural landscape and character of the area, interpretive value and ability to represent a key historic theme. Figure 4.7 identifies relevant items within the West Dapto Release area. In addition to the statutory controls contained under the LEP this DCP contains requirements in relation to these items.

4.3.10 Community Facilities

Community facilities such as childcare, halls youth/aged centres and recreation facilities will be co-located with schools in or near centres. These will be provided in efficient floorplan buildings which may be mixed use and be two or three storeys high, with ground level community use. The aim is to create these as 'foreground' buildings which are symbols of community aspirations. Flexible floorplans will enable these facilities to evolve over time and hence respond to the needs of the community as it grows.

Local facilities will be developed for individual neighbourhoods as development progresses.

Figure 4.6 Cycleway network





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CITY STRATEGY

**WEST DAPTO RELEASE AREA
CYCLEWAYS**

■ Release area boundary ★ Destinations
■ Proposed cycleways along main roads ■ Proposed cycleways adjacent to conservation areas
■ Existing cycleways

SCALE 1:32000 @ A3

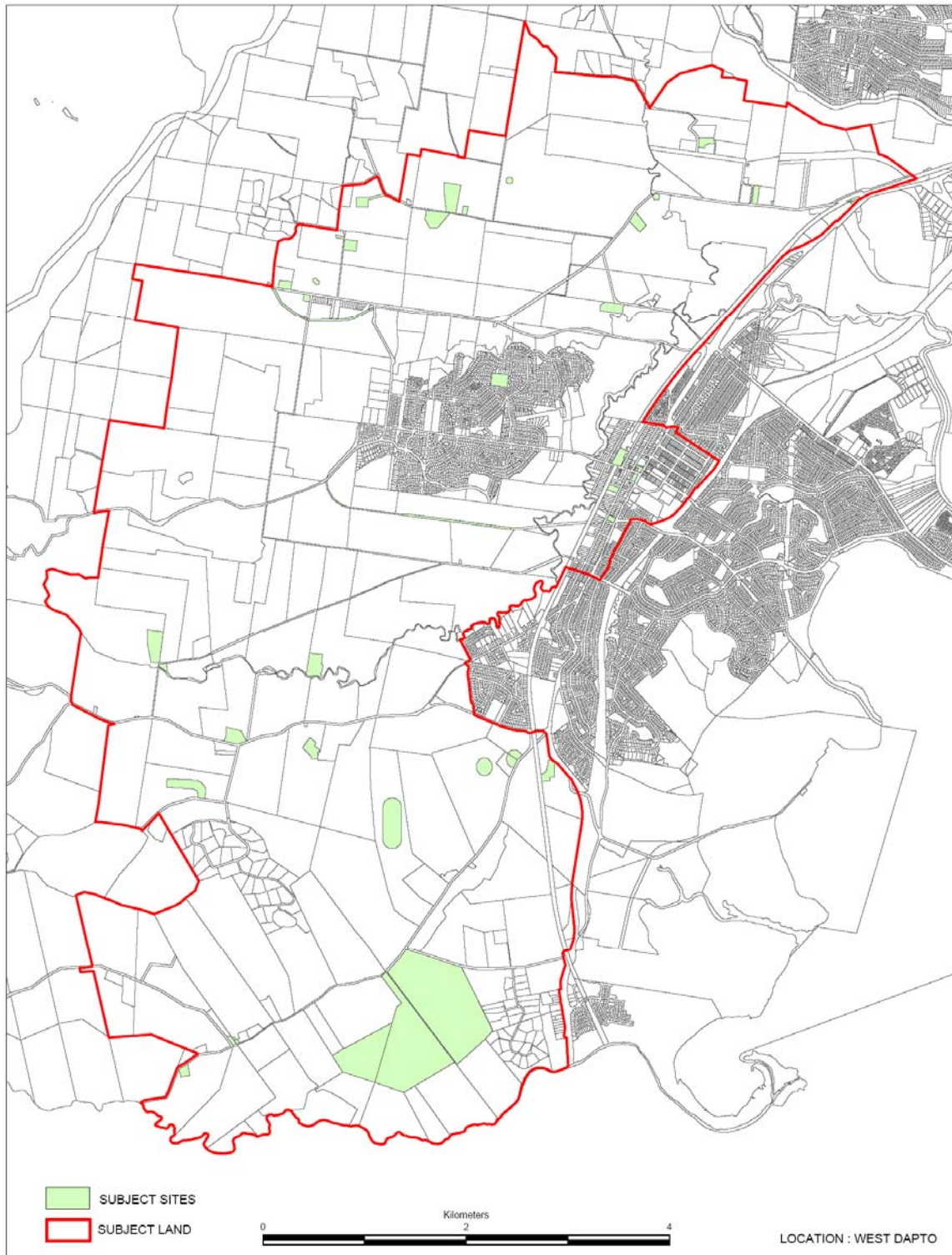
Kilometres



While every effort has been made, to ensure the highest possible quality of data, no liability will be accepted for the inaccuracy of the information shown.

COMPILED BY/WOLONGONG CITY COUNCIL	
COMPILED BY MURRAY OCTOBER 2009	DS REFERENCE
MEMBER NUMBER 0009 2009	COUNCIL FILE NO. 8-21913
MAP PRINTED OCTOBER 2009	SHEET 1 OF 1 SHEETS

Figure 4.7 Heritage Map



5 NEIGHBOURHOOD PLANS

5.1 Requirement for a Neighbourhood Plan

Prior to the approval of any development application relating to the subdivision of land for residential or industrial development, a Neighbourhood Plan must be prepared and adopted by Council. The Neighbourhood Plan will form part of this DCP and will demonstrate how the requirements of this DCP have been applied to a particular locality / neighbourhood. The Neighbourhood Plan shall apply to the whole of a neighbourhood as shown on Figure 5.1 and shall give effect to and be consistent with the matters contained in this Part. The Neighbourhood Plan shall also be consistent with other relevant general provisions contained within this DCP and with the West Dapto Master Plan.

5.2 Variation to a 'Neighbourhood'

A Neighbourhood Plan must apply to an entire neighbourhood as defined in Figure 4 above unless it can be demonstrated in writing to the Council's satisfaction that:

- For economic and/or environmental reasons development of the proposed smaller or larger neighbourhood is logical; and
- The proposed change to the neighbourhood will not result in an oversupply or undersupply of residential land; and
- The proposed change will not result in a subsequent neighbourhood being uneconomic; and
- Consultation has been undertaken with all land owners within the proposed neighbourhood; and
- An appropriate range of services can be provided to the neighbourhood within a reasonable time either within the neighbourhood itself or within close proximity.

The onus is on the applicant to demonstrate why an amendment to the neighbourhood boundary is warranted in the particular circumstances of the case.

5.3 Matters to be addressed in a Neighbourhood Plan

A Neighbourhood Plan is to be consistent with the West Dapto Master Plan and the Development Framework outlined in section 4.3 above. In addition the following matters are to be addressed in any Neighbourhood Plan for land within the West Dapto release area.

5.3.1 Centres

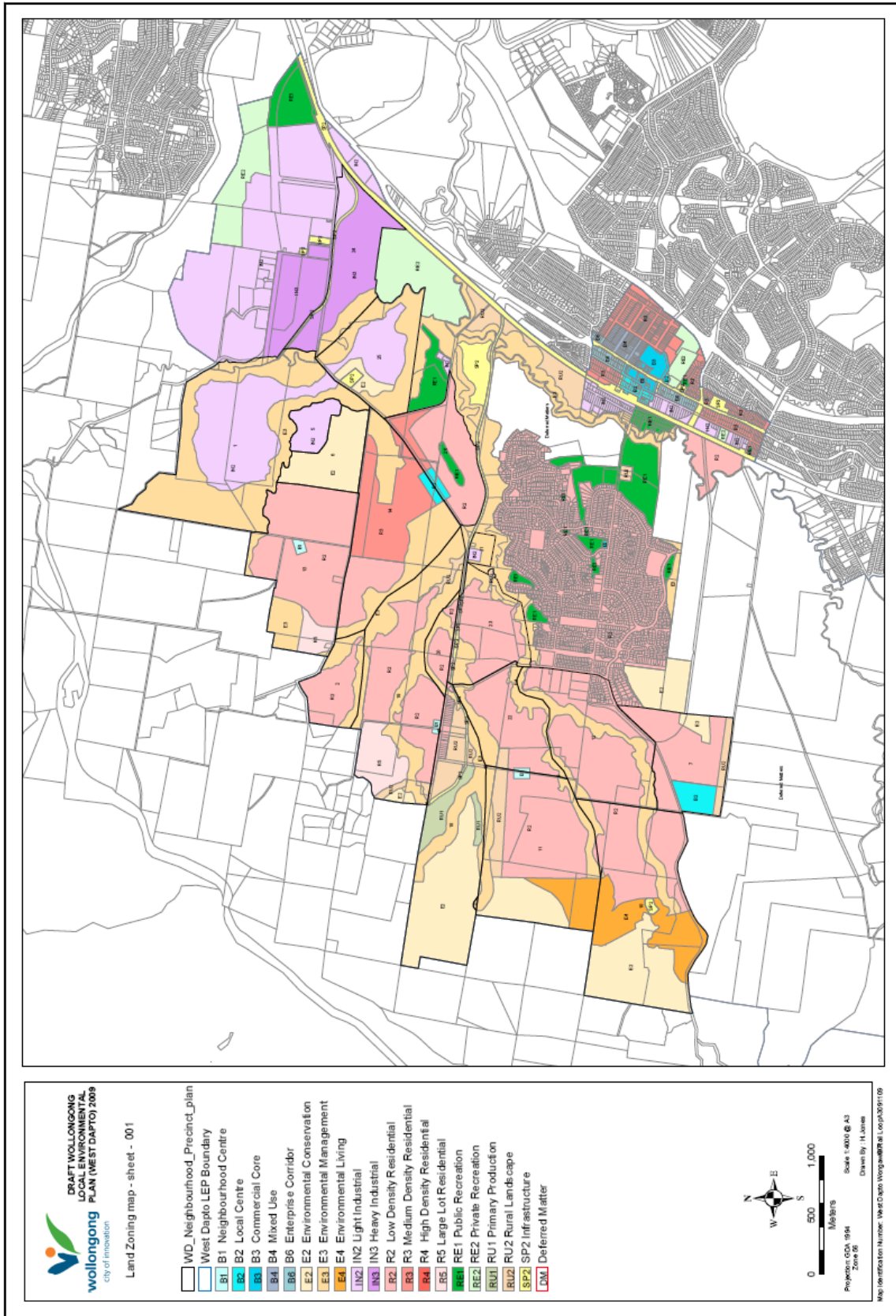
Objectives:

- To ensure that the residents of West Dapto have access to well designed, attractive town and village centres which act as retail, business, commercial and community hubs consistent with the overall centre hierarchy for West Dapto.

Controls:

1. A Neighbourhood Plan is to be consistent with the matters contained in section 6 of this Part in relation to centres.

Figure 5.1 Defined Neighbourhoods



5.3.2 Flora and fauna

Objectives:

- To conserve significant vegetation within the West Dapto Release Area.
- To minimise the reduction in vegetation species diversity and habitat.
- To retain a significant level of vegetation cover within the release area.
- To retain, regenerate and promote the planting of local indigenous trees, shrubs and groundcover wherever possible.
- To increase the canopy cover, the habitat value and to improve the natural landscape character of the area.

Controls:

1. A detailed Flora and Fauna Assessment shall be submitted with a Neighbourhood Plan. The flora and fauna assessment is to demonstrate how flora and fauna assets of the area in which the development is proposed has been considered in the design of the proposal.
2. Neighbourhood Plans must maximise the restoration, retention and preservation of indigenous trees, shrubs and groundcovers, as well as natural features, including rock features and watercourses.
3. In areas adjoining creek line corridors, buffer strips, and reserves, preference should be given to local indigenous species identified as food sources for native fauna.

5.3.3 Indigenous and European Heritage

Objectives:

- To conserve and protect Aboriginal objects, sites and places.
- To ensure that development of or adjoining identified European heritage items are sympathetically designed to complement that item.

Controls:

Aboriginal Heritage

1. An Aboriginal Cultural Heritage Assessment prepared by a suitably qualified archaeologist including consultation with the Department of Environment, Climate Change and Water (DECCW) and appropriate aboriginal groups must be obtained and submitted to Council regarding the existence and/or measures to be taken to ensure the preservation of any heritage items and places of Aboriginal culture on the land with any Neighbourhood Plan.
2. If an Aboriginal site or relic is discovered, it must be reported to DECCW and all works stopped in accordance with the *National Parks and Wildlife Act (1974)*.

European Heritage

3. A Neighbourhood Plan which affects a heritage item must include an assessment of the effect that the plan will have on the heritage significance of the item (as nominated in the West Dapto LEP 2009) and its setting, in accordance with the "NSW Heritage Manual" and the heritage provisions of West Dapto LEP.

5.3.4 Views and Vistas

Land within the release area has been assessed for visual quality. Land falls into three categories of visual sensitivity, as follows:

Zone	Objective
Zone A: High Concern for Visual Resource	Development within areas of high scenic quality must be sympathetic to that visual quality as the ability of the area to absorb change is low.
Zone B: Moderate Concern for Visual Resource	Changes to landforms, final contouring and revegetation programs will significantly contribute to reduce the visual impact and therefore must be minimised wherever possible.
Zone C: Low Concern for Visual Resource	Proposed development within this zone should remain visually subordinate to the characteristic existing landscape

Objectives:

- To minimise the impact of development on the scenic quality of the release area and surrounding visual catchment.
- To ensure development within the visual zones identified above is consistent with the objective for that zone.

Controls:

1. A visual impact assessment is to be prepared by the applicant and submitted with any Neighbourhood Plan. The visual impact assessment is to demonstrate how retention of the visual quality of the area in which development is proposed has been considered in the design of the proposal particularly having regard to the visual zone in which the land is located.
2. Subdivision patterns and road layouts provided for in Neighbourhood Plans are to have regard to the retention of view corridors and vistas through, and to, areas of high scenic quality.
3. Neighbourhood Plans are to contain controls that ensure Primary Street planting is to be undertaken and established prior to the commencement of individual lot development or housing construction to minimise the visual impacts of proposed development.
4. Neighbourhood Plans are to provide that in areas of high visual scenic quality (Zone A), development is to have a maximum height of 2 storeys and a maximum site coverage of 50%. Further the FSR of development within areas of high visual scenic quality is to be no greater than 0.5:1.
5. No development is to be at an elevation greater than RL80 AHD so as to ensure minimal impact on the visual dominance of the Escarpment.

5.3.5 Contamination

Past land use activities (ie industrial or agricultural) may have resulted in the contamination of the soil. Prior to urban development occurring, it is important to know that the land is safe for occupation.

Objectives:

- To ensure that development is designed, constructed and maintained to minimise the risk posed by land contamination to the health and safety of the general public, workers and residents.

Controls:

1. Any Neighbourhood Plan relating to land which may potentially be contaminated as identified in the Land Capability Study (HLA, 2005) shall, in accordance with the Contaminated Land Management Act 1997 and State Environmental Planning Policy No. 55 – Remediation of Land, include the results of further testing and where appropriate a Remediation Action Plan to ensure that the land is remediated to a level suitable for the proposed land use.

5.3.6 Water Management

West Dapto is bisected by a series of watercourses that form part of the Mullet Creek and Duck Creek catchments. During heavy rain they can experience intense floods of short duration (rapid rise & fall of the creek levels). The residential areas of West Dapto have been designed to be above the 1% Annual Exceedence Probability (AEP) flood level. Larger flood events could occur which could result in inundation in residential areas.

A water management strategy has been prepared to manage the increased runoff due to increased hard surfaces (roofs, paving and roads) within the development area. The strategy includes 58 detention basins and 4 Enhanced Storage Areas to manage the increased runoff. The detention basins will also have a water quality treatment component. To provide for long term drainage management, Council will acquire the watercourses as sites are developed, through the section 94 contributions.

Objectives:

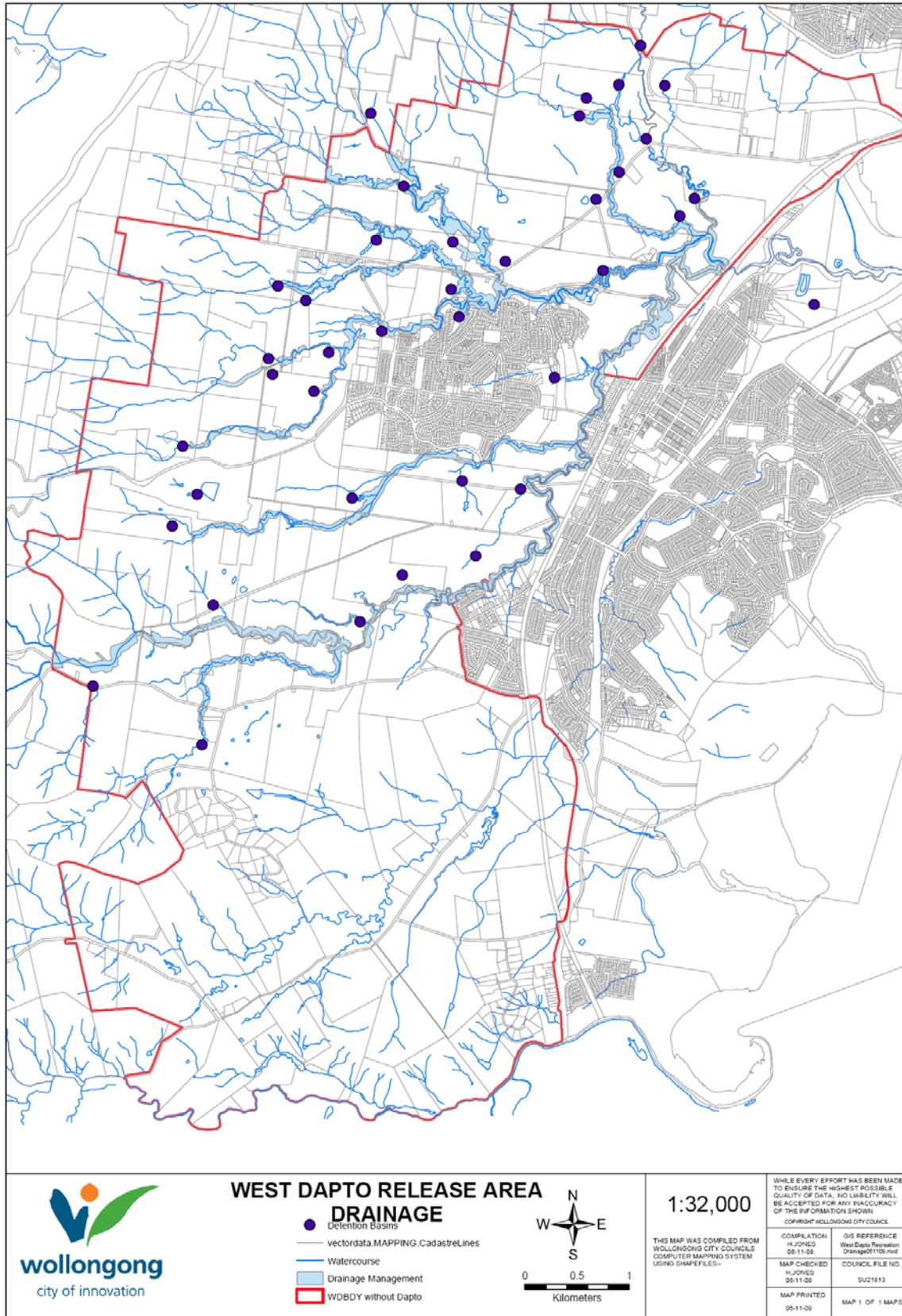
- To create a network of interconnected multi-functional creek corridors within the West Dapto release area which act as creeks, flood ways, flora and fauna habitat, water quality treatment areas, cyclist and pedestrian access, and drainage corridors.
- To conserve and restore remnant native vegetation along creek lines, escarpment vegetation to provide linkages and “stepping stones” for wildlife movement.
- To introduce wildlife corridors and establish riparian vegetation within natural creeklines, providing a functioning habitat for birds and diverse native flora.
- To protect and restore a range of aquatic habitats within the creeks. To enhance long-term environmental protection of the receiving waters.
- To facilitate the provision of an integrated approach to Water Management development within West Dapto.
- To ensure the integration of various functions into the multiple use drainage systems of West Dapto to achieve aesthetic, recreational, environmental and economic benefits.
- To provide appropriate landscape treatments that enhance the required functions of the riparian corridors and reduce the impact of utilitarian drainage structures on the amenity of the open space.
- To ensure that development is designed to minimise the risk posed by flooding.

Controls:

1. A water cycle management report is to be submitted with any Neighbourhood Plan in accordance with the Water Cycle Management Study (URS, 2004) and the Floodplain Risk Management Study and Plan (Bewsher Consulting, 2006). The report must address water cycle management, water quality management, watercourse and corridor management, and floodplain management. It must also address the requirements of the NSW Department of Environment, Climate Change and Water (DECCW).
2. Land below the 1% AEP flood level shall not be suitable for urban development.
3. Subdivision of land is not to create any additional flood affected allotments. A flood affect allotment is defined as being wholly or partly below the Flood Planning Level (FPL) (i.e. the 1% AEP flood level plus a freeboard of 500mm).
4. There is to be no net removal of flood plain storage capacity.
5. Residential dwellings are to be located clear of the effect of the FPL with floor levels above the FPL.
6. Subdivisions are to be design according to Water Sensitive Urban Design principles. Development applications are to include a statement indicating how the proposed design complies with these principles.
7. Detention basins are required for each sub-catchment to control the increase in runoff. Consideration will be given to proposals for larger basins that serve multiple sub-catchments or other innovative design. The location of basins needs to be agreed to by adjoining land owners as part the Neighbourhood Plan. Where a basin is on an adjoining property, owners consent and the creation of a easement is required.
8. Proposal must detail how they comply with the West Dapto Water Management Strategy.

Note: Flood events may be larger that the Flood Planning Level of 1% AEP which may inundate property and dwellings.

Figure 5.2 Drainage management



5.3.7 Riparian Corridors

To provide for long term drainage management, Council will acquire the main watercourses as sites are developed, through the section 94 contributions. Land between the watercourse and the 1% Annual Exceedence Probability flood level can either be:

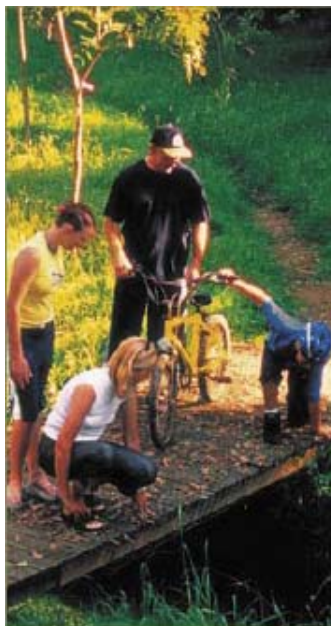
1. Retained in private ownership and used for grazing, recreational activities or other permissible uses, or
2. Dedicated to Council at no cost to Council, for use as bushland, agricultural purposes or recreational purposes. There is no Section 94 off-set for the dedication / transfer of this land.

Objectives:

- To conserve and rehabilitate riparian corridors within the West Dapto release area having regard to the significant environmental and other values of this land.

Controls:

1. Neighbourhood Plan in riparian corridors shall identify the proposed land use and ownership of the riparian land.



Wildlife habitat



Recreation



Water Management

5.3.8 Acid Sulfate Soils

Certain land in West Dapto is subject to Acid Sulfate Soils (refer to the maps in the Wollongong LEP (West Dapto) 2009). If not correctly managed, the soils can adversely impact on the environment and development.

Objectives:

- To ensure that development is designed, constructed and maintained to minimise and contain the risk posed by acid sulfate soils.

Controls:

1. Neighbourhood Plans which is to apply to land to the west of Darkes Road, which is subject to Acid Sulfate Soils shall be accompanied by an Acid Sulfate Soils Management Plan which demonstrates that the subject land is suitable for the proposed purpose, or will be suitable following remediation.

5.3.9 Bushfire Protection

Certain land within the West Dapto Release Area is bushfire prone. The provisions of this section apply to all land identified as bushfire prone.

Objectives:

- To minimise the risk to life and property and environment from the threat of bushfire
- To ensure new development complies with the requirements of the EP&A Act and Rural Fires Act 1997 in terms of bushfire protection

Controls:

1. Neighbourhood Plans which relate to land which is bushfire prone must address the provisions contained within Planning for Bushfire Protection: A Guide for Councils, Planners, Fire Authorities, Developers and Home Owners (NSW Rural Fire Service and Planning NSW 2006) and the Bushfire Management Plan (Eco Logical, 2005).
2. Asset protection zones (APZs) including perimeter fire trails or roads must be designed into subdivisions to ensure bushfire protection to development. The width of an APZ will vary depending upon whether the asset is based upslope or down slope from the hazard, the steepness of the slope and the type of vegetation constituting the hazard. An APZ is to comprise two components: a fuel reduced Outer Protection Area (OPA) and a fuel free Inner Protection Area (IPA). Vegetation levels in these areas are to be managed to provide a fuel-reduced buffer between assets and a fire hazard.
3. APZs shall generally be outside of the core riparian zone and vegetated buffer as identified in Riparian Corridor Management Study (then Department of Infrastructure, Planning and Natural Resources, 2004). Depending on vegetation type and % of cover in the vegetated buffer, it may be possible to extend part of the APZ into the vegetated buffer. Urban perimeter roads, flood conveyance areas and stormwater quality and quantity controls can form part of the APZ provided that objectives are not in conflict with or compromising of riparian outcomes
4. Any proposed road layout shall address bushfire safety and in particular be designed to ensure safe evacuation and efficient bush fire fighting can take place.
5. Neighbourhood Plans are to provide evidence that a water supply is available that is adequate for fire fighting purposes. To demonstrate adequate water supply matters such as distances between hydrants and assets, water pressure, and provision of pumps with independent power supply shall be taken into account.

6. APZs shall be located outside of areas set aside for conservation. However, where these areas occur within APZs, the potential for APZs to adversely affect threatened biota would need to be determined first at the site specific scale.

5.3.10 Safe Communities

Suburb and subdivision planning in West Dapto shall have regard to Crime Prevention Through Environmental Design (CPTED) principles. The application of these principles seeks to encourage the design of safer buildings and environments within our communities.

Objective

- To provide for safe built environments for residents and workers
- To minimise the likelihood of crime through a considered design response

Controls

1. Neighbourhood Plan are to have regard to CPTED principles including natural surveillance, access controls and creation of a sense of ownership. They shall include a statement indicating how the proposed development complies with these principles and minimizes opportunities for criminal behaviour. Specific matters to be considered, as relevant, include:
 - Fencing - Fence design should maximise natural surveillance from the street to the building and from the building to the street and minimise opportunities for intruders to hide.
 - Entrances to Buildings - Provide for entrances which are in prominent positions and which allow users to see into them before entering.
 - Blind Corners - Avoid creating blind corners in pathways, stairwells, hallways and car parks.
 - Communal and Public Areas - Provide natural surveillance for communal and public areas by:
 - (1) Positioning active uses or windows of habitable rooms adjacent to communal public areas (e.g., playgrounds, swimming pools, gardens, car parks, etc);
 - (2) Making communal laundries and garage areas easily visible;
 - (3) Locating seating in areas actively used;
 - (4) Locating foyers/waiting areas where they are both visible from the building entry and close to actively used areas;
 - (5) Providing open style or transparent materials on doors and or walls of elevators/stairwells;
 - (6) Roads should form the interface with open space areas (not back fences).
 - Landscaping - Avoid landscaping which obstructs casual surveillance and allows intruders to hide.
 - Lighting - Ensure lighting does not produce glare or dark shadow. Areas well used after dark should be lit.
 - Mixed Land Uses - Where permitted provide appropriate mixed uses to increase opportunities for natural surveillance. For example, businesses can be observed by residents after hours and residences can be observed by business people during business hours.

- Building Identification - Ensure buildings are clearly identified by street numbers to prevent unintended access and to assist persons trying to find the building.
- Security Devices - Use quality locks and ensure they comply with the Building Code of Australia in respect of egress; Security grilles, shutters and doors should allow natural observation of the street.
- Maintenance - Create a cared-for image.
- Spaces - Spaces should be clearly defined to express a sense of ownership and reduce illegitimate use/entry.

5.3.11 Services

Objectives:

- To ensure adequate services are provided to facilitate new development.
- To minimise the visual impact of services on neighbourhoods and land requirements for the provision of essential services.

Controls:

1. All services, including telecommunications, cable television, and the National Broadband Network (where appropriate) are to be provided underground.
2. Common trenching of services is encouraged, and consideration must be given to the location of underground services and landscape planting.

5.3.12 Subdivision Layout

Objectives:

- To achieve a superior design of development.
- To maximise solar access and microclimatic benefits to residential lots.
- To have regard to topographical features, site characteristics and constraints, and special features within a sector.
- To meet a range of housing needs and provide housing diversity and choice.
- To facilitate surveillance of public open spaces.
- To encourage non-motorised modes of transport and accessibility within the development.
- To develop and maintain an ecologically sustainable environment, reduce use of fossil fuels and encourage use of renewable energy.

Controls:

1. To achieve superior design of development, a Neighbourhood Plan prepared by a qualified Urban Designer, who is a member of an appropriate professional organisation, is to be submitted with an application to subdivide land. The Neighbourhood Plan is to reflect the objectives and controls of this chapter and be consistent with the West Dapto Master Plan.

2. A minimum of 80% of all lots shall achieve a 5 star rating with the remainder achieving a minimum 4 star rating, as defined by an analysis determined from the Sustainable Energy Development Authority's (SEDA) "Solar Access For Lots" document.
3. Lots must have the appropriate area and dimensions for the siting of dwellings, canopy trees and other vegetation, private outdoor open space, rainwater tank, and vehicular access and on-site parking.
4. Lots must be of sufficient size and orientation with the main living room(s) able to receive northern sunlight in winter.
5. Lot size and layout must respond to the physical characteristics of the land, such as slope and existing significant vegetation, and site constraints including bushfire risk.
6. A variety of lot sizes and dimensions must be provided to achieve the density requirements for residential development (refer to section 4.3.1 of this Part).
7. Lot design is to facilitate housing fronting onto creek line corridors and other areas of public open space, to incorporate these spaces into the living environment, facilitate surveillance, and prevent isolation and degradation of these spaces.
8. The subdivision layout is to incorporate adequate pedestrian, cycle and vehicle links to the road network, public transport nodes, pedestrian/cyclist network, and public open space areas. The street and subdivision layout should minimise fuel use by reducing travel distances and maximising public transport effectiveness. Connectivity within neighbourhoods is essential to ensure the majority of dwellings are within 400 metres walking distance to bus stops.
9. The subdivision layout provides for a neighbourhood in which a range of basic retail services are within easy walking distance of a large proportion of residents.

5.3.13 Soil Erosion and Sedimentation

Neighbourhood Plans shall implement the principles of soil and water management for erosion and sediment control during urban development, as outlined in Soils and Construction – Managing Urban Stormwater, (Landcom, 2004) and as set out below.

Objectives:

- Minimise land degradation, water pollution and damage to infrastructure from erosion and accumulated sediment.
- To provide development controls for all stages of development and to ensure a consistent approach to erosion and sediment control.

Controls:

1. Neighbourhood Plans are to be accompanied by an Erosion and Sediment Control Plan (ESCP) that will describe the measures to be taken at development sites to minimise land disturbance and erosion and to control sediment pollution of creeks. ESCPs are to clearly identify the erosion and sediment control measures to be used.
2. Erosion and Sediment Control Plans shall be prepared in accordance with "Managing Urban Stormwater – Soils and Construction", produced by the NSW Department of Housing.

5.3.14 The Road System

Objectives:

- Sustainable transport and travel to, from, and within West Dapto together with less use of private motor vehicles, fewer motor vehicle kilometres travelled, and improved air quality.
- Safety for all road users, particularly pedestrians, cyclists, children and older people.
- Safe, convenient and direct access by non-motorised means from residences to public transport, employment areas, adjoining sectors, open space, community facilities and other services.
- To encourage travel by pedestrians, cyclists and public transport rather than travel by private motor vehicle.
- To become less car dependent and reduce the private motor vehicle kilometres travelled (vkt).
- To provide a range of traffic and transport routes throughout the area.

Controls:

1. A Neighbourhood Plan must include a traffic analysis and road master plan, prepared by a suitably qualified professional, and demonstrate that the objectives and controls in regard to the roads will be achieved.
 2. Streets are to be designed in accordance with the Street Hierarchy identified in the West Dapto Master Plan as amended and shall have regard to function. The road hierarchy is as follows:
 - Arterial Road – These streets are to be the main structural routes connecting the West Dapto development area together. They also serve to link to the surrounding areas and are the primary public transport routes. Street based uses fronting the road with generous footpaths (on both sides where appropriate) and street trees typify these streets especially in town and village centres.
 - Collector – Along key connecting streets between local centres and containing bus routes will be the main avenues. These will be attractive tree lined routes for buses, private vehicles and pedestrians to share. They will contain a footpath on one side or both sides where appropriate.
 - Local Streets – Neighbourhood streets with good landscape/verges and on-street parking to limit speeding. They will contain a footpath on one side or both sides where appropriate.
 - Edge Streets – Along bushland and open space edged, low key streets which front open space are intended. These help in managing water and fire and give good outlook to houses on the edge. They will contain a footpath on one side or both sides where appropriate.
 - Rear Lanes – Where denser housing occurs, for instance around local centres, rear access allows good street frontages for attached or smaller dwellings. Lanes and car courts can have garages with studies above for security and housing choice. They will contain a footpath on one side where appropriate.
- See Figures 5 Road Types Plan and Figure 6 Road Sections below, for more detail.*
3. The street pattern must provide direct, safe, and convenient pedestrian and cyclist access from housing and employment areas to public transport stops.
 4. Each new neighbourhood is to provide safe and convenient walking and cycling connections to adjoining neighbourhoods, and to adjacent areas of open space, services and other facilities.
 5. Connectivity within neighbourhoods is required to ensure the majority of dwellings are within 400 metres walking distance to bus stops.

Figure 5.3 – Road Types

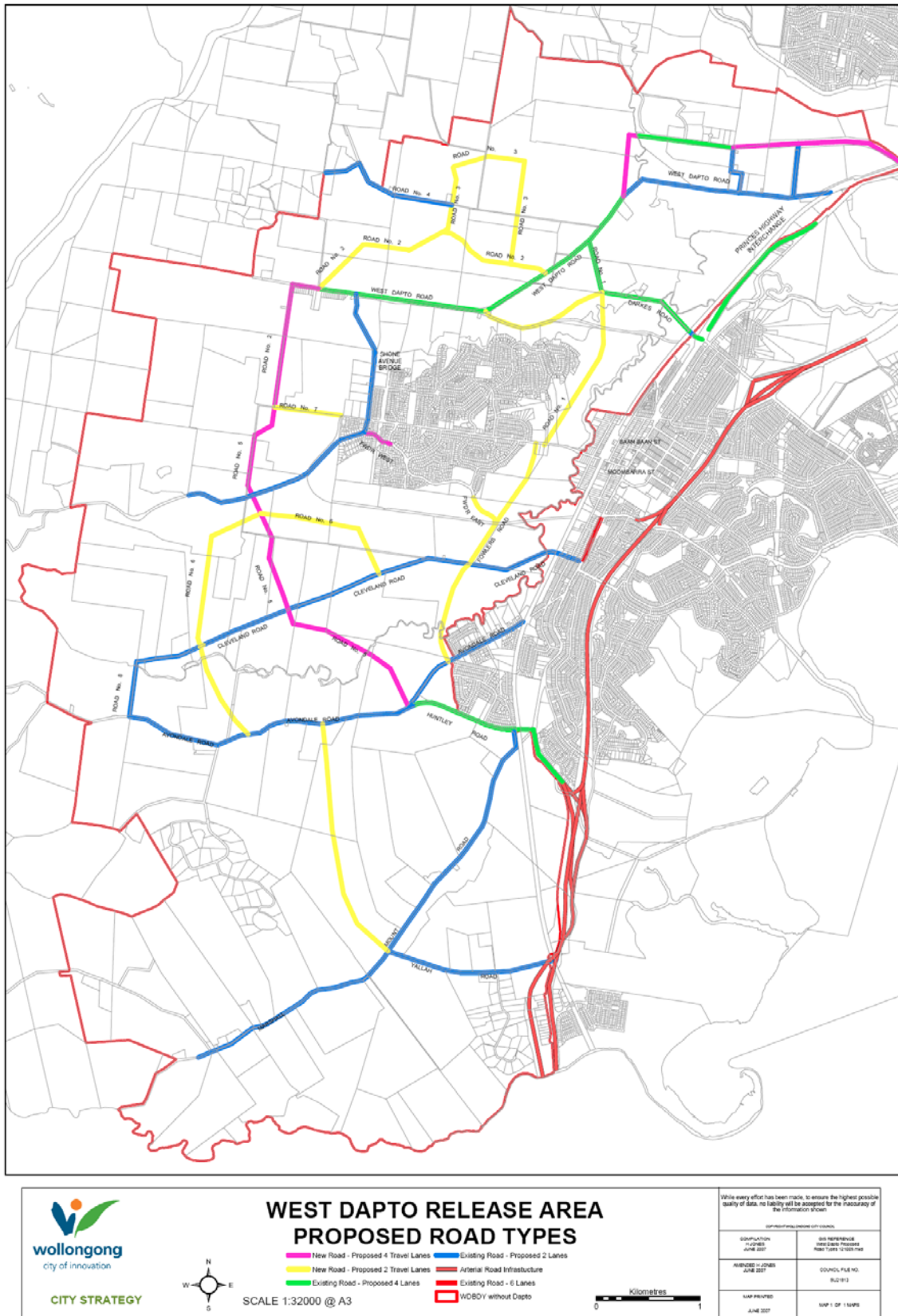






Figure 5.4 - Road Sections

	
	
<p>Arterial Road - Boulevard Character →</p> <p>These streets are the main structural routes connecting the West Dapto development area together. They also serve to link to the surrounding areas and are the primary public transport routes. Street based uses fronting the road with generous footpaths and street trees typify these streets, especially in town and village centres.</p>	<p>Edge Streets</p> <p>Along bushland and open space edges, low key streets which front open space are intended. These help in managing water and fire, and give good outlook to houses on the edge.</p>
	
<p>Collectors - Avenue Character →</p> <p>Along key connecting streets between local centres and containing bus routes will be the main avenues. These will be attractive tree lined routes for buses, private vehicles, cyclist and pedestrians to share.</p>	<p>Rear Lanes</p> <p>Where denser housing occurs, for instance around local centres, rear access allows good street frontages for attached or smaller dwellings. Lanes and car courts can have garages with studios above for security and housing choice.</p>

5.3.15 Landscaping (Public Domain)

Objectives:

- To create a network of open spaces, focal points and community facilities which provide for the active and passive needs of the community.
- To encourage planting and landscape treatments which build on the environmental values of the site including biodiversity and native fauna habitat.
- To ensure the natural characteristics and visual amenity of the site are recognised and are incorporated into the landscape design and overall development of the open space;
- To respond to natural systems by, where appropriate, protecting and enhancing areas of natural, indigenous and scenic importance;
- To enhance the appearance of the development.

Controls:

1. A Neighbourhood Plan shall include a concept landscape plan that is consistent with the requirements of this Part.
2. Landscape design shall enhance the visual character of the development and complement the design/use of spaces within and adjacent to the site.
3. Street landscaping shall comply with streetscape character as outlined in the West Dapto Master Plan.
4. Where existing significant trees are located within park areas consider detailed grading to provide for the retention of existing ground levels and trees.
5. Lighting within open space and recreation areas shall conform to the current Australian Standards, including AS1158, AS1680 and AS2890 (as amended).
6. Landscaping and structures shall not create obscured areas. Ensure tree species selected in public areas can be retained with a clear trunk to a minimum of 3 metres or 25% of the likely canopy height whichever is the greater.
7. Incorporate planting of indigenous species and vegetation communities to enhance native fauna habitats.
8. Reduce water usage by using indigenous and low water tolerant species and efficient irrigation systems.
9. Native planting should be considered deep root planting to reduce salinity risk.
10. A detailed Landscape Plan is required for all developments at DA stage. This plan shall be prepared by a suitably qualified professional. i.e. Registered Landscape Architect or Certificate IV Horticultural Level from TAFE.
11. Existing vegetation shall be retained where possible however all noxious weeds shall be removed. A report shall be provided with any DA detailing measures to be taken to ensure tree protection during construction prepared by a suitably qualified professional.

5.3.16 Open Space and Recreation

Objectives:

- To ensure the future residents of West Dapto have access to a range of high quality, functional areas for passive and active recreation.

Controls:

1. A Neighbourhood Plan must include facilities and open space areas that are unique, either in design or characteristic, and which fit into the overall hierarchy of the West Dapto release area.
2. Playing fields should be located to take advantage of reasonably level land that may intersect with riverine corridors (maybe partially flood liable or filled) environment land (e.g. tree stands), senior schools or village nodes.
3. District Parks of 1-2 ha are to be provided within reasonable walking distance of all residents.
4. District Parks are to provide for active and passive recreational opportunities with areas for informal sports, walking, picnic / barbeque area, retained /established vegetation and where size permits leash free dog exercise areas.
5. Local parks are to be generally located within 200m of all residential uses (i.e. parks located with a 200m radius) and be generally 0.5ha or larger in area. Local parks should preferably incorporate stands of trees or environmental features to create a strong landscape character. They should also provide children's play areas, pavilions and kick around areas.

5.3.17 Areas under Easement

Objectives:

- To use land under electrical easement for positive urban purposes.

Controls:

1. A Neighbourhood Plan shall include the proposed use of all land under easement.
2. Water management can be carried out in electrical easements
3. Landscape planting (low rise) can be established in electrical easements while allowing for necessary service access.
4. More significant planting can happen on the edge of electrical easements to create a visual buffer to electrical infrastructure
5. Recreational uses and open space can be established within easements.
6. Easements can be used for roads, pedestrian and cycle routes subject to approval by the easement authority.

5.3.18 Schools and Community Facilities

Objectives:

- To locate important community facilities to reinforce the role of key places
- To create built form 'foreground' buildings to contrast with residential backdrop.

Controls:

1. A Neighbourhood Plan shall include the location of all proposed schools and community facilities within the neighbourhood consistent with the requirements of this Part.

2. Primary school and community facility buildings are to be located in or adjacent to local centres
3. Built form to be urban in character with upper floors where possible and street aligned buildings with minimal setbacks
4. Minimise land take and site area of community / school uses
5. Dual use of school open space, school halls and other community facilities is encouraged where wider community benefit can be gained.

5.3.19 Wongawilli Mine spur railline

It is anticipated that the Wongawilli Mine will continue to operate for the next 30 years, or longer. Coal is transported from the mine to Port Kembla via the rail network. Future urban development should be designed to recognise the continued use of the rail spur line and include measure to mitigate noise and other potential impacts. Division 15 of SEPP Infrastructure 2007, applies to development near the spur line.

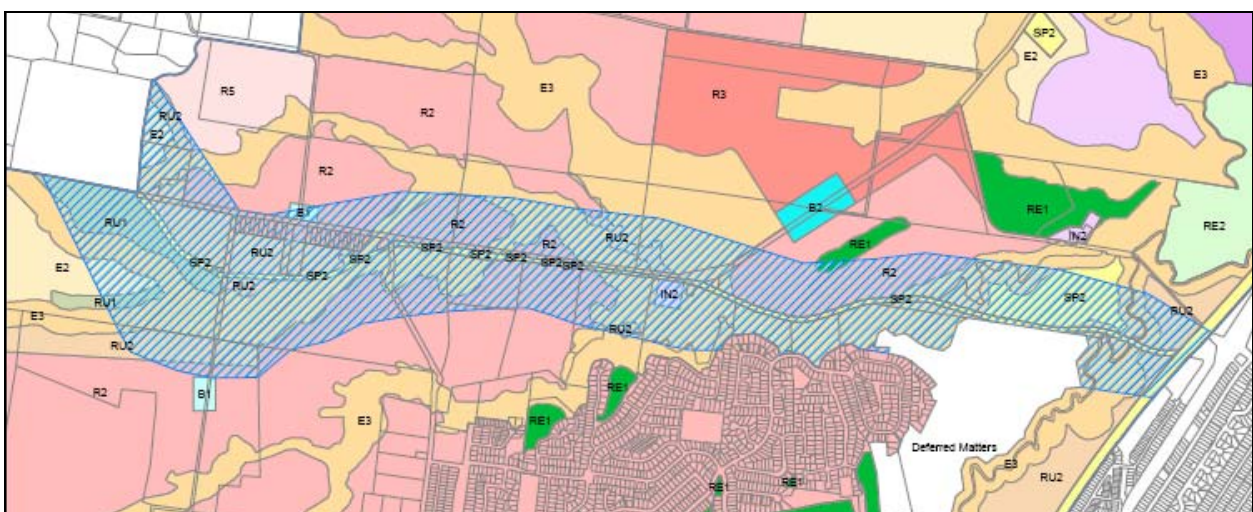
Objectives:

- To facilitate the transport of coal from Wongawilli Mine to Port Kembla by rail transport .
- To minimise rail noise, vibration and other impacts on dwellings near the rail spur line.

Controls:

1. The Neighbourhood Plan, development applications for subdivision and dwelling houses within the rail buffer area, are to include sound attenuation measures that achieve a maximum of 35dBA within the dwelling.
2. The Neighbourhood Plan, development applications for subdivision and dwelling houses within the rail buffer area, are to include consider vibration impacts and include mitigation measures.
3. The development applications must satisfy the requirements of SEPP Infrastructure Division 15.

Figure 5.6 Wongawilli rail noise area



5.4 Adopted Neighbourhood Plans

The following Neighbourhood Plans have been adopted for the purposes of this Part:

Neighbourhood Plan	Submitted by	Date
5.4.1. Bong Bong East and north (draft)	Stockland	10 June 2009
5.4.2. Bong Bong Town Centre (draft – see chapter 6.1.2)	Vinta Group	

5.4.1 Neighbourhood Plan 1 - Bong Bong East and north

Figure 5.7 Neighbourhood Plan 1 - Bong Bong East and north



The following variations to development standards have been accepted:

Chapter B1 Residential Development - Section 4.5 Front setbacks – controls 1 and 2 are replaced with:

1. The following setback requirements apply from the primary street frontage to the front façade of the building:

- Front building line: 4.5 metre minimum setback, except for garages which must be setback at least 5.5 metres from the property boundary on the primary road.
 - Articulation zone: An articulation zone up to a maximum of 1.5 metres measured from the foremost edge of the building line may be incorporated within the front setback zone. The following building elements are permitted in the articulation zone:
 - (a) an entry feature or portico,
 - (b) a balcony, deck, patio, pergola, terrace or verandah,
 - (c) a window box treatment,
 - (d) a bay window or similar feature,
 - (e) an awning or other feature over a window,
 - (f) a sun shading feature.
 - A building element must not extend above the eave gutter line, other than a pitched roof to an entry feature or portico that has the same pitch as the roof on the dwelling house.
 - The maximum area of all building elements within the articulation zone, other than a building element listed in (e) or (f) above, must not be more than twenty five percent of the area of the articulation zone, measured through the horizontal plane of the elements.
2. For corner allotments the following setback requirement applies from the secondary street frontage to the façade of the building:
- Secondary building line: 2 metre minimum setback.

Chapter B1 Residential Development - Section 4.6 Side and rear setbacks – controls 1 to 3 are replaced with:

1. A dwelling house and any carport, garage, balcony, deck, patio, pergola, terrace or verandah that is attached to the dwelling house with a building height at any point up to 3.8 metres on an allotment with an area greater than 450m² must have a setback from a side boundary of at least 900mm. This control does not apply to a secondary street frontage.
2. Any part of a dwelling house that has a building height in excess of 3.8 metres and any carport, garage, balcony, deck, patio, pergola, terrace or verandah that is attached to a dwelling house on an allotment with an area greater than 450m² must have a setback from a side boundary of at least the sum of 900mm and an amount that is equal to one quarter of the additional building height above 3.8 metres. This control does not apply to a secondary street frontage.

N.B. A two storey dwelling house may have its ground floor component (up to 3.8 metres in height) setback 900mm from the side boundary with the second storey setback further as required by the formula in (2).

A dwelling house that is part two storey and part single storey may have the single storey portion of the dwelling house (up to 3.8 metres) setback 900mm from the side boundary and the two storey portion of the dwelling house setback further as required by the formula in (2).

3. On an allotment with an area less than or equal to 450m², where an easement for access and maintenance is provided on title, a zero side setback may be applied to one side for the single storey component of the dwelling. The two storey component of the dwelling is to be setback further as required by the formula in (2). This control does not apply to a secondary street frontage.

The following additional controls apply:

6. A dwelling house and any carport, garage, balcony, deck, patio, pergola, terrace or verandah that is attached to the dwelling house with a building height at any point up to 3.8 metres must have a setback from the rear boundary of at least 3 metres.
7. A dwelling house with a building height of more than 3.8 metres and any carport, garage, balcony, deck, patio, pergola, terrace or verandah that is attached to the dwelling house must have a setback from the rear boundary of at least 3 metres, plus an amount that is equal to three times the additional building height above 3.8 metres up to a maximum setback of 8 metres.
8. Despite (6) and (7), an allotment that has a rear boundary with a laneway may have a building line that abuts that boundary for up to 50 per cent of the length of that boundary.

Chapter B1 Residential Development - Section 8.13 Subdivision – control 3 does not apply

Chapter B2 Residential Subdivision – Section 13 Cut and Fill land reshaping works – does not apply to master planning of land and precinct subdivision applications.

5.4.2 Bong Bong Town Centre

Refer to Section 6.1.1.

6 CENTRES

6.1 Town Centres

Town Centres are to be located in the western (Bong Bong Road) and northern (Darkes Road) parts of the West Dapto development area. These are intended to create local retail, business, commercial and community hubs and provide significant local employment opportunities. These will complement as opposed to compete with the higher order regional centre of Dapto.

The Town Centres will be the most urban parts of West Dapto and have a variety of building typologies with urban characteristics such as increased height, minimal or zero street setbacks and street level awnings and verandahs. The public domain is intended to reflect an urban character, with high quality hard and soft landscape and paved footpaths with advanced planting of shade trees. Parking will be at the rear of blocks and underground as well as good on street provision of kerbside parking – building setbacks to accommodate front parking lots will not be permissible, as these detract from the street qualities sought in these centres.

6.1.1 Design Principles

Town Centres are to be designed to comply with the following principles:

1. Establish streets with at least two storey buildings where possible – upper floors can be commercial or residential uses.
2. Create a lively mix of uses within the centres, providing opportunities for employment, commerce, retailing, living, entertainment and community activities
3. Early stages of development are likely to focus on Supermarket and associated small specialty shops, therefore these should be designed as complete compositions which create places within their own right
4. Buildings are to present urban characteristics to the street in relation to setback, form and streetscape/building design.
5. Residential densities in and around the centres are to be increased in line with density requirements at Section 2.3.1 in order to create a choice of housing opportunity within the West Dapto development area at locations with high amenity which are well serviced
6. Parking lots and areas are generally not to be visible from the streets, allowing built form to perform its correct street defining urban function.
7. Establish a high quality, high value public domain with strongly urban characteristics and design.

6.1.2 Darkes Road Town Centre

Along the extension of Darkes Road a smaller secondary town centre (large village centre) is to be established based on the east–west route becoming a main street. While activity in terms of residential and business use is expected along the length of the centre, only the core part will contain the primary retail and commercial functions. It is envisaged that this centre would accommodate up to around 6,000m² of retail floor space to support the employment lands.

Figure 6.2 Darkes Road Town Centre – Conceptual Layout



Figure 6.3 Darkes Road Town Centre – Conceptual Cross section



6.1.3 Development Controls

Development in the Town Centres is to comply with the following development controls:

1. Building height in the core of 4 to 6 storeys with the surrounding frame having a maximum height of up to 3 storeys.
2. Achieve an overall 2-3 storey building form avoiding significant gaps in the street wall.
3. Building setbacks on main streets to be nil (zero) while other streets are generally to have a setback of between 0 – 2.5 m.
4. Side and rear building setbacks are as follows:

Setback	Distance
Side	Zero
Rear	Zero where adjoins allotment zoned B2 Local Centre or 5-6m where adjoins allotment zone R3 Medium Density Residential

5. No requirements for on site open space / landscaping in the 'core' area.
6. Provision of a shared parking facilities area is encouraged with access via laneways of minor streets.

6.2 Village Centres / Local Nodes

Three small villages are proposed totalling 7,500m² of floor space possibly at Wongawilli, Avondale and Yallah. These, in addition to 2,000m² spread through the release area in convenience stores attached to petrol stations and the like, will cater for local convenience shopping throughout the release area.

Village and local centres are to develop as localised business and higher density residential opportunities at key places / intersections where bus stops, community facilities and local open space come together to create an urban focal point for the local community.

6.2.1 Design Principles

1. Establish a strong urban form that clearly distinguishes the village centre / local node from surrounding areas.
2. Create a lively mix of uses and building types within the village centre / local node that creates the opportunity to meet the daily convenience needs of surrounding communities.
3. Parking lots and areas are generally not to be visible from the streets, allowing built form to perform a clearly street defining urban function.
4. Establish a high quality, high value public domain with strongly urban characteristics and design.

6.2.2 Development Controls

1. Building setbacks can be either street aligned (zero) or setback up to 5m to create commercial forecourts or residential courts to the street.
2. Variation of setback is encouraged to create an informal organic character.

3. Building height of up to 3 storeys is encouraged to create an urban village character with upper floor uses including small scale commercial and residential developments.
4. Parking to be provided at the rear of buildings in the form of rear laneways and parking areas accessed from the rear laneways / car courts.

6.2.3 Wongawilli Village Centre

Character Statement

Wongawilli has a specific character which relates to its history as a small mining village. Its urban character and built form are significant due to subdivision patterns and collective building character, which is typified by modest single storey cottages of lightweight construction, set in landscaped lots with a clearly defined front boundary.

Development Controls

1. Building forms around the 'Village Green' to utilize varied setback between 0 -5m.
2. Side setbacks to vary between 0-3m to create differential spacing between buildings.
3. Built form to reflect the lightweight character of existing housing, using lightweight clad walls and external elements such as awnings, porches, verandahs or balconies to the street frontage.
4. Parapet or eaves to facades with roofs preferably in metal finish.
5. Use of painted or rendered masonry is appropriate, but face brickwork is generally inappropriate.
6. Mix of one, two or three storey elements is appropriate to create a varied skyline typical of a rural village centre.
7. Create adaptable building forms in the centre, which can be occupied either commercially or residentially at ground floor level.
8. Development shall have regard potential noise impacts from the Wongawilli Mine and the railway line if affected.