

## 2 Site Description & Context

*This section identifies the existing site conditions and its context.*

### **DGRs Reference**

### **General Requirements**

(2) Detailed description of the project including the:

- Description of the site including cadastral and title details;
- A thorough site analysis and description of the existing environment;

### 2.1 Subject Site

The site is described as Lot 22 DP807750 and Lot 4 DP258024, corner of Avondale and Huntley Roads, Huntley. The site is a large triangular shaped allotment with an area of 10.5ha (refer Figure 1).



**Existing Site Conditions**

### 2.2 Location

The site is located on the urban-rural fringe of the Dapto urban area. It adjoins the existing residential suburb of Penrose and is accessible via Avondale and Huntley Roads. Figures 2 and 3 identify the site within its local and regional context.



## Site Plan

PENROSE

### Legend

- 5m Contours (LPI)
- Watercourse
- Cartwheel (LPI)
- Subject Area

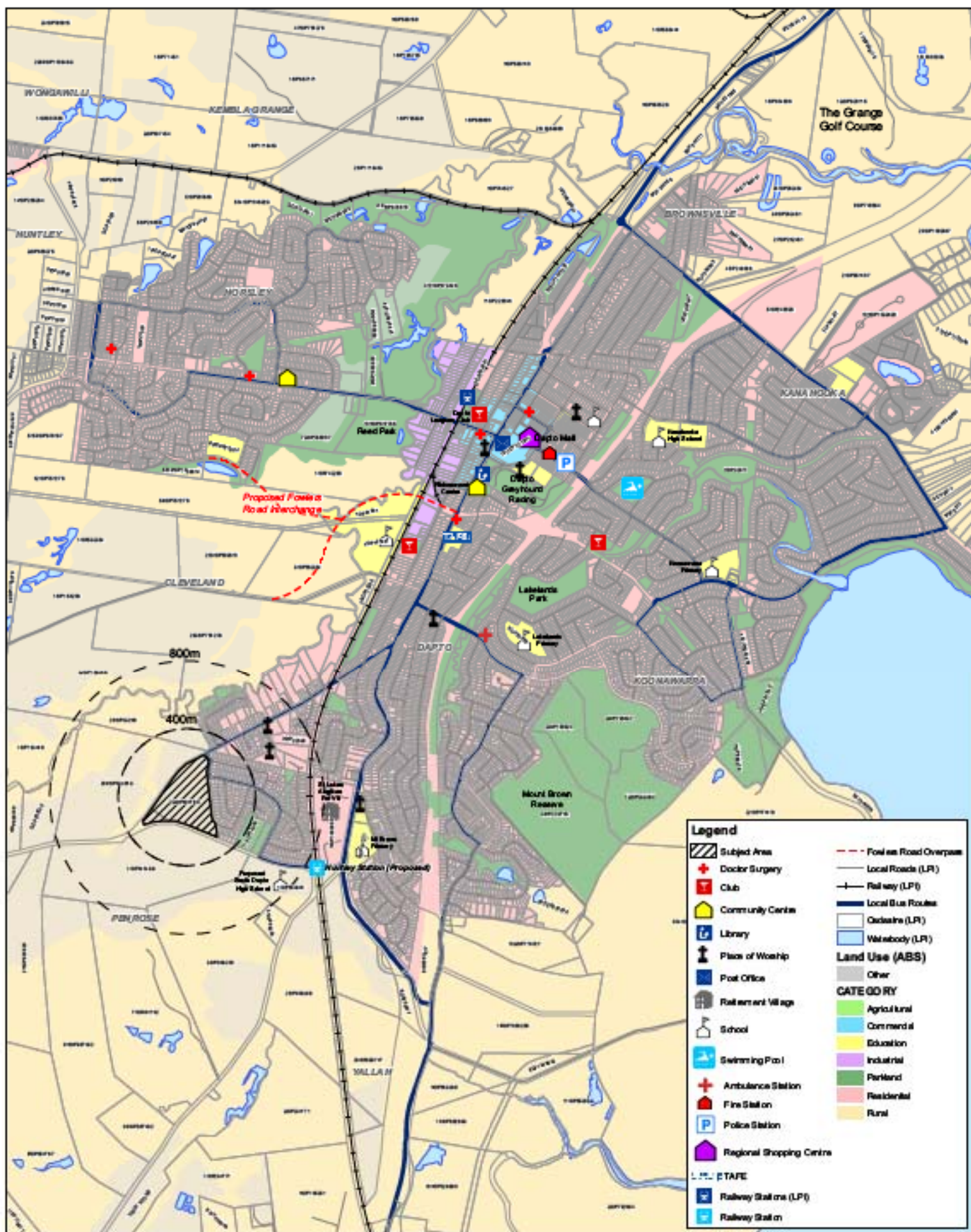


FIGURE 1

Scale 1:2,500 (at A3)







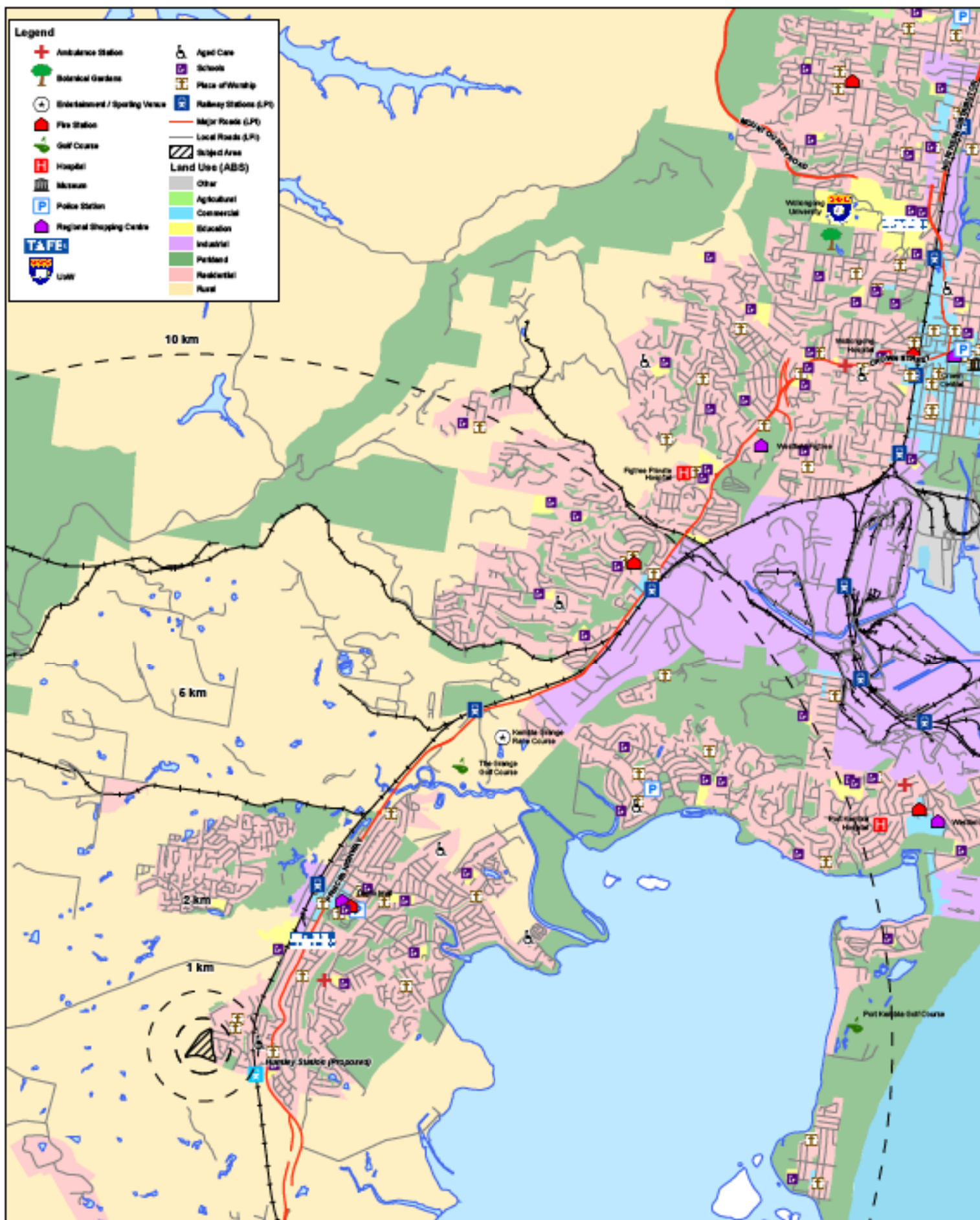
## Local Context

PENROSE

FIGURE 2







The north eastern boundary of the subject site is approximately 3km from the Dapto Railway Station and the existing Dapto town Centre. Dapto is the closest commercial centre from the subject site, and is accessible via public transport. Albion Park is located within 4km south from the subject site, where a range of commercial activities is also available. Further south of the site, Shellharbour Town Centre is located approximately 8km from the southern boundary of the site.

Travel times to other major centres are as follows:

- Albion Park within 10 minutes
- Shellharbour town centre within 20 minutes
- Wollongong southern suburbs within 20 minutes
- Wollongong northern suburbs within 40 minutes
- Sydney southern suburbs (Sutherland) 1 hour.

Dapto Town Centre and Shellharbour Town Centre are large shopping complexes providing a range of commercial, retail, employment and community services. These are identified in Figure 3.

In a regional context, the subject site is located approximately 10km from the Wollongong CBD and 4km from the employment centre at Kembla Grange (Figure 3).

The location is within 5km of the following existing suburbs:

- Wongawilli
- Koonawarra
- Kanahooka
- Albion Park
- Albion Park Rail
- Calderwood.

The subject site is located within the WDRA which will provide a substantial additional population within the local catchment in the future.

The WDRA masterplan shows the proposed Penrose railway station located within 800m of the subject site. A commercial centre has also been proposed around the railway station to create a mixed-use commercial hub within transport node.

## 2.3 Current Land Uses

The current land use of the site comprises cleared grassland sustaining grazing activities. A transmission and Eastern Gas easement traverse the site in a north-south direction. A 132KV overhead power line is located on the easement (see following images). There are no other improvements on the site. The following images show the current land uses on the site.