



Existing site condition, showing largely cleared land, and occupied by an existing electricity transmission tower



Existing site condition, showing the electricity transmission line that traverses the site

2.4 Adjoining Land Use

The site is currently vacant and supports limited grazing activities. To the east, the site is bordered by Goolagong Street and existing low-density residential development at Penrose.

Lands to the south, west and north of the site are predominately cleared grassland, sustaining agricultural activities, primarily grazing. These areas have been identified for future urban development under the Draft West Dapto LEP 2007.

The subject site adjoins existing residential areas at Penrose, which is a fully serviced urban area with approximately 1,000 to 2,000 dwellings. This location provides the proposed development with an immediate access to existing resources and services. The property is bound:

- To the north by Avondale Road and cleared rural lands. This area has been identified for future urban developments. An unnamed creek is located to the north-west of the subject site. Existing conditions of the creek and on the potential impacts because of the proposed development is provided in Section 6.13 of this EA.
- To the east by Goolagong Street and the existing Penrose subdivision. This subdivision is characterised by single or double storey buildings, sitting on traditional 450-800m² lots.
- To the south by Huntley Road and west by cleared rural properties. Again, these areas are identified for future urban developments under the West Dapto plan.

2.5 Surrounding Character

The locality is characterised by cleared land, sustaining small scale grazing activities. The suburb of Penrose adjoins the subject site along the eastern boundary. Penrose was developed some 20-30 years ago. The residential area is characterised by a mix of single and double storey detached housing. The average lot size is approximately 800m², in a suburban setting. These residential developments in Penrose are characterised by one and two storey detached dwelling houses, and have a general street frontage of 15-20m.

Figure 4 analyses the surrounding character of the site.

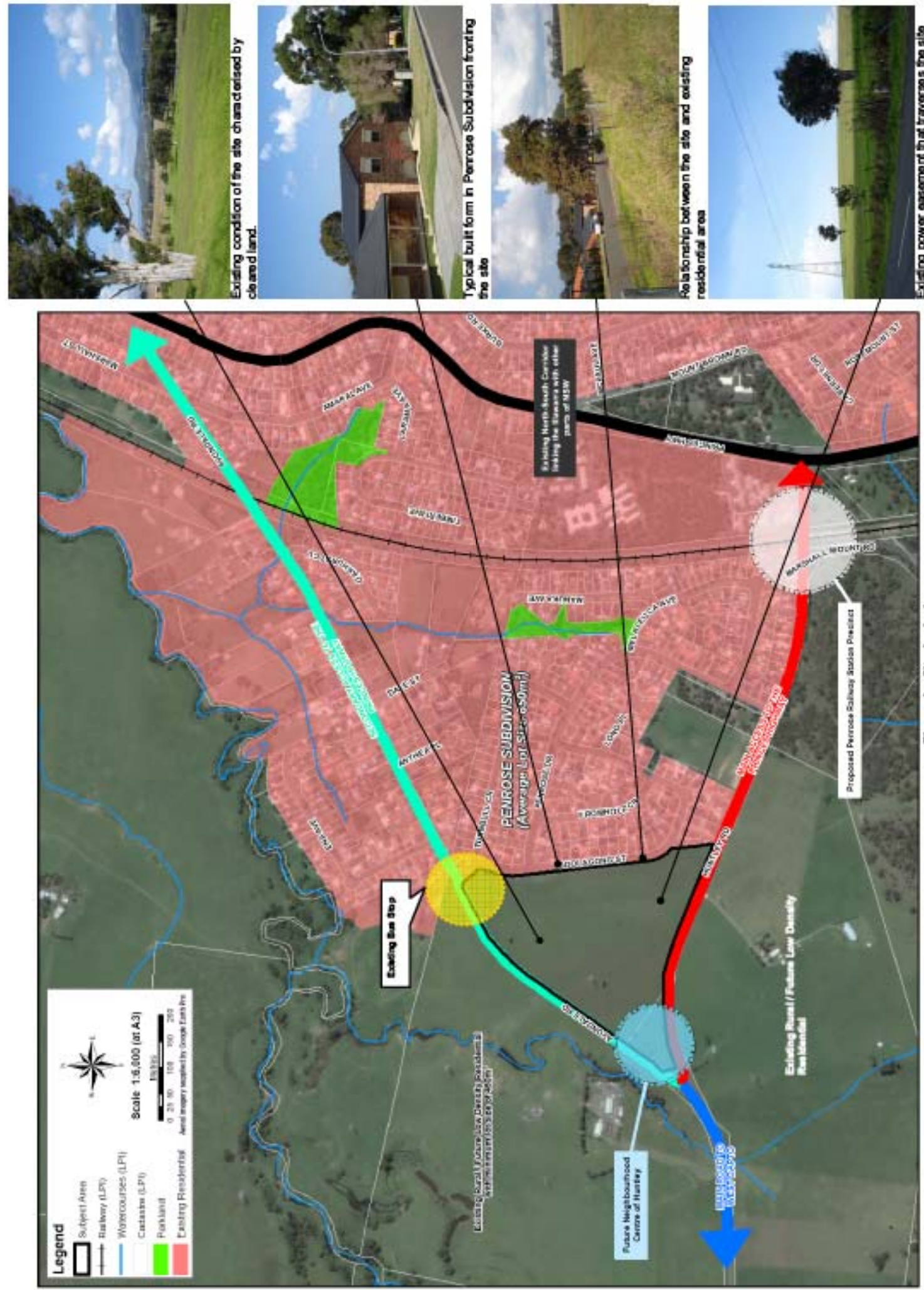


Figure 4 - Silto Analysis



View north from the site towards adjacent residential properties and rural West Dapto



View west from the site to rural West Dapto and the Illawarra Escarpment



View east from the site towards the existing settlement at Penrose



Typical Two Storey Dwelling in Penrose

Further to the east of the subject site beyond Penrose, the railway line passes the edge of the Penrose subdivision in a north-south direction. The railway connects the Illawarra with Sydney and the South Coast.

To the west and south of the site is the rural West Dapto, where small scale rural activities are currently located.

Further south of the site is the Yallah Marshall Mount corridor. The WDRA documents have identified this corridor as the proposed Yallah Marshall Mount Environmental Precinct. Currently this area supports privately owned cleared farmlands and a number of water courses.

2.6 Development Constraints

In 2007, a Development Opportunities and Constraints Study was carried out by Cardno to assess the likely development potential of the subject site (Cardno 2007b). The study looked at a range of physical and environmental attributes, including:

- Setting
- Bushfire
- Ecological communities or habitats

- Slope/terrain
- Visual
- Services
- Heritage.

The assessment concluded that:

- *The site is located in the urban-rural fringe of the existing Dapto urban area. It is accessible by bus, linking the site with Dapto town centre and Wollongong regional centre, where a range of retail, community, government, social services and employment opportunities are available. Dapto railway station is located approximately 3km from the site and the railway line connects the site with Sydney and the South Coast.*
- *It is located in proximity to the existing employment centres of the Region, including Port Kembla, Wollongong CBD and Kembla Grange industrial area. The public bus systems link the site with these employment areas.*
- *The site adjoins the existing urban area, which is well serviced by road and utility infrastructure, including water, sewer, electricity, gas and telecommunications connections. These services can be augmented to service the site.*
- *The topography of the site is characterised by gentle slope (1%-15%) suitable for urban development.*
- *It is free from any major environmental constraints (flooding, riparian corridors, vegetation and bushfire) and does not contain heritage items.*

The assessment was based on desktop data published by different authorities. The Constraint Plan (Figure 5) identifies the above constraints.

A range of development options were also considered. The study concluded that the subject site is capable of supporting low to medium residential, educational, seniors living, commercial or other similar developments.

2.7 Slope & Terrain

The topography of the site is characterised by a hilltop plateau sloping downwards towards Huntley Road to the south, Goolagong Street to the east, and Avondale to the north. The site has relatively flat grades with slopes of between 1% and 15% and elevations between RL48 and RL30.

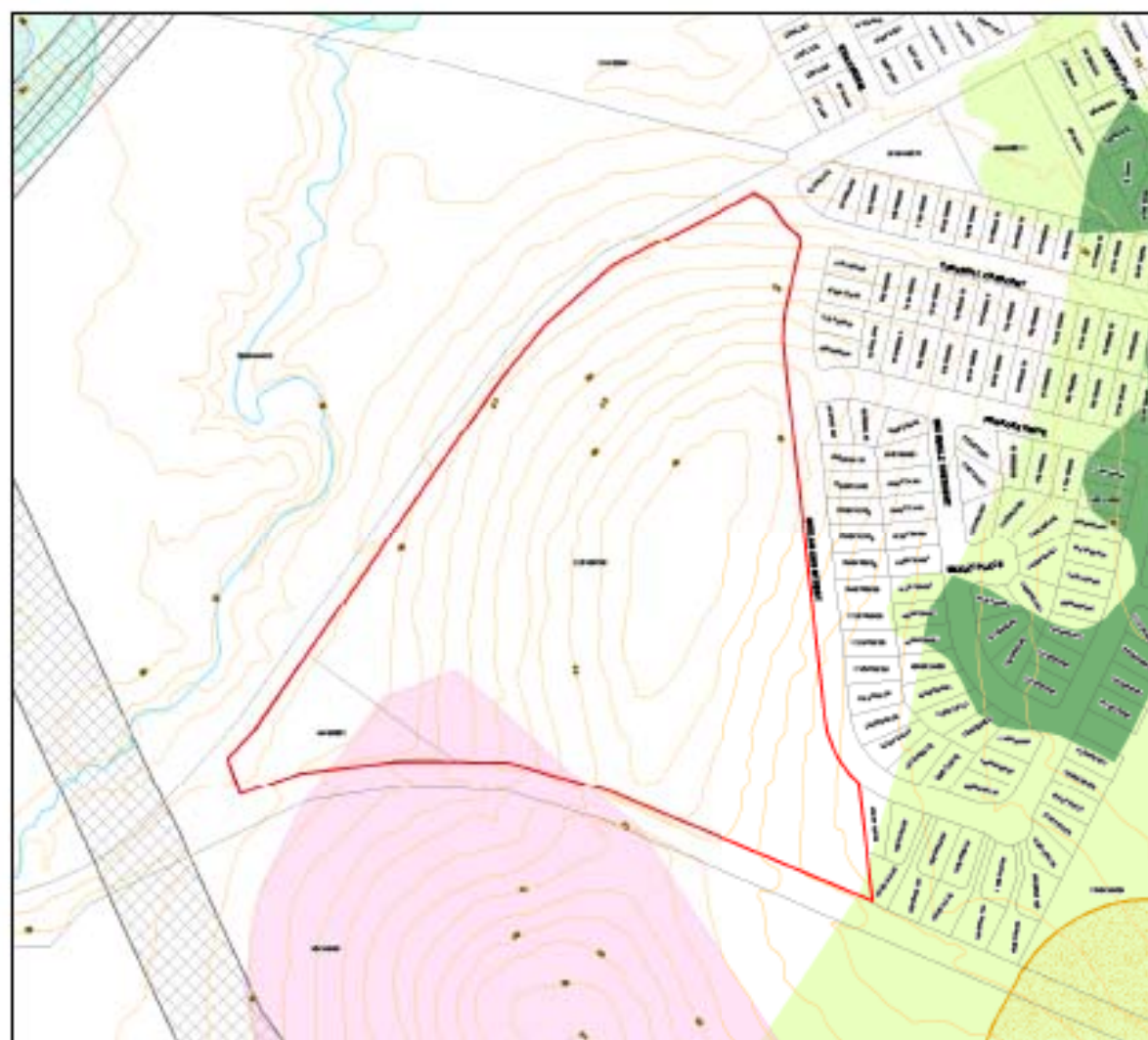
Figure 6 shows the terrain and slope analysis.

2.8 Public Transport & Access

The site has a good connection with the Princes Highway and F8 Southern Freeway via Huntley Road and Avondale Road.

The site is well serviced by existing public transport including rail and bus services. The site is located approximately 2.8km from Dapto Railway Station and 800m from the proposed Huntley Railway Station on the South Coast Railway Line, which runs to Sydney via Wollongong in the north, and Bombaderry in the south (see Figure 7).

Dapto Railway Station will undergo a \$7.5million upgrade as part of the development of West Dapto and the Dapto Town Centre revitalisation.



Development Constraints

PENROSE

Legend

- Subject Area
- 2m Contours (S/P)
- Watercourses (S/P)
- ASP 1% Flood
- Riparian Control (R/Cat)
- Bushfire Prone Land (WCCRP)
- Electricity Easement (S/P)
- High Street Quality (STHedon Design)
- Outcrops (S/P)
- ASPB Conservation Significance Sub-division
- Primary
- Support for Primary

NOTE: Conservation Significance mapping undertaken as part of ASPB Strategic Assessment Study



FIGURE 5

Scale 1:2,500 (at A3)



Map Produced by Cardno Forbes Rigby
Date: 15/01/2020
Cardno Forbes Rigby Pty Ltd
100/101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 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