

**Item No:** R4 Recommendation to Council  
**Subject:** **ADVICE OF THE WOOLLAHRA LOCAL PLANNING PANEL - PLANNING PROPOSAL - DOUBLE BAY BOWLING CLUB AT 18 KIAORA ROAD, DOUBLE BAY**  
**Author:** Kelly McKellar, Team Leader Strategic Planning  
**Approvers:** Anne White, Manager - Strategic Planning  
Nick Economou, Acting Director Planning & Development  
**File No:** 20/215884  
**Reason for Report:** To give Council the advice of the Woollahra Local Planning Panel.  
To obtain Council's approval to proceed with the planning proposal to amend the Woollahra Local Environmental Plan 2014 for land known as the Double Bay Bowling Club at 18 Kiaora Road, Double Bay.

**Recommendation:**

- A. THAT Council note the advice provided by the Woollahra Local Planning Panel on 19 November 2020 for the planning proposal for the Double Bay Bowling Club at 18 Kiaora Road, Double Bay (Lot 101 DP 614016).
- B. THAT the planning proposal, as contained in **Annexure 1** of the report to the Environmental Planning Committee on 30 November 2020, be forwarded to the Department of Planning, Industry and Environment requesting a gateway determination to allow public exhibition.
- C. THAT Council request the Minister for Planning and Public Spaces (or delegate) authorise Council as the local plan-making authority in relation to the planning proposal, to make the local environmental plan under section 3.36 of the *Environmental Planning and Assessment Act 1979*.

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**1. Background:**

On 24 August 2020 Council considered a Notice of Motion and resolved:

*THAT:*

- A. *Council prepare a planning proposal which sets out amendments to the Woollahra Local Environmental Plan 2014 in respect of the land described as Lot 101 in DP 614016, being the land including the bowling greens and clubhouse known as the Double Bay Bowling Club, 18 Kiaora Rd Double Bay to enable this land to be rezoned from R3 Medium Density Residential to RE2 Private Recreation in order to preserve this land for private recreational use.*
- B. *The planning proposal be forwarded to the Woollahra Local Planning Panel for advice.*
- C. *The advice of the Woollahra Local Planning Panel be reported to the Environmental Planning Committee.*
- D. *Council expedites the planning proposal for rezoning.*

## 2. Planning Proposal

Consistent with Council's resolution of 24 August 2020, a planning proposal has been prepared for the Double Bay Bowling Club at 18 Kiaora Road, Double Bay (Lot 101 DP 614016). The planning proposal at **Annexure 1** seeks to amend the *Woollahra Local Environmental Plan 2014* (Woollahra LEP 2014) to:

- rezone the site from Zone R3 Medium Density Residential to Zone RE2 Private Recreation
- increase the minimum lot size for subdivision from 700m<sup>2</sup> to 8,800m<sup>2</sup>.

The objective of the planning proposal is to ensure that the site is retained for recreational use. Rezoning the site to Zone RE2 Private Recreation will apply a zone that is consistent with the current use and the future intended use of the site.

Increasing the minimum lot size to 8,800m<sup>2</sup> will help to ensure that the site is retained as a single consolidated lot. Subdivision into smaller lots would compromise the ongoing and future use of the site for private recreation and open space purposes.

Rezoning the site reflects the current use and future intended use of the land. The site has been operating as a lawn bowling club for over 75 years. Development on the site is limited by the restrictive covenant that requires use of the site for recreational purposes in connection with a bowling club, except with written consent of Council. Council has resolved that the site is to be preserved for recreational purposes.

Council is committed to preserving and enhancing open space in the Municipality. The planning proposal will facilitate ongoing opportunities for sport and recreation, and recognises the importance of private recreation clubs in providing social opportunities for the community and promoting a healthy lifestyle.

## 3. Relationship to strategic planning framework

The planning proposal is broadly consistent with the strategic planning framework including the *Greater Sydney Region Plan: A Metropolis of Three Cities* (2018), *Eastern City District Plan* (2018), *Woollahra Local Strategic Planning Statement 2020* (Woollahra LSPS 2020), *Woollahra 2030*. Consistency with the strategic framework is discussed in the justification section of the planning proposal (see **Annexure 1**).

Notably, the planning proposal will give effect to Woollahra LSPS 2020 and Woollahra 2030 by ensuring that the site is retained for recreational use. In particular, the proposal is consistent with Planning Priority 2 of the Woollahra LSPS 2020:

*Planning for a community supported by infrastructure that fosters health, creativity, cultural activities and social connections.*

Additionally, by providing for the ongoing use of the site for recreation purposes, the planning proposal will facilitate opportunities to “provide places and spaces for people to connect and interact” and “enhance local community, cultural and recreation facilities to become more attractive, integrated, and accessible” consistent with Goals 1 and 5 of Woollahra 2030.

#### 4. Woollahra Local Planning Panel advice

The planning proposal was referred to the Woollahra Local Planning Panel (Woollahra LPP) on 19 November 2020 for advice. The Panel provided the following advice to Council:

**Reason for Decision:**

*The panel supported that the planning proposal proceed to Gateway for the reasons set out in the Council officer's report.*

**Advice:**

*THAT the Woollahra Local Planning Panel advises Council to proceed with the planning proposal (at Annexure 1) for the Double Bay Bowling Club at 18 Kiaora Road, Double Bay (Lot 101 DP 614016) which seeks the following amendments to Woollahra Local Environmental Plan 2014:*

- i. *Rezone the site from Zone R3 Medium Density Residential to Zone RE2 Private Recreation, and*
- ii. *Increase the minimum lot size from 700m<sup>2</sup> to 8,800m<sup>2</sup>.*

As a consequence of this advice, the planning proposal contains no amendments other than to insert the advice of the Woollahra LPP.

#### 5. Next steps

Subject to the Council's decision, the planning proposal will be referred to the Department of Planning, Industry and Environment (DPIE) for a gateway determination. This will allow the planning proposal to be placed on public exhibition.

The public exhibition of the planning proposal will be undertaken in accordance with the requirements of the *Environmental Planning and Assessment Act 1979* (the Act), the *Environmental Planning and Assessment Regulation 2000*, the relevant DPIE guidelines, and the gateway determination.

Public notification of the exhibition will comprise:

- A notice to the land owner
- A notice to land owners in the vicinity of the site
- A weekly notice in the *Wentworth Courier* for the duration of the exhibition period (if a hardcopy is being published).
- A letter to local community groups such as the Double Bay Residents Association.

To streamline the plan-making process, the Minister may delegate local plan-making power to Council for routine matters. In this case, Council may request authorisation to exercise the functions of the Minister to make an LEP under section 3.36 of the Act. Part C of the recommendation for this report deals with this request. After public exhibition, the planning proposal and submissions received will be reported to Council.


## 6. Conclusion

This report provides the advice of the Woollahra LPP on a planning proposal for the Double Bay Bowling Club at 18 Kiaora Road, Double Bay which seeks to rezone the land from R3 Medium Density Residential to RE2 Private Recreation and increase the minimum lot size from 700m<sup>2</sup> to 8,800 m<sup>2</sup>.

On 19 November 2020, the Woollahra LPP provided advice to Council that it supports proceeding with the planning proposal.

Council may now proceed with referring the planning proposal to the DPIE requesting a gateway determination to allow public exhibition. We recommend that Council resolve to proceed with the planning proposal and that it is submitted to the DPIE requesting a gateway determination to allow public exhibition.

## Annexures

1. Planning Proposal - Double Bay Bowling Club, 18 Kiaora Road Double Bay [↓](#) 
2. Woollahra LPP Report 19 November 2020 (annexures removed) [↓](#) 