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Department of Planning
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17 SEP 2009

Southern Region

System No. 19.

Mr Brett Whitworth
Acting Regional Director Southern Region
Department of Planning
PO Box 5475
WOLLONGONG NSW 2520

Your Ref	
Our Ref	
File	E09/8825
Date	14 September 2009

Dear Mr Whitworth

Planning Proposal: Woonona Bulli RSL Club 455-459 Princes Highway, Woonona (Lot 2 DP 830398) and 7 Nicholson Road (Lot 1 DP 524220)

Council at its meeting of 28 July 2009 resolved under Section 54(4) of the Act to prepare a Planning Proposal to enable the Woonona Bulli RSL Club to sell surplus land for Low Density (R2) Residential development.

As required by clause 9 of the Environmental Planning and Assessment Regulation 2000 the following information is provided:

- A copy of the report to Council and minutes are attached. Council resolved that "in accordance with Section 55 of the Environmental Planning and Assessment Act 1979, 'planning proposals' (formerly known as draft Local Environmental Plans) be submitted to the Department of Planning to commence the rezoning process";
- A copy of the Planning Proposal; and
- Copies of the relevant maps.

We now await advice from the initial gateway determination. Should you have any enquires, please contact Kathryn Adams on the telephone number below.

Yours faithfully



Kathryn Adams
Strategic Project Officer
Wollongong City Council
Direct Line (02) 4227 7107

Doc. no	CW09/303
Officer	Law
Due/Comment	Arax 11
File no	CW09/00114

Planning Proposal

LOCAL GOVERNMENT AREA: Wollongong

ADDRESS OF LAND (if applicable): Woonona Bulli RSL Club 455-459 Princes Highway, Woonona (Lot 2 DP 830398) and 7 Nicholson Road (Lot 1 DP 524220)

MAPS (if applicable):

- Location map showing the land affected by the proposed draft plan in the context of the LGA (tagged 'location map')
- **Existing zoning** map showing the existing zoning of the site and surrounding land and **proposed zoning** change for the site/s

PHOTOS and other visual material (if applicable):

- Aerial photos of land affected by the proposed draft plan
- Photos or plans showing relationship of land to which the plan will apply and surrounding land uses

Part 1: OBJECTIVES OR INTENDED OUTCOMES OF PROPOSED LEP:

Concise statement setting out objectives or intended outcomes of the planning proposal.

To enable the RSL club to sell surplus land (eastern part of the RSL site and the adjoining 7 Nicholson Road) for Low Density (R2) residential development, compatible with surrounding residential development.

Part 2: EXPLANATION OF THE PROVISIONS OF PROPOSED LEP:

Statement of how the objectives or intended outcomes are to be achieved by means of new controls on development imposed via a LEP.

- Amendment of the Wollongong LEP 2009 Land Zoning Map in accordance with the proposed zoning (R2) map shown at attachment 1; and
- Amendment of the Wollongong LEP 2009 Height Map in accordance with the proposed height map, shown at attachment 2, which indicates a maximum permissible height of 9 metres; and
- Amendment of the Wollongong LEP 2009 Minimum Lot Size Map, shown at attachment 3, which indicates a minimum lot size of 449m²; and
- Amendment of the Wollongong LEP 2009 Floor Space Ratio Map in accordance with the proposed floor space ratio map, shown at attachment 4, which indicates a maximum permissible floor space ratio of 0.5:1.

Part 3: JUSTIFICATION OF OBJECTIVES, OUTCOMES AND PROVISIONS AND PROCESSES FOR THEIR IMPLEMENTATION:

Section A – Need for the planning proposal

1. Is the planning proposal a result of any strategic study or report?

IF YES:

- Briefly explain the nature of the study or report and its key findings in terms of explaining the rationale for the proposal.

The planning proposal is the result of a Council resolution dated 28 July 2009 (copy of relevant extracts from report and minutes are attached – the report on the exhibition of the draft Wollongong LEP 2009 totals 200 pages).

The site is not considered a significant tourism site – if land is surplus then the R2 Low Density Residential

• Submit a copy of the study or report with the planning proposal.	zone would be the most appropriate for the area.
2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way? (alternatives to changing the controls on development might include community education and new administrative processes such as pre-application meetings)	A change in zoning is required to permit low density residential development.
3. Is there a net community benefit? The Net Community Benefit Test: an assessment should be prepared by the proponent to be submitted to council for endorsement prior to submitting to DoP as part of the Gateway test. The level of detail and analysis should be proportionate to the size and likely impact of the rezoning.	There is a net community benefit in utilising the site to provide appropriate housing stock.

Section B – Relationship to strategic planning framework

4. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)? • Describe regional or sub-regional strategy outcomes or actions directly relevant to the planning proposal. • Where this is the case, include reasons why the proposal is either explicitly consistent with, or explicitly inconsistent with the outcomes or actions contained in the regional or sub-regional strategy • Where the planning proposal is inconsistent consider whether circumstances have changed, or whether a matter relevant to the planning proposal was not considered in the preparation of the strategy. • Sustainability criteria included in regional strategies should be addressed in the planning proposal.	Consistent with the Illawarra Regional Strategy which identifies the need for a further 38000 new dwellings to cater for growth and declining occupancy rates over the next 25 years. Action: encourage greater utilisation of available infrastructure through...an appropriate housing mix around regional centres, major towns and towns including...Woonona.
5. Is the planning proposal consistent with the local council's Community Strategic Plan or other local strategic plan?	Consistent

6. Is the planning proposal consistent with applicable state environmental planning policies?	Consistent with SEPPs
7. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)? - Each planning proposal must identify which, if any, section 117 Directions are relevant to the proposal. - Where the planning proposal is inconsistent, those inconsistencies must be specifically justified - Certain directions require consultation with government agencies – if such a direction is relevant, this should be identified however should not take place until the gateway determination is issued, confirming the public authorities to be consulted on the planning proposal.	Relevant s.117 directions include: 3.1 Residential Zones 3.4 Integrating Land Use & Transport 4.1 Acid Sulfate Soils 4.3 Flood prone land 5.1 Implementation of Regional Strategies Acid sulfate soils, uncategorised flood risk precinct – any DA must comply with relevant DCPs.

Section C – Environmental, social and economic impact

8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal? IF YES: it will be necessary to carry out an assessment of significance in accordance with section 5A of the EP&A Act and the "Threatened Species Assessment Guidelines" issued by the Department of Environment and Climate Change. Any adverse impact will trigger the requirement under section 34A to consult with the Director General of the Department of Climate Change – such consultation if required does not take place until after the issuing of the initial gateway determination.	No
9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed? This might include natural hazards such as flooding, land slip, bushfire hazard etc. If it is necessary to undertake technical studies or investigations to address an identified matter, these should be	Acid sulfate soils and uncategorised flood risk precinct – any DA must comply with relevant DCPs. A current flood study should be submitted by the applicant to support the proposal for residential zoning – NB. A previous application submitted to Council for a boundary adjustment (DA2008/1049) included a flood study which indicated a portion of flood free area and a medium risk precinct, which has the potential for residential development.

undertaken following the initial gateway determination.	
10, How has the planning proposal adequately addressed any social and economic effects? This includes effects on items or places of European or aboriginal cultural heritage.	No heritage items identified. No other social or economic impacts

Section D – State and Commonwealth interests

11. Is there adequate public infrastructure for the planning proposal? This applies to planning proposal that may result in residential subdivision in excess of 150 lots, substantial urban renewal, or infill development.	Existing services/utilities are adequate to cater for the level of additional demand created by this change in zoning to low density residential.
12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination? This is completed following consultation with the State and Commonwealth Public Authorities identified in the gateway determination and must summarise and address issues raised not already dealt with in the planning proposal.	TBA – Consultation will take place after determination of Agencies to be consulted under the gateway process.

Part 4: DETAILS OF COMMUNITY CONSULTATION TO BE UNDERTAKEN ON THE PLANNING PROPOSAL:

Outline the community consultation that is to be undertaken in respect of the proposal, having regard to the requirements set out in the guide (refer to the document “ A guide to preparing local environmental plans ” which outlines the consultation required for different types of planning proposals). Low impact planning proposal – 14 day public exhibition period.



Location: Woonona



Explanatory Map



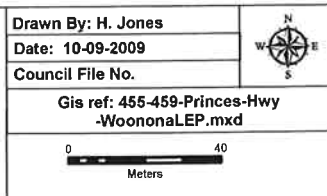
Subject Land

Drawn By: H. Jones
Date: 07-09-2009
Gis ref: Woonona.mxd
Council File No.

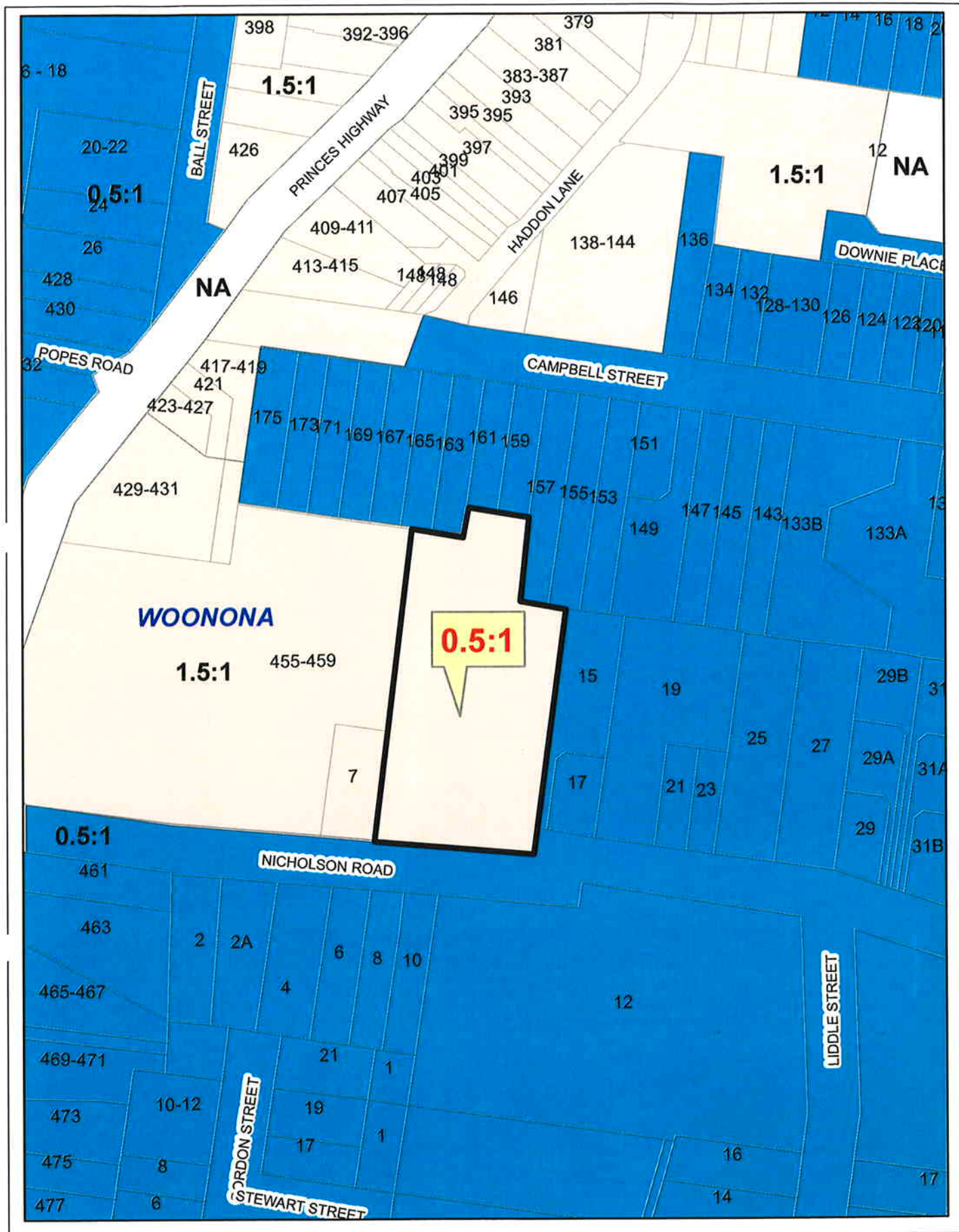


0 40
Meters

A scale bar indicating a distance of 40 meters.







Location: Princes Highway Woonona

Floor Space Ratio Map



Subject Land

Drawn By: H. Jones
Date: 10-09-2009
Council File No.



Gis ref: 455-459-Princes-Hwy
-WoononaFSR.mxd

0 40
Meters