

Heritage Listing - Bulli - St Joseph's Church & former convent building

Proposal Title : **Heritage Listing - Bulli - St Joseph's Church & former convent building**

Proposal Summary : **The proposal will identify St Joseph's Catholic Church and former convent building at 48-50 Park Road Bulli as items of local heritage significance in the Wollongong LEP 2009.**

PP Number : **PP_2016_WOLLG_007_00** Dop File No : **16/13945**

Proposal Details

Date Planning Proposal Received : **25-Oct-2016** LGA covered : **Wollongong City**

Region : **Southern** RPA : **Wollongong City Council**

State Electorate : **KEIRA** Section of the Act : **55 - Planning Proposal**

LEP Type : **Housekeeping**

Location Details

Street : **48-50 Park Road**

Suburb : **Bulli** City : Postcode :

Land Parcel : **Lot 1 DP 86818**

DoP Planning Officer Contact Details

Contact Name : **Louise Myler**

Contact Number : **0242249463**

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RPA Contact Details

Contact Name : **Jon Bridge**

Contact Number : **0242277576**

Contact Email : **jbridge@wollongong.nsw.gov.au**

DoP Project Manager Contact Details

Contact Name : **Graham Towers**

Contact Number : **0242249467**

Contact Email : **graham.towers@planning.nsw.gov.au**

Land Release Data

Growth Centre : **N/A** Release Area Name : **N/A**

Regional / Sub Regional Strategy : **N/A** Consistent with Strategy : **N/A**

Heritage Listing - Bulli - St Joseph's Church & former convent building

MDP Number :		Date of Release :	
Area of Release (Ha)	0.00	Type of Release (eg Residential / Employment land) :	N/A
No. of Lots :	0	No. of Dwellings (where relevant) :	0
Gross Floor Area :	0	No of Jobs Created :	0

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**

If No, comment :

Have there been meetings or communications with registered lobbyists? : **No**

If Yes, comment :

Supporting notes

Internal Supporting Notes :

External Supporting Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment : **The statement of objectives could more simply state that the proposal will result in St Joseph's Catholic Church and St Joseph's former Catholic Convent being listed as local heritage items. However, it is clear from the proposal what is intended.**

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : **The explanation of provisions clearly identifies the changes to the LEP that will result from the proposal.**

This includes amending Heritage mapping to identify the Church and convent as local heritage items; and to list the items in Schedule 5 - Environmental Heritage.

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

* May need the Director General's agreement

**2.3 Heritage Conservation
3.1 Residential Zones
5.1 Implementation of Regional Strategies
6.1 Approval and Referral Requirements
6.3 Site Specific Provisions**

Heritage Listing - Bulli - St Joseph's Church & former convent building

Is the Director General's agreement required? **No**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

e) List any other matters that need to be considered :

Have inconsistencies with items a), b) and d) being adequately justified? **N/A**

If No, explain :

Section 117 Directions

Council has identified applicable Section 117 Directions and advises the proposal is consistent with all applicable Directions.

The proposal is considered to be consistent with applicable s117 Directions:

2.1 Environment Protection Zones

2.2 Coastal Protection

2.3 Heritage Conservation

2.4 Recreation Vehicle Areas

3.1 Residential Zones

3.2 Caravan Parks and Manufactured Home Estates

3.3 Home Occupations

3.4 Integrated Land Use and Transport

4.3 Flood Prone Land

5.10 Implementation of Regional Plans

6.1 Approval and Referral Requirements

6.2 Reserving Land for Public Purposes

It is recommended that the Secretary's delegate be satisfied that the proposal is consistent with all applicable s117 Directions.

State Environmental Planning Policies (SEPPs)

The Planning Proposal is not inconsistent with relevant SEPPs.

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment :

A map identifying the property and proposed heritage items is provided and is considered to be adequate for the purposes of public exhibition.

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment :

Council has proposed a 28 day public exhibition period. This is considered appropriate.

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date :

Comments in relation to Principal LEP : **The Wollongong LEP 2009 is in operation.**

Assessment Criteria

Need for planning proposal :

Council conducted a heritage assessment into the significance of the church and former convent buildings and found that it met 5 criteria for listing.

The report recommended that the items be listed as items of local heritage significance in the Wollongong LEP 2009.

The planning proposal is the only way to achieve this outcome.

Consistency with strategic planning framework :

The proposal is consistent with the Illawarra Shoalhaven Regional Plan as it supports and protects the region's cultural heritage.

The proposal is consistent with Council's Wollongong Community Strategic Plan 2022 as it supports the objective to increase awareness and protection of heritage.

The proposal is consistent with applicable s117 Directions and State Environmental Planning Policies.

Environmental social economic impacts :

The proposal identifies 2 existing buildings as items of local heritage significance. It does not involve physical works and will not have a negative environmental impact.

The Trustees of the Roman Catholic Church (as landowner) have opposed the proposed listing of the former convent building. The Church had submitted plans to a private certifier seeking to demolish the convent to enable a new administration buildings to be built on the land - and had received Federal Government funding for that purpose. There is a risk that this funding could be withdrawn if the Church is unable to carry out that work.

Assessment Process

Proposal type : **Routine** Community Consultation Period : **28 Days**

Timeframe to make LEP : **12 months** Delegation : **RPA**

Public Authority Consultation - 56(2)(d) : **Office of Environment and Heritage**

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Heritage Listing - Bulli - St Joseph's Church & former convent building

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
Planning proposal - St Josephs Catholic Convent and Church 48 to 50 Park Road Bulli - Council report.pdf	Proposal	Yes
Planning Proposal for St Josephs former Catholic Church & St Josephs Church Bulli - Heritage.pdf	Proposal	Yes
Planning Proposal letter - St Josephs former Catholic Convent & St Joseph's Church Bulli - Heritage Amendment.pdf	Proposal Covering Letter	Yes

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions: **2.3 Heritage Conservation**
 3.1 Residential Zones
 5.1 Implementation of Regional Strategies
 6.1 Approval and Referral Requirements
 6.3 Site Specific Provisions

Additional Information : **It is RECOMMENDED that the Acting Director Regions, Southern, as delegate of the Minister for Planning, determine under section 56(2) of the EP&A Act that an amendment to the Wollongong Local Environmental Plan 2009 to identify the St Joseph's Catholic Church and St Joseph's former Catholic Convent, Park Road Bulli, as items of local heritage significance should proceed subject to the following conditions:**

1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

(a) the planning proposal is to be made publicly available for 28 days; and
(b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of A guide to preparing local environmental plans (Department of Planning and Environment 2016).

2. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

***Office of Environment and Heritage - Heritage Council**

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that it will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

Heritage Listing - Bulli - St Joseph's Church & former convent building

3. No public hearing is required to be held into the matter under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example in response to a submission or if reclassifying land).

4. The LEP map shall be prepared in accordance with the Standard Technical Requirements for Spatial Datasets and Maps (Department of Planning and Environment, 2015).

5. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

SECTION 117 DIRECTIONS

6. The Secretary's delegate can be satisfied that the planning proposal is consistent with relevant s117 Directions.

Supporting Reasons:

The proposal will identify items of local heritage significance, consistent with a heritage assessment undertaken by the Council.

Signature:



Printed Name:

Graham Towers

Date:

9/11/16.