

Corrimal & Beach Streets, Wollongong - increase height & floor space ratio

Proposal Title : **Corrimal & Beach Streets, Wollongong - increase height & floor space ratio**

Proposal Summary : **It is proposed to increase the allowable building height from 9 metres to 32 metres and to increase the allowable floor space ratio from 0.5:1 to 1.5:1 for the site**

PP Number : **PP_2012_WOLLG_002_00** Dop File No : **12/03487**

Planning Team Recommendation

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

S.117 directions : **1.1 Business and Industrial Zones
2.2 Coastal Protection
3.1 Residential Zones
3.4 Integrating Land Use and Transport
4.1 Acid Sulfate Soils
4.3 Flood Prone Land
5.1 Implementation of Regional Strategies**

Additional Information : **That the delegate of the Minister for Planning and Infrastructure, determine under section 56(2) of the EP&A Act, that an amendment to the Wollongong Local Environmental Plan 2009 to amend the Height of Buildings and Floor Space Ratio Maps 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 must 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 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).**

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

- **Office of Environment and Heritage**
- **Transport for NSW - Roads and Maritime Services**

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.

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 have any bearing on the need to conduct a public hearing under the provisions of any other legislation.

4. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway Determination.

S117 DIRECTIONS

Recommend that the DG can be satisfied that:

5. The Planning Proposal is considered to be consistent with the following s.117

Directions:

1.1 Business and Industrial zones as it will facilitate development and encourage employment growth.

3.1 Residential Zones in that the proposal will provide additional housing choice and a range of much needed seniors' housing.

3.4 Integrating Land Use and Transport as the site is within 800m of Wollongong City Centre; has access to public transport; and is well located near services and facilities.

5.1 Implementation of Regional Strategies because it will provide additional housing for seniors within a Regional City satisfying an aim of the Illawarra Regional Strategy.

6. The inconsistency with s117 Direction 4.3 Flood Prone Land is only of minor significance as Council has considered a Flood Impact Report for the proposal that identifies that the proposed development can address the flooding issues.

7. The proposal is inconsistent with s117 Direction 4.1 Acid Sulfate Soils as an acid sulfate soils study has not been provided to the DG that addresses the appropriateness of the land use intensification. Council is to provide an ASS Study, in accordance with clause (6) of the s117 Direction, to the Regional Director of the Southern Region prior to consultation under s57.

8. The proposal is consistent with all other s117 Directions applying to the land or any inconsistencies are only of minor significance. No further consultation is required in relation to s117 Directions 1.1; 3.1; 3.4; 4.3; and 5.1 while the Planning Proposal remains in its current form.

SEPPs

9. The Director General can be satisfied that the Council has furnished a report under clause (6) of SEPP 55 Remediation of Land that demonstrates that while the site is contaminated the proposed development is capable of compliance.

10. SEPP 65 Design Quality of Residential Flat Development; SEPP 71 Coastal Protection; SEPP (BASIX); SEPP (Housing for Seniors..); SEPP (infrastructure); and SEPP (Major Projects) only apply to the extent of development applications. The issues they raise will need to be addressed as part of the assessment of a future development application, however, are not required to be addressed for the Planning Proposal.

Supporting Reasons :

The Planning Proposal is supported as the Department considers the site to be appropriate for seniors housing of the type proposed and has issued a site compatibility certificate for this use.

The proposal will result in much needed housing for seniors and will have economic benefits.

There is another large seniors' housing development in vicinity of the site and the proposed building height and FSR will be similar to the existing development nearby.

Panel Recommendation

Recommendation Date : 15-Mar-2012

Gateway Recommendation : Passed with Conditions

Panel

The Planning Proposal should proceed subject to the following conditions:

Recommendation :

1. Council is to undertake an Acid Sulphate Soils (ASS) study assessing the appropriateness of the changes in intensity of land use and provide a copy to the Regional Director, Southern Region, Department of Planning and Infrastructure, prior to the commencement of public consultation. Council is also to provide a copy of the study to the Office of Environment and Heritage during consultation. Any comments made are to be taken into consideration and contained in the public exhibition material.

2. 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 must 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 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).

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

- Office of Environment and Heritage
- Transport for NSW - Roads and Maritime Services

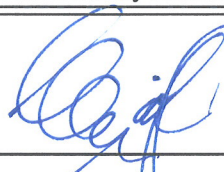
Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may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

4. A public hearing is not required to be held into the matter by any person or body 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).

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

Signature:

Printed Name:


Neil McGaffin

Date:

16.3.12