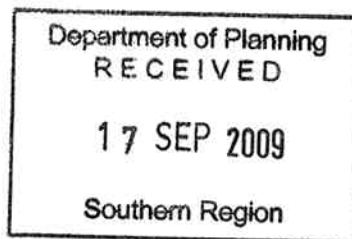


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Mr Brett Whitworth
Acting Regional Director Southern Region
Department of Planning
PO Box 5475
WOLLONGONG NSW 2520

Your Ref	
Our Ref	
File	E09/10894
Date	16 September 2009

Dear Mr Whitworth

Planning Proposal: Sea View Retirement Village, 49-53 Park Road and 3-5 and 9-13 Mitchell Road, Woonona (Lots 1,2,4-6 DP 216493; Lot 1 DP 523018; Lots 1-3 DP 552827; Lots 81-82 DP 562294)

Council at its meeting of 28 July 2009 resolved under Section 54(4) of the Act to prepare a Planning Proposal to enable the recognition of the current use of the abovementioned site as a retirement village.

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	Cwo9/302
Officer	lan
Due/Comment	As per
File no	wo9/00113

Planning Proposal

LOCAL GOVERNMENT AREA: Wollongong

ADDRESS OF LAND (if applicable): Sea View Retirement Village, 49-53 Park Road and 3-5 and 9-13 Mitchell Road, Woonona (Lots 1,2,4-6 DP 216493; Lot 1 DP 523018; Lots 1-3 DP 552827; Lots 81-82 DP 562294)

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
- Proposed zoning, floor space ratio, and minimum lot size maps

Part 1: OBJECTIVES OR INTENDED OUTCOMES OF PROPOSED LEP:

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

To enable the recognition of the current use of the site as a retirement village.

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 map shown at attachment 1; and
- Amendment of the Wollongong LEP 2009 Floor Space Ratio Map in accordance with the proposed floor space ratio map, shown at attachment 2, which indicates a maximum permissible floor space ratio of 0.5:1; and
- Amendment of the Wollongong LEP 2009 Minimum Lot Size Map in accordance with the proposed minimum lot size map, shown at attachment 3, which indicates a minimum lot size of 449m²; and
- Reclassify the land from Community land to Operational land.

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.
- Submit a copy of the study or report with the planning 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).

A rezoning of the southern boundary of the site (two lots currently owned by Council but over which IRT has a 50 year lease) to R2 Low Density Residential, consistent with adjoining lands, will recognise the current use of the site as a retirement village.

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 to two lots on the southern boundary of the site (currently owned by Council but over which IRT has a 50 year lease) is required to recognise the use of the entire site as a retirement village. IRT has secured a 50 year lease on the land; the portion of land in question is land locked and is currently developed as part of the existing Sea View Retirement Village (development consent for construction on the entire site - DA95/741); and there is limited opportunity for Council to convert this land to public open space. The council land has been used as part of the retirement village for more than ten years
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 to cater for an ageing population.

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 projects a population increase of 47,600 over the next 25 years, and identifies an ageing population. Action: encourage greater utilisation of available infrastructure through...an appropriate housing mix around regional centres, major towns and towns including...Woonona.
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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: 2.2 Coastal Protection 3.1 Residential Zones 3.4 Integrating Land Use & Transport 4.1 Acid Sulfate Soils 5.1 Implementation of Regional Strategies Acid sulfate soils – 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?	Acid sulfate soils – any DA must comply with relevant DCPs

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 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 - no anticipated 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). Other planning proposal – 28 day public exhibition period. Proposes to reclassify public land from Community to Operational, which will require a public hearing.



Location: Woonona



Explanatory Map



Subject Land

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



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Meters



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Wollongong Local Government Area

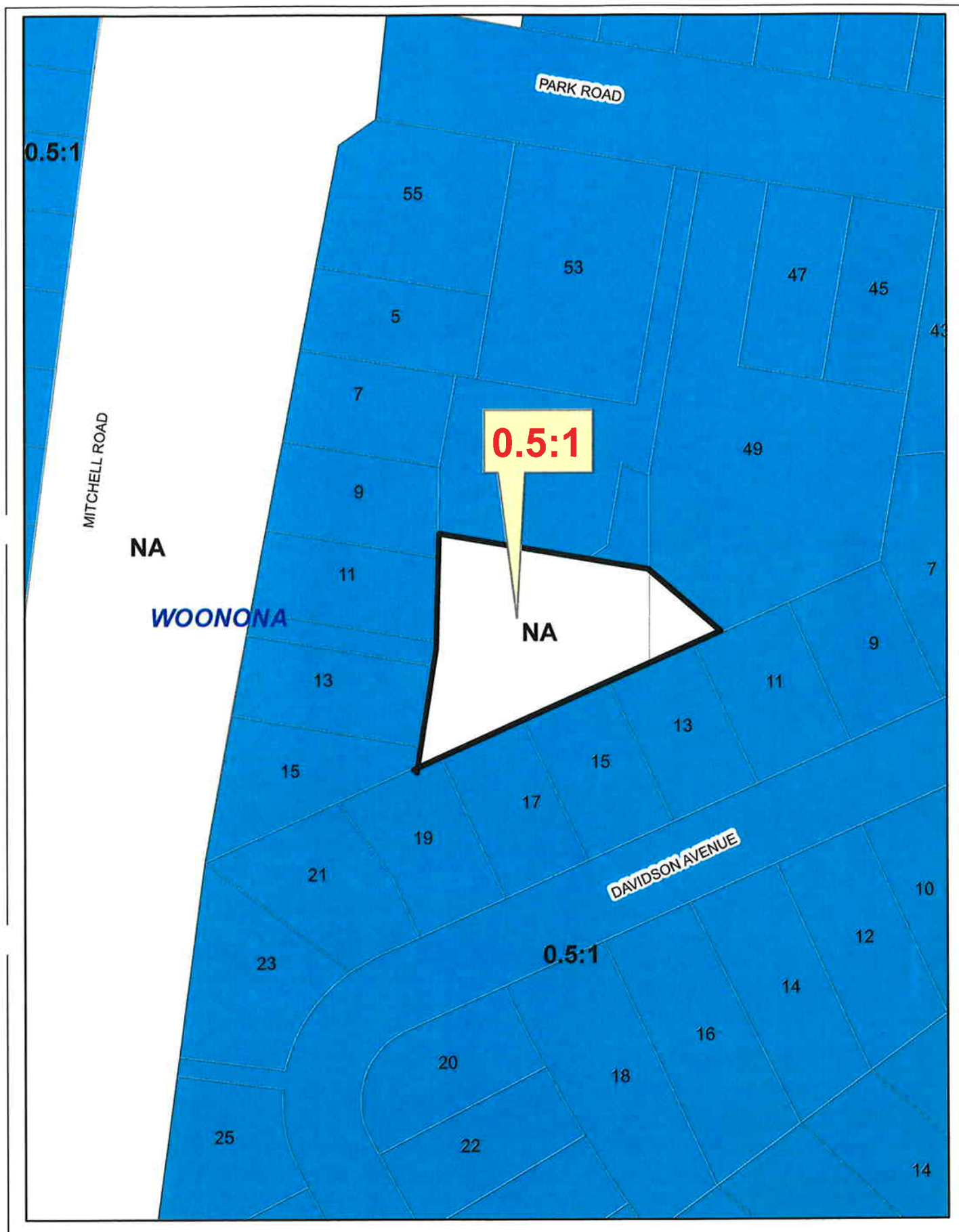


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Printed By : kadams

While every effort has been made to ensure the highest possible quality of data, no liability will be accepted for any inaccuracy of the information shown.



Location: Park Rd Woonona

Floor Space Ratio Map



Subject Land

Drawn By: H. Jones

Date: 10-09-2009

Council File No.

Gis ref: 49-53-Park-Rd-WoononaFSR.mxd



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