

Planning Services

Gateway Determination Report

LGA	Wollongong
RPA	Wollongong City Council
NAME	West's Illawarra Leagues Club Unanderra (0 homes, 30 jobs)
NUMBER	PP_2017_WOLLG_002_00
LEP TO BE AMENDED	Wollongong LEP 2009
ADDRESS	Land bounded by Central Road, Maynes Parade, Hargraves Street and Blackman Parade Unanderra
RECEIVED	18/07/2017
FILE NO.	17/09782
QA NUMBER	qA415766
POLITICAL DONATIONS	There are no donations or gifts to disclose and a political donation disclosure is not required
LOBBYIST CODE OF CONDUCT	There have been no meetings or communications with registered lobbyists with respect to this proposal

INTRODUCTION

Description of Planning Proposal

The proposal increases maximum height and floor space ratio controls for land bounded by Central Road, Maynes Parade, Hargraves Street and Blackman Parade, Unanderra. The proposal will enable the expansion and redevelopment of West's Illawarra Leagues Club.

Maximum building height for the subject land will increase from 11m to 15m.

Maximum floor space ratio for the subject land will increase from 0.5:1 to 1.5:1.

Site Description

The site contains the West's Illawarra Leagues Club and car park; a NSW Fire & Rescue building; and internal laneways. (Attachment F). The subject land is zoned SP3 – Tourist and has an area of approximately 2.4ha made up of 19 individual allotments.

Surrounding Area

This locality contains a mix of zones and land uses. Unanderra Park is located to the east of the site across Central Road, St Pius X Catholic Primary School to the west, and residential development to the north and south.

The site is located a block west of the Unanderra town centre.

Summary of Recommendation

It is recommended that the proposal proceed, subject to standard conditions for consultation and mapping.

PROPOSAL

Objectives or Intended Outcomes

The proposal clearly identifies the intended outcomes of the proposal.

The proposal will increase maximum height and floor space ratio controls for certain land at Unanderra to enable the redevelopment and expansion of Wests Illawarra Leagues Club.

Explanation of Provisions

The proposal clearly identifies proposed changes to the Wollongong LEP 2009. The proposal involves changes to floor space ratio (FSR) and Height of Buildings (HOB) maps only. There is no change to the written LEP.

Mapping

Council did not provide copies of proposed HOB or FSR maps. These will need to be prepared and exhibited with the proposal.

NEED FOR THE PLANNING PROPOSAL

Wests Illawarra Leagues Club has prepared a Master Plan for the future development of its Unanderra site. The Club is currently at the limit of existing height and FSR controls. The proposal suggests that the expansion of the Club will allow it to meet community expectations of club facilities and the demands of a growing population.

The Club is well located in proximity to the Unanderra town centre and residential areas. This is a local matter and does not raise issues of state or regional significance.

An amendment to the development controls for the site is required to allow the Club to expand.

STRATEGIC ASSESSMENT

State

The proposal is generally consistent with relevant s117 and State Environmental Planning Policies. There are minor inconsistencies with s117 Directions 4.3 Flood Prone Land and 6.2 Reserving land for public purposes.

Regional Plan

The proposal is consistent with the Illawarra Shoalhaven Regional Plan. The redevelopment of the club may provide social benefits through upgraded facilities and an improved place for the community to meet and socialise.

Local

Council has advised that the proposal is consistent with the Wollongong Community Strategic Plan 2022.

Section 117(2) Ministerial Directions

The proposal is inconsistent with the following s117 Directions:

- 4.3 Flood Prone Land
This Direction applies as part of the site is flood affected and the proposal, while not permitting additional uses, will allow for more intensive development by increasing heights and floor space ratios. Council has advised that any increased development

resulting from the proposal is unlikely to create flood impacts and this issue can be managed through the development application process.

- **6.2 Reserving land for public purposes**

This Direction aims to facilitate the provision of public services and infrastructure by preserving land for public purposes. The subject land contains unused council road reserve/laneways. Council has advised that these areas are not needed and that the proposal will not impact traffic movements in and around the area. Council is in negotiations to sell these areas to the club.

Council's consideration of the above Directions is considered reasonable. The Secretary's delegate may be satisfied that any inconsistency with the above directions are of minor significance.

State Environmental Planning Policies

The proposal is consistent with relevant State Environmental Planning Policies.

SITE SPECIFIC ASSESSMENT

Social

The proposal may provide social benefits through improved club facilities that may be accessed by the community.

Environmental

The proposal is unlikely to have negative environmental impacts. The site is developed and cleared of vegetation. There are no ecologically endangered communities or habitats on the land. The site is partially flood affected however any increased development will be subject to a thorough development assessment process to address any potential impacts.

Economic

The proposal may facilitate employment opportunities through the expansion of the club.

CONSULTATION

Community

Council has recommended a 21 day exhibition period. This is considered appropriate.

Agencies

Council has identified that it will consult with the Office of Environment and Heritage (flooding issues) and NSW Roads and Maritime Services (traffic impacts). This is considered appropriate.

TIMEFRAME

Council has indicated that 9 months is an adequate timeframe. This is a minor proposal involving map amendments only so this time period is appropriate.

DELEGATION

Council has requested authority to use its plan making delegations under s59 of the *Environmental Planning and Assessment Act 1979*. It is appropriate for Council to use its delegations for this local proposal.

CONCLUSION

This planning proposal is consistent with relevant state and regional policies and will allow for the redevelopment/expansion of an existing successful club in an appropriate location.

It is recommended that a Gateway determination be issued supporting the proposal.

RECOMMENDATION

It is recommended that the delegate of the Secretary:

1. Agree any inconsistencies with Section 117 Directions 4.3 Flood Prone Land and 6.2 Reserving Land for Public Purposes are of minor significance.

It is recommended that the delegate of the Minister for Planning, determine that the planning proposal should proceed subject to the following conditions:

1. Maps clearly identifying the proposed changes to floor space ratio and heights will need to be prepared and exhibited with the proposal.
2. The planning proposal should be made available for community consultation for a minimum of 21 days.
3. Consultation is required with the following public authorities:
 - NSW Office of Environment and Heritage; and
 - NSW Roads and Maritime Services.
4. The timeframe for completing the LEP is to be 9 months from the date of the Gateway determination.
5. Given the nature of the planning proposal, Council should be authorised to exercise delegation to make this plan.

 4/8/17

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 8.8.17

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