

Planning Proposal – Wollongong LEP 2009 (West's Illawarra Leagues Club) Amendment

LOCAL GOVERNMENT AREA: Wollongong City Council

NAME OF DRAFT LEP: PP-2014/10 West's Illawarra Leagues Club Amendment

ADDRESS OF LAND:

The subject land applies to Lots 1-9 DP 203572, Lots 493 and 494 DP 31905, Lot 206 DP 521643, Lot 1 DP 720905, Lot 1 DP 720922, Lot 1 DP 729171, Lot 1 DP 241842, Lot 1 DP 244201, Lot 1 DP 657222, Lot 1 DP 205003 and parts of Council's road reserve (Central Road) land bounded by Central Road, Maynes Parade, Hargraves Street and Blackman Parade, Unanderra (see Figure 1).

DESCRIPTION OF LAND:

The site is located within the area bounded by Central Road, Maynes Parade, Hargraves Street and Blackman Parade, Unanderra, and includes parts of Council's road reserve (see Figure 1).

The site contains the West's Illawarra Leagues Club and club carpark. The site is zoned SP3 Tourist under Wollongong Local Environmental Plan 2009.

BACKGROUND:

The precinct is part of the Wollongong Local Environmental Plan 2009, and currently contains the West's Illawarra Leagues Club and club car park. The club is seeking to expand, but has reached the limits within the existing planning controls. Expansion of the club will enable the club to better position itself to meet community expectations of club facilities and the demands of a growing population.

Council at its meeting on 26 June 2017 resolved to prepare a draft Planning Proposal to amend the Wollongong LEP 2009 to increase the height limits and floor space ratio for the site.

Part 1: OBJECTIVES OR INTENDED OUTCOMES OF THE PLANNING PROPOSAL:

What is the purpose of the Planning Proposal?

The proposal will increase maximum height and maximum floor space ratios for land bounded by Central Road, Maynes Parade, Hargraves Street and Blackman Parade, Unanderra to allow for the redevelopment of the Leagues Club with greater development potential. Maximum heights for the subject land will increase from 11m to 15m; and maximum FSR will increase from 0.5:1 to 1.5:1.

Part 2: EXPLANATION OF THE PROVISIONS OF THE PLANNING PROPOSAL:

How are the objectives of the Planning Proposal to be achieved? How will the LEP be changed?

The Planning Proposal will make the following amendments to the Wollongong Local Environmental Plan 2009;

- Amend the Wollongong Local Environmental Plan 2009 Height of Buildings Maps to allow for an increase in maximum building height from 11m to 15m on the subject land; and
- Amend the Wollongong Local Environmental Plan 2009 Floor Space Ratio Maps to allow for

an increase in the floor space ratio from 0.5:1 to 1.5:1 on the subject land;

Part 3: JUSTIFICATION FOR THE PLANNING PROPOSAL:

Section A – Need for the planning proposal

<p>1. Is the planning proposal a result of any strategic study or report?</p>	<p>No – the Planning Proposal is the result of an application by the club, as the Club cannot expand to meet projected demand without amending the planning controls.</p> <p>Council at its meeting of 26 June 2017 considered the proposed amendments and resolved to seek a “gateway” determination for the Planning Proposal.</p>
<p>2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?</p>	<p>The planning proposal is considered the best way of achieving the stated objective of enabling the club to redevelop to meet with community demand and expectation of club facilities.</p>

Section B – Relationship to strategic planning framework

<p>4. Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?</p>	<p>Yes – the Planning Proposal is in keeping with the Illawarra Shoalhaven Regional Plan Direction 3.3 – Build socially inclusive, safe and healthy communities. The proposal will enable the club to redevelop and refurbish to meet community expectations in club standards, enabling the club to continue to provide a place for the community to meet and socialise.</p>
<p>5. Is the planning proposal consistent with the local council’s Community Strategic Plan or other local strategic plan?</p>	<p>The planning proposal is consistent with the overall vision contained in the Wollongong Community Strategic Plan 2022. The planning proposal will meet with the objective “We are a healthy community in a liveable city.”</p>
<p>6. Is the planning proposal consistent with applicable State Environmental Planning Policies?</p>	<p>Refer to Table A – Checklist of State Environmental Planning Policies.</p>
<p>7. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?</p>	<p>Refer to Table B – Checklist of Ministerial Directions.</p>

Section C – Environmental, social and economic impact

<p>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?</p>	<p>The planning proposal is not likely to cause any impacts, as it would enable the redevelopment of buildings within an existing developed area.</p>
<p>9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?</p>	<p>The Planning Proposal will not create additional environmental effects. It enables the consolidation and reuse of existing developed land, close to a town centre.</p>
<p>10. How has the planning proposal adequately addressed any social and economic effects?</p>	<p>The proposed changes to planning controls will allow for the redevelopment of the club, which is of significance to the local community.</p>

Section D – State and Commonwealth interests

11. Is there adequate public infrastructure for the planning proposal?	Public utility infrastructure is provided to the area. The planning proposal will not increase demand on local services.
12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?	If the Planning Proposal passes the “Gateway” determination, consultation will occur with the NSW Office of Environment and Heritage (flooding issues) and the NSW Roads and Maritime Services (traffic issues). RMS has already made comments during the initial assessment of the Planning Proposal.

PART 4: MAPS, WHERE RELEVANT, TO IDENTIFY THE INTENT OF THE PLANNING PROPOSAL AND THE AREA TO WHICH IT APPLIES

Figure 1.0 Planning Proposal Map showing the subject area



Part 5: DETAILS OF COMMUNITY CONSULTATION TO BE UNDERTAKEN ON THE PLANNING PROPOSAL:

The revised Gateway Determination will confirm community consultation requirements. If the revised Planning Proposal is supported, the Proposal will be exhibited for a minimum period of *twenty eight (28) days*, and include:

- *Hard copies at Council's Administration building and relevant Libraries;*
- *Electronic copy on Council's website;*
- *Notification letters to relevant State agencies and other authorities nominated by the NSW Department of Planning and Environment.*

Part 6: PROJECT TIMELINE

A primary goal of the plan making process is to reduce the overall time taken to produce LEPs. This timeline tentatively sets out expected timelines for major steps in the process. These timeframes are subject to change and are to be used as a guide only. The Minister may consider taking action to finalise the LEP if timeframes approved for the completion of the Planning Proposal are significantly or unreasonably delayed.

#	Action	Estimated Timeframe	Responsibility
1	Anticipated date of Gateway Determination	2 months	Department of Planning and Environment
2	Government agency consultation	21 days	Agencies
3	Public exhibition period	3 weeks	Council
4	Date of Public Hearing (<i>if applicable</i>)	N/A	Council
5	Consideration of submissions	2 weeks	Council
6	Assessment of proposal post-exhibition	2 weeks	Council
7	Report to Council	2 months	Council
8	Final maps and Planning Proposal prepared	2 weeks	Council
9	Submission to Department for finalisation of LEP	1 week	Council
10	<i>Anticipated date RPA will make the LEP</i>	<i>Unknown</i>	Department of Planning and Environment
11	Anticipated date Council will forward final Planning Proposal to DoPE for notification	Unknown	Council
12	Anticipated date LEP will be notified	March 2018	<i>Parliamentary Counsel and DP&E</i>

Table A - Checklist of State Environmental Planning Policies

State Environmental Planning Policy	Compliance	Comment	
State policies			
SEPP No. 1	Development Standard	N/A	The Planning Proposal will amend the LEP to provide suitable development standards.
SEPP No. 14	Coastal Wetlands		N/A
SEPP No. 19	Bushland in Urban Areas	Does not apply to Wollongong	N/A
SEPP No. 21	Caravan Parks		N/A
SEPP No. 26	Littoral Rainforests		No littoral rainforests identified by the policy in the Wollongong LGA.
SEPP No. 30	Intensive Agriculture	N/A	N/A
SEPP No. 33	Hazardous and Offensive Development	Yes	Does not contradict the SEPP
SEPP No. 36	Manufactured Home Estates	N/A	N/A
SEPP No. 44	Koala Habitat Protection	Yes	The precinct does not constitute 'potential koala habitat'.
SEPP No. 47	Moore Park Showground	Does not apply to Wollongong	N/A
SEPP No. 50	Canal Estate Development	N/A	N/A
SEPP No. 52	Farm Dams, Drought Relief and Other Works	Does not apply to Wollongong	
SEPP No. 55	Remediation of Land	N/A	N/A
SEPP No. 62	Sustainable Aquaculture	N/A	N/A
SEPP No. 64	Advertising and Signage	N/A	The proposal will not change advertising and signage controls.
SEPP No. 65	Design quality of residential apartment development	N/A	N/A
SEPP No. 71	Coastal Protection	N/A	N/A
SEPP	Affordable Rental Housing (revised schemes) 2009	N/A	N/A
SEPP	Housing for Seniors or People with a Disability 2004	N/A	N/A
SEPP	Building Sustainability Index: BASIX 2004	N/A	N/A
SEPP	Exempt and Complying Development Codes 2008	N/A	N/A
SEPP	State and Regional Development 2011	N/A	N/A

State Environmental Planning Policy		Compliance	Comment
SEPP	State Significant Precincts 2005	N/A	N/A
SEPP	Development on Kurnell Peninsula 2005	Does not apply to Wollongong	N/A
SEPP	Sydney Region Growth Centres 2006	Does not apply to Wollongong	N/A
SEPP	Three Ports 2013	N/A	N/A
SEPP	Mining, Petroleum Production and Extractive Industries 2007	N/A	N/A
SEPP	Infrastructure 2007	Yes	The Planning Proposal is consistent with the SEPP
SEPP	Temporary Structures 2007	N/A	N/A
SEPP	Kosciuszko National Park – Alpine Resorts 2007	Does not apply to Wollongong	N/A
SEPP	Rural Lands 2008	Does not apply to Wollongong	N/A
SEPP	Affordable Rental Housing 2009	N/A	N/A
SEPP	Western Sydney Employment Area 2009	Does not apply to Wollongong	N/A
SEPP	Exempt and Complying Development Codes 2008	Yes	The Planning Proposal is consistent with the SEPP
SEPP	Western Sydney Parklands 2009	Does not apply to Wollongong	N/A
SEPP	Integration and Reveals 2016	Yes	The Planning Proposal is consistent with the SEPP
SEPP	Miscellaneous Consent Provisions 2007	Yes	The Planning Proposal is consistent with the SEPP
SEPP	Penrith Lakes Scheme 1989	N/A	N/A
SEPP	Rural Lands 2008	N/A	N/A
SEPP	Sydney Drinking Water Catchment 2011	N/A	N/A
SEPP	Urban Renewal 2010	Yes	The Planning Proposal is consistent with the SEPP

Table B - Checklist of Section 117 Ministerial Directions

Ministerial Direction		Comment
Employment and Resources		
1.1	Business and Industrial Zones	N/A
1.2	Rural Zones	N/A
1.3	Mining, Petroleum Production and Extractive Industries	N/A
1.4	Oyster Aquaculture	N/A
1.5	Rural Lands	N/A
Environment and Heritage		
2.1	Environment Protection Zone	N/A
2.2	Coastal Protection	N/A
2.3	Heritage Conservation	N/A
2.4	Recreation Vehicle Areas	N/A
2.5	Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	N/A
Housing, Infrastructure and Urban Development		
3.1	Residential Zones	N/A
3.2	Caravan Parks and Manufactured Home Estates	N/A
3.3	Home Occupations	N/A
3.4	Integrating Land Use and Transport	N/A
3.5	Development Near Licensed Aerodromes	N/A
3.6	Shooting Ranges	N/A
Hazard and Risk		
4.1	Acid Sulfate Soils	N/A.
4.2	Mine Subsidence and Unstable Land	N/A
4.3	Flood Prone Land	The Planning Proposal is includes land assessed to have a flood risk. It is considered that there is potential for the flood risk to be managed and redevelopment of the site could occur while still allowing for the passage of flood flows over the site.
4.4	Planning for Bushfire Protection	The Planning Proposal does not increase bushfire risk nor increase development within bushfire risk areas.
Regional Planning		

5.1	Implementation of Regional Strategies	The planning proposal will enable contribution to a socially inclusive community in accordance with the Illawarra Shoalhaven Regional Plan.
5.2	Sydney Drinking Water Catchments	N/A
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	N/A
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	N/A
5.5	Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	N/A
5.8	Second Sydney Airport: Badgerys Creek	N/A
5.9	North West Rail Link Corridor Strategy	N/A
5.10	Implementation of Regional Plans	The planning proposal will enable promotion of a socially inclusive community in accordance with the Illawarra Shoalhaven Regional Plan.
Local Plan Making		
6.1	Approval and Referral Requirements	The planning proposal complies with the direction and does not envisage additional approval or referral requirements.
6.2	Reserving Land for Public Purposes	The proposal involves some unused portions of Council's road reserve. The affectation is minor and will not impact on traffic movements.
6.3	Site Specific Provisions	The planning proposal does not contain unnecessary site specific provisions.
Metropolitan Planning		
7.1	Implementation of the Metropolitan Plan for Sydney 2036	N/A
7.2	Implementation of Greater Macarthur Land Release Investigation	N/A