

Planning Proposal

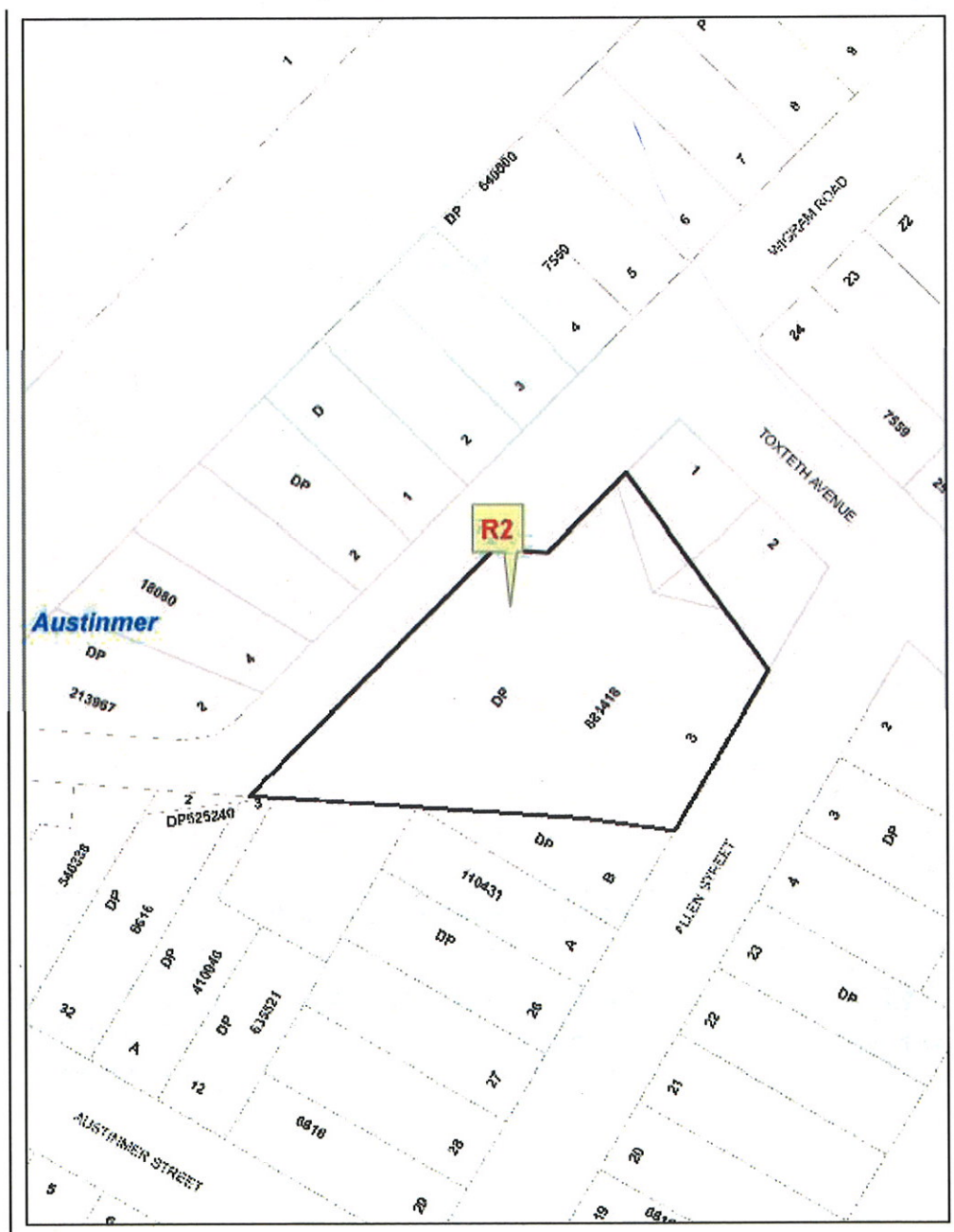
LOCAL GOVERNMENT AREA: Wollongong

ADDRESS OF LAND (if applicable): Austinmer Bowling Club and portion of neighbouring properties.

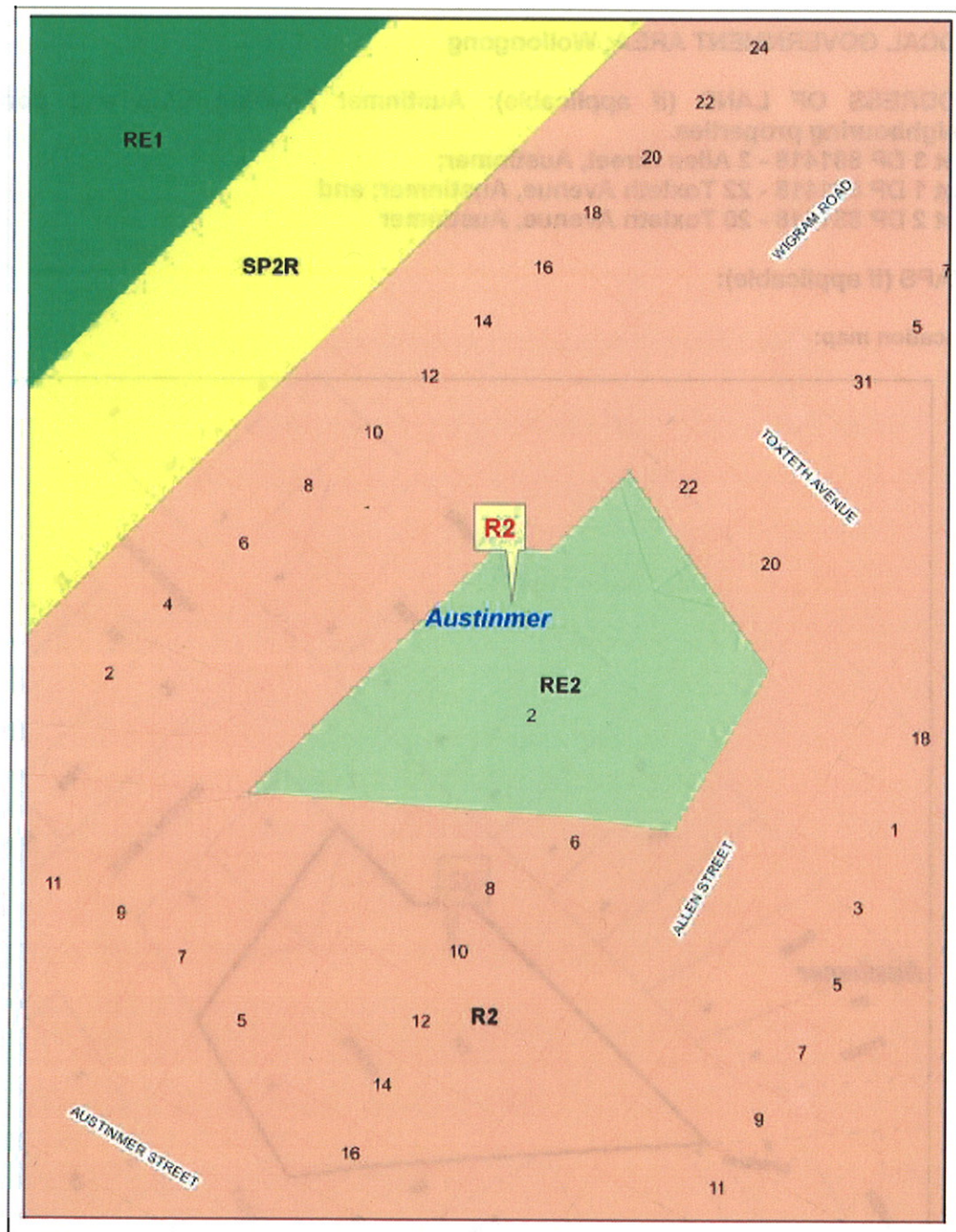
**Lot 3 DP 881418 - 2 Allen Street, Austinmer;
Lot 1 DP 881418 - 22 Toxteth Avenue, Austinmer; and
Lot 2 DP 881418 - 20 Toxteth Avenue, Austinmer**

MAPS (if applicable):

Location map:



Existing zoning map:



Location: Austinmer Bowling Club



Local Environmental Plan 2009



Subject Land

Drawn By: K. Jones	
Date: 09-02-2010	
Council File No.	
Gis ref: Austinmer Bowling Club LEP.mxd	

Aerial photograph:



Part 1: OBJECTIVES OR INTENDED OUTCOMES OF PROPOSED LEP:

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

To enable the land, housing the now redundant Austinmer Bowling Club, to be rezoned from RE2 Private Recreation to R2 Low Density Residential. This will allow the site to be subdivided and developed for residential purposes; an outcome which is compatible with surrounding development.

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 Minimum Lot Size Map, shown at attachment 2, which indicates a minimum lot size of 450m²; and
- Amendment of the Wollongong LEP 2009 Floor Space Ratio Map in accordance with the proposed floor space ratio map, shown at attachment 3, which indicates a maximum permissible floor space ratio of 0.5:1.

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?	The planning proposal is the result of a Council resolution dated 28 July 2009 (copy of relevant extracts from report and minutes are attached, noting that the report totals 200 pages and is not all relevant to the proposal). The resolution identified a number of amendments to the exhibited version of the <i>Draft Wollongong Local Environmental Plan 2009</i> to be pursued at a later date. This particular amendment was considered to have sufficient merit to warrant the preparation of a planning proposal.
2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?	The planning proposal is the best means of achieving the intended outcome. The Bowling Club ceased operating in 2008 and is not a viable land use. The associated private recreation zoning is no longer relevant. A change in zoning is required to permit Low Density Residential development upon the site.
3. Is there a net community benefit?	There is a net community benefit in utilising the site for infill residential development in the popular northern suburb of Austinmer. The area has a high level of amenity and the proposed residential land use would be fitting within the locality.

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)?	The planning proposal is consistent with the provisions of the <i>Illawarra Regional Strategy 2006</i>. The proposal will provide for a small number of additional dwellings in an accessible and attractive location without significantly impacting upon the natural environment. The site's constraints are not considered to be prohibitive of residential development. The proposal meets the relevant Sustainability Criteria within the Strategy.
5. Is the planning proposal consistent with the local council's Community Strategic Plan or other local strategic plan?	Council has not prepared a Community Strategic Plan. The planning proposal is consistent with the objectives of the <i>Wollongong City Housing Study 2005</i> in that it will supply housing stock in Austinmer of a similar character to surrounds.
6. Is the planning proposal consistent with applicable state environmental planning policies?	State Environmental Planning Policy No. 71 - Coastal Protection applies to this site. The planning proposal is not inconsistent with the aims or matters for consideration within SEPP No. 71.
7. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?	Relevant s.117 directions include: 2.2 Coastal Protection - This direction requires consideration of The NSW Coastal Policy 1997, Coastal Design Guidelines 2003 and NSW Coastline Management Manual 1990. The planning proposal is not considered to be inconsistent with these policies and guidelines. 2.3 Heritage Conservation - The subject site is located within the general vicinity of Glastonbury Gardens - a heritage item of local significance. The proposal will not adversely impact upon this item given the distance from the item and nature of the proposal, and is consistent with this direction. 3.1 Residential Zones - The planning proposal is consistent with this direction because it will provide land for low-density housing in a well-served and established suburb. 3.4 Integrating Land Use and Transport - The site has good access to public transport and is situated approximately 870m from Austinmer Railway Station. Austinmer is serviced by two bus companies. The proposal is consistent with the objectives of this direction. 4.1 Acid Sulfate Soils - According to Council's records the site is potentially affected by class 5 acid sulfate soils. <i>Wollongong Local Environmental Plan 2009</i> contains provisions relating to acid sulfate soils. The proposal is not inconsistent with this direction given that it is unlikely that acid sulfate soils will cause environmental damage in this location, provided that future development applications have regard to the provisions named above.

	4.2 Mine Subsidence and Unstable Land - The proposal is not inconsistent with this direction as the subject site is not mapped as being affected by unstable land. A geotechnical assessment submitted in support of a recent subdivision Development Application (DA-2008/1585) found that the site is suitable for residential development but that further geotechnical studies would be required for future development applications including contamination testing (due to the presence of uncontrolled fill and chemical management of the bowling green). 4.4 Planning for Bushfire Protection - A portion of land along the western edge of the site is classified as bushfire affected. A bushfire hazard risk assessment was undertaken to support a DA-2008/1585 and it concluded that residential development which complies with the document <i>Planning for Bushfire Protection 2006</i> is achievable upon the site. Further consultation with the NSW Rural Fire Service is required by this direction. 5.1 Implementation of Regional Strategies - As discussed above, this planning proposal is consistent with the provisions of the <i>Illawarra Regional Strategy 2006</i>, and this direction.
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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?	No.
9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?	The site is affected by bushfire hazard. A bushfire hazard assessment is required to be submitted to support residential subdivision and development of the site. Some of the site has been identified as being affected by uncontrolled fill and further geotechnical advice is required for design of dwellings (primarily foundation designs) upon the site. Contamination testing may also be required. It is considered these issues are able to be addressed in future development applications. It is considered that studies supporting this planning proposal have recently been completed and the bushfire hazard assessment and geotechnical assessment submitted with DA-2008/1585 have concluded that residential development is an appropriate use for the site.
10. How has the planning proposal adequately addressed any social and economic effects?	The proposal will not have any impact upon known heritage items or places. No other adverse social or economic impacts are envisaged.

Section D – State and Commonwealth interests

11. Is there adequate public infrastructure for the planning proposal?	It is proposed to rezone the site to facilitate subdivision of the land into approximately 8 allotments. Existing services/utilities are considered adequate to cater for the level of additional demand created by this change in zoning and likely additional residences.
12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?	TBA – Consultation with relevant authorities will take place after Gateway Determination.

Part 4: DETAILS OF COMMUNITY CONSULTATION TO BE UNDERTAKEN ON THE PLANNING PROPOSAL:

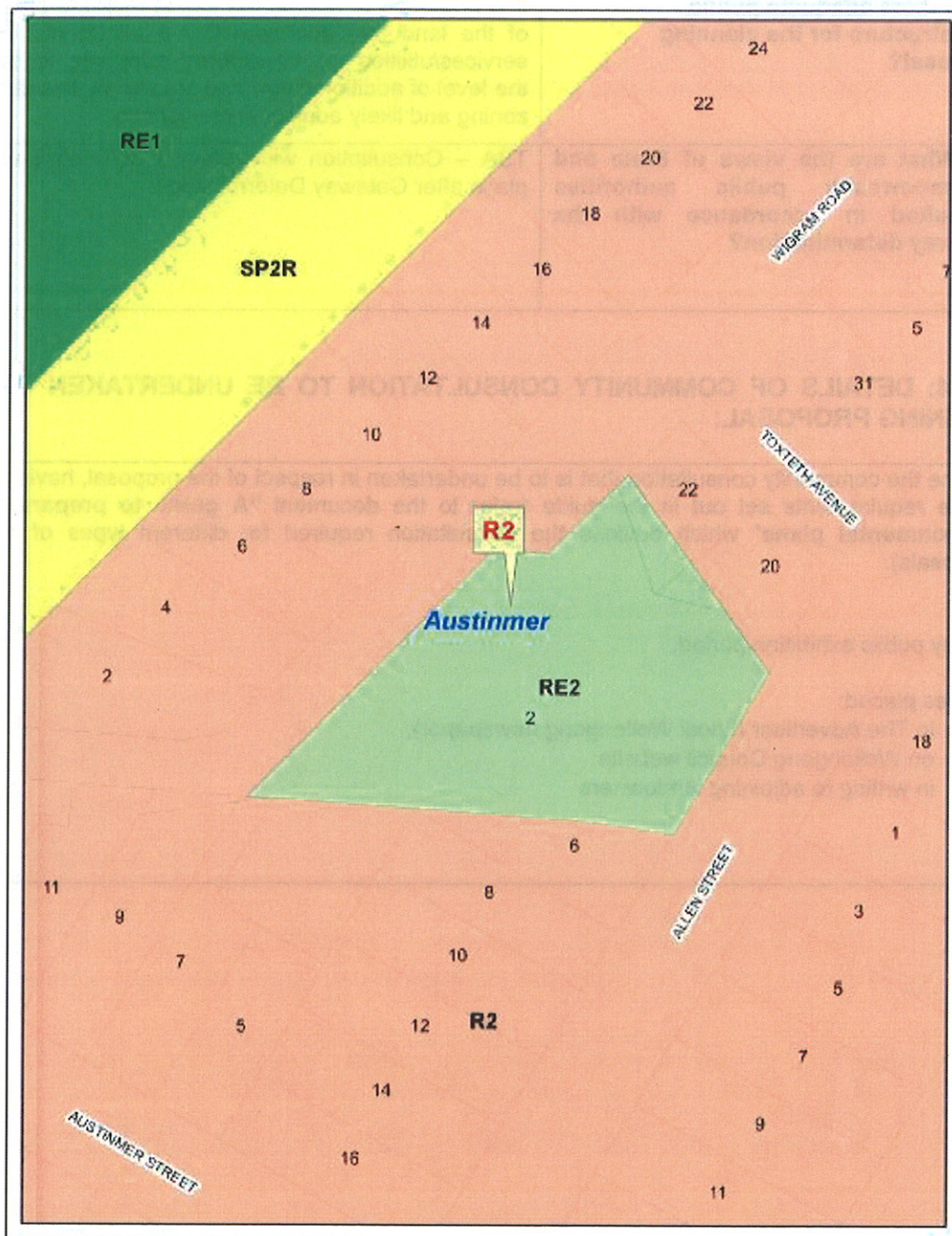
Outline the community consultation that is to be undertaken in respect of the proposal, having regard to the requirements set out in the guide (refer to the document “**A guide to preparing local environmental plans**” which outlines the consultation required for different types of planning proposals).

14 day public exhibition period.

Notices placed:

- in The Advertiser (Local Wollongong newspaper);
- on Wollongong Council website
- in writing to adjoining landowners

Attachment 1 - Proposed Zoning Map indicating an R2- low density residential zone



Location: Austinmer Bowling Club



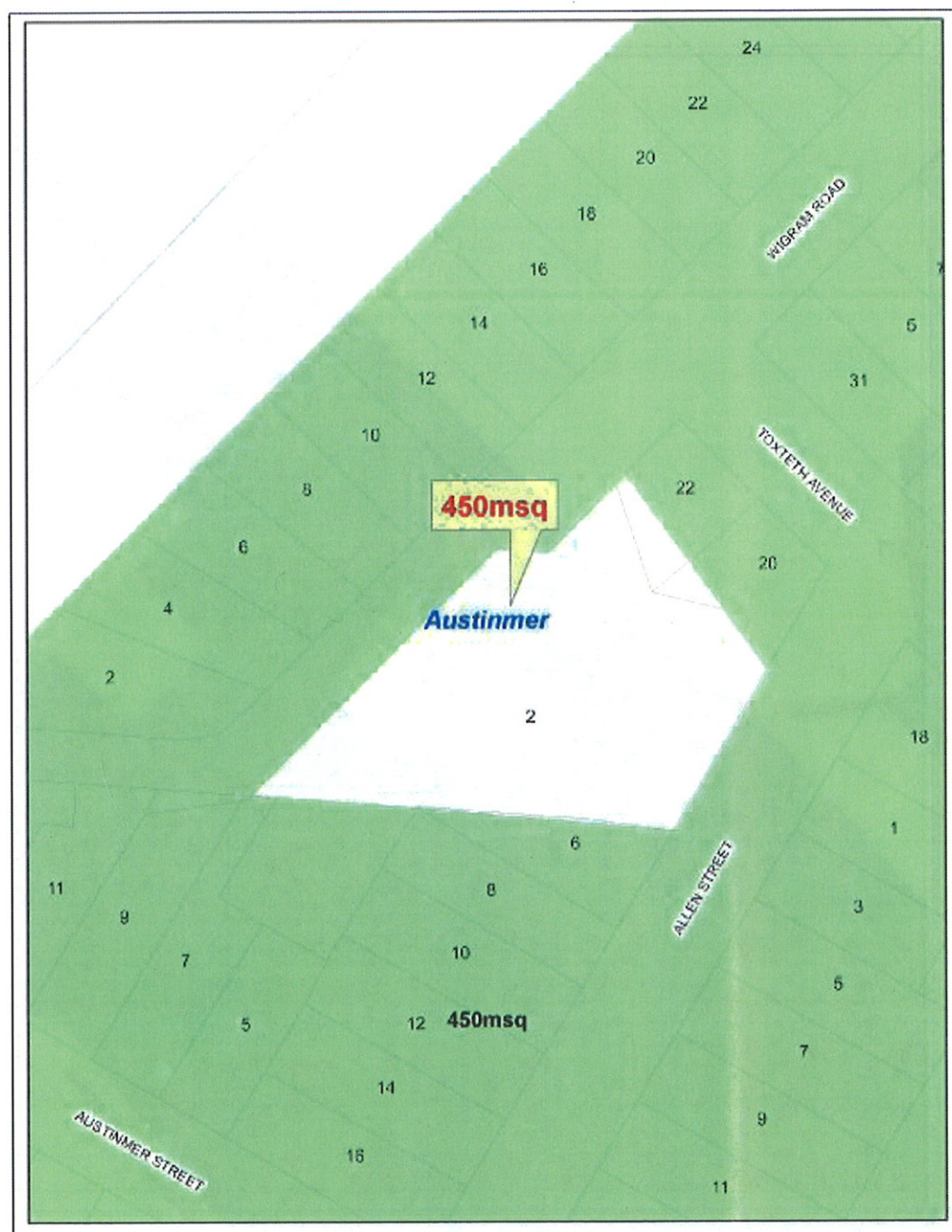
Local Environmental Plan 2009

Subject Land

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 -LEP.mxd




Attachment 2: Proposed Minimum Lot Size Map indicating a minimum lot size of 450m²



Location: Austinmer Bowling Club



wollongong
city of innovation

Minimum Lot Size

Subject Land

Drawn By: H. Jones
 Date: 09-02-2019
 Council File No.
 Gic ref: Austinmer Bowling Club
 -LS.mxd




[illegible]



Floor Space Ratio

Subject Land

Drawn By: H. Jones

Date: 09-02-2010

Council File No.

GIS ref: Assessor: Bowling Club
-FSR.mxd



0 40
Metres