

# Planning Proposal

**LOCAL GOVERNMENT AREA: Wollongong**

**ADDRESS OF LAND (if applicable): Woonona Bulli RSL Club 455-459 Princes Highway (Lot 2 DP 830398), 15 Nicholson Road (Lot 2 DP 572839) and 7 Nicholson Road (Lot 1 DP 524220), Woonona**

**MAPS (if applicable):**

- Location map showing the land affected by the proposed draft plan in the context of the LGA (tagged 'location map')

## Part 1: OBJECTIVES OR INTENDED OUTCOMES OF PROPOSED LEP:

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

To enable the RSL club to sell surplus land (eastern part of the RSL site and the adjoining 7 and 15 Nicholson Road) for Medium Density (R3) residential development, compatible with surrounding residential 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 2010 Land Zoning Map in accordance with the proposed zoning (R3) map shown at attachment 1; and
- Amendment of the Wollongong LEP 2010 Height Map in accordance with the proposed height map, shown at attachment 2, which indicates a maximum permissible height of 11 metres; and
- Amendment of the Wollongong LEP 2010 Minimum Lot Size Map, shown at attachment 3, which indicates a minimum lot size of 450m<sup>2</sup>; and
- Amendment of the Wollongong LEP 2010 Floor Space Ratio Map in accordance with the proposed floor space ratio map, shown at attachment 4, which indicates a maximum permissible floor space ratio of 0.75:1.

## 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?**

**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 two Council resolutions (28 July 2009 and 3 February 2010) and a Gateway Determination dated 6 October 2009 in which the Director General requested that Council consider the potential to rezone the site to allow a higher density of residential development i.e. Medium Density (R3) residential. A copy of the relevant extracts from the council reports and minutes is attached, along with a copy of the Gateway Determination.

The site is not considered a significant tourism site – if land is surplus then the R3 Medium Density Residential zone would be the most appropriate for the area.



**Location: Princes Highway Woonona**



## Aerial Photograph



Subject Land

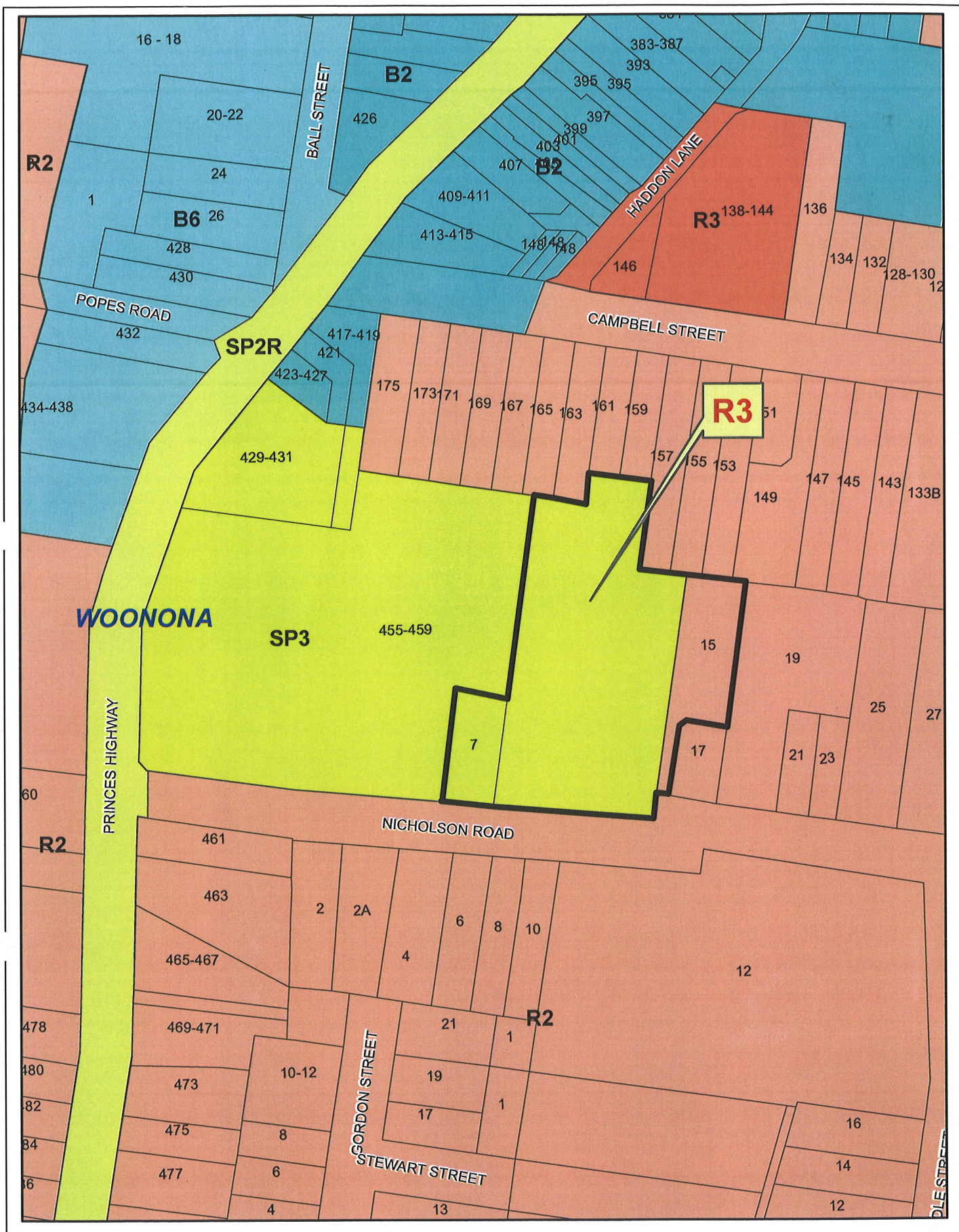
Drawn By: J Lewis

Date: 04.02.10

Council File No.

Gis ref: 455-459-Princes-Hwy  
-Woonona\_aerial.mxd





**Location: Princes Highway Woonona**



## Local Environmental Plan 2009



Subject Land

Drawn By: H. Jones

Date: 10-09-2009

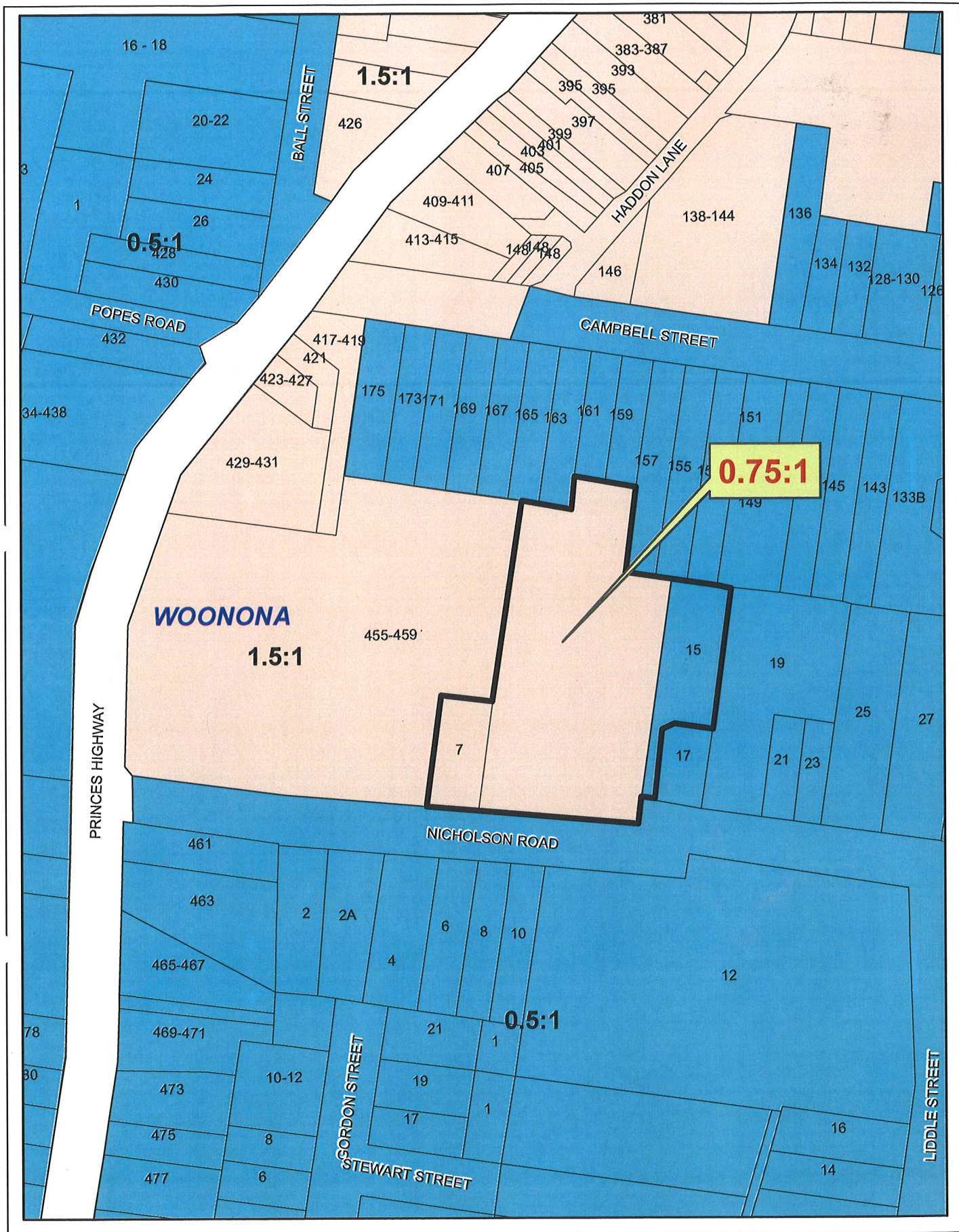
Council File No.

Gis ref: 455-459-Princes-Hwy  
-WoononaLEP.mxd





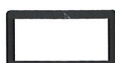




Location: Princes Highway Woonona



## Floor Space Ratio Map



Subject Land

Drawn By: H. Jones

Date: 10-09-2009

Council File No.

Gis ref: 455-459-Princes-Hwy  
-WoononaFSR.mxd

0 40  
Meters

