

Planning Proposal

LOCAL GOVERNMENT AREA: Wollongong City Council

NAME OF DRAFT LEP: Glennifer Brae Reclassification and Rezoning

ADDRESS OF LAND: Lot 3 DP 252695 Corner of Murphys Avenue and Robsons Road Keiraville

MAPS (if applicable):

Location Map (showing the land affected by the proposed draft plan in the context of the LGA).

Current Planning Controls

The land is currently zoned RE1 Public Recreation under the Wollongong Local Environmental Plan 2009.

Proposed Planning Controls

- The part of the site is proposed to be sold is proposed to be zoned part SP2 Infrastructure – Education Establishment.
- The part of the site proposed to remain in Council ownership is proposed to retain the RE1 Public Recreation zone and the additional uses of education establishment and function centre is to be permitted.
- The entire site is proposed to be reclassified to operational land.
- Amendment of height map from 9 to 15m.
- Inclusion of local provision.

PHOTOS:

Aerial View of Site



BACKGROUND:

Glennifer Brae Manor House is located at the corner of Murphys Avenue and Robsons Road, Keiraville. The site is part of the Wollongong Botanic Garden, owned by Wollongong City Council and encompasses the manor house, a number of school buildings and extensive landscaped areas. Glennifer Brae Manor House is a State heritage listed building and until 2009 had been hired out for weddings and functions. The Conservatorium of Music leases half the Manor House and the school buildings on the site with the balance of the site available to the public for passive recreation.

An internal financial business analysis of Glennifer Brae completed during 2007-08 led to a review of the management of the site in 2009. This review identified a high subsidy level for weddings and functions conducted at Glennifer Brae and noted that wedding and function hire was not a cost effective service for Council to be providing.

In May 2010, Council called for Expressions of Interest for the sale or lease of the Glennifer Brae property (in Tender No. T10-07). The objective was to identify a viable future use of the site whilst providing for:

- guaranteed tenancy for the Wollongong Conservatorium of Music;
- retained community access to the Manor House and grounds;
- ongoing integration with the Botanical Garden;
- maintenance of the heritage items and values of the site; and
- minimisation of the operating and maintenance costs of the site to Council.

Two expressions of interest were received. Council at its meeting on 29 March 2011 considered the submissions and resolved that the University of Wollongong submission was the preferred submission. The University submission provided for:

- Retention of the Manor House and Sorenson Gardens in Council's ownership under a long term lease to the University of Wollongong;
- Sale of approximately 1.25 ha comprising part Lot 3 DP 252694 (proposed lot 100) to the University of Wollongong to be redeveloped to accommodate the University's Faculty of Creative Arts in a Creative Arts Centre;
- The University accommodating the Wollongong Conservatorium of Music within the new Creative Arts Centre;
- The Manor House and gardens to be sympathetically refurbished to operate as a function centre and educational establishment for use by the University and private hirers; and
- Public access to the Sorenson Gardens to be maintained as part of the greater Botanic Garden precinct.

Council at its Meeting of 29 March 2011 also resolved to invite the University of Wollongong to lodge a draft Planning Proposal in relation to their submission for the necessary reclassification and rezoning of the subject land.

The current Planning Proposal was lodged in response to this request and if approved, will be followed by development application(s) to subdivide the land, construct the Creative Arts Centre and any other works on the site.

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

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

- Enable part of the Glennifer Brae Manor House and Grounds to be modified and used for functions, educational uses and associated car parking, whilst retaining the RE1 Public Recreation zone.
- To enable the southern section of the Glennifer Brae site to be rezoned to SP2 Infrastructure – Education Establishment and developed to provide a University of Wollongong Creative Arts Centre.
- To reclassify the land to operational land to facilitate its sale and long term lease.

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

Statement of how the objectives or intended outcomes are to be achieved by means of new controls on development imposed via a LEP.

Glennifer Brae is currently zoned RE1 Public Recreation and classified as Community Land under the Wollongong Local Environmental Plan (LEP) 2009.

To enable the University of Wollongong proposal to be progress the Wollongong LEP 2009 would require the following amendments:

- Reclassification of part of Lot 3 DP 252694 from Community to Operational land and removal of any real or perceived trusts, caveats and interests from the land.
- Rezoning of part of Lot 3 DP 252694 (proposed Lot 100) from RE1 Public Recreation to SP2 Infrastructure – Education Establishment.
- Amendment to Schedule 1 (Additional permitted uses) to include the following additional permitted uses with consent on that part of Lot 3 DP 252694 (i.e. proposed Lot 101) which is zoned RE1 Public Recreation:
 - Function Centre;
 - Educational Establishment

- Amendment to Part 7 (Local provisions-general) to include objectives and controls for the land which is proposed to be zoned SP2 Infrastructure – Education Establishment (i.e. proposed Lot 100). This would allow the following additional clause to be inserted:

Land Adjacent to Glennifer Brae which is zoned SP2 – Education Establishment

1) The objectives of this clause are as follows:

- a) to permit the establishment of an educational facility that includes facilities for staff and students engaged in the creative arts and associated support services.
- b) to ensure that the development of the site is undertaken in a manner that demonstrates design of a high quality with respect to the context of the site, scale, built form and density of the development, resources, energy and water efficiency, landscape, amenity, safety and security, social dimensions and aesthetics.

2) This clause applies to land adjacent to Glennifer Brae which is zoned SP2 – Education Establishment and which comprises or formerly comprised part of Lot 3 DP 252694.

3) Development consent must not be granted to development for the purposes of a building or buildings on land to which this clause applies if the combined gross floor area of the buildings would be greater than 10,000 square metres.

- Amendment of the Height Map to increase the maximum permissible height from 9m to 15m on the land zoned SP2 – Education Establishment.

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 proposal is not a result of any strategic study but was as a result of a service review of the site that found that the current business model was not financially viable. Subsequently expressions of interest were invited to identify a viable use of the site. The University of Wollongong was chosen as the preferred option.
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 only means of enabling the proposed development.
3. Is there a net community benefit?	<i>Key Questions:</i> ○ <i>Compatibility State and Regional strategic direction for development in the area (eg land release, strategic corridors, development within 800 metres of a transit node)?</i> The Illawarra Regional Strategy (IRS) identifies one of the economic challenges as – providing opportunities and investor confidence to support job creation that addresses the need for increased local jobs. The University of Wollongong is noted as a significant employer within the region. It is noted that the proposed facility will provide and support a broader range of tourism and conferencing facilities for the region as well as boast jobs. The IRS identifies that the tourism sector uses both natural and cultural assets to increase visitor number. The IRS identified that the continued growth in conferencing, events and accommodation sector would better utilise these assets and work to strengthen growth in the tourism industry. The IRS sets actions under Section 4 Economic Development and Growth one actions states that LEP will identify appropriate sites for major tourism development such as accommodation reception venues leisure and recreation facilities). ○ <i>Is it located in a global/regional city, strategic centre or corridor nominated within regional/subregional strategy?</i> No. ○ <i>Will it set a precedent or change expectations of landowner?</i> No. Council is the land owner. ○ <i>Cumulative effects of other spot rezoning proposals in the locality?</i> There are no other planning proposals in the immediate

	area nor is it likely that this proposal will trigger any future similar proposals. ○ <i>Will it facilitate permanent employment generating activity or result in loss of employment land?</i> The planning proposal will generate additional permanent employment opportunities from the University as well as the function centre in hospitality and education. ○ <i>Will it impact on the supply of residential land, supply and affordability</i> N/A. The land is not currently zoned to permit residential development nor does it involve a residential component. ○ <i>Is the existing public infrastructure (roads, rail, utilities) capable of servicing the proposed site? Is there good pedestrian and cycling access? Is public transport currently available or is there infrastructure capacity to support future public transport?</i> The site is serviced by the major utilities and has good pedestrian and cycle connectivity. There are bus stops directly adjacent to the site on both frontages. ○ <i>Will the proposal result in changes to the car distances travelled by customers, employees and suppliers? If so, what are the likely impacts in terms of greenhouse gas emissions, operating costs and road safety?</i> N/A ○ <i>Are there significant Government investments in infrastructure or services in the area whose patronage will be affected by the proposal? If so, what is the expected impact</i> The proposal will enable the expansion of the University of Wollongong and the maintenance of a State heritage item. ○ <i>Will the proposal impact on land that needs to be protect? Is the land constrained by environmental factors such as flooding?</i> The site is of State heritage significance. There are no known land capability constraints. ○ <i>Will it be compatible or complementary with surrounding land uses? What is the impact on the amenity? Will it improve the public domain?</i> The proposed new building will be higher than that currently on site from 9m to 15m. However it is considered that the quality of building design delivered by the University, which will replace the existing school buildings which are older in appearance, are likely be
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	modern and provide a positive impact on the amenity of the area. It should be noted that Council resolved that: <i>"2. the design review panel will be tasked with ensuring the application demonstrates design excellence as described in Wollongong LEP 2009, clause 8.5 – local provisions, Wollongong City Centre, to the extent they can be applied to the site."</i> This will ensure that the building design has minimal impact on the amenity of the area. ○ <i>Will the proposal increase choice and competition by increasing the number of retail and commercial premises operating in the area?</i> N/A - The proposal is not retail or commercial in nature. ○ <i>If a stand-alone proposal and not a centre, does the proposal have the potential to develop into a centre in the future?</i> N/A ○ <i>What are the public interest reasons for preparing the draft plan? What are the implications of not proceeding at that time?</i> The proposal arose from the findings that the current business model for the site is not financially viable. The proposal responds to the following objectives identified by Council in the EOI: Identify a viable future use of the site whilst providing for: • Guaranteed tenancy for the Wollongong Conservatorium of Music. • Retaining community access to the Manor House and grounds. • Ensuring ongoing integration with the Botanical Garden. • Maintaining the heritage items and values of the site. • Minimising the operating and maintenance costs of the site to Council. Some sections of the community do not support the proposal and are concerned about Council leasing the Manor House to the University and the sale of part of the site to the University. It is noted that the Council resolution requires that: <i>"5. Any sale of Lot100 to the University be subject to a clause that requires the University, if it wishes to sell the land, to sell it only to the Council and only at a price reflecting the original sale price, plus CPI, plus the value of improvements."</i> and
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	<i>"7. The proposed lease of Lot 101 proceed only after a Memorandum of Understanding between the University and Council is agreed that permits public access within the Manor House at suitable open days.</i> The above resolutions will assist in mitigating concerns that the land and Manor House will be lost to the public.
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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?	The applicable strategy is the Illawarra Regional Strategy. The Strategy identifies that the University of Wollongong provides key employment lands, together with other lands such as the Wollongong City Centre, the Innovation Campus and Port Kembla precinct. The strategy confirms that —these sites provide a range of employment activities and will be protected by avoiding fragmentation or rezoning to non-employment related uses. Further, the importance of the education sector is recognised, as it has the potential to contribute further to the regional economy. This Planning Proposal will supply additional employment land for the knowledge sector, which is evidently receiving growth. The land is strategically located to provide a direct linkage to the existing operations of the University and therefore will promote further employment in the region in accordance with the recommended actions of the Regional Strategy. The Regional Strategy also identifies the importance of protecting items of cultural heritage which —is important for current and future generations as it contributes to community identity and wellbeing, a sense of history, and local and regional visual character. The Regional Strategy seeks to —support the identification, management and conservation of existing and yet to be identified cultural heritage sites, places and landscape in the Illawarra region. In calling for expressions of interest for the sale/lease of Gleniffer Brae, Wollongong City Council has acknowledged that the maintenance of the heritage items and values of the site are of paramount importance, together with continued public access to the Manor House and grounds. This planning proposal will achieve such objectives, thereby addressing the recommended outcomes and actions of the Illawarra Regional Strategy.
5. Is the planning proposal consistent with the local council's Community Strategic Plan or other local strategic plan?	Council does not currently have a Community Strategic Plan. The sale/lease of the site is included in Council's Management Plan.
6. Is the planning proposal consistent with applicable state environmental planning policies?	The planning proposal is generally consistent with SEPPs. In particular the future development of the site may be subject to the SEPP Infrastructure 2007. SEPP 55 Remediation of Land – A preliminary investigation of land uses on the site indicates that the land has

	previously been used for residential and education purposes and has not been used for potentially contaminating. Refer to Table A – Checklist of State Environmental Planning Policies.
7. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?	Direction 2.3 Heritage Conservation Glennifer Brae and surrounding gardens are State Heritage listed (Item 5940). Wollongong Local Environmental Plan 2009 currently contains provisions relating to heritage conservation within Clause 5.10. The Planning Proposal for the Glennifer Brae site does not seek to alter the heritage listing of the property under WLEP 2009 nor amend or delete the provisions of Clause 5.10. Hence, the current planning proposal is consistent with Direction 2.3 (Heritage Conservation). The University of Wollongong has commenced consultation with the Heritage Office. Direction 3.4 Integrating Land Use and Transport The Glennifer Brae site is located to the immediate west of the University of Wollongong main campus and will be connected to the campus via a pedestrian linkage leading from Northfields Avenue. Further, the University of Wollongong bus service will be provided with a bus stop adjacent to the Creative Arts Centre, to encourage increased public transport usage for students and staff on the site. Hence, the objectives of the guidelines in relation to pedestrian connectivity and public transport provision will be met through the provision of such linkages. With regard to education uses, the policy recommends that wherever possible, they should be located in centres that can be accessed by a choice of transport. However, the policy recognises that <i>—higher order establishments such as main university campuses and regional hospitals that require very large sites may not be feasibly located within centres. These should be located close to regional centres and link with them using local transport corridors</i>□. The current Planning Proposal, whilst not located within a 'centre', provides linkages with the main University campus and the Wollongong City Centre through public transport, bicycle and pedestrian linkages, which accords with the recommendations of the policy. Direction 4.4 Planning for Bushfire Protection The subject site is listed within Council's records as being bushfire prone. Whilst a bushfire assessment report does not form part of this Planning Proposal it is noted that the additional buildings on the site will be concentrated to the south and south-west of the existing Glennifer Brae Manor House and will be bounded by Robsons Road to the west and Murphys Avenue to the south. Further, both Lot 100 and Lot 101 will have direct road access/frontage and the property is serviced by a reticulated water supply which would accommodate fire fighting requirements. The lodgement of any Development Application would require a Bushfire Assessment to satisfy the RFS. Furthermore the RFS will be one of the referral bodies for the consultation

process.

Direction 5.1 Implementation of Regional Strategies

The proposal is not inconsistent with the IRS as discussed in Question No. 4 of the Planning Proposal.

Direction 6.2 – Reserving Land for Public Purpose

This Direction requires that a Planning Proposal must not reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Director-General of the Department of Planning. As the Planning Proposal seeks to rezone part of Lot 3 DP 252694 from RE1 Public Recreation to SP2 Infrastructure - Education

Establishment, the approval of the Director-General will be required as part of the planning process. The rezoning of the southern portion of the site will reduce the quantity of land zoned for public purposes, however its transfer to the University and rezoning for educational purposes will provide for the continued community use of, and access to, such land. Further, whilst there will be a reduction in the area of land zoned for public purposes, Council has confirmed its intention to retain the Gleniffer Brae Manor House and gardens in public ownership, with this part of the land to retain its RE1 Public Recreation zone.

Direction 6.1 Site Specific Provisions

This Section 117 Direction seeks to provide consistency in the controls which apply to various zones, rather than introduce site specific controls. The Planning Proposal is not consistent with this direction as it will introduce a number of site specific controls, being:

- Amendment to Schedule 1 (Additional permitted uses) of Wollongong Local Environmental Plan 2009 to include function centre, educational establishment and car park as additional permitted uses with consent on that part of Lot 3 DP 252694 (ie. proposed Lot 101) which is zoned RE1 Public Recreation; and
- Amendment to Part 7 (Local provisions - general) of Wollongong LEP 2009 to include objectives and controls for the land which is proposed to be zoned SP2 Infrastructure – Education Establishment (i.e. Lot 100). Such controls include a maximum floor area for the building.

The introductions of such provisions are considered necessary to:

- Provide for an expanded, but targeted, range of uses which can be undertaken on proposed Lot 101, which contains a state heritage listed building and gardens. This is considered necessary to accommodate the ongoing viability and maintenance of this listed building; and
- Protect the integrity of the heritage listed building and gardens by limiting the scale of any building which is erected on the adjacent land (i.e. proposed Lot 100).

Such provisions will have minor significance in terms of the content, drafting and format of Wollongong LEP 2009. Further, the proposed amendments to the LEP will not be

	reliant on reference to a particular development proposal, as required by this directive. Accordingly, it is requested that the Director-General endorse the provisions of the Planning Proposal as suggested to allow the introduction of the site specific controls. Refer to Table B – Checklist of Ministerial Directions.
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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?	The subject site contains an area identified as natural resource/biodiversity land, on the Natural Resource Sensitivity-Biodiversity Map, which generally follows the line of the vegetation extending along the northern and western boundaries of the site. Clause 7.2 of Wollongong LEP 2009 contains controls relative to this land, which seek to protect, maintain or improve the diversity and condition of the native vegetation and habitat. The provisions of Clause 7.2 specifically apply to development applications. However, the importance of retaining vegetation on the site is acknowledged by the proponent and Council and the master plan which has been developed has sought to minimise removal of trees. This has been achieved through the placement of the proposed Creative Arts Centre in the southern position of the site, predominantly outside of the identified natural resource / biodiversity land. Further, the proposed single storey pavilion adjacent to the Manor House and the proposed car parking areas have all been sited on the relatively cleared areas of the site, to minimise the encroachment in the natural resource / biodiversity land. An arborist's report will accompany a future development application, however it is anticipated vegetation removal will include the Oliander on the north side of the existing Performance Space, the Pencil Pine on the west side of the Manor House (near service entry) and trees and shrubs in the footprint of the proposed Creative Arts Centre. It is intended that the land will be developed in a sensitive manner, as evidenced in the landscaped setting which exists on the University of Wollongong Campus.
9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?	Traffic and Parking A detailed Traffic and Parking Assessment will be completed in conjunction with a future development application for building works on proposed Lot 100 and Lot 101. The study will be integrated with current studies being undertaken for the main campus. Assessment will include consideration of the following issues: ○ Analysis of existing traffic counts at key intersections. ○ Review of UOW Transport Strategy initiatives including Gwynneville / Keiraville shuttle bus. ○ Assessment of impact of proposed development on local network.

	○ Analysis of parking requirements. ○ Analysis of access for cyclists, pedestrians and vehicles. ○ Access and facilities for service vehicles and waste management. A preliminary parking assessment has been conducted in conjunction with the development of the master plan for the site and confirms that 176 spaces will be requires. Arborist Report ○ An Arborists Report and Survey will be prepared. ○ Trees to be removed: ○ Oliander on north side of existing Performance Space. ○ Pencil Pine on west side of Manor House (near service entry). ○ Trees and shrubs in the footprint of Creative Arts Centre. ○ Trees to creek on the northern boundary will be assessed where impacted by proposed raised walkways. ○ Advice from an Arborist will be obtained re detailing of pedestrian bridge to extend through Brushbox tree screen. Acoustics – Noise Impact An Environmental Noise Impact report will be prepared in conjunction with a future development application for proposed Lot 100 and Lot 101. Particular issues to address include: ○ Amplified music in the Pavilion and Glennifer Brae Manor House. ○ Creative Arts (music) activities near adjoining residential areas. ○ Creative Arts Centre plant noise including air-conditioning. Riparian Corridor Setbacks ○ The watercourse at the junction of Lots 2 and 3 is classified as Category 2 (Terrestrial and Aquatic Habitat) in the WCC Riparian Corridor Management Study, March 2004. ○ A 30m setback is required from the top of the bank. ○ Wollongong LEP 2009 requirements will be assessed as part of a future Development Application. Site Conditions – Geotechnical ○ A full Geotechnical Report will be undertaken as part of the Development Application. ○ There is no evidence of slippage or other site instability. ○ Council's records do indicate slip risk. ○ It is anticipated that the proposed building structures will be supported on piles founded on rock. Proposed substructure design will be in accordance with the recommendations of the Geotechnical Engineer. ○ There is no evidence based on visual examinations of contaminated ground conditions. Other conditions/issues that would need to be managed at the Development Application stage include: ○ Stormwater; ○ Bushfire; ○ Access; and
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10, How has the planning proposal adequately addressed any social and economic effects?	o Waste Management. Economic Impacts This Planning Proposal has been prepared following Council's recent call for Expressions of Interest for the Glennifer Brae property, and Council's identification of the University of Wollongong as the preferred tenant/purchaser for the site. Council called for Expressions of Interest in May 2010 following a service review of Glennifer Brae, which confirmed that the current business model is not financially viable. This business model is reliant on catering for weddings / functions by Council, together with substantial financial assistance being provided to the Conservatorium of Music. Hence, Council called for expressions from interested parties to either purchase or lease the site. The Planning Proposal which has now been prepared will ensure the retention and ongoing maintenance of the Glennifer Brae Manor House and gardens, by retaining the RE1 Public Recreation zone which currently applies to the land. The inclusion of educational establishment, function centre and car parking as permissible uses on this site will enable the Manor House to be utilised for a broader range of purposes, thus ensuring its ongoing economic viability and hence its ability to be maintained and preserved. It is anticipated that the Glennifer Brae function centre will have a maximum capacity of approximately 144 patrons and will employ approximately 8 staff, this providing additional employment and much needed conference facilities in the region. Additional economic benefits will also be achieved through the subdivision of the land to create Lot 100 and Lot 101, which will facilitate the development of the University's Creative Arts Centre. It is estimated that this centre, which will have a floor area of up to 10,000m², will accommodate approximately 400 students and 60 staff. This facility will allow for further expansion of the educational services offered by the University of Wollongong, which is a key driver for employment within the region. In addition, the continuation of the operations of the Conservatorium of Music and the development of the Creative Arts Centre will generate employment for approximately 27 staff members, thereby providing further positive employment and economic benefits. Social Impacts In proceeding with the sale/lease of the land, Council has recognised the significant heritage, cultural and social values of the site and has identified the following objectives in the future use of the site: - o Guaranteed tenancy for the Conservatorium of Music; - o Retain community access to the Manor House and grounds; - o Ensure ongoing integration with the Botanical Garden; - o Maintain the heritage values of the site; and - o Minimise the operating and maintenance costs of the site. It has been identified during the Expression of Interest
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	process that a key community concern was the desire to ensure that the Glennifer Brae site remains in public ownership, largely due to the state heritage significance of the building. In acknowledgment of the concerns raised, proposed Lot 101 (which will contain the Manor House and grounds) is to be retained in the ownership of Council, with this land to be leased to the University of Wollongong. Future development on this allotment will be limited to minor alterations to the Manor House, the construction of a single storey glazed pavilion adjacent to the Manor House, upgrading of the caretaker's cottage and construction of a car park. This site will also retain its RE1 Public Recreation zone, with educational establishments, function centres and car parking identified as permissible uses, thereby limiting future uses and affording further protection to the Manor House. Furthermore, the lease arrangements for this site provide for no physical separation from the Botanic Garden and hence community access to the Manor House and grounds will be maintained. Heritage Impacts As noted Glennifer Brae is a heritage item of State significance. The impacts of the Planning Proposal and future development of the land have been further addressed within a 'Heritage Impact Assessment of the Proposed New Works at Glennifer Brae', prepared by Mayne-Wilson and Associates and Paul Davies Pty Ltd (dated 30 April 2011). This assessment confirms that —<i>the pavilion and proposed new kitchen fit outs, access arrangements and disabled bathroom will enable ongoing, viable active use of the Glennifer Brae house for functions which will ensure the ongoing conservation of the house and its contents. The proposed changes to the house are considered to have minimal impact on its heritage significance, being largely confined to the rear service area and garage, sited so as to retain the significant areas of the house intact.</i> In brief, this assessment also confirms: ○ The site will be managed by the University of Wollongong in an integrated, holistic way, which will provide a clear structure for care and maintenance. ○ The Creative Arts Centre will replace 1950s-1960s school buildings; is substantially screened by existing trees; is not within visual catchments out from the Manor House and will sit only on one side of one visual catchment into the site. ○ The eastern end of the Creative Arts Centre will be taller but only slightly forward of the existing school buildings. Opportunities exist to add new trees along the southern side of the site to soften the visual impact of the proposed buildings. ○ The proposed changes to the Manor House are minimal and sited to minimise impact on significant fabric. ○ The fitout of the kitchen and interior of the garage are of low significance and minimises impact on significant fabric.
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	○ The access to the new pavilion alters an existing rear porch and adjacent rooms which are of low significance. ○ The new pavilion replaces the auditorium, which is an intrusive element. The pavilion will be a reversible modern structure adjacent to the house's rear service area, which is of low significance. ○ The new north-western car parking area will not be visible from the Manor House and its terraces and will not intrude on important visual catchments. ○ The existing car park on the southern side of the site will be modified by landscaping to soften and screen. ○ Consideration be given to repairing the original flagstone driveway to the house and reinstating the return loop to its original condition, however it is acknowledged that its use may be limited to weddings and disabled access. ○ A curtilage (as identified in the Heritage Impact Assessment) would be adequate to protect the heritage elements, values and visual catchments but a heritage agreement or covenant would be necessary to ensure that no structures would be permitted within the visual catchment eastward from the house to the city and ocean beyond. It is considered that the Planning Proposal will not have significant social impacts based upon the outcomes of this heritage assessment; the retention of the Manor House in public ownership; the pedestrian and visual linkages between the site and the Botanic Garden; and the University's ongoing commitment to the management of the site.
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Section D – State and Commonwealth interests

11. Is there adequate public infrastructure for the planning proposal?	There is adequate public transport in the form of buses and trains, it has appropriate access via roads, pedestrian and cycle links. It has access to all the essential services which can be connected to the new buildings and waste management can be arranged.
12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?	Consultation is proposed with the following state agencies: ○ Office of Environment and Heritage; ○ Heritage Office (with the OEH); ○ Rural Fire Service; ○ Endeavour Energy; ○ Sydney Water; ○ Maritime and Roads; ○ Department of Education and Communities; and ○ Any other department nominated by the Department of Planning. This process will be undertaken as part of the exhibition of the proposal upon receipt of the Gateway Determination from the Department of Planning.

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

Any Gateway Determination will confirm community consultation requirements. If the 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 surrounding and nearby property owners; and
- Notification letters to relevant State agencies and other authorities nominated by the NSW Department of Planning and Infrastructure including:
 - Office of Environment and Heritage;
 - Heritage Office (with the OEH);
 - Rural Fire Service;
 - Endeavour Energy;
 - Sydney Water;
 - Maritime and Roads;
 - Department of Education and Communities; and
 - Any other department nominated by the Department of Planning.

Table A - Checklist of State Environmental Planning Policies

State Environmental Planning Policy		Compliance	Comment
State policies			
SEPP No. 1	Development Standard	N/A	
SEPP No. 4	Development Without Consent and miscellaneous Exempt and Complying Development	N/A	Clause 6 and parts 3 and 4 of SEPP were repealed by Wollongong LEP 2009
SEPP No. 6	Number of Storeys in a Building	N/A	
SEPP No. 10	Retention of Low-Cost Rental Accommodation	N/A	
SEPP No. 14	Coastal Wetlands	N/A	
SEPP No. 15	Rural Land Sharing Communities	N/A	
SEPP No. 19	Bushland in Urban Areas	Not inconsistent	
SEPP No. 21	Caravan Parks	N/A	
SEPP No. 22	Shops and Commercial Premises	N/A	
SEPP No. 26	Littoral Rainforests		No littoral rainforests identified by the policy in the Wollongong LGA
SEPP No. 29	Western Sydney Recreational Area	Does not apply to Wollongong	
SEPP No. 30	Intensive Agriculture	N/A	
SEPP No. 32	Urban Consolidation (Redevelopment of Urban Land)	N/A	
SEPP No. 33	Hazardous and Offensive Development	N/A	
SEPP No. 36	Manufactured Home Estates	N/A	
SEPP No. 38	Olympic Games and Related Projects	N/A	
SEPP No. 39	Spit Island Bird Habitat	Does not apply to Wollongong	
SEPP No. 41	Casino/Entertainment Complex	Does not apply to Wollongong	
SEPP No. 44	Koala Habitat Protection	N/A	
SEPP No. 47	Moore Park Showground	Does not apply to Wollongong	
SEPP No. 50	Canal Estate Development	N/A	
SEPP No. 52	Farm Dams, Drought Relief and Other Works	N/A	
SEPP No. 53	Metropolitan Residential Development	N/A	
SEPP No. 55	Remediation of Land	YES	Not inconsistent – Preliminary Investigation completed.
SEPP No. 56	Sydney Harbour Foreshores and Tributaries	Does not apply to Wollongong	
SEPP No. 59	Central Western Sydney Economic and Employment Area	Does not apply to Wollongong	
SEPP No. 60	Exempt and Complying Development	N/A	
SEPP No. 62	Sustainable Aquaculture	N/A	
SEPP No. 64	Advertising and Signage	N/A	
SEPP No. 65	Design quality of residential flat development	N/A	
SEPP No. 70	Affordable Housing (revised schemes)	N/A	
SEPP No. 71	Coastal Protection	N/A	
SEPP	Housing for Seniors or People with a Disability 2004	N/A	
SEPP	Building Sustainability Index: BASIX 2004	N/A	
SEPP	Major Projects 2005	N/A	
SEPP	Development on Kurnell Peninsular 2005	Does not apply to Wollongong	
SEPP	Sydney Region Growth Centres 2006	Does not apply to Wollongong	

State Environmental Planning Policy			Compliance	Comment
SEPP		Mining, Petroleum Production and Extractive Industries 2007	N/A	
SEPP		Infrastructure 2007	N/A	
SEPP		Temporary Structures 2007	N/A	
SEPP		Kosciuszko National Park – Alpine Resorts 2007	Does not apply to Wollongong	
SEPP		Rural Lands 2008	Does not apply to Wollongong	
SEPP		Affordable Rental Housing 2009	N/A	
SEPP		Western Sydney Employment Lands 2009	Does not apply to Wollongong	
SEPP		Exempt and Complying Development Codes 2008	N/A	
SEPP		Western Sydney Parklands 2009	Does not apply to Wollongong	
Deemed SEPPS(former Regional Plans)				
Illawarra 1	REP	Illawarra	Repealed within Wollongong	
Illawarra 2	REP	Jamberoo	Does not apply to Wollongong	
REP Greater Metropolitan REP No.2		Sustaining the catchments Georges River catchment	N/A	
			N/A	

Table B - Checklist of Ministerial Directions

Ministerial Direction		Comment
1. Employment and Resources		
1.1	Business and Industrial Zones	Not applicable
1.2	Rural Zones	Not applicable
1.3	Mining, Petroleum Production and Extractive Industries	Not applicable
1.4	Oyster Aquaculture	Not applicable
1.5	Rural Lands	Not applicable
2. Environment and Heritage		
2.1	Environment Protection Zone	Not applicable
2.2	Coastal Protection	Not applicable
2.3	Heritage Conservation	Applicable
2.4	Recreation Vehicle Areas	Not applicable
3. Housing, Infrastructure and Urban Development		
3.1	Residential Zones	Not applicable
3.2	Caravan Parks and Manufactured Home Estates	Not applicable
3.3	Home Occupations	Not applicable
3.4	Integrating Land Use and Transport	Not applicable
3.5	Development Near Licensed Aerodromes	Not applicable
3.6	Shooting Ranges	Not applicable
4. Hazard and Risk		
4.1	Acid Sulfate Soils	Not applicable
4.2	Mine Subsidence and Unstable Land	Not applicable
4.3	Flood Prone Land	Not applicable
4.4	Planning for Bushfire Protection	Applicable
5. Regional Planning		
5.1	Implementation of Regional Strategies	Applicable
5.2	Sydney Drinking Water Catchments	Not applicable
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable to Wollongong
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable to Wollongong
5.5	Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	Not applicable to Wollongong
5.6	Sydney to Canberra Corridor	Not applicable to Wollongong – revoked 10/7/08
5.7	Central Coast	Not applicable to Wollongong – revoked 10/7/08
5.8	Second Sydney Airport: Badgerys Creek	Not applicable to Wollongong
6. Local Plan Making		
6.1	Approval and Referral Requirements	Not applicable

6.2	Reserving Land for Public Purposes	Not applicable
6.3	Site Specific Provisions	Applicable

7. Metropolitan Planning

7.1 2036	Implementation of the Metropolitan Plan for Sydney	Not applicable
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