

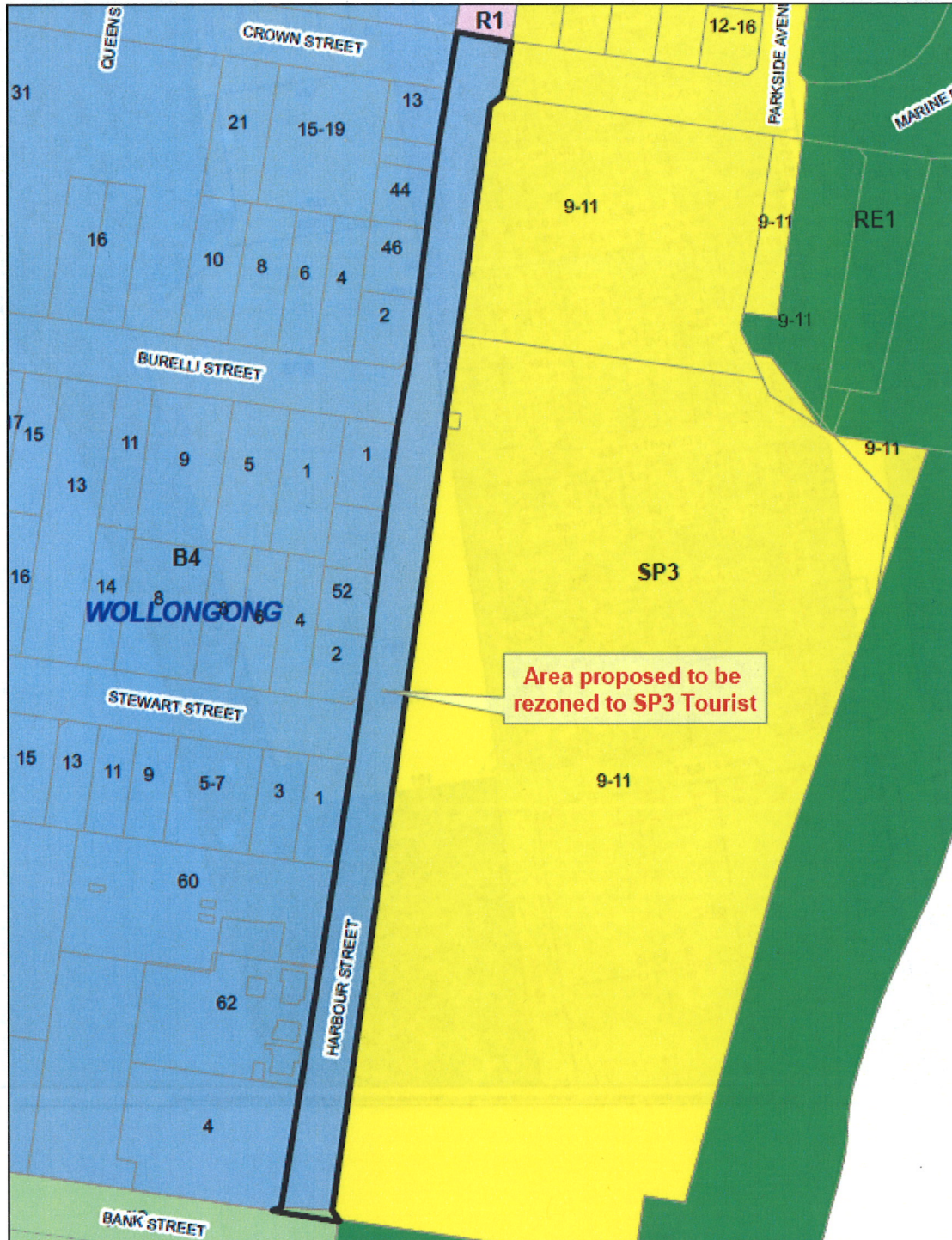
# Planning Proposal

LOCAL GOVERNMENT AREA: Wollongong

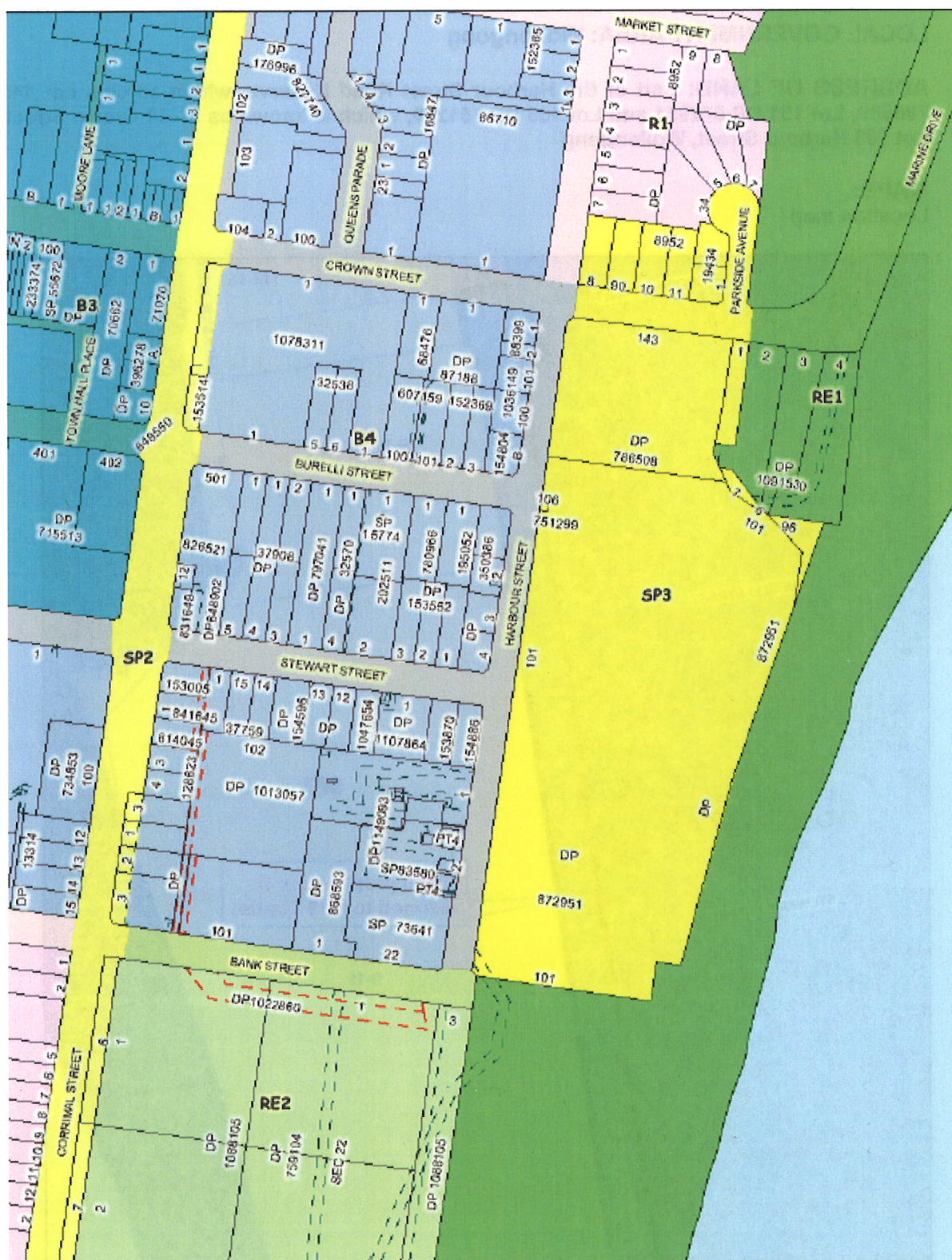
ADDRESS OF LAND: Part of the Harbour Street Road Reserve, which adjoins Lot 143 DP 786508, Lot 101 DP 872951 and Lot 106 DP 751299, which is known as 9 - 11 Crown Street and Lot 106 Harbour Street, Wollongong

## MAPS:

Location map



Existing zoning map: Wollongong LEP 2009



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### Aerial photograph



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

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

To rezone part of the Harbour Street road reserve, to enable the proposed western grandstand of WIN Stadium (recreation facility (major)) to be erected over the road.

## 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 zoning map of Wollongong LEP 2009 to rezone a section of Harbour Street, Wollongong to SP3 Tourist, which would permit development for the purposes of a recreation facility (major).

## Part 3: JUSTIFICATION OF OBJECTIVES, OUTCOMES AND PROVISIONS AND PROCESSES FOR THEIR IMPLEMENTATION:

### Section A – Need for the planning proposal

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| <b>1. Is the planning proposal a result of any strategic study or report?</b>                                                 | <p>The planning proposal is the result of a Council resolution dated 3 August 2010 (copy of report attached). Council resolved that;</p> <p><i>"A Planning Proposal be submitted to the NSW Department of Planning seeking a Gateway Determination to rezone the adjoining section of the Harbour Street Road Reserve which is proposed to accommodate the overhang for the new WIN Stadium western grandstand at Lot 143 DP 786508, Lot 101 DP 872951 and Lot 106 DP 751299, which is known as 9 - 11 Crown Street and Lot 106 Harbour Street, Wollongong."</i></p> <p>The resolution identifies an LEP amendment which arose from a proposal to rebuild the western grandstand of WIN Stadium requiring the preparation of a planning proposal to allow the grandstand to overhang the roadway. This LEP amendment was identified as having sufficient merit to warrant the preparation of a planning proposal.</p> |
| <b>2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?</b> | <p>The planning proposal is the most specific and concise means of achieving the intended outcomes. This is considered to be a low impact planning proposal.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>3. Is there a net community benefit?</b>                                                                                   | <p>The delivery of a net community benefit from the proposal depends upon the upgraded recreation facility (major), which would assist in maintaining Wollongong's ability to attract major sporting events. This facility is in line with the objective of having higher order recreational facilities in the Wollongong city centre area.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

## Section B – Relationship to strategic planning framework

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| <p><b>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)?</b></p> <ul style="list-style-type: none"> <li>• Describe regional or sub-regional strategy outcomes or actions directly relevant to the planning proposal.</li> <li>• Where this is the case, include reasons why the proposal is either explicitly consistent with, or explicitly inconsistent with the outcomes or actions contained in the regional or sub-regional strategy</li> <li>• Where the planning proposal is inconsistent consider whether circumstances have changed, or whether a matter relevant to the planning proposal was not considered in the preparation of the strategy.</li> <li>• Sustainability criteria included in regional strategies should be addressed in the planning proposal.</li> </ul> | <p>The planning proposal is consistent with the outcomes and actions included in the <i>Illawarra Regional Strategy</i>. The Strategy identifies Wollongong as a Regional City, providing higher order services – including cultural and recreational facilities. The Planning Proposal would involve a minor rezoning that would enable a major recreation facility to be upgraded, thus maintaining its ability to provide a higher order recreational facility for the City.</p>                                                                                                                                                                                                                                                                                                                                                    |
| <p><b>5. Is the planning proposal consistent with the local council's Community Strategic Plan or other local strategic plan?</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>Council has not yet developed a Community Strategic Plan. The proposal is consistent with the Revitalising Wollongong City Centre Vision (DoP 2007) which encourages the economic investment and development of the foreshore precinct for tourism and recreational activities</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p><b>6. Is the planning proposal consistent with applicable state environmental planning policies?</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>The proposal is not inconsistent with applicable SEPPs. (note - SEPP 71 does not apply to the Wollongong City Centre)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p><b>7. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?</b></p> <ul style="list-style-type: none"> <li>• Each planning proposal must identify which, if any, section 117 Directions are relevant to the proposal.</li> <li>• Where the planning proposal is inconsistent, those inconsistencies must be specifically justified</li> <li>• Certain directions require consultation with government agencies – if such a direction is relevant, this should be identified however should not take place</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                          | <p>Relevant Ministerial Directions are addressed below:</p> <ul style="list-style-type: none"> <li>• 2.3 – Heritage Conservation: Not inconsistent.</li> <li>• 5.1 – Implementation of Regional Strategies: The proposal must be consistent with the <i>Illawarra Regional Strategy</i>. This matter has been addressed in Section B4 of this proposal.</li> <li>• 6.1 – Approval and Referral Requirements: Not inconsistent.</li> <li>• 6.2 – Reserving Land for Public Purposes: Not inconsistent.</li> <li>• 6.3 – Site Specific Provisions: A planning proposal must not impose "any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended". The proposal would permit a 3 lot subdivision without inclusion of any additional</li> </ul> |

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| until the gateway determination is issued, confirming the public authorities to be consulted on the planning proposal. | requirements and is therefore consistent. |
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### Section C – Environmental, social and economic impact

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| <p><b>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?</b></p> <p><b>IF YES:</b> it will be necessary to carry out an assessment of significance in accordance with section 5A of the EP&amp;A Act and the "Threatened Species Assessment Guidelines" issued by the Department of Environment and Climate Change. Any adverse impact will trigger the requirement under section 34A to consult with the Director General of the Department of Climate Change – such consultation if required does not take place until after the issuing of the initial gateway determination.</p> | <p>No – the proposal will facilitate the development of air space development. The new grandstand will replace an existing grandstand.</p>                                                                                                                                                                                                                                                              |
| <p><b>9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?</b></p> <p>This might include natural hazards such as flooding, land slip, bushfire hazard etc. If it is necessary to undertake technical studies or investigations to address an identified matter, these should be undertaken following the initial gateway determination.</p>                                                                                                                                                                                                                                                                                                    | <p>No.</p>                                                                                                                                                                                                                                                                                                                                                                                              |
| <p><b>10. How has the planning proposal adequately addressed any social and economic effects?</b></p> <p>This includes effects on items or places of European or aboriginal cultural heritage.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>There are positive social and economic impacts associated with the proposal. The replacement of the old western grandstand will provide better amenity for patrons, and result in a larger seating capacity which will have flow on economic benefits for the City.</p> <p>There are no known items or sites of European or Aboriginal cultural heritage that would be affected by the proposal.</p> |

### Section D – State and Commonwealth interests

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| <b>11. Is there adequate public infrastructure for the planning proposal?</b> | NA |
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| <p>This applies to planning proposal that may result in residential subdivision in excess of 150 lots, substantial urban renewal, or infill development.</p>                                                                                                                                                                                                                       |                                                                                                                                                   |
| <p><b>12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?</b></p> <p>This is completed following consultation with the State and Commonwealth Public Authorities identified in the gateway determination and must summarise and address issues raised not already dealt with in the planning proposal.</p> | <p>WIN Stadium is managed by the Illawarra Venues Authority</p> <p>The redevelopment of the grandstand is being funded by the NSW Government.</p> |

**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).

Public exhibition period of 14 days.

- Hard copy of documents at Council's Administration Building and Wollongong Library
- Electronic copy on Council's website
- Notice placed in the Illawarra Mercury and the Advertiser (Wollongong Edition).
- Notification letters to surrounding owners

