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Mr Brett Whitworth
Regional Director Southern Region
Department of Planning
PO Box 5475
WOLLONGONG NSW 2520

Your Ref	
Our Ref	
File	ESP-100.01.023
Date	29 September 2010

Dear Mr Whitworth

Planning Proposal: Helensburgh Workers, Sports and Social Club, 24 Boomerang Street (Lot 997 DP 872011) and Lot 90 Park Avenue (Lot 90 DP 1113933), Helensburgh

Council at its meeting of 28 September 2010 resolved that a revised Planning Proposal be submitted to the NSW Department of Planning seeking a Gateway Determination to enable the Helensburgh Workers, Sports and Social Club to sell surplus land zoned RE2 Private Recreation for R3 Medium Density Residential development, compatible with surrounding development.

As required by clause 9 of the Environmental Planning and Assessment Regulation 2000 the following information is provided:

- A copy of the report to Council and minutes are attached (28 September 2010);
- A copy of the revised Planning Proposal; and
- Copies of the relevant maps.

We now await advice from the initial Gateway Determination. Should you have any enquires, please contact Kathryn Adams on the telephone number below.

Yours faithfully



Kathryn Adams
Strategic Project Officer
Wollongong City Council
Direct Line (02) 4227 7107

Doc. no	
Officer	Graham
Due/Comment	F41 - A, p18
File no	10/16691

Minute No.

Waste is also considered a problem and Mr Llatse advised that there is a lot of debris in the area, particularly since the installation of the bus shelters.

Note: Administrator Gellatly advised that the General Manager has been asked to convene a meeting with Mr Llatse and Integral Energy representatives.

PLANNING AND ENVIRONMENT DEPARTMENT

ITEM 1 - REVIEW AND STATUS OF DEVELOPMENT CONSENT DA-2004/1220 - 292-296 GIPPS ROAD, KEIRAVILLE (DA-2004/1220) - REPORT OF MANAGER CITY PLANNING (RZ) 16/09/10

111 RESOLVED UNANIMOUSLY that -

- 1 The findings of the review of DA-2004/1220 be noted.**
- 2 Correspondence be sent to the Keiraville Residents' Action Group submitters and Neighbourhood Forum 5 informing them that Council has advised the property owner that Development Consent No. DA-2004/1220 has lapsed, pursuant to section 95(4) of the Environmental Planning and Assessment Act 1979.**

ITEM 2 - REZONING OF PART OF 24 BOOMERANG STREET (LOT 997 DP 872011) AND LOT 90 PARK AVENUE (LOT 90 DP 1113933), HELENSBURGH (ESP-100.01.023) - REPORT OF MANAGER ENVIRONMENTAL STRATEGY AND PLANNING (KA) 14/09/10

112 RESOLVED UNANIMOUSLY that -

- 1 A revised Planning Proposal be submitted to the NSW Department of Planning seeking a Gateway Determination for an R3 Medium Density Residential zoning for parcels 1 to 4 of Helensburgh Workers' Sports and Social Club, 24 Boomerang Street (Lot 997 DP 872011) and Lot 90 Park Avenue (Lot 90 DP 1113933), Helensburgh. In addition, the height of buildings be amended to 11 metres, the floor space ratio to 0.5:1 and the minimum lot size to 450m².**
- 2 The Helensburgh Workers' Sports and Social Club be required to enter into a licence with Council to occupy the car park on Crown land at the end of Waratah Street.**

REF: CM104/10

REZONING OF PART OF 24 BOOMERANG STREET (LOT 997 DP 872011) AND LOT 90 PARK AVENUE (LOT 90 DP 1113933), HELENSBURGH

Report of Manager Environmental Strategy and Planning (KA) 14/09/10

ESP-100.01.023

PRECIS

Council at its meeting on 27 July 2010 considered a report on the proposed rezoning of part of the Helensburgh Workers, Sports and Social Club site. Council resolved that a Planning Proposal be submitted to the NSW Department of Planning to rezone part of the site to R3 Medium Density Residential development and include an additional permitted use on the former Bowling Club site, to enable the club to sell land and reduce its debt.

The Club has requested Council review its decision and is seeking a Council resolution to rezone a larger section of the site to R3 Medium Density Residential development, to allow the Club to remove its debts and continue to operate. This report evaluates the request and recommends that a revised Planning Proposal be progressed.

RECOMMENDATION

- 1 A revised Planning Proposal be submitted to the NSW Department of Planning seeking a Gateway Determination for an R3 Medium Density Residential zoning for parcels 1 to 4 of Helensburgh Workers, Sports and Social Club, 24 Boomerang Street (Lot 997 DP 872011) and Lot 90 Park Avenue (Lot 90 DP 1113933), Helensburgh. In addition, the Height of Buildings be amended to 11 metres, the Floor Space Ratio to 0.5:1 and the Minimum Lot Size to 450m².**
- 2 The Helensburgh Workers, Sports and Social Club be required to enter into a licence with Council to occupy the car parking on Crown land at the end of Waratah Street.**

BACKGROUND

The Helensburgh Workers, Sports and Social Club is located on the corner of 24 Boomerang Street and Lot 90 Park Avenue, Helensburgh. The site has an area of approximately 1.033 hectares and is zoned RE2 Private Recreation under the Wollongong Local Environmental Plan 2009. A site map is provided as Attachment 1 and zoning map as Attachment 2.

Additionally, the Club has available to it land held under Crown Lease (Lot 982 DP 704554), which is 0.23 hectares in size and zoned RE1 Public Recreation. Access is from Boomerang Street, off Waratah Street. The Crown Lease expires 31 December 2013; however an exclusive renewal arrangement with the NSW Land and Property Management Authority is in the process of being finalised, with options sought to continue leasing the land until December 2053.

Car parking for the Club is situated to the eastern and western edges of the site. Council land zoned RE1 Public Recreation at the end of Waratah Street contains twenty one (21) spaces used by the Club, as outlined in DA-2006/1631/B. The site is relatively level with a slight fall from the southern Boomerang Street and Park Road frontage in a south/south-west to north/north-east direction.

During the exhibition of the draft Wollongong Local Environmental Plan 2009, a submission was received from PKF Chartered Accountants & Business Advisers (Voluntary Administrators for the Club) on behalf of the Helensburgh Workers, Sports and Social Club, requesting the consideration of rezoning of part of the Club's land from RE2 Private Recreation to R3 Medium Density Residential. This would enable the club to sell land for housing and reduce its debt.

ITEM 2

Council at its meeting of 28 July 2009 resolved to prepare a Planning Proposal to rezone part of the Helensburgh Workers, Sports and Social Club site to R3 Medium Density Residential development.

Council on 16 June 2010 refused Development Application No 2010/412 for the subdivision of the Club's land, pending a decision on the rezoning.

Council at its meeting on 27 July 2010 considered a further report outlining the rezoning options available for this site. Council resolved that a Planning Proposal be submitted to the NSW Department of Planning to rezone part of the site to R3 Medium Density Residential development and include an additional permitted use on the former Bowling Club building site (Attachment 3).

Council has subsequently received correspondence from the Administrators of the Club requesting that Council reconsider this resolution in favour of rezoning a larger area (the entire four (4) parcels) to R3 Medium Density Residential. The purpose of this report is to evaluate this request.

PROPOSAL

The Club's Administrators have requested that Council consider the rezoning of a larger area to R3 Medium Density Residential for the following reasons:

- The Club is under Voluntary Administration and is seeking to sell surplus land to ensure its immediate financial future;
- The Illawarra Regional Strategy identifies the need for a further 38,000 new dwellings to cater for growth and declining occupancy rates over the next twenty five (25) years, and includes action to encourage greater utilisation of available infrastructure through an appropriate housing mix around regional centres, major towns and towns, including Helensburgh; and
- A R3 Medium Density Residential zoning is consistent with surrounding residential development zoning.

The revised proposal would involve the rezoning of four (4) of the six (6) parcels identified by the Club as indicated in Attachments 4 and 5 and summarised in the following table:

	Description and Scale	Size of Site	Current Zone	Proposed Zone
Parcel 1 (Lot 500)	A section of Lot 997 DP 872011 and whole of Lot 90 DP 1113933. This includes a large section of the current car park to the south west of the site, with frontages to both Boomerang Street and Park Avenue.	1,500m ²	RE2 Private Recreation	R3 Medium Density Residential
Parcel 2 (Lot 501)	A section of Lot 997 DP 872011. This is a large section of the existing car park to the south of the site with frontage to Boomerang Street which includes the existing carriageway.	1,481m ²	RE2 Private Recreation	R3 Medium Density Residential
Parcel 3 (Lot 502)	A section of Lot 997 DP 872011. This is the former Bowling Club building (vacant) and land area to the front of that building fronting Boomerang Street.	1,236m ²	RE2 Private Recreation	R3 Medium Density Residential
Parcel 4 (Lot 503)	A section of Lot 997 DP 872011. This is the existing bowling green plus 5m wide axe-handle of some 215m ² to Park Avenue.	2,550m ²	RE2 Private Recreation	R3 Medium Density Residential

	Description and Scale	Size of Site	Current Zone	Proposed Zone
Parcel 5 (Lot 504)	The existing Helensburgh Workers, Sports and Social Club which fronts Boomerang Street, inclusive of a 221m ² right of way to the western side of the building to enable pedestrian linkage between Parcels 3 and 6.	3,561m ²	RE2 Private Recreation	RE2 Private Recreation (No change)
Parcel 6 (Crown Land)	Crown Lease (Lot 982 DP 704554). This site is currently grass and is maintained by Council.	2,324 m ²	RE1 Public Recreation	RE1 Public Recreation (No change)

The revised rezoning would provide the Club with the option to sell Parcels 1 to 4.

The potential loss of the four (4) parcels to residential development is not ideal from a planning perspective. However, the sale should enable the Club to reduce its debts and continue to operate. The Club is a valuable facility for the Helensburgh community, and its closure could have greater local, social and economic impacts.

The Club Administrators' have indicated their plan to retain Parcel 3 (former Bowling Club building which is currently vacant) so that it may generate new rental or operating income from the existing vacant facility (subject to Council approval). However, in the event of any future liquidity risk, it is proposed by the Club that the revised zoning and subdivision would provide the Club and its financiers with ready access to that capital at any time in the future. Similarly, it is the intention of the Club Administrators' to retain Parcel 4 for its existing use as a bowling green, with the sale or development of this parcel most likely considered a last resort.

A limitation of the site redevelopment is the requirement that the Club continue to provide the volume of car parking spaces necessary for its existing Club development approval – one hundred and ten (110) spaces. One solution proposed by the Club is to re-locate the car parking to the Crown Leasehold (subject to Council approval), which could accommodate approximately eighty one (81) vehicles and four (4) motorbikes. Car parking is a permissible use (with consent) under RE1 Public Recreation zoning. It is proposed that a further twenty one (21) spaces would continue to be provided as kerbside parking on Council RE1 Public Recreation land at the end of Waratah Street to the east of the Club, with a further two (2) disabled spots located in the forecourt to the Club. This would result in a total of one hundred and four (104) car parking spaces provided. This total falls short of the one hundred and ten (110) spaces required to meet the existing Club's development approval. However, the total exceeds the recently revised parking rate criteria for Pubs / Registered Clubs of eighty two (82) spaces, as detailed in the Wollongong Development Control Plan 2009.

The Club could apply to Council to modify the conditions of consent in relation to the number of car parking spaces required, to reflect the revised parking criteria for Pubs / Registered Clubs in the Wollongong Development Control Plan 2009. Recent traffic counts showing the number of vehicles utilising the car park indicate the revised parking site criteria in the Development Control Plan may be more relevant for the Club.

Concurrent with the R3 Medium Density Residential zoning for the site, the maximum building height limit should be amended to 11 metres, representing an increase from the current 9 metres allowed under the RE2 Private Recreation zone; a maximum permissible floor space ratio of 0.5:1 should be introduced; and a minimum lot size of 450m² should be introduced. It should be noted that there is no floor space ratio or minimum lot size applicable for the RE2 Private Recreation zoning.

ITEM 2

CONSULTATION AND COMMUNICATION

In anticipation of a rezoning (based on the Council resolution to prepare a Planning Proposal at its meeting of 28 July 2009) the Club submitted a Development Application for the subdivision of the site (DA-2010/412). Under Council's Notification Policy, adjoining property owners were advised of this application and invited to comment. Three (3) submissions were received, with the following key issues raised:

- No objection to development of Club's land but would not like to see it continue to sell off its assets and have all avenues for future growth limited;
- Object to Helensburgh losing access to recreational land to redress a shortfall in Club's financial capacity;
- Concerned about noise impact from Club on future residents – already a problem for existing residents;
- Oppose use of Crown land for parking – should only be for community use;
- Seepage problems in car park which would need to be resolved;
- The roads would need to be upgraded to support any further residential development;
- Senior citizens don't want to lose the bowling green;
- The children's play area would have to be removed to make way for parking arrangements on the Crown land – a backward step – this will reduce patronage of families; and
- Concern about traffic impact – a traffic study is required to ascertain impact on Boomerang Street, Waratah Street and Park Avenue. Cars currently park illegally as patrons park as close to the entrance as possible. Current conflict between traffic use and pedestrian use for access to sports fields in access laneway (originally described as overflow parking) – cars using a new car park on Crown land would need to enter via this access laneway, increasing the danger to pedestrians.

Following exhibition of the Development Application, Council requested its withdrawal and subsequently issued a Notice of Determination refusing the Development Application pending a rezoning.

The issues identified above would not prohibit a planning proposal being prepared.

Neighbourhood Forum 1 was also invited to provide preliminary comments on the rezoning proposal. Neighbourhood Forum 1 concluded that the loss of the Club would not be a good outcome for the area. The submission from Neighbourhood Forum 1, noted that the Lions Club had expressed an interest in investigating the potential use of the Crown land (proposed for the new car park) as a community garden. The Club Administrators' have indicated that an exclusive renewal arrangement with the NSW Land and Property Management Authority is in the process of being finalised.

The Club Administrators have held a number of meetings with the members and staff of the Club, and the local businesses and various sub clubs that are supported by the Club. It appears that there is support for the rezoning to proceed in order to ensure the financial viability of the Club.

Should Council resolve to rezone parcels 1 to 4 of the site, a revised Planning Proposal will be prepared and submitted to the NSW Department of Planning. The Planning Proposal and Gateway Determination will be publicly exhibited to enable consideration of community and stakeholder issues.

CONCLUSION

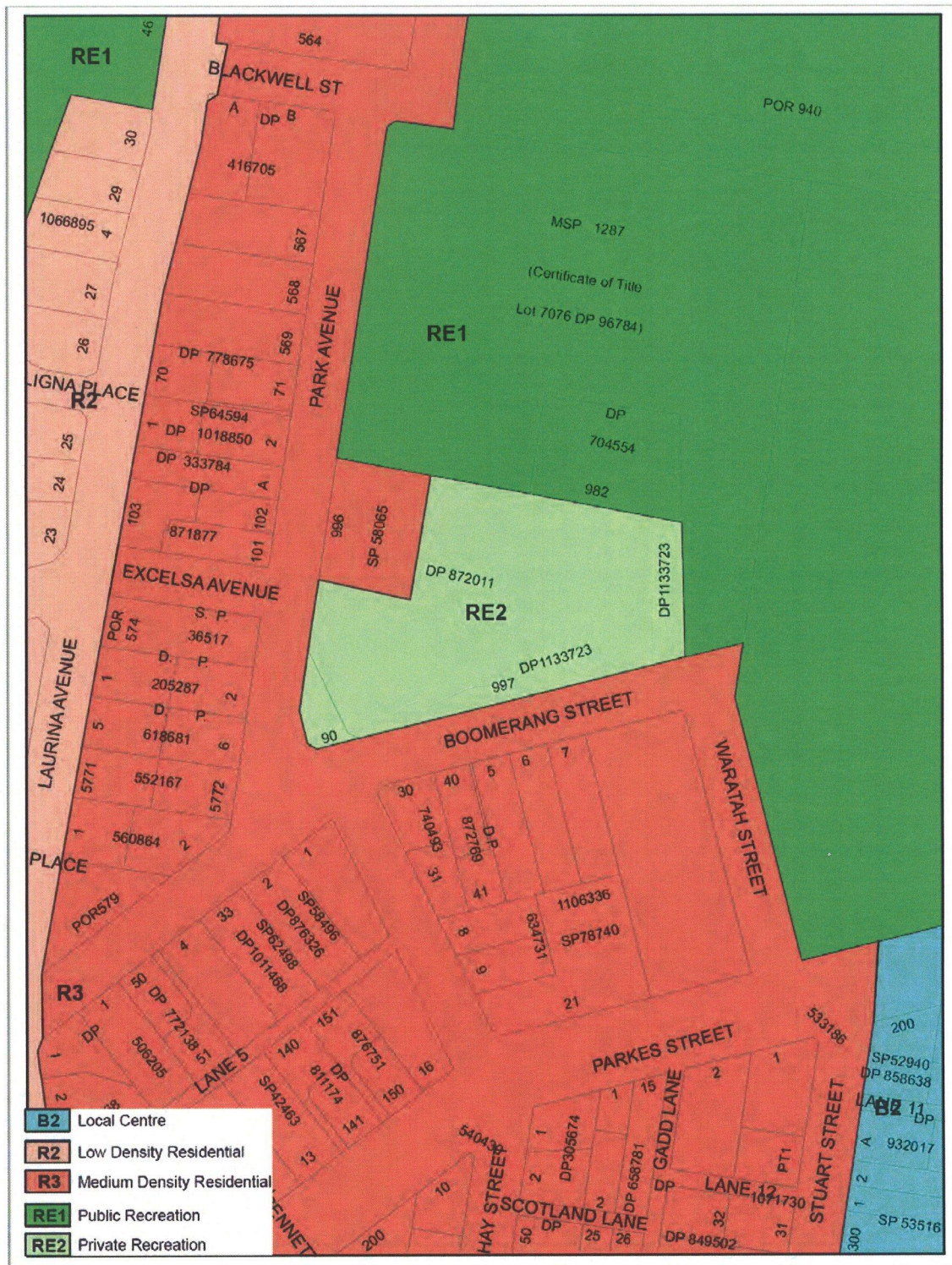
An R3 Medium Density Residential zoning for parcels 1 to 4 of the site is consistent with the Illawarra Regional Strategy and the zoning of surrounding residential development. It is recommended that Council resolve to prepare a revised Planning Proposal for the site seeking a Gateway Determination for an R3 Medium Density zoning for parcels 1 to 4 as outlined in this report.

Name	Position Title
Author:	
Kathryn Adams	Strategic Project Officer
Authorised by:	
David Green	Land Use Planning Manager
Renee Campbell	Manager Environmental Strategy and Planning
Andrew Carfield	Director Planning and Environment
David Farmer	General Manager

ATTACHMENTS

1. Site Map
2. Locality Map showing current zoning context
3. Proposed Zoning as per Council Resolution 27 July 2010
4. Proposed Rezoning of Parcels 1 to 4
5. Revised Zoning Proposal

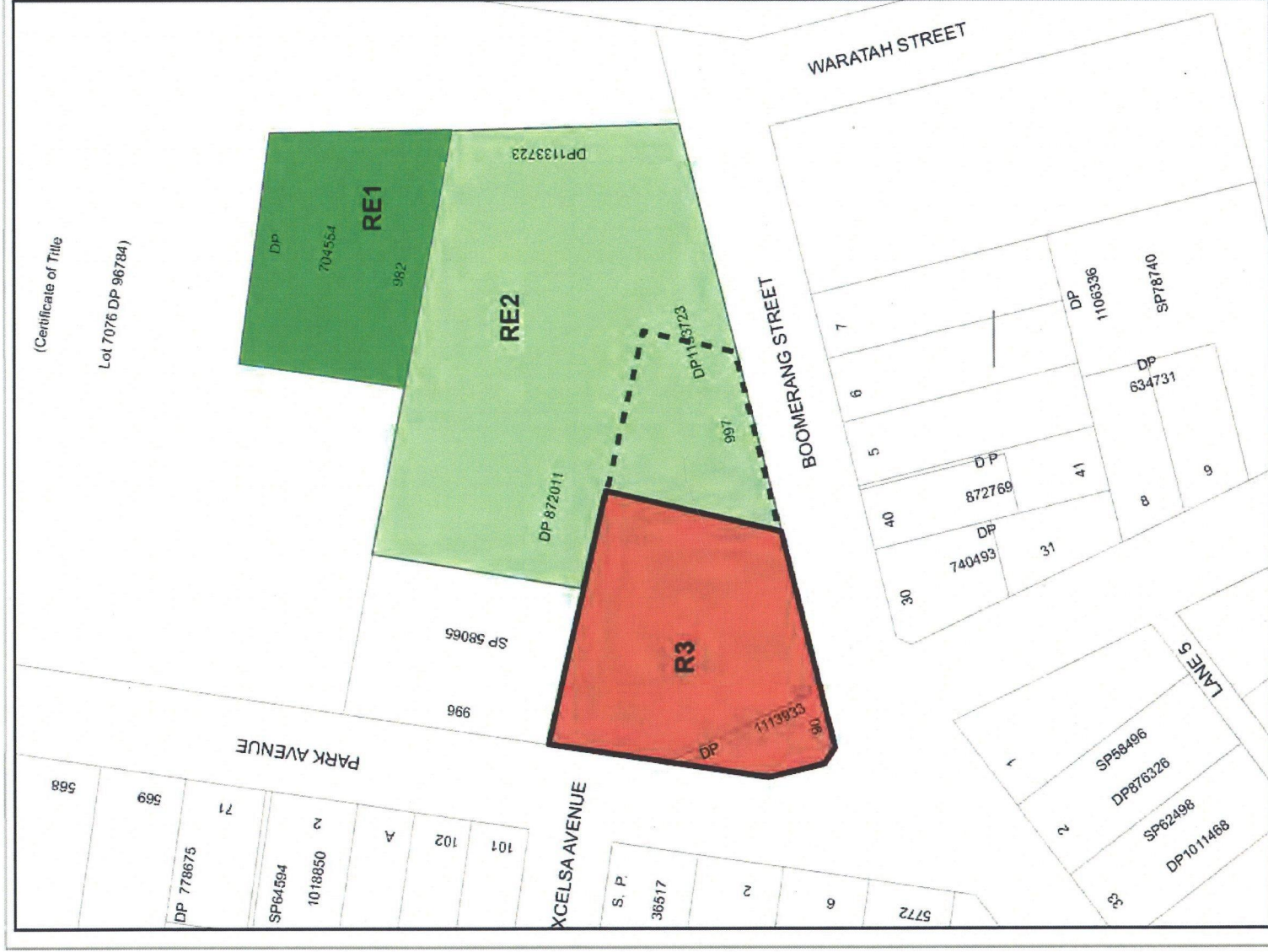




Helensburgh Workers Club Existing Zoning

Drawn By: J Lewis	
Date: 14.07.10	
Gis ref: Helensburgh Workers_LEP2009.mxd	
Date of Aerial Photography: January 2006	





Helensburgh Workers Club Proposed Zoning as per Council Resolution 27 July 2010

Drawn By: J Lewis
 Date: 14.07.10
 For use Helensburgh Workers Club, Proposed Club

0 10 20 Meters

