

Planning Proposal

LOCAL GOVERNMENT AREA: Wollongong

ADDRESS OF LAND (if applicable): Helensburgh Workers, Sports and Social Club, 24 Boomerang Street, (Lot 997 DP 872011) and Lot 90 Park Avenue (Lot 90 DP 1113933), Helensburgh

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 Helensburgh Workers, Sports and Social Club to sell surplus land zoned RE2 Private Recreation for R3 Medium Density Residential development, 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 (R3) shown at attachment 1; and
- Amendment of the Wollongong LEP 2009 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 2009 Minimum Lot Size Map, shown at attachment 3, 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 4, 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? 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 Council resolutions, dated 28 July 2009, 27 July 2010 and 28 September 2010. The Club is in the hands of liquidators who are trying to reduce the club's debts. The applicant has demonstrated that alternative car parking can be provided to support a rezoning of part of the site to R3 Medium Density Residential.
2. Is the planning proposal the best	A change in zoning is required to permit Medium

means of achieving the objectives or intended outcomes, or is there a better way? (alternatives to changing the controls on development might include community education and new administrative processes such as pre-application meetings)	Density residential development, compatible with surrounding development.
3. Is there a net community benefit? The Net Community Benefit Test: an assessment should be prepared by the proponent to be submitted to council for endorsement prior to submitting to DoP as part of the Gateway test. The level of detail and analysis should be proportionate to the size and likely impact of the rezoning.	There is a net community benefit in utilising the site to provide appropriate housing stock.

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)? - Describe regional or sub-regional strategy outcomes or actions directly relevant to the planning proposal. - 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 - 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. - Sustainability criteria included in regional strategies should be addressed in the planning proposal.	Consistent with the Illawarra Regional Strategy which identifies the need for a further 38000 new dwellings to cater for growth and declining occupancy rates over the next 25 years. Action: encourage greater utilisation of available infrastructure through higher densities and an appropriate housing mix around regional centres, major towns and towns including... Helensburgh.
5. Is the planning proposal consistent with the local council's Community Strategic Plan or other local strategic plan?	Consistent
6. Is the planning proposal consistent	Consistent with SEPPs

with applicable state environmental planning policies?	
7. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)? - Each planning proposal must identify which, if any, section 117 Directions are relevant to the proposal. - Where the planning proposal is inconsistent, those inconsistencies must be specifically justified - Certain directions require consultation with government agencies – if such a direction is relevant, this should be identified however should not take place until the gateway determination is issued, confirming the public authorities to be consulted on the planning proposal.	Relevant s.117 directions include: 3.1 Residential Zones 3.4 Integrating Land Use & Transport 5.1 Implementation of Regional Strategies

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? IF YES: it will be necessary to carry out an assessment of significance in accordance with section 5A of the EP&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.	No
9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed? 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	Nil

determination.	
10, How has the planning proposal adequately addressed any social and economic effects?	No heritage items identified. No other social or economic impacts
This includes effects on items or places of European or aboriginal cultural heritage.	

Section D – State and Commonwealth interests

11. Is there adequate public infrastructure for the planning proposal?	Existing services/utilities are adequate to cater for the level of additional demand created by this change in zoning to medium density residential.
This applies to planning proposal that may result in residential subdivision in excess of 150 lots, substantial urban renewal, or infill development.	
12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?	TBA – Consultation will take place after determination of Agencies to be consulted under the gateway process.
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.	

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).
28 day public exhibition period.