

JRPP No:	2009STH009
DA No:	DA-2009/1037
Proposed Development:	Demolition of existing structures, construction of an 18 hole championship golf course and associated facilities including clubhouse, golf lodge accommodation and biomechanics and sports education centre
Property	Lots 1 & 2, DP229358, Lot 14, DP3083, Lots 1 & 2, DP549152, Lot 1, DP382339, Avondale Road, Avondale
Applicant:	HTT Huntley Heritage Pty Ltd
Report by:	Vivian Lee, Development Project Officer, Wollongong City Council

Addendum to Planning Assessment Report

To be inserted in section 5 of the report within section 79C(1) of the Environmental Planning and Assessment Act 1979 table and to read as follows:

(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and
<ul style="list-style-type: none"> • Draft Wollongong Local Environmental Plan 2009 (exhibited but not commenced prior to lodgement of this DA) • Draft Wollongong Local Environmental Plan (West Dapto) 2010 (exhibited but not commenced prior to lodgement of this DA) • Huntley Colliery rezoning - Number PP_2010_WOLLG_003_00 (Planning Proposal was notified by Council from 7 June 2010 to 23 July 2010)

To be inserted in Section 5 of the report within section 79C(1) of the Environmental Planning and Assessment Act 1979 table under Technological hazards:

A south eastern element of Lot 1 DP 229358, situated south of Avondale Road is affected by obstacle limitation to surface of 52 metres to 127 metres AHD associated with the operations of Illawarra Regional Airport. It is considered that the proximity of the Escarpment and existing vegetation intrude into this limitation at higher levels than the proposed development. As such there are no adverse impacts anticipated by this property constraint.

To be inserted as Section 14A of the report:

14A Planning Proposal – Huntley Colliery rezoning

The planning proposal for Huntley Colliery rezoning is considered as a proposed instrument that has been subject to public consultation as was placed on exhibition by Council from 7 June 2010 to 23 July 2010. As discussed in section 1 of this report and shown in Attachment 3 of this report to subject land is proposed to be rezoned to RE2 – Private Recreation and R2 - Low Density Residential.

Definitions

recreation facility (outdoor) means a building or place (other than a recreation area) used predominantly for outdoor recreation, whether or not operated for the purposes of gain, including a golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation (including any ancillary buildings), but does not include an entertainment facility or a recreation facility (major).

As discussed previously in section 12 of this report in relation to the categorisation of the proposed use of the associated facilities under WLEP 1990 it is considered the same principle also applies for assessment under Draft WLEP 2009. It has been demonstrated that proposed associated facilities are ancillary to the primary/dominant use of the golf course which is a “recreation facility (outdoor)”.

From planning proposal rezoning map (Attachment 3) the majority of the proposed development appears to be located within RE2 zone.

Recreation facility (outdoor) is permissible with consent in RE2 – Private Recreation.

The objectives of the zone RE2 are:

- *To enable land to be used for private open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*

It is considered the proposed development would be generally consistent with the objectives this zone.