

Garry Hopkins - Planning Proposal - 18 Ilya Ave Erina - Erina Leagues Club

From: Brian McCourt <Brian.McCourt@gosford.nsw.gov.au>
To: Garry Hopkins <Garry.Hopkins@planning.nsw.gov.au>
Date: Friday, 6 July 2012 4:17 PM
Subject: Planning Proposal - 18 Ilya Ave Erina - Erina Leagues Club
CC: "ian@barkerryanstewart.com.au" <ian@barkerryanstewart.com.au>
Attachments: ilyaPP.docx; NOTICE OF COUNCIL RESOLUTION.docx

Garry,

Please find attached the Planning Proposal and Council Resolution in relation to the above Planning Proposal. As indicated in the resolution Council is requesting a Gateway Determination in relation to this Planning Proposal.

Resolution

- A Council initiate the Local Environmental Plan 'Gateway' process pursuant to Section 55 Environmental Planning and Assessment Act by endorsing the preparation of a Planning Proposal as outlined in this report for Erina Rugby League Football Club Lot C DP 344413 No. 18 Ilya Avenue Erina to rezone the land from Zone No. 5(a) Special Uses – Club to Zone 3(b) Business (Special).
- B Council notify the Department of Planning and Infrastructure of Council's resolution requesting a 'Gateway' determination pursuant to Section 56(1) Environmental Planning and Assessment Act and forward the Planning Proposal and all necessary documentation according to their requirements and this report.
- C After public exhibition of the Planning Proposal, should the Minister for Planning and Infrastructure support it, if no submissions objecting to the planning proposal are received, the Planning Proposal is to be sent to the Department of Planning and Infrastructure in order to make the plan.
- D Subject to a Gateway determination that supports continued preparation of the Planning Proposal, a Development Control Plan be prepared to be placed on public exhibition with the Planning Proposal.
- E The applicant to provide the following information for inclusion in the DCP and determination of the zone boundary –
 - Hydraulic and hydrological information to demonstrate the type of uses that can be permitted in the areas on the land subject to the 1% AEP level that will not result in adverse impact or increase flow depths and velocities in the Nunns Creek system.
 - Water and Sewer systems analysis to identify specific downstream works that require augmentation to accommodate the proposed rezoning
 - Appropriate rainforest setbacks
 - Riparian buffers to Nunns Creek
 - Protection of EEC, River flat Eucalypt Forrest on Coastal Floodplain
 - Protection of threatened flora species, Melaleuca biconvexa
 - Protection of foraging habitat for threatened fauna species, grey – headed flying fox, Little Bentwing – bat and Eastern Bentwing – bat.
- F The applicant be advised of Council's resolution.

Thanks.



Brian McCourt

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