

Reclassification of Council owned land at Avondale Road, Dapto; Northcote Street/Greenacre Road, Wollongong; and Brokers Road, Mt Pleasant

Proposal Title : **Reclassification of Council owned land at Avondale Road, Dapto; Northcote Street/Greenacre Road, Wollongong; and Brokers Road, Mt Pleasant**

Proposal Summary : **The proposal relates to 3 sites:**
1. Avondale Rd, Dapto - reclassify land from community to operational to facilitate the construction of a road;
2. Northcote St/Greenacre Rd, Wollongong - reclassify parts of a drainage reserve (which dissects privately owned properties) from community to operation to enable the sale of the land to adjoining property owners to resolve access issues; and
3. Brokers Rd, Mt Pleasant - rezone and reclassify a 0.25m wide strip of land from RE1 Public Recreation/Community to R2 Low Density Residential/Operational to resolve a situation in which the fence of an adjoining property encroaches onto the Brokers Road Reserve.

PP Number : **PP_2012_WOLLG_008_00** Dop File No : **12/14080**

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions : **3.4 Integrating Land Use and Transport**
5.1 Implementation of Regional Strategies

Additional Information : **It is recommended that the planning proposal proceeds through the Gateway subject to the following conditions:**

1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

(a) the planning proposal must be made publicly available for 28 days; and

(b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of A Guide to Preparing LEPs (Department of Planning 2009). This will involve the preparation of maps that clearly identify changes to zones, floor space ratio and minimum lot size. Council should also consider whether a map showing height of buildings is required.

2. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act.

Transport for NSW - Roads and Maritime Services

3. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

4. The timeframe for completing the LEP is to be 6 months from the week following the date of the Gateway Determination.

SECTION 117 DIRECTIONS

5. The Director General approves of the reduction in land zoned RE1 Public Open Space as this is of minor significance.

6. The Director General can be satisfied that the planning proposal is consistent with all other relevant s117 Directions or that any inconsistencies are only of minor significance.

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Further referral under these Directions is not required for the Plan while it remains in its current form.

Supporting Reasons : As it relates to the reclassification of Avondale Rd, the planning proposal is consistent with the strategic planning framework including the Illawarra Regional Strategy and the West Dapto Initial Access Strategy.

The other reclassifications are of a minor nature.

Panel Recommendation

Recommendation Date :

Gateway Recommendation :

Panel

Recommendation :

Signature:



Printed Name:

NEK SELMAN

Date:

21/9/12