

Brickyard Point - Headlands Hotel Site Austinmer

Proposal Title : **Brickyard Point - Headlands Hotel Site Austinmer**

Proposal Summary : **It is proposed to amend the height controls for the Headlands Hotel site (Lots 87 - 95 DP 9233 Yuruga Street, Austinmer) to implement the preferred outcomes of the "Brickyard Point - Headlands Hotel Austinmer Vision 2012"; and to nominate the headland as a "Key Site" in the Wollongong LEP 2009 and therefore subject to Design Excellence criteria.**

PP Number : **PP_2012_WOLLG_009_00** Dop File No : **12/14968**

Planning Team Recommendation

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

S.117 directions : **2.2 Coastal Protection
4.1 Acid Sulfate Soils**

Additional Information : **That the Director General, as delegate of the Minister for Planning and Infrastructure, determine under section 56(2) of the EP&A Act that an amendment to the Wollongong Local Environmental Plan 2009 to amend building heights and apply design excellence criteria 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).

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
Office of Environment and Heritage
Department of Trade and Investment
Fire and Rescue NSW**

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 18 months from the week following the date of the Gateway Determination.

SECTION 117 DIRECTIONS

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

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

Supporting Reasons : **The planning proposal does not introduce development to the headland. It seeks to achieve a better, more sympathetic, high quality design outcome for this important site.**

Panel Recommendation

Recommendation Date : **04-Oct-2012**

Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The Planning Proposal should proceed 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).**

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**
- Office of Environment and Heritage**
- Department of Trade and Investment**
- Fire and Rescue NSW**

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

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 18 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

NEIL ELMAN

Date:

8/10/2012