

Expansion of Local Business Centres in Bellambi and Windang

Proposal Title : **Expansion of Local Business Centres in Bellambi and Windang**

Proposal Summary : **It is proposed to rezone sites at Bellambi and Windang from Residential to Business Zones.**

PP Number : **PP_2012_WOLLG_011_00** Dop File No : **12/20064**

Planning Team Recommendation

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

S.117 directions :
1.1 Business and Industrial Zones
2.2 Coastal Protection
3.1 Residential Zones
3.4 Integrating Land Use and Transport
4.1 Acid Sulfate Soils
4.3 Flood Prone Land

Additional Information : **That the 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 the Zoning and Floor Space Ratio Maps for the relevant sites 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 a minimum of 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. No public hearing is required to be held into the matter under section 56(2)(e) of the EP&A Act. This does not have any bearing on the need to conduct a public hearing under the provisions of any other legislation.

3. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway Determination.

4. For exhibition purposes Council should provide Maps consistent with the Department's Mapping Guidelines.

S117 DIRECTIONS

5. The proposal is considered to be consistent with, or any inconsistencies are only of minor significance, the following relevant S.117 Directions:

s117 1.1 Business and Industrial Zones;
s117 2.2 Coastal Protection; and
s117 3.4 Integrating Land Use and Transport.

6. The proposal is inconsistent with the following s.117 Directions, however, the Director General can be satisfied that the inconsistencies are of minor significance only:

s117 3.1 Residential Zones - this Direction applies as it is proposed to rezone residentially zoned land. However, as the proposal only affects approx. 3,800 square metres of land,

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the Director General can be satisfied that the inconsistency is of minor significance.

s117 3.4 Flood Prone Land - this Direction applies as the Windang site is flood prone land. The site is currently zoned for residential development. The proposal will result in a slight increase in the density of development of the land by increasing the allowable floor space ratio from 0.5:1 to 0.75:1. However, as the site has an area of 607 square metres only and as residential development is already permitted on the land it is considered that the Director General can be satisfied that the inconsistency is of minor significance.

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

8. No further consultation is required in relation to any s117 Directions while the Planning Proposal remains in its current form.

Supporting Reasons :

The proposed Business Zones are adjacent to existing Business Zones or the land was formerly zoned for commercial purposes. They will provide potential for additional employment and enhanced services in the localities.

Panel Recommendation

Recommendation Date : 20-Dec-2012

Gateway Recommendation : Passed with Conditions

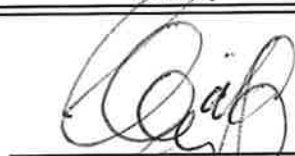
Panel

The Planning Proposal should proceed subject to the following conditions:

Recommendation :

1. Prior to commencing public exhibition, Council is to amend the planning proposal to include current and proposed land zoning and floor space ratio maps which clearly identify the subject site.
2. 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 5.5.2 of A Guide to Preparing LEPs (Department of Planning and Infrastructure 2012).
3. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.
4. 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).
5. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

Neil McGiffin

Date:

21.12.12