

Storage Premises in IN3 Zone

Proposal Title : **Storage Premises in IN3 Zone**

Proposal Summary : **It is proposed to permit 'Storage premises' with consent in IN3 Heavy Industrial Zones under Wollongong Local Environmental Plan 2009 and Wollongong Local Environmental Plan (West Dapto) 2010.**

PP Number : **PP_2012_WOLLG_010_00** Dop File No : **12/16183**

Planning Team Recommendation

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

S.117 directions : **1.1 Business and Industrial Zones**

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 and Wollongong Local Environmental Plan (West Dapto) 2010 to permit 'Storage premises' with consent in the IN3 Heavy Industrial Zone 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. 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).

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

SECTION 117 DIRECTIONS

4. s117 1.1 Business and Industrial Zones - Council has stated that the proposal is inconsistent with this Direction as allowing 'Self storage units' (which are included in the definition of 'Storage premises') could reduce the total potential floor space for industrial uses.

The Director General can be satisfied that the inconsistency is of minor significance in relation to the overall size of the IN3 Zone within the Wollongong Local Government Area, particularly as 'Self storage units' are also permitted in other zones.

5. 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.

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

Supporting Reasons : **The introduction of 'Storage premises' as permissible with consent in the IN3 Zone will create additional opportunities for employment. The proposed new use is compatible**

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with the range of uses already permitted in the zone.

Panel Recommendation

Recommendation Date : **01-Nov-2012**

Gateway Recommendation : **Passed with Conditions**

Panel

The Planning Proposal should proceed subject to the following conditions:

Recommendation :

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. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.

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

Signature:



Printed Name:

Neil McGaffin

Date:

6.11.12