

Land Reservation Acquisition Otford and Helensburgh

Proposal Title : **Land Reservation Acquisition Otford and Helensburgh**

Proposal Summary : **Council proposes to identify 21 lots at Lloyd Place and Otford Road, Otford and 3 Undola Road, Helensburgh on the Land Reservation Acquisition Map to be acquired by Council as Local Open Space.**

PP Number : **PP_2013_WOLLG_002_00** Dop File No : **13/17276**

Proposal Details

Date Planning Proposal Received : **10-Oct-2013** LGA covered : **Wollongong City**

Region : **Southern** RPA : **Wollongong City Council**

State Electorate : **HEATHCOTE** Section of the Act : **55 - Planning Proposal**

LEP Type : **Policy**

Location Details

Street : **Lloyd Place**

Suburb : **Otford** City : **Wollongong** Postcode : **2508**

Land Parcel : **Lots 1-6 and 8 DP 242135**

Street : **Otford Road**

Suburb : **Otford** City : **Wollongong** Postcode : **2508**

Land Parcel : **Lot 2 DP 33693, Lot 104 DP 226579, Lot 100 DP 226580, Lots 11-15 and 17-21 DP 241582**

Street : **3 Undola Road**

Suburb : **Helensburgh** City : **Wollongong** Postcode : **2508**

Land Parcel : **Lot 38 Section G DP2644**

DoP Planning Officer Contact Details

Contact Name : **Graham Towers**
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RPA Contact Details

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DoP Project Manager Contact Details

Contact Name : **Mark Parker**
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Land Release Data

Growth Centre :	N/A	Release Area Name :	
Regional / Sub Regional Strategy :	Illawarra Regional Strategy	Consistent with Strategy :	Yes
MDP Number :		Date of Release :	
Area of Release (Ha) :		Type of Release (eg Residential / Employment land) :	
No. of Lots :	0	No. of Dwellings (where relevant) :	0
Gross Floor Area :	0	No of Jobs Created :	0
The NSW Government Lobbyists Code of Conduct has been complied with :	Yes		

If No, comment :

Have there been meetings or communications with registered lobbyists? : **No**

If Yes, comment :

Supporting notes

Internal Supporting Notes : **The planning proposal is a result of Council's consideration of the broader planning proposal for the Helensburgh and Otford areas. Council has identified that these sites have a dwelling entitlement, but are not suitable for development and has decided to acquire the sites.**

External Supporting Notes : **As part of the review of the former 7(d) zoned lands at Helensburgh, Otford and Stanwell Tops, Council has identified lots at Lloyd Place/Otford Road, Otford and Undola Road, Helensburgh for Council acquisition as Local Open Space.**

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment : **The statement advises the objective of the proposal is to identify land for Council acquisition as Local Open Space.**

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : **The land to be acquired will be identified on the Land Reservation Acquisition Map as Local Open Space.**

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA : **6.2 Reserving Land for Public Purposes**

* May need the Director General's agreement

Is the Director General's agreement required? **Yes**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified? **N/A**

e) List any other matters that need to be considered :

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain : **Under clause (4) of S.117 Direction 6.2 Reserving Land for Public Purposes the approval of the Director General (or delegate) is required. Council is the acquisition authority. RECOMMENDATION: The Director General can approve of the identification of these sites on the Land Reservation Acquisition Map in Wollongong LEP 2009.**

There are no SEPPs relevant to the proposal.

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : **The mapping identifies the sites to be acquired. The mapping is not in standard instrument format.**

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **Council proposes to exhibit the proposal for 28 days which is considered reasonable.**

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date :

Comments in
relation to Principal
LEP :

The Wollongong LEP 2009 is in place. All lands to be acquired are zoned E3 Environmental Management and are proposed to be zoned E2 Environmental Conservation under a separate planning proposal.

Assessment Criteria

Need for planning
proposal :

A planning proposal is the appropriate process to identify lands to be acquired. Council has considered options rather than acquisition such as allowing some development on the sites. However, Council has decided that acquisition is the preferred approach.

Consistency with
strategic planning
framework :

The proposal is consistent with the strategic planning framework as the intention is to acquire the lands in order to protect environmental values. It has arisen from a broader planning proposal for the Helensburgh and Otford areas.

Environmental social
economic impacts :

The affected land owners will be compensated for the acquisition of their lands which have been deemed to be inappropriate for development by Council.

The acquisition will bring the lands into public ownership. Council intends to preserve the environmental values of the land.

Assessment Process

Proposal type :

Minor

Community Consultation
Period :

28 Days

Timeframe to make
LEP :

9 months

Delegation :

RPA

Public Authority
Consultation - 56(2)
(d) :

Is Public Hearing by the PAC required?

No

(2)(a) Should the matter proceed ?

Yes

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

No additional studies are required.

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

The proposal will have no impact on State infrastructure.

Documents

Document File Name	DocumentType Name	Is Public
Covering letter.pdf	Proposal Covering Letter	Yes
Council report.pdf	Proposal	Yes
Planning Proposal.pdf	Proposal	Yes
maps.pdf	Map	Yes
LLoyd Place Cluster Housing Review.pdf	Study	Yes

Planning Team Recommendation

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

S.117 directions: **6.2 Reserving Land for Public Purposes**

Additional Information : **The Regional Director, Southern Region, Planning Operations & Regional Delivery, 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 identify 21 lots at Otford and Helensburgh on the Land Reservation Acquisition Map as Local Open Space, should proceed subject to the following conditions:**

1. Maps prepared in accordance with the Department's 'Standard technical requirements for LEP maps' are to be exhibited with the proposal.

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 is to 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 local environmental plans (Department of Planning and Infrastructure 2013).

3. No consultation is required with public authorities.

4. No public hearing is required to be held into the matter 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.

SECTION 117 DIRECTIONS

6. s117 Direction 6.2 Reserving Land for Public Purposes - The Director General's delegate agrees to the identification of this land on the Land Reservation Acquisition Map as Local Open Space.

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

8. No further referral is required in relation to s117 Directions while the planning proposal remains in its current form.

Supporting Reasons : **The proposal will identify land to be acquired by Council for acquisition due to its environmental significance.**

Signature:



Printed Name:

MARK PARKER
Local Planning Manager

Date:

24th October 2013