

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**

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.**

Panel Recommendation

Recommendation Date : 07-Nov-2013

Gateway Recommendation : Passed with Conditions

Panel Recommendation : The planning proposal should proceed subject to the following conditions:

1. Prior to undertaking public exhibition, Council is to update the planning proposal to include Land Reservation Acquisition and other relevant maps, which are at an appropriate scale and clearly identify the subject lands.
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 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 5.5.2 of A guide to preparing LEPs (Department of Planning & Infrastructure 2013).
3. Council is to ensure that the owners of the subject land affected by the acquisition are consulted with directly, as part of the public exhibition of this planning proposal.
4. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.
5. 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).
6. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Plan making delegation:

The Minister delegated his plan making powers to councils in October 2012. Council has not sought delegations for this planning proposal. Council should be issued with plan making delegation because the proposal is considered to be a matter of local planning significance.

Signature:



Printed Name:

MEU SENNA

Date:

14/11/2013