

Glenniffer Brae - Reclassification and rezoning

Proposal Title :	Glenniffer Brae - Reclassification and rezoning		
Proposal Summary :	This Planning Proposal (PP) will rezone & reclassify the Glenniffer Brae & Wollongong Conservatorium of Music lands. The Conservatory lands will be rezoned from RE1 Public Recreation to SP2 Infrastructure - Educational establishment. This will allow the site to be sold to the University of Wollongong to be developed as a Creative Arts Centre. The Glenniffer Brae Manor House & grounds will retain the RE1 zoning but be reclassified as operational land to allow the property to be leased to the University for functions.		
PP Number :	PP_2012_WOLLG_001_00	Dop File No :	12/01954

Planning Team Recommendation

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

S.117 directions :

- 2.3 Heritage Conservation
- 3.4 Integrating Land Use and Transport
- 4.4 Planning for Bushfire Protection
- 5.1 Implementation of Regional Strategies
- 6.2 Reserving Land for Public Purposes
- 6.3 Site Specific Provisions

Additional Information : It is recommended that the proposal 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). This will involve the preparation of Maps that clearly identify changes to zone and height of buildings.

2. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act.

Department of Education and Communities
Office of Environment and Heritage
NSW Rural Fire Service
Transport for NSW - Roads and Maritime Authority
Sydney Water
Endevour Energy (identified by Council)

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.

SECTION 117 DIRECTIONS

5. The Council will consult with the NSW Rural Fire Service and take into account its comments.

6. The Director General's agreement is required in relation to s117 Direction 6.2 Reserving Land for Public Purposes for a reduction in the RE1 Public Recreation Zone. The DG can be satisfied that the PP is suitable for public exhibition and will formally consider agreement under this s117 Direction when the LEP is submitted for finalisation.

7. The Director General can be satisfied that the PP is consistent with all other 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 this form.

Supporting Reasons :

The PP is consistent with the Illawarra Regional Strategy and relevant state policies and directions.

The PP will provide for the protection of - and continued public access to - a state significant heritage item.

The establishment of a Creative Arts Centre for the University of Wollongong will provide employment and an important educational facility on land linking with the existing university campus.

Panel Recommendation

Recommendation Date : 09-Feb-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. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

- Department of Education and Communities
- Office of Environment and Heritage
- NSW Rural Fire Service
- Transport for NSW – Roads and Maritime Authority
- Sydney Water]
- Endeavour Energy

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. Council is to consult with the Commissioner of the NSW Rural Fire Service prior to undertaking community consultation and take into account any comments made and amend the planning proposal (if necessary) as per the requirements of S117 Direction 4.4 Planning for Bushfire Protection.

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

Signature:



Printed Name:

KEA SEAMAN

Date:

15/2/12