

Rezoning review details

Planning proposal number	PP-2022-4330
Project title	Brooks Point Road Planning Proposal No. 3
Brief explanation of the planning proposal	The Planning Proposal seeks to facilitate re-zoning for the site from existing rural land to a mix of residential and environmental conservation. This includes changes to the land use zoning map, lot size map and building height map.
Date Council has received the Planning proposal	23/11/23
Date the application was lodged for assessment by council	3/02/23
Reason for request	Council has notified that it does not support the Planning proposal
Date Council has not supported the Planning proposal	
Reason provided by Council for not supporting the Planning proposal	
Description	
Which of the following uses does the planning proposal propose?	Residential

Proposals for residential uses

Does the planning proposal propose to make residential accommodation permissible? (as per the Standard Instrument definition)	Yes
Approximate number of new residential lots proposed	244
Approximate number of new dwellings proposed	244
Approximate number of dwellings to be removed	0
Will the planning proposal result in the loss of industrial land?	No
Will the planning proposal result in the loss of commercial land?	No
Will the planning proposal result in the loss of retail floor space?	No

Proposals for other uses

Provide a description of the uses proposed	
Does this planning proposal include a rezoning of land?	

Applicant details

Title	Mrs
First given name	Kellie
Other given name/s	
Family name	Hassab
Contact number	0243512233
Email	bwcentralcoastadmin@bevwill.com.au
Address	4 5 COLONY CLOSE TUGGERAH 2259
Is the applicant a company?	Yes
Name	BEVERIDGE WILLIAMS & CO. PTY. LTD.
ABN	38006197235
ACN	006197235
Trading Name	Beveridge Williams

PP details

Subject Land

What land does the planning proposal apply to?	Individual properties (five or less lots) within the LGA
Which LGA does the proposal relate to?	WOLLONDILLY

Select the site of the development

Site address #	1
Street address	10 BROOKS POINT ROAD APPIN 2560
Local government area	WOLLONDILLY
Lot / Section Number / Plan	1 / - / DP249446 5 / - / DP249446 4 / - / DP249446
Primary address?	Yes
Planning controls affecting property	<p>Land Application LEP</p> <p>Land Zoning</p> <p>Height of Building</p> <p>Floor Space Ratio (n:1)</p> <p>Minimum Lot Size</p> <p>Heritage</p> <p>Land Reservation Acquisition</p> <p>Foreshore Building Line</p> <p>Bushfire Prone Land</p> <p>Mine Subsidence Development</p> <p>Mine Subsidence District</p> <p>1.5 m Buffer around Classified Roads</p>

Select the site of the development

Site address #	2
Street address	20 BROOKS POINT ROAD APPIN 2560
Local government area	WOLLONDILLY
Lot / Section Number / Plan	3 / - / DP249446 1 / - / DP584515
Primary address?	No
Planning controls affecting property	<p>Land Application LEP</p> <p>Land Zoning</p> <p>Height of Building</p> <p>Floor Space Ratio (n:1)</p> <p>Minimum Lot Size</p> <p>Heritage</p> <p>Land Reservation Acquisition</p> <p>Foreshore Building Line</p>

	Bushfire Prone Land Mine Subsidence Development Mine Subsidence District
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Select the site of the development

Site address #	3
Street address	14 BROOKS POINT ROAD APPIN 2560
Local government area	WOLLONDILLY
Lot / Section Number / Plan	2 / - / DP584515
Primary address?	
Planning controls affecting property	

Planning Proposal details

What controls does the planning proposal relate to ?	The planning proposal relates to map based planning provisions
Which planning provisions does the planning proposal seek to amend? (select all that apply)	Land use zone Minimum lot size Maximum height of building Additional permitted uses
Please provide details of what other controls will be amended by the planning proposal	
Please provide a brief description of the effect of the planning proposal	Amend LEP to permit residential development including associated roads, services, stormwater drainage system, public park and some land clearing.

Pre-lodgement meeting

Has a pre-lodgement meeting been held to discuss the planning proposal with the council staff?	Yes
Meeting Date	21/07/2022
Planning Officer	Max Strassmeir

Planning Agreement

Is the planning proposal application accompanied by a Planning Agreement?	No
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Pecuniary interest

Is the applicant or owner an employee or councillor of the council assessing the application?	No
Does the applicant or owner have a relationship with any staff or council or of the Councillor assessing the application?	No

Political Donations

Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years?	No
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Payer details

First name	Charles Gullotta
Other given name/s	
Family name	Auslands Development
Contact number	0243512233
Email	bwcentralcoastadmin@bevwill.com.au
Billing address	9 Jersey Road Strathfield NSW 2135

Review and submit

Declarations

I declare that all the information and documentation provided is, to the best of my knowledge, true and correct.	Yes
I understand that the original application and accompanying information, as well as the decision to review the determination will be provided to the appropriate consent authority and relevant agency(ies) for the purposes of the rezoning review determination.	Yes
I understand that if incomplete, the consent authority may request more information, which will result in delays to the rezoning review determination.	Yes
The Planning Proposal authority may use the information and materials provided for notification, advertising purposes, and may be made available to the public for inspection. Information related to the application may also become available via NSW Planning Portal.	Yes
I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Government Information (Public Access) 2009 (NSW) (GIPA Act) under which it may be required to release information which you provide to it.	Yes
I agree to the appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes
I have read and agree to the collection and use of my personal information as outlined in the	Yes