

Sutherland Shire Local Environmental Plan 2006 (Amendment 21)

Proposal Title : **Sutherland Shire Local Environmental Plan 2006 (Amendment 21)**

Proposal Summary : **Rezoning land at 1091A Old Princess Highway, Engadine from Zone 12 - Special Uses (Utilities) to Zone 8 - Urban Centre; and**

Amending Clause 14 - Exceptions to Zoning Table to permit hotels with a maximum floor space ratio of 1:1 on land at 533-541 Princess Highway, Kirrawee.

PP Number : **PP_2013_SUTHE_002_00** Dop File No : **13/01584-1**

Planning Team Recommendation

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

S.117 directions : **1.1 Business and Industrial Zones
3.4 Integrating Land Use and Transport
5.1 Implementation of Regional Strategies
6.1 Approval and Referral Requirements
6.3 Site Specific Provisions
7.1 Implementation of the Metropolitan Plan for Sydney 2036**

Additional Information : **It is recommended that the Planning Proposal proceed, subject to conditions:**

- 1. the Planning Proposal should be exhibited for 14 days;**
- 2. the Planning Proposal should be completed within a 9 month timeframe; and**
- 3. The Preliminary Site Investigation Report shall be publicly exhibited as part of the exhibition package.**

Supporting Reasons : **The above conditions are recommended to ensure that a transparent and orderly Planning Proposal process is undertaken.**

Panel Recommendation

Recommendation Date : **17-Jan-2013** Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The Planning Proposal should proceed subject to the following conditions:**

- 1. Council is to ensure that the planning proposal satisfies the requirements of State Environmental Planning Policy (SEPP) 55 – Remediation of Land. Council is to place a copy of the Preliminary Site Investigation Report on public exhibition with the planning 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 classified as low impact as described in A Guide to Preparing LEPs (Department of Planning and Infrastructure 2012) and must be made publicly available for 14 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 and Infrastructure 2012).**
- 3. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.**
- 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**

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reclassifying land).

5. 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 SELVON

Date:

22/01/2013