

Woollahra Local Environmental Plan 1995 (Amendment No.71) - Rezone 9A Cooper Park Road, Bellevue Hill

Proposal Title : **Woollahra Local Environmental Plan 1995 (Amendment No.71) - Rezone 9A Cooper Park Road, Bellevue Hill**

Proposal Summary : **To rezone the land from open space to residential, reclassify the land from community to Operational and apply a Floor Space Ratio of 0.625:1 and Height of 9.5 metres. This is consistent with planning controls of the surrounding land.**

PP Number : **PP_2011_WOOLL_003_00** Dop File No : **11/20410**

Planning Team Recommendation

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

S.117 directions : **3.1 Residential Zones
3.3 Home Occupations
3.4 Integrating Land Use and Transport
4.1 Acid Sulfate Soils
4.3 Flood Prone Land
6.1 Approval and Referral Requirements
6.2 Reserving Land for Public Purposes
6.3 Site Specific Provisions**

Additional Information : **It is recommended that:**

- 1. The planning proposal be supported;**
- 2. That the Planning Proposal be considered as routine and exhibited for a period of 28 days;**
- 3. No Consultation is required with State or Commonwealth public authorities;**
- 4. A public hearing is required and be conducted after public exhibition;**
- 5. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.**

Supporting Reasons : **The proposal is consistent with the directions in the Metropolitan Plan 2036 which recommends additional residential development in areas with good access to transport and strategic centres.**

Panel Recommendation

Recommendation Date : **01-Dec-2011** Gateway Recommendation : **Passed with Conditions**

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

- 1. Council is required to prepare and exhibit a Stage 1 Site Contamination Report in accordance with the requirements of State Environmental Planning Policy (SEPP) No 55 – Remediation of Land. The report is to address site contamination issues for the entire site.**
- 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 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).**

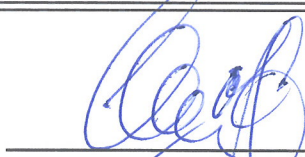
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Road, Bellevue Hill**

3. Consultation is not required with any 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 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: _____

Neil McGaffin

Date: _____

7.12.11