

Rezoning of land adjoining 10 Boomerang Avenue, Lilli Pilli for residential and public open space uses (Amendment 14).

Proposal Title :	Rezoning of land adjoining 10 Boomerang Avenue, Lilli Pilli for residential and public open space uses (Amendment 14).		
Proposal Summary :	The planning proposal seeks to rezone part of 10 Boomerang Avenue, Lilli Pilli (Lot 1 DP 963203) from 6(a) Public Recreation under Sutherland Shire Local Environmental Plan (LEP) 2000 to Zone 1 - Environmental Housing (Environmentally Sensitive Land) and Zone 13 - Public Open Space under Sutherland Shire LEP 2006. The subject land is not covered by the current Sutherland Shire LEP 2006 and it is proposed to bring the land into this LEP.		
PP Number :	PP_2012_SUTHE_001_00	Dop File No :	11/22140-1

Planning Team Recommendation

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

S.117 directions :

- 2.1 Environment Protection Zones
- 3.1 Residential Zones
- 4.1 Acid Sulfate Soils
- 4.3 Flood Prone Land
- 6.2 Reserving Land for Public Purposes

Additional Information : It is recommended the planning proposal proceed subject to the following conditions:

- a) The planning proposal be exhibited for at least 14 days.
- b) The planning proposal be completed within six months of the Gateway Determination.

Supporting Reasons : It is recommended that the planning proposal proceed as it is supported by Council's Works and Land Acquisition Programme and the draft South Subregional Strategy, which both aim to improve the quality of public open space. The acquisition and rezoning of the subject site will provide greater public open space and accessibility to the waterfront for recreation and use by the public.

Panel Recommendation

Recommendation Date : 25-Jan-2012 Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : The Planning Proposal should proceed 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 is classified as low impact as described in A Guide to Preparing LEPs (Department of Planning 2009) 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 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).

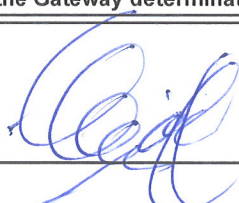
2. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act:

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).

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4. The timeframe for completing the LEP is to be 6 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

Neil McGavin

Date:

25.1.12