

Rezoning and Amendment to Floor Space Ratio, Adin Street, Scotts Head

Proposal Title :	Rezoning and Amendment to Floor Space Ratio, Adin Street, Scotts Head		
Proposal Summary :	The planning proposal rezones land in the business area of Scotts Head from B2 Local Centre to B4 Mixed Use in accordance with other business areas in the town, with an appropriate floor space ratio (FSR) reflecting existing development character and surrounding FSRs.		
PP Number :	PP_2014_NAMBU_002_00	Dop File No :	14/16318

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : Recommended with Conditions			
S.117 directions:	1.1 Business and Industrial Zones 2.2 Coastal Protection 3.1 Residential Zones 3.4 Integrating Land Use and Transport 4.1 Acid Sulfate Soils 6.1 Approval and Referral Requirements 6.2 Reserving Land for Public Purposes		
Additional Information :	It is recommended that: 1) the planning proposal should proceed as a routine planning proposal; 2) the Secretary (or an officer nominated by the Secretary) agrees that the inconsistencies with s117 Directions 1.1 Business and Industrial Development, and 4.1 Acid Sulfate Soils are justified as of minor significance; 3) the officer note that the inconsistency with 4.4 Planning for Bushfire Protection will be resolved through consultation prior to exhibition with the NSW Rural Fire Service; 4) the planning proposal be considered as low impact and be exhibited for 14 days; 5) the planning proposal be completed in nine(9) months; and 6) delegation be issued to Council to finalise the planning proposal.		
Supporting Reasons :	The planning proposal is a minor local issue largely reflecting existing land uses and is unlikely to result in significant impact on business opportunities in Scotts Head.		

Panel Recommendation

Recommendation Date :	01-Oct-2014	Gateway Recommendation :	Passed with Conditions
Panel Recommendation :	The planning proposal is considered of local significance and the Gateway determination is to be issued by the General Manager.		

Gateway Determination

Decision Date :	01-Oct-2014	Gateway Determination :	Passed with Conditions
Decision made by :	Regional Director, Northern Region		
Exhibition period :	14 Days	LEP Timeframe :	9 months
Gateway Determination :	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 (Planning & Infrastructure 2013) and must be made publicly available for a minimum of 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		

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Preparing LEPs (Planning & Infrastructure 2013).

2. Existing and proposed maps to support the proposal consistent with the Department's Technical Guidelines are to be prepared and placed on public exhibition for the following:

- Land Zoning; and
- Floor Space Ratios

3. Consultation is required with the NSW Rural Fire Service under section 56(2)(d) of the EP&A Act to comply with the requirements of S117 Direction 4.4 Planning for Bushfire Protection. The NSW Rural Fire Service is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

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 nine (9) months from the week following the date of the Gateway determination.

Signature:



Printed Name:

STEPHEN MURRAY

Date:

1 OCTOBER 2014