

Planning Proposal - land bounded by Falcon, Alexander and Burlington Streets and Willoughby Lane, Crows Nest

Proposal Title :	Planning Proposal - land bounded by Falcon, Alexander and Burlington Streets and Willoughby Lane, Crows Nest		
Proposal Summary :	The Planning Proposal seeks to amend North Sydney Local Environmental Plan 2001 in relation to land bound by Falcon, Alexander and Burlington Streets and Willoughby Lane, Crows Nest, by rezoning the land from Mixed Use to Commercial, introducing a building height control of 19.15m, including a site specific provision enabling a 'car park' as an additional permitted use and reaffirming the classification of the land as "operational" under the Local Government Act 1993.		
PP Number :	PP_2012_NORTH_004_00	Dop File No :	12/10161

Planning Team Recommendation

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

S.117 directions :

- 1.1 Business and Industrial Zones
- 3.1 Residential Zones
- 3.4 Integrating Land Use and Transport
- 6.1 Approval and Referral Requirements
- 6.2 Reserving Land for Public Purposes
- 6.3 Site Specific Provisions
- 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : It is recommended this planning proposal proceed without variation.

The Planning proposal be placed on public exhibition for 14 days.

That the Roads and Maritime Services be consulted as part of this LEP process.

Supporting Reasons : The proposal is consistent with the Metropolitan Plan for 2036 and Inner North Subregional Strategy, and relevant EPI's applying to the project site.

Panel Recommendation

Recommendation Date : **21-Jun-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 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).

2. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

- Transport for NSW – Roads and Maritime Services

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

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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).

4. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

Signature: _____

Printed Name: _____

Date: _____