

Reclassification of 20-28 Culworth Avenue and 17 Marian Street, Killara from community to operational

Proposal Title : **Reclassification of 20-28 Culworth Avenue and 17 Marian Street, Killara from community to operational**

Proposal Summary : **The Planning Proposal seeks to reclassify Council owned land at 20-28 Culworth Avenue and 17 Marian Street, Killara from community to operational.**

PP Number : **PP_2013_KURIN_002_00** Dop File No : **13/12316**

Planning Team Recommendation

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

S.117 directions : **1.1 Business and Industrial Zones
2.3 Heritage Conservation
3.1 Residential Zones
3.4 Integrating Land Use and Transport
4.1 Acid Sulfate Soils
4.3 Flood Prone Land
4.4 Planning for Bushfire Protection
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 that the Planning Proposal proceed subject to the following conditions:**

- 1. Prior to public exhibition the Planning Proposal is to be amended to ensure that Figures 1 and 2 are clearly legible;**
- 2. The Planning Proposal is exhibited for 28 days;**
- 3. Consultation with the following State Agencies take place during the public exhibition period:**
 - Transport for NSW**
 - Transport for NSW (Railcorp)**
 - Roads and Maritime Services**
 - Office of Environment and Heritage**
- 4. The Planning Proposal should be completed in 6 months from the week following the date of the Gateway Determination; and**
- 5. Delegation is to be given to Council to exercise the Minister's Plan making powers.**

Supporting Reasons : **The Planning Proposal is supported as it will allow for the orderly and economic development of land given that the site is no longer required for its original or current use.**

Council has indicated that it does not intend to use its delegations in case interests in the land are identified during the public exhibition process which would require the Governor's approval to extinguish. It is considered that Council should be given delegations in relation to this Planning Proposal as Council may forward the Plan to the Department to be made should the need arise.

Panel Recommendation

Recommendation Date : Gateway Recommendation :

Panel Recommendation : **This planning proposal is considered minor and the Gateway determination is to be issued under delegation by the Regional Director. Therefore the planning proposal will not be considered by the Panel.**

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Signature:			
Printed Name:		Date:	