

Amendment No 17 to Sutherland Shire LEP 2006 - planning proposal to rezone three parcels of land

Proposal Title :	Amendment No 17 to Sutherland Shire LEP 2006 - planning proposal to rezone three parcels of land		
Proposal Summary :	Rezone part of 349 Willarong Road, Caringbah South, from a waterways zone to a residential zone under SSLEP 2006 to correctly reflect the location of the mean high water mark. Rezone part of 66-74 Karimbla Road, Miranda, from an open space zone to a residential zone under SSLEP 2006 to enable a strip of council-owned land that previously provided access to a park to be sold to the owner of an adjoining residential property. The planning proposal also intends to reclassify this land from community to operational to facilitate its sale. Rezone part of Kiora Lane, Miranda, from a road zone to an urban centre zone under SSLEP 2006 to enable it to be incorporated into a Westfield redevelopment proposal.		
PP Number :	PP_2012_SUTHE_003_00	Dop File No :	12/12903

Planning Team Recommendation

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

S.117 directions : **1.1 Business and Industrial Zones**
 3.4 Integrating Land Use and Transport
 6.2 Reserving Land for Public Purposes

Additional Information : **It is recommended that the Planning Proposal proceeds, subject to the following conditions:**

- 1. The planning proposal is exhibited for 28 days**
- 2. The planning proposal should be completed in 9 months**

The RPA is advised that:

- 1. The Director-General's approval to proceed under Direction 6.2 Reserving Land for Public Purposes is granted;**
- 2. The Planning Proposal is considered to be consistent with other Section 117 Directions and Council does not need to address these Directions further;**
- 3. No consultation with Public Authorities is required; and**
- 4. No further studies are required to be carried out**

Supporting Reasons : **The three proposed rezonings are minor in nature and are consistent with local planning policy.**

Panel Recommendation

Recommendation Date : **09-Aug-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. 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**

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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: _____