

Planning Proposal – 545 – 553 Pacific Highway, St Leonards

Proposal Title : **Planning Proposal – 545 – 553 Pacific Highway, St Leonards**

Proposal Summary : **The proposal seeks to amend North Sydney LEP 2001 in relation to land at 545-553 Pacific Highway, St Leonards, to increase the building height from 26 metres to 50 metres and introduce a maximum overall floor space ratio control of 6.6:1.**

PP Number : **PP_2012_NORTH_007_00** Dop File No : **12/17449-1**

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
5.2 Sydney Drinking Water Catchments
6.3 Site Specific Provisions
7.1 Implementation of the Metropolitan Plan for Sydney 2036**

Additional Information : **It is recommended that this PP proceed without variation.**

- The Planning Proposal be placed on public exhibition for 14 days.
- Adjoining LGA's Willoughby and Lane Cove to be consulted

Supporting Reasons : **The PP is consistent with the Metropolitan Plan for 2036 and the draft Inner North Subregional Strategy.**

There is demonstrated need for this PP.

The Proposal is inconsistent with section 117 Direction 6.3 Site specific provisions as it allows the subject site within an existing zone its own height controls which differ to those applied across the zone. The amendment is however, informed by The St Leonards / Crows Nest Study so this is of minor significance.

It is therefore recommended that the Director General also be satisfied that the planning proposal can proceed on the basis that the inconsistency with this Direction is of minor significance.

Panel Recommendation

Recommendation Date : **08-Nov-2012**

Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The Planning Proposal should proceed subject to the following conditions:**

- 1. Prior to public exhibition, Council is to remove reference to 'a trade off for public benefits' in the explanation of provisions on page 12 of the planning proposal, as this does not relate to how the planning proposal will amend the LEP.**
- 2. 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**

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Preparing LEPs (Department of Planning 2009).

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

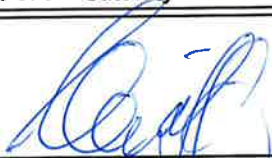
- Adjoining Local Government Areas

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.

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 9 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

Neil McGowan

Date:

12.11.12