

Sutherland Shire Local Environmental Plan 2006 (SSLEP2006) (Draft Amendment No 19).

Proposal Title : **Sutherland Shire Local Environmental Plan 2006 (SSLEP2006) (Draft Amendment No 19).**

Proposal Summary : **This planning proposal seeks an amendment to Sutherland Shire Local Environmental Plan 2006 (SSLEP2006) to allow for a six (6) storey (approximately 25m) commercial building with a floor space ratio of 3.35:1 at 527-533 Kingsway, Miranda (Lot 1 DP 21256 and Lots 18 and 19 DP 8461).**

PP Number : **PP_2012_SUTHE_004_00**

Dop File No :

12/20345

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
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)
6.1 Approval and Referral Requirements
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. The Planning proposal is exhibited for 14 days; and**
- 2. The Planning Proposal is completed in 9 months' time.**

The RPA should be advised that:

- 1. the Planning Proposal is considered to be consistent with all Section 117 Directions and Council does not need to address these directions further;**
- 2. no consultation with public authorities is required;**
- 3. the relevant maps need to be publicly exhibited as part of the exhibition package and clearly labelled; and**
- 4. no further studies are required to be carried out.**

Supporting Reasons : **The planning proposal is considered to be the best means of achieving the stated objectives and intended outcomes in a transparent manner.**

Panel Recommendation

Recommendation Date : **17-Jan-2013**

Gateway Recommendation : **Passed with Conditions**

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

- 1. Prior to undertaking public exhibition, Council is to amend the planning proposal to include a locality map and current and proposed building heights and density maps. All maps should be at an appropriate scale and clearly identify the subject land.**
- 2. Prior to undertaking public exhibition, Council is to amend the planning proposal to include a project timeline, consistent with Section 2.6 Part 6 of the A Guide to Preparing Planning Proposals. The project timeline is to provide a mechanism to monitor the progress of the planning proposal.**
- 3. 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 and Infrastructure 2012) 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 5.5.2 of A Guide to Preparing LEPs (Department of Planning and Infrastructure 2012).

4. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.

5. 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).

6. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Signature:

M. Selman

Printed Name:

NEIL SELMAN

Date:

22/01/2013