

Zoning, Height, & Floor Space Ratio changes for Mowbray Road Precinct

Proposal Title : Zoning, Height, & Floor Space Ratio changes for Mowbray Road Precinct

Proposal Summary : It is proposed to amend the zoning, building height, and floor space ratio controls within the Precinct. It is also proposed to include an asset protection zone (APZ) map for the Precinct in the LEP. The proposed planning controls are generally based on the outcomes of the Strategic Review that was jointly undertaken by Lane Cove Council and the Department of Planning and Infrastructure.

PP Number : PP_2011_LANEC_007_00 Dop File No : 11/22000

Planning Team Recommendation

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

S.117 directions : 3.1 Residential Zones
 3.4 Integrating Land Use and Transport
 4.4 Planning for Bushfire Protection
 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : It is recommended the Planning Proposal proceed subject to the following conditions:

- (1) The Planning Proposal be exhibited for at least 28 days.
- (2) The Planning Proposal be completed within 9 months of the Gateway Determination.

Supporting Reasons : The Planning Proposal should proceed for the following reasons:

- (1) The Planning Proposal is supported by detailed background studies and the land use outcomes have been endorsed by Lane Cove Council and the Department of Planning and Infrastructure in the Mowbray Road Strategic Review.
- (2) The proposed controls will result in an improved planning outcome for the Precinct.

Panel Recommendation

Recommendation Date : 15-Dec-2011 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:

- Housing NSW
- Transport for NSW
- NSW Rural Fire Service
- Sydney Water
- Transgrid

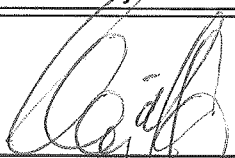
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Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time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

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

Signature:



Printed Name:

Neil McEwen

Date:

20.12.11