

Reclassification of Council surplus lands at Byrne, Belgium and Fraser Streets, Auburn from Community land to Operational land.

Proposal Title :	Reclassification of Council surplus lands at Byrne, Belgium and Fraser Streets, Auburn from Community land to Operational land.		
Proposal Summary :	The draft planning proposal seeks to reclassify the subject lands at 2 Byrne Street, 3 Belgium Street and Lots 18 and 42 Fraser Street, Auburn from Community to Operational Land.		
PP Number :	PP_2011_AUBUR_007_00	Dop File No :	11/16401

Planning Team Recommendation

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

S.117 directions :
3.1 Residential Zones
3.3 Home Occupations
4.1 Acid Sulfate Soils
6.1 Approval and Referral Requirements
7.1 Implementation of the Metropolitan Plan for Sydney 2036

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

1. The Planning Proposal be exhibited for 28 days in accordance clause 34 of the Local Government Act 1993.
2. Practice Note PN09-003 be included in the exhibition material.
3. A public hearing is to be held in accordance with section 57 of the Environmental Planning and Assessment Act 1979 and section 29 of the Local Government Act 1993, following the public exhibition period.
4. The timeframe for completing the planning proposal is 6 months.

Supporting Reasons : The planning proposal involves the reclassification of lands from Community to Operational, will not alter any zoning controls relating to the properties, and will allow the land to be used for the purpose that it is zoned.

Panel Recommendation

Recommendation Date : **22-Sep-2011**

Gateway Recommendation : **Passed with Conditions**

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

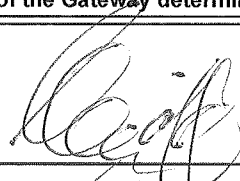
1. Council is to include additional information with the planning proposal regarding the discharge of any interests in accordance with the Department's LEP Practice Note 09-003 for exhibition purposes.
2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal 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).
3. Consultation is not required with public authorities under section 56(2)(d) of the EP&A Act.

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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 McGaffin

Date:

28.9.11