

Campsie Street, Wilton

Proposal Title : **Campsie Street, Wilton**

Proposal Summary : **To amend the minimum lot size for that part of Lot 200 DP 854626, Campsie Street, Wilton, zoned RU2 Rural Landscape.**

PP Number : **PP_2013_WOLLY_009_00**

Dop File No : **13/10294**

Planning Team Recommendation

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

S.117 directions : **1.2 Rural Zones
3.1 Residential Zones
4.2 Mine Subsidence and Unstable Land
7.1 Implementation of the Metropolitan Plan for Sydney 2036**

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

- 1. Community consultation is required under sections 56(2)(c) and 57 of the EP&A Act 1979 for a period of 14 days;**
- 2. The timeframe for completing the Local Environmental Plan is to be 6 months from the week following the date of the Gateway determination;**
- 3. Delegation is to be given for Council to exercise the Minister's plan making powers; and**
- 4. Council is to amend the property description on the front page of the Proposal document to refer to the correct lot number prior to undertaking public exhibition.**

Supporting Reasons : **The Proposal will rectify a map anomaly and provide opportunity for the rural and residential zoned portions of land to be held in separate ownership.**

Panel Recommendation

Recommendation Date : **27-Jun-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 property description on the front page of the planning proposal to correctly reference the lot number, being: Lot 200 DP 854626.**
- 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 & Infrastructure 2013) and must be made publicly available for a minimum of 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 & Infrastructure 2013).**
- 3. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.**

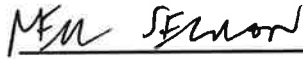
4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

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

Signature:



Printed Name:



Date:

