

Sydney Local Environmental Plan 2012 Sydney Fish Market 56-60 Pyrmont Bridge Road, Pyrmont (Amendment to Land Use Table Zone B3 Commercial Core and Floor Space Ratio)

Proposal Title :	Sydney Local Environmental Plan 2012 Sydney Fish Market 56-60 Pyrmont Bridge Road, Pyrmont (Amendment to Land Use Table Zone B3 Commercial Core and Floor Space Ratio)		
Proposal Summary :	The Planning Proposal intends to amend the Sydney Local Environmental Plan 2012 to enable 'warehouse and distribution centre' to be permitted with consent in Zone B3 Commercial Core. The Planning Proposal also seeks to amend the FSR control on the subject land, being the Sydney Fish Market 56-60 Pyrmont Bridge Road, Pyrmont, from 1:1 to 2.5:1. This is to better reflect the existing controls established under the Sydney Fish Market Master Plan 2005 and Concept Plan 2011.		
PP Number :	PP_2013_SYDNE_001_00	Dop File No :	13/02346

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
 - 4.1 Acid Sulfate Soils
 - 4.3 Flood Prone Land
 - 6.1 Approval and Referral Requirements
 - 6.2 Reserving Land for Public Purposes
 - 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
2. The Planning Proposal should be completed within 6 months of the Gateway Determination.

The RPA should be advised that:

1. The Planning Proposal is considered to be consistent with the Section 117 Directions and Council does not need to address these further.
2. No consultation with Public Authorities is required.
3. No further studies are required to be carried out.

Supporting Reasons : The Planning Proposal seeks to amend the Sydney Local Environmental Plan 2012 to enable 'warehouse and distribution centre' as permissible with consent under Zone B3 Commercial Core and to amend the FSR for the Sydney Fish Market site from 1:1 to 2.5:1. This proposed amendment aims to rectify any inconsistencies between the Sydney LEP 2012 and the existing Sydney Fish Market Master Plan 2005 and Concept Plan 2011.

The Planning Proposal is considered minor in nature, will not reduce land available for business or industrial purposes and ensures the Sydney Local Environmental Plan 2012 is consistent with the approved and current Master Plan and Concept Plan for the Sydney Fish Markets.

**Sydney Local Environmental Plan 2012 Sydney Fish Market 56-60 Pyrmont Bridge Road,
Pyrmont (Amendment to Land Use Table Zone B3 Commercial Core and Floor Space Ratio)**

Panel Recommendation

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

Gateway Recommendation : **Passed with Conditions**

Panel

The Planning Proposal should proceed subject to the following conditions:

Recommendation :

1. Prior to undertaking public exhibition, Council is to amend the planning proposal to clearly identify the implications of permitting 'warehouse and distribution centres' in the B3 zone and include a map which displays the land within the LGA zoned B3 and affected by the change in permissibility.
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 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 & Infrastructure 2012).
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 9 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

MEU Selman

Date:

30/1/2013