



**Waverley LEP 2012 - Reclassification of land at 2-8 Dickson Street, Bronte**

Proposal Title : **Waverley LEP 2012 - Reclassification of land at 2-8 Dickson Street, Bronte**

Proposal Summary : **The planning proposal seeks to reclassify a drainage reserve running along the rear of properties at 2-8 Dickson Street, Bronte, from community to operational, in order to facilitate the lease of the drainage lot with each of the four adjoining property owners.**

PP Number : **PP\_2016\_WAVER\_002\_00**      Dop File No : **16/03041**

**Proposal Details**

Date Planning Proposal Received : **15-Mar-2016**      LGA covered : **Waverley**

Region : **Metro(CBD)**      RPA : **Waverley Council**

State Electorate : **COOGEE**      Section of the Act : **55 - Planning Proposal**

LEP Type : **Reclassification**

**Location Details**

Street : **2-8 Dickson Street**

Suburb : **Bronte**      City : **Sydney**      Postcode : **2024**

Land Parcel : **Lot 1 DP 1207222**

**DoP Planning Officer Contact Details**

Contact Name : **Wayne Williamson**

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**RPA Contact Details**

Contact Name : **Angela Hynes**

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**DoP Project Manager Contact Details**

Contact Name :

Contact Number :

Contact Email :

**Land Release Data**

Growth Centre :      Release Area Name :

Regional / Sub      Consistent with Strategy :

Regional Strategy :

## Waverley LEP 2012 - Reclassification of land at 2-8 Dickson Street, Bronte

MDP Number :

Date of Release :

Area of Release (Ha)

Type of Release (eg  
Residential /  
Employment land) :

No. of Lots : 0

No. of Dwellings : 0  
(where relevant) :

Gross Floor Area : 0

No of Jobs Created : 0

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**

If No, comment :

**The Department of Planning and Environment's Code of Practice in relation to communication and meetings with lobbyists has been complied with. Sydney Region East has not met any lobbyists in relation to this proposal, nor has the A/Director been advised of any meetings between other Department officers and lobbyists concerning this proposal.**

Have there been meetings or communications with registered lobbyists? :

**No**

If Yes, comment :

### Supporting notes

Internal Supporting Notes :

**On 14 January 2016, Council lodged a planning proposal for a housekeeping amendment to Waverley Local Environmental Plan 2012. This planning proposal included reclassification of a drainage lot running along the rear of properties at 2-8 Dickson Street, Bronte. Council has now submitted a separate planning proposal which specifically addresses the reclassification of the drainage reserve, in order to streamline the processing of both planning proposals.**

#### THE SITE

**The land is an unused drainage lot with a northern boundary of 1.65 metres, an eastern boundary of 36.5 metres, a southern boundary of 1.41 metres, and a western boundary of 36.5 metres. The total site area is 75.6 square metres.**

**On 19 August 2014, Council resolved to enter into four individual 50 year leases for an unused drainage lot (Lot 1 DP 1207222) at the rear of 2-8 Dickson Street, Bronte. Council advise the leases have been approved under Section 149 of the Roads Act 1993 and will divide the land into four lots according to the boundaries of each of the respective properties.**

**On 21 July 2015, Council resolved to reclassify the land from community to operational. This planning proposal will enable the finalisation of the lease agreement with the owners of 2-8 Dickson Street, Bronte.**

#### RECLASSIFICATION

**Council proposes to classify the site as 'operational', and has submitted the title search for the property. The title search notes the land is dedicated as a drainage reserve, however Council advise it is not required for drainage purposes. As a result of this proposed classification, the interest that will change is that the land will cease to be a public reserve.**

#### DELEGATION OF PLAN MAKING FUNCTIONS

**Given the proposal involves reclassification of land, delegation is not able to be granted in this instance and the Department will manage the finalisation process.**

External Supporting Notes :

## Adequacy Assessment

### Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment : **The objective of the planning proposal is to reclassify a drainage lot at the rear of No's 2-8 Dickson Street, Bronte, from community to operational.**

### Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : **The planning proposal includes a reclassification of the drainage lot at the rear of No's 2-8 Dickson Street, Bronte, from community to operational under Schedule 4 of Waverley Local Environmental Plan 2012.**

### Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA : **6.1 Approval and Referral Requirements**

\* May need the Director General's agreement

Is the Director General's agreement required? **N/A**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

e) List any other matters that need to be considered :

Have inconsistencies with items a), b) and d) being adequately justified? **N/A**

If No, explain : **The proposal is considered to be consistent with all SEPPs and section 117 Directions.**

### Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : **The mapping provided is considered adequate for the purposes of public exhibition.**

### Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **Public consultation will be undertaken in accordance with the Gateway determination.**

#### PROJECT TIMELINE

**Council has provided an indicative project timeline with a completion date of July 2016.  
The Department considers a 12 month project timeline for completion is adequate.**

### Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

### Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :



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Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

**Documents**

Document File Name	DocumentType Name	Is Public
Cover letter.pdf	Proposal Covering Letter	No
Planning Proposal.pdf	Proposal	No

**Planning Team Recommendation**

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

S.117 directions: **6.1 Approval and Referral Requirements**

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

**1. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:**

**(a) the planning proposal 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 and Environment 2013).**

**2. Consultation is required under section 56(2)(d) of the Act with Sydney Water.**

**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 Local Environmental Plan is to be 9 months from the week following the date of the Gateway determination.**

Supporting Reasons : **The planning proposal is supported as it is minor in nature; will not result in adverse impacts; and will enable resolution of a previous lease agreement.**

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_

