



Report of Meeting

Sutherland Shire Local Planning Panel

Tuesday, 3 November 2020

6:00pm

e-Meeting

SUTHERLANDSHIRE

PANEL: Jason Perica (Chair), Julie Savet Ward, Charles Hill, Kurt Ingle.

STAFF IN ATTENDANCE: Manager, Strategic Planning (Mark Carlon), Acting Manager, Development Assessment and Certification (Carolyn Howell) and Acting Manager, Major Development Assessment (Carine Elias)

Disclosures of Interest: File Number: 2015/14239 - There were no declarations of interest.

Apologies

There were no apologies

NOTE

This meeting was held by way of a teleconference between the Panel members and Council staff due to COVID19 lockdown arrangements.

All interested parties were advised of the changed meeting arrangements and given the opportunity to address the Panel during the teleconference.

The teleconference was recorded, and is available on Council's website.

It should be noted that on this occasion site inspections were limited due to the lockdown requirements. Notwithstanding this, the Panel was able to rely on plans, photographs, reporting and briefings from the Council staff in determining the applications, the subject of the teleconference meeting.

SSLPP065-20 Planning Proposal - SSLEP2015 Refresh
File Number: 2020/365616

No one spoke for or against the proposal.

REPORT RECOMMENDATION

That the Planning Proposal has sufficient strategic merit to warrant referral to the Minister for Planning and Public Spaces under Section 3.34 Environmental Planning and Assessment Act 1979 for Gateway determination.

REASON FOR RECOMMENDATION:

- The Planning proposal arises from an anticipated process associated with a Local Strategic Planning Statement, and operational/implementation issues experienced with the current LEP;
- Issues and potential implementation solutions can be considered and addressed in the detailed process of community and State Government engagement ahead.

In terms of comments on matters of detail, the Panel makes the following observations:

- The appropriate zoning for the ANSTO site (Special Uses or B5/B6) be considered, balancing considerations related to the intended uses and desire for consistent planning provisions across the LGA and State, versus designation of the Federal land as a unique use. It may be difficult to ascertain what permitted uses are within the proposed Special Uses zone, although this may be academic given Federal exemption from State land use restrictions;
- A minimum lot size for boarding houses may have merit in the R2 zone. From an implementation perspective, whether as part of this process or subsequently, a minimum lot size for Residential Flat Buildings is also worthy of consideration;
- Clarifying aspects related to rebuilding within the Foreshore Area has merit. Consideration should also be given to regulating not just the building footprint beyond the Foreshore Building Line, but also volumetric bulk extensions in the foreshore area;
- The removal of flood mapping is understood, due to procedural difficulties of amending a statutory map. However, Council should ensure the flood mapping is easily accessible through an E-Plan overlay and/or Council's website.
- The Panel agrees with the other specific considerations in the planning proposal.

VOTES:

The recommendation was unanimous.