

Sutherland Shire Local Environmental Plan 2006 (Draft Amendment No 13)

Proposal Title : **Sutherland Shire Local Environmental Plan 2006 (Draft Amendment No 13)**

Proposal Summary : **The Planning Proposal is to allow two additional uses: 'medical facilities' and 'shop top housing', on a site at 121 Georges River Road, Jannali. The site is currently zoned Zone 4 – Local Housing under the Sutherland Shire Local Environmental Plan 2006. It is proposed that this zoning will remain the same, as well as the height limit of two storeys.**

The maximum floor space ratio is proposed to be increased from 0.45:1 to 0.65:1, with a minimum landscaped area reduced to 35%.

PP Number : **PP_2011_SUTHE_004_00** Dop File No : **11/11111**

Planning Team Recommendation

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

S.117 directions : **3.1 Residential Zones
3.4 Integrating Land Use and Transport
5.2 Sydney Drinking Water Catchments
6.1 Approval and Referral Requirements
6.3 Site Specific Provisions
7.1 Implementation of the Metropolitan Plan for Sydney 2036**

Additional Information : **It is recommended that:**
1. The Planning Proposal proceeds with conditions which would require Council to adopt an appropriate retail/commercial zone for the site instead of using the additional uses schedule
2. The planning proposal is exhibited for 14 days
3. The planning proposal should be completed in 6 months
4. The Planning Proposal is considered to be consistent with the Section 117 Directions and Council does not need to address these Directions further
5. No consultation with Public Authorities is required
6. No further studies are required to be carried out
7. Council discuss a suitable zone with the Sydney East Regional Team and proceed with the proposal subject to approval of the Regional Director, Sydney East.

Supporting Reasons : **The site, which is currently zoned residential, should be rezoned retail/commercial in order to accommodate the proposed uses of 'shop top housing' and 'medical facilities'. The rezoning of the land to retail/commercial will provide for the additional uses while still allowing a straightforward translation of the current LEP land use zones to SI zones.**

Panel Recommendation

Recommendation Date : **15-Sep-2011** Gateway Recommendation : **Passed with Conditions**

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

- 1. Council is to amend the planning proposal to rezone the subject site from Zone 4 - Local Housing to either Zone 9 – Local Centre or Zone 10 – Neighbourhood Centre and submit the revised planning proposal to the Regional Director, Sydney Region East for endorsement prior to exhibition.**
- 2. Council is to address the consistency of the revised planning proposal with relevant Section 117 directions and include such consideration in the planning proposal for exhibition.**

3. 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 2009) 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 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).

4. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.

5. 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).

6. 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: _____