

Height and FSR amendment - 1-25 Marshall Avenue, Lane Cove

Proposal Title : **Height and FSR amendment - 1-25 Marshall Avenue, Lane Cove**

Proposal Summary : **The proposal seeks to amend the permissible height and floor space ratio controls for 1-25 Marshall Avenue, St Leonards which is now in one ownership and is zoned B4 Mixed Use. The height and FSR for the majority of the site has been reduced, with the exception of the eastern portion of the site which has been increased to allow a tower development and reduce overshadowing.**

PP Number : **PP_2012_LANEC_002_00**

Dop File No : **12/05150**

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
6.3 Site Specific Provisions
7.1 Implementation of the Metropolitan Plan for Sydney 2036**

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

- (1) The planning proposal be exhibited for at least 28 days.**
- (2) The planning proposal be completed within nine months of the Gateway Determination.**
- (3) No Public Authority consultation is required.**

Supporting Reasons : **The Planning Proposal should be approved for the following reasons:**

- (1) the proposed change are suitable as they do not substantially reduce the capacity of the site.**
- (2) the proposal will reduce overshadowing for the neighbouring properties.**

and have lesser impacts on the surrounding environment than allowed under the current controls.

Panel Recommendation

Recommendation Date : **29-Mar-2012**

Gateway Recommendation : **Passed with Conditions**

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

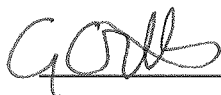
- 1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:**
 - (a) the planning proposal must be made publicly available for 28 days; and**
 - (b) the relevant planning authority must comply with the notice requirements 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).**
- 2. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act:**
- 3. A copy of the supporting urban design study for the planning proposal, and illustrative**

shadow diagrams are to be placed on exhibition with the planning proposal.

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:

G. O'Neill

Date:

19/4/12