



Lane Cove Council

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30 January 2013
Our ref:SU4859

Mr Sam Haddad,
Director-General,
NSW Department of Planning &
Infrastructure,
23-33 Bridge St,
SYDNEY NSW 2000

Dear Mr Haddad,

RE: REQUEST FOR DELEGATION – PLANNING PROPOSAL FOR NORTHWOOD CENTRE

I refer to the Planning Proposal for Northwood Centre submitted to the Department on 14 December 2012

Council requests that:-

- (i) Council be permitted to exercise delegation in relation to the Planning Proposal for Northwood Centre submitted in December 2012.
- (ii) Council be permitted to sub-delegate the plan-making responsibility to myself as General Manager.

These requests are consistent with the Department's advice to Council received on 21 January 2012 acknowledging Council's acceptance of plan-making functions under section 59 of the Act.

Please see enclosed the completed form: A Guide to Preparing Local Environmental Plans - Attachment 4 – Evaluation Criteria for the Delegation of Plan-making Functions.

Yours sincerely,

Craig Wrightson,

General Manager

Attachment 4 - Evaluation criteria for the delegation of plan making functions

Checklist for the review of a request for delegation of plan making functions to councils

Local Government Area:

LANE COVE

Name of draft LEP:

PLANNING PROPOSAL 14/2012 - NORTHWOOD CENTRE -
4-18 NORTHWOOD RD &
274 & 274A LONGUEVILLE RD.

Address of Land (if applicable):

ABOVE

Intent of draft LEP:

- * To rezone 274 & 274 A from High Density Residential R4 to Neighbourhood Centre B1 to be consistent with the B1 across the rest of the site
- * To permit FSR 2.25:1 and Height 18 metres across the site
- * To permit individual shops of 1000m² max.

Additional Supporting Points/Information:

Delegation is requested to facilitate the community consultation process, including if necessary re-exhibition, without undue imposition on the Department's resources to administer the finalisation process.



Evaluation criteria for the issuing of an Authorisation				
(NOTE - where the matter is identified as relevant and the requirement has not been met, council is attach information to explain why the matter has not been addressed)	Council response		Department assessment	
	Y/N	Not relevant	Agree	Not agree
Is the planning proposal consistent with the Standard Instrument Order, 2006?	Y		✓	
Does the planning proposal contain an adequate explanation of the intent, objectives, and intended outcome of the proposed amendment?	Y		✓	
Are appropriate maps included to identify the location of the site and the intent of the amendment?	Y		✓	
Does the planning proposal contain details related to proposed consultation?	Y		✓	
Is the planning proposal compatible with an endorsed regional or sub-regional planning strategy or a local strategy endorsed by the Director-General?	Y		✓	
Does the planning proposal adequately address any consistency with all relevant S117 Planning Directions?	Y		✓	Justifiable inconsistency with Direction 2.1
Is the planning proposal consistent with all relevant State Environmental Planning Policies (SEPPs)?	Y			Minor / justifiable inconsistency or inconsistency remedied by GWD condition.
Minor Mapping Error Amendments	Y/N			
Does the planning proposal seek to address a minor mapping error and contain all appropriate maps that clearly identify the error and the manner in which the error will be addressed?		NR	✓	
Heritage LEPs	Y/N			
Does the planning proposal seek to add or remove a local heritage item and is it supported by a strategy/study endorsed by the Heritage Office?		NR	✓	
Does the planning proposal include another form of endorsement or support from the Heritage Office if there is no supporting strategy/study?		NR	✓	
Does the planning proposal potentially impact on an item of State Heritage Significance and If so, have the views of the Heritage Office been obtained?		NR		Potential impact. Recommend condition requiring a Study and consultation with OEH.
Reclassifications	Y/N			
Is there an associated spot rezoning with the reclassification?		NR	✓	
If yes to the above, is the rezoning consistent with an endorsed Plan of Management (POM) or strategy?		Y	✓	
Is the planning proposal proposed to rectify an anomaly in a classification?		Y	✓	
Will the planning proposal be consistent with an adopted POM or other strategy related to the site?		Y	✓	
Will the draft LEP discharge any interests in public land under section 30 of the Local Government Act, 1993?		Y	✓	

If so, has council identified all interests; whether any rights or interests will be extinguished; any trusts and covenants relevant to the site; and, included a copy of the title with the planning proposal?	NR	✓
Has the council identified that it will exhibit the planning proposal in accordance with the department's Practice Note (PN 09-003) <i>Classification and reclassification of public land through a local environmental plan and Best Practice Guideline for LEPs and Council Land</i> ?	u	✓
Has council acknowledged in its planning proposal that a Public Hearing will be required and agreed to hold one as part of its documentation?	u	✓
Spot Rezoning	Y/N	
Will the proposal result in a loss of development potential for the site (ie reduced FSR or building height) that is not supported by an endorsed strategy?	N	✓
Is the rezoning intended to address an anomaly that has been identified following the conversion of a principal LEP into a Standard Instrument LEP format?	N	✓
Will the planning proposal deal with a previously deferred matter in an existing LEP and if so, does it provide enough information to explain how the issue that lead to the deferral has been addressed?	N	✓
If yes, does the planning proposal contain sufficient documented justification to enable the matter to proceed?	NR	✓
Does the planning proposal create an exception to a mapped development standard?	N	✓
Section 73A matters	NR	✓
Does the proposed instrument		
a. correct an obvious error in the principal instrument consisting of a misdescription, the inconsistent numbering of provisions, a wrong cross-reference, a spelling error, a grammatical mistake, the insertion of obviously missing words, the removal of obviously unnecessary words or a formatting error?;		
b. address matters in the principal instrument that are of a consequential, transitional, machinery or other minor nature?; or		
c. deal with matters that do not warrant compliance with the conditions precedent for the making of the instrument because they will not have any significant adverse impact on the environment or adjoining land?		
(NOTE - the Minister (or Delegate) will need to form an Opinion under section 73(A)(1)(c) of the Act in order for a matter in this category to proceed).		
NOTES - Where a council responds 'yes' or can demonstrate that the matter is 'not relevant', in most cases, the planning proposal will routinely be delegated to council to finalise as a matter of local planning significance. - Endorsed strategy means a regional strategy, sub-regional strategy, or any other local strategic planning document that is endorsed by the Director-General of the department.		

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