

Rezoning of unformed Stanton Road, Mosman from RE1 Public Recreation to E2 Environmental Conservation

Proposal Title :	Rezoning of unformed Stanton Road, Mosman from RE1 Public Recreation to E2 Environmental Conservation		
Proposal Summary :	Proposed rezoning of the 'unformed' portion of Stanton Road adjoining Wy-ar-gine Reserve from RE1 Public Recreation to E2 Environmental Conservation.		
PP Number :	PP_2014_MOSMA_001_00	Dop File No :	14/04074

Planning Team Recommendation

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

S.117 directions :

- 2.1 Environment Protection Zones
- 6.1 Approval and Referral Requirements
- 6.2 Reserving Land for Public Purposes
- 6.3 Site Specific Provisions
- 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information :

Delegation of this planning proposal is permitted and has been requested by Council. Given the relatively minor nature of the planning proposal, it is recommended that the plan making function be delegated to Council.

The planning proposal should be supported and should proceed subject to the following:

1. The planning proposal to be exhibited for 14 days.
2. The planning proposal to be completed within 6 months.
3. A public hearing is not required to be held.
4. Consultation with the following public authorities should be required:
 - Office of Environment and Heritage
 - Department of Planning and Infrastructure - Sydney Harbour Foreshore Authority.
5. A written authorisation to exercise delegation under section 59 of Environmental Planning and Assessment Act, 1979 is issued to Council in relation to the planning proposal.

Supporting Reasons :

The planning proposal provides an adequate overview of the site and its context, and addresses all relevant strategic and policy matters.

The proposal will ensure that the subject site and the adjoining Wy-ar-gine Reserve are protected from the adverse impacts of development, and will allow appropriate vegetation management to be undertaken.

To retain the RE1 zoning would likely result in a lack of future restoration works and allow development of the site, adversely impacting upon the improvements made, and the prevention of future improvements in the site's natural values.

Panel Recommendation

Recommendation Date :	20-Mar-2014	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:		

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(a) the planning proposal must be made publicly available for a minimum of 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 5.5.2 of A Guide to Preparing LEPs (Planning and Infrastructure 2013).

2. Consultation is required with the Office of Environment and Heritage (OEH) under section 56(2)(d) of the EP&A Act. OEH is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

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 LEP is to be 9 months from the week following the date of the Gateway determination.

Plan making delegation:

The Minister delegated his plan making powers to councils in October 2012. Council has requested to be issued with delegation for this planning proposal. Council's request to be issued with plan making delegation should be supported.

Signature:



Printed Name:

JAMES MATTHEWS

Date:

25/3/14