

Building Scale – Pacific Highway/Longueville Road Precinct

Proposal Title : **Building Scale – Pacific Highway/Longueville Road Precinct**

Proposal Summary : **The proposal seeks to amend the permissible height and floor space ratio controls for land fronting the Pacific Highway and Longueville Road; downzone 5 Allison Avenue from R4 High Density Residential to R2 Low Density Residential, reduce the allowable floor space ratio for land at 5 Allison Avenue from 4.1:1 to 0.5:1 and set a minimum lot size of 550 Sqm for the land at 5 Allison Avenue.**

PP Number : **PP_2012_LANEC_001_00** Dop File No : **11/22449**

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
7.1 Implementation of the Metropolitan Plan for Sydney 2036**

Additional Information : **Consultation with Transport for NSW - Roads and Maritime Authority as the owners of 2-4 Burley Avenue.**

Supporting Reasons : **It is considered that the proposal may result in a precinct that is unviable due to the reduction in FSR and the linear nature of development sites that must then be reconciled with the adjoining low density areas. {See the development pattern of surrounding areas to the north east of the Pacific Highway/Longueville Road precinct along Helen Street and Stokes Street in the attached Google Earth photo}.**

However, Council advises that owners of the commercial properties along the Pacific Highway are supportive. Exhibition of the proposal will provide the opportunity for community feedback.

Panel Recommendation

Recommendation Date : **01-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. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:**
 - Transport for NSW - Roads and Maritime Services**

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

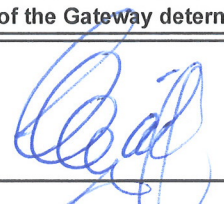
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3. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response 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.

Signature: _____

Printed Name: _____


Neil McGaffin

Date: _____

7.3.12