

Parraween Street Car Park and Early Childhood Health Centre, Cremorne (rezoning and additional uses)

Proposal Title :	Parraween Street Car Park and Early Childhood Health Centre, Cremorne (rezoning and additional uses)		
Proposal Summary :	The Planning Proposal seeks to enable the redevelopment of the Council owned Parraween St Car Park and adjacent Early Childhood Health Centre to a mixed use development consisting of key worker accommodation, open space parkland, basement parking, a new early childhood health centre and cafe. The site is proposed to be rezoned from Special Uses - Car Parking and Special Uses - Municipal Purposes to Mixed Use. Under Part 5 site specific provisions, 'car park' is proposed to be added.		
PP Number :	PP_2012_NORTH_001_00	Dop File No :	12/04278

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
- 6.1 Approval and Referral Requirements
- 6.2 Reserving Land for Public Purposes
- 6.3 Site Specific Provisions

Additional Information : The Planning Proposal should proceed subject to the following conditions:

- (1) Community consultation is required for a period of 14 days.
- (2) No consultation with public authorities is required.
- (3) A public hearing is required.
- (4) The planning proposal is considered to be consistent with the Section 117 Directions and a Director General's approval to proceed under Direction 6.2 Reserving Land for Public Purposes is granted.
- (5) The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway Determination.

Supporting Reasons : The planning proposal should be approved as it provides public open space, key worker housing and an early childhood health centre, which will be beneficial for the community of Cremorne. Relying on the draft Comprehensive LEP to be made will cause delay in the progress of development of this site.

Panel Recommendation

Recommendation Date : 19-Apr-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 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

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publicly available along with planning proposals as identified in section 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).

2. 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).

3. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Signature: _____

Printed Name: _____




Date: _____

