

### FSR Amendment - 211 - 223 Pacific Highway, North Sydney

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|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------|
| Proposal Title :   | FSR Amendment - 211 - 223 Pacific Highway, North Sydney                                                                                                                                                                           |               |          |
| Proposal Summary : | The proposal seeks to reduce the minimum non-residential floor space ratio (FSR) for 211 - 223 Pacific Highway, North Sydney under North Sydney LEP 2001 from 3:1 to 0.5:1 which is in line with the North Sydney Draft LEP 2012. |               |          |
| PP Number :        | PP_2012_NORTH_002_00                                                                                                                                                                                                              | Dop File No : | 12/05260 |

### 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 :      **Proceed with the planning proposal subject to the following conditions:**

- (1) Public exhibition period of 14 days**
- (2) No public authority consultation is required.**

Supporting Reasons :      **The planning proposal is consistent with provisions relevant to the subject land exhibited in the Draft North Sydney Comprehensive LEP and is of a minor nature.**

### 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 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 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 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 6 months from the week following the date of the Gateway determination.**

Signature:



Printed Name:

G. CURINO

Date:

10/4/12