

Planning Proposal for 554-582 Liverpool Road and 1 Bede Street Strathfield South

Proposal Title : **Planning Proposal for 554-582 Liverpool Road and 1 Bede Street Strathfield South**

Proposal Summary : **To enable increase of FSR from 0.9:1 to 1.2:1 for sites at 554-582 Liverpool Road and 1 Bede Street, Strathfield.**

PP Number : **PP_2013_STRAT_001_00**

Dop File No : **13/01965**

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
6.1 Approval and Referral Requirements**

Additional Information : **It is recommended that the planning proposal proceed subject to the following conditions:**

- (a) the planning proposal be placed on public exhibition for 14 days; and,
- (b) the planning proposal be completed within 9 months.

The RPA should be advised that:

- (a) the planning proposal is considered to be consistent with all s117 Directions and Council does not need to address these Directions further;
- (b) no consultation with public authorities is required; and
- (c) no further studies are required to be carried out.

Supporting Reasons : **The Planning Proposal should be approved as it is considered that it will have minimal impacts on the surrounding environment.**

Panel Recommendation

Recommendation Date : **31-Jan-2013**

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 & Infrastructure 2012) 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 5.5.2 of A Guide to Preparing LEPs (Department of Planning & Infrastructure 2012).

2. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.

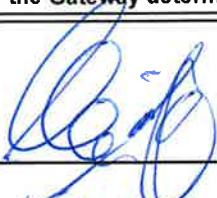
3. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may

Planning Proposal for 554-582 Liverpool Road and 1 Bede Street Strathfield South

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 McGiffin

Date:

8-2-13