

Spot Rezoning 108 Herring Road Marsfield

Proposal Title : **Spot Rezoning 108 Herring Road Marsfield**

Proposal Summary : **Rezoning land at 108 Herring Road Marsfield from R2 Low Density Residential to B1 Neighbourhood Centre.**

PP Number : **PP_2012_RYDEC_001_00** Dop File No : **12/19847**

Planning Team Recommendation

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

S.117 directions : **1.1 Business and Industrial Zones
3.4 Integrating Land Use and Transport
7.1 Implementation of the Metropolitan Plan for Sydney 2036**

Additional Information : **1. Exhibit for a minimum period of 14 days;
2. 9 months to finalise the Planning Proposal;
3. Inconsistency with Direction 3.1 Residential Zones is of minor significance;
4. Addition of "hotel or motel accommodation" to Schedule 1 is not supported as the existing uses on site can continue to operate under existing use rights.**

Supporting Reasons : **The site is more suitable for non residential development in this low amenity location.
The Planning Proposal will generate 23 additional jobs in this area.**

Panel Recommendation

Recommendation Date : **06-Dec-2012**

Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The Planning Proposal should proceed subject to the following conditions:**

- 1. Council's proposed provision to include 'hotel or motel accommodation' as an additional permitted use on land at Herring Road, Marsfield is not supported and should be removed from the planning proposal prior to it being placed on public exhibition.**
- 2. Council is to include an additional map, which identifies the proposed zoning of the site under Ryde LEP 2010 for the purposes for public exhibition.**
- 3. 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 and 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 and Infrastructure 2012).**
- 4. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.**
- 5. 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).**

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6. 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: _____