

Lane Cove LEP 2009 - Rezone 1-5 Birdwood Avenue to B4 Mixed Use.

Proposal Title :	Lane Cove LEP 2009 - Rezone 1-5 Birdwood Avenue to B4 Mixed Use.		
Proposal Summary :	This planning proposal seeks to amend 1-5 Birdwood Avenue from B2 Local Centre to B4 Mixed Use under the Lane Cove LEP 2009.		
PP Number :	PP_2013_LANEC_002_00	Dop File No :	13/05288

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
 - 3.3 Home Occupations
 - 3.4 Integrating Land Use and Transport
 - 7.1 Implementation of the Metropolitan Plan for Sydney 2036
- Additional Information :
- It is recommended the Planning Proposal proceed subject to the following conditions:
- (1) The Planning Proposal be exhibited for at least 14 days.
 - (2) The Planning Proposal be completed within six months of the Gateway Determination.
 - (3) No consultation is required with public authorities.
 - (4) A public hearing is not required to be held into the matter by any person or body under section 56(2) of the EP&A Act.
 - (5) An Authorisation to exercise delegation to make the plan be issued to the Council for this planning proposal
- Supporting Reasons :
- The Planning Proposal should be approved for the following reasons:
- 1) It is considered that the proposed changes are suitable given the site location and supporting infrastructure.
 - 2) It is considered that the proposal will have minimal impacts on the surrounding environment.
 - 3) It is considered that the change in zoning will increase the viability of the redevelopment of the site.
 - 4) The inconsistency with the s117 direction 1.1 Business and Industrial Zones is justifiably inconsistent.
 - 5) Council proposes to progress the planning proposal under delegation. The matter is considered to be of local significance and the use of Council's delegation is supported.

Panel Recommendation

- Recommendation Date : **21-Mar-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 a minimum of 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 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:

M. Selman

Printed Name:

MEH SELMAN

Date:

27/3/2013