

Canterbury LEP 2012 (Amendment 1)

Proposal Title : **Canterbury LEP 2012 (Amendment 1)**

Proposal Summary : **This Planning Proposal addresses a number of minor issues relating to Canterbury Local Environmental Plan 2012 to:**

- **amend the zoning, FSR, Height of Buildings and Heritage maps to correct several errors and make a clarification, and add a heritage item;**
- **permit 'medical centres' as part of mixed use development in business centre zones (B1, B2 and B5) where shop top housing is allowed;**
- **prohibit 'Amusement Centres' in the B6 Enterprise Corridor Zone; and**
- **add 38 Hampton Street, Croydon Park to the Heritage Schedule.**

PP Number : **PP_2012_CANTE_001_00**

Dop File No :

qA225849

Planning Team Recommendation

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

S.117 directions : **1.1 Business and Industrial Zones
2.3 Heritage Conservation
3.1 Residential Zones
6.1 Approval and Referral Requirements**

Additional Information : **It is recommended that the Planning Proposal proceed, subject to the following conditions:**

- 1. the Planning Proposal is exhibited for 14 days; and**
- 2. the Planning Proposal should be completed in 9 months.**

The RPA should be advised that:

- 1. the Planning Proposal is considered to be consistent with all S117 Directions and Council does not need to address these Directions further;**
- 2. no consultation with Public Authorities is required; and**
- 3. no further studies are required to be carried out.**

Supporting Reasons : **The proposed changes are minor in nature and will mainly correct anomalies to ensure that Council's planning policies are consistently applied.**

Panel Recommendation

Recommendation Date : **13-Dec-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 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).

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

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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 9 months from the week following the date of the Gateway determination.

Signature: _____

Printed Name: _____



Neil McGaffin

Date: _____

18.12.12