

Canterbury LEP 2012 - Correction of zoning error of Land at 430 Canterbury Road, Campsie

Proposal Title : **Canterbury LEP 2012 - Correction of zoning error of Land at 430 Canterbury Road, Campsie**

Proposal Summary : **Council has prepared a planning proposal to correct a zoning error to Canterbury LEP 2012 (CLEP 2012) maps regarding land at 430 Canterbury Road, Campsie.**

The proposal aims to:

- 1. Rezone land at 430 Canterbury Road, Campsie from SP2 Infrastructure to B5 Business Development;**
- 2. Amend the Height of Buildings Map to show the land with an 18 metre height limit.**

PP Number : **PP_2013_CANTE_002_00**

Dop File No :

13/09544

Planning Team Recommendation

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

S.117 directions : **1.1 Business and Industrial Zones
6.2 Reserving Land for Public Purposes**

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

- 1. The planning proposal is exhibited for 14 days.**
- 2. The planning proposal is completed in 9 months time.**
- 3. Council has submitted Attachment 4 - Evaluation Criteria for the Delegation of Plan Making functions. This matter is considered to be of local significance and use of Council's delegation is supported.**
- 4. Consultation is required with Roads and Maritime Services (RMS).**
- 5. The planning proposal is consistent with 1.1 Business and Infrastructure of s117 Directions as it seeks to reinstate a business zone. It is also consistent with 6.2 Reserving Land for Public Purposes as it is correcting a mapping error which zoned the land as SP2 Infrastructure. No further considerations of s117 Directions is required.**
- 6. No further studies are required.**
- 7. The RPA should be requested to amend the maps to clearly identify the subject site.**

Supporting Reasons : **The proposal should be allowed to proceed as it:**

- corrects an error with the Land Use Zoning Map_007 of CLEP 2012; and**
- updates the Height of Buildings Map_007 under the CLEP 2012 consistent with B5 zoning in the area.**

It appears that there has not been any land acquisition action from RMS regarding the site and it is not shown on the CLEP 2012 Land Reservation Acquisition Map - Sheet LRA_007. This supports the purpose of the planning proposal.

Panel Recommendation

Recommendation Date : **20-Jun-2013**

Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The planning proposal should proceed subject to the following conditions:**

- 1. Prior to undertaking public exhibition, Council is to update the planning proposal to include a locality map and aerial photograph, which are at an appropriate scale, clearly**

identify the subject site and identify the site in the context of the broader area.

2. 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 2013) and must be made publicly available for a minimum of 14 days; and

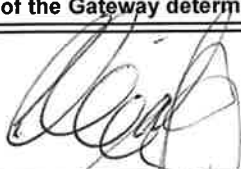
(b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of A Guide to Preparing LEPs (Department of Planning & Infrastructure 2013).

3. Consultation is required with Roads and Maritime Services (RMS) under section 56(2)(d) of the EP&A Act. RMS is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

4. 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).

5. 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 McGowan

Date:

21.6.13.