

Draft Rockdale Local Environmental Plan 2012 (50A Francis Avenue, Brighton Le Sands)

Proposal Title : **Draft Rockdale Local Environmental Plan 2012 (50A Francis Avenue, Brighton Le Sands)**

Proposal Summary : **The objective of the Planning Proposal is to amend Rockdale LEP 2011 to:**

- **Rezone the land at 50A Francis Avenue, Brighton Le Sands from RE2 Private Recreation to SP2 Infrastructure (School);**
- **Rezone part of land at 91 Bestic Street, Brighton Le Sands and 310 West Botany Street, Rockdale from RE1 Public Recreation to SP2 Infrastructure (School);**
- **Include the land at 50A Francis Avenue, Brighton Le Sands on the Land Reservation Acquisition Map; and**
- **Identify the Department of Education and Communities as the relevant acquisition authority in clause 5.1 of Rockdale LEP 2011.**

These amendments will facilitate the relocation of the Cairnsfoot School for children with special needs, from 18-22 Loftus Street Turrella.

PP Number : **PP_2012_ROCKD_007_00** Dop File No : **12/20091**

Planning Team Recommendation

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

S.117 directions :

- 3.4 Integrating Land Use and Transport**
- 4.1 Acid Sulfate Soils**
- 4.3 Flood Prone Land**
- 6.1 Approval and Referral Requirements**
- 6.2 Reserving Land for Public Purposes**
- 7.1 Implementation of the Metropolitan Plan for Sydney 2036**

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 is completed in 9 months' time; and**

The RPA should be advised that:

- 1. the Planning Proposal is considered to be consistent with all Section 117 Directions and Council does not need to address these directions further;**
- 2. no consultation with Public authorities is required;**
- 3. Council is to include a full set of relevant LEP maps as part of the exhibition package; and**
- 4. no further studies are required to be carried out.**

Supporting Reasons : **The above conditions are recommended to ensure that a transparent and orderly planning proposal process is undertaken.**

Panel Recommendation

Recommendation Date : **17-Jan-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 amend the planning proposal to include a proposed land zoning map, at an appropriate scale and which clearly outlines the subject site.**
- 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 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).

3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

- Department of Education and Communities

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning 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:

NEU Selman

Date:

22/01/2013