



Pittwater Local Environmental Plan 2014 - Section 73A

Proposal Title : **Pittwater Local Environmental Plan 2014 - Section 73A**

Proposal Summary : **This s73A submission seeks to amend the Pittwater Local Environmental Plan 2014, to make minor mapping corrections.**

PP Number : **PP_2014_PITTW_001_00**

Dop File No : **11/20733**

Proposal Details

Date Planning
Proposal Received : **10-Jun-2014**

LGA covered : **Pittwater**

Region : **Metro(CBD)**

RPA : **Pittwater Council**

State Electorate : **PITTWATER**

Section of the Act : **73A - Minor Matter**

LEP Type : **73A**

Location Details

Street :

Suburb :

City :

Postcode :

Land Parcel : **various**

DoP Planning Officer Contact Details

Contact Name : **Lee McCourt**

Contact Number : **0285754110**

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RPA Contact Details

Contact Name : **Kelly Wilkinson**

Contact Number : **0299701283**

Contact Email : **Kelly_Wilkinson@pittwater.nsw.gov.au**

DoP Project Manager Contact Details

Contact Name :

Contact Number :

Contact Email :

Land Release Data

Growth Centre :

Release Area Name :

Regional / Sub

Consistent with Strategy :

Regional Strategy :

Pittwater Local Environmental Plan 2014 - Section 73A

MDP Number :		Date of Release :	
Area of Release (Ha) :		Type of Release (eg Residential / Employment land) :	
No. of Lots :	0	No. of Dwellings (where relevant) :	0
Gross Floor Area :	0	No of Jobs Created :	0

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**

If No, comment :

Have there been meetings or communications with registered lobbyists? : **No**

If Yes, comment :

Supporting notes

Internal Supporting Notes : **The Department prepared the LEP maps, however the issues were not identified until after the LEP was made. The LEP is a translation to a Standard Instrument LEP. The mapping corrections are minor and need to be amended to reinstate mapping labels as exhibited and for consistency with planning proposal.**

External Supporting Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment : **The statement of objectives adequately describes the intention of the Planning Proposal to make minor mapping corrections to the Pittwater Local Environmental Plan 2014.**

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : **The explanation of provisions adequately addresses the intended changes to Pittwater Local Environmental Plan 2014.**

An amendment to the Plan is required to:

- 1) reinstate the creek line corridor on the Urban Release Area Map (Sheet 12, 13, 18, 19);**
- 2) reinstate all labels associated with sector or buffers on the Urban Release Area Map (Sheet 12, 13, 18, 19);**
- 3) amend the Land Reservation Acquisition Map (Sheet 12) to reflect land to be acquired by Council as local open space (E2);**
- 4) amend the Lot Size Map (Sheet 12) to reflect the planning proposal;**
- 5) remove reference to 'SP3 Tourism' and replace with 'SP3 Tourist' on the Land Zoning Map (Sheet 19); and**
- 6) remove reference to 'SP3 Tourism' and replace with 'SP3 Tourist' in the map legend for all Land Zoning Maps.**

Justification - s55 (2)(c)

- a) Has Council's strategy been agreed to by the Director General? **No**
- b) S.117 directions identified by RPA : **2.1 Environment Protection Zones**
3.1 Residential Zones
- * May need the Director General's agreement

Is the Director General's agreement required? **No**

- c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**
- d) Which SEPPs have the RPA identified? **N/A**

e) List any other matters that need to be considered :

Have inconsistencies with items a), b) and d) being adequately justified? **N/A**
If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**
Comment :

Community consultation - s55(2)(e)

Has community consultation been proposed? **No**
Comment : **As the proposal is to correct minor drafting errors, and to re-instate a number of labels and controls that were previously exhibited in draft Pittwater LEP and Amendment 1, community consultation is considered unnecessary.**

Additional Director General's requirements

Are there any additional Director General's requirements? **No**
If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**
If No, comment :

Proposal Assessment

Principal LEP:

Due Date : **May 2014**

Comments in relation to Principal LEP : **The Pittwater Local Environmental Plan 2014 was notified on 30 May and commenced on 27 June 2014.**

Assessment Criteria

Need for planning proposal : **This amendment is a mechanism to correct minor mapping issues.**

Pittwater Local Environmental Plan 2014 - Section 73A

Consistency with strategic planning framework : **Due to its minor administrative nature there are no implications for the strategic planning framework.**

Environmental social economic impacts : **Environmental, social and economic impacts are minimal. The amendment will ensure the instrument functions as envisioned.**

Assessment Process

Proposal type : **Minor** Community Consultation Period : **Nil**

Timeframe to make LEP : **3 months** Delegation : **DG**

Public Authority Consultation - 56(2) (d) : **Other**

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
Section 73A EPA Act submission - Pittwater Council - 6 June 2014.pdf	Proposal	Yes
Section 73A Submission - Pittwater Council - 18 June 2014.pdf	Proposal	Yes
Section 73A EPA Act submission - Pittwater Council - 23 June 2014.pdf	Proposal	Yes

Planning Team Recommendation

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

S.117 directions: **2.1 Environment Protection Zones
3.1 Residential Zones**

Pittwater Local Environmental Plan 2014 - Section 73A

- Additional Information :
1. Community consultation is not required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 (EP&A Act).
 2. Consultation is not required with any 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 3 months from the week following the date of the Gateway determination.

Supporting Reasons : This planning proposal seeks to urgently rectify a minor mapping issues so that the instrument functions as intended and the overall planning objectives can be delivered.

Signature:



Printed Name:

TIM ARCHER

Date:

22.8.14

