



**Planning proposal to amend the Lot Size Map in the Pittwater Local Environmental Plan 2014**

Proposal Title : **Planning proposal to amend the Lot Size Map in the Pittwater Local Environmental Plan 2014**

Proposal Summary : **The planning proposal seeks to amend the Lot Size Map to ensure properties that have an existing split zone also have a split minimum lot size under Pittwater Local Environmental Plan 2014.**

PP Number : **PP\_2014\_PITTW\_002\_00**      Dop File No : **14/20079**

**Proposal Details**

Date Planning Proposal Received : **01-Dec-2014**      LGA covered : **Pittwater**  
Region : **Metro(CBD)**      RPA : **Pittwater Council**  
State Electorate : **PITTWATER**      Section of the Act : **55 - Planning Proposal**  
LEP Type : **Housekeeping**

**Location Details**

Street : **various**  
Suburb :      City :      Postcode :  
Land Parcel : **Various locations across Pittwater Local Government Area - refer to Planning Proposal**

**DoP Planning Officer Contact Details**

Contact Name : **Lee McCourt**  
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**RPA Contact Details**

Contact Name : **Kelly Wilkinson**  
Contact Number : **0299701428**  
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**DoP Project Manager Contact Details**

Contact Name :  
Contact Number :  
Contact Email :

**Land Release Data**

Growth Centre : **N/A**      Release Area Name : **N/A**  
Regional / Sub Regional Strategy : **Metro North East subregion**      Consistent with Strategy : **N/A**

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MDP Number :		Date of Release :	
Area of Release (Ha) :	<b>0.00</b>	Type of Release (eg Residential / Employment land) :	<b>N/A</b>
No. of Lots :	<b>0</b>	No. of Dwellings (where relevant) :	<b>0</b>
Gross Floor Area :	<b>0</b>	No of Jobs Created :	<b>0</b>

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

If No, comment : **The Department of Planning and Environment's Code of Practice in relation to communication and meetings with lobbyists has been complied with. Metropolitan Delivery has not met any lobbyist in relation to this proposal, nor has the Director been advised of any meetings between other Department officers and lobbyists concerning this proposal.**

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

If Yes, comment :

**Supporting notes**

Internal Supporting Notes : **Under Pittwater Local Environmental Plan 2014, a number of properties have a split zoning across the Local Government Area. During the drafting of the Standard Instrument it was identified that a number of these parcels had the incorrect minimum lot size allocated.**

**The housekeeping proposal is to ensure the Lot Size Map captures all land with a minimum lot size and to ensure those properties with a split zoning also have a split minimum lot size.**

**Council has requested delegation to carry out the Minister's function under section 59 of the EP&A Act 1979 to progress this planning proposal.**

**The Department supports an amended planning proposal proceeding to Gateway determination and considers the proposal suitable for delegation to Council.**

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 amend 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.**

**Justification - s55 (2)(c)**

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

\* May need the Director General's agreement

**1.1 Business and Industrial Zones**

**1.2 Rural Zones**

**2.1 Environment Protection Zones**

**2.2 Coastal Protection**

**2.3 Heritage Conservation**

**3.1 Residential Zones**

**3.2 Caravan Parks and Manufactured Home Estates**

**3.3 Home Occupations**

**3.4 Integrating Land Use and Transport**

**4.1 Acid Sulfate Soils**

**4.3 Flood Prone Land**

**4.4 Planning for Bushfire Protection**

**6.1 Approval and Referral Requirements**

**6.2 Reserving Land for Public Purposes**

**7.1 Implementation of the Metropolitan Plan for Sydney 2036**

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? **Yes**

If No, explain : **The proposal is consistent with the aims and objectives of all s117 Directions.**

**Mapping Provided - s55(2)(d)**

Is mapping provided? **Yes**

Comment :

**Community consultation - s55(2)(e)**

Has community consultation been proposed? **Yes**

Comment : **A 28 day exhibition period is proposed.**

**PROJECT TIMELINE**

**The planning proposal contains an estimated project time line for completion by May 2015. A six month time frame is proposed.**

**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 :



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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
01. Planning Proposal.pdf	Proposal	Yes
02. Attachement 4.pdf	Proposal	Yes
03. Site Identification and Lot Size Maps.pdf	Map	Yes

**Planning Team Recommendation**

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

- S.117 directions:
- 1.1 Business and Industrial Zones
  - 1.2 Rural Zones
  - 2.1 Environment Protection Zones
  - 2.2 Coastal Protection
  - 2.3 Heritage Conservation
  - 3.1 Residential Zones
  - 3.2 Caravan Parks and Manufactured Home Estates
  - 3.3 Home Occupations
  - 3.4 Integrating Land Use and Transport
  - 4.1 Acid Sulfate Soils
  - 4.3 Flood Prone Land
  - 4.4 Planning for Bushfire Protection
  - 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. Community consultation is required under sections 56(2)(c) and 57 of the EP&A Act as follows:
  - (a) the planning proposal must be made publicly available for a minimum of 28 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

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to Preparing LEPs (Department of Planning & Infrastructure 2013).

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.

Supporting Reasons :

The Department supports the planning proposal proceeding, to allow for public exhibition and feedback on the proposal. The proposal is considered suitable for delegation to Council.

Signature:



Printed Name:

Tim Archer

Date:

11.12.14