

Canterbury Local Environmental Plan 2012 Amendment 2

Proposal Title : **Canterbury Local Environmental Plan 2012 Amendment 2**

Proposal Summary : **To allow a greater density of residential development at:**
 - 30 Trenevar Street, Ashbury
 - 436 and 446-454 Canterbury Road, Campsie
 - 591-605 Canterbury Road, Belmore
 - 754-794 Canterbury Road and 1A Trafalgar Street, Belmore

PP Number : **PP_2013_CANTE_001_00** Dop File No : **13/06390**

Planning Team Recommendation

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

S.117 directions : **2.3 Heritage Conservation
 3.1 Residential Zones
 3.4 Integrating Land Use and Transport
 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.**
- 2. The planning proposal is completed within 9 months.**
- 3. The relevant maps must be prepared consistent with the requirements of the Standard Technical Requirements for LEP Maps guideline document.**
- 4. Council proposes to progress the planning proposal under delegation and 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.**

The RPA should be advised that:

- 1. The planning proposal is considered to be consistent with the relevant Section 117 Directions, including 7.1 Implementation of the Metropolitan Strategy for Sydney 2036, and Council does not need to address these further.**
- 2. Council consults Ausgrid and the NSW Land and Housing Corporation (Department of Housing) in relation to land in their ownership affected by the planning proposal.**
- 3. No further studies are required to be carried out.**

Supporting Reasons : **The planning proposal is considered to be minor in nature and seeks to correct responses to submissions/anomalies arising in the course of the preparation of Canterbury LEP 2012. The planning proposal will have social and economic benefits by assisting the provision of up to 203 dwellings and is supported.**

Panel Recommendation

Recommendation Date : **18-Apr-2013**

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 & Infrastructure 2012) 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 2012).

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

- Ausgrid
- NSW Land and Housing Corporation
- Roads and Maritime Services

Each public authority 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.

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 SELMON

Date:

19/4/2013