

Canterbury LEP 2012 - implementing the Residential Development Strategy

Proposal Title : **Canterbury LEP 2012 - implementing the Residential Development Strategy**

Proposal Summary : **To amend Canterbury Local Environmental Plan 2012 (CLEP 2012) to implement key aspects of Council's recently completed residential development strategy (RDS).**

PP Number : **PP_2014_CANTE_001_00** Dop File No : **14/02541**

Planning Team Recommendation

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

S.117 directions : **1.1 Business and Industrial Zones
2.3 Heritage Conservation
3.1 Residential Zones
3.4 Integrating Land Use and Transport
4.1 Acid Sulfate Soils
6.3 Site Specific Provisions
7.1 Implementation of the Metropolitan Plan for Sydney 2036**

Additional Information : **It is recommended that the proposal proceed subject to the following conditions:
1. the proposal is exhibited for 28 days; and
2. the planning proposal is completed within 12 months of the gateway determination.**

The RPA should be advised that:

- 1. The proposal is consistent with S117 Directions 2.3 Heritage Conservation, 3.1 Residential zones, 3.4 Integrating Land Use and Transport;**
- 2. the Director General agrees the inconsistency with Direction 4.1 Acid Sulfate soils is of minor significance; and**
- 3. given the inconsistency of the proposal with S117 Direction 1.1 Business and Industrial Zones, prior to exhibiting the proposal, Council be requested to undertake an assessment of the potential impact of allowing RFBs in the consolidated B5 zone, particularly how much land would remain for generating employment uses to meet Council's employment target; and**
- 4. consultation with Roads and Maritime Services is required.**

Supporting Reasons : **The proposal, which is not minor in nature, is generally considered to be the most efficient means of achieving the stated objectives of implementing key aspects of Council's 2013 Residential Development Strategy.**

Panel Recommendation

Recommendation Date : **27-Mar-2014**

Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The Planning Proposal should proceed subject to the variations as outlined in the following conditions:**

- 1. Prior to undertaking public exhibition, the planning proposal is to be amended to remove the proposal to permit 'residential flat buildings' in the consolidated B5 Business Development zone and the proposal to remove floor space ratio controls on large sites zoned R4 High Density Residential. Council is to undertake further strategic work, and address the proposal's inconsistency with S117 Direction 1.1 Business and Industrial Zones to support the above two items, which can be lodged as a separate planning proposal once this work has been carried out.**
- 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 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 to Preparing LEPs (Planning and Infrastructure 2013).

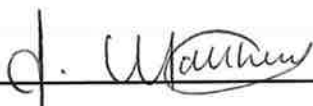
3. Consultation is required with the Roads and Maritime Service (RMS) under section 56(2)(d) of the EP&A Act. RMS is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

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 12 months from the week following the date of the Gateway determination.

The Minister delegated his plan making powers to councils in October 2012. Council has requested to be issued with delegation for this planning proposal. Council should be issued with plan making delegation because the proposal is considered to be a matter of local planning significance.

Signature:



Printed Name:

JAMES MATTHEWS

Date:

24/4/14