

Attached and Semi Detached Dwellings - Amendment 3 Rockdale LEP

Proposal Title : **Attached and Semi Detached Dwellings - Amendment 3 Rockdale LEP**

Proposal Summary : **The purpose of this planning proposal is to amend the Rockdale Local Environmental Plan (LEP) 2011 to restrict the minimum lot sizes for attached dwellings and semi-detached dwellings in the R2 Low Density Residential Zone.**

PP Number : **PP_2012_ROCKD_004_00** Dop File No : **qA222453**

Planning Team Recommendation

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

S.117 directions : **3.1 Residential Zones**

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 should be completed within 9 months of the Gateway Determination.**
- 3. The Planning Proposal is considered consistent with Section 117 Directions, including Direction 3.1 Residential Zones, and Council does not need to address these directions further.**
- 4. No consultation with Public Authorities is required.**
- 5. No further studies are required to be carried out.**

Supporting Reasons : **The Planning Proposal is the third amendment to the Rockdale LEP. The Planning Proposal will return the original policy outcome intended by council when it adopted the Rockdale LEP 2011.**

Panel Recommendation

Recommendation Date : **01-Nov-2012**

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 must be made publicly available for 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 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).

2. No consultation is required with 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 9 months from the week following the date of the Gateway determination.

Attached and Semi Detached Dwellings - Amendment 3 Rockdale LEP

Signature:



Printed Name:

Neil McEaffin

Date:

1.11.12