

192 Wollongong Road, Arncliffe

Proposal Title : **192 Wollongong Road, Arncliffe**

Proposal Summary : **The planning proposal seeks to remove the property at 192 Wollongong Road, Arncliffe, from Schedule 5 Environmental Heritage of the Rockdale Local Environmental Plan (LEP) 2011.**

PP Number : **PP_2012_ROCKD_006_00**

Dop File No :

12/20090

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
4.1 Acid Sulfate Soils
6.1 Approval and Referral Requirements
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. It is required that Council seek independent heritage advice regarding the removal of I64 from Schedule 5 of the Rockdale LEP 2011, prior to exhibition.**
- 2. Additional heritage advice must be exhibited with the planning proposal.**
- 3. The planning proposal must be exhibited for a period of at least 14 days.**
- 4. The planning proposal is considered inconsistent with Direction 2.1 Heritage Conservation. Additional heritage advice (as discussed above) should be sought to justify this inconsistency.**
- 5. No consultation with Public Authorities is required.**

Supporting Reasons : **The planning proposal requires further independent heritage investigation which Council will need to carry out before the planning proposal can be publicly exhibited.**

Panel Recommendation

Recommendation Date : **20-Dec-2012**

Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The Planning Proposal should proceed subject to the following conditions:**

- 1. Prior to undertaking public exhibition, Council is to amend the planning proposal to address the proposal's inconsistency with Section 117 Direction 2.3 Heritage Conservation and Direction 7.1 Implementation of the Metropolitan Plan for Sydney 2036. Council is to provide strategic reasoning behind the removal of Item I64 from Schedule 5.**
- 2. As part of the public exhibition material, Council is to exhibit the assessment undertaken by its heritage advisor and any other alternative advice it has received concerning the significance of item I64.**
- 3. 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 5.5.2 of A Guide to Preparing LEPs (Department of Planning and Infrastructure 2012).**

4. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.

5. 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).

6. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Signature: _____

Printed Name: _____

Date: _____