

Rezoning 55 Justin Street, Lilyfield from IN2 Light Industrial to B7 Business Park

Proposal Title : **Rezoning 55 Justin Street, Lilyfield from IN2 Light Industrial to B7 Business Park**

Proposal Summary : **Amend the draft Leichardt LEP 2013 by rezoning 55 Justin Street, Lilyfield from IN2 Light Industrial to B7 Business Park.**

PP Number : **PP_2013_LEICH_003_00** Dop File No : **13/09683**

Planning Team Recommendation

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

S.117 directions : **1.1 Business and Industrial Zones
3.3 Home Occupations
3.4 Integrating Land Use and Transport
6.1 Approval and Referral Requirements
6.3 Site Specific Provisions
7.1 Implementation of the Metropolitan Plan for Sydney 2036**

Additional Information : **It is recommended the planning proposal proceed subject to the following conditions:**

- Planning proposal is exhibited for 14 days.
- Planning proposal be completed within 9 months.
- A public hearing is not required to be held.
- A Council endorsed Remediation Action Plan be placed on public exhibition with the planning proposal.
- The Director General's delegate approval for the inconsistency with direction 1.1 Business and Industrial zone is required. It is recommended that the Director General's delegate approve this inconsistency with the direction.
- An authorisation to exercise delegation to make the plan be issued to the council for this planning proposal.

Supporting Reasons : **The planning proposal should be approved for the following reasons:**

- The site adjoins land zoned B7 Business Park;
- It is considered this planning proposal is compatible with the surrounding environment;
- Council proposes to progress the planning proposal under delegation. The matter is considered to be of local significance and the use of council's delegation is supported.

Panel Recommendation

Recommendation Date : **13-Jun-2013** Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The planning proposal should proceed subject to the following conditions:**

1. Council is to ensure that the planning proposal satisfies the requirements of State Environmental Planning Policy (SEPP) 55 – Remediation of Land. The initial site contamination investigation report, to demonstrate that the site is suitable for rezoning to the proposed zone, and the Remediation Action Plan are to be placed on public exhibition with the planning proposal.

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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 is classified as low impact as described in A Guide to Preparing LEPs (Department of Planning & Infrastructure 2013) and 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 2013).

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

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

Signature:



Printed Name:

NEIL SELMAN

Date:

14/6/13