

Amendment 1 - Inclusion of the former Canterbury City Council Lands

Proposal Title : **Amendment 1 - Inclusion of the former Canterbury City Council Lands**

Proposal Summary : **The purpose of the Planning Proposal is to bring land currently zoned under the Canterbury Planning Scheme Ordinance (CPSO) into the draft Hurstville Local Environmental Plan 2012 following a boundary adjustment between Hurstville and Canterbury LGAs.**

PP Number : **PP_2012_HURST_001_00** Dop File No : **12/14921**

Planning Team Recommendation

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

S.117 directions : **1.1 Business and Industrial Zones
2.1 Environment Protection Zones
2.3 Heritage Conservation
3.1 Residential Zones
3.2 Caravan Parks and Manufactured Home Estates
3.3 Home Occupations
6.1 Approval and Referral Requirements
6.2 Reserving Land for Public Purposes
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 28 days**
- 2. The Planning Proposal should be completed within 9 months**
- 3. The Planning Proposal is considered to be consistent with the Section 117 Directions and Council does not need to address these Directions further**
- 4. As part of the public exhibition period, consultation with the Roads and Maritime Services should be carried out**
- 5. No further studies are required to be carried out.**

Supporting Reasons : **The Planning Proposal is the first proposal to amend the draft Hurstville Local Environmental Plan 2012. It aims to facilitate the inclusion of the former Canterbury LGA lands within the jurisdiction of Hurstville City Council's planning controls, specifically the draft LEP.**

The intended outcome of the Planning Proposal is to amend the draft LEP maps by including the subject land and to apply the relevant planning controls including zoning, height of buildings, floor space ratio and minimum lot sizes.

The proposed mapping changes are a translation of the existing controls from the CPSO into the draft LEP. The changes to the maps will add to the consistency of the plan, specifically the maps, making it easier for residents, developers and other stakeholders in the Hurstville LGA to reference the same planning controls.

Panel Recommendation

Amendment 1 - Inclusion of the former Canterbury City Council Lands

Recommendation Date : **04-Oct-2012**

Gateway Recommendation : **Passed with Conditions**

Panel

The Planning Proposal should proceed subject to the following conditions:

Recommendation :

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

- Transport for NSW – Roads and Maritime Services**

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning 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:



Date:

