

Planning Proposal - 15-17 Suwarrow Street, Fairlight

Proposal Title : **Planning Proposal - 15-17 Suwarrow Street, Fairlight**

Proposal Summary : **To rezone land known as 15-17 Suwarrow Street, Fairlight, from Zone No 6 Open Space to Zone No 2 Residential, under Manly Local Environmental Plan 1988.**

PP Number : **PP_2011_MANLY_001_00** Dop File No : **11/17282**

Proposal Details

Date Planning Proposal Received : **20-Sep-2011** LGA covered : **Manly**

Region : **Sydney Region East** RPA : **Manly Council**

State Electorate : **MANLY** Section of the Act : **55 - Planning Proposal**

LEP Type : **Spot Rezoning**

Location Details

Street : **15-17 Suwarrow Street**

Suburb : **Fairlight** City : **Manly** Postcode : **2094**

Land Parcel : **Lots 29, 30, 31, and 32 in Section 5, DP 939916**

DoP Planning Officer Contact Details

Contact Name : **Nigel Riley**

Contact Number : **0292286439**

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RPA Contact Details

Contact Name : **Glen Hugo**

Contact Number : **0299761579**

Contact Email : **Glen.Hugo@manly.nsw.gov.au**

DoP Project Manager Contact Details

Contact Name :

Contact Number :

Contact Email :

Land Release Data

Growth Centre : Release Area Name :

Regional / Sub **Metro North East subregion** Consistent with Strategy : **Yes**

Regional Strategy :

Planning Proposal - 15-17 Suwarrow Street, Fairlight

MDP Number :	Date of Release :
Area of Release (Ha) :	Type of Release (eg Residential / Employment land) :
No. of Lots : 0	No. of Dwellings (where relevant) : 0
Gross Floor Area : 0	No of Jobs Created : 0

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**

If No, comment :

Have there been meetings or communications with registered lobbyists? : **No**

If Yes, comment :

Supporting notes

Internal Supporting Notes : **The subject land is located adjacent to Manly Golf Course and is owned by Manly Golf Club. It was originally zoned 'Open Space (proposed)' under Manly Planning Scheme 1968, but was used for residential purposes and contained two dwellings. The current owners acquired and cleared the two properties. However, the owners have now determined that the land is surplus to the requirements of the neighbouring golf course and wish to return the properties to a residential use.**

External Supporting Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment : **Adequate. The objective of the Proposal is to rezone the subject land from Open Space to Residential zoning, thus reverting back to the previous use of the land.**

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : **Adequate. The Proposal comprises an amendment to the Manly LEP 1988 map to change the zoning of the subject land from Zone No 6 Open Space to Zone No 2 Residential**

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

* May need the Director General's agreement

2.2 Coastal Protection

3.1 Residential Zones

3.4 Integrating Land Use and Transport

4.1 Acid Sulfate Soils

4.3 Flood Prone Land

7.1 Implementation of the Metropolitan Plan for Sydney 2036

Planning Proposal - 15-17 Suwarrow Street, Fairlight

Is the Director General's agreement required? **No**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **No**

d) Which SEPPs have the RPA identified? **SEPP No 71—Coastal Protection**

e) List any other matters that need to be considered : **The subject land is situated within the Coastal Zone under the Coastal Protection Act 1979. Any future use of the land is to have consideration of the provisions under SEPP 71 - Coastal Protection.**

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment :

Community consultation - s55(2)(e)

Has community consultation been proposed? **No**

Comment : **The RPA has acknowledged that the Gateway Determination will determine the details of community consultation required, but has not outlined the extent of community consultation proposed to be undertaken.**

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date : **June 2012**

Comments in relation to Principal LEP : **The draft Manly LEP 2011 is currently at a pre-s64 stage. Exhibition of the draft LEP is scheduled for November 2011. It is considered that there is suitable time for the Proposal to be processed prior to the completion of the draft Principal LEP and that consideration of the Proposal will not hinder the draft Principal LEP's progress.**

Assessment Criteria

Need for planning proposal : **The owners intend to construct two new dwellings on the land, consistent with its previous use. This will require a rezoning from Open Space to Residential. Council also intends to amend its Residential DCP to introduce Height and FSR standards for the properties, consistent with the neighbouring low-density residential area. It is noted that the proposed amendments to the DCP are concurrent measures to be undertaken by Council and do not form part of this Planning Proposal.**

Planning Proposal - 15-17 Suwarrow Street, Fairlight

Consistency with strategic planning framework :

The subject land does not have any regional significance and is not used for public open space. Reclassification of the land is not required to proceed with the rezoning. The Department has considered the proposal's consistency with the relevant SEPPs and s117 Directions and has determined that the Proposal is consistent with all relevant Policies and Directions.

Under the preliminary draft Principal LEP, the lots are zoned RE2 Private Recreation, consistent with the zoning of Manly Golf Course, while the neighbouring Fairlight residential area is zoned R2 Low Density Residential. A rezoning of the subject land under Manly LEP 1988 would subsequently transfer the lots to Zone R2 under the draft Principal LEP and include the Height and FSR standards of the neighbouring residential land.

Environmental social economic impacts :

The proposed Residential zoning is unlikely to have any significant adverse environmental, social or economic impacts.

Assessment Process

Proposal type : **Minor** Community Consultation Period : **14 Days**

Timeframe to make LEP : **6 Month** Delegation : **DDG**

Public Authority Consultation - 56(2)(d)

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
Covering Letter - Manly Council PP 15-17 Suwarrow St Fairlight.pdf	Proposal Covering Letter	Yes
Council Report - Manly Council PP 15-17 Suwarrow St Fairlight.pdf	Proposal	Yes
Planning Proposal - Manly Council PP 15-17 Suwarrow St Fairlight.pdf	Proposal	Yes

Planning Proposal - 15-17 Suwarrow Street, Fairlight

Zoning Map - Manly Council PP 15-17 Suwarrow St
Fairlight .pdf

Map

Yes

Planning Team Recommendation

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

S.117 directions: **2.2 Coastal Protection**
 3.1 Residential Zones
 3.4 Integrating Land Use and Transport
 4.1 Acid Sulfate Soils
 4.3 Flood Prone Land
 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : **Proceed with the Planning Proposal subject to the following conditions:**
 1. Public exhibition period of 14 days
 2. No Public Authority consultation is required

Supporting Reasons : **The Planning Proposal is of a minor nature, is consistent with all relevant SEPPs and Ministerial Directions and will not hinder the progress of the draft Manly Principal LEP.**

Signature:



Printed Name:

Danijela Karac'-Cooke

Date:

23/9/2011

