

PLANNING PROPOSAL TO AMEND PENRITH LOCAL ENVIRONMENTAL PLAN 2010 – FOR SEVEN SITES AT REYNOLDS ROAD AND THE DRIFTWAY LONDONDERRY

FACT SHEET

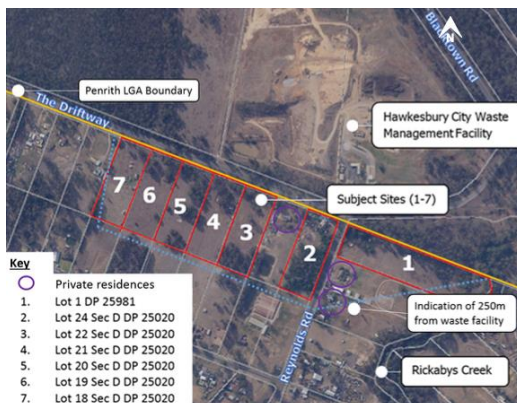
BACKGROUND

Council is exhibiting a Planning Proposal to amend Penrith Local Environmental Plan 2010 (LEP 2010) to reclassify seven sites owned by Hawkesbury City Council (HCC) from “Community” to “Operational”.

In addition, the planning proposal seeks to amend LEP 2010 to maintain a buffer between residential dwellings and Hawkesbury City Council’s Waste Management Facility located north of the subject sites in Hawkesbury’s Local Government Area. This aims to restrict development on these sites for the purposes of renovated, new or intensified residential accommodation whilst there is a waste or resource management facility located adjacent to these sites.

A Planning Proposal is a request to the NSW Department of Planning, Industry and Environment to amend Penrith LEP 2010. LEP’s are legal documents that guide future development through land use zones and development controls.

The land subject to this Planning Proposal includes:



- Site 1** 2-6 Reynolds Road, Londonderry (Lot 1 DP 25981)
- Site 2** 2-8 The Driftway, Londonderry (Lot 24 Sec D DP 25020)
- Site 3** 18-24 The Driftway, Londonderry (Lot 22 Sec D DP 25020)
- Site 4** 26-32 The Driftway, Londonderry (Lot 21 Sec D DP 25020)
- Site 5** 34-40 The Driftway, Londonderry (Lot 20 Sec D DP 25020)
- Site 6** 42-48 The Driftway, Londonderry (Lot 19 Sec D DP 25020)
- Site 7** 50-56 The Driftway, Londonderry (Lot 18 Sec D DP 25020)

Reclassification of these sites will enable the subject sites to continue to be used for the purpose for which HCC acquired them, which is to provide a buffer of 250m between the Hawkesbury City Waste Management Facility and surrounding residential dwellings, as per the Siting Restrictions in the NSW Environment Protection Authority’s *Solid Waste Landfill Guidelines*, while also being self-sustaining through leases or potential future sale.

The NSW Department of Planning, Industry and Environment has not issued an authorisation for Council to exercise delegation to make this plan.

RECLASSIFICATION PROCESS

Public land is managed under the *Local Government Act 1993*. All public land must be classified as either ‘Community’ or ‘Operational’ land.

Community land must not be sold, exchanged or otherwise disposed of by a Council. There is no special restriction on Council powers to manage, develop, dispose or change the nature and use of Operational land.

The reclassification of public land does not commit Hawkesbury Council to the sale or development of that land, nor does it alienate the land from Hawkesbury Council's ownership or prevent the current use of the land from continuing.

THE PUBLIC EXHIBITION

The Planning Proposal is on exhibition from Thursday 3 September 2020 to Thursday 1 October 2020.

An independently chaired public hearing (required for the reclassification of land) will be held after public exhibition. The dates for the public hearing will be provided on Council's website and at yoursaypenrith.com.au.

The Planning Proposal is available to view online at yoursaypenrith.com.au and the NSW Planning Portal.

HOW CAN I HAVE MY SAY?

If you want to comment on the proposal, please do so in writing by 4pm on Thursday 1 October 2020.

Please include the subject line 'RZ18/0010 – Submission on Planning Proposal for seven sites at The Driftway and Reynolds Road, Londonderry'.

By post

Letters should be sent to:

**The General Manager
(Attn. Madison Foster)
Penrith City Council
PO Box 60
Penrith NSW 2751**

By email

Emails should be sent to:
cityplanning@penrith.city

We will acknowledge your submission

We will send you a receipt to acknowledge your submission. If you do not receive acknowledgement within 10 working days, please contact us.

Political Donations and Gifts

Legislation requires the disclosure of donations and gifts when making submissions on the Planning Proposal. If you or anyone with a financial interest in the land that the Planning Proposal applies to have made reportable political donations adding up to or exceeding \$1,000; or given gifts of money, property, services or valuables to a political party, elected member, group or candidate in the two years prior to your submission, you will be required to submit a Disclosure Statement. Disclosure Statements are public documents and will be made publicly available.

If a further donation or gift is made after the lodgment of a submission, a further Disclosure Statement is required to be provided within seven days after the donation or gift is made.

Further information on Disclosure Statements, including a form, is available from exhibition venues and the Department of Planning and Environment's website:
planning.nsw.gov.au.

If you have any questions regarding the public exhibition, please call Council's Planner, Madison Foster on 4732 8577.