

Planning Proposal for Powells Creek School Site, Victoria Ave, Concord West

Proposal Title : Planning Proposal for Powells Creek School Site, Victoria Ave, Concord West

Proposal Summary : Amendment to Canada Bay LEP 2008 to rezone land at 64-66 Victoria Ave, Concord West (Lot 5 DP 778667 and Lot 2 DP 218785) from RE1 Public Recreation to SP2 Infrastructure and to reclassify Lot 2 DP 218758 from community to operational land. The LEP amendments are required to facilitate the construction of a new primary school and associated community facilities.

PP Number : PP_2012_CANAD_001_00

Dop File No :

12/19201

Planning Team Recommendation

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

S.117 directions :

- 2.1 Environment Protection Zones
- 2.3 Heritage Conservation
- 3.1 Residential Zones
- 4.1 Acid Sulfate Soils
- 4.3 Flood Prone Land
- 6.1 Approval and Referral Requirements
- 6.2 Reserving Land for Public Purposes
- 6.3 Site Specific Provisions
- 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : It is recommended that the Director-General approve the alteration of the existing zoning of the site for the public purposes of open space as part of the Gateway determination to demonstrate consistency with 6.2 Reserving Land for Public Purposes.

The following conditions are recommended:

-Council to demonstrate its satisfaction with the remediation of the site as per SEPP 55 Remediation of Land prior to the determination of an application for the development of the site as a school.

-Council is to address the inconsistencies with s117 Direction 4.1 Acid Sulfate Soils and 4.3 Flood Prone Land by the preparation of a study in accordance with the direction.

-The DG be satisfied that the inconsistency with the terms of .

-No Community consultation is required.

-No Public Hearing is required.

-Consultation with the following public authorities is required.

Transport NSW - RMS

Department of Education and Communities

-6 month timeframe.

Supporting Reasons : It is recommended that the Director General also be satisfied that the planning proposal can proceed on the basis that inconsistency with Direction 2.3 Heritage Conservation is justified as the heritage item will be conserved under the draft Canada Bay LEP 2012

Panel Recommendation

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Recommendation Date : **13-Dec-2012**

Gateway Recommendation : **Passed with Conditions**

Panel

The Planning Proposal should proceed subject to the following conditions:

Recommendation :

1. Council is to demonstrate that the planning proposal satisfies the requirements of State Environmental Planning Policy No 55 (SEPP 55) – Remediation of Land. Council is to prepare an initial site contamination investigation report to demonstrate that the site is suitable for rezoning to the proposed zone.

2. Council is to update the planning proposal's consideration of S117 Direction 4.1 Acid Sulfate Soils once information on acid sulfate soils has been obtained.

3. Council is to update the planning proposal's consideration of S117 Direction 4.3 Flood Prone Land once information on flooding has been obtained.

4. No community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act").

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

- Department of Education and Communities
- 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.

6. 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).

7. The timeframe for completing the LEP is to be 3 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

Neil McGowan

Date:

17.12.12