

Penrith Planning Proposal - The Knoll

Proposal Title : **Penrith Planning Proposal - The Knoll**

Proposal Summary : **The Planning Proposal seeks to rezone No.17-53 Caddens Road, Kingswood (the Site - also known as 'the Knoll'), for low density residential development (up to 45 lots) and the dedication of a proposed public reserve.**

The site is approximately 7.5 hectares in size and is currently zoned (11,000m²) Part 2(b) residential under Penrith Local Environmental Plan 1998 (Urban Land) and 1(a) Agricultural Protection under Sydney Regional Environmental Plan No. 25 (Orchard Hills).

PP Number : **PP_2012_PENRI_001_00** Dop File No : **12/14653-1**

Planning Team Recommendation

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

S.117 directions : **1.5 Rural Lands
2.1 Environment Protection Zones
2.3 Heritage Conservation
3.1 Residential Zones
3.3 Home Occupations
3.4 Integrating Land Use and Transport
5.2 Sydney Drinking Water Catchments
6.2 Reserving Land for Public Purposes
6.3 Site Specific Provisions
7.1 Implementation of the Metropolitan Plan for Sydney 2036**

Additional Information : **The planning proposal should proceed subject to the following conditions:**

1. That the planning proposal, including the missing maps, be amended in the following manner:

- a) include reference to 45 x 650m² lots with 0.5:1 FSR and height restrictions to limit dwellings to 2 storeys. (the number of storeys is to be provided in metres);**
- b) The proposed local provision to prohibit dual occupancies for the site is not supported and therefore the Clause Allocation Map (CA_002) should be deleted; and**
- c) a minimum lot size map for dual occupancies should be prepared prior to exhibition.**

2. the Director General (or delegate) approves the proposal's inconsistency with section 117 directions: 1.5 Rural Lands and 6.2 Reserving Land for Public Purposes, as matters of minor significance.

3. 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 14 days; and**
- (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and 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).**

4. Consultation is required with the following public authorities under section 56(2)(d) of the Environmental Planning and Assessment Act:

- Sydney Catchment Management Authority
- Transport for NSW
- Office of Environment and Heritage
- Integral Energy
- Transport for NSW - Roads and Maritime Authority
- Sydney Water
- Telstra

5. That a voluntary planning agreement confirming how the proposed public recreation area will be dedicated to Council, be exhibited with the proposal.

6. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

Supporting Reasons :

1. The Planning Proposal should proceed as it represents the resolution of a deferred matter in a logical manner which is similar to and compatible with the surrounding development.

2. It provides a new and improved open space asset for local residents.

3. The planning proposal will facilitate the rezoning and delivery of 45 lots within the next 5 years.

Panel Recommendation

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

Gateway Recommendation : **Passed**

Panel

The Planning Proposal should proceed subject to the following conditions:

Recommendation :

1. Prior to undertaking public exhibition, Council is to make the following amendments to the planning proposal:
 - (a) provide greater clarity on the development standards resulting from the planning proposal, including reference to 45 x 650sq.m lots with a 0.5:1 FSR and height restrictions to 2 storeys, provided in metres,
 - (b) remove reference to the proposed local provision to prohibit dual occupancies, and
 - (c) introduce Clause 4.1B Minimum Lot Size for Dual Occupancy to Penrith LEP 2010.

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 2009) and be made publicly available for 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 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).

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

- Sydney Catchment Management Authority
- Transport for NSW
- Office of Environment and Heritage
- Integral Energy
- Transport for NSW – Roads and Maritime Services
- Sydney Water
- Telstra

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

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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.

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

Signature:



Printed Name:

NEIL SELMAN

Date:

8/10/12