

Harrington Grove - Minor Zoning and Related Adjustments

Proposal Title : **Harrington Grove - Minor Zoning and Related Adjustments**

Proposal Summary : **To make various amendments to zone boundaries and minimum lot sizes across the Harrington Grove development.**

PP Number : **PP_2011_CAMDE_003_00** Dop File No : **11/21253**

Planning Team Recommendation

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

S.117 directions : **1.2 Rural Zones
2.1 Environment Protection Zones
2.3 Heritage Conservation
3.1 Residential Zones
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 Director General's delegate, pursuant to clause 5(d) of section 117 Direction - 1.2 Rural Zones, agrees that the inconsistency with the Direction is justified on the basis of being of minor significance;**
- 2) The Director General's delegate approves the rezoning and creation of land zoned for public recreation, pursuant to clause 4 of section 117 Direction 6.2 Reserving Land for Public Purposes;**
- 3) Community consultation is required under sections 56(2)(c) and 57 of the EP&A Act 1979 for a period of 28 days;**
- 4) The Office of Environment and Heritage should be consulted during exhibition on the impact of the Proposal on Cumberland Plain Woodland and the State heritage listed Harrington Park Homestead;**
- 5) The Department of Transport (Roads and Maritime Services) should be consulted during exhibition in relation to the potential impacts on road infrastructure;**
- 6) Sydney Water should be consulted during exhibition in relation to the potential impacts on its services;**
- 7) The timeframe for completing the local environmental plan is to be 6 months from the week following the date of the Gateway determination.**

Supporting Reasons : **The Proposal facilitates necessary minor zoning and related adjustments to the Harrington Grove release area.**

Panel Recommendation

Recommendation Date : **08-Dec-2011** Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The Planning Proposal should proceed subject to the following conditions:**

- 1. The Director General's delegate has agreed with the reservation of land for the purposes of this planning proposal. No further approval is required in relation to the**

inconsistencies of the planning proposal with S117 Direction 6.2 Reserving Land for Public Purposes.

2. Council is to review the mapping included in the planning proposal and ensure the changes proposed are evident through the provision of existing and proposed zoning and minimum lot size maps. Council is to ensure that amendments proposed to Council's maps are prepared in accordance with the Department's Standard Technical Requirements for LEP maps prior to the finalisation of the amending LEP.

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 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).

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

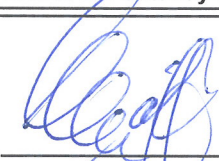
- Office of Environment and Heritage
- Department of Transport - Roads and Traffic Authority
- Sydney Water

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.

5. 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).

6. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

Neil McGaffin

Date:

14.12.11