

Rezoning of land at Silverdale

Proposal Title : **Rezoning of land at Silverdale**

Proposal Summary : **To rezone land at Silverdale for residential, industrial and environmental conservation uses.**

PP Number : **PP_2011_WOLLY_010_00**

Dop File No : **10/16589**

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Resubmit**

S.117 directions :

- 1.1 Business and Industrial Zones**
- 1.2 Rural Zones**
- 2.1 Environment Protection Zones**
- 3.1 Residential Zones**
- 3.4 Integrating Land Use and Transport**
- 4.3 Flood Prone Land**
- 4.4 Planning for Bushfire Protection**
- 5.8 Second Sydney Airport: Badgerys Creek**
- 6.2 Reserving Land for Public Purposes**
- 7.1 Implementation of the Metropolitan Plan for Sydney 2036**

Additional Information : **It is recommended that Council be required to:**

- 1. consult with the Office of Environment and Heritage in seeking to demonstrate the consistency of the Proposal with section 117 Direction 2.1 Environment Protection Zones;**
- 2. comply with the requirements of section 117 Direction 4.4 Planning for Bushfire Protection, which includes consultation with the Commissioner of the NSW Rural Fire Service;**
- 3. determine the consistency of the Proposal with section 117 Direction 5.8 Second Sydney Airport: Badgerys Creek by undertaking any necessary study;**
- 4. obtain the approval of relevant public authorities for the rezoning of roads (whether formed or unformed) as required by section 117 Direction 6.2 Reserving Land for Public Purposes;**
- 5. undertake a heritage study to identify any items of Aboriginal or European heritage significance;**
- 6. undertake a traffic study;**
- 7. a compatibility study, examining:**
 - * potential land use conflicts between proposed industrial and residential uses on the subject land, and**
 - * potential land use conflicts between proposed residential development on the subject land with odour emissions from a former waste management facility on nearby land;**
- 8. resubmit the Planning Proposal following the completion of the above requirements so that approval can be considered for community consultation; and**
- 9. Consult relevant infrastructure agencies about the potential requirement for infrastructure contributions.**

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It is recommended that:

10. if the Planning Proposal proceeds to exhibition after being resubmitted by Council, the Director General (or his delegate) agree to approve the inconsistency of the Proposal with section 117 Direction 1.2 Rural Zones pursuant to part 5(d) of the Direction as it is of minor significance; and

11. subject to the Planning Proposal proceeding to community consultation, the Proposal be finalised within 24 months.

Supporting Reasons : The Planning Proposal will potentially provide appropriate opportunities for housing and employment.

Panel Recommendation

Recommendation Date : 15-Sep-2011

Gateway Recommendation : Passed with Conditions

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

1. Prior to exhibition, Council is to undertake a land use compatibility study to identify mechanisms for managing and mitigating potential land use conflicts, particularly industrial and residential uses and former waste management facilities. Council is to identify within the planning proposal appropriate mechanisms to be utilised to ensure suitable buffers between the land uses.
2. Prior to exhibition, Council is to consult with the Office of Environment and Heritage to identify any flora and fauna studies or assessments required justifying consistency with S117 Directions 2.1 Environmental Protection Zones. These documents are to form part of the planning proposal, and are to be submitted to the Regional Director, Sydney Region West, for consideration prior to community consultation under s56(2)(c) and s57 of the Environmental Planning and Assessment Act.
3. Council is to prepare draft maps for the subject land prior to exhibition, in accordance with the Department's Standard Technical Requirements for LEP Maps
4. 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).
5. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - Ambulance Service of NSW
 - Area Health Services
 - Catchment Management Authority – Hawkesbury/Nepean
 - Department of Education and Communities
 - Office of Environment and Heritage
 - Energy Australia
 - Integral Energy
 - Origin Energy
 - Pacific Power
 - Telstra
 - NSW Rural Fire Service
 - Roads and Traffic Authority
 - Sydney Water Corporation

Each public authority is to be provided with a copy of the planning proposal and any

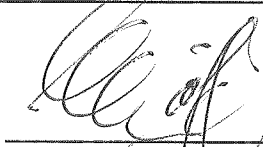
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relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information 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 12 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

Neil W. Craft

Date:

21.9.11