

Rezoning of land at Jenkins Street and Park Road, Regents Park from R2 to IN2

Proposal Title : Rezoning of land at Jenkins Street and Park Road, Regents Park from R2 to IN2

Proposal Summary : The purpose of the planning proposal is to rezone land at 4-10 Jenkins Street and 344-356 Park Road, Regents Park to enable redevelopment of the land for light industrial purposes.

PP Number : PP_2012_AUBUR_001_00 Dop File No : 12/14756

Planning Team Recommendation

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

S.117 directions :

- 1.1 Business and Industrial Zones
- 1.2 Rural Zones
- 1.3 Mining, Petroleum Production and Extractive Industries
- 2.1 Environment Protection Zones
- 2.3 Heritage Conservation
- 2.4 Recreation Vehicle Areas
- 3.1 Residential Zones
- 3.2 Caravan Parks and Manufactured Home Estates
- 3.3 Home Occupations
- 3.4 Integrating Land Use and Transport
- 3.5 Development Near Licensed Aerodromes
- 4.1 Acid Sulfate Soils
- 4.3 Flood Prone Land
- 4.4 Planning for Bushfire Protection
- 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
- 3.6 Shooting Ranges

Additional Information : It is recommended that the planning proposal proceed, subject to the following conditions:

1. That the Director General determine that the inconsistency with S117 Direction 3.1 Residential Zones is justified by a strategy.

2. Council consult with the following agencies:-

- >> Transport for NSW (including RMS, Transport NSW and Railcorp)
- >> Sydney Water
- >> Integral Energy

This consultation can occur concurrently with the public exhibition of the proposal.

3. The planning proposal be publicly exhibited for 28 days.

4. The timeframe for the making of the LEP is to be 9 months from the week following the gateway determination.

Supporting Reasons : The planning proposal is supported as:

- 1. it will implement a component of Council's strategic plan for the Regents Park employment lands,
- 2. the intended outcomes, explanation of provisions and justification of the planning proposal are consistent with the criteria outlined in the Guide to Preparing Local Environmental Plan, and

Rezoning of land at Jenkins Street and Park Road, Regents Park from R2 to IN2

3. it will meet the aims of Sydney Metropolitan Plan 2036 and the Draft West Central Subregional Strategy by maintaining and consolidating employment lands in the LGA.

Panel Recommendation

Recommendation Date : 27-Sep-2012

Gateway Recommendation : Passed with Conditions

Panel

The Planning Proposal should proceed subject to the following conditions:

Recommendation :

1. 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).

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

- Transport for NSW – RailCorp
- Transport for NSW – Roads and Maritime Services
- Sydney Water
- Integral Energy

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.

3. 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).

4. 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 SELMAN

Date:

4/10/12