

Blacktown Local Environmental Plan 1988 (Amendment 237) - Planning Proposal for Castlebrook Memorial Park - Schofields Road, Rouse Hill

Proposal Title : **Blacktown Local Environmental Plan 1988 (Amendment 237) - Planning Proposal for Castlebrook Memorial Park - Schofields Road, Rouse Hill**

Proposal Summary : **Planning Proposal seeks to rezone Lot 5003 DP 1158929 Schofields Road, Rouse Hill from 2(a) Residential to 5(a) Special Uses - Cemetery and Crematorium**

PP Number : **PP_2012_BLACK_001_00** Dop File No : **11/21993**

Planning Team Recommendation

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

- S.117 directions :
- 1.1 Business and Industrial Zones**
 - 2.3 Heritage Conservation**
 - 3.1 Residential Zones**
 - 3.4 Integrating Land Use and Transport**
 - 6.1 Approval and Referral Requirements**
 - 6.3 Site Specific Provisions**
 - 7.1 Implementation of the Metropolitan Plan for Sydney 2036**

Additional Information : **It is recommended that the planning proposal proceeds, subject to the following:**

- 1. the Director General's Delegate agree to the minor inconsistency with s.117 Direction 3.1 - Residential Zones;**
- 2. the RPA be requested to prepare and include in the planning proposal, a draft zoning map, and include a reference to that map in Part 2 of the Planning Proposal;**
- 3. the Planning Proposal is low impact and should include a 14 day Community Consultation period**
- 4. that the RPA consults with Transport for NSW, for the purpose of seeking views on the site's relationship to the proposed North West Rail Link;**
- 5. that the timeframe for completion is 3 months;**

- Supporting Reasons :
- 1. The planning proposal will facilitate an arrangement with the Transport for NSW - Roads and Maritime Services(former Roads and Traffic Authority) to acquire land along Old Windsor Road, without reducing the land available for the purpose of Cemetery and Crematorium;**
 - 2. The planning proposal is generally consistent with strategic planning policy as outlined in this report;**
 - 3. The planning proposal is relatively minor in nature and is considered to be in the public interest.**

Panel Recommendation

Recommendation Date : **19-Jan-2012** Gateway Recommendation : **Passed with Conditions**

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

- 1. Council is to prepare a zoning map for the planning proposal, and update the planning proposal to refer to the map in Part 2 Explanation of Provisions. The zoning map and updated planning proposal are to be placed on public exhibition.**

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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 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 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:

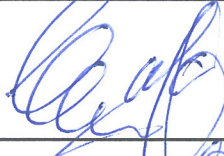
- Transport for NSW – Roads and Maritime Authority

This 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.

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

Signature: _____



Printed Name: _____

Neville Griffin

Date: _____

3.2.12