

Rezoning of 77-87 Old Bells Line of Road, Kurrajong

Proposal Title : **Rezoning of 77-87 Old Bells Line of Road, Kurrajong**

Proposal Summary : **The Planning Proposal seeks to rezone 6 lots of land at Kurrajong township to Business General 3(a) to enable development of the land for retail/commercial purposes. The land is currently zoned Housing under Hawkesbury LEP 1989.**

PP Number : **PP_2012_HAWKE_001_00** Dop File No : **12/01197**

Planning Team Recommendation

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

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

Additional Information : **Preparation of the Planning Proposal is supported, subject to the following conditions:**

- 1. Council is to prepare the Planning Proposal as an amendment to the Principal LEP with a B1 - Neighbourhood Centre zone.**
- 2. Council is to consult with the NSW Rural Fire Service regarding the site being designated as bushfire prone land.**
- 3. Council is to consult with the Transport NSW - Roads and Maritime Services (formerly RTA) regarding possible intensification of vehicular traffic and pedestrian safety issues along this section of Old Bells Line of Road, normally associated with an increase in retail/commercial land use.**
- 4. Public exhibition of the Planning Proposal in the printed and electronic media is to be carried out for a period of not less than 14 days.**

- Supporting Reasons :
- The Planning Proposal should proceed for the following reasons:**
- 1. The current Housing zone is no longer appropriate for the land, given the proximity of the land to the existing retail/commercial zoning of the land opposite the site on the northern side of Old Bells Line of Road.**
 - 2. The rezoning would enable the increased use of the site for retail/commercial purposes and to strengthen the retail/commercial viability of other part of Kurrajong township.**
 - 3. The rezoning would provide a potential for retail/commercial development thereby enhancing employment opportunities for Kurrajong to be promoted as a potential "Small Village Centre" in the centres hierarchy.**
 - 4. The rezoning will result in a net community benefit by providing the local community with increased choice, convenience and employment opportunities within a reasonable distance from their residences.**
 - 5. There is no other potential and appropriately zoned land within or adjacent to the existing retail/commercial core at Kurrajong to allow future expansion of the retail/commercial activities in the neighbourhood centre.**

Panel Recommendation

Rezoning of 77-87 Old Bells Line of Road, Kurrajong

Recommendation Date : 09-Feb-2012

Gateway Recommendation : Passed with Conditions

Panel

The Planning Proposal should proceed subject to the following conditions:

Recommendation :

1. It is recommended that Council proceed with the planning proposal as an amendment to both the Hawkesbury LEP 1989, rezoning the subject land to Business General 3(a) and an amendment to Council's principal LEP, rezoning the land to B1 – Neighbourhood Centre.

2. In relation to S117 Direction 3.4 Integrating Land Use and Transport, Council is to consult with Transport for NSW – Roads and Maritime and take into account any comments made, prior to public exhibition of the planning proposal.

3. In relation to S117 Direction 4.4 Planning for Bushfire Protection, Council is to consult with the Commissioner of the NSW Rural Fire Service prior to undertaking community consultation and take into account any comments made.

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 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).

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


- NSW Rural Fire Service
- Transport for NSW – Roads and Maritime Services

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.

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

Signature:



Printed Name:

Neil Stinson

Date:

17/2/2012