

Angela Hynes

From: Bronwyn Inglis [REDACTED]
Sent: Friday, 12 June 2020 5:31 PM
To: Angela Hynes; Gina Metcalfe; Nicholas Carlton
Cc: Elizabeth Kimbell
Subject: Coonara LEP
Attachments: Combined copy of further submissions received after announcement of Tran....pdf

Follow Up Flag: Follow up
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Dear Gina,

Thanks for providing these draft documents yesterday, which I understand you are preparing as part of the final assessment report and package for consideration by the Minister, when he determines the outcome of this application.

As you are well aware, the position of Council is that this proposal should not proceed, for a range of reasons including environmental concerns, loss of employment land, local and regional traffic issues and inadequate local infrastructure provision. This position is maintained and it is hoped that the Minister will uphold the Council's decision.

Notwithstanding, I understand that from a technical level, you are seeking some commentary with respect to the legal drafting of the draft instrument and associated maps to assist in the completion of the Department's assessment report to the Minister. Noting this, please accept the following comments in this context only, noting that they do not constitute support for or acceptance of progression of the proposal or deviance from Council's decision to not proceed, nor should they be communicated as such to any party.

Concern is raised that no associated DCP has been provided, nor does the LEP require a DCP to address matters such as streetscape and character, dwelling size and mix, maximum building length and private open space. It is also noted that the draft LEP itself doesn't address these matters.

A review of the proposed mapping and instrument changes has been undertaken. It is noted that there are significant differences between what was exhibited, specifically with regard to zone and minimum lot size boundaries and the introduction of a new Additional Permitted Uses Map and Restricted Dwelling Yield Map. Concern is raised that the proposed additional permitted uses are inconsistent with the objectives of the E2 Environmental Conservation zone.

I further note that the proposed instrument changes do not make any reference to the new Restricted Dwelling Yield Map Sheet RDY_024.

Also, please find attached further submissions received by Council since the announcement of the subject planning proposal within the Tranche Two Projects List.

I trust this information will be considered as part of the Department's assessment and would note that the submissions include the personal details of residents, being their names, addresses and contact numbers. As such, it is not appropriate to publish these on a public form without being redacted.

From: Angela Hynes [REDACTED]
Sent: Thursday, 11 June 2020 11:34 AM
To: Gina Metcalfe; Nicholas Carlton
Cc: Elizabeth Kimbell
Subject: RE: Coonara LEP

Hi Nick,

The maps are available for download here [REDACTED]

Let me know if you have any issues downloading.

Angela Hynes

Senior Planning Officer, Place and Infrastructure (The Hills Shire and Hawkesbury)

Place, Design and Public Spaces | Department of Planning, Industry and Environment

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From: Gina Metcalfe

Sent: Thursday, 11 June 2020 11:32 AM

To: Nicholas Carlton

Cc: Angela Hynes Elizabeth Kimbell

Subject: FW: Coonara LEP

Hi Nick

Thanks for your time on the phone. As discussed the draft instrument for 55 Coonara Ave is attached. Angela will send the draft maps. We would be grateful for your comments by close of business tomorrow.

Regards

Gina

Gina Metcalfe

Acting Director, Central (Western)

Penrith, Blacktown, Hawkesbury, The Hills

Place, Design and Public Spaces | Department of Planning, Industry and Environment

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