

Housekeeping Amendment to Oran Park and Turner Road Precinct Plan

Proposal Title : **Housekeeping Amendment to Oran Park and Turner Road Precinct Plan**

Proposal Summary : **The Proposal deals with housekeeping matters relating to the Oran Park and Turner Road Precincts in the South West Growth Centre. The Proposal seeks to:**

- **rezone riparian areas and adjoining land in both Precincts to Zones R1 General Residential, R3 Medium Density Residential, E4 Environmental Living and RE2 Private Recreation;**
- **realign the zoning boundary for employment land in the Turner Road Precinct, between Zones IN1 General Industrial, B5 Business Development and R1 General Residential; and**
- **rectify a map anomaly for a Riparian Protection Area in the Oran Park Precinct.**

PP Number : **PP_2012_CAMDE_004_00** Dop File No : **12/02221**

Planning Team Recommendation

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

S.117 directions : **1.1 Business and Industrial Zones
2.1 Environment Protection Zones
3.1 Residential Zones
3.4 Integrating Land Use and Transport
7.1 Implementation of the Metropolitan Plan for Sydney 2036**

Additional Information : **It is recommended that the Proposal proceed subject to the following conditions:**

- 1) Community consultation is required under sections 56(2)(c) and 57 of the EP&A Act 1979 for a period of 14 days;**
- 2) The maps forming part of the community consultation should more clearly indicate how the current SEPP maps apply to each proposed map change;**
- 3) Council is to consult the Department of Primary Industries - Office of Water in relation to the proposed rectification of the boundary anomaly for the Riparian Protection Area in the Oran Park Precinct; and**
- 4) The timeframe for completing the local environmental plan is to be 6 months from the week following the date of the Gateway Determination.**

Supporting Reasons : **The Proposal will assist the implementation of SEPP (Sydney Region Growth Centres) 2006.**

Panel Recommendation

Recommendation Date : **09-Feb-2012** Gateway Recommendation : **Passed with Conditions**

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

- 1. Council is to ensure that all mapping supporting the planning proposal clearly identifies the relationship between the current SEPP (Sydney Region Growth Centres) 2006 maps and the proposed amendments being implemented through this planning proposal. Council should liaise with the Department's Regional Planning Team on this matter further, prior to proceeding to exhibition.**
- 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:**

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- (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 authority under section 56(2)(d) of the EP&A Act:

- Department of Primary Industries – Office of Water

This public authority is to be provided with a copy of the planning proposal and any relevant supporting material. The 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 6 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

NEIL SELWAY

Date:

10/2/2012