

Proposed rezoning of the Glenfield Waste Site, Cambridge Avenue, Glenfield

Proposal Title :	Proposed rezoning of the Glenfield Waste Site, Cambridge Avenue, Glenfield		
Proposal Summary :	To rezone 48ha of Rural 1(a) land at Glenfield Waste Site, Cambridge Avenue, Glenfield to IN1 General Industrial, SP2 Car Parking and SP2 Public Purposes Corridor. Of the 48ha, only 28ha of land is developable due to landfill, transport corridor, riparian corridor and electricity transmission line constraints. Proposed future uses of the site include expansion and relocation of the existing recycling facility followed by development for warehousing and logistics purposes.		
PP Number :	PP_2013_CAMPB_002_00	Dop File No :	13/10832

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
 - 4.2 Mine Subsidence and Unstable Land
 - 4.3 Flood Prone Land
 - 4.4 Planning for Bushfire Protection
 - 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : It is considered that the proposal has merit, subject to the following requirements:

1. Council amends Part 1 of the planning proposal to include the proposed use of the site.
2. Council undertakes the studies identified in the planning proposal.
3. Council consults with the Office of Strategic Lands with regards to the dedication of the land zoned 6(b) Regional Open Space adjoining the eastern boundary of the subject land and removal from the land reservation acquisition map.
4. Community Consultation for a period of 28 days.
5. The timeframe for completing the local environmental plan is to be 12 months from the week following the date of the Gateway Determination.
6. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - a) Sydney Catchment Authority
 - b) Sydney Metropolitan Catchment Management Authority
 - c) Office of Environment and Heritage
 - d) NSW Department of Primary Industries - Agriculture
 - e) NSW Department of Primary Industries - Minerals and Petroleum
 - f) Transport for NSW
 - g) Transport for NSW - Railcorp
 - h) NSW Rural Fire Service
 - i) Sydney Water
 - j) Telstra
 - k) Transgrid
 - l) Adjoining LGAs.

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7. The Director General's delegate agrees that any inconsistencies with the following Section 117 directions are justified and/or of minor significance:

- 1.2 Rural Zones
- 1.5 Rural Lands
- 2.3 Heritage Conservation
- 3.4 Integrating Land Use and Transport.

Supporting Reasons :

1. The subject land is no longer suitable for rural purposes due to the proximity to planned major infrastructure hubs, current industrial uses and neighbouring residential density.
2. The land is well-located to provide employment of up to 1,250 jobs for the local community and SW Growth Centre and will assist in meeting the 10,000 employment target for 2031 for Campbelltown-Macarthur.
3. Industrial development on the subject land may support the South Sydney Freight Line and the Moorebank and SIMTA Intermodal Terminals. The site has good access to current and future public transport infrastructure.

Panel Recommendation

Recommendation Date : 01-Aug-2013

Gateway Recommendation : Passed with Conditions

Panel

The planning proposal should proceed subject to the following conditions:

Recommendation :

1. Prior to undertaking public exhibition, Council is to update the 'objectives or intended outcomes' within the planning proposal to identify the uses proposed for the subject land. The planning proposal is to be updated to correctly reference the name of the zone for land proposed to be rezoned for special purposes - railway.
2. Prior to undertaking public exhibition, Council is to update the planning proposal to include sufficient additional information to adequately demonstrate consistency or justify any inconsistency with the below S117 Directions:
 - 2.3 Heritage Conservation
 - 3.4 Integrating Land Use and Transport
 - 4.3 Flood Prone Land
3. Additional information regarding the below matters is to be placed on public exhibition with the planning proposal:
 - flora and fauna
 - heritage
 - acoustic (noise impact)
 - stormwater management and flooding
 - traffic impact (road network capacity and infrastructure improvements)
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 must be made publicly available for a minimum of 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 5.5.2 of A Guide to Preparing LEPs (Department of Planning & Infrastructure 2013).
5. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act and/or to comply with the requirements of relevant S117 Directions:
 - Transport for NSW
 - Railcorp
 - Sydney Water

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- Telstra
- Transgrid
- Sydney Catchment Authority
- Sydney Metropolitan Catchment Management Authority
- Office of Environment and Heritage
- NSW Department of Primary Industries – Agriculture
- NSW Trade and Investment – Minerals and Petroleum (S117 Direction 1.3 Mining, Petroleum Production and Extractive Industries)
- NSW Rural Fire Service (S117 Direction 4.4 Planning for Bushfire Protection)
- Office of Strategic Lands regarding the dedication of land, which adjoins the eastern boundary of the subject land and which is zoned 6(b) Regional Open Space under Campbelltown (Urban Area) LEP 2002, and its removal from the Land Reservation Acquisition Map.
- Adjoining LGAs

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

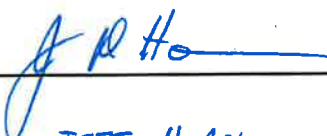
6. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

7. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

Plan making delegations:

The Minister delegated his plan making powers to councils in October 2012. Council has not asked to be issued with delegation for this planning proposal because of the size of the site and the complexity of the proposal. Consequently, Council should not be issued with delegations for the making of this plan.

Signature:



Printed Name:

JEFF HORN

Date:

06/08/13