

Camden LEP 2010 - (Amendment No. 22) - Reclassification of land from community to operational- Spring Farm Link Road, Camden

Proposal Title :	Camden LEP 2010 - (Amendment No. 22) - Reclassification of land from community to operational- Spring Farm Link Road, Camden		
Proposal Summary :	To reclassify land at 275 Richardson Road, Spring Farm, from Community to Operational for the purpose of road construction associated with the Spring Farm Link Road and Haul Road (Liz Kernohan Drive).		
PP Number :	PP_2013_CAMDE_002_00	Dop File No :	13/06276

Planning Team Recommendation

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

S.117 directions : **3.1 Residential Zones**
4.2 Mine Subsidence and Unstable Land
6.1 Approval and Referral Requirements
6.2 Reserving Land for Public Purposes
6.3 Site Specific Provisions
7.1 Implementation of the Metropolitan Plan for Sydney 2036

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

- 1. Council is to include additional information with the Planning Proposal regarding the discharge of any interests in accordance with the Department's LEP Practice Note PN 09-003 for exhibition purposes.**
- 2. Under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act, the Planning Proposal is to be exhibited for 28 days.**
- 3. A public hearing is not required under section 56(2)(e) of the Environmental Planning and Assessment Act, however, council is to comply with the requirements of the Local Government Act in respect of 'public hearings' following the exhibition period.**
- 4. The timeframe for completing the Planning Proposal is 6 months.**
- 5. Consultation with the Roads and Maritime Services.**

Council has not indicated whether it wishes to exercise the Minister's plan making powers. Provided the Governor's approval is not required to extinguish any interests in the land and given the minor nature of the proposal, the regional team recommends that the Minister's plan making powers be delegated to council.

Supporting Reasons : **The Planning Proposal involves the reclassification of land from Community to Operational, will not alter any zoning controls relating to the property, and will allow the land to be used for the purpose of road construction.**

Panel Recommendation

Recommendation Date : **18-Apr-2013** Gateway Recommendation : **Passed with Conditions**

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

- 1. Prior to undertaking public exhibition, Council is to amend the project timeline within the planning proposal to reflect the 9 month timeframe allocated for completing the LEP. Council is to ensure that it has addressed the Director General's requirements relating to the reclassification of public land consistent with section 5.5.4 of A Guide to Preparing LEPs.**

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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 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 2012).

3. 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 – Roads and Maritime Services
- Mine Subsidence Board (S117 Direction 4.2 Mine Subsidence and Unstable Land)

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

4. A public hearing is not required to be held into the matter under section 56(2)(e) of the EP&A Act. However, a public hearing is required to be held into the matter in accordance with the department's practice note PN09-003, as the planning proposal involves a reclassification of land from community to operational.

5. 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 SELMAN

Date:

22/4/13