

Penrith Planning Proposal - Lots 1 - 4 Old Bathurst Road, Emu Plains

Proposal Title : **Penrith Planning Proposal - Lots 1 - 4 Old Bathurst Road, Emu Plains**

Proposal Summary : **The PP seeks to rezone Lots 1 - 4 Old Bathurst Road, Emu Plains to part IN2 Light Industrial (18.16 hectares) to enable industrial development, and E3 Environmental Management (4.15 hectares) to protect the remaining part of the site.**

PP Number : **PP_2012_PENRI_002_00** Dop File No : **12/18515**

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**
- 2.1 Environment Protection Zones**
- 2.3 Heritage Conservation**
- 2.4 Recreation Vehicle Areas**
- 3.4 Integrating Land Use and Transport**
- 4.3 Flood Prone Land**
- 4.4 Planning for Bushfire Protection**
- 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 : **The planning proposal is to be amended to:**

- 1. Include Council's proposed studies relating to flooding and any other studies Council deems necessary to support the proposal.**
- 2. Remove references to JRPP application and make it clear that it is the RPA's Planning Proposal.**

Once the planning proposal is amended:

- 1. The RPA is to consult with Office of Environment and Heritage, NSW Office of Water, State Emergency Services, Roads and Maritime Services, Sydney Water, Essential Energy, Department of Corrective Services, Penrith Lakes Development Corporation and Department of Primary Industries, whilst the flood and other studies are occurring.**

Prior to Public Exhibition:

- 1. The RPA is to include a comprehensive assessment of the planning proposal's consistency with the relevant Section 117 Directions, State Environmental Planning Policies (SEPPs) and Deemed SEPPs. In particular, an assessment of Section 117 direction 4.3 - Flood prone land in accordance with the manual and reviewed by Council's Floodplain Management Committee.**

Public Exhibition

- 1. The Planning proposal should be exhibited for 28 days.**

Time frame

- 1. The planning proposal has a 24 month time frame.**

Advice in the letter to the RPA

1. The letter to the RPA should strongly advise that planning proposals should be prepared in accordance with the guidelines and should be a stand alone reflection of Council's intention for the planning proposal.

Supporting Reasons :

Panel Recommendation

Recommendation Date : **06-Dec-2012**

Gateway Recommendation : **Passed with Conditions**

Panel

The Planning Proposal should proceed subject to the following conditions:

Recommendation :

1. Prior to commencing public exhibition, Council is to amend the planning proposal to:

- (a) Remove reference to the document being prepared for the Joint Regional Planning Panel (JRPP) and clearly communicate to the public the intension of the planning proposal.
- (b) Provide comprehensive consideration of the planning proposal's consistency with applicable State Environmental Planning Policies (SEPPs), deemed SEPPs and section 117 Directions, including the proposal's consistency with Direction 4.3 Flood Prone Land and the principles of the Floodplain Development Manual 2005. The consideration of Direction 4.3 should be reviewed by Council's Floodplain Management Committee.
- (c) Include any studies necessary to support the planning proposal, including information relating to flooding matters.

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 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 and Infrastructure 2012).

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

- Office of Environment and Heritage
- NSW Office of Water
- State Emergency Services
- Transport for NSW
- Roads and Maritime Services
- Sydney Water
- Essential Energy
- Corrective Services NSW
- Penrith Lakes Development Corporation
- Department of Primary Industries – Agriculture
- Department of Primary Industries – Fishing and Aquaculture

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.

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 24 months from the week following the

Penrith Planning Proposal - Lots 1 - 4 Old Bathurst Road, Emu Plains

date of the Gateway determination.

Signature:

M. Selman A/EDPO

Printed Name:

NEW SELMAN

Date:

14/1/2013