

Reclassification and rezoning - 610-618 Elizabeth Drive and 37 Simpson Road, Bonnyrigg Heights

Proposal Title :	Reclassification and rezoning - 610-618 Elizabeth Drive and 37 Simpson Road, Bonnyrigg Heights		
Proposal Summary :	To reclassify and rezone part of Lot 2 DP786952 (37 Simpson Road, Bonnyrigg Heights) that is part of an open space reserve owned by Council , and rezone part of Lot 13 DP24063 (610-618 Elizabeth Drive Bonnyrigg Heights) to: (i) address a land ownership and zoning anomaly, and (ii) enable Council to enter into a possible future land exchange and sale of those parts of these lands to resolve this issue.		
PP Number :	PP_2012_FAIRF_004_00	Dop File No :	12/15567

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : Recommended with Conditions	
S.117 directions :	6.1 Approval and Referral Requirements 6.2 Reserving Land for Public Purposes 7.1 Implementation of the Metropolitan Plan for Sydney 2036
Additional Information :	The planning proposal should proceed subject to the following conditions: 1. 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 available for 28 days; and (b) the relevant planning authority must comply with notice requirements for public exhibition of planning proposals and the specifications for material that must be available along with the planning proposal. 2. Consultation with Sydney Water, Origin Energy and Office of Environment and Heritage is required under section 56(2)(d) of the EP&A Act. 3. A public hearing is required to be undertaken after the public exhibition period in accordance with the Department of Planning and Infrastructure Practice Note PN09-003, as the planning proposal involves a reclassification of community land into operational land. 4. The time frame for completing the LEP is 9 months from the week following the date of the Gateway determination.
Supporting Reasons :	The community consultation process is required to inform affected landowners and local residents as well as the local community of the proposed changes in land use and reclassification of part of Council land from community to operational. Consultation with the relevant public authorities is necessary to seek feedback on likely impacts of the change from community land into operational land and subsequent land exchange between Council and the owner(s) of adjoining land (lot 13).

Panel Recommendation

Recommendation Date :	04-Oct-2012	Gateway Recommendation :	Passed with Conditions
Panel Recommendation :	The Planning Proposal should proceed subject to the following conditions: 1. 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		

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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).

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

- Sydney Water
- Origin Energy
- Office of Environment and Heritage

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.

3. A public hearing is required to be undertaken after the public exhibition period in accordance with the Department of Planning and Infrastructure Practice Note PN09-003, as the planning proposal involved a reclassification of community land to operational land.

4. 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:

8/10/12