

Reclassification and Rezoning of 7 (seven) sites in Erskine Park and St Clair.

Proposal Title :	Reclassification and Rezoning of 7 (seven) sites in Erskine Park and St Clair.		
Proposal Summary :	The planning proposal seeks to reclassify 7 (seven) sites owned by Penrith Council in Erskine Park and St Clair from 'Community' to 'Operational' land. In addition, the planning proposal seeks to rezone the sites from RE1 Public Recreation to R2 Low Density Residential. The reclassification and subsequent rezoning will allow Council to sell all or part of a number of reserves that are no longer considered viable. The proceeds from the sale of this land will assist in improving other existing open space within Erskine Park and in providing additional recreational infrastructure, such as pedestrian and cycle paths.		
PP Number :	PP_2016_PENRI_004_00	Dop File No :	16/13131

Proposal Details

Date Planning Proposal Received :	30-Sep-2016	LGA covered :	Penrith
Region :	Metro(Parra)	RPA :	Penrith City Council
State Electorate :	PENRITH	Section of the Act :	55 - Planning Proposal
LEP Type :	Reclassification		

Location Details

Street :	73 Swallow Drive		
Suburb :	Erskine Park	City :	Penrith
Land Parcel :	Regulus Reserve (Lot 3280 DP786811)		
Street :	9A Dilga Crescent		
Suburb :	Erskine Park	City :	Penrith
Land Parcel :	Dilga Crescent Reserve (Lot 148 DP 703879)		
Street :	27A Phoenix Crescent		
Suburb :	Erskine Park	City :	Penrith
Land Parcel :	Pacific and Phoenix Reserve (part) (Lot 1444 DP 788282)		
Street :	11A Canopus Place & 8A Kawana Place		
Suburb :	Erskine Park	City :	Penrith
Land Parcel :	Capella Street Reserve (part) (Lot 2174 DP 776426 & Lot 376 DP 713863)		
Street :	85 Swallow Drive		
Suburb :	Erskine Park	City :	Penrith
Land Parcel :	Spica Reserve (part) (Lot 3281 DP 786811)		
Street :	25 Chameleon Drive		
Suburb :	Erskine Park	City :	Penrith
Land Parcel :	Chameleon Drive (part) (Lot 1106 DP 709078)		

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Street : 11 Ashwick Circuit
Suburb : St Clair City : Penrith Postcode : 2750
Land Parcel : Ashwick Reserve, (Lot 35 DP 812241)

DoP Planning Officer Contact Details

Contact Name : Alicia Hall
Contact Number : 0298601587
Contact Email : alicia.hall@planning.nsw.gov.au

RPA Contact Details

Contact Name : Anthony Milanoli
Contact Number : 0247328073
Contact Email : anthony.milanoli@penrith.city

DoP Project Manager Contact Details

Contact Name : Terry Doran
Contact Number : 0298601579
Contact Email : terry.doran@planning.nsw.gov.au

Land Release Data

Growth Centre :	N/A	Release Area Name :	N/A
Regional / Sub Regional Strategy :	Metro North West subregion	Consistent with Strategy :	Yes
MDP Number :		Date of Release :	
Area of Release (Ha)		Type of Release (eg Residential / Employment land) :	N/A
No. of Lots :	0	No. of Dwellings (where relevant) :	21
Gross Floor Area :	0	No of Jobs Created :	0

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**

If No, comment : The Department's Lobbyist Contact Register has been checked on 4 October 2016 and there are no records of contact with lobbyists in relation to this proposal.

Have there been meetings or communications with registered lobbyists? : **No**

If Yes, comment : To the best of the knowledge of the regional team, the Department's Code of Practice in relation to communications and meetings with Lobbyists has been complied with. Sydney Region West (Parramatta) has not met with any lobbyists in relation to this proposal, nor has the Director been advised of any meetings between other departmental officers and lobbyists concerning this proposal.

Supporting notes

Internal Supporting Notes :

Reclassification and Rezoning of 7 (seven) sites in Erskine Park and St Clair.

External Supporting
Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment : **The planning proposal seeks to reclassify and rezone, part or all, of seven (7) council owned parks/reserves that have been identified as being unviable. The proposed reclassification and rezoning will enable the sale of these lots to facilitate the upgrade and enhancement of other parks, streets and public spaces within Erskine Park.**

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : **Penrith Council is seeking to reclassify and rezone 7 reserves, identified as surplus to needs in Erskine Park and St Clair. The proceeds from the sale of this land will be reinvested by upgrading a number of existing reserves and public spaces within these suburbs.**

In support Council owns and maintains 24 hectares of public open space by the way of 19 parks and reserves in Erskine Park. All of these parks were acquired as a form of local infrastructure contributions during the 1980s and 1990s.

Current recreation standards require 2.83 hectares per 1000 people, which equates to 18.9 hectares. With the sale of the seven (7) sites (1.5ha in total area), 22 hectares of open space will remain in Erskine Park. This figure is above the general standard of open space provisions required in new release areas by 22% (pg 5, Council Report and Minutes).

A number of the parks and reserves in Erskine Park and St Clair are not being utilised to their full capacity for a number of reasons, including:

- small size;**
- isolated and perceived as unsafe due to links with crime and anti-social behaviour;**
- lack of recreational facilities and amenity;**
- too close to other reserves to justify improvements or retention; and**
- identified as surplus to needs.**

In order to determine how to best deal with the surplus of parks in Erskine Park, Penrith City Council undertook a number of studies, engaged a consultant to provide a framework to underpin this process and engaged in community consultation to determine which parks should be retained, retained and improved, or disposed of either in full or partially.

As a result of this process this proposal seeks to reclassify and rezone seven (7) parcels of land to enable the sale of this land. Proceeds from the sale of these lots will go directly into improving existing parks and reserves within Erskine Park through the provision of additional recreational infrastructure including seating, shelter, play equipment and cycle and pedestrian footpaths.

The reclassification and rezoning of these seven (7) lots is likely to result in approximately twenty one (21) additional residential dwellings. Dual occupancies are proposed for two (2) of these sites - Regulus and Ashwick Reserves. Dual Occupancies are permitted in the R2 Low Density Residential zone, under the Penrith Local Environmental Plan (2010).

MAP AMENDMENTS

The following amendments are proposed to the Penrith Local Environmental Plan 2010 to achieve the objectives of this planning proposal:

LAND ZONING MAP

It is proposed to amend the Land Zoning Map_020 to rezone land currently zoned RE1 Public Recreation to R2 Low Density Residential.

HEIGHT OF BUILDING MAP

It is proposed to amend the Height of Building Map_020 to a maximum building height of 8.5 metres.

LOT SIZE MAP

It is proposed to amend the Minimum Lot Size Map_020 to a minimum lot size of 550 sqm.

SITE DESCRIPTIONS

SITE 1: REGULUS RESERVE

Regulus Reserve is located on the corner of Swallow Drive and Regulus Street. The site slopes steeply down to the South, is partially vegetated with grass and shrubs and thirteen (13) mature trees, a number of which are dead, in decline or are considered over mature with a short useful life expectancy. The removal of this vegetation is unlikely to have significant impacts.

The site is surrounded by one and two storey low density residential development, does not contain any footpaths or recreational infrastructure and is located 150m from the Spica Reserve which includes proposed upgrades (refer to site description for Spica Reserve below) and as a result, the whole site is proposed to be sold.

Four (4) lots are proposed for this site, comprising six (6) dwellings. Two (2) lots are considered suitable for dual occupancies.

SITE 2: DILGA RESERVE

Dilga Reserve has frontage to both Erskine Park Road and Dilga Crescent. The reserve slopes gently to the north towards Erskine Park Road. Vegetation on the site consists of grass, shrubs and mature trees. A number of trees have been identified as Cumberland Plain Woodland, however the trees are considered to generally in poor health and are not seen as a constraint to development.

The reserve is considered noisy due to its location between two (2) roads and is located approximately 300m from Phoenix and Pacific reserve where significant upgrade works are proposed (refer to site description for Phoenix and Pacific Reserve below).

As a result Dilga Reserve is proposed for full disposal, with four (4) lots and four (4) dwellings proposed for the site.

SITE 3: PACIFIC AND PHOENIX RESERVE

This reserve fronts Pacific Road and Phoenix Crescent, and the reserve is large, open, centrally located space. A paved footpath connects the northern and southern entries to the park and the reserve borders low density residential development to the east and south.

The reserve is approximately 12,510 sqm, is well vegetated and contains children's play equipment. A small portion of the reserve (1,234 sqm) to the north east is proposed to be rezoned and sold. This portion of the reserve is offset from the main park and is not considered to substantially contribute to the quality of the open space.

Sixteen (16) trees within the north eastern corner of the reserve were assessed. Six (6) were identified as a species associated with Cumberland Plain Woodland, however the general health of the trees is considered poor, therefore the biodiversity value of the site is relatively low.

The sale of the north eastern portion will go towards upgrading the remainder of this reserve. Proposed upgrades include a new park entrance, water play area, picnic shelters, landscaping, and additional paths, including a circuit path.

Two (2) lots and two (2) dwellings are proposed for this site.

SITE 4: CAPELLA RESERVE

Capella Reserve is a large reserve approximately 9,200 sqm with frontage to Capella Street. The reserve is largely under utilised and as such a portion (1,700 sqm) of this reserve is proposed to be reclassified and rezoned. The land subject to reclassification and rezoning is located on the eastern side of the reserve and borders low density residential development.

The reserve is currently vegetated with mature trees and turf. Existing vegetation on the eastern portion of the site is in poor condition, is not considered to be of significant value, and therefore is not viewed as an impediment to development.

Capella Reserve does not contain any formal recreational facilities. Proceeds from the sale of this portion of the reserve will enable improvements to the remainder of the reserve. Proposed upgrades include new footpaths, seating, woodland generation, a gathering space and picnic terrace. The existing public thoroughfare linking Pisces Lane and Erskine Park High School is to be retained.

Four (4) lots and (4) dwellings are proposed for this site.

SITE 5: SPICA RESERVE

Spica Reserve is irregularly shaped, with the eastern portion of the reserve surrounded on three sides by residential development. This portion of the land is flat, generally obscured from public view and contains a number of trees, it is considered that the removal of these trees would be unlikely to have a significant impact. This portion is proposed for disposal.

Spica Reserve is located across the road from Erskine Park High School and has lane way access to Spica Lane. The remainder of this reserve has the potential to be an important meeting place as well as a link from the schools to residential areas located to the south of the reserve. The proceeds from the sale of the eastern portion will enable the improvement of the rest of the reserve and to other reserves in the area.

Spica Reserve proposed upgrades include an upgraded bus stop, fencing, granite social space, open-sided shelter and seats, table tennis, student space, children's play equipment, kickabout lawn and additional lighting.

A maximum of two (2) lots would be permissible on these lots. However, Spica Reserve is expected to be subdivided in a manner which provides opportunities for surrounding lots to increase in size rather than result in any new additional lots.

SITE 6: CHAMELEON RESERVE

Chameleon Reserve is part of a larger expanse of land zoned RE1 Public Recreation. The portion proposed for disposal is 2,487 sqm and has frontage to Chameleon Drive. The site slopes down from the south to a small creek along the northern boundary. The site is surrounded by low density residential development.

The site is largely cleared and this portion of the site is considered surplus to Council's needs. The site will require a lot boundary adjustment on the south west boundary to enable a regular shaped lot considered more suitable for subdivision.

Four (4) lots and four (4) dwellings are proposed for this site.

SITE 7: ASHWICK RESERVE

Ashwick Reserve has a single frontage to Ashwick Circuit. This reserve adjoins an existing drainage reserve, RMS M4 Corridor land and low density residential development. The land was originally left vacant for drainage purposes, however these are no longer relevant.

This lot is vacant, largely cleared and the sale of this lot will generate funds to upgrade other reserves in Erskine Park and St Clair.

Two (2) dwellings, a dual occupancy is proposed for this site.

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **Yes**

b) S.117 directions identified by RPA :

3.1 Residential Zones

* May need the Director General's agreement

3.4 Integrating Land Use and Transport

6.2 Reserving Land for Public Purposes

7.1 Implementation of A Plan for Growing Sydney

Is the Director General's agreement required?

c) Consistent with Standard Instrument (LEPs) Order 2006 :

d) Which SEPPs have the RPA identified?

SEPP No 55—Remediation of Land

SEPP (Infrastructure) 2007

e) List any other matters that need to be considered :

SECTION 117 DIRECTIONS

The planning proposal is consistent with all the relevant s117 Directions with the exception of 6.2 Reserving Land for Public Purposes.

6.2 RESERVING LAND FOR PUBLIC PURPOSES

This direction states that a planning proposal must not reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Director-General (now Secretary) of the Department.

The planning proposal seeks to reclassify seven (7) sites in Erskine Park and St Clair from 'community' to 'operational' and to rezone these sites from RE1 Public Recreation to R2 Low Density Residential. These sites have been identified and assessed by Council as being undesirable reserves due to their location, size, poor passive surveillance and/or lack of facilities.

The proposed reclassification and rezoning of these seven (7) sites is underpinned by a number of strategies and studies including:

- Penrith Recreational and Cultural Strategy (2004)
- People's Lifestyle Aspiration and Needs Study (PLANS) (2007)
- Open Space Action Plan (2007)
- Public Open Space Reinvestment Project Report (2015)
- Draft Erskine Park Open Space (2015)
- Aborigiculture Assessment
- Contamination Assessment
- Ecology Assessment
- Parking and Traffic Assessment

The proposal was also underpinned by two stages of community consultation. Community consultation included:

- a letter box drop to residents in Erskine Park;
- a survey available both online and at events;
- two (2) community drop in sessions;
- a workshop with local high school students; and
- intercept surveys - 121 response to the survey were received.

The survey found:

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- broad support of Council funding improvements in recreational spaces through the sale of surplus Council owned land;
- about half the respondents indicated that they would prefer any funds generated from the potential sale be invested locally;
- strong support for all ages exercise equipment;
- Other improvements respondents would like to see included play equipment for teens, toddlers and children, shade, lighting and seating

Refer to 'Consultation Reports' for a summary of the community consultation findings.

The open spaces proposed for reclassification and rezoning is land that has been identified as surplus to Council's needs, is poorly utilised and generally poorly equipped. The proposal will result in the upgrade of existing parks with the immediate area and the proposed rezoning is consistent with adjoining land uses and the reclassification and rezoning of this land will result in a better use of this land.

The proposed reduction of public open spaces requires the approval of the delegate.

As the proposal will be subject to a public hearing and further consideration by Council, at this time approval of the secretary to alter the open space zone be held and Council be requested to seek approval following its final consideration of the proposal.

STATE ENVIRONMENTAL PLANNING POLICIES

The proposal is considered consistent with all the relevant State Environmental Planning Policies.

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment :

The maps provided with the planning proposal would be suitable for exhibition purposes, subject to the inclusion of a north point; legend; scale; and, label indicating the title of the map.

Further, the sites locality map (p. 22 of the proposal [Figure 2]) is to be enlarged to add to its legibility.

An appropriate condition is recommended for attachment to the Gateway determination.

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment :

Community consultation was undertaken to seek community feedback on which reserves could be reclassified and rezoned and which reserves should be upgraded and improved.

The community feedback received was used to underpin the reserves proposed for reclassification and rezoning in this planning proposal.

A public exhibition period of 28 days is proposed.

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date : **September 2010**

Comments in relation to Principal LEP : **The planning proposal seeks to amend Penrith Local Environmental Plan 2010. This Local Environmental Plan came into effect on 22 September 2010.**

Assessment Criteria

Need for planning proposal : **A planning proposal is considered the best way to achieve the reclassification and rezoning amendments to the LEP.**

The planning proposal is supported by a number of strategic studies, including:

- Penrith Recreational and Cultural Strategy (2004);**
- People's Lifestyle Aspiration and Needs Study (PLANS) (2007);**
- Public Open Space Reinvestment Report (2015).**

These studies are discussed further in this report under the section 'Local Environmental Plans - A Guide to Preparing Local Environmental Plans'.

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Consistency with strategic planning framework :

The proposed reclassifications and rezonings will enable Council to better manage Council's assets by disposing of surplus land that is underutilised and reinvesting the proceeds to improve and upgrade existing parks and reserves. Overall this will result in improved services and facilities for the community.

A PLAN FOR GROWING SYDNEY

The proposal is generally consistent with A Plan for Growing Sydney, specifically with regards to:

GOAL 3. SYDNEY'S GREAT PLACES TO LIVE

Action 3.2: Create a network of interlinked, multipurpose open and green spaces across Sydney

This direction seeks to improve the quality and livability of urban areas by improving the quality of green spaces, providing stimulating children's playgrounds and by investing in creating interconnected links between centres, schools and parks.

DEPARTMENT COMMENT:

The proposal achieves this direction through upgrades to existing parks and through the creation of interconnected footpaths that link schools, housing and recreation spaces.

Action 3.3 Create healthy built environments

This direction seeks to facilitate social cohesion and community connection through the built environment, through the provision of separated footpaths and cycleways, linking open space to encourage walking and cycling and through the provision of public spaces that are safe, clean and attractive.

DEPARTMENT COMMENT:

The proposal is consistent with this direction as the proposal aims to provide footpaths and cycleways that will link open space and encourage walking and cycling in Erskine Park.

LOCAL ENVIRONMENTAL PLANS - A GUIDE TO PREPARING LOCAL ENVIRONMENTAL PLANS

This document provides guidance on the process for making Local Environmental Plans (LEPS) and includes requirements as set out by the Secretary on the reclassification of public land.

5.5.4 Classification and reclassification of public land

Secretary's requirements for planning proposals reclassifying land:

a) Is the planning proposal the result of a strategic study or report.

DEPARTMENT COMMENT:

The planning proposal is the result of a number of strategic studies and is further underpinned by a number of studies and two (2) rounds of community consultation.

- PENRITH RECREATIONAL AND CULTURAL STRATEGY (2004)

The Penrith Recreational and Cultural Strategy is a result of social research and community consultation into the needs and aspirations of the community. Lack of quality open space and recreational and cultural facilities were identified as a key issue by the community. Parks and open space were identified as highly valued by the community and the strategy also identifies that in established areas there was a need for upgrades and improvements to existing parks and reserves.

- PENRITH OPEN SPACE ACTION PLAN (2007)

- PEOPLE'S LIFESTYLE ASPIRATION AND NEEDS STUDY (PLANS)

PLANS research identified the need to improve the city's open space and facilities with a focus on quality and the incorporation of social inclusion and universal design principles in the planning of outdoor space.

The Open Space Action Plan was developed in response to research identified in both the Cultural Strategy and PLANS. It specifies works that are required to enhance the quality of the areas open spaces.

- PUBLIC OPEN SPACE REINVESTMENT REPORT (2015)

Clouston Associates was engaged to design a framework to establish a rigorous and transparent framework for identifying land which does not meet community needs and to establish a best practice approach to determining whether those lands should be retained, improved or divested (in whole or in part). A site evaluation and site context analysis of each suburb was undertaken. Community engagement was also undertaken as part of this report.

b) Is the planning proposal consistent with the local council's community plan, or other local strategic plan.

The planning proposal is consistent with the strategic documents discussed above and has been discussed throughout this report.

c) If the provisions of the planning proposal include the extinguishment of any interests in the land, an explanation of the reasons why the interests are proposed to be extinguished should be provided.

All seven (7) sites have covenants or trusts that apply and it is not proposed to discharge these interests. A full list of the details is provided in Appendix I - Property Information (CT and DP).

For clarity, as a Gateway condition is recommended that Table 4 of the proposal (p.21) be amended to show all trusts and interests applying to the subject land. Further, Part 2 - Explanation of Provisions be amended to clearly indicate that the proposal seeks to remove public reserve status of the subject land.

d) the concurrence of the landowner, where the land owner is not owned by the relevant planning authority.

The land is owned by council therefore this clause does not apply.

Environmental social
economic impacts :

ENVIRONMENTAL

A preliminary Aborigiculture Assessment of the existing vegetation on the subject land has been included as part of the proposal. The assessment identifies that a number of sites contain Cumberland Plain Woodland, a Critically Endangered Ecological Community under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) and Shale Gravel Transition Forest an Endangered Ecological Community under the Threatened Species Conservation Act 1995 and Critically Endangered Ecological Community under the EPBC Act.

The report noted that a number of trees accross the seven (7) sites were dead, in poor condition or over mature and reaching the end of their useful life expectancy. It is recommended that these trees be removed and will not impact on future development.

However, a number of trees were identified for retention and Council indicates that these trees are subject to a Tree Preservation Order. The removal of these trees will require a permit or development consent and it is anticipated that the management or removal of these trees will be dealt with at the DA stage.

The Ecological assessment confirms that Cumberland Plain Woodland and Shale Gravel Transition Forest vegetation types are located across the a number of the sites, however the vegetation observed on site is considered in poor condition and would not meet the listing criteria as threatened species and that removal of the vegetation is unlikely to have a significant impact on the long term survival of these species.

It is considered that the vegetation located on these sites does not prevent the

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reclassification and rezoning of these parcels. However, consultation with the Office of Environment and Heritage is recommended as a Gateway condition.

SOCIAL

The loss of open space associated with this planning proposal is considered to be minimal as these sites were underutilized due to their location, size, lack of facilities and low levels of passive surveillance and are therefore considered surplus to Council's needs. The reclassification and rezoning will allow the sale of these sites, the proceeds upgrading and improving infrastructure in existing reserves and open spaces within Erskine Park and St Clair localities.

ECONOMIC

The rezoning and reclassification will result in positive economic impacts as the proposal will reduce maintenance and upkeep of reserves which are surplus to the needs of Council and the community. The sale of these parcels of land will generate approximately \$7 million in net revenue to be reinvested into the upgrade and improvements to existing parks and open space within Erskine Park and St Clair.

Assessment Process

Proposal type :	Routine	Community Consultation Period :	28 Days
Timeframe to make LEP :	12 months	Delegation :	DDG
Public Authority Consultation - 56(2)(d)	Office of Environment and Heritage		

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
01. Cover Letter.pdf	Proposal Covering Letter	Yes
02. Planning Proposal.pdf	Proposal	Yes
03. Report to Council 22 Aug 2016.pdf	Proposal	Yes
04. Minutes of Council resolution 22 Aug 2016.pdf	Proposal	Yes

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06. Land Zoning Maps.pdf	Proposal	Yes
07. Assessment of Planning Proposal against DP&E Guidelines and EP&A Act Criteria.pdf	Proposal	Yes
08. Council Comments in response to Erskine Park.pdf	Proposal	Yes
09. Regulus Reserve Maps.pdf	Proposal	Yes
10. Spica Reserve Maps.pdf	Proposal	Yes
11. Chameleon Reserve Maps.pdf	Proposal	Yes
12. Pacific Reserve Maps.pdf	Proposal	Yes
13. Dilga Reserve Maps.pdf	Proposal	Yes
14. Capella Reserve Maps.pdf	Proposal	Yes
15. Ashwick Reserve Maps.pdf	Proposal	Yes
Appendix A - Penrith Recreation and Cultural Strategy (2004).pdf	Proposal	Yes
Appendix B - Penrith Open Space Action Plan (2007).pdf	Proposal	Yes
Appendix G - Assessment of the proposal against local strategic documents.pdf	Proposal	Yes
Appendix H Consistency of Planning Proposal with Statutory Planning Policies.pdf	Proposal	Yes
Appendix I - Property Information (CTand DP).pdf	Proposal	Yes
Appendix J - Arboriculture Assessment.pdf	Proposal	Yes
Appendix K - Parking and Traffic Assessment Draft P21.pdf	Proposal	Yes
Appendix M - Ecology Assessment.pdf	Proposal	Yes

Planning Team Recommendation

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

S.117 directions: **3.1 Residential Zones**
3.4 Integrating Land Use and Transport
6.2 Reserving Land for Public Purposes
7.1 Implementation of A Plan for Growing Sydney

Additional Information : **It is recommended that the planning proposal proceeds subject to the following:**

1. Prior to undertaking public exhibition, the maps provided with the planning proposal should include a north point; legend; scale; and, label indicating the title of the map.

Further, the sites locality map (p. 22 of the proposal [Figure 2]) is to be enlarged to add to its legibility.

2. It is recommended that Table 4 of the proposal (p.21) be amended to show all trusts and interests applying to the subject land.

Further, Part 2 - Explanation of Provisions be amended to clearly indicate that the proposal seeks to remove public reserve status of the subject land.

3. Community consultation is required under sections 56(2)(c) and 57 of the 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 and Environment 2016).

4. Consultation is required with the Office of Environment and Heritage under section 56(2)(d) of the Act. The Office of Environment and Heritage 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.

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5. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the Act, however, this does not discharge Council from its obligation to conduct a public hearing for the proposed reclassification of the land under the Local Government Act 1993.

6. The time frame for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

Supporting Reasons :

The planning proposal will allow Council to sell surplus parcels of land to facilitate the improvement and upgrade of existing parks, reserves and public space within Erskine Park and St Clair.

Signature:



Printed Name:

T DORAN

Date:

19/10/16

