

Rezoning of Fernbank Creek Road (Sancrox Employment Lands Stage 2)

Proposal Title : **Rezoning of Fernbank Creek Road (Sancrox Employment Lands Stage 2)**

Proposal Summary : **The planning proposal seeks to rezone land at Fernbank Creek Road, Sancrox for industrial and environmental protection purposes.**

PP Number : **PP_2011_PORTM_005_00** Dop File No : **11/20432**

Planning Team Recommendation

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

S.117 directions : **1.2 Rural Zones
1.3 Mining, Petroleum Production and Extractive Industries
1.5 Rural Lands
4.4 Planning for Bushfire Protection**

Additional Information : **Preparation of the planning proposal is supported at this stage.**

It is recommended that:

- 1. the planning proposal proceed as a routine planning proposal;**
- 2. the planning proposal be exhibited for 28 days;**
- 3. maps showing existing zoning and proposed zoning are to be exhibited with the planning proposal;**
- 4. the planning proposal should be completed in 12 months;**
- 5. consultation is required with the following public authorities under section 56(2)(d) of the EPA Act:**
Roads and Traffic Authority
Office of Environment and Heritage
Department of Primary Industry (mineral resources)
NSW Rural Fire Service (required by section 117 direction 4.4); and
Local Aboriginal Land Council; and
- 6. The Director General's delegate agree that inconsistencies with section 117 Directions 1.2 and 1.3 are justified as being of minor significance.**

Supporting Reasons : **1. The planning proposal will generate new employment opportunities and allow native vegetation and habitat to be protected and retained by environmental protection zoning.**

2. The proposal is consistent with both State and local strategic framework and is likely to have positive social and economic benefits to the community and impacts on the locality.

Panel Recommendation

Recommendation Date : **24-Nov-2011** Gateway Recommendation : **Passed with Conditions**

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

- 1. Council is to identify proposed zones for the subject land and prepare a map indicating the current and proposed future zone(s) for the purposes of exhibition. In addition, Council is to identify appropriate minimum lot size and height of building controls and FSR (if considered necessary by Council), for the site and include these maps as part of the exhibition material.**
- 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 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).

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

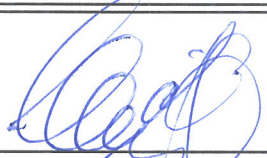
- NSW Aboriginal Land Council
- Office of Environment and Heritage
- NSW Department of Primary Industries - Minerals and Petroleum
- NSW Rural Fire Service
- Department of Transport - Roads and Traffic Authority

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 12 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

Neil McGiffin

Date:

29.11.11.