

Rezoning Penrith City Park from RE1 Public Recreation and B3 Commercial Centre to B4 Mixed Use

Proposal Title : **Rezoning Penrith City Park from RE1 Public Recreation and B3 Commercial Centre to B4 Mixed Use**

Proposal Summary : **To rezone Penrith City Park from Zone RE1 Public recreation and Zone B3 Commercial Core to Zone B4 Mixed Use.**

PP Number : **PP_2016_PENRI_003_00** Dop File No : **16/01907**

Proposal Details

Date Planning Proposal Received : **05-Jan-2016** LGA covered : **Penrith**

Region : **Metro(Parra)** RPA : **Penrith City Council**

State Electorate : **PENRITH** Section of the Act : **55 - Planning Proposal**

LEP Type : **Spot Rezoning**

Location Details

Street :

Suburb : City : Postcode :

Land Parcel : **Penrith City Park bounded by Henry Street, Station Street, High Street and Woodriff Street north**

DoP Planning Officer Contact Details

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RPA Contact Details

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DoP Project Manager Contact Details

Contact Name : **Terry Doran**

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Land Release Data

Growth Centre : **N/A** Release Area Name : **N/A**

Regional / Sub Regional Strategy : **Metro North West subregion** Consistent with Strategy : **Yes**

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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) :	0
Gross Floor Area : 0	No of Jobs Created :	0

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

If No, comment :

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

If Yes, comment : **The lobbyist register was checked on 5 February 2016. To the regional team's knowledge, there have been no meetings with registered lobbyists on this proposal.**

Supporting notes

Internal Supporting Notes : **Political donations disclosure laws commenced on 1 October 2008. The legislation requires the public disclosure of donations or gifts for certain circumstances relating to the Planning system.**

"The disclosure requirements under the new legislation are triggered by the making of relevant planning applications and relevant public submissions on such applications.

The term relevant planning application means:

- A formal request to the Minister, a council or the Director-General to initiate the making of an environmental planning instrument..."

Planning Circular PS 08-009 specifies that a person who makes a public submission to the Minister or Director General is required to disclose all reportable political donations (if any).

The Department has not received any disclosure statements for this Planning Proposal.

External Supporting Notes :

Adequacy Assessment

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

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

Comment : **The planning proposal is to rezone land bounded by Station Street to the west, Henry Street to the north, High Street to the south and Woodriff Street North to the east to enable development of a City Park and expand a range of adjacent land uses to attract development within the vicinity of the City Park, including residential development.**

COMMENT:

A City Park (recreation areas) is currently permissible in the RE1 Public Recreation zone and B3 Commercial Core zone across the site. The planning proposal is to enable the expansion of the range of adjoining land uses.

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

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

Comment : **An explanation of provisions is provided. The following map and instrument changes are proposed:**

MAP CHANGES

Amending the following map sheets:

Land zoning map sheet LZN_006

Land zoning map sheet LZN_013

Land zoning maps:

Amending land zoning map to change the land from part RE1 Public Recreation zone and B3 Commercial Core to B4 Mixed Use. The land proposed to be zoned from RE1 Public Recreation is currently part of an existing car parking structure.

COMMENT:

Recreation areas are permissible with consent in zone RE1 Public Recreation and zone B3 Commercial Core. The B4 Mixed use zone will enable additional land uses, including residential, to complement a proposed city park on part of the site.

Height of building map sheet HOB_006

Height of building map sheet HOB_013

Height of buildings maps:

Remove the reference to 'Area 4' on the map. 'Area 4' relates to where clause 8.2 - Sun Access applies across the site. It is intended to remove reference to 'Area 4' in clause 8.2 - Sun Access, and have this as a matter of consideration across the site. Current Maximum Height Of Buildings controls will not be changed in this proposal.

Active Street Frontage map sheet ASF_006

Active Street Frontage map sheet ASF_013

Active street frontages maps:

The current active street frontage map aligns to the current RE1 zoned land along Allen Place. As part of this land is proposed to be zoned B4 Mixed use, it is proposed to amend the active street frontages around the remaining park site.

INSTRUMENT CHANGES

Amendment to clause 8.2 - Sun access

It is proposed to amend the clause to refer to 'open space' instead of the specified open space in 'the vicinity of Allen Place, Memory Park and Judges Park and to High street between Station Street and Lawson Street'.

COMMENT:

This instrument change will enable Council to design the City Park in accordance with its strategic work and studies without requiring further amendments to this clause in the Penrith Local Environmental Plan 2010.

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

1.1 Business and Industrial Zones

2.3 Heritage Conservation

* May need the Director General's agreement

3.1 Residential Zones

3.3 Home Occupations

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**3.4 Integrating Land Use and Transport
6.2 Reserving Land for Public Purposes**

Is the Director General's agreement required? **Yes**

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

d) Which SEPPs have the RPA identified?

**SEPP No 32—Urban Consolidation (Redevelopment of Urban Land)
SEPP No 55—Remediation of Land
SEPP No 64—Advertising and Signage
SEPP No 65—Design Quality of Residential Flat Development
SEPP (Building Sustainability Index: BASIX) 2004
SEPP (Exempt and Complying Development Codes) 2008
SEPP (Housing for Seniors or People with a Disability) 2004
SREP No. 20 - Hawkesbury-Nepean River (No. 2 - 1997)
SEPP (Affordable Rental Housing) 2009**

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

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

If No, explain :

The planning proposal is consistent with the relevant Section 117 Directions, except for the following:

Section 117 Direction 1.1 - Business and Industrial zones:

The planning proposal is inconsistent with this direction. While it is proposed to change from a business zone (B3 Commercial Core) to another business zone (B4 Mixed Use), it reduces the amount of commercial employment uses on the site.

The proposed change in the zone increases the range of uses permissible on the site, including certain types of residential development, which is permissible in the B4 mixed use zone.

Council considers this inconsistency to be of minor significance as the overall reduction in land zoned B3 Commercial Core is 4% of the current 30 hectares of land.

Council considers the 30 hectares of land zoned B3 Commercial Core to be excessive to the needs of the regional centre. There are no supporting studies included in the planning proposal to support this argument.

Council also considers the proposed rezoning of the land surrounding City Park to be an activation site to commence redevelopment and developer interest in the Penrith CBD as the site is located approximately 200 metres from the Penrith railway station.

COMMENT:

It is considered that the inconsistency with Section 117 Direction 1.1 is of minor significance as the rezoning represents 4% of the total 30 hectares of land zoned B3 Commercial Core in Penrith.

It is recommended that the Secretary, or her delegate, grant approval for the inconsistency with this Section 117 Direction in this instance.

Section 117 Direction 2.3 - Heritage Conservation

The direction requires the planning proposal to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.

The planning proposal is consistent with this direction as the site does not contain any heritage items and the proposal does not to amend any existing heritage provisions.

Section 117 Direction 3.1 - Residential zones

This direction applies as Council has proposed to rezone part of the land to B4 Mixed Use zone which will enable residential development on the site.

The planning proposal is consistent with this direction, as the site is located approximately 200 metres from Penrith railway station, and will provide a range of housing opportunities.

Section 117 Direction 3.4 - Integrated land use and transport

This direction applies to the planning proposal. Under this direction, a planning proposal must include provisions that give effect to and are consistent with the aims, objectives and principles of:

- (a) Improving transport choice - guidelines for planning and development (DUAP 2001), and
- (b) The right place for Business and Services - Planning Policy (DUAP 2001).

Central to these two documents is the objective of improving access to housing, jobs and services by walking, cycling, public transport, and reducing the travel demand, including the number of trips generated by development and the distance travelled, especially by car.

The planning proposal is considered to be consistent with the objectives of this direction in that it will permit mixed use development on the site in a highly central and well serviced location, close to amenities and approximately 200 metres to public transport (i.e Penrith railway station).

Section 117 Direction 6.2 - Reserving land for public purposes

This direction applies to this planning proposal. In accordance with this Direction, a planning proposal "must not create, alter or reduce existing zonings of reservations of land for public purposes without the approval of the relevant public authority and the Secretary of the Department of Planning and Environment (or her delegate)".

Council is proposing to rezone a portion of land from zone RE1 Public recreation to zone B4 Mixed Use. As this change of zone would alter an existing zoning of land for a public purpose, the Direction is relevant to the planning proposal.

Council has not addressed the planning proposal's consistency with this direction in its planning proposal.

It is recommended that the planning proposal be amended to address the consistency of the planning proposal with the direction, and seeks the delegate's approval prior to public exhibition, if required.

State Environmental Planning Policies

State Environmental Planning Policy No. 32 - Urban Consolidation (Redevelopment of Urban Land):

The intent of the SEPP is "to promote the orderly and economic use and development of land by enabling urban land which is no longer required for the purpose for which it is currently zoned or used to be redeveloped for multi-unit housing and related development".

While the site could still be utilised for the purpose it is currently zoned (i.e B3 Commercial Core), the rezoning could result in:

- (i) an increase in the availability of housing within a particular locality, and
- (ii) a greater diversity of housing types within a particular locality to meet the demand

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generated by changing demographic and household needs.

The planning proposal is generally consistent with this SEPP.

State Environmental Planning Policy No. 55 - Remediation of Land:

Under clause (6) of State Environmental Planning Policy No. 55 - Remediation of land, contamination and remediation is to be considered in a zoning or rezoning proposal.

In preparing an environmental planning instrument, a planning authority is not to include a particular zone (such as a residential zone) if the inclusion of land in that zone would permit a change of land use, unless:

- * the planning authority has considered whether the land is contaminated, and
- * if the land is contaminated, the planning authority is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for all the purposes for which land in the zone concerned is permitted to be used, and
- * if the land requires remediation to be made suitable for any purpose for which land in that zone is permitted to be used, the planning authority is satisfied that the land will be so remediated before the land is used for that purpose.

Council has advised that it is satisfied that the current land uses are unlikely to have resulted in land contamination.

That being said, clause (2) of the SEPP requires the planning authority is to obtain and have regard to a report specifying the findings of a preliminary investigation of the land carried out in accordance with the contaminated land planning guidelines.

Council has not indicated if such a report has been prepared as part of this planning proposal.

It is recommended that this issue be brought to Council's attention as part of the Gateway determination covering letter to Council, as an advisory note.

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment :

The planning proposal includes as an attachment:

- Proposed land zoning maps;
- proposed height of buildings maps; and
- proposed active street frontages maps.

These maps are suitable for exhibition, however, when the Plan is finalised the maps will need to be consistent with SI LEP mapping standards and requirements.

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment :

It has been proposed to exhibit the planning proposal for 28 days.

It is proposed in exhibit in accordance with the Department of Planning and Infrastructure's 'A Guide to preparing local environmental plans'.

Council has included a community consultation strategy including:

- letters to individual landowners, residents and tenants advising of the exhibition;
- advertising through local media to inform the community that the exhibition had started;
- i.e fact sheets available at all the exhibition points;
- i.e targeted consultation with relevant public authorities; and
- i.e staff available to answer enquiries.

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It is intended to include the relevant supporting documents with the exhibition material.

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 : **There is sufficient information to assess the planning proposal.**

Proposal Assessment

Principal LEP:

Due Date : **September 2010**

Comments in relation to Principal LEP : **The Penrith Local Environmental Plan (LEP) 2010 was notified in September 2010. The planning proposal is consistent with this instrument.**

Assessment Criteria

Need for planning proposal : **The planning proposal states the amendment to the Penrith LEP 2010 is required to enable the development of a City Park. While this is currently permissible through existing zonings, the planning proposal seeks to enable additional land uses on the land surrounding the Penrith City Park, including residential uses.**

As the land surrounding the Penrith City Park is currently zoned B3 Commercial Core and RE1 Public Recreation, a change of zone is required to permit residential land uses on this land.

Penrith Council seeks to enable the development of the City Park and include vibrant and active surrounding uses to encourage appropriate development.

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Consistency with strategic planning framework :

STATE STRATEGIC PLANNING FRAMEWORK

A PLAN FOR GROWING SYDNEY

Section 75A1 (Implementation of strategic plans) of the EP&A Act states that, in preparing a planning proposal under section 55, the relevant planning authority is to give effect:

- (a) to any district plan applying to the local government area to which the planning proposal relates (including any adjoining local government area), or
- (b) if there is no district plan applying to the local government area - to any regional plan applying to the region in respect of which the local government area is part.

There is no district plan currently applicable to the subject land and, under Section 75AE(3), A Plan for Growing Sydney is taken to be the regional plan for the Greater Sydney Region.

A Plan for Growing Sydney Provides directions for Sydney's productivity, environmental management and livability; and for the location of housing, employment, infrastructure and open space.

In particular, A Plan for Growing Sydney, promotes the continued growth Penrith, Liverpool and Campbelltown-Macarthur as regional city centres supporting their surrounding communities.

A Plan for Growing Sydney identifies that these centres will be a focus for employment, services and transport connections as part of a network of strategic centres across Western Sydney. Penrith and Liverpool are a focus for particular initiatives in the Long Term Transport Master Plan, including improved public transport services and improved accessibility for walking and cycling.

It is identified in A Plan for Growing Sydney that the Government will recognise Penrith, Liverpool and Campbelltown-Macarthur as important strategic centres and regional city centres for additional housing, and additional employment and services benefiting local areas and the North West and South West Growth Centres.

Additionally, Campbelltown-Macarthur, Liverpool and Penrith are also a major focus for jobs and services for outer suburban communities. The Plan seeks to allow these and other strategic centres to grow to their full potential.

A Plan for Growing Sydney also identifies priorities for the Penrith strategic centre, including to work with Penrith Council to:

- retain a commercial core in Penrith as required for long-term employment growth; and
- provide capacity for additional mixed-use development in Penrith including offices, retail, services and housing.

COMMENT:

The planning proposal is consistent with sections of A Plan for Growing Sydney. In particular, the planning proposal is consistent with providing houses closer to jobs and public transport. While the planning proposal does reduce the area of land zoned for commercial core by 4% of the current 30 hectares of land, it does increase the capacity for additional mixed use development in Penrith.

It is also consistent with Direction 2.1 Accelerate housing supply across Sydney, and Direction 2.2 Accelerate urban renewal across Sydney - providing homes closer to jobs. It will assist in meeting Direction 3.3 - Create healthy built environments through the creating of a City Park, as an outcome of the redevelopment of the site.

LOCAL STRATEGIC PLANNING FRAMEWORK

PENRITH CITY CENTRE STRATEGY (2006)

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According to the Strategy, Council should "provide an accessible central City Park (possibly in Allen Place) around which a range of activities such as cafes, restaurants, shops, bars and the like, can be located".

COMMENT:

The planning proposal is consistent with the proposed outcomes of this Strategy, including to:

- plan for housing that meets community needs with regards to supply, choice, design, quality, sustainability and affordability; and
- revitalise our major centres to create vibrant places and offer quality living, working and leisure experiences.

PENRITH CITY CENTRE VISION (2007)

A Penrith City Park is central part of the Penrith City Centre Vision and is included as the centre piece of the city's civic and cultural precinct. The vision was prepared by the NSW Cities Taskforce.

PENRITH CIVIC IMPROVEMENT PLAN (2008)

The Penrith Civic Improvement Plan (2008) was prepared by the NSW Cities Taskforce and was endorsed by Council.

The new park and square are proposed at Allen Place to provide improved amenity to the City Centre. Its boundaries are confined to the existing surface car park in the interior of the block bounded by Henry Street to the north, Station Street to the west, High Street to the south and Lawson Street to the east.

COMMENT:

The planning proposal is consistent with the Penrith Civic Improvement Plan as the proposed City Park is located in a similar location as identified in the Civic Improvement Plan.

PENRITH COMMUNITY PLAN 2013

The Penrith Community Plan was adopted by Council in June 2013, and amended on 29 June 2015. It represents the community vision for the next 30 years. The community plan develops strategies to achieve the community's vision.

This includes:

Strategy 1.1 - Diversify the region's economy and attract investment, particularly targeting new and emerging employment sectors. Penrith requires an 'anchor' to attract commercial investment into the City Centre. The development of a City Park aims to increase the amenity of the city centre and attract new investment.

Strategy 1.2 - Secure infrastructure that improves economic opportunities for existing and new businesses. The inclusion of high quality open space will add value and amenity to the City Centre.

Strategy 2.1 - Facilitate quality development that encourages a range of housing types, employment, recreation and lifestyle opportunities. The B4 Mixed use zone will provide opportunity for a quality mixed use development with adjacent and surrounding employment, recreation and lifestyle opportunities.

Strategy 4.1 - Improve our public spaces and places. The main objective of the planning proposal is to create a City Park as a central and well utilised public space in the City Centre.

COMMENT:

The planning proposal is consistent with strategies identified in the Penrith Community

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Plan (2013).

PENRITH PROGRESSION: A PLAN FOR ACTION (2014)

The Penrith Progression: A Plan for Action outlines Council's vision for the City Centre. The Action plan outlines 100 actions to transform the City Centre and deliver jobs for the future around the opportunity precincts and catalyst projects.

The Plan identifies the 'Central Park Village Opportunity Precinct' (the Village). The vision for the Village is as a contemporary public space, surrounded by a mix of housing and specialist retail opportunities.

This vision includes an Action Plan to deliver the 'Central Park Village', including to "Work with providers of apartment buildings and mixed use development to deliver housing density in the precinct".

COMMENT:

The planning proposal is consistent with Council's local strategic vision for the City Centre.

PENRITH CITY PARK REVIEW (2015)

The Penrith City Park Review identifies the potential site for the City Park and recommended the size of the park to be 7500m², and in a regular square or rectangular shape. The City Park Review recommends surrounding the proposed City Park with uses that will enable the activation of the Park.

DEPARTMENT'S VIEW

It is noted these local strategies are largely community plans and visions, instead of formal strategic assessments of the City Centre, and these identify the need for the City Park. These documents do not, however, identify the need for a change of zone surrounding the proposed Park.

While this is the case, it is acknowledged that Council has envisioned with the rezoning that the redevelopment around the City Park will create a vibrant mixed use area which will contribute to the overall livability and productivity of the city centre, with day and night use of the area.

It will also encourage greater housing supply closer to public transport and services will Penrith train station 200 metres away.

Environmental social
economic impacts :

ENVIRONMENTAL

There are no known critical habitats or threatened species, populations or ecological communities or their habitats in the city centre which would be affected by this planning proposal.

There is no known flooding affectation or bushfire risk on the site.

Any additional environmental considerations can be further considered in any future development application.

SOCIAL

Council has commissioned a City Park Review (2015) which identifies the preferred size and layout of the City Park to provide appropriate open space to the city centre.

Council has envisioned with the rezoning that the redevelopment around the City Park will create a vibrant mixed use area which will contribute to the overall livability and productivity of the city centre, with day and night use of the area.

It will also encourage greater housing supply closer to public transport and services will Penrith train station 200 metres away.

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CAR PARKING

Part of the planning proposal is to rezone land from RE1 Public Recreation to zone B4 Mixed Use which is currently used for public car parking. Part of the Henry Street car park is currently zoned B3 Commercial Core.

While car parks are permissible with consent in zone B4 Mixed use as well as the current B3 and RE1 zones, should the car park be redeveloped for mixed use and residential development, there is a potential to reduce the current available car parking in the city centre. However, as car parks are also permissible in the B4 Mixed use zone, there is the potential to redevelop a car park elsewhere on the site if required.

Council notes in the planning proposal that any future development proposal for the site would need to account for the current car parking through retention, or relocation and replacement.

ECONOMIC

The planning proposal is likely to accelerate housing supply and has the potential to create jobs within the established centre and near public transport routes. Council's strategic vision for the City Park Village precinct indicates the redevelopment of this area will encourage a vibrant mixed use area in the central location within the CBD which will enable day and evening use.

The site is located in the centre of the B3 Commercial Core area, which is a long thin strip from east to west bounded by Evan Street to the east, Great Western Highway to the north, Mulgoa Road to the west and High Street to the south. By reducing the Commercial Core precinct in the centre of the CBD up to Henry Street, there is the potential to almost split the commercial core into two precincts (bounded by Mulgoa Rd and Station Street to the West, and Woodriff Street and Evan Street to the East).

Council notes in its planning proposal that it intends to undertake investigations in the near future to identify additional ways in which the B3 Commercial Core zone may operate to its full potential. This work should be undertaken with the Department to ensure outcomes in accordance with State strategic outcomes and policies are achieved.

Assessment Process

Proposal type :	Precinct	Community Consultation Period :	28 Days
Timeframe to make LEP :	12 months	Delegation :	DDG
Public Authority Consultation - 56(2)(d) :	Department of Education and Communities Family and Community Services - Housing NSW Transport for NSW NSW Police Force Transport for NSW - Roads and Maritime Services Sydney Water Telstra		
Is Public Hearing by the PAC required?	No		
(2)(a) Should the matter proceed ?	Yes		
If no, provide reasons :			

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

If Yes, reasons :

Identify any additional studies, if required. :

Economic

If Other, provide reasons :

Identify any internal consultations, if required :

Metropolitan and Regional Strategy

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

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
Penrith Council Letter requesting Gateway - City Park planning proposal.pdf	Proposal Covering Letter	Yes
Penrith Council Report to 7 Dec OM - City Park Planning Proposal.pdf	Proposal	Yes
Penrith Council - City Park Planning Proposal - Dec 2015_Part 2.pdf	Proposal	Yes

Planning Team Recommendation

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

S.117 directions:

- 1.1 Business and Industrial Zones
- 2.3 Heritage Conservation
- 3.1 Residential Zones
- 3.3 Home Occupations
- 3.4 Integrating Land Use and Transport
- 6.2 Reserving Land for Public Purposes

Additional Information : **DELEGATION OF THE GREATER SYDNEY COMMISSION'S PLAN MAKING FUNCTIONS**
Council has requested delegation of the Commission's plan making functions for this planning proposal. As Council owns a number of parcels of land within the subject area in the planning proposal, it is recommended that the plan making function not be delegated to Council for this planning proposal.

SECRETARY (OR HER DELEGATE'S) AGREEMENT OF AN INCONSISTENCY WITH SECTION 117 DIRECTION

It is recommended that the Secretary (or her delegate) agree that the inconsistency with Section 117 Direction 1.1 - Business and Industrial zones is of minor significance.

It is recommended the planning proposal proceed subject to conditions:

1. Prior to public exhibition, the planning proposal is to be amended to assess the consistency of the planning proposal with section 117 Direction 6.2 – Reserving Land for Public Purposes.

Council is to advise the regional team if the Secretary's agreement is required for any inconsistency with this Direction prior to public exhibition.

2. 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;

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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 2013).

3. Consultation is required with the following public authorities under section 56(2)(d) of the Act and/or to comply with the requirements of relevant S117 Directions:

- Family and Community Services – Housing NSW
- Transport for NSW
- NSW Police Force
- Transport for NSW
- Transport for NSW – Roads and Maritime Services
- Sydney Water
- Telstra
- Department of Education and Communities

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 by any person or body under section 56(2)(e) of the 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.

Supporting Reasons :

The planning proposal is inconsistent with aspects of a Plan for Growing Sydney, in relation to the proposed reduction of the commercial core. However, the planning proposal may accelerate housing supply and create jobs in the established centre within 200 metres of public transport routes, which is consistent with the broader objectives in A Plan for Growing Sydney.

Signature:



Printed Name:

T. DORAN

Date:

7/4/16

