

Draft Amendment to Hawkesbury LEP 1989 - To allow additional uses on Rural living Zone at Vineyard

Proposal Title :	Draft Amendment to Hawkesbury LEP 1989 - To allow additional uses on Rural living Zone at Vineyard		
Proposal Summary :	To allow a range of additional uses - small scale light industrial, ancillary retail, repair and service business activities on the land at Vineyard.		
PP Number :	PP_2012_HAWKE_004_00	Dop File No :	12/12589-1

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
 - 3.4 Integrating Land Use and Transport
 - 4.1 Acid Sulfate Soils
 - 4.3 Flood Prone Land
 - 4.4 Planning for Bushfire Protection
 - 6.1 Approval and Referral Requirements
 - 6.3 Site Specific Provisions
 - 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : It is recommended that the proposal proceeds with the following conditions:

(1) The Director General agrees that any inconsistency with section 117 Directions:

- 1.2 Rural Zones; and
 - 4.1 Acid Sulfate Soils; and
 - 4.3 Flood Prone Land; and
 - 6.3 Site Specific Provisions;
- are justified as minor matters.

(2) Consultation with Commissioner of the NSW Rural Fire Service, in accordance with S.117 Direction 4.4 Planning for Bushfire Protection, prior to undertaking community consultation in satisfaction of section 57 of the Act, and take into account any comments so made.

(3) Community consultation 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 14 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).

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

- Department of Environment and Heritage (NPWS);
- Roads and Maritime Services;
- Commissioner of NSW RFS.

(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 EP&A Act.

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Supporting Reasons :

(6) The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

The LEP enables the validation and limited expansion of existing businesses that have been carried out on the site for some time. This will contribute to economic development and job growth in the area.

The conditions that will be placed on the proposed landuses will ensure that development does not interfere with the future precinct planning and development of the Vineyard Growth Centre.

Panel Recommendation

Recommendation Date : 30-Aug-2012

Gateway Recommendation : Passed with Conditions

Panel

The Planning Proposal should proceed subject to the following conditions:

Recommendation :

1. Council is to consult with the Commissioner of the NSW Rural Fire Service in accordance with Section 117 Direction 4.4 Planning for Bushfire Protection and amend the planning proposal, if necessary, to take into consideration any comments prior to the commencement of public exhibition.

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 is classified as low impact as described in A Guide to Preparing LEPs (Department of Planning 2009) and must be made publicly available for 14 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:

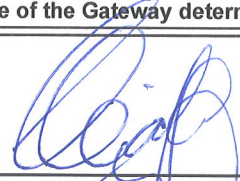
- Department of Environment and Heritage (National Parks and Wildlife Service)
- Department of Transport (Roads and Maritime Services)
- NSW Rural Fire Service

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

Signature:



Printed Name:

Neil McCreafin

Date:

4.9.12