

DATE OF ADVICE	Wednesday, 1 February 2017
PANEL MEMBERS	Ed Blakely (Chair), Mary-Lynne Taylor and Paul Mitchell
APOLOGIES	Dave Walker
DECLARATIONS OF INTEREST	None

PRE-GATEWAY REVIEW

2016SWC006 – The Hills– PGR_2016_THILL_004_00 AT 582-582A Old Northern Road, Dural (AS DESCRIBED IN SCHEDULE 1)

Reason for Review:

- ☐ The council has notified the proponent that the request to prepare a planning proposal has not been supported
- ☒ The council has failed to indicate its support 90 days after the proponent submitted a request to prepare a planning proposal

PANEL CONSIDERATION AND RECOMMENDATION

The Panel considered: the material listed at item 4 and the matters raised and/or observed at meetings and site inspections listed at item 5 in Schedule 1.

Based on this review, the Panel recommends that:

- ☒ The planning proposal **should** be submitted for a Gateway determination, subject to the matters raised in the recommendation of the Panel
- ☐ The planning proposal **should not** be submitted for a Gateway determination

The decision was unanimous.

ADVICE AND REASONS FOR THE RECOMMENDATION

The Panel determines that the proposal should proceed to Gateway subject to the proponent consulting with the Office of Environment and Heritage (OEH) regarding the proposal's provisions for conserving the Shale Sandstone Transition Forest and that the proposal be amended as necessary to address any of the OEH's concerns.

The Panel's reasons are as follows:

1. The planning proposal has strategic merit as it would increase the availability and choice of housing in the locality, will support and benefit from the services available in the Dural and Round Corner retail centres, will be compatible with other existing and planned future land uses in the locality, and potentially facilitate conservation of the critically endangered Shale Sandstone Transition Forest.
2. The proposal would improve land use compatibility in the area by removing a long-standing industrial use (timber yard) and replacing it with an appropriately scaled new residential area.

The Panel notes that the Council intends to undertake a study of urban interfaces with rural and agricultural lands. The Panel supports this work as a useful adjunct to meet the goals of the District Plan.

PANEL MEMBERS	
 Ed Blakely (Chair)	 Mary-Lynne Taylor
 Paul Mitchell	

SCHEDULE 1

1	PANEL REF – LGA – DEPARTMENT REF - ADDRESS	2016SWC006 – The Hills– PGR_2016_THILL_004_00 AT 582-582A Old Northern Road, Dural
2	LEP TO BE AMENDED	The Hills Local Environmental Plan 2012
3	PROPOSED INSTRUMENT	The proposal seeks to rezone land at 582 and 582A Old Northern Road, Dural from RU6 Transition to R3 Medium Density Residential zone, and reduce the minimum lot size controls applying to the site from 2 ha to 700sqm
4	MATERIAL CONSIDERED BY THE PANEL	• Pre-Gateway review request documentation • Department Justification Assessment Report
5	MEETINGS AND SITE INSPECTIONS BY THE PANEL	• Site inspection: 1 February 2017 ○ In attendance – Panel members: Ed Blakely (Chair) and Paul Mitchell; Department of Planning and Environment (DPE): Catherine Van Laeren, Adrian Hohenzollern and Cho Cho Myint • Site inspection: 1 February 2017 ○ In attendance – Panel member: Mary-Lynne Taylor • Briefing meeting with Department of Planning and Environment (DPE), 1 February 2017, 10:40 am to 11:00 am ○ In attendance - Panel members: Ed Blakely (Chair), Mary-Lynne Taylor and Paul Mitchell - DPE: Catherine Van Laeren, Adrian Hohenzollern, Cho Cho Myint and Lisa Foley • Briefing meeting with Proponent, 1 February 2017, 11:05 am to 11:30 am ○ In attendance - Panel members: as above - DPE: as above - Proponent: Frank Sartor (SPP Services); Scott Barwick (SJB planning); Rhonda Jameleoui (ROCKEMAN town planning); Dimitri Drivas (client); David Bonjer (Eco Logical Aus) and Chris Palmer (Varga transport Planning) • Briefing meeting with Council, 1 February 2017, 11:30am to 12:15pm ○ In attendance - Panel members: as above (or list here if different or no site inspection) - DPE: Name(s) - Council: Janelle Atkins and Stewart Seale