

Ku-ring-gai Local Environmental Plan (Pymble Business Park) 2012

Proposal Title : **Ku-ring-gai Local Environmental Plan (Pymble Business Park) 2012**

Proposal Summary : **To amend the Ku-ring-gai Planning Scheme Ordinance 1971 to zone the Pymble Business Park to B7 Business Park and to include land to the west of West Street and Ryde Road currently zoned 3(b)-(B1).**

PP Number : **PP_2012_KURIN_001_00** Dop File No : **12/02107**

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
3.4 Integrating Land Use and Transport
4.4 Planning for Bushfire Protection
7.1 Implementation of the Metropolitan Plan for Sydney 2036**

Additional Information : **It is recommended that the Planning Proposal proceed subject to the following conditions:**

- 1. The Planning Proposal be publicly exhibited for 14 days;**
- 2. The Planning Proposal be completed within 9 months;**
- 3. Part 2 - Explanation of Provisions be revised to make reference to the zoning, height of buildings and floor space ratio maps;**
- 4. Section 4.2.4 be revised to include consideration of s.117 Directions 6.3 Site Specific Provisions and 4.3 Flood Prone Land.**
- 5. That the Director General's delegate agree to the inconsistency with section 117 Direction 6.3 Site Specific Provisions.**

Supporting Reasons : **It is considered that the Planning Proposal has merit for progression.**

The proposed B7 Business Park zone will support the economic viability of the Ku-ring-gai Local Government Area and will facilitate the development of employment opportunities within the precinct.

The majority of the proposed Pymble Business Park has previously been zoned B7 Business Park by the Minister in the former Ku-ring-gai Town Centres Local Environmental Plan 2010.

Panel Recommendation

Recommendation Date : **09-Feb-2012** Gateway Recommendation : **Passed with Conditions**

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

- 1. Council is to consult with the Commissioner of the NSW Rural Fire Service prior to undertaking community consultation and take into account any comments made as per the requirements of S117 Direction 4.4 Planning for Bushfire Protection.**
- 2. Council is to amend the planning proposal to include consideration of the requirements of S117 Direction 6.3 Site Specific Provisions prior to the commencement of public exhibition.**

3. Council is to review Part 2 – Explanation of Provisions of the planning proposal to ensure the proposed changes to the Ku-ring-gai Planning Scheme Ordinance 1971 are clearly explained.

4. 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).

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

- Department of Family and Community Services
- Department of Education and Communities
- Office of Environment and Heritage
- Department of Health
- NSW Police Force
- NSW Rural Fire Service
- Department of Transport
- Department of Transport – Railcorp
- Adjoining LGAs

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.

6. 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).

7. 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 Simon

Date:

17/2/2012