

Reclassification of 18X Water Street, Hornsby

Proposal Title : **Reclassification of 18X Water Street, Hornsby**

Proposal Summary : **Reclassification of land at 18X Water Street, Hornsby from community land to operational land.**

PP Number : **PP_2013_HORNS_001_00** Dop File No : **13/07409**

Planning Team Recommendation

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

S.117 directions : **3.1 Residential Zones
6.1 Approval and Referral Requirements
6.2 Reserving Land for Public Purposes
6.3 Site Specific Provisions
7.1 Implementation of the Metropolitan Plan for Sydney 2036**

Additional Information : **It is recommended that the planning proposal be approved, subject to public exhibition for a minimum of 28 days.**

It is recommended that the Director General or his delegate approve the inconsistency of the proposal with S.117 direction 6.2 Reserving Land for Public Purposes as being of minor significance, as the site is small, underutilised and not suitable for use as open space, and a larger park with a range of amenities is located nearby.

Supporting Reasons : **The proposal is to reclassify a small parcel of approximately 675 square metres. The land is zoned for high density residential development. Council has advised that the land is not suitable for use as open space, and is currently underutilised. A much larger park with a range of play equipment and other amenities is located within 200 metres.**

Use of the land for high density housing is consistent with the Hornsby Housing Strategy and the Draft Metropolitan Strategy.

The proposal involves the discharge of the Public Reserve status. As this requires the agreement of the Governor, it is not possible to delegate the making of the plan to Council.

Panel Recommendation

Recommendation Date : **16-May-2013** Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The planning proposal should proceed subject to the following conditions:**

1. 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 a minimum of 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 5.5.2 of A Guide to Preparing LEPs (Department of Planning & Infrastructure 2013).**

2. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.

3. A public hearing is not required to be held into the matter under section 56(2)(e) of the

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EP&A Act. However, a public hearing is required to be held into the matter in accordance with the department's practice note PN09-003, as the planning proposal involves a reclassification of land from community to operational.

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

Signature:



Printed Name:



Date:

