

Frith and Gavey Streets Mayfield - Industrial zoning- Amendment 21

Proposal Title : **Frith and Gavey Streets Mayfield - Industrial zoning- Amendment 21**

Proposal Summary : **It is proposed to rezone land at Frith and Gavey Streets, Mayfield from IN3 Heavy Industrial to IN2 Light Industrial to encourage redevelopment of the site.**

PP Number : **PP_2016_NEWCA_002_00**

Dop File No : **16/01555**

Proposal Details

Date Proposal Lodged with DOP : **12-Jan-2016**

Date Proposal Uploaded to Public Website : **20-Jan-2016**

Proposal Assessment

Is Public Hearing Required by PAC? **No**

Agencies Requested to Consult : **Hunter Water Corporation**

Gateway Determination

Decision Date : **21-Jan-2016**

Gateway Determination : **Passed with Conditions**

Due Date of LEP : **28-Jan-2017**

Implementation

Implementation Start Date : **28-Jan-2016**

Exhibition Duration : **19**

Agency consultation consistent with recommendation : **Yes**

If No, comment :

Agency Objections : **No**

If Yes, comment : **Gateway condition (2) required consultation with Hunter Water. While Hunter Water has a drainage easement through the site, it has agreed that its interests can be managed at the development application stage.**

Documentation consistent with Gateway : **Yes**

If No, comment :

Overview-

The proposal will rezone part of a large heavy industrial site to a light industrial zone, in which some sensitive community uses become permissible with consent. Rezoning would also facilitate site transition to a broader range of employment-generating uses more compatible with surrounding residential areas, and thereby may assist in funding remediation or the safe in-situ containment of contaminants.

Consultation-

The proposal was exhibited 18 April to 6 May 2016.

There was no community submission or agency objection to the proposal.

Consistency with State Environmental Planning Policies (SEPP)

SEPP 55- Contaminated Land-

Contamination studies prepared for the proposal confirm the consistency of the proposal with SEPP 55 Contaminated Land.

The submitted planning proposal refers to the contamination studies which conclude:

.....
Council, could in our opinion as stated in SEPP 55, satisfy itself that the land is suitable in its current state (or will be suitable after remediation - as in the case of any future Child Care Centres) for all purposes for which land in the zone concerned is permitted to be used, and depending on the actual uses proposed be satisfied that the land could be so remediated or appropriately managed.
.....

(PACIFIC ENVIRONMENTAL September 2015 Page 9)

Having regard to the above, Council's attention should be drawn in the notification letter to the need for site-specific and landuse-specific contamination assessments with development applications.

Consistency with Section 117 Directions-

The proposal remains consistent with all s.117 Directions.

Make The Plan-

A PC Opinion was requested on 6 June 2016 and received on 6 September 2016
Council was consulted in accordance with s.59(1) of the Environmental Planning and Assessment Act on 2 September 2016, when it accepted the drafted Instrument.

The plan can now be finalised.

LEP Assessment

Date Received from RPA : 27-May-2016

LEP Determination

DatePublishNotification

Date sent to Parliamentary Council to Draft LEP :

Determination Date :

Determination Decision :

Notification Date :