

User Instructions

Resolved Items Action Statement

Action is required for the following item as per the Council Resolution.

NOTICE OF COUNCIL RESOLUTION

COUNCIL MEETING – 9/12/2014

TITLE	PLANNING PROPOSAL 58/2014 VARIOUS LOTS MOONEY MOONEY INCLUDING PEAT ISLAND ZONING OF SURPLUS GOVERNMENT LAND TO FACILITATE ITS DEVELOPMENT FOR A MIX OF RESIDENTIAL, COMMUNITY, RECREATION AND EMPLOYMENT LAND USES. APPLICANT URBIS (IR 18143393)
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Department: Governance & Planning
Service Unit: Sustainable Corporate & City Planning

The following item is defined as a planning matter pursuant to the Local Government Act, 1993 & Environmental Planning & Assessment Act, 1979

MOVED (Bowles/Doyle) that the recommendation of the Director - Governance and Planning be adopted.

On being put to the meeting the MOTION WAS CARRIED with the following votes being recorded:

For the Motion: Councillors McKinna, Macfadyen, Ward, Bocking,
Bowles, Burke, Doyle and Strickson.

Against the Motion: Councillors Morris & Scott

RESOLVED that:

- A Council initiate the Local Environmental Plan 'Gateway' process pursuant to Section 55 Environmental Planning and Assessment Act by endorsing the preparation of a Planning Proposal as outlined in this report for; Lot 2 DP239249, Lot 10 DP1157280, Lot 11 DP1157280, Lot 4 DP239249, Lot 11 DP863305, Lot 9 DP863305, Lot 7011 DP1057994, Lot 2 DP431999, Lot 12 DP863305, Lot 1 DP 597504, Lot 2 DP945014, Lot 1 DP431780, Lot 21 DP836628, Lot 1 DP945014, Lot 1 DP107391, Lot 12 DP1158746, Lot 13 DP1158746, Lot 14 DP1158746 Mooney Mooney (including Peat ls.) to zone surplus government land to facilitate its development for a mix of residential, community, environmental, recreation and employment land uses.
- B Council notify the Department of Planning & Environment of Council's resolution requesting a 'Gateway' determination pursuant to Section 56(1) Environmental

Planning and Assessment Act and forward the Planning Proposal and all necessary documentation according to their requirements and this report.

- C Council requests that the Gateway Determination include provision where relevant to the Gateway Determination that the following is required to be included in the documentation for the statutory public exhibition process. If this information is not required as part of the Gateway Determination the information will still be required to be included for the statutory public exhibition documentation.

- SEPP 55 - Remediation of Land - a report specifying the findings of a preliminary investigation of the land carried out in accordance with the 'Contaminated Land Planning Guidelines'.
- SEPP 44- Koala Habitat Protection - Environmental Study in accordance with requirements of SEPP.
- SREP 20 - A Visual Management Strategy plan be prepared for the Mooney Mooney West precinct.
- Section 117 Direction - 4.1 - Acid Sulphate Soil Study.
- Section 117 Direction - 4.3 Flood Prone Land - Flood Study to determine impacts on nearby properties of filling to enable development to be located above 1%AEP.
- Additional Aboriginal Heritage study of sandstone platforms adjacent to Hawkesbury River in Mooney Mooney West precinct and Mooney Mooney Public School in the Mooney Mooney East Precinct.
- Additional European Heritage study of Peat Island including 'Conservation Management Plan'.
- Social Impact Assessment.
- Assessment against the 'Lower Hawkesbury Estuary Management Plan'.
- Assessment against 'Guideline for Environmental Criteria for Road Traffic Noise'.
- Assessment against 'Hawkesbury - Nepean Catchment Action Plan'.
- Provision of a density map for proposed residential zoned areas.
- Additional information on how the proposed business zoned land can accommodate the retail /commercial needs of residents in the Mooney Mooney/Brooklyn area.
- Additional information on how riparian areas can be accommodated on land adjoining the Hawkesbury River proposed for residential / marina uses and adjoining Mooney Mooney Creek proposed for residential uses that is required by the NSW Office of Water in 'Guidelines for Riparian Corridors on Waterfront Land'(Water Management Act 2000).
- Further investigation is required with respect to land proposed for residential zoning on land adjoining Deerubbin Reserve (Mooney Mooney West Precinct) and land to the north of the Chapel (Mooney Mooney East Precinct) to determine the suitability of this land for residential use with particular regard to slope, geotechnical stability, flora and fauna and bushfire and visual impact.

The following matters of detail need to be addressed upon finalisation of the Planning Proposal.

- Voluntary Planning Agreement in relation to the provision of land dedications, community facilities and infrastructure.
- SEPP 71 - Master Plan for Sensitive Coastal Location land.
- A Development Control Plan to guide the staging and nature of development.

- D After public exhibition of the Planning Proposal, should the Minister for Planning support it, if no submissions objecting to the Planning Proposal are received, the Planning Proposal is to be processed in order to make the plan.

- E The applicant be advised of Council's resolution.
- F Council does not seek delegations from the Department of Planning & Environment for this Planning Proposal.
- G Council request the CEO to commence preparation of an appropriate S94 contribution plan, or equivalent, for the Mooney Mooney/Peat Island area.