

## HAWKESBURY LOCAL PLANNING PANEL MEETING

Minutes: 21 November 2019

### SECTION 3 – Reports for Determination

**Item: 004** CP - Planning Proposal to Amend Hawkesbury Local Environmental Plan 2012 to reclassify 9 Industry Road and 312 Windsor Road, Vineyard, and to reclassify and rezone Fernadell Park, 7 Fernadell Drive, Pitt Town - (95498, 144940)

**Directorate:** City Planning

#### PANEL RECOMMENDATION:

That the Hawkesbury Local Planning Panel:

1. Supports the Planning Proposal to amend the *Hawkesbury Local Environmental Plan 2012* in relation to the subject sites as follows:

#### 9 Industry Road & 312 Windsor Road, Vineyard

- (a) Amend *Hawkesbury Local Environmental Plan 2012*, Schedule 4, Part 1 – Land classified, or reclassified, as operational land – no interests changed to insert the following into the table in alphabetical order:

<b>Column 1</b>	<b>Column 2</b>
<b>Locality</b>	<b>Description</b>
Vineyard, 9 Industry Road	Lot 9 DP 1149340
Vineyard, 312 Windsor Road	Lot 13, DP 815849 and Lot 6, DP 777933

#### 7 Fernadell Drive, Pitt Town

- (b) Amend *Hawkesbury Local Environmental Plan 2012*, Schedule 4, Part 2 – Land classified, or reclassified, as operational land – interests changed to insert the following:

<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>
<b>Locality</b>	<b>Description</b>	<b>Any trusts etc not discharged</b>
Pitt Town, 7 Fernadell Drive (part of)	Part of Lot 6028, DP 1169449 identified as "Operational Land" on the Land Reclassification (Part Lots) Map	Nil

- (c) Create a Land Reclassification (Part Lots) Map for the *Hawkesbury Local Environmental Plan 2012*, and identify Part of Lot 6028 DP 1169449 (the 4,299m<sup>2</sup> portion located to the south-west of Fernadell Drive known as the Pitt Town Community Centre Site) as being 'Operational Land', as shown in Attachment 4 (map to be amended to correctly identify the land to be reclassified).
- (d) Amend the Land Zoning Map (Map Reference No. 3800\_COM\_LZN\_008C) of the *Hawkesbury Local Environmental Plan 2012* to rezone Part of Lot 6028 DP 1169449 (the 9.5ha portion located to the north-east of Fernadell Drive known as the Pitt Town Community Precinct Site) from RU2 Rural Landscape to RE1 Public Recreation as shown in Attachment 1 of this Report.

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- (e) Amend the Lot Size Map (Map Reference No. 3800\_COM\_LSZ\_008C) of the *Hawkesbury Local Environmental Plan 2012* to permit a minimum lot size of 4,000m<sup>2</sup> for part of Lot 6028 DP 1169449 (the 4,299m<sup>2</sup> portion located to the south-west of Fernadell Drive known as the Pitt Town Community Centre Site), and remove the current 10 ha minimum lot size provision applying to part of Lot 6028 DP 1169449 (the 9.5 ha portion located to the north-east of Fernadell Drive known as the Pitt Town Community Precinct Site) as shown in Attachment 2 of this Report.
- (f) Amend the Height of Buildings Map (Map Reference No. 3800\_COM\_HOB\_008C) of *Hawkesbury Local Environmental Plan 2012* to remove the current 10m maximum building height provision applying to Part of Lot 6028 DP 1169449 (the 9.5 ha portion located to the north-east of Fernadell Drive known as the Pitt Town Community Precinct Site) as shown in Attachment 3 of this Report.
2. Recommend that Council forward the planning proposal to the Greater Sydney Commission requesting a Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979*.

### Voting

For the Decision	Against the Decision
Mr David Ryan	NIL
Ms Deborah Sutherland	
Ms Cassandra Holtom	

The meeting terminated at 11:15am.