

Commercial Road, Rouse Hill

Proposal Title : **Commercial Road, Rouse Hill**

Proposal Summary : **The planning proposal seeks to amend The Hills Local Environmental Plan 2012 with respect to land at Lot 5 DP 30916, Commercial Road, Rouse Hill to:**

- **Rezone the site from part B5 Business Development, part R3 Medium Density Residential and part SP2 Infrastructure (Public Transport Corridor) to part R1 General Residential and part SP2 Infrastructure (Public Transport Corridor).**
- **Increase the maximum building height from part 10m and part 16m to part 12m, part 23m and part 40m.**
- **Increase the maximum floor space ratio from part 1:1 to part 2.3:1 across the proposed R1 General Residential zoned land.**
- **Amend the minimum lot size from part 450m² and part 8,000m² to 1,800m² across the site.**
- **Identify the site on the Key Sites Map and introduce a local incentive clause providing that the proposed density, height and floor space ratio is subject to compliance with Council's apartment size/mix and car parking controls.**
- **Include 'shops' as an additional permitted land use under Schedule 1 and include a notation that the amount of retail floor space is capped at 1,700m².**
- **Identify the site on the Additional Permitted Uses Map.**

PP Number : **PP_2016_THILL_004_00**

Dop File No :

16/03241

Proposal Details

Date Planning
Proposal Received : **25-Oct-2016**

LGA covered : **The Hills Shire**

Region : **Metro(Parra)**

RPA : **The Hills Shire Council**

State Electorate : **CASTLE HILL**

Section of the Act : **55 - Planning Proposal**

LEP Type : **Spot Rezoning**

Location Details

Street : **Commercial Road**

Suburb : **Rouse Hill**

City : **The Hills Shire**

Postcode : **2155**

Land Parcel : **Lot 5 DP 30916**

DoP Planning Officer Contact Details

Contact Name : **Chris Browne**
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RPA Contact Details

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DoP Project Manager Contact Details

Contact Name : **Adrian Hohenzollern**
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Land Release Data

Growth Centre :	Sydney North West	Release Area Name :	Rouse Hill Regional Centre
Regional / Sub Regional Strategy :	Metro North West subregion	Consistent with Strategy :	Yes

MDP Number :		Date of Release :	
Area of Release (Ha) :		Type of Release (eg Residential / Employment land) :	

No. of Lots :	0	No. of Dwellings (where relevant) :	333
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Gross Floor Area :	0	No of Jobs Created :	56
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The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**

If No, comment :

Have there been meetings or communications with registered lobbyists? : **No**

If Yes, comment : **To the best of the regional teams knowledge, the Department's Code of Practice in relation to communications and meetings with lobbyists has been complied with. No such meetings or communications have occurred.**

Supporting notes

Internal Supporting Notes : **The proposal is supported in principle, providing the matters in relation to s.117 Direction 5.9 can be adequately addressed in a strategy. If the proposal progresses it will provide housing and employment within proximity to existing and future public transport. The proposal is considered timely given that construction of the Sydney Metro Northwest is underway. The planning proposal will also ensure the delivery of the Green Hills Drive extension, connecting Kellyville/Rouse Hill and Box Hill release areas to the north with the Rouse Hill Major Centre to the south.**

External Supporting
Notes :

At its meeting on 15 December 2015, Council resolved to support a planning proposal to facilitate mixed use commercial/retail and high density residential development at Lot 5 DP 30916, Commercial Road, Rouse Hill. Council consider the proposal timely, given that construction of the Sydney Metro Northwest is underway.

On the 25 October 2016 the Hills Shire Council agreed to a methodology to facilitate delivery of mixed apartment sizes whilst ensuring that Government expectations for overall yield within the North-west corridor are achieved. The Gateway determination has been conditioned to apply the methodology.

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment :

The objective of the planning proposal is to provide housing and employment within a strategic location close to existing and future public transport. The specific intent is to facilitate a mixed use development on the site comprising approximately 333 dwellings and up to 1,700m² of retail/commercial floor space.

The planning proposal is also intended to facilitate construction of the Green Hills Drive extension, this being considered a critical piece of road infrastructure to connect the Kellyville/Rouse Hill and Box Hill release areas with the Rouse Hill Town Centre.

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment :

The proposed outcomes are intended to be achieved by five amendments to The Hills Local Environmental Plan 2012 (LEP 2012):

(i) An amendment to the Land Zoning Map to rezone the site from part B5 Business Development, part R3 Medium Density Residential and part SP2 Infrastructure (Public Transport Corridor) to part R1 General Residential and part SP2 Infrastructure (Public Transport Corridor).

(ii) An increase of the maximum building height from part 10m and part 16m to part 12m, part 23m and part 40m.

(iii) An increase of the maximum floor space ratio from part 1:1 to part 2.3:1 across the proposed R1 General Residential zoned land.

(iv) Amend the minimum lot size from part 450m² and part 8,000m² to 1,800m² across the site.

(v) Identify the site on the Key Sites Map and introduce a local incentive clause providing that the proposed density, height and floor space ratio is subject to compliance with Council's apartment size/mix and car parking controls.

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

1.1 Business and Industrial Zones

3.1 Residential Zones

* May need the Director General's agreement

3.4 Integrating Land Use and Transport

6.3 Site Specific Provisions

7.1 Implementation of A Plan for Growing Sydney

Is the Director General's agreement required? **Unknown**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

SEPP No 32—Urban Consolidation (Redevelopment of Urban Land)

SEPP No 55—Remediation of Land

SEPP No 65—Design Quality of Residential Flat Development

e) List any other matters that need to be considered :

Direction 5.9 - North West Rail Link Corridor Strategy

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

Consistency of the planning proposal with s117 Ministerial Directions is addressed within Attachment B of the Council's planning proposal.

The planning proposal has been reviewed in relation to the s117 directions and is considered to be consistent with all directions except for those addressed below.

DIRECTION 1.1 BUSINESS AND INDUSTRIAL ZONES

This Direction requires that a planning proposal must retain areas of existing business zones and must not reduce the potential floor space for employment uses within business zones.

The planning proposal seeks to rezone the site from part B5 Business Development zone to R1 General Residential which will result in a loss of 10,500m² of land zoned specifically for bulky goods development, equating to approximately 5,000m² of floor space. This would equate to a hypothetical loss of approximately 83 jobs. The proposal is therefore inconsistent with Direction 1.1.

However, the proposed future development is to provide 29,947m² of residential floor space (approximately 333 dwellings) and 1,684m² of commercial/retail floor space. Based on a nominal employment ratio of 1 employee per 30m² of retail floor space, this would equate to approximately 56 jobs. This represents a net loss of approximately 27 potential jobs, which is considered to be of minor significance at this location. Council also note that under The Hills LEP 2012, the R1 General Residential zone has generally been applied to sites located adjacent to centres with a range of business, office and residential uses permitted to support the role and function of these centres. The planning proposal will maintain permissibility of a wide range of employment uses to support the adjacent Rouse Hill Major Centre. Council consider that the potential loss of employment opportunities will be appropriately offset by public benefits resulting from the additional housing and road connections. In this regard, Council's views are supported.

Direction 1.1 indicates that a planning proposal may be inconsistent with the terms of this direction if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are of minor significance. In the particular circumstances of this proposal, it is considered that the inconsistency with Direction 1.1 is justified on the basis that it is of minor significance.

DIRECTION 5.9 NORTH WEST RAIL LINK CORRIDOR STRATEGY

Direction 5.9 specifies that a planning proposal that applies to land located within the NWRL Corridor must:

- (a) give effect to the objectives of the direction (transit-oriented development and consistency with the NWRL Corridor Strategy); and**
- (b) be consistent with the proposals of the NWRL Corridor Strategy, including the growth projections and proposed future character for each of the NWRL precincts; and**
- (c) promote the principles of transit-oriented development (TOD) of the NWRL Corridor Strategy.**

Employment Lands

The bulk of the site (existing B5 zone) site is shown designated as "Employment" in the Vision and Structure Plan (Pg. 27) of the NWRL Corridor Strategy, which envisages a development character accommodating bulky goods retail uses. The existing B5 zone of the site currently provides for bulky goods premises in keeping with the Strategy.

Rezoning the B5 zone represents a loss of 10,500m² of employment land zoned predominantly for bulky goods development. As outlined above, the proposal is providing for 1,684m² of commercial/retail floor space, with an expected net loss of approximately 27 jobs. Based on a nominal employment ratio of 1 employee per 30m² of retail floor space, this would equate to approximately 56 jobs. This represents a net loss of approximately 27 potential jobs.

In terms of the net job loss the inconsistency with the 117 direction is considered of minor significance.

Residential

The North West Rail Link Corridor Strategy identifies the northern portion (existing R3 zone) of the site for medium density apartment living comprising of 3-6 storey apartment buildings. The proposal and associated draft height controls are for part 3 storey (12m), part 7 storey (23m) and part 12 storey (40m). It is recognised that the heights included in the planning proposal exceed that envisaged in the strategy. Council considers that the transitions of height can be appropriately managed through the LEP and DCP controls.

The draft proposal provides for a total Residential GFA of 29,947 square metres, represented by some 333 apartments. The 333 dwellings proposed represents some 66% of the composite yield of the projected growth of 500 apartments out to 2036 proposed for the Rouse Hill precinct under the NWRL Corridor Strategy. This is a significant component of the projected dwelling yield. The site is well situated to access transport and facilities. The Department considers that the proposal is considered generally consistent with the North West Rail Corridor Strategy by providing transit oriented development through the provision of higher dwelling yields and commercial floor space

DIRECTION 6.3 SITE SPECIFIC PROVISIONS

The objective of this Direction is to discourage unnecessarily restrictive site specific planning controls. The planning proposal seeks to amend Schedule 1 'Additional Permitted Uses' of LEP 2012 to identify 'shops' as an additional permitted land use on the site and to restrict the amount of retail floor space to 1,700m². Whilst the planning proposal is inconsistent with this Direction, the inconsistency is considered to be of minor significance.

The R1 General Residential zone permits shop top housing, restaurants and cafes, business premises and neighbourhood shops. These land uses will facilitate street level activation along the Commercial Road and Green Hills Drive frontages. Clause 5.4 of The Hills LEP 2012 limits the size of 'neighbourhood shops' to a maximum of 100m². Council suggest that this provision could potentially restrict small scale retail premises that require an area slightly larger than 100m². Accordingly, the planning proposal seeks to identify 'shops' as an additional permitted use at the site. The quantum of retail floor space is proposed to be capped at 1,700m². This cap is intended to facilitate the provision of a small amount of retail floor space on the site to meet the daily needs of residents whilst ensuring that the focus of major retail activity, including large scale supermarkets, is provided south of the site within the Rouse Hill Major Centre.

The Planning Proposal also includes identification of the subject site on the Key Sites Map, and the introduction of a local incentive clause providing that the proposed density, height and floor space ratio is subject to compliance with Council's apartment size/mix and car parking controls.

An agreed methodology has been determined in relation to the appropriate yield, apartment sizes and apartment mix. This is addressed under SEPP 65.

Whilst the planning proposal in its present form is inconsistent with Direction 6.3 Site

Specific Provisions, the inconsistency is considered to be of minor significance, as provided under Clause (6) of the Direction.

DIRECTION 7.1 IMPLEMENTATION OF A PLAN FOR GROWING SYDNEY

The planning proposal seeks to facilitate the delivery of housing and employment close to the Rouse Hill strategic centre, providing additional people in close proximity to jobs, transport and services. The residential and employment yield generated by the proposal will assist in meeting the dwelling and job targets envisaged by the Plan. The proposal is consistent with this Direction. Note that this is no longer a s.117 Direction, rather A Plan for Growing Sydney is a consideration under the EP&A Act. A Plan for Growing Sydney is discussed further under the Strategic Planning Framework.

STATE ENVIRONMENTAL PLANNING POLICY No. 55 – REMEDIATION OF LAND

The proponent has provided a Phase 1 Environmental Assessment completed by Environmental Investigation Services in November 2008. This report indicates that elevated levels of contaminants were not detected in the samples analysed, and all results were less than the appropriate Health Investigation Levels. Based on the scope of work undertaken at that time, it was considered that the site can be made suitable for the proposed development, provided that certain further investigations are undertaken prior to (or in conjunction with) physical development. Accordingly, the proposal is considered to be not inconsistent with SEPP 55.

STATE ENVIRONMENTAL PLANING POLICY No. 65 – DESIGN QUALITY OF RESIDENTAL APARTMENT DEVELOPMENT

The Department has recognised that the North-West Rail Corridor will be subject to significant change and growth. Extensive strategic planning has been undertaken by both the Council and the Department to assist in identifying suitable dwelling yields and mix of apartment sizes. The Department and Council have worked collaboratively to identify an appropriate methodology that will ensure dwelling yields are achieved within the North-West Rail Corridor whilst providing a framework for Council to achieve its objectives in relation to dwelling mix in an environment that will be subject to significant change.

The methodology includes the identification of a base FSR and bonus FSR for each site based on walkable catchment from the train station. The provisions of SEPP 65 will apply to the base FSR. Where the bonus FSR is utilised 40% of 2 and 3 bedroom apartments will have a minimum floor area of 110 and 135 square metres respectively. The Gateway determination has been conditioned to require amendment of the planning proposal to comply with the agreed methodology.

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : Draft zoning, height, floor space ratio, minimum lot size, additional permitted uses, and key sites maps are provided and considered adequate for public exhibition. Note that the Key Sites map will not be necessary if the proposed cl. 7.10 is deleted from the plan.

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : Council advise that the planning proposal is intended to be advertised in local newspapers and on display at Council's administration building and Rouse Hill Library for a period of one month (28 days), and is also to be made available on Council's website.

Additional Director General's requirements

Are there any additional Director General's requirements? **Unknown**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date :

Comments in relation to Principal LEP : **The Hills Local Environmental Plan 2012 is a principal LEP, which has been in force since October 2012**

Assessment Criteria

Need for planning proposal : **The planning proposal is needed to achieve the intended outcomes for the site, being to facilitate a mixed use development comprising approximately 333 dwellings and up to 1,700m2 of retail/commercial floor space.**

The site also forms part of the Sydney Metro Northwest Corridor, for which Council has recently undertaken a strategic review of redevelopment opportunities around future railway stations. The proposal is considered consistent with the intent to maximise identified development opportunities in close proximity to the future Rouse Hill station.

Consistency with strategic planning framework :

A Plan for Growing Sydney 2014

A Plan for Growing Sydney is intended to guide land use planning decisions for the next 20 years and presents a strategy for accommodating Sydney's forecast population growth over this time. To achieve the Government's vision for Sydney as a "strong global City and a great place to live", the Plan sets out four (4) main goals, for Sydney to be:

- A competitive economy with world-class services and transport,
- A City of housing choice with homes that meet our needs and lifestyles,
- A great place to live with strong, healthy and well-connected communities, and
- A sustainable and resilient City that protects the natural environment and has a balanced approach to the use of land and resources.

The proposal is considered to specifically support the following Directions of "A Plan for Growing Sydney":

Direction 1.6: Expand the Global Economic Corridor

Direction 1.7: Grow strategic centres - providing more jobs closer to home

Direction 2.1: Accelerate housing supply across Sydney

Direction 2.3: Improve housing choice to suit different needs and lifestyles

The planning proposal seeks to facilitate the delivery of housing close to the Rouse Hill strategic centre, providing additional people in close proximity to jobs, transport and services. However A Plan for Growing Sydney commits the Government to work with Council to implement the Rouse Hill Structure Plan in the North West Rail Link Corridor Strategy.

Draft North West Subregional Strategy:

The planning proposal is consistent with the following Draft North West Subregional Strategy actions:

B2.1.1 Councils to consider planning for housing growth in centres, particularly those well serviced by public transport;

B3.3.2 Councils to undertake strategic planning to ensure land use plans make the most of new infrastructure, in particular for locations around new stations along the North West Rail Link; and

C2.1.3 North West Councils to ensure location of new dwellings improves the subregions performance against the target for State Plan Priority E5 'Jobs Closer to Home' which is to increase the proportion of people living within 30 minutes by public transport of a Strategic Centre. To improve performance of the North West Subregion the State requires North West councils to ensure that at least 80 per cent of new dwellings are located within 30 minutes by public transport of a Strategic Centre.

North West Rail Link Corridor Strategy

The State Government's North West Rail Link Corridor Strategy (2013) includes a vision for land surrounding the future Rouse Hill Train Station. The Strategy identifies Rouse Hill as a major mixed use destination providing regional level transport and a range of retail, commercial and residential facilities to service the existing and future population.

Consideration of the North West Rail Link Corridor Strategy is addressed above under the Adequacy Assessment section.

Hills Corridor Strategy

The Hills Corridor Strategy articulates Council's vision and desired outcomes for land within the rail corridor. It identifies that Rouse Hill has the potential to become a major mixed use destination enabling increased commercial and residential uptake. Council also identify that recent development in the Rouse Hill Regional Centre and other recent development within the Station Precinct has limited opportunities to provide additional housing to support the delivery of the new rail infrastructure. The Hills Corridor Strategy

specifically identifies the site as being one of the few remaining vacant sites in close proximity to the future train station. The site therefore presents an opportunity to boost projected dwelling yields for the precinct and facilitate improved accessibility through the provision of the Green Hills Drive extension. Council's desired outcome for the site under the Strategy includes a dwelling density of 144 dwellings per hectare (high density fronting Commercial Road) and 72 dwellings per hectare (medium density fronting Carnoustie Street) with a total yield of 207 dwellings. This compares with the potential yield of approximately 333 dwellings foreshadowed in the proposal.

The Hills Draft Local Strategy

The Hills Draft Local Strategy was adopted by Council on 10 June 2008, and is described as "the principal document for communicating the future planning of the Shire". The Strategy identifies a demand for an additional 36,000 dwellings and 47,000 jobs to meet the Shire's needs by 2031.

Within Council's Draft Local Strategy, the "Centres Direction" also identifies a potential bulky goods precinct at Commercial Road, Rouse Hill (including the subject site) which seeks to partly address demand for an identified shortfall of 81,000m² of bulky goods floor space by 2031. A Masters Home Improvement Centre has recently been constructed within the Commercial Road precinct providing approximately 13,637m² of bulky goods floor space in this location. The part of the site zoned B5 Business Development forms the only remaining undeveloped land within this bulky goods precinct.

The proposal includes rezoning part of the site from part B5 Business Development and part R3 Medium Density Residential to R1 General Residential. Council note that this will result in a loss of 10,500m² of land zoned specifically for bulky goods development, equating to approximately 5,000m² of floor space, and a potential loss of opportunity for around 83 jobs. However, Council also note that the proponent has submitted a Supply and Demand Assessment prepared by SGS Economics and Planning (August 2015), which assesses demand and supply factors for both the existing B5 Business Development zone applying to part of the site and the proposed R1 General Residential zone. The report concludes that the site presents a good opportunity for increased residential densities being in close proximity to the future Rouse Hill Station. The report notes that whilst the existing B5 Business Development zone has merit, a mixed use outcome on this site would provide alternative commercial and retail uses which would in turn support the adjacent Rouse Hill Major Centre. Based on an employment ratio of 1 employee per 30m² of retail floor space, the proposed commercial/retail part of the development is also identified as having potential to generate in the order of 56 jobs. This would equate to a net loss of approximately 27 potential jobs.

The Department considers this reduction in employment potential reasonable in this instance as the proposal will provide improved housing outcomes within close proximity of the future Rouse Hill Railway Station, and the completion of the Green Hills Drive extension.

Environmental social
economic impacts :

ENVIRONMENT

Council note that the site contains scattered concentrations of vegetation mapped on Council's Vegetation Map as Cumberland Plain Woodland. However, a significant portion of the site is required to facilitate a future transport link, and would hence be lost in any event.

The report prepared by Cumberland Ecology (dated 27 November 2008), as submitted on behalf of the proponent, concludes that:

"the area of remnant woodland trees does not represent an endangered ecological community, due to its highly degraded state. In addition, the majority of the trees are located adjacent to the subject site, and would not be affected by the proposed retail rezoning. The removal of the trees from the subject site would not constitute a significant threat to any EEC."

More significantly, the land is certified under the Sydney Growth Centres Biodiversity Certification Order, and no "existing native vegetation areas" or "native vegetation retention areas" are designated within (or in proximity to) the site on the North West Growth Centre Native Vegetation Protection Map Sheet NVP_009 under State Environmental Policy (Sydney Region Growth Centres) 2006.

HERITAGE

There are no heritage impacts to consider in regard to this planning proposal.

TRAFFIC

The report prepared by John Coady Consulting Pty Ltd (dated 28 August 2015), as submitted on behalf of the proponent, concludes that:
"the proposed development has no unacceptable traffic-related environmental effect because nearly all of the traffic that it generates will approach/depart the site on the higher order road network which serves and passes through the area comprising Windsor Road, Commercial Road, Mile End Road and Green Hills Drive (on completion of the Green Hills Drive Extension)". In the absence of evidence to the contrary, this conclusion is supported.

SOCIAL AND ECONOMIC EFFECTS

The site provides an opportunity for additional housing close to the future railway station and close to facilities at the Rouse Hill Major Centre. It is recognised that the site will reduce land supply for bulky goods retailing and result in a job loss of approximately 27 jobs. On balance, this impact is considered acceptable.

The transition to surrounding development and response of the development to the local context can be adequately addressed through the Development Control Plan.

Assessment Process

Proposal type :	Precinct	Community Consultation Period :	28 Days
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Timeframe to make LEP :	12 months	Delegation :	RPA
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Public Authority Consultation - 56(2)(d) :	Department of Education and Communities Office of Environment and Heritage Transport for NSW Transport for NSW - Roads and Maritime Services Sydney Water
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Is Public Hearing by the PAC required?	No
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(2)(a) Should the matter proceed ?	Yes
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If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

Other - provide details below

If Other, provide reasons :

Commercial Road, Rouse Hill

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
Council letter.pdf	Proposal Covering Letter	Yes
Planning Proposal.pdf	Proposal	Yes
Attachment A - Assessment Against State Environmental Planning Policies.pdf	Proposal	Yes
Attachment B - Assessment Against Section 117 Ministerial Directions.pdf	Study	Yes
Attachment C - Council Report and Minute 15 December 2015.pdf	Proposal	Yes
Attachment D - Hills Corridor Strategy.pdf	Proposal	Yes
Attachment E (Part 1) - Proponents Planning Proposal and Supporting Studies.pdf	Study	Yes
Attachment E (Part 2) - Proponents Planning Proposal and Supporting Studies.pdf	Study	Yes
Attachment E (Part 3) - Proponents Planning Proposal and Supporting Studies.pdf	Study	Yes
Attachment E (Part 4) - Proponents Planning Proposal and Supporting Studies.pdf	Study	Yes
Spurway letter 22-4-16.pdf	Determination Document	Yes

Planning Team Recommendation

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

S.117 directions:

- 1.1 Business and Industrial Zones
- 3.1 Residential Zones
- 3.4 Integrating Land Use and Transport
- 6.3 Site Specific Provisions
- 7.1 Implementation of A Plan for Growing Sydney

Additional Information : It is recommended that the planning proposal proceed subject to the following conditions:

1. Prior to exhibition, the planning proposal is to be amended to be consistent with the attached methodology for Local Residential Development Clause at Tab A. Please note that the planning proposal should be amended to state that clause attached to the methodology is indicative only and may be subject change as a result of legal drafting.
2. Community consultation is required under sections 56(2)(c) and 57 of the 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 and Infrastructure 2013).
3. Council is to consult with the following agencies:
 - Department of Education and Communities

- Office of Environment and Heritage – Conservation Division
- Transport for NSW
- Transport for NSW - Roads and Maritime Services
- Sydney Water

4. Authorisation is to be given to Council to exercise the functions of the Greater Sydney Commission under section 59 of the Act that are delegated to it by instrument of delegation dated 14 October 2012.

5. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the 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).

6. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination

Supporting Reasons :

The proposal has merit as it will provide housing and commercial floor space in close proximity to rail and existing facilities at Rouse Hill. A local provision will be included in the planning proposal to address apartment mix and yield in accordance with the agreed methodology to ensure that the North-west Rail Corridor Strategy overall dwelling yields are met.

Signature:

Printed Name:

Date:
