

The Hills Local Environmental Plan 2012 - Amendment No __ - North Rocks Road, North Rocks

Proposal Title : **The Hills Local Environmental Plan 2012 - Amendment No __ - North Rocks Road, North Rocks**

Proposal Summary : **The proposal seeks to facilitate residential development by rezoning Lot 1 DP 792565, No. 221 North Rocks Road, North Rocks from IN1 General Industrial to R3 Medium Density Residential.**

PP Number : **PP_2013_THILL_002_00** Dop File No : **13/03292**

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
4.4 Planning for Bushfire Protection
6.1 Approval and Referral Requirements
7.1 Implementation of the Metropolitan Plan for Sydney 2036**

Additional Information : **It is recommended that the proposal proceed with the following conditions:**

- (1) The Director General's delegate agrees that any inconsistencies with section 117 directions 1.1 (Business and Industrial Zones), 4.4 (Planning for Bushfire Protection) and 7.1 (Implementation of the Metropolitan Plan for Sydney 2036) are of minor significance;**
- (2) The Relevant Planning Authority conducts a bushfire assessment and a contamination assessment prior to public exhibition of the planning proposal;**
- (3) The Relevant Planning Authority consults the Rural Fire Service prior to public exhibition of the planning proposal;**
- (4) Community consultation for 14 days;**
- (5) The timeframe for completing the local environmental plan is to be 12 months from the week following the date of the Gateway Determination.**

Supporting Reasons : **While the application of the R3 Medium Density Residential zone is not consistent with the proponent's application to Council (which requested the R1 General Residential zone), it is considered that this is the most appropriate choice given the context of the site. R3 will provide housing choice at a scale that is appropriate to the surrounding neighbourhood and distance from North Rocks town centre, and will not - unlike R1 - provide the opportunity to create a competing centre.**

Panel Recommendation

Recommendation Date : **28-Feb-2013** Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The Planning Proposal should proceed subject to the following conditions:**

- 1. Council is to consult with the NSW Rural Fire Services as per the requirements of S117 Direction 4.4 Planning for Bushfire Protection and amend the planning proposal, if necessary, to take into consideration any comments made prior to undertaking public exhibition. If required, a bushfire assessment is to be prepared for the subject site.**
- 2. Council is to ensure that the planning proposal satisfies the requirements of State Environmental Planning Policy No 55 (SEPP 55) – Remediation of Land. It is noted that a preliminary contamination assessment has been prepared for the subject site. This assessment is to be placed on public exhibition with the planning proposal.**
- 3. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:**

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(a) the planning proposal is classified as low impact as described in A Guide to Preparing LEPs (Department of Planning & Infrastructure 2012) and must be made publicly available for 14 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 2012).

4. Consultation is required with the NSW Rural Fire Services (NSW RFS) under section 56(2)(d) of the EP&A Act. NSW RFS is to be provided with a copy of the planning proposal and any relevant supporting material. NSW RFS is to be given at least 21 days to comment on the proposal, or to indicate that it will require additional time to comment on the proposal. NSW RFS may request additional information or additional matters to be addressed in the planning proposal.

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 EP&A 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 9 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

Neil McGaffin

Date:

6.3.13.