

The Hills Local Environmental Plan 2012 - Crane Road Precinct

Proposal Title : **The Hills Local Environmental Plan 2012 - Crane Road Precinct**

Proposal Summary : **Amend the maximum permissible height for the site from part 45m and part 16m to 68m (i.e. 18 storeys). Rezone the N-E corner of the site (currently road reserve) from R4 High Density Residential to B4 Mixed Use and apply a 6.4:1 floor space ratio. The Plan also expands the area where the design excellence provision (clause 7.7) applies.**

PP Number : **PP_2013_THILL_011_00** Dop File No : **13/10644**

Planning Team Recommendation

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

S.117 directions : **3.4 Integrating Land Use and Transport
7.1 Implementation of the Metropolitan Plan for Sydney 2036**

Additional Information : **It is recommended that the Planning Proposal proceed subject to the following conditions:**

- 1. Prior to public exhibition, the Planning Proposal is to be amended by inserting at Part 2 - Explanation of Provisions, an explanation regarding extension of the area where the design excellence provision (clause 7.7) applies.**
- 2. The Planning Proposal is exhibited for 28 days;**
- 3. Consultation with the following State Agencies take place during the public exhibition period;**
 - Transport for NSW (NSW Roads and Maritime Services and the North West Rail Link Project Team)**
 - Sydney Water Corporation**
 - Endeavour Energy**
 - Transgrid**
- 4. The Planning Proposal should be completed in 9 months from the week following the date of the Gateway Determination; and**
- 5. Delegation is to be given to Council to exercise the Minister's plan making powers.**

Supporting Reasons : **The Planning Proposal is supported as it will implement both local and State strategic objectives in terms of implementing housing targets, improving housing choice and revitalising a Major Centre in proximity to the future Castle Hill railway station. Council has not specifically requested the exercise of its delegations for this Planning Proposal, however it has generally indicated that it wishes to exercise delegations where possible.**

Panel Recommendation

Recommendation Date : **04-Jul-2013**

Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The planning proposal should proceed subject to the following conditions:**

- 1. Prior to undertaking public exhibition, Council is to update the 'explanation of provisions' within the planning proposal to clearly advise that the planning proposal also extends the area to which clause 7.7 - Design Excellence applies under The Hills LEP 2012.**
- 2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A 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 & Infrastructure 2013).

3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

- Roads and Maritime Services
- Transport for NSW – North West Rail Link Project Team
- Sydney Water
- Transgrid
- Endeavour Energy

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

4. 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).

5. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Signature:

M. Selman

Printed Name:

Mark Selman

Date:

8/7/13