

The Hills LEP 2012 Draft Amendment No 15 - Rezoning at Hector Court, Kellyville

Proposal Title :	The Hills LEP 2012 Draft Amendment No 15 - Rezoning at Hector Court, Kellyville		
Proposal Summary :	To rezone part B1 Neighbourhood Centre, part R3 Medium Density and part R4 High Density Residential Zone to B2 Local Centre Zone with a maximum floor space ratio of 1:1, a maximum height of 12 metres and a minimum lot size of 600m ² , for land at 12 Memorial Avenue and Nos. 2, 2A and 2B Hector Court, Kellyville.		
PP Number :	PP_2013_THILL_008_00	Dop File No :	13/09282-1

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
6.1 Approval and Referral Requirements
6.3 Site Specific Provisions
7.1 Implementation of the Metropolitan Plan for Sydney 2036**

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

- (1) The Director General's delegate agrees that the inconsistency with section 117 direction 3.1 Residential Zones is of minor significance:**
- (2) Community consultation for 28 days;**
- (3) Consultation with Transport for NSW, Integral Energy, Roads and Maritime Services and Sydney Water;**
- (4) 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 : **It is considered that the site:**

- **is centrally located within the Balmoral Road Release Area within walking distance to the surrounding residential areas; and**
 - **is readily accessible by current and planned public transport and presents the opportunity to provide a range of retail and other uses to meet the weekly convenience shopping needs of residents with a scale in keeping with the surrounding residential character;**
- and the rezoning:**
- **is considered appropriate given the locational characteristics and the expected retail demand resulting from recent public infrastructure investments in the area such as Parklea to Castle Hill Transitway, proposed Memorial Road upgrades and NW Rail Link;**
 - **will result in an additional 109 jobs in a highly accessible location within the BRRA;**
 - **is consistent with relevant strategic planning framework for the area; and**
 - **together with amendments to development standards and development control plan will facilitate an appropriate development outcome for the site.**

Panel Recommendation

Recommendation Date : **13-Jun-2013**

Gateway Recommendation : **Passed with Conditions**

Panel

The planning proposal should proceed subject to the following conditions:

Recommendation :

1. 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).**

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

- **Transport for NSW**
- **Roads and Maritime Services**
- **Integral Energy**
- **Sydney Water**

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.

3. 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).

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

Signature:



Printed Name:

NEIL JENSEN

Date:

14/6/13