

The Hills Local Environmental Plan 2012 (Amendment No. X) – Rouse Hill Regional Centre, commercial precincts and smaller lot sizes for dual occupancy, multi dwelling housing and residential flat buildings.

Proposal Title :	The Hills Local Environmental Plan 2012 (Amendment No. X) – Rouse Hill Regional Centre, commercial precincts and smaller lot sizes for dual occupancy, multi dwelling housing and residential flat buildings.		
Proposal Summary :	The proposal aims to: 1. Remove the maximum height standard that applies to the Town Centre Core (currently 36m) and the Northern Frame (currently 25m) of the Rouse Hill Regional Centre Commercial Precincts. 2. Restore flexibility relating to minimum lot sizes for dual occupancy, multi-dwelling housing and residential flat buildings across The Hills Shire.		
PP Number :	PP_2013_THILL_014_00	Dop File No :	13/12752

Planning Team Recommendation

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

S.117 directions :

- 2.3 Heritage Conservation
- 3.1 Residential Zones
- 3.3 Home Occupations
- 3.4 Integrating Land Use and Transport
- 4.4 Planning for Bushfire Protection
- 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : **DELEGATION**

The Hills Shire Council have not requested the use of delegations for this planning proposal. As the proposal affects the Rouse Hill Regional Centre and an objection has been lodged on behalf of The GPT Group, it is recommended that the matter not be delegated to Council.

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

1. Prior to placing the Planning Proposal on public exhibition:
 - a. Consultation is to occur with the Commissioner of the NSW Rural Fire Service, in accordance with s117 Direction 4.4 Planning for Bushfire Protection and any comments received taken into account; and
 - b. The planning proposal is to be amended to ensure that the land to which the plan applies is correctly stated as per Part 2.
2. The Planning Proposal is to be exhibited for 28 days;
3. Consultation with the following State Agencies take place during the public exhibition period;
 - Transport for NSW; and
 - Transport for NSW (NSW Roads and Maritime Services); and
4. The Planning Proposal should be completed in 12 months from the week following the date of the Gateway Determination.

Supporting Reasons : The Planning Proposal is supported as it will implement both local, regional and State strategic objectives in terms of supporting the development of Rouse Hill as a Major Centre as well as implementing housing targets and improving housing choice in an area

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well serviced by employment, retail, community facilities, bus and future rail transport.

Panel Recommendation

Recommendation Date : **22-Aug-2013**

Gateway Recommendation : **Passed with Conditions**

Panel

The planning proposal should proceed subject to the following conditions:

Recommendation :

1. Prior to undertaking public exhibition, Council is to update the planning proposal to ensure it correctly identifies/refers to the subject land.
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 and/or to comply with the requirements of relevant S117 Directions:
 - Transport for NSW
 - Roads and Maritime Services
 - NSW Rural Fire Service (S117 Direction 4.4 Planning for Bushfire Protection)

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 12 months from the week following the date of the Gateway determination.

Plan making delegation:

The Minister delegated his plan making powers to councils in October 2012. Council has now accepted this delegation, however has not requested to use its delegation for the making of this plan. Council should not be issued with plan making delegation in this instance in response to the submission received from BBC Consulting Planners, on behalf of the applicant GPT Group, which requests an amendment be made to the proposal as submitted by Council.

Signature:



Printed Name:

Mark Simon

Date:

29/8/13