

PLANNING PROPOSAL

LOCAL GOVERNMENT AREA: The Hills Shire Council

NAME OF PLANNING PROPOSAL: The Hills Local Environmental Plan 2012 (Amendment No.) – Reclassification of Lot 601 DP 1083182, 5 Jackson Place, Kellyville from "Community" to "Operational"

ADDRESS OF LAND: Lot 601 DP 1083182 known as 5 Jackson Place, Kellyville

SUMMARY OF HOUSING AND EMPLOYMENT YIELD:

	EXISTING	PROPOSED	TOTAL YIELD
Dwellings	N/A	N/A	N/A
Jobs	N/A	N/A	N/A

SUPPORTING MATERIAL:

Attachment A Evaluation against 117 Directions
Attachment B Evaluation against SEPPs
Attachment C Council Report and Minute – 25 November 2014

THE SITE:

The site is Lot 601 DP 1083182, 5 Jackson Place, Kellyville. It is a 421.9m² parcel of land currently zoned R2 Low Density Residential and classified as 'community' land (Figure 1).

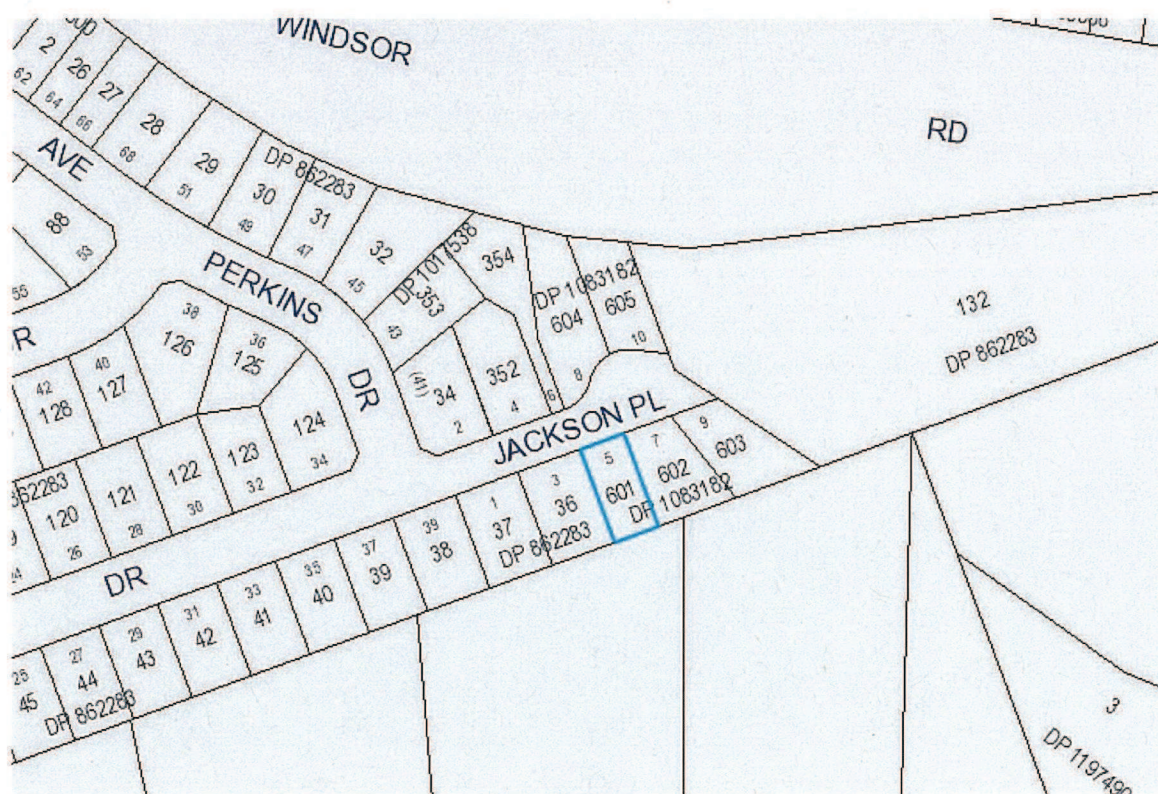


Figure 1
Locality map

BACKGROUND:

The property adjoins the future Arnold Avenue Sports Complex. It was purchased by Council on 14 June 2006 with the intent of providing a connection to the cycleway network that links Arnold Avenue Sporting Fields with the Greenway Link between Bella Vista Farm and Rouse Hill (Figure 2).



Figure 2

Site and surrounds (including existing planned cycleway through site)

An agreement with Sydney Water has enabled Council to build cycleway infrastructure on trunk drainage land in this area, negating the need for a link through 5 Jackson Place. Reclassification to operational land will facilitate the sale of the land as a residential lot.

The matter was reported at an Ordinary Council Meeting on 25 November 2014 and Council resolved:

1. *A planning proposal be forwarded to the Department of Planning and Environment for a Gateway Determination to reclassify 5 Jackson Place from 'community' to 'operational' land in accordance with the Local Government Act 1993.*
2. *Amendment to Development Control Plan 2012 Part D Section 5 – Kellyville/Rouse Hill to reflect the revised cycleway route and remove the 'open space' notation from 5 Jackson Place, Kellyville be exhibited concurrently with the planning proposal.*

PART 1 OBJECTIVES OR INTENDED OUTCOME

Reclassification of the subject land from 'community' to 'operational' will facilitate the sale of the land as a residential lot.