

The Hills LEP 2012 - Housekeeping Addendum - Removal of Notified Growth Centres Precincts from The Hills LEP 2012

Proposal Title : **The Hills LEP 2012 - Housekeeping Addendum - Removal of Notified Growth Centres Precincts from The Hills LEP 2012**

Proposal Summary : **The planning proposal seeks to remove a redundancy in the planning framework by redacting the Box Hill and Box Hill Industrial Growth Centres Precincts from The Hills LEP 2012.**

PP Number : **PP_2014_THILL_005_00** Dop File No : **14/06823**

Proposal Details

Date Planning Proposal Received : **16-May-2014** LGA covered : **The Hills Shire**

Region : **Metro(Parra)** RPA : **The Hills Shire Council**

State Electorate : **BAULKHAM HILLS
CASTLE HILL
HAWKESBURY** Section of the Act : **55 - Planning Proposal**

LEP Type : **Housekeeping**

Location Details

Street :

Suburb : City : Postcode :

Land Parcel : **Various locations**

DoP Planning Officer Contact Details

Contact Name : **Chris Browne**

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RPA Contact Details

Contact Name : **Anne Banyai**

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DoP Project Manager Contact Details

Contact Name : **Derryn John**

Contact Number : **0298601505**

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Land Release Data

Growth Centre : **Sydney North West** Release Area Name :

Regional / Sub Regional Strategy : **Metro North West subregion** Consistent with Strategy : **Yes**

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MDP Number :		Date of Release :	
Area of Release (Ha) :		Type of Release (eg Residential / Employment land) :	
No. of Lots :	0	No. of Dwellings (where relevant) :	0
Gross Floor Area :	0	No of Jobs Created :	0

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**

If No, comment : **To the best of the knowledge of the regional team, the Department's Code of Practice in relation to communications and meetings with Lobbyists has been complied with. Metropolitan Delivery (Parramatta) has not met with any lobbyist in relation to this proposal, nor has the Director been advised of any meetings between other departmental officers and lobbyists concerning this proposal.**

Have there been meetings or communications with registered lobbyists? : **No**

If Yes, comment : **The Department's Lobbyist Contact Register has been checked on 18 August 2014, and there have been no records of contact with lobbyists in relation to this proposal.**

Supporting notes

Internal Supporting Notes :

External Supporting Notes : **The Hills Shire Council has lodged a planning proposal for a housekeeping amendment (PP_2014_THILL_003_00), one of the provisions of which is the removal of the gazetted Box Hill and Box Hill Industrial Precincts from The Hills LEP 2012.**

Metropolitan Delivery (Parramatta) has received a request from Planning Strategies, Housing and Infrastructure (the area of the Department which administers State Environmental Planning Policy (Sydney Region Growth Centres) 2006) to progress this provision independently of the remainder of the Housekeeping Amendment, and to do so under section 73A of the Act.

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment : **State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (The Hills Growth Centres Precincts) was notified on 5 April 2013. The Amendment introduced a new planning regimen for the Box Hill and Box Hill Industrial Precincts and replaced the zones and controls which previously applied under The Hills LEP 2012.**

In order to avoid redundancy and confusion, these precincts should have been removed from The Hills LEP 2012 as a consequential amendment to the above amending SEPP. This did not occur, and it is the intent of this planning proposal to rectify that error.

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : **The Box Hill and Box Hill Industrial Precincts are to be removed from the land zoning, lot size, height of building, heritage and land reservation acquisition maps of The Hills LEP**

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2012 to reflect their inclusion in SEPP (Sydney Region Growth Centres) 2006.

Metropolitan Delivery (Parramatta) has also received a request from Planning Strategies, Housing and Infrastructure (the area of the Department which administers State Environmental Planning Policy (Sydney Region Growth Centres) 2006) that the North Kellyville Precinct (notified on 19 December 2008) be removed from The Hills LEP 2012 at the same time.

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

* May need the Director General's agreement

Is the Director General's agreement required? **No**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

e) List any other
matters that need to
be considered :

Have inconsistencies with items a), b) and d) being adequately justified? **N/A**

If No, explain : **The planning proposal will not alter the planning controls applying to the subject land. It is therefore not inconsistent with any section 117 Directions or State Environmental Planning Policies.**

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : **Council has provided an aerial photograph of the land, as well as pdf versions of the existing and proposed maps.**

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **At the time of lodgement, Council undertook to exhibit the Housekeeping Amendment. However, given that this provision is now to be progressed separately and does not involve any change to the controls applying to the land, community consultation is not necessary.**

Additional Director General's requirements

Are there any additional Director General's requirements? **Yes**

If Yes, reasons : **Metropolitan Delivery (Parramatta) has received a request from Planning Strategies, Housing and Infrastructure (the area of the Department which administers State Environmental Planning Policy (Sydney Region Growth Centres) 2006) that the North Kellyville Precinct (notified on 19 December 2008) be removed from The Hills LEP 2012 at the same time.**

It is recommend that this request be granted and that the RPA be required to include removal of the North Kellyville Precinct from The Hills LEP 2012 as part of the planning proposal.

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Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date :

Comments in relation to Principal LEP : **The Hills LEP 2012 is a Principal LEP.**

Assessment Criteria

Need for planning proposal : **The purpose of the planning proposal is to correct a mapping anomaly in The Hills LEP 2012. It is not the result of a study or strategy, but is a necessary step in providing clarity for planning in The Hills.**

Consistency with strategic planning framework : **The planning proposal will not alter the planning controls applying to the subject land. It is therefore not inconsistent with any of the State or local strategic planning framework.**

Environmental social economic impacts : **The planning proposal will not alter the planning controls applying to the subject land. It will therefore have no environmental, social or economic impacts.**

Assessment Process

Proposal type : **Minor** Community Consultation Period : **Nil**

Timeframe to make LEP : **6 months** Delegation : **RPA**

Public Authority Consultation - 56(2) (d) :

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

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Is the provision and funding of state infrastructure relevant to this plan? No

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
1 - Cover letter.pdf	Proposal Covering Letter	Yes
2 - Planning proposal.pdf	Proposal	Yes
6 - Council report.pdf	Proposal	Yes
FINAL MINUTES - 26 NOVEMBER 2013.pdf	Determination Document	Yes
Planning proposal provision 2.8.pdf	Proposal	Yes
Email from Planning Strategies, Housing and Infrastructure 6 March 2014.pdf	Proposal Covering Letter	Yes
Email from Planning Strategies, Housing & Infrastructure 11 March 2014.pdf	Proposal Covering Letter	Yes

Planning Team Recommendation

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

S.117 directions:

Additional Information : **It is recommended that the proposal proceed subject to the following conditions.**

- (1) The proposal must be updated to include the removal of the North Kellyville Precinct from The Hills LEP 2012.**
- (2) No public authority consultation is required under section 56(2)(d) of the Environmental Planning & Assessment Act 1979.**
- (3) No community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979.**
- (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 Environmental Planning & Assessment Act 1979. 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) Delegation is to be given to Council to exercise the Minister's plan-making powers.**
- (6) The timeframe for completing the local environmental plan is to be 6 months from the week following the date of the Gateway determination.**

Supporting Reasons : **The planning proposal will remove a redundancy in the planning regimen, improving clarity for planning in the three affected Precincts. It will not result in any adverse impacts.**

Signature:



Printed Name:

DERRYN JOHN

Date:

20/8/14

