

Hornsby Heritage Review - Stage 5

Proposal Title : **Hornsby Heritage Review - Stage 5**

Proposal Summary : **To amend the heritage schedule of Hornsby LEP to implement the recommendations of the Hornsby Heritage Study Review Stage 5. This includes:**

- Addition of 15 new items.
- Removal of 23 items which the Study concludes no longer warrant listing.
- Updating of 8 listings to reflect current significance.

In addition the proposal updates 5 listings to reflect the current property description and/or street address, and deletes 1 item destroyed in a house fire in August 2012.

PP Number : **PP_2013_HORNS_002_00** Dop File No : **13/09827**

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
4.4 Planning for Bushfire Protection
5.1 Implementation of Regional Strategies
7.1 Implementation of the Metropolitan Plan for Sydney 2036**

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

- 1. Prior to public exhibition the planning proposal be amended to include summary tables in Attachments 1 and 2 of Appendix B as an appendix to the planning proposal, with a reference from Part 2 of the planning proposal.**
- 2. Maps showing the location of the proposed changes to the heritage schedule be included in the public exhibition.**
- 3. Public exhibition for a period of 28 days.**
- 4. Consultation with the Office of Environment and Heritage.**
- 5. Completion within nine months of the week following date of the gateway determination.**
- 6. Delegation be given to Council to exercise the Minister's plan-making powers.**

Supporting Reasons : **The planning proposal is to implement the recommendations of the 'Hornsby Heritage Study Review - Stage 5'. This is a very comprehensive study which forms part of the ongoing review of heritage provisions in the Hornsby LEP.**

While the planning proposal includes a clear list of the changes proposed (Appendices C and D), it does not directly include a summary of the proposed changes or a summary of the justification for each change. This information is included as Attachments 1 and 2 to the report to Council, which is included as Appendix B. Understanding of the proposed changes during public exhibition would be greatly assisted if these attachments were included directly as an appendix to the planning proposal and referenced in Part 2 Explanation of Provisions.

Panel Recommendation

Recommendation Date : **20-Jun-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 include or make reference to the summary tables in attachments 1 and 2 of Appendix B, which identify the proposed amendments to**

Hornsby Shire LEP 1994 and draft Hornsby LEP 2013. Council is to update the planning proposal to include maps, which are at an appropriate scale and clearly identify the location of the sites affected by this proposal.

2. Prior to undertaking public exhibition, Council is to amend the planning proposal to include a project timeline, consistent with Section 2.6 Part 6 of the A Guide to Preparing Planning Proposals. The project timeline is to provide a mechanism to monitor the progress of the planning proposal.

3. 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).

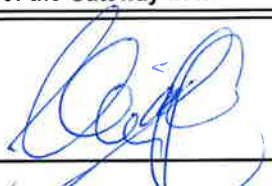
4. Consultation is required with the Office of Environment and Heritage (OEH) under section 56(2)(d) of the EP&A Act. OEH is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

5. 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).

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

Signature: _____

Printed Name: _____



Neil McGaffin

Date: _____

26-6-13