

The Hills LEP 2012 - Amendment - Edwards Road Precinct, Rouse Hill

Proposal Title : **The Hills LEP 2012 - Amendment - Edwards Road Precinct, Rouse Hill**

Proposal Summary : **The proposal seeks to stimulate economic activity in the Edwards Road Precinct by rezoning the subject land from IN2 Light Industrial to B6 Enterprise Corridor and reducing the minimum lot size for some of the Precinct.**

PP Number : **PP_2013_THILL_007_00** Dop File No : **13/07167**

Planning Team Recommendation

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

S.117 directions : **1.1 Business and Industrial Zones
2.1 Environment Protection Zones
2.3 Heritage Conservation
3.4 Integrating Land Use and Transport
4.3 Flood Prone Land
4.4 Planning for Bushfire Protection
6.1 Approval and Referral Requirements
6.2 Reserving Land for Public Purposes
6.3 Site Specific Provisions
7.1 Implementation of the Metropolitan Plan for Sydney 2036**

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

- (1) Consultation with (a) the Department of Planning and Infrastructure's Strategies and Land Release branch, (b) the Office of Environment and Heritage, (c) the Hawkesbury-Nepean Catchment Management Authority, (d) the NSW Rural Fire Service, (e) Sydney Water, (f) Endeavour Energy, and (g) Transgrid;
- (2) The Director General's delegate agrees that any inconsistencies with section 117 directions 1.1 (Business and Industrial Zones), 2.1 (Environmental Protection Zones), 4.3 (Flood Prone Land) and 4.4 (Planning for Bushfire Protection) are justified and/or of minor significance;
- (3) Should the Box Hill and/or Box Hill Industrial Precincts of the North West Growth Centre be released prior to this plan being made, any land covered by both this plan and a Precinct Plan under SEPP (Sydney Region Growth Centres) 2006) will be excised from this plan.
- (4) Community consultation for 28 days; and
- (5) 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 : **In allowing for a broader range of employment types and for a range of smaller lot sizes, the proposal is likely to encourage employment growth with little adverse effect.**

Panel Recommendation

Recommendation Date : **23-May-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 planning proposal to address relevant matters as outlined in the department's A Guide to Preparing Planning Proposals. In particular, the proposal is to include an 'objectives or intended outcomes' and 'explanation of provisions' section and a project timeline.
2. Council is to update the planning proposal to inform the public that should the Box Hill or Box Hill Industrial Precincts of the North West Growth Centre be released prior to this

plan being made, any land covered by the precinct plan under State Environmental Planning Policy (SEPP) Sydney Region Growth Centres 2006 will be removed from this 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 following public authorities under section 56(2)(d) of the EP&A Act and/or to comply with the requirements of relevant S117 Directions:

- NSW Rural Fire Service (S117 Direction 4.4 Planning for Bushfire Protection)
- Department of Planning and Infrastructure - Strategies and Land Release
- Hawkesbury - Nepean Catchment Management Authority
- Office of Environment and Heritage
- NSW Department of Primary Industries - Agriculture
- Endeavour Energy
- Transport for NSW - Roads and Maritime Services
- Sydney Water
- Transgrid

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.

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

Signature:



Printed Name:



Date:

