

The Hills LEP 2012 - North Rocks Employment Precinct

Proposal Title :	The Hills LEP 2012 - North Rocks Employment Precinct		
Proposal Summary :	The proposal seeks to facilitate the revitalisation of the 46 hectare North Rocks Employment Precinct by rezoning the land from IN1 General Industrial to B6 Enterprise Corridor, reducing the minimum lot size from 8000m2 to 4000m2 and editing the B6 Enterprise Corridor zone in the land use table to remove all reference to residential uses.		
PP Number :	PP_2015_THILL_006_00	Dop File No :	15/04268

Proposal Details

Date Planning Proposal Received :	18-Dec-2014	LGA covered :	The Hills Shire
Region :	Metro(Parra)	RPA :	The Hills Shire Council
State Electorate :	BAULKHAM HILLS	Section of the Act :	55 - Planning Proposal
LEP Type :	Precinct		

Location Details

Street :	1 Lenton Place		
Suburb :	North Rocks	City :	Postcode :
Land Parcel :	Lot 4 DP 263454		
Street :	3 Lenton Place		
Suburb :		City :	Postcode :
Land Parcel :	Lot 3 DP 263454		
Street :	5 Lenton Place		
Suburb :		City :	Postcode :
Land Parcel :	Lot 2 DP 263454		
Street :	6 Lenton Place		
Suburb :		City :	Postcode :
Land Parcel :	Lot 18 DP 700610		
Street :	2 Trent Road		
Suburb :		City :	Postcode :
Land Parcel :	Lot 16 DP 700610		
Street :	3 Trent Road		
Suburb :		City :	Postcode :
Land Parcel :	Lot 101 DP 882827		
Street :	3 Loyalty Road		
Suburb :		City :	Postcode :
Land Parcel :	Lot 21 DP 229394		

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Street :	7 Loyalty Road	City :	Postcode :
Suburb :			
Land Parcel :	Lot 2 DP 520372		
Street :	12 Loyalty Road	City :	Postcode :
Suburb :			
Land Parcel :	Lot 211 DP 1054078		
Street :	12A Loyalty Road	City :	Postcode :
Suburb :			
Land Parcel :	Lots 1-22 SP 71292		
Street :	14 Loyalty Road	City :	Postcode :
Suburb :			
Land Parcel :	Lot 102 DP 616165		
Street :	16 Loyalty Road	City :	Postcode :
Suburb :			
Land Parcel :	Lot 101 DP 616165		
Street :	18 Loyalty Road	City :	Postcode :
Suburb :			
Land Parcel :	Lot 8A DP 86532		
Street :	19-21 Loyalty Road	City :	Postcode :
Suburb :			
Land Parcel :	Lot 17 DP 700610		
Street :	20 Loyalty Road	City :	Postcode :
Suburb :			
Land Parcel :	Lot 82 DP 598734		
Street :	22 Loyalty Road	City :	Postcode :
Suburb :			
Land Parcel :	Lots 1-3 SP 31181		
Street :	23 Loyalty Road	City :	Postcode :
Suburb :			
Land Parcel :	Lot 1 DP 551292		
Street :	25 Loyalty Road	City :	Postcode :
Suburb :			
Land Parcel :	Lot 2 DP 551292		
Street :	1 Richard Close	City :	Postcode :
Suburb :			
Land Parcel :	Lot 1 DP 585076		
Street :	2 Richard Close	City :	Postcode :
Suburb :			
Land Parcel :	Lots 1-16 SP15183, Lots 17-38 SP 17966 and Lots 39-54 SP 74382		

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Street :	3 Richard Close		
Suburb :		City :	Postcode :
Land Parcel :	Lots 1-17 SP 47395		
Street :	213 North Rocks Road		
Suburb :		City :	Postcode :
Land Parcel :	Lots 1-6 SP 64632		
Street :	215 North Rocks Road		
Suburb :		City :	Postcode :
Land Parcel :	Lot 3 DP 14353		
Street :	217 North Rocks Road		
Suburb :		City :	Postcode :
Land Parcel :	Lot 1 DP 520372		
Street :	219 North Rocks Road		
Suburb :		City :	Postcode :
Land Parcel :	Lot 1 DP 1143379		
Street :	219A North Rocks Road		
Suburb :		City :	Postcode :
Land Parcel :	Lot 2 DP 1143379		
Street :	Part of Excelsior Reserve No 45		
Suburb :		City :	Postcode :
Land Parcel :	Lot 5 DP263454		

DoP Planning Officer Contact Details

Contact Name : Chris Browne
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RPA Contact Details

Contact Name : Kate Clinton
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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 :	N/A	Release Area Name :	N/A
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) : **46.00**

Type of Release (eg Residential / Employment land) :

Employment Land

No. of Lots : **0**

No. of Dwellings (where relevant) : **0**

Gross Floor Area : **0**

No of Jobs Created : **833**

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

If No, comment : **To the best of the knowledge of Metropolitan (Parramatta), the Department's Code of Practice in relation to communications and meetings with lobbyists has been complied with. Metropolitan (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.**

POLITICAL DONATIONS DISCLOSURE STATEMENT

Political donations disclosure laws commenced on 1 October 2008. The legislation requires the public disclosure of donations or gifts for certain circumstances relating to the planning system.

Planning Circular PS 08-009 specifies that a person who makes a public submission to the Minister or Secretary is required to disclose all reportable political donations (if any).

The Department has not received any disclosure statements for this planning proposal.

Have there been meetings or communications with registered lobbyists? :

No

If Yes, comment : **The Department's Lobbyist Contact Register has been checked on 5 March 2015, and there are no records of contact with lobbyists in relation to this proposal.**

Supporting notes

Internal Supporting Notes :

External Supporting Notes : **EMPLOYMENT YIELD**

It is estimated that the potential floor space of the precinct will increase by 60,386m2, providing for 833 additional jobs.

Adequacy Assessment

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

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

Comment : **The intended outcome of the planning proposal is to facilitate the revitalisation of the North Rocks Employment Precinct through an evidence-based response to economic trends which make the long-term viability of its current industrial focus unlikely.**

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

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

Comment : **The proposal seeks to achieve its outcome by amending The Hills Local Environmental Plan 2012 to:**

- rezone the subject land from IN1 General Industrial to B6 Enterprise Corridor;
- reduce the minimum lot size from 8000m² to 4000m²; and
- amend the B6 Enterprise Corridor zone in the land use table by deleting 'shop top housing' as a permitted use and deleting the zone objective which refers to residential uses.

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

1.1 Business and Industrial Zones

3.4 Integrating Land Use and Transport

4.3 Flood Prone Land

4.4 Planning for Bushfire Protection

6.1 Approval and Referral Requirements

6.3 Site Specific Provisions

7.1 Implementation of A Plan for Growing Sydney

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

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

d) Which SEPPs have the RPA identified?

SEPP No 55—Remediation of Land

SEPP (Infrastructure) 2007

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

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

1.1 Business and Industrial Zones

The proposal seeks to rezone the subject land from an industrial zone (IN1) to a business zone (B6), and in doing so is expected to reduce the floor space available for industrial purposes by 41,031m².

However, the aim of the proposal is to foster employment growth in the Precinct by expanding the permissible range of employment-related uses and by allowing development on smaller lots. It is anticipated that this will provide for an additional 833 jobs by increasing the available floor space by 60,396m².

In doing so, the proposal will encourage employment growth in suitable locations, protect employment land in business and industrial zones, and support the viability of the nearby North Rocks Town Centre. As such, it is consistent with this Direction.

3.4 Integrating Land Use and Transport

The Precinct is close to major roads including the M2 motorway and the Cumberland Highway, as well as being close to an established population, providing employment close to homes. The North West Rail Link and a number of planned upgrades to transport in the region will improve the Precinct's public transport accessibility, and this will be further aided by the draft Public Domain Plan prepared in conjunction with the proposal, which seeks to provide footpaths throughout the Precinct, encourage use of existing public transport.

The proposal is therefore consistent with this Direction.

4.3 Flood Prone Land

An area in the north-east corner of the Precinct is identified as flood controlled land on Council's Flood Controlled Land Map. While the reduction in minimum lot size may permit an intensification of development in this area, it is considered that this will be limited by the constraints applying to this portion of the site. In addition, the controls contained in The Hills LEP 2012 and The Hills Development Control Plan 2012 Part C Section 6 – Flood Controlled Land will ensure that the proposal will not permit development that will result in significant flood impacts to other properties, nor permit significant increases in the development of that land or result in a substantially increased requirement for government spending on flood mitigation measures, infrastructure or services.

The proposal is therefore consistent with this Direction.

4.4 Planning for Bushfire Protection

The Precinct contains land that is mapped as Bushfire Prone Land Vegetation Category 1 and Bushfire Prone Land Vegetation Buffer. Under the terms of this Direction, Council must therefore consult the Commissioner of the NSW Rural Fire Service prior to exhibition.

6.1 Approval and Referral Requirements

The proposal does not include provisions requiring the concurrence or referral of future applications to a Minister or public authority. It is therefore consistent with this Direction.

6.3 Site Specific Provisions

The proposal does not impose development standards or requirements in addition to those contained in The Hills LEP 2012. It is therefore consistent with this Direction.

7.1 Implementation of A Plan for Growing Sydney

The proposal was lodged prior to the release of A Plan for Growing Sydney, and as such does not specifically address the objectives of the Plan. The proposal is broadly consistent with the objectives of the Metropolitan Plan for Sydney 2036 (see assessment section of this report for more detail). However, to ensure consistency with this Direction, the proposal should be updated prior to exhibition to include a discussion regarding its consistency with A Plan for Growing Sydney.

SEPP No 55—Remediation of Land

The existing industrial use of the land, including some land uses listed in Table 1 of the Contaminated Lands Guidelines, means that it is likely that there is some contamination present within the precinct, though the extent and locations are not known. It is expected that the rezoning and reduction in minimum lot size will result in intensification of development and in some land uses which are not currently permissible, and it is important that contamination be considered prior to this occurring. The SEPP, however, ensures that such consideration will occur under section 79C prior to development consent being granted, and it is considered that this approach is preferable to requiring a precinct-wide contamination study.

SEPP (Infrastructure) 2007

The proposal does not contain any provisions which are inconsistent with the SEPP. It should be noted that the SEPP permits some uses (educational establishments and health services facilities) in the planned B6 Enterprise Corridor zone that are not permitted in the existing IN1 General Industrial zone.

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : Council has provided mapping extracts showing existing and proposed zoning and lot size. These adequately identify the subject land.

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : Council has undertaken to advertise the proposal in local newspapers and place it on display in Council's administration building and Castle Hill Library, as well as making it available on Council's website and issuing letters to neighbouring land owners.

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

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 Local Environmental Plan 2012 is a Principal LEP.

Assessment Criteria

Need for planning
proposal :

The proposal is the result of the North Rocks Industrial Precinct Study, which was undertaken by The Hills Shire Council with funding from the State government's Planning Reform Fund (Round 8). The study included a detailed site analysis, a traffic report and a draft public domain plan.

The study found that, while the precinct is currently performing well (with a vacancy rate of 9% of available units), economic trends away from manufacturing will threaten its viability in the long term, and its location and current makeup make it well suited to transition to a more business-focused range of uses.

Consistency with strategic planning framework :

State Strategic Planning Framework

A Plan for Growing Sydney

The proposal will provide employment land that will assist the long-term viability of the North Rocks Employment Precinct. The site is located on the fringe of the Global Economic Corridor, so the proposal is consistent with the Plan's Direction 1.6 (Expand the Global Economic Corridor). Further, the proposal seeks to transition the site from industrial uses to commercial uses, which is consistent with the Plan's Direction 1.9 (Support priority economic sectors).

The proposal was lodged prior to the release of A Plan for Growing Sydney, and therefore instead primarily addressed the objectives of the draft Metropolitan Strategy for Sydney 2031 and the draft North West Subregional Strategy.

The draft Metropolitan Strategy noted that existing industrial areas are under pressure to be rezoned, and established a set of criteria to assess the viability of such rezonings. In keeping with these criteria, the proposal is consistent with local and State strategies on the future role of industrial lands (see below), will not detract from the viability of key economic infrastructure, will not threaten the existing niche market of industries operating on the subject land, and will assist in meeting employment targets for the local government area and the subregion.

The draft North West Subregional Strategy identified a target of 130,000 jobs to be provided in the subregion and 47,000 jobs in The Hills local government area by 2031. The proposal is anticipated to boost the capacity of the Precinct to 2,133 jobs (833 more than its current capacity), which will aid significantly in reaching these targets. In addition, Action 1.9.1 of the draft North West Subregional Strategy sought to identify opportunities to revitalise existing industrial areas, and this proposal delivers on this Action.

The proposal is therefore broadly consistent with the State strategic planning framework. However, prior to exhibition, the planning proposal should be updated to include a discussion regarding its consistency with A Plan for Growing Sydney, which was adopted by the State Government in December 2014.

The Hills Adopted Draft Local Strategy 2008

The Employment Lands Direction of the Draft Local Strategy seeks to provide employment close to home, services and transport infrastructure; the proposal is consistent with this, as it will provide employment in a well serviced residential area and will help support a number of local businesses.

The Integrated Transport Direction of the Draft Local Strategy seeks to ensure that planning and future development supports the provision of an efficient transport network. The proposal is not consistent with this, as the majority (84%) of employees currently working in the Precinct travel by car. However, a combination of planned public transport upgrades in the area and footpaths within the precinct provided under the draft public domain plan will assist in public transport uptake, and the traffic study has shown that the road network can support the increase in employment numbers with some planned traffic management measures including peak hour parking restrictions and a new set of traffic lights (which is fully funded by Council's S94A Contributions Plan and should be delivered within 5 years).

Environmental social economic impacts :

ENVIRONMENTAL

The majority of the site is already developed and is devoid of significant vegetation. What ecological communities exist on the site are not listed as vulnerable, threatened or critically endangered under the Threatened Species Conservation Act 1995 or the Environmental Protection and Biodiversity Conservation Act 1999.

The proposal, in reducing the minimum lot size from 8,000m² to 4,000m² and allowing a broader range of land uses, will permit an intensification of development that may result in increased environmental impacts. This will be ameliorated, however, by the fact that the proposed uses are likely to have a lesser environmental impact than the existing industrial uses.

It is likely that any environmental impacts can be adequately addressed at the development application stage. The Office of Environment and Heritage should, however, be consulted prior to finalisation of the planning proposal.

SOCIAL

The proposal is expected to have a positive social impact in that it will provide increased employment opportunities close to a residential area without incurring any significant demand on social infrastructure.

It should be noted that the removal of shop top housing as a permitted use in the B6 Enterprise Corridor zone will also affect some land at Beaumont Hills, Castle Hill and Northmead. Given that these areas are small and that shop top housing is not a high priority for the zone, this is not likely to result in any significant reduction in residential capacity.

ECONOMIC

The proposal will have a positive economic impact by providing for an additional 833 jobs and aiding the long-term economic viability of the Precinct. This will require a reduction in the availability of industrial land, but the jobs provided will be of a higher order and result in a positive overall economic outcome.

Assessment Process

Proposal type : **Routine** Community Consultation Period : **28 Days**

Timeframe to make LEP : **9 months** Delegation : **RPA**

Public Authority Consultation - s56(2)(d) : **Office of Environment and Heritage
Transport for NSW
NSW Rural Fire Service
Transport for NSW - Roads and Maritime Services
Sydney Water
Telstra
Other**

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

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

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
Planning proposal - North Rocks Employment Precinct.pdf	Proposal	Yes
Cover letter - North Rocks Employment Precinct.pdf	Proposal Covering Letter	Yes
Council report - North Rocks Employment Precinct.pdf	Proposal	Yes
Council resolution - North Rocks Employment Precinct.pdf	Determination Document	Yes

Planning Team Recommendation

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

S.117 directions:

- 1.1 Business and Industrial Zones
- 3.4 Integrating Land Use and Transport
- 4.3 Flood Prone Land
- 4.4 Planning for Bushfire Protection
- 6.1 Approval and Referral Requirements
- 6.3 Site Specific Provisions
- 7.1 Implementation of A Plan for Growing Sydney

Additional Information : **Delegation of Gateway determination**

The proposal is considered to be routine in nature, and it is recommended that the determination function of the Gateway be exercised under delegation by the Director, Metropolitan Region (Parramatta).

Delegation to Council

The Hills Shire Council has not requested plan making functions be delegated to Council in this instance. However, given the routine nature of the planning proposal and its basis in a Planning Reform Fund study, it is recommended that delegations of the Plan Making functions be given to Council in this instance.

It is recommended that the proposal proceed, subject to the following conditions:

1. Prior to exhibition, the planning proposal should be updated to include a discussion regarding its consistency with 'A Plan for Growing Sydney' which was adopted by the State Government in December 2014.
2. Community consultation is required for a period of 28 days.
3. Consultation is undertaken with the following public authorities:
 - a) NSW Rural Fire Service
 - b) NSW Office of Environment and Heritage
 - c) Endeavour Energy
 - d) Transport for NSW
 - e) Roads and Maritime Services
 - f) Sydney Water
 - g) Telstra
4. The planning proposal is to be finalised within 9 months.

Supporting Reasons : The planning proposal is the result of a State government-funded study of the North Rocks Employment Precinct, and thus presents an evidence-based approach to facilitating the long-term viability of the site. It is likely to provide for an additional 833 jobs and will have very little negative impact on the surrounding area.

The Hills LEP 2012 - North Rocks Employment Precinct

Signature:

Derryn John

Printed Name:

DERRYN JOHN

Date:

5 MARCH 2015

