

The Hills LEP 2012 - Second Housekeeping Amendment - Review of Classified Road Widening for Roads and Maritime Services

Proposal Title :	The Hills LEP 2012 - Second Housekeeping Amendment - Review of Classified Road Widening for Roads and Maritime Services		
Proposal Summary :	The second Housekeeping Amendment seeks to manage land identified for future road infrastructure, as requested by Roads and Maritime Services. In addition, land parcels no longer required for road infrastructure are to be rezoned and removed from The Hills Local Environmental Plan 2012 Land Reservation Acquisition Map.		
PP Number :	PP_2014_THILL_004_00	Dop File No :	14/11031

Proposal Details

Date Planning Proposal Received :	15-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 :	Part 1 Cheesmans Rd and Part 494 and Part 518 Wisemans Ferry Rd		
Suburb :	Cattai	City :	NSW
Land Parcel :	Part Lot 71A DP 414946 and Part Lot 1 DP 240610 and Part Lot 2 DP 240610		
Street :	Part Lot 312 DP 1107129 Windsor Rd		
Suburb :	Rouse Hill	City :	NSW
Land Parcel :	Part Lot 312 DP 1107129		
Street :	Part 4574 Old Northern Rd		
Suburb :	Maroota	City :	NSW
Land Parcel :	Part Lot 205 DP 752025		
Street :	4540 and Part 4534 Old Northern Rd		
Suburb :	Maroota	City :	NSW
Land Parcel :	Lot 78 DP 752025 and Part Lot 1 DP 70382		
Street :	Part 1229 Wisemans Ferry Rd		
Suburb :	South Maroota	City :	NSW
Land Parcel :	Part Lot 1 DP 782011		
Street :	Part 1 Pauls Rd		
Suburb :	South Maroota	City :	NSW
Land Parcel :	Part Lot 2 DP 725688		

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Widening for Roads and Maritime Services**

Street :	Part 961 Wisemans Ferry Rd		
Suburb :	South Maroota	City : NSW	Postcode : 2756
Land Parcel :	Part Lot 156 DP 752039		
Street :	Part 743-775 Wisemans Ferry Rd		
Suburb :	South Maroota	City : NSW	Postcode : 2756
Land Parcel :	Part Lot 3 and Part Lot 4 DP 1152513		
Street :	Part 721 and Part 731 Wisemans Ferry Rd		
Suburb :	South Maroota	City : NSW	Postcode : 2756
Land Parcel :	Part Lot 1 DP 1152513 and Part Lot 213 DP 752039		
Street :	Part 675-719 Wisemans Ferry Rd		
Suburb :	South Maroota	City : NSW	Postcode : 2756
Land Parcel :	Part Lot 2 DP 1152513		
Street :	Part Drainage Reserve, Old Windsor Rd		
Suburb :	Kellyville	City : NSW	Postcode : 2155
Land Parcel :	Part Lot 1 DP 1067762		
Street :	Part 55 Lycett Avenue		
Suburb :	Kellyville	City : NSW	Postcode : 2155
Land Parcel :	Part Lot 527 DP 1012009		
Street :	Part Lot 1 DP 844963 Old Windsor Rd		
Suburb :	Kellyville	City : NSW	Postcode : 2155
Land Parcel :	Part Lot 1 DP 844963		
Street :	Part First Settlers Drive Reserve No. 232, 36A Memorial Avenue		
Suburb :	Kellyville	City : NSW	Postcode : 2155
Land Parcel :	Part Lot 402 DP 1125136		
Street :	Part Lot 2 DP 1103337, Part Lot 2 DP 1103329 and Part Lot 2 DP 1103318 Windsor Rd		
Suburb :	Kellyville	City : NSW	Postcode : 2155
Land Parcel :	Part Lot 2 DP 1103337, Part Lot 2 DP 1103329 and Part Lot 2 DP 1103318		
Street :	Road Reserve - Directly adjoining Lots 46, 47, 48, 49, 30 and 31 DP 270732. Also Lots 22, 23, 24, 14, 15 and 16 DP 270732. Also Lot 422 DP 1167332. All on Windsor Rd.		
Suburb :	Kellyville	City : NSW	Postcode : 2155
Land Parcel :	Road Reserve		
Street :	Lot 39 DP 1153570 Windsor Rd, adjoining 2 Brodrick Boulevard and 14-38 Hartigan Ave		
Suburb :	Kellyville	City : NSW	Postcode : 2155
Land Parcel :	Lot 39 DP 1153570		
Street :	Part 38-44 and Part 50-52 Windsor Rd		
Suburb :	Kellyville	City : NSW	Postcode : 2155
Land Parcel :	Part Lot 15-17 DP 21212, Part Lot 14 DP 135352, Part Lot 10 DP 662069 and Part Lot 11 DP 654798		
Street :	Part 6-16 Windsor Rd		
Suburb :	Kellyville	City : NSW	Postcode : 2155
Land Parcel :	Part Lot A and Part Lot B DP 349914, Part Lot A and Part Lot B DP 393864 and Part Lot 6 DP 19177		

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Street :	Part Memorial Avenue Reserve No. 560, 2 Windsor Rd, Part 4 Windsor Rd and Part 3-5 Memorial Ave		
Suburb :	Kellyville	City :	NSW
Land Parcel :	Part Lot 1 and Part Lot 2 DP 504421, Lot 1 DP 167534 and Part Lot 3 DP 19177		
Street :	Part Lot 1-3 DP 135989, Part Lot 21 DP 807889, Part Lot 122 DP 1113073, Part Lot 1001 DP 1132811, Part Lot 1 DP 135784 and Part Lot 1 DP 1148816 Windsor Rd		
Suburb :	Kellyville	City :	NSW
Land Parcel :	Part Lot 1-3 DP 135989, Part Lot 21 DP 807889, Part Lot 122 DP 1113073, Part Lot 1001 DP 1132811, Part Lot 1 DP 135784 and Part Lot 1 DP 1148816		
Street :	Part RMB71-75 Windsor Rd		
Suburb :	Baulkham Hills	City :	NSW
Land Parcel :	Part Lot 39 DP 38439, Part Lot 1 DP 528019 and Part Lot 37 DP 38439		
Street :	Part Lot 1 DP 1176743 and Part RMB 49A-69 Windsor Rd and Part RMB77-93 Windsor Rd		
Suburb :	Baulkham Hills	City :	NSW
Land Parcel :	Part Lot 1 DP 90455, Part Lot 29 DP 657185, Part Lot 30 DP 658295, Part PT 31 DP 659910, Part Lot 32 DP 650518, Part Lot 33 DP 658296, Part Lot 34 DP 654306, Part Lot 35 DP 658297, Part Lot 36 DP 650519, Part Lot 40 DP 551631, Part Lot 1 DP 518740, Part Lot 42 DP 662070, Part Lot 43 DP 658292, Part Lot 1 DP 566580, Part Lot 45 DP 215026, Part Lot 46 DP 650442, Part Lot 100 DP 1143901, Part Lot 48 DP 650441, Part Lot 1 DP 554972 and Part Lot 1 DP 1176743		
Street :	Part 172 Showground Rd, Part 2 Green Rd and Part 18 and Part 20 Hudson Ave		
Suburb :	Castle Hill	City :	NSW
Land Parcel :	Part Lot 1 DP 1066281, Part Lot 102 DP 1130271, Part Lot 10 DP 700901 and Part Lot 1 DP 702675		
Street :	Part 493 and Part 495 Windsor Rd		
Suburb :	Baulkham Hills	City :	NSW
Land Parcel :	Part Lot 20 and Part 21 DP 1075051		
Street :	Part 491 Windsor Rd and Part 15Y Suttor Place		
Suburb :	Baulkham Hills	City :	NSW
Land Parcel :	Part Lot 40 DP 1045183 and Part Pathway DP 242275		
Street :	Part 462-472 and Part Torry Burn Reserve No. 171 Windsor Rd		
Suburb :	Baulkham Hills	City :	NSW
Land Parcel :	Part Lot 1 DP 135993, Part Lot 51 DP 518663, Part Lot 5-7 DP 255472 and Part Lot 1-2 DP 244012		
Street :	Part 1, 1/4B and 2B Coronation Rd, and 448-452B Windsor Rd		
Suburb :	Baulkham Hills	City :	NSW
Land Parcel :	Lot 1-3 DP 137301, Lot 4-7 DP 258781 and Lot 2 DP 285314		
Street :	Part 442 Windsor Rd		
Suburb :	Baulkham Hills	City :	NSW
Land Parcel :	Part Lot 2 DP 136093		
Street :	Part 440A Windsor Rd		
Suburb :	Baulkham Hills	City :	NSW
Land Parcel :	Part Lot 4 DP 1046599		
Street :	Part 592-596 Old Northern Rd		
Suburb :	Dural	City :	NSW
Land Parcel :	Part Lot 11 DP 825077		

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Street :	Land adjoining 580 Old Northern Rd		
Suburb :	Dural	City : NSW	Postcode : 2158
Land Parcel :	Road Reserve		
Street :	Part 1 Fullers Rd		
Suburb :	Glenhaven	City : NSW	Postcode : 2156
Land Parcel :	Part Lot 2 DP 1016541		
Street :	99 Showground Rd		
Suburb :	Castle Hill	City : NSW	Postcode : 2154
Land Parcel :	Lot X DP 406454		
Street :	62R, 66R and Part 67 Showground Rd		
Suburb :	Castle Hill	City : NSW	Postcode : 2154
Land Parcel :	Lot 2 DP 1149253, Lot 21 DP 1149252 and Part Lot 1 DP 844028		
Street :	Land adjoining 30-34 Showground Rd		
Suburb :	Castle Hill	City : NSW	Postcode : 2154
Land Parcel :	Lot 11 DP 1149255		
Street :	Part 35-37 Showground Rd		
Suburb :	Castle Hill	City : NSW	Postcode : 2154
Land Parcel :	Part Lot 226 DP 1164338		
Street :	Part 258 Old Northern Rd		
Suburb :	Castle Hill	City : NSW	Postcode : 2154
Land Parcel :	Part Lot 1 DP 545343		
Street :	Part 288-294 Old Northern Rd		
Suburb :	Castle Hill	City : NSW	Postcode : 2154
Land Parcel :	Part Lot A DP 401651, Part Lot 52 DP 10761 and Part SP 85544		
Street :	Part 11-13 Hill St		
Suburb :	Baulkham Hills	City : NSW	Postcode : 2153
Land Parcel :	Part SP 63953		
Street :	Part 11-13 and 19 Old Northern Rd		
Suburb :	Baulkham Hills	City : NSW	Postcode : 2153
Land Parcel :	Part Lot 1-3 DP 110885		
Street :	Part Railway St Reserve No. 83, 1Z Railway St and Part 329 Windsor Rd		
Suburb :	Baulkham Hills	City : NSW	Postcode : 2153
Land Parcel :	Part Lot 983 DP 823985, Part Lot 8 DP 667021 and Lot 21 DP 185335		
Street :	Part 734A and Part 736 Pennant Hills Rd		
Suburb :	Carlingford	City : NSW	Postcode : 2118
Land Parcel :	Part Lot 1 DP 135927 and Part Lot 101 DP 864027		
Street :	Part 736A, Part 738 and Part 740 Pennant Hills Rd		
Suburb :	Carlingford	City : NSW	Postcode : 2118
Land Parcel :	Part Lot 3 DP 135927 and Part Lot 7 and 8 DP 211951		

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Street :	Part 40Y Bradley Drive		
Suburb :	Carlingford	City :	NSW
		Postcode :	2118
Land Parcel :	Part Pathway DP 215429		
Street :	Part 293-291 Pennant Hills Rd		
Suburb :	Carlingford	City :	NSW
		Postcode :	2118
Land Parcel :	Part Lot 4 DP 552206 and Part Lot 1 and Part 2 DP 231810		
Street :	Part Lloyds Avenue Reserve No 27, Pennant Hills Rd		
Suburb :	Carlingford	City :	NSW
		Postcode :	2118
Land Parcel :	Part Lot 1 DP 1120090 and Part Lot V13 DP 752028		
Street :	Part Carlingford Railway, Pennant Hills Rd		
Suburb :	Carlingford	City :	NSW
		Postcode :	2118
Land Parcel :	Part Lot 1 DP 1147407		
Street :	Part 243 Pennant Hills Rd and Part 1A Jenkins Rd		
Suburb :	Carlingford	City :	NSW
		Postcode :	2118
Land Parcel :	Part Lot 10 DP 836982 and Part Lot 1 DP 815034		
Street :	Part 241 Pennant Hills Rd		
Suburb :	Carlingford	City :	NSW
		Postcode :	2118
Land Parcel :	Part Lot 1, Part Lot 5 and Part Lot 6 DP 805059		
Street :	Part 217-241 Pennant Hills Rd		
Suburb :	Carlingford	City :	NSW
		Postcode :	2118
Land Parcel :	Part Lot B and Part Lot C DP 384767, Part Lot 1 DP 634580, Part Lot 2 and Part Lot 3 DP 153796, Part SP 83882, Part Lot 341 and Part Lot 342 DP 1011768 and Part SP 79261		
Street :	Part 213-215 Pennant Hills Rd		
Suburb :	Carlingford	City :	NSW
		Postcode :	2118
Land Parcel :	Part SP 84740		
Street :	Part 3-11 Baker St		
Suburb :	Carlingford	City :	NSW
		Postcode :	2118
Land Parcel :	Part Lot 1 DP 630816		
Street :	Part 209 Pennant Hills Rd		
Suburb :	Carlingford	City :	NSW
		Postcode :	2118
Land Parcel :	Part Lot 18 DP 35505		
Street :	Part 207 Pennant Hills Rd		
Suburb :	Carlingford	City :	NSW
		Postcode :	2118
Land Parcel :	Part Lot 17 DP 35505		
Street :	Part 191-197 Pennant Hills Rd		
Suburb :	Carlingford	City :	NSW
		Postcode :	2118
Land Parcel :	Part Lot 4 and Part Lot 5 DP 7967. Part Lot 1 and Part Lot 2 DP 579949		
Street :	Part 143 and Part 143A Pennant Hills Rd		
Suburb :	Carlingford	City :	NSW
		Postcode :	2118
Land Parcel :	Part Lot 52 and Part Lot 53 DP 210040		

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Street :	Part 186-198 Pennant Hills Rd		
Suburb :	Oatlands	City :	NSW
		Postcode :	2117
Land Parcel :	Part Lot 22, Part Lot 23 and Part Lot 24 DP 635130, Part SP 78165 and, Part Lot 3 and Part Lot 4 DP 18476		
Street :	Part 200 Pennant Hills Rd		
Suburb :	Oatlands	City :	NSW
		Postcode :	2117
Land Parcel :	Part SP 67117		
Street :	Part 134-154 Pennant Hills Rd		
Suburb :	Oatlands	City :	NSW
		Postcode :	2117
Land Parcel :	Part SP 58317, Part Lot 8 and Part PT Lot 13 DP 16222, Part SP 39306, Part Lot 12 DP 669034, Part Lot C and Part Lot D DP 399607, and Part Lot 1 DP 791898		
Street :	Part 2 Vista St		
Suburb :	Oatlands	City :	NSW
		Postcode :	2117
Land Parcel :	Part SP 56703		
Street :	Part The Kings School, 87-129 Pennant Hills Rd, North Parramatta and Part 6 Lincluden Place, Oatlands		
Suburb :	North Parramatta and Oatlands	City :	NSW
		Postcode :	2117
Land Parcel :	Part Lot 1 DP 59169, Part Lot 1 DP 57491 and Part Lots 1-3 DP 775621		
Street :	Part 1-7 Blackwood Place		
Suburb :	Oatlands	City :	NSW
		Postcode :	2117
Land Parcel :	Part Lot 1251 DP 718622		
Street :	Part 2a and Part 4-8 Murray St and Part 55, Part 59 and Part 61 Windsor Rd		
Suburb :	Northmead	City :	NSW
		Postcode :	2152
Land Parcel :	Part Lot 1 DP 777220, Part Lot 1 DP 135749, Part SP 61727, Part Lot 13 Sec 2 DP 6436, and Part Lot 12 DP 660257		
Street :	Part 87-107 Windsor Rd		
Suburb :	Northmead	City :	NSW
		Postcode :	2152
Land Parcel :	Part Lot 92 DP 876278, Part Lot 7 and Part Lot 8 DP 6436, Part SP 68606, Part SP 83124, Part Lot 1 and Part Lot 2 DP 6436, Part Lot 4 and Part Lot 5 DP 23124, and Part Lot 3 DP 23124.		
Street :	Part 195 Windsor Rd		
Suburb :	Northmead	City :	NSW
		Postcode :	2152
Land Parcel :	Part Lot 12 DP 311794		
Street :	Part 225 Windsor Rd		
Suburb :	Northmead	City :	NSW
		Postcode :	2152
Land Parcel :	Part Lot 101 DP 1004873		
Street :	Part 2 Torrs St		
Suburb :	Baulkham Hills	City :	NSW
		Postcode :	2153
Land Parcel :	Part Lot 3 DP 858501		
Street :	Lot 11 and 12 DP 881862 Dremeday St		
Suburb :	Northmead	City :	NSW
		Postcode :	2152
Land Parcel :	Lot 11 and 12 DP 881862		

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DoP Planning Officer Contact Details

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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
MDP Number :		Date of Release :	
Area of Release (Ha) :	0.00	Type of Release (eg Residential / Employment land) :	N/A
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 22 July 2014 and there have been no records of contact with lobbyists in relation to this proposal.**

Supporting notes

Internal Supporting Notes : **Background**
 The draft Hills Local Environmental Plan 2012 was first exhibited in 2011, during which time Roads and Maritime Services (then known as the Roads and Traffic Authority) requested various changes to Council's Land Zoning and Land Reservation Acquisition Maps. A number of the requested changes were included in The Hills Local Environmental Plan 2012 on gazettal in October 2012. However, due to the extent of the changes identified

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Council resolved to defer all additional changes pending a review of road widening mapping in consultation with Roads and Maritime Services.

Council conducted the review according to the following criteria:

- (a) Land to be acquired by Roads and Maritime Services must be zoned SP2 Infrastructure;
- (b) If the land to be acquired is privately owned the land must be identified on the Land Reservation Acquisition Map;
- (c) If the land to be acquired is owned by a public authority the land must not be identified on the Land Reservation Acquisition Map; and
- (d) If Roads and Maritime Services has already acquired the land or if the land is no longer required it must be zoned consistently with the adjoining zone and removed from the Land Reservation Acquisition Map.

In July 2011 Roads and Maritime Services provided Council with GIS data identifying the extent of land to be acquired. Council then worked with Roads and Maritime Services to identify inconsistencies between the Roads and Maritime Services' Land Acquisition Map and Council's Land Zoning and Land Reservation Acquisition Maps.

As a result of the review 69 land parcels were identified as requiring amendment. Of these 69 parcels:

- (a) 44 land parcels require rezoning to SP2 Infrastructure to ensure they are available for future road infrastructure, to be acquired by Roads and Maritime Services according to Clause 5.1 of The Hills Local Environmental Plan 2012;
- (b) 32 of the 44 land parcels identified in a) require addition to Council's Land Reservation Acquisition Map;
- (c) 27 land parcels require rezoning from SP2 Infrastructure to various zones as they are no longer required for road infrastructure;
- (d) 28 land parcels need to be removed from Council's Land Acquisition Map as they are no longer required for road infrastructure; and
- (e) Associated changes to the Floor Space Ratio, Minimum Lot Size and Height of Buildings Maps for land parcels identified in a) to d) are required.

The drafting Direction in the Standard Instrument (Local Environmental Plans) Order 2006 states under Part 5 Clause 24(2) that an authority of the State may not be listed as the acquisition authority for land shown on the Land Reservation Acquisition Map unless the authority consents to its being listed. The amendments have been prepared in consultation with Roads and Maritime Services as the acquisition authority. In addition, Council intends to consult with Roads and Maritime Services during public exhibition to receive formal written consent.

In addition, Council sought clarification from Roads and Maritime Services as to the extent of land still required for 'Public Transport Corridors' under Sydney Regional Environmental Plan No. 18 - Public Transport Corridors. In August 2013 Roads and Maritime Services confirmed the following:

- a) 6 locations along Windsor Road are still required for potential future acquisition for the purposes of 'Public Transport Corridor' infrastructure.

External Supporting
Notes :

Adequacy Assessment

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

Is a statement of the objectives provided? Yes

Comment :

The objective of the draft Plan is to correctly zone land identified by Roads and Maritime Services for future acquisition for the purpose of road widening and land no longer required for future acquisition.

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

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

Comment : **The proposed outcomes will be achieved by amendment to The Hills LEP 2012 maps to zone any land which Roads and Maritime Services require for road widening to SP2 Infrastructure (Classified Road) or SP2 Infrastructure (Public Transport Corridor). Land no longer required by Roads and Maritime Services shall be rezoned to be consistent with the surrounding land use. Any amendments to the Land Zoning Map shall trigger associated amendments to the Floor Space Ratio, Minimum Lot Size and Height of Buildings Maps to be consistent with the adjoining zone and associated planning controls. Where required the Land Reservation Acquisition Map is proposed to be amended to reflect the proposed zoning and ownership pattern. This shall provide for future road projects by the Roads and Maritime Services, consistent with Clause 5.1 of The Hills Local Environmental Plan 2012.**

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **Yes**

b) S.117 directions identified by RPA :

1.1 Business and Industrial Zones

1.2 Rural Zones

* May need the Director General's agreement

1.5 Rural Lands

2.3 Heritage Conservation

3.1 Residential Zones

3.4 Integrating Land Use and Transport

6.2 Reserving Land for Public Purposes

7.1 Implementation of the Metropolitan Plan for Sydney 2036

Is the Director General's agreement required? **Yes**

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

d) Which SEPPs have the RPA identified?

SEPP (Infrastructure) 2007

SREP No. 18 - Public Transport Corridor

SREP No. 19 - Rouse Hill Development Area

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

No additional matters require consideration.

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

If No, explain :

Section 117 Directions

1.1 Business and Industrial Zones

Direction 1.1 applies as a number of the 69 amendments identified in the planning proposal alter a boundary on land zoned for business and industrial purposes. In each case the increase or decrease in business and industrial land involves minimal change, being either minor boundary alignments or rezoning narrow slivers of land for road widening purposes. Given the nature of the rezonings, it is considered that the objectives of Direction 1.1 remain unaffected and the provisions of the planning proposal that are inconsistent are of minor significance.

1.2 Rural Zones

Direction 1.2 applies as a number of the 69 amendments identified in the planning proposal alter a boundary on land zoned for rural purposes. In each case the increase or decrease in rural land involves minimal change, being either minor boundary alignments or rezoning narrow slivers of land for road widening purposes. Given the nature of the rezonings, it is considered that the objective of Direction 1.2 remains unaffected and the provisions of the planning proposal that are inconsistent are of minor significance.

Direction 1.5 Rural Lands

Although Council identified Direction 1.5 as applying to the proposal, the Direction does not apply to land located within The Hills local government area.

Direction 2.3 Heritage Conservation

Direction 2.3 applies as the planning proposal identifies 12 amendments as affecting items and places of heritage significance. In each case the increase or decrease in land involves minimal change, being either minor boundary alignments or rezoning narrow slivers of land for road widening purposes. Council has stated in every case that the amendments will have no impact upon the heritage item or the current heritage provisions of The Hills Local Environmental Plan 2012. It is considered that the objective of Direction 2.3 remains unaffected and the provisions of the planning proposal that are inconsistent are of minor significance. ✓

Direction 3.1 Residential Zones

Direction 3.1 applies as a number of the 69 amendments identified in the planning proposal alter a boundary on land zoned for residential purposes. In each case the increase or decrease in residential land involves minimal change, being either minor boundary alignments or rezoning narrow slivers of land for road widening purposes. Given the nature of the rezonings, it is considered that the objectives of Direction 3.1 remain unaffected and the provisions of the planning proposal that are inconsistent are of minor significance. ✓

Direction 3.4 Integrating Land Use and Transport

Direction 3.4 applies as a number of the 69 amendments identified in the planning proposal alter a boundary on land zoned for urban purposes. The amendments are considered to be consistent with the aims, objectives and principles of Improving Transport Choices - Guidelines for planning and development (DUAP 2001) and The Right Place for Business and Services - Planning Policy (DUAP 2001) as the road widening amendments will facilitate improved access to housing, jobs and services by improving roads that form public transport routes. The planning proposal is considered to be consistent with Direction 3.4. ✓

Direction 5.9 North West Rail Link Corridor Strategy

Direction 5.9 applies as the planning proposal contains minor amendments to land within the Rouse Hill, Kellyville, Bella Vista, Norwest, Showground and Castle Hill Structure Plan areas. The amendments will facilitate improvements to the provision of transport infrastructure in the area as identified by Roads and Maritime Services. The planning proposal will improve transport connections and is therefore considered consistent with Direction 5.9 as the proposal supports the objective of the Direction promoting transit-oriented development. ✓

Direction 6.2 Reserving Land for Public Purposes

Direction 6.2 applies as the planning proposal identifies 3 amendments for rezoning from RE1 Public Recreation to SP2 Infrastructure (Classified Road). In each case the decrease in RE1 Public Recreation land involves minimal change, being either minor boundary alignments or rezoning narrow slivers of land for road widening purposes. Given the nature of the rezonings, it is considered that the objectives of Direction 6.2 remain unaffected and the provisions of the planning proposal that are inconsistent are of minor significance. ✓

Direction 7.1 Implementation of the Metropolitan Plan for Sydney 2036

The Metropolitan Plan aims to integrate land use and transport planning to provide a framework for the growth and development of the Sydney region to 2036. The planning proposal is consistent with the strategic directions and key policy settings of the strategy by enabling road widening as required by the Roads and Maritime Services and releasing land no longer required for acquisition. The planning proposal is considered to be consistent with Direction 7.1. ✓

SEPP (Infrastructure) 2007

As the planning proposal was prepared in consultation with Roads and Maritime Services to address future road widening and transport corridor requirements, the

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proposal is consistent with the first objective of the SEPP: improving regulatory certainty and efficiency through a consistent planning regime for infrastructure and the provision of services.

Due to the minor scope of the amendments the proposal will have little or no impact on the remaining aims of the SEPP and is considered consistent.

SREP No. 18 - Public Transport Corridors

In 2010 Council sought clarification from Roads and Maritime Services as to the extent of land still required for 'Public Transport Corridors' under Sydney Regional Environmental Plan No. 18 - Public Transport Corridors. As a result of the consultation, six parcels of land have been retained for acquisition, however SREP No. 18 no longer applies to The Hills local government area.

SREP No. 19 - Rouse Hill Development Area

SREP No. 19 applies as the planning proposal identifies a number of amendments contained within the Rouse Hill Development Area. As the planning proposal was prepared in consultation with Roads and Maritime Services to address future road widening and transport corridor requirements, the proposal is consistent with Clause 2(d) the provision of physical services and facilities within the Rouse Hill Development Area:

(i) to enable the provision of public and private infrastructure in the most cost effective manner, and

(ii) to enable the provision of an efficient public and private transport system.

Due to the minor scope of the amendments the proposal will have little or no impact on the remaining aims of the SREP and is considered consistent.

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment :

Maps in PDF format are provided for each land parcel within the planning proposal. Each map is labelled with an Update number for clarity of reference. The maps for Update Nos. 12, 15, 18, 23, 25, 26, 27, 32, 32, 44, 46, 50, 53, 54, 55, 57, 58, 60, 61, 62, 65, 66 require enlarging and clarification of the subject area. A number of maps show no visible difference between current zoning and proposed zoning. In addition, the explanations provided under 'Proposed amendment' for the update numbers listed above refer to 'expanding' or 'realigning' the areas. The explanations do not provide details of the zones to be increased or decreased through expansion or realignment. Council has confirmed informally that the maps will be improved prior to community consultation. It is recommended that Council clarify all areas to be rezoned and provide more accurate maps prior to public exhibition.

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment :

Council has advised that the planning proposal will be advertised in local newspapers and on display at Council's administration building located at 3 Columbia Court, Baulkham Hills and at all libraries within the Shire. The planning proposal will also be made available on Council's website. In addition, letters will be issued to affected property owners advising them of the proposal. Council will consult with all public authorities identified by the Gateway Determination.

Additional Director General's requirements

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

If Yes, reasons :

The Hills LEP 2012 - Second Housekeeping Amendment - Review of Classified Road Widening for Roads and Maritime Services

Overall adequacy of the proposal

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

If No, comment :

The proposal is consistent with State planning strategies and has been prepared in consultation with Roads and Maritime Services. The amendments are considered to be necessary to ensure that future road widening and transport corridor requirements are met and that surplus land is no longer restricted from development. The proposal addresses all relevant 117 Directions and is consistent with State policies and strategies.

Proposal Assessment

Principal LEP:

Due Date : **October 2012**

Comments in relation to Principal LEP :

The Hills Local Environmental Plan 2012 was made on 5 October 2012.

Assessment Criteria

Need for planning proposal :

The planning proposal is required to correct identified mapping anomalies and to improve the consistency of The Hills Local Environmental Plan 2012 with the requirements of Roads and Maritime Services for future road projects. The amendments will ensure the preservation of land required for potential future acquisition and will release land no longer required by Roads and Maritime Services.

Consistency with strategic planning framework :

Draft Metropolitan Strategy for Sydney 2031

As the planning proposal was prepared in consultation with Roads and Maritime Services to address future road widening and transport corridor requirements, the proposal supports the Metropolitan Strategy's Objective No. 28: Protect corridors and sites for our long-term transport needs. Due to the minor scope of the amendments the proposal will have little or no impact on the remaining objectives and actions of the draft Strategy and is considered consistent.

Draft North West Subregional Strategy

As the planning proposal was prepared in consultation with Roads and Maritime Services to address future road widening and transport corridor requirements, the proposal supports the Strategy's Action B4.2 Support Centres with Transport Infrastructure and Services, as a number of the amendments are situated within or close to Major Centres or Planned Major Centres such as Castle Hill and Rouse Hill. Due to the minor scope of the amendments the proposal will have little or no impact on the remaining objectives and actions of the draft Subregional Strategy and is considered consistent.

Environmental social economic impacts :

As the planning proposal concerns rezonings and boundary alignments of a minor nature it is considered that the amendments will result in minimal environmental impact. The proposal may contribute to social and economic effects through the enhancement of existing roads and/or creation of new infrastructure, facilitating improved traffic and freight movement. In addition the release of land no longer required by the Roads and Maritime Services for acquisition will provide opportunities for further development in urban zones.

The Hills LEP 2012 - Second Housekeeping Amendment - Review of Classified Road Widening for Roads and Maritime Services

Assessment Process

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

Timeframe to make LEP : **12 months** Delegation : **RPA**

Public Authority Consultation - 56(2) (d) : **Transport for NSW - Roads and Maritime Services
Sydney Water
Telstra**

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 :

No additional studies required.

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
Schedule of Proposed Amendments - Attachment to Planning Proposal.pdf	Map	Yes
Planning Proposal pgs 1-15 - The Hills Second Housekeeping LEP - Review of Classified Road Widening.pdf	Proposal	Yes
Planning Proposal pgs 16-26 - The Hills Second Housekeeping LEP - Review of Classified Road Widening.pdf	Proposal	Yes
Gateway Determination for The Hills Housekeeping Amendment No 2.pdf	Determination Document	Yes
Written Authorisation for Delegation - The Hills Second Housekeeping LEP.docx	Determination Document	Yes
Attachment_4_-_Evaluation_criteria_for_the_delegation_of_plan_making_functions.doc	Determination Document	Yes

Planning Team Recommendation

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

**The Hills LEP 2012 - Second Housekeeping Amendment - Review of Classified Road
Widening for Roads and Maritime Services**

S.117 directions:

- 1.1 Business and Industrial Zones
- 1.2 Rural Zones
- 1.5 Rural Lands
- 2.3 Heritage Conservation
- 3.1 Residential Zones
- 3.4 Integrating Land Use and Transport
- 6.2 Reserving Land for Public Purposes
- 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information :

1. Prior to public exhibition Council is to amend the maps for Updates 12, 15, 18, 23, 25, 26, 27, 32, 32, 44, 46, 50, 53, 54, 55, 57, 58, 60, 61, 62, 65, 66 to clearly show the difference between current and proposed zoning and identify the subject area in regard to boundary adjustments. In addition, Council is to list all rezoning of land associated with boundary realignments and subject area expansion under the section 'Proposed amendment.'

2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 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 Local Environmental Plans (Department of Planning & Infrastructure 2013).

3. Consultation is required with the following public authorities under section 56(2)(d) of the Environmental Planning & Assessment Act 1979 and/or to comply with the requirements of relevant Section 117 Directions:

- Endeavour Energy
- Jemena
- Sydney Water
- Telstra
- Roads and Maritime Services

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.

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).

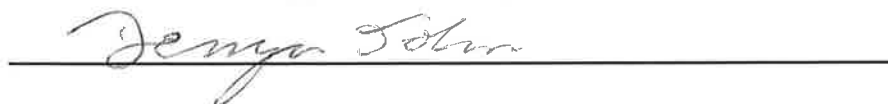
5. Delegation is to be given to Council to exercise the Minister's plan-making powers.

6. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

Supporting Reasons :

The proposal has strategic merit and will ensure the necessary preservation of land for potential future road widening and public transport corridors.

Signature:



Printed Name:

DERRYN JOHN

Date:

30 JULY 2014