

The Hills Local Environmental Plan (Amendment No.) 27-33 North Rocks Road, North Rocks

Proposal Title : **The Hills Local Environmental Plan (Amendment No.) 27-33 North Rocks Road, North Rocks**

Proposal Summary : **Amend the maximum permissible height for the site from 16m to 30m.**

PP Number : **PP_2013_THILL_012_00** Dop File No : **13/11254**

Planning Team Recommendation

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

S.117 directions : **3.1 Residential Zones
3.4 Integrating Land Use and Transport
4.3 Flood Prone Land
4.4 Planning for Bushfire Protection
7.1 Implementation of the Metropolitan Plan for Sydney 2036**

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

- 1. The Planning Proposal is exhibited for 28 days;**
- 2. Consultation with the Commissioner of the NSW Rural Fire Service, in accordance with s117 Direction 4.4 Planning for Bushfire Protection, prior to undertaking community consultation in satisfaction of s57 of the Act, and take into account any comments made.**
- 3. Consultation with the following State Agencies take place during the public exhibition period;**
 - Transport for NSW (NSW Roads and Maritime Services)**
- 4. The Planning Proposal should be completed in 9 months from the week following the date of the Gateway Determination; and**
- 5. Delegation is to be given to Council to exercise the Minister's plan making powers.**

Supporting Reasons : **The Planning Proposal is supported as it will implement both local and State strategic objectives in terms of implementing housing targets and improving housing choice in an area well serviced by public bus transport and close to employment.**

Panel Recommendation

Recommendation Date : Gateway Recommendation :

Panel Recommendation : **This Planning Proposal is considered minor and the gateway determination is to be issued under delegation by the acting Regional Director - Sydney West. Therefore the planning proposal will not be considered by the panel.**

Signature: _____

Printed Name: _____ Date: _____