

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

Proposal Details

Date Planning : 23-Jul-2013

LGA covered : The Hills Shire

Proposal Received :

Region : Sydney Region West

RPA : The Hills Shire Council

State Electorate : BAULKHAM HILLS

Section of the Act : 55 - Planning Proposal

LEP Type : Spot Rezoning

Location Details

Street : 27 North Rocks Road

Suburb : North Rocks

City : Sydney

Postcode : 2151

Land Parcel : Lot 2 DP 1158967 and Lot 101 DP 617754

Street : 29 North Rocks Road

Suburb : North Rocks

City : Sydney

Postcode : 2151

Land Parcel : Lot 2 DP 721567

Street : 31-33 North Rocks Road

Suburb : North Rocks

City : Sydney

Postcode : 2151

Land Parcel : Lot 2 DP 22931, Lot 3 DP 22931 and Lot 1 DP 127003

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DoP Planning Officer Contact Details

Contact Name : Lillian Charlesworth
Contact Number : 0298601101
Contact Email : Lillian.Charlesworth@planning.nsw.gov.au

RPA Contact Details

Contact Name : Kate Clinton
Contact Number : 0298430129
Contact Email : KClinton@thehills.nsw.gov.au

DoP Project Manager Contact Details

Contact Name : Derryn John
Contact Number : 0298601505
Contact Email : Derryn.John@planning.nsw.gov.au

Land Release Data

Growth Centre :		Release Area Name :	
Regional / Sub Regional Strategy :	Metro North West subregion	Consistent with Strategy :	Yes
MDP Number :		Date of Release :	
Area of Release (Ha) :		Type of Release (eg Residential / Employment land) :	
No. of Lots :	0	No. of Dwellings (where relevant) :	150
Gross Floor Area :	0	No of Jobs Created :	0

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

If No, comment :

Have there been meetings or communications with registered lobbyists? :

No

If Yes, comment : The regional team is not aware of any meetings or communication with registered lobbyists concerning this Planning Proposal.

Supporting notes

Internal Supporting Notes :

External Supporting Notes : The site area is approximately 13,139sq.m. and was previously occupied by the United Dairies Milk Depot. All structures have been cleared except for five (5) underground storage tanks, a concrete platform and concrete driveway.

Adequacy Assessment

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

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

Comment : **The Planning Proposal aims to increase the maximum height of buildings from 16m to 30m in order to facilitate the redevelopment of the site for a residential flat development, comprising six buildings (of 5-9 storeys) and a small multi dwelling housing development (of 1-2 storeys).**

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

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

Comment : **The proposal aims to amend the height controls for the site (from a maximum of 16m to 30m) to facilitate the development concept shown on pages 5-6 of the Planning Proposal.**

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

3.1 Residential Zones

* May need the Director General's agreement

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

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 65—Design Quality of Residential Flat Development

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

S117 Directions identified

3.1 Residential Zones

The Planning Proposal is consistent with this Direction as it will encourage a variety of housing choice, improve existing infrastructure (local road works will be undertaken via conditions of deferred commencement consent) and take advantage of existing local bus services.

3.4 Integrating Land Use and Transport

The Planning Proposal is consistent with this Direction as it will facilitate high density residential development in an area well serviced by public transport (it is serviced by bus routes operated by Westbus, Sydney Bus and Hillsbus) and in close proximity to major regional roads (M2, M4, Windsor Road and James Ruse Drive).

4.3 Flood Prone Land

The Planning Proposal is consistent with this Direction. A Flood Impact Report for the site has been prepared by HKMA Engineers. The report has been prepared in accordance with the NSW Floodprone Land Policy and the principles of the Floodplain Development Manual 2005.

The majority of the site is not flood affected and is above the 1% AEP flood zone, and not affected by the floodway. Additional information provided by the proponent confirms that the buildings proposed for the site will have a 0.5m freeboard above the 1% AEP level. Given that development will be above the 1% AEP level, flood behaviour will be maintained for the site and Darling Mills Creek, and the proposal is not expected to generate any significant flood impacts to other properties.

The minimum floor levels (0.5m above 1%AEP) for residential development have been included in a site specific Development Control Plan that will be exhibited together with

the Planning Proposal.

4.4 Planning for Bushfire Protection

A bushfire assessment report has been prepared for the Planning Proposal in accordance with this Direction. It recommends the establishment and ongoing management of an asset protection zone for the site. This will be assessed in further detail at the development application stage. In accordance with this Direction, Council is required to consult with the Commissioner of the NSW Rural Fire Service prior to public exhibition and take any comments into account.

7.1 Implementation of the Metropolitan Plan for Sydney 2036

The Metro Plan aims to provide more homes in suitable locations near public transport and jobs. The Planning Proposal is consistent with this strategic direction as it will provide housing opportunities in locations highly accessible by public transport.

SEPPs identified

SEPP65 – Design Quality of Residential Flat Development

The Planning Proposal is consistent with this SEPP as it was considered in the making of the site specific draft DCP which will be exhibited concurrently with the Planning Proposal.

There are no inconsistencies with any SEPPs, deemed SEPPs or s117 Directions.

Have inconsistencies with items a), b) and d) being adequately justified? **N/A**

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : **An indicative map included within the Planning Proposal showing proposed maximum height of buildings is suitable for exhibition purposes.**

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **Council will advertise the Planning Proposal in the local newspaper, send letters to adjoining and nearby owners as well as make the information available on its website, at Vinegar Hill Memorial Library, Carlingford Library and the Council administration building.**

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 :

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Proposal Assessment

Principal LEP:

Due Date :

Comments in relation to Principal LEP : The Hills LEP 2012 is a Principal LEP.

Assessment Criteria

Need for planning proposal :

A Planning Proposal for an increase in building height is the best means of achieving the desired form of development on the site.

Consistency with strategic planning framework :

Draft Metropolitan Strategy for Sydney to 2031

The draft Strategy seeks to align economic and housing growth. The Planning Proposal is consistent with the draft Strategy as it will provide high density housing in an area highly accessible by public transport, will assist in meeting proposed residential density targets and will provide for a greater diversity of housing types and sizes.

Draft North West Subregional Strategy

The Proposal is consistent with this Strategy as it will provide housing opportunities that capitalise on existing strategic transport corridors, local bus routes and employment (commercial and industrial areas in Northmead, North Rocks and North Parramatta).

Hills 2026 Community Strategic Direction

The Planning Proposal will assist with implementation by increasing the variety of housing types in an area located in close proximity to a range of public transport modes and networks.

Draft Local Strategy

The Residential Direction component of this draft Strategy seeks to guide residential development with consideration of the Strategy objectives by providing a diversity of housing choices and locating housing in close proximity to services, jobs and transport. The subject site is identified within the Residential Direction. The Proposal is also consistent with the Integrated Transport Direction objectives of the Strategy by locating high density residential development in proximity to existing bus services.

Environmental social economic impacts :

The site is already zoned R4 High Density Residential and the Planning Proposal only seeks to increase the maximum building height on the site. The Planning Proposal will therefore have no additional impact on the riparian corridor adjoining the site. The proposed increase in height will not adversely impact on solar access to adjoining residential areas due to the site orientation and physical separation by a laneway on the eastern boundary. Conditions have been placed on existing consents to undertake external road works to improve local traffic conditions and site access. Council's Section 94 Contributions Plan will assist in responding to increased demand for public amenities and services arising from the development. The site is not within a heritage conservation area and does not adjoin any heritage conservation items. The Planning Proposal is not anticipated to result in any adverse social, economic or environmental impacts.

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Assessment Process

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

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

Public Authority **NSW Rural Fire Service**
Consultation - 56(2)(d) : **Transport for NSW - Roads and Maritime Services**

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
Covering letter.pdf	Proposal Covering Letter	Yes
Planning Proposal and draft DCP.pdf	Proposal	Yes
Flood Assessment Report.pdf	Study	Yes
s117 Direction 4.3 Flood Prone Land.pdf	Study	Yes

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**

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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.

Signature:



Printed Name:

DERRYN JOHN

Date:

30 JULY 2013