

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 - North Kellyville Precinct Plan Amendment

Proposal Title :	State Environmental Planning Policy (Sydney Region Growth Centres) 2006 - North Kellyville Precinct Plan Amendment		
Proposal Summary :	The proposal seeks to provide greater flexibility for subdivision of all lots which are zoned part E4 Environmental Living and part R2 Low Density Residential in the North Kellyville precinct.		
PP Number :	PP_2013_THILL_004_00	Dop File No :	13/05592

Planning Team Recommendation

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

- S.117 directions :
- 2.1 Environment Protection Zones
 - 3.1 Residential Zones
 - 3.3 Home Occupations
 - 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 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 and (c) the Hawkesbury-Nepean Catchment Management Authority;
- (2) Community consultation for 14 days; and
- (3) 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 : The proposal will have little if any negative impact, and will streamline administrative processes for providing more orderly development and improving housing choice.

Panel Recommendation

Recommendation Date : **16-May-2013**

Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : The planning proposal should proceed subject to the following conditions:

1. 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 is classified as low impact as described in A Guide to Preparing LEPs (Department of Planning & Infrastructure 2013) and must be made publicly available for a minimum of 14 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).

2. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

- Office of Environment and Heritage
- Hawkesbury-Nepean Catchment Management Authority
- Department of Planning and Infrastructure – Strategies and Land Release

**State Environmental Planning Policy (Sydney Region Growth Centres) 2006 - North
Kellyville Precinct Plan Amendment**

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.

3. 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).

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

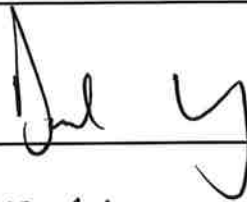
Plan making delegations:

The LEP Review Panel has recommended Council not be issued with plan making delegation in this instance, given that the planning proposal proposes an amendment to SEPP - Sydney Region Growth Centres.

Signature: _____

Printed Name: _____

Date: _____



DANIEL KEARNEY

24/5/13