

The Hills LEP 2012 - Heritage Housekeeping Amendment

Proposal Title : **The Hills LEP 2012 - Heritage Housekeeping Amendment**

Proposal Summary : **The planning proposal seeks to amend Schedule 5 and the Heritage maps of The Hills Local Environmental Plan 2012 to accurately identify heritage items whose addresses or property descriptions have changed as a result of subdivision or demolition.**

PP Number : **PP_2016_THILL_011_00** Dop File No : **16/07769**

Proposal Details

Date Planning Proposal Received : **30-May-2016** LGA covered : **The Hills Shire**

Region : **Metro(Parra)** RPA : **The Hills Shire Council**

State Electorate : **BAULKHAM HILLS
CASTLE HILL
HAWKESBURY
PARRAMATTA** Section of the Act : **55 - Planning Proposal**

LEP Type : **Housekeeping**

Location Details

Street :

Suburb : City : Postcode :

Land Parcel : **Various properties**

Street : **64 Mackillop Drive**

Suburb : **Baulkham Hills** City : Postcode :

Land Parcel : **Lot 1002 DP 1190982 Item I7**

Street : **30-34 Showground Road**

Suburb : **Castle Hill** City : Postcode :

Land Parcel : **Lot 1 DP1201722 Item I66**

Street : **30 Regent Honeyeater Grove**

Suburb : **Kellyville** City : Postcode :

Land Parcel : **Lot 21 DP 1201600 Item I104**

Street : **52 St Johns Road**

Suburb : **Maraylya** City : Postcode :

Land Parcel : **Lot 311 DP1190756 Item I140**

Street : **61 Nelson Road**

Suburb : **Nelson** City : Postcode :

Land Parcel : **Lot 201 DP1195181 Item I153**

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Street :	74 O'Briens Road		
Suburb :	Cattai	City :	Postcode :
Land Parcel :	Lot 28 DP270416 Items A5 & I71		
Street :	2 Caddie Road		
Suburb :	Cattai	City :	Postcode :
Land Parcel :	Lot 1 DP270953 Item A7		
Street :	8 Dillwynia Avenue		
Suburb :	Cattai	City :	Postcode :
Land Parcel :	Lot 60 DP270953 Item I78		
Street :	2 Caddie Road		
Suburb :	Cattai	City :	Postcode :
Land Parcel :	Lot 1 DP270953 Item A9		
Street :	31 Wianamatta Circuit		
Suburb :	Cattai	City :	Postcode :
Land Parcel :	Lot 17 DP270953 Item 177		
Street :	2 Caddie Road		
Suburb :	Cattai	City :	Postcode :
Land Parcel :	Lot 1 DP270953 Item A8		
Street :	Speers Road Crown Reserve No. 37, 19-21		
Suburb :		City :	Postcode :
Land Parcel :	Lot 10 DP1148832 Item A21		

DoP Planning Officer Contact Details

Contact Name : Chris Browne
Contact Number : 0298601508
Contact Email : chris.browne@planning.nsw.gov.au

RPA Contact Details

Contact Name : Isaac Kensell
Contact Number : 0298430480
Contact Email : ikensell@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	Consistent with Strategy :
Regional Strategy :	

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MDP Number :

Date of Release :

Area of Release (Ha)

Type of Release (eg

Residential /

Employment land) :

No. of Lots : 0

No. of Dwellings : 0
(where relevant) :

Gross Floor Area : 0

No of Jobs Created : 0

The NSW Government Yes

Lobbyists Code of

Conduct has been

complied with :

If No, comment :

Have there been No
meetings or
communications with
registered lobbyists? :

If Yes, comment :

Supporting notes

Internal Supporting
Notes :

The planning proposal refers to Amendment No. 12 Speers Road heritage site. The Hills Shire Council has been in contact with City of Parramatta Council in regard to this site as it will be moving LGAs from the Hills Shire to the City of Parramatta. This site will be in a future review of consolidation of the instruments that now apply in the City of Parramatta LGA.

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 proposed housekeeping amendment to The Hills Local Environmental Plan 2012 is to ensure that the legal property descriptions and locations of heritage items located within the Shire are correctly identified within Schedule 5 of the local environmental plan.

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

Is an explanation of provisions provided? Yes

Comment :

The planning proposal seeks to amend The Hills Local Environmental Plan 2012 for various parcels of land within Schedule 5 to update property descriptions and where relevant, update the associated heritage maps, to reflect the subdivision of 10 properties containing heritage items and demolition of one heritage item since gazettal of the local environmental plan. It also seeks to rectify minor typographical errors within Schedule 5.

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

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

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

d) Which SEPPs have the RPA identified?

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

SECTION 117 DIRECTIONS

The proposal is considered to be consistent with all relevant section 117 directions.

STATE ENVIRONMENTAL PLANNING POLICIES

The proposal is considered to be consistent with all relevant state environmental planning policies.

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 : **The maps are adequate for public exhibition purposes.**

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **The planning proposal will be advertised in local newspapers and on display at Council's administration building and Castle Hill Library. The planning proposal will also be made available on Council's website. In addition, letters will be issued to affected property 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 2010 was notified on 5 October 2010.**

Assessment Criteria

Need for planning proposal : **The planning proposal has been prepared in order to ensure correct and accurate identification of existing heritage items. It is not the result of any strategic study or report.**

Consistency with strategic planning framework : **Not applicable - The proposal is not strategic in nature but rather seeks to ensure correct and accurate identification of existing heritage items.**

Environmental social economic impacts : **It is considered that the proposal will not result in any adverse environmental, social or economic impacts due to its minor nature.**

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Assessment Process

Proposal type : **Minor** Community Consultation Period : **14 Days**

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

Public Authority
Consultation - 56(2)(d)

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
Heritage Housekeeping Amendment - Cover Letter.pdf	Proposal Covering Letter	Yes
Heritage Housekeeping Amendment - Planning Proposal.pdf	Proposal	Yes
Heritage Housekeeping Amendment - Council Report and Resolution.pdf	Proposal	Yes
Maps.pdf	Map	Yes

Planning Team Recommendation

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

S.117 directions:

Additional Information : **RECOMMENDATION**

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

1. Prior to exhibition, Council is to amend the planning proposal as indicated below:

(a) remove any reference to Amendment No. 12 Speers Road from the planning

proposal.

2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 (the Act) as follows:

(a) the planning proposal 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 and Environment 2013).

3. No consultation is required with public authorities under section 56(2)(d) of the Act.

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 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).

5. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Supporting Reasons :

The planning proposal is supported as it will ensure that the legal property descriptions and locations of heritage items located within the Shire are correctly identified within Schedule 5 of The Hills Local Environmental Plan 2012.

Signature:



Printed Name:

CATHERINE VAN
LAANEN

Date:

30/6/16