

PLANNING PROPOSAL – HUNTERS HILL LOCAL ENVIRONMENTAL PLAN 2012

February 26, 2013

Part 1 – Objectives of Planning Proposal

There are two objectives of the planning proposal:

1. To alter the commencement date of 12 April 2013 currently included in clause 1.1AA of the Hunters Hill LEP 2012.
2. To amend minor administrative errors in Schedule 5 Environmental Heritage.

Part 2 –Provisions to be Included in Proposed Instrument

1. Clause 1.1AA of the Hunters Hill LEP 2012 be altered so that it reads as follows:

*This plan commences on **12 August 2013** and is required to be published on the NSW legislation website.*

2. Schedule 5 Environmental Heritage to be amended as shown in the below table.

Existing Schedule 5	Amendments Required to Schedule 5
Hunters Hill Stone Wall 11 Ady Street, local, I11	Entry to be deleted from schedule (I11 is the item number for 12 Viret St in database)
Hunters Hill House Vienna and adjoining orchard 38-40 Alexandra Street Lot C, DP 77688, State	Property Description to read Lot C & D, DP 77688
Hunters Hill, Trees Port Jackson Fig, Moreton Bay etc, Church Street east side of sea street, Local, I464	Church street to be replaced by Mount Street in the address
Hunters Hill, House, 34 Viret Street, Lot 2, DP 231878, local, I45	Incorrect Item number to be replaced with I498
Gladesville , Quadrangular asylum ranges, Gladesville hospital, Lot 877, DP 83271 etc, Local, I390	Incorrect DP number to be replaced with DP 832717
Gladesville, House, 1 Earnshaw Street, Lot 33, DP 332731	Incorrect lot number change to Lot 3

Part 3 –Justification for Objectives

1. Justification for amendment to clause 1.1AA

In order to comply with section 74C (2) & (5) of the EP&A Act, Hunters Hill commenced a project in October 2012, to consolidate its 17 Development Control Plans into one document and ensure their consistency with the Hunters Hill standard instrument LEP 2012.

The commencement of Hunters Hill standard Instrument was deferred to 12 April 2013 to provide Council with time to complete its consolidated DCP project. However, due to the complexity of the consolidated DCP project Council has had to revise the project's schedule.

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Exhibition is now scheduled for late April with the post exhibition DCP being tabled for adoption at the Council meeting on the 24 June 2013. To account for unquantifiable variables such as complex stakeholder submissions or Council deferring a resolution Council would like Clause 1.1AA of the Hunters Hill LEP 2012 to read:

*This plan commences on **12 August 2013** and is required to be published on the NSW legislation website.*

Council will not be able to exhibit and adopt its consolidated DCP by 12 April 2013 and therefore it is imperative more time be provided to ensure the consistency of Hunter's Hill planning controls.

2. Justification for amendments to Schedule 5 Environmental Heritage

When Council commenced its standard instrument LEP project there was no electronic database of the heritage items in its Local Government Area. In establishing, formatting and editing a database with over 500 records some minor administrative errors have occurred. The correction required to Schedule 5 for 34 Viret Street does not require any correction to the maps as the item number was shown correctly on the exhibited maps.

Part 4 – Maps

The planning proposal is for amendments to the instrument only, no alterations are required to the maps.

Part 5 – Community Consultation

The proposed amendments to the Hunters Hill LEP 2012 are minor administrative changes that do not alter controls or the strategic intent of the document. It is not considered community consultation is warranted for these changes.

Extensive community consultation was undertaken during the preparation of the LEP.

Delegation

If this Planning Proposal is reviewed favourably by the LEP Review Panel, Council would like to exercise its delegated plan making functions under Section 23 of the EP&A Act 1979. Council's General Manager has been nominated by Council to receive the delegation for plan making.