



Department of Planning and Environment

IRF22/803

Gateway determination report – PP-2022-163

Planning Proposal 2-20 Telegraph Road, Young

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Table 1 Reports and plans supporting the proposal

Relevant reports and plans
Council Timeline of Planning Proposal 15 December 2021- Attachment D Timeline
Council Covering letter 16 th December 2021
Independent Review of Planning proposal October 2021
Proponent Lodgement letter
Council Draft Minutes October 21
Proponent Planning Proposal Attachment A1 Rv 2 April 21
Proponent PP Attachment A2 Addendum Rv 2 Nov 21

1 Planning proposal

1.1 Overview

Table 2 Planning proposal details

LGA	Hilltops Council
PPA	Hilltops Council
NAME	2-20 Telegraph Road, Young
NUMBER	PP-2022-163
LEP TO BE AMENDED	Young LEP 2010/Hilltops LEP 2022
ADDRESS	2-20 Telegraph Road, Young
DESCRIPTION	Various Lots
RECEIVED	17/01/2022
FILE NO.	IRF22/803
POLITICAL DONATIONS	There are no donations or gifts to disclose and a political donation disclosure is not required
LOBBYIST CODE OF CONDUCT	There have been no meetings or communications with registered lobbyists with respect to this proposal

1.2 Objectives of planning proposal

The planning proposal contains objectives and intended outcomes which are considered clear and do not require amendment prior to exhibition.

The objective of the planning proposal is:

- to amend the Local Environmental Plan Provisions applicable to the site that will permit the use of the subject land for industrial purposes, specifically steel manufacturing and associated/ancillary activities.

1.3 Explanation of provisions

The proponent's planning proposal seeks to amend the Young LEP 2010 as described in Table 3 below:

Table 3 Current and proposed controls

Control	Current	Proposed
Zone	RU4 Primary Production Small Lots, RE1 Recreation Public, R1 General Residential.	Council's preference is to zone the site IN1 General Industrial. The proponent has proposed a Schedule 1 "Additional Permitted Use – Industry" clause be applied to the site.
Minimum lot size	2ha	No minimum lot size.
Number of homes	0	0
Number of jobs	45	80 new jobs

Hilltop Council's letter to the Department, dated 16 December 2021 requesting a Gateway determination (Attachment E) identifies the IN1 General Industrial zone as Council's preferred zone for the site.

The proposed IN1 zoning will need to be transitioned to the equivalent employment zone during LEP drafting stage in accordance with the Department's Employment Zone Reforms.

The Young LEP 2010 currently applies to the site. The Hilltops Comprehensive LEP 2022, however, is currently being drafted and is expected to be finalised/notified by July/August 2022. Once finalised the Young LEP 2010 will be repealed. The planning proposal is therefore expected to facilitate an amendment of the Hilltops Comprehensive LEP. The proposed zoning of the site under the draft Comprehensive LEP is provided at Figure 1.

The explanation of provisions provided in the planning proposal documentation needs updating to provide Council's preferred IN1 General Industrial zoning of the site. Council's proposed IN1 zoning, rather than a Schedule 1 Additional Permitted Use - Industry clause, is supported as it better reflects the intended range of land-uses on the site and clearly identifies the land uses permitted on the land and zone objectives.

It is recommended that the explanation of the provisions section of the planning proposal is updated to reflect the preferred IN1 zoning of the site.



Figure 1 Proposed zoning, Draft Hilltops LEP 2022

1.4 Site description and surrounding area

The subject 3.5ha site comprises eleven lots (Table 4) and is located north of Victoria Creek, and is approximately 2.5km from the centre of Young (Figure 2). The current business fronts Telegraph Road.

The site encompasses a 3,940 square metre industrial building (Apollo Fabrication Group) supported by an office component across 7,662 square metres.

The surrounding land uses include residential dwellings, including large lot residential which extends to the east and south of the subject site, public recreation land to the south, and rural lands to the north, some of which is used for horse agistment (Figure 3). Crown land and a riparian corridor surrounds Victoria Creek and the Young Showground and Harness Racing Track are located to the northwest of the site.

Legal Description	Street Address	Site Area (m ²)	Current Zoning*
Lot 1 DP736225	2 Telegraph Road, Young	2037	R1
Lot 11 DP1138027	2 Telegraph Road, Young	3239	RE1
Lot 2 DP736225	4 Telegraph Road, Young	1372	R1
Lot 3 DP845187	10 Telegraph Road, Young	2260	R1
Lot 12 DP1138027	10 Telegraph Road, Young	2927	RE1
Lot 4 DP845187	12 Telegraph Road, Young	2481	R1
Crown Road (Closed)	14 Telegraph Road, Young	1101	Part RU4 & RE1
Lot 1171 DP754611	20 Telegraph Road, Young	4064	Part RU4 & RE1
Lot 1154 DP754611	20 Telegraph Road, Young	4049	Part RU4 & RE1
Lot 1199 DP754611	20 Telegraph Road, Young	7590	Part RU4 & RE1
Lot 3 DP374948	20 Telegraph Road, Young	4049	RU4
TOTAL SITE AREA	All Subject Land Parcels	35169	
*Zoning Title			
R1 General Residential, RE1 Public Recreation, RU4 Primary Production Small Lots			

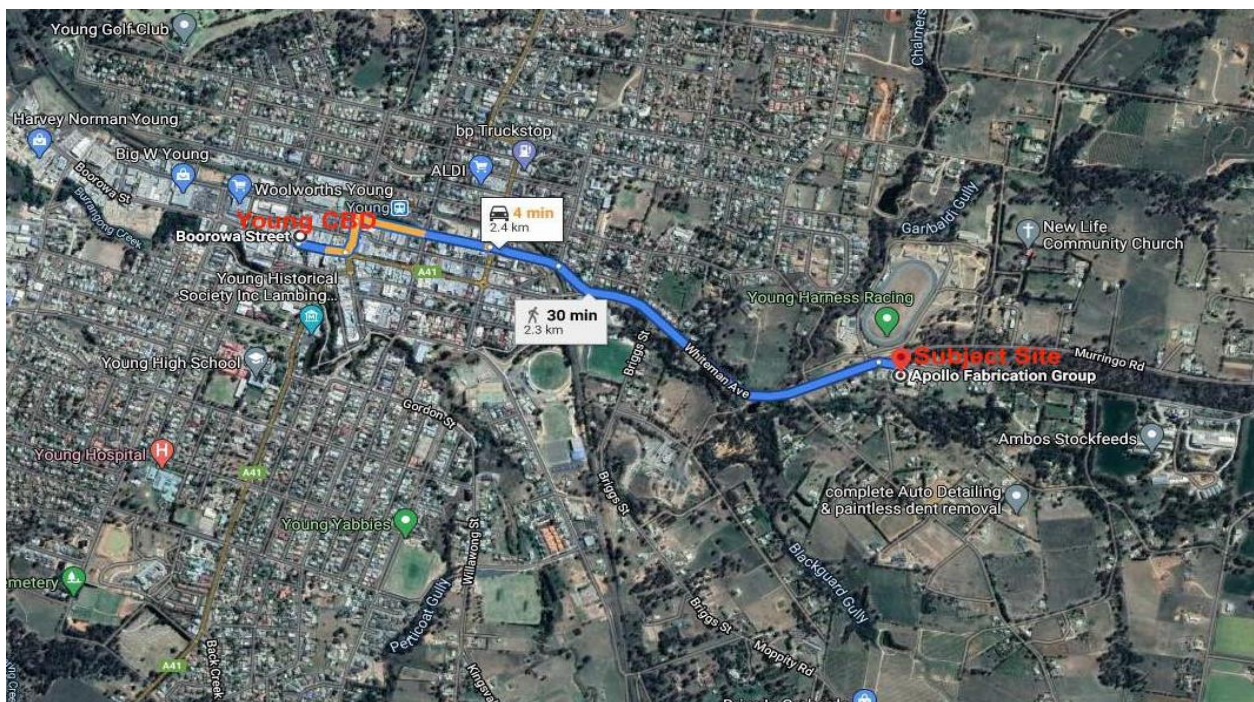
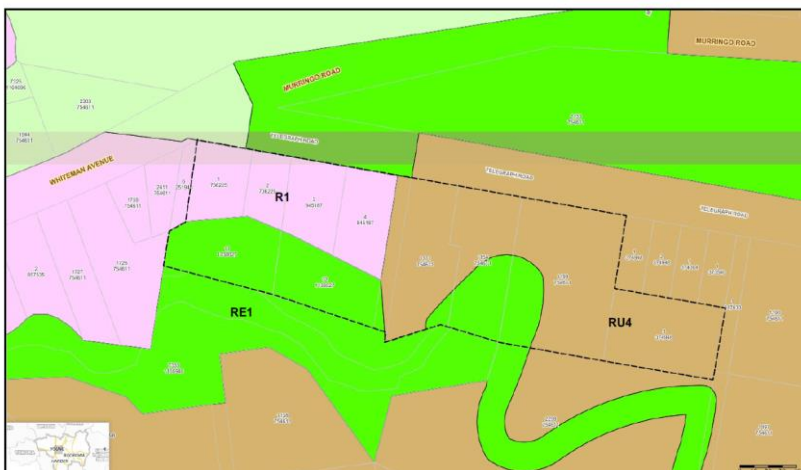
Table 4- Subject lots.**Figure 2 Subject site (source: Six Maps)**



Figure 3 – Subject Land (Source: SIXMaps and SP2021)

1.5 Mapping

The planning proposal includes mapping showing the proposed changes to LEP maps (namely zoning, minimum lot size, natural resource sensitivity-biodiversity, sensitive land and riparian corridor maps, which are generally suitable for community consultation. Council's independent review of the planning proposal has identified that the natural resource sensitivity – biodiversity, sensitive land and riparian corridor maps may require ground truthing and updating. It is recommended these maps are corrected prior to exhibition. The current and proposed zoning maps are provided at Figure 4 and 5.



3. Strategic assessment

3.1 South East and Tablelands Regional Plan

The planning proposal is generally consistent with the South East and Tablelands Regional Plan which specifically identifies the following priorities for Hilltops:

- Capitalise on the proximity to Canberra
- Enhance community access to jobs, goods and services;
- Address land management issues that could affect the agricultural base; and
- Capitalise on the area's freight links north and west of the Hume Highway.

The planning proposal is consistent with these priorities.

The planning proposal does not specifically address the Regional Plan's Goals and Directions but it is considered to support Goal 1 of the Regional Plan - A connected and prosperous economy.

3.2 Local Strategies

The proposal states that it is consistent with the following local plans and endorsed strategies as explained in Table 5 below.

Table 5 Local strategic planning assessment

Local Strategies	Justification
South West Slopes Regional Economic Development Strategy 2018-2022 consistent	The Strategy supports the growth of employment opportunities, while also encouraging increased trade through the Sydney/Canberra/ Melbourne markets. This Strategy also identifies future heavy and civil engineering construction as a growing future opportunity.
Hilltops 2040- Local Strategic Planning Statement: <ul style="list-style-type: none"> • Direction - Loving where we live - consistent • Direction - Nurturing our natural environment- consistent • Direction - Building a strong and robust regional economy-consistent • Direction - Strengthening the region's connectivity and maintenance of assets and infrastructure- Consistent 	<p>The planning proposal states that cultural heritage will be preserved and the natural landscape will be protected by implementing the recommendations from the studies accompanying the planning proposal. The proposal will also provide additional jobs, including potentially for local young people and include energy efficient technologies.</p> <p>The proposal will allow the company to expand its business creating new local jobs. Additionally, the proposal will facilitate training opportunities. The LSPS identifies a future study on the expansion of industrial activity in the Telegraph Road area on local impacts.</p> <p>The proposal will rely on and support the efficient key freight linkage networks. It will also enable the integration of improved traffic management systems.</p>

<ul style="list-style-type: none"> Direction - Providing ethical, proactive & effective leadership & governance - consistent 	The project will build on existing partnerships that have been developed between council, the community and local business.
Hilltops Economic Growth and Land Use Strategy and Hilltops Freight and Transport Study (2019)	Identifies Telegraph Road precinct as potential future industrial area pending future investigations.

3.3 Section 9.1 Ministerial Directions

The planning proposal's consistency with relevant section 9.1 Directions is discussed in the table below.

Table 6 9.1 Ministerial Direction assessment

Directions	Consistent	Reasons for Consistency or Inconsistency
1.1 Implementation of Regional Plans	Yes	Generally consistent with Goal 1- A connected and prosperous economy. Additional local jobs will be created if the expansion proceeds.
1.3 Site Specific Provisions	Yes	Council's proposed IN1 General Industrial zoning of the site would be consistent with the requirements of the direction whereas a Schedule 1 Additional Permitted Use clause would raise inconsistencies with the direction.
3.1 Conservation Zones	Yes	The planning proposal is supported by an ecological study including an addendum report provided by the proponent which responds to additional information requested by Council namely to provide an assessment of the impact of the planning proposal on the natural environment, particularly an assessment of the landscape based conservation values of Victoria Creek and opportunities for protection and enhancement thereof. The ecological study concludes the planning proposal will have minimal/negligible impact on the natural environment including Victoria Creek. Council's independent reviewer has raised concern with the adequacy of the additional information provided in the addendum report (refer to Timeline of Planning Proposal document dated 15 December 2021 prepared by Council). Some of these concerns may be outside the scope of the planning proposal which focuses on a specific site. It is recommended Council consider the issues raised by its independent reviewer before exhibiting the planning proposal.
3.2 Heritage Conservation	Yes	The planning proposal does not provide an assessment of consistency of the proposal with the direction. A Cultural Heritage Assessment report was, however, prepared in support of the planning proposal which did not identify any Aboriginal objects, archaeologically sensitive landforms, cultural values or historic heritage on the subject site.

4.1 Flooding	Yes	The planning proposal does not provide an assessment of the consistency of the proposal with the direction but it states the site is not subject to flooding. Flooding advice provided by the proponent in support of the planning proposal concludes that flooding is largely confined to Victoria Gully and does not inundate any of the land that is subject to the planning proposal, based on flood planning levels and applicable hazard category. It is recommended Council include an assessment of the proposal against the direction in the planning proposal.
4.3 Planning for Bushfire Protection	Yes	The proposal does not provide an assessment of the consistency of the proposal with the direction but the proposal states that the site is not subject to bushfire impact. The site does not appear to be bushfire prone or in proximity to bushfire prone land based on bushfire prone land maps provided on the Planning Portal. It is recommended the planning proposal is updated to include an assessment of the proposal against the direction.
4.4 Remediation of contaminated land	Yes	A detailed site investigation was prepared in support of the planning proposal which identified some areas of the site were potentially contaminated. However, the report concluded the land is suitable for the proposed commercial/industrial development subject to remediation recommendations to be addressed during the future development of the site.
5.1 Integrating Land Use and Transport	Yes	The planning proposal will facilitate improved access to employment and business activities within 2.5km of Young. A traffic and parking study, which was prepared in support of the planning proposal, concludes that Telegraph Road and the adjoining road network will be able to accommodate expected increase in traffic as a result of proposed development on the site and that adequate provision has been made for persons with a disability, servicing and delivery vehicles and pedestrians and cyclists.
5.2 Reserving land for public purposes	No	The proponent's planning proposal states the proposal is consistent with the Direction because Council intends to remove the RE1 reservation under the draft Hilltops Comprehensive LEP 2022 as the land is no longer required for acquisition. The draft zoning of the site under the draft Hilltops LEP 2022, appears to include a small amount of land zoned RE1 (refer Figure 1). The direction requires the Secretary's approval to alter or reduce zonings or reservations of land for public purposes. It is recommended that Council provide further justification for the proposed alteration/reduction in land zoned RE1 located on the site and seek the Secretary's approval, if required, prior to the finalisation of the planning proposal.
6.1 Residential Zones	No	The planning proposal seeks to rezone four lots of land currently zoned R1 General Residential to enable industrial expansion. The inconsistency with the direction is justified by Council's LSPS which identifies the site for investigation for industrial development. The inconsistency is also likely to be of minor significance because of the relatively small area of R1 zoned land affected.

6.2 Caravan Parks and Manufactured Home Estates	No	The planning proposal seeks to rezone land zoned RE1 Public Recreation which currently permits caravan parks and manufactured home estates. The inconsistency with the direction is justified by Council's LSPS which identifies the site for investigation for industrial development. The inconsistency is also likely to be of minor significance because of the relatively small area of affected RE1 zoned land, noting the area of land zoned RE1 within the site is further reduced under the draft Hilltops LEP 2022 (refer Figure 1).
7.1 Business and Industrial Zones	Yes	The planning proposal will facilitate investigation of new employment zoned land in the Telegraph Road area which is consistent with Council's LSPS. Analysis provided by the proponent does not indicate the proposal will impact on the viability of employment land currently available in Young.
9.1 Rural Zones	No	The planning proposal seeks to rezone land currently zoned RU4 Primary Production Small Lots. The inconsistency with the direction is justified by Council's LSPS which identifies the site for investigation for industrial development. The inconsistency is also likely to be of minor significance because of the relatively small area of rural land affected compared to the total amount of rural land in the surrounding area.
9.2 Rural Lands	No	The planning proposal seeks to rezone land currently zoned RU4. The inconsistency with the direction is justified by Council's LSPS which identifies the site for investigation for industrial development. The inconsistency is also likely to be of minor significance because of the relatively small area of rural land affected compared to the total amount of rural land in the surrounding area.

3.4 State environmental planning policies (SEPPs)

The planning proposal is consistent with all relevant SEPPs as discussed in the table below.

Table 6 Assessment of planning proposal against relevant SEPPs

SEPPs	Requirement	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
Housing 2021	Applies – provides provisions for seniors and affordable rental housing.	Yes	The planning proposal seeks to rezone the site IN1 General Industrial which would prohibit residential accommodation including seniors housing and affordable rental housing on the site.

Exempt and Complying Development 2008	Applies – provides provisions for exempt and complying development	Yes	The planning proposal would prevent certain types of exempt and complying development from occurring on the site including the housing code and low rise housing diversity code but would not prevent exempt and complying development under the industry and business code occurring on site.
(Infrastructure) 2007	Applies – provides provisions for infrastructure development.	Yes	The planning proposal does not raise any inconsistencies with the SEPP.
Primary Production and Rural Development 2019	Applies- provides permissibility for primary production and rural development and matters for consideration for development assessment.	Yes	The planning proposal will result in prohibition of agriculture, with exception of aquaculture, on the site.
Vegetation in Non-Rural Areas 2017	Applies – provides provisions for protection of vegetation in non-rural areas for development assessment.	Yes	An ecological study has been undertaken which indicates consistency with the SEPP.
SEPP 55 – Remediation of Land	Applies – provides provisions requiring the assessment and remediation of land during rezoning and development of land.	Yes	A detailed site investigation study concludes the site is suitable for accommodating expanded industrial activities and that areas identified as potential contamination sources can be readily remediated to an acceptable level of risk.

4. Site-specific assessment

4.1 Environmental

The following table provides an assessment of the potential environmental impacts associated with the proposal.

Table 7 Environmental impact assessment

Environmental Impact	Assessment
Biodiversity	A biodiversity development assessment report (BDAR), prepared in support of the planning proposal, found that vegetation on the site has been significantly modified due to previous clearing on the site and the proposal is not expected to significantly contribute to loss of threatened ecological communities or impact on threatened species.

Victoria Creek/landscape values	<p>Council requested the proponent provide additional on the impact of the proposal on the natural environment, particularly the landscape-based conservation values of Victoria Creek and opportunities for protection and enhancement. In response the proponent has provided a supplementary report “Natural Environment Assessment – Victoria Creek” which concludes:</p> <ul style="list-style-type: none"> • The planning proposal is outside all core riparian areas. • The riparian zone has a high weed abundance. • Weed removal and additional planting is proposed along the riparian zone. <p>Council's independent reviewer has raised further issues with the additional report including:</p> <ul style="list-style-type: none"> • Does not provide a landscape-based conservation assessment of the role of Victoria Creek in the biodiversity of the LGA and the role of the site within this broader context. • it is unclear to what extent the findings of the report relate to the subject site or to adjacent land within the creek itself as they have not been mapped. • Council mapping of the riparian and sensitive lands may not be accurate and should be resolved along the entirety of the creek corridor. <p>Some of Council's independent reviewer's concerns may be outside the scope of the planning proposal which relates to a specific site rather than to the broader environment. Council could investigate the broader landscape conservation values raised by its independent review of the planning proposal alongside the planning proposal process.</p>
Noise impacts	<p>The planning proposal states that noise impact is a substantial environmental concern in this locality which has been the subject of detailed discussions between Apollo, Council and the immediate local residents. An Environmental Noise Impact Report, prepared in support of the planning proposal, provides recommendations to ensure noise levels are met by any future industrial activity across the proposal site. This includes installation of acoustic barriers and limits on operations including after- hours heavy vehicle movements. The recommendations were peer reviewed by Day Design consultants who have confirmed the assumptions and methodology used in the noise assessment and the recommendations were appropriate. It is recommended Council consult with the Environment Protection Authority on the planning proposal in relation to potential noise impacts and proposed mitigation measures.</p>
Contamination	<p>As discussed in section 3.3 and 3.4 of this report, a detailed site investigation study concludes the site is suitable for accommodating expanded industrial activities and that areas identified as potential contamination sources can be readily remediated to an acceptable level of risk.</p>

4.2 Social and economic

The following table provides an assessment of the potential social and economic impacts associated with the proposal.

Table 8 Social and economic impact assessment

Social and Economic Impact	Assessment
Cultural heritage	<p>A heritage assessment report, prepared in relation to both Aboriginal and general historic heritage to support the planning proposal, found no Aboriginal cultural values or historic heritage sites during the inspection of the subject site and did not recommend the need for further investigations. The report makes recommendations in relation to protection and management of any cultural heritage that may be identified on site during any proposed ground disturbance activities.</p>
Visual impact/urban design	<p>The proposed expansion of the existing manufacturing facility has the potential to impact on the visual amenity of the local area including adjoining dwellings and public open space.</p> <p>An urban design report, prepared in support of the planning proposal, provides recommendations in accordance with good design principles as outlined in <i>Urban Design Strategies for Regional NSW</i> (DPIE and NSW Government Architect 2020), including landscaping and streetscape and façade and gateway treatments.</p> <p>The proponent's addendum report provides additional information in response to Council's request to prepare a visual impact assessment of the planning proposal on surrounding land uses, particularly regarding the bulk, scale and setback of buildings and noise mitigation measures as well as potential for landscaping to screen the development given proposed building setbacks.</p> <p>Council's independent reviewer has raised concern about the adequacy of the additional information provided in the addendum report. Council may like to consider investigating these concerns during the consideration of the planning proposal as well in the assessment of future development applications. It could also prepare a Development Control Plan to address the issue.</p>
Impact on/loss of public open space	<p>The proposal seeks to rezone a small amount of land currently zoned RE1 Public Recreation to enable industrial use. The planning proposal has not justified the loss of this public open space. The Secretary's approval is required to alter or reduce existing zonings or reservations of land for public purposes under Ministerial s.9.1 Direction 5.2 Reserving Land for Public Recreation.</p>

New job creation and support for local economy	<p>An economic forecast analysis, prepared in support of the planning proposal, identifies the planning proposal may provide significant employment and economic benefits for the local area. The proponent provided further investigation and analysis in response to Council's request to provide an assessment of the impact of the planning proposal, being additional land for general industry, in the proposed location on the viability and integrity of existing employment lands. The further investigation provided by the proponent concludes that there will be no impact on the viability and integrity of the existing employment lands from the planning proposal.</p> <p>Council also requested the proponent provide detailed place-based planning for the entire Eastern Light industrial area, considering the cumulative impact of development and infrastructure needs/upgrades, sequencing of funding for the entire investigation precinct, including land-use aspirations of other land owners within the investigation precinct. The proponent's addendum report states there is no need for a detailed place-based planning for the entire investigation area as the planning proposal is for a site-specific LEP amendment.</p> <p>Council's independent reviewer has raised concern about the adequacy of the response provided in the addendum report (refer to Planning Proposal Timeline document dated December 2021). It is considered these concerns may largely be outside the scope of the planning proposal which relates to a specific site rather than the broader Eastern Light industrial area. Council may wish to consider further investigating the economic issues concerning the broader precinct alongside the planning proposal process.</p>
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4.3 Infrastructure

The following table provides an assessment of the adequacy of infrastructure to service the site and the development resulting from the planning proposal and what infrastructure is proposed in support of the proposal.

Table 9 Infrastructure assessment

Infrastructure	Assessment
Potable water, stormwater, sewer, electricity, and telecommunications	<p>An infrastructure and flooding assessment, undertaken in support of the planning proposal, concludes that the subject site is adequately serviced by existing water, sewer, electricity and telecommunications networks that will also have capacity to integrate the needs generated by the proposal.</p> <p>The assessment report recommends adequate on-site stormwater management is incorporated with any built form across the subject land to limit post-development peak runoff to no greater than pre-development peak runoff.</p>

Roads	<p>A traffic impact assessment, prepared in support of the planning proposal, identifies the proposed development will generate an additional 744 vehicle trips per day which will not have a significant impact on the performance of the surrounding road network including nearby intersections. It is also proposed to provide 116 off-street parking spaces at the site.</p> <p>The traffic impact assessment report provides the following recommendations for local road upgrades:</p> <ul style="list-style-type: none"> • The intersection of Telegraph Road with Murringo Road and Whiteman Avenue be modified to incorporate a basic left turn and channelised right turn land treatments; and • Heavy vehicles approaching the site from the east along Murringo Road be directed to turn left at the eastern intersection.
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Funding Arrangements

Council sought further information from the proponent on funding arrangements for infrastructure provision which could be in the form of an offer to enter into a Voluntary Planning Agreement or alternatively Council will prepare a site-specific contributions plan under section 7.11 of the *Environmental Planning and Assessment Act 1979* concurrently with the planning proposal.

The addendum report provided by the proponent indicates details of a VPA can be prepared prior to development approval and could include enhancement and embellishment of the Victoria Creek corridor and infrastructure improvements to Telegraph Road intersections. The addendum report does not raise objection to a site-specific contributions plan.

It is recommended Council progress the preparation of suitable funding arrangements for infrastructure provision in consultation with the proponent.

5. Consultation

5.1 Community

The planning proposal does not identify a community consultation period.

It is recommended that the planning proposal is exhibited for 28 days.

5.2 Agencies

The proposal does not specifically identify which agencies will be consulted

It is recommended the following agencies be consulted on the planning proposal and given 21 days to comment:

- Transport for NSW
- Department of Planning and Environment – Energy, Environment and Science Division
- Environment Protection Authority

6. Timeframe

Council does not propose a time frame to complete the LEP.

The Department recommends a time frame of 12 months to ensure it is completed in line with its commitment to reduce processing times.

A condition to the above effect is recommended in the Gateway determination.

7. Local plan-making authority

As the planning proposal is of local significance the Department recommends that Council be authorised to be the local plan-making authority for this proposal.

8. Assessment summary

The planning proposal is supported to proceed with conditions for the following reasons:

- The proposal will facilitate expansion of an existing metal manufacturing business which will create local jobs and support the local economy.
- The proposal is generally consistent with the Hilltops Local Strategic Planning Statement which identifies Telegraph Road site for investigation for industrial development. The proposal is also consistent with the South East and Tablelands Regional Plan.

Based on the assessment outlined in this report, the proposal must be updated before consultation to:

- Clarify the explanation of the provisions, namely the site is proposed to be zoned IN1 General Industrial.
- Remove the proposed local clause map showing the application of the proposed Schedule 1 Additional Permitted Use provision.
- Update the assessment of s.9.1 directions using the current directions dated 28 February 2022 and include an assessment of the planning proposal against s.9.1 directions 3.2 Heritage Conservation, 4.1 Flooding and 4.3 Planning for Bushfire Protection.
- Provide justification for any inconsistency with s.9.1 Direction 5.2 Reserving Land for Public Purposes.

9. Recommendation

It is recommended the delegate of the Secretary:

- Agree that the inconsistencies with section 9.1 Directions 6.1 Residential Zones, 6.2 Caravan Parks and Manufactured Homes, 9.1 Rural Zones and 9.2 Rural Lands are justified under the terms of the directions.
- Note that the inconsistency with section 9.1 Direction 5.2 Reserving Land for Public Purposes will require further justification.

It is recommended the delegate of the Minister determine that the planning proposal should proceed subject to the following conditions:

1. The planning proposal is to be updated to:
 - Provide a concise and consistent document suitable for public exhibition.
 - Clarify the explanation of the provisions, namely the site is proposed to be zoned IN1 General Industrial.
 - Remove the proposed local clause map showing the application of the proposed Schedule 1 Additional Permitted Use provision.

- Update the assessment of s.9.1 directions using the current directions dated 28 February 2022 and include an assessment of the planning proposal against s.9.1 directions 3.2 Heritage Conservation, 4.1 Flooding and 4.3 Planning for Bushfire Protection.
 - Provide community and agency consultation details and project timeline.
 - Provide details of any arrangements for funding required public infrastructure and other works.
 - Include the outcomes of investigation of matters identified by Council's independent review of the planning proposal.
2. Consultation is required with the following public authorities:
- Transport for NSW
 - Department of Planning and Environment – Environment, Energy and Science Division
 - Environment Protection Authority
3. Prior to community consultation, the planning proposal is to be revised to address conditions 1 and 2 and forwarded to the Department for review and agreement to exhibit.
4. The planning proposal should be made available for community consultation for a minimum of 28 days.
5. The timeframe for completing the LEP is to be 12 months from the date of the Gateway determination.
6. Given the nature of the proposal, Council should be authorised to be the local plan-making authority.



23/3/2022

George Curtis**Acting Manager****Southern Region, Local and Regional Planning**

25/3/22

Graham Towers**Acting Director, Southern Region, Local and Regional Planning**Assessment officer

Ann Martin

Planning Officer, Southern Region

42471826