

## Rezoning review details

Planning proposal number	PP-2022-3364
Project title	Rezone Land at Derriwong Road
Brief explanation of the planning proposal	Rezone Zone RU6 Transition zone to part R2 Low Density Residential and part SP2 Infrastructure (Local Road) zones. Proposed Height of Building of 9 metres & Minimum Lot Sizes across the site are varied between 600m <sup>2</sup> , 1,000m <sup>2</sup> & 2,000m <sup>2</sup>
Date Council has received the Planning proposal	5/04/23
Date the application was lodged for assessment by council	11/10/22
Reason for request	Council has notified that it does not support the Planning proposal
Date Council has not supported the Planning proposal	21/02/23
Reason provided by Council for not supporting the Planning proposal	The proposal is inconsistent with the Region Plan, District Plan and LSPS having regard to the treatment of land within the Metropolitan Rural Area.
Description	
Which of the following uses does the planning proposal propose?	Residential

## Proposals for residential uses

Does the planning proposal propose to make residential accommodation permissible? (as per the Standard Instrument definition)	Yes
Approximate number of new residential lots proposed	110
Approximate number of new dwellings proposed	110
Approximate number of dwellings to be removed	3
Will the planning proposal result in the loss of industrial land?	No
Will the planning proposal result in the loss of commercial land?	No
Will the planning proposal result in the loss of retail floor space?	No

## Proposals for other uses

Provide a description of the uses proposed	
Does this planning proposal include a rezoning of land?	

## Applicant details

Title	
First given name	LegPro 73 Pty Ltd
Other given name/s	
Family name	c/o Urbis Pty Ltd
Contact number	82337647
Email	kriley@urbis.com.au
Address	Level 45/ 19 MARTIN PLACE SYDNEY 2000
Is the applicant a company?	No

## PP details

**Subject Land**

What land does the planning proposal apply to?	Individual properties (five or less lots) within the LGA
Which LGA does the proposal relate to?	THE HILLS SHIRE

**Select the site of the development**

Site address #	1
Street address	626 Old Northern Road, Dural
Local government area	
Lot / Section Number / Plan	
Primary address?	Yes
Planning controls affecting property	<div><div>Land Application LEP</div><div>Land Zoning</div><div>Height of Building</div><div>Floor Space Ratio (n:1)</div><div>Minimum Lot Size</div><div>Heritage</div><div>Land Reservation Acquisition</div><div>Foreshore Building Line</div><div>No items</div></div>

**Select the site of the development**

Site address #	2
Street address	27 Derriwong Road, Dural
Local government area	
Lot / Section Number / Plan	
Primary address?	No
Planning controls affecting property	<div><div>Land Application LEP</div><div>Land Zoning</div><div>Height of Building</div><div>Floor Space Ratio (n:1)</div><div>Minimum Lot Size</div><div>Heritage</div><div>Land Reservation Acquisition</div><div>Foreshore Building Line</div></div>

**Select the site of the development**

Site address #	3
Street address	618 Old Northern Road, Dural
Local government area	
Lot / Section Number / Plan	
Primary address?	No

Planning controls affecting property	Land Application LEP Land Zoning Height of Building Floor Space Ratio (n:1) Minimum Lot Size Heritage Land Reservation Acquisition Foreshore Building Line
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#### Select the site of the development

Site address #	4
Street address	21 Derriwong Road, Dural
Local government area	
Lot / Section Number / Plan	
Primary address?	No
Planning controls affecting property	Land Application LEP Land Zoning Height of Building Floor Space Ratio (n:1) Minimum Lot Size Heritage Land Reservation Acquisition Foreshore Building Line

#### Select the site of the development

Site address #	5
Street address	614 Old Northern Road, Dural
Local government area	
Lot / Section Number / Plan	
Primary address?	No
Planning controls affecting property	Land Application LEP Land Zoning Height of Building Floor Space Ratio (n:1) Minimum Lot Size Heritage Land Reservation Acquisition Foreshore Building Line

## Planning Proposal details

What controls does the planning proposal relate to ?	The planning proposal relates to map based planning provisions
Which planning provisions does the planning proposal seek to amend? (select all that apply)	Land use zone Minimum lot size Maximum height of building
Please provide details of what other controls will be amended by the planning proposal	
Please provide a brief description of the effect of the planning proposal	The proposed amendment seeks to a rezone the existing RU6 Transition zone to part R2 Low Density Residential and part SP2 Infrastructure (Local Road) zones. The proposed amendment seeks a maximum permissible 9 metre limit height across the site. The 9 metre height control is consistent with the adopted development standards for residential development at Round Corner. The proposed minimum lot sizes across the site are varied between 600m <sup>2</sup> , 1,000m <sup>2</sup> , and 2,000m <sup>2</sup>

## Pre-lodgement meeting

Has a pre-lodgement meeting been held to discuss the planning proposal with the council staff?	Yes
Meeting Date	28/07/2022
Planning Officer	

## Planning Agreement

Is the planning proposal application accompanied by a Planning Agreement?	Yes
Description of the Planning Agreement	Public Benefit Offer attached
Status	Proposed
State/Local	Local

## Pecuniary interest

Is the applicant or owner an employee or councillor of the council assessing the application?	No
Does the applicant or owner have a relationship with any staff or council or of the Councillor assessing the application?	No

## Political Donations

Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years?	No
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## Payer details

First name	LegPro 73 Pty Ltd
Other given name/s	
Family name	c/o Urbis Pty Ltd
Contact number	82337647
Email	kriley@urbis.com.au
Billing address	Level 45/ 19 MARTIN PLACE SYDNEY 2000

## Review and submit

### Declarations

I declare that all the information and documentation provided is, to the best of my knowledge, true and correct.	Yes
I understand that the original application and accompanying information, as well as the decision to review the determination will be provided to the appropriate consent authority and relevant agency	Yes

(ies) for the purposes of the rezoning review determination.	
I understand that if incomplete, the consent authority may request more information, which will result in delays to the rezoning review determination.	Yes
The Planning Proposal authority may use the information and materials provided for notification, advertising purposes, and may be made available to the public for inspection. Information related to the application may also become available via NSW Planning Portal.	Yes
I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Government Information (Public Access) 2009 (NSW) (GIPA Act) under which it may be required to release information which you provide to it.	Yes
I agree to the appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes
I have read and agree to the collection and use of my personal information as outlined in the	Yes