

Monday 8 April 2013

More homes and jobs for NSW communities

Three additional local plans – two in Sydney and one in the Illawarra – have been delivered as part of a Statewide program to create a modern and simpler planning system which supports housing and jobs.

Department of Planning and Infrastructure Director-General Sam Haddad said he had approved new local environment plans (LEPs) for Holroyd and Manly in Sydney and Shellharbour in the Illawarra.

The approval of the three LEPs means that 105 councils across NSW have completed their plans since 2006, with the new LEP rollout being considerably accelerated in the last two years.

The **Holroyd** LEP supports the development of up to 18,000 additional dwellings and around 8,000 jobs close to Parramatta.

It provides for Merrylands town centre to be revitalised, with developments of between three and 20 storeys permitted in a mixed-use zone.

It also rezones land for high density residential development close to railway stations at Toongabbie, Pendle Hill and Wentworthville and bus stations at Mays Hill, South Wentworthville and Merrylands West.

The LEP also creates a new enterprise corridor zone along the Great Western Highway at Mays Hill and Wentworthville and along Merrylands Rd, west of Merrylands town centre.

The **Manly** LEP supports additional housing and jobs across the Manly local government area and protects Manly's significant environmental assets – particularly its beaches, foreshores, North Head and St Patrick's Estate.

The Department of Planning and Infrastructure has deferred proposed zonings for Manly Hospital, the Dalwood Homes site at Seaforth, and Fairlight Reservoir after objections from NSW Health and Sydney Water respectively, which own the sites.

This allows NSW Health and Sydney Water to conduct further investigations about controls for these lands.

In addition, the proposed rezoning of land at the Royal Far West site at Manly has been deferred while the Planning Assessment Commission's finalises its assessment of the current development proposal for the site.

The **Shellharbour LEP** boosts job and business opportunities by expanding Albion Park and Warilla commercial areas and supporting new residential development in most of the region's centres in line with the Illawarra Regional Strategy.

It identifies two Heritage Conservation Areas - the Illawarra Escarpment lands and Shellharbour Village foreshore and harbour area - to protect the cultural and heritage values for generations.

The new LEP does not cover the Killalea State Park, which retains its current zonings under the former Shellharbour LEP.

This is to allow Council, State Government and Killalea Park Trust to discuss the protection and future development of this area.

Each of the LEPs has been prepared in line with a Statewide template, which is designed to make new LEPs easier to use and understand.

“We thank these three local councils for their work updating their council-wide plans and helping create modern controls for their local community,” Mr Haddad said.

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