



New South Wales

# **The Hills Local Environmental Plan Amendment (The Hills Growth Centre Precincts Plan) 2024**

under the

**Environmental Planning and Assessment Act 1979**

The following local environmental plan is made by the local plan-making authority under the *Environmental Planning and Assessment Act 1979*.

**LOUISE McMAHON**

As delegate for the Minister for Planning and Public Spaces

## **The Hills Local Environmental Plan Amendment (The Hills Growth Centre Precincts Plan) 2024**

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Environmental Planning and Assessment Act 1979

### **1 Name of plan**

This plan is *The Hills Local Environmental Plan Amendment (The Hills Growth Centre Precincts Plan) 2024*.

### **2 Commencement**

This plan commences on the day on which it is published on the NSW legislation website.

### **3 Land to which plan applies**

This plan applies to land to which *State Environmental Planning Policy (Precincts—Central River City) 2021* applies, including part of Lot 2, DP 621465, 28 Hynds Road, Box Hill.

### **4 Maps**

The maps adopted by *State Environmental Planning Policy (Precincts—Central River City) 2021* are amended or replaced, as the case requires, by the maps approved by the local plan-making authority on the making of this plan.

## **Schedule 1      Amendment of State Environmental Planning Policy (Precincts—Central River City) 2021**

**[1] Section 3.8 Names of maps adopted by Chapter**

Insert in alphabetical order—

*Land Reclassification (Part Lots) Map* means the State Environmental Planning Policy (Precincts—Central River City) 2021 North West Growth Centre Land Reclassification (Part Lots) Map.

**[2] Section 5.4 Definitions**

Insert “, Part 1” after “Schedule 10” in section 5.4(1), definition of *archaeological site*.

**[3] Section 5.4(1), definition of “heritage item”**

Omit “Schedule 11”. Insert instead “Schedule 10, Part 2”.

**[4] Section 5.31 Protection of heritage items and relics**

Omit section 5.31(2). Insert instead—

- (2) Development consent is not required under this section for the following development—
- (a) maintenance necessary for ongoing protective care, including bush fire hazard reduction,
  - (b) internal alterations,
  - (c) installing skylights that would not be visible from the street or other public places,
  - (d) demolition or erection of rear or side fences,
  - (e) lopping or removing structures or trees for safety reasons,
  - (f) removing dead or dying trees,
  - (g) other development the Council considers would not adversely affect the heritage significance of a heritage item.

**[5] Section 5.31, note**

Omit the note.

**[6] Appendix 5 North Kellyville Precinct Plan**

Omit section 1.4, definition of *Land Reclassification (Part Lots) Map*.

**[7] Appendices 6 and 9–13**

Omit section 1.4, note, wherever occurring.

**[8] Appendix 10 The Hills Growth Centre Precincts Plan**

Insert in appropriate order in Schedule 4, Part 1—

28 Hynds Road, Box Hill

Part of Lot 2, DP 621465, identified as  
“Operational Land” on the Land  
Reclassification (Part Lots) Map

**[9] Schedule 1, heading**

Insert “—Chapter 4” after “instruments”.

- [10] **Schedule 1, item 2**  
Omit the item.
- [11] **Schedule 2, heading**  
Insert “—Chapter 4” after “Definitions”.
- [12] **Schedule 2, definition of “heritage conservation area”**  
Insert “, Part 1” after “Schedule 4”.
- [13] **Schedule 2, definition of “heritage item”**  
Omit “Schedule 5”. Insert instead “Schedule 4, Part 2”.
- [14] **Schedule 2, definition of “potential historical archaeological site”, paragraph (a)**  
Omit “Schedule 6”. Insert instead “Schedule 4, Part 3”.
- [15] **Schedule 3, heading**  
Insert “—Chapter 4” after “consent”.
- [16] **Schedule 4**  
Omit Schedules 4–6. Insert instead—

## **Schedule 4 Environmental heritage—Chapter 4**

Schedule 2, definitions of “heritage conservation area”, “heritage item” and “potential historical archaeological site”

### **Part 1 Heritage conservation areas**

#### **State Abattoirs heritage conservation area (Area No 1)**

The area bounded by Herb Elliott Avenue, Showground Road, Dawn Fraser Avenue and the Railway Garden, containing the Avenue of Palms, administration building precinct and landscaped gardens.

#### **Silverwater Prison Complex heritage conservation area (Area No 4)**

The area identified in the Heritage Items Site Identification Manual containing the heritage items 1 to 8 inclusive.

### **Part 2 Heritage items**

#### **State Abattoir locality**

Items identified in the Heritage Items Site Identification Manual and known as—

- |        |   |
|--------|---|
| Item 1 | The Vernon Buildings, the Maiden Gardens and the Railway Garden within the Historic Abattoir Administration Precinct, bounded by Herb Elliott Avenue, Showground Road, Dawn Fraser Avenue and the Railway Garden. |
| Item 2 | The Avenue of Palms.  |
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### Millennium Parklands Heritage Precinct

- Item A The collection of buildings, structures, relics and landforms constructed by the Royal Australian Navy as an armaments depot during the 19th and 20th centuries, together with the rare river edge wetlands and the Cumberland Plain woodland area, to the extent to which they are—
- (a) situated on land identified on the map marked “*Sydney Regional Environmental Plan No 24—Homebush Bay Area—Amendment No 2—Map 3*”, and
  - (b) described in the document entitled *Millennium Parklands Heritage Precinct Conservation Master Plan 2001*, prepared by Graham Brooks and Associates, copies of which are available from the Department.
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### Other

- Item 87 Explosives Store
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### Silverwater Prison Complex locality

Items identified in the Heritage Items Site Identification Manual and known as—

- Item 1 Newington House  
Item 2 St. Augustine’s Chapel  
Item 3 Irwin House  
Item 4 Margaret Catchpole Building  
Item 5 Caroline Chisholm Building  
Item 6 Former Superintendent’s Residence  
Item 7 Former Ward Block  
Item 8 Former Engineer’s House
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## Part 3 Potential historical archaeological sites

### Silverwater Prison Complex site (Site No 2)

The area identified in the Heritage Items Site Identification Manual containing the heritage items 1 to 8 inclusive.

**[17] Schedule 7, heading**

Omit the heading. Insert instead—

### **Schedule 7 Issues to be addressed in statements of environmental effects—Chapter 4**

**[18] Schedule 7**

Omit “(Schedule 2)”. Insert instead “sections 4.11(k) and 4.22(4)(a)”.

**[19] Schedule 8, heading**

Insert “—Chapter 4” after “Park”.

**[20] Schedule 9, heading**

Insert “—Chapter 5” after “purposes”.

**[21] Schedule 10**

Omit Schedules 10–12. Insert instead—

## **Schedule 10 Environmental heritage—Chapter 5**

section 5.4(1), definitions of “archaeological site” and “heritage item”

### **Part 1 Archaeological sites**

**Note—** The number corresponding to a site indicates the number given to the site in the Council’s heritage survey.

#### **Cape Solander Drive**

A081	Captain Cook’s landing place
A082	Captain Cook’s landing site
A084	Banks Memorial
A085	Solander monument
A086	Captain Cook monument
A087	Forby Sutherland monument
A088	Landing place wharf abutment
A089	Alpha Farm Site
A090	Captain Cook Watering hole
A091	Captain Cook Watering well
A092	Flagpole
A093	Yena track
A094	Muru track

#### **Captain Cook Drive**

A028	Four wheel drive track
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#### **Sir Joseph Banks Drive**

A038	Australian Oil Refinery
A097	Boat Harbour house sites group

#### **Tabbagai Gap**

A095	Tabbagai Gap cliff site
A096	Tabbagai Gap house site

#### **Towra Point**

A103	Towra Point Nature Reserve and Quibray Bay
A104	Pelican Point
A015	Site of abandoned oyster depot
A016	Site of abandoned oyster lease

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## Part 2 Heritage items

**Note—** R indicates an item of regional significance and S indicates an item of State significance. The number corresponding to an item indicates the number given to the item in the Council’s heritage survey.

L015—S	Botany Bay National Park (Kurnell Historic Site)
L016—S	Kurnell monuments (in National Park)
<b>Captain Cook Drive</b>	
B115	No 121–123, former church
<b>Prince Charles Parade</b>	
L011	Bonna Point Reserve
L012	Silver Beach and roadway
L013	No 256–262, indigenous trees
B117	No 286, “Bayview”
B341	Crown Land, boatshed
<b>Shell Point</b>	
B312	Oyster jetty (end of Atkinson Road)
<b>Towra Point</b>	
L010—R	Towra Point Nature Reserve and Quibray Bay

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**[22] Schedule 13, heading**

Insert “—Chapter 5” after “development”.

**[23] Schedule 14, heading**

Omit “general provisions”. Insert instead “Chapter 5”.