

Explanation of Intended Effect:

Proposed State environmental planning policy to amend *State Environmental Planning Policy (Major Development) 2005*

1. Objectives and intended outcomes

The University of Technology Sydney (UTS) Ku-ring-gai Campus site is a State Significant Site (SSS) in Schedule 3 to *State Environmental Planning Policy (Major Development) 2005* (Major Development SEPP).

It is proposed that the Major Development SEPP be amended to:

- (1) permit "community facilities" on land in Zone RE1 Public Recreation in the SSS and amend the height controls to permit a community facility on that land; and
- (2) extend the boundary of Zone RE1 Public Recreation, and vary the boundary between Zone R1 General Residential and Zone E3 Environmental Management by rezoning land.
- (3) include provisions that permit the carrying out of subdivision and demolition with development consent.

2. Explanation of Provisions

The amendments to the Major Development SEPP will be made by way of a State environmental planning policy (the proposed SEPP). This section provides an explanation of the provisions of the proposed SEPP.

"Community facilities"

The proposed SEPP will permit "community facilities" in Zone RE1 Public Recreation in the land use table of the SSS.

In order to enable a community facility to be constructed on land in Zone RE1 Public Recreation, the height controls on the Height of Buildings Map for this zone are to be removed. A draft Height of Buildings map is attached to this explanation of intended effect.

Rezoning

The proposed SEPP will extend the boundary of Zone RE1 Public Recreation onto land that is currently in Zone R1 General Residential.

The proposed SEPP will also vary the boundary between Zone R1 General Residential and Zone E3 Environmental Management.

A draft Land Zoning Map is attached to this explanation of intended effect to show the rezoning under the proposed SEPP.

Subdivision and demolition

The proposed SEPP will include provisions that permit the carrying out of subdivision and demolition with development consent, consistent with the provisions under the *Standard Instrument (Local Environmental Plans) Order 2006*.