

Reclassification of land - Sheffield Street extension - Walpole Street, Holroyd

Proposal Title : **Reclassification of land - Sheffield Street extension - Walpole Street, Holroyd**

Proposal Summary : **Proposal to reclassify land within Holroyd Gardens from community land to operational land, to enable the extension of Sheffield Street.**

PP Number : **PP_2015_HOLRO_003_00** Dop File No : **15/09647**

Proposal Details

Date Planning Proposal Received : **10-Jun-2015** LGA covered : **Holroyd**

Region : **Metro(Parra)** RPA : **Holroyd City Council**

State Electorate : **GRANVILLE** Section of the Act : **55 - Planning Proposal**

LEP Type : **Reclassification**

Location Details

Street : **32 Walpole Street**

Suburb : **Holroyd** City : **Sydney** Postcode : **2142**

Land Parcel : **Part of Lot 3 DP 600621, Part of Lot 1001 DP 1037793**

DoP Planning Officer Contact Details

Contact Name : **Shane Nugent**

Contact Number : **0298601173**

Contact Email : **shane.nugent@planning.nsw.gov.au**

RPA Contact Details

Contact Name : **Heidi Bischof**

Contact Number : **0298409661**

Contact Email : **heidi.bischof@holroyd.nsw.gov.au**

DoP Project Manager Contact Details

Contact Name : **Terry Doran**

Contact Number : **0298601149**

Contact Email : **terry.doran@planning.nsw.gov.au**

Land Release Data

Growth Centre : Release Area Name :

Regional / Sub Consistent with Strategy :

Regional Strategy :

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MDP Number :

Date of Release :

Area of Release
(Ha) :

Type of Release (eg
Residential /
Employment land) :

No. of Lots : 0

No. of Dwellings : 0
(where relevant) :

Gross Floor Area : 0

No of Jobs Created : 0

The NSW Government Lobbyists Code of
Conduct has been
complied with : **Yes**

If No, comment :

Have there been meetings or
communications with
registered lobbyists? : **No**

If Yes, comment : **There have been no meetings or communications with registered lobbyists in relation to this planning proposal.**

Supporting notes

Internal Supporting
Notes :

External Supporting
Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment : **The purpose of the planning proposal is to enable the extension of Sheffield Street to the east of Pitt Street, to link with a new road that will intersect with Neil Street to the south, in the heart of the Neil Street development precinct at Merrylands. These arrangements will ensure that traffic circulation is maintained in the broader Merrylands Centre as the area develops. It will also facilitate more direct pedestrian access from the Neil Street Precinct to Holroyd Gardens.**

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : **The land is to be reclassified from community land to operational land by adding the property descriptions to Part 1 of Schedule 4 of Holroyd Local Environmental Plan 2013.**

No interests are to be changed as a result of the reclassification.

Zoning will not be changed - the land will remain in the RE1 Public Recreation zone.

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

2.1 Environment Protection Zones

2.3 Heritage Conservation

2.4 Recreation Vehicle Areas

3.2 Caravan Parks and Manufactured Home Estates

* May need the Director General's agreement

3.3 Home Occupations
3.4 Integrating Land Use and Transport
4.1 Acid Sulfate Soils
6.1 Approval and Referral Requirements
6.2 Reserving Land for Public Purposes
6.3 Site Specific Provisions
7.1 Implementation of A Plan for Growing Sydney

Is the Director General's agreement required? **No**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **No**

d) Which SEPPs have the RPA identified?

SEPP No 19—Bushland in Urban Areas
SEPP No 32—Urban Consolidation (Redevelopment of Urban Land)
SEPP No 55—Remediation of Land
SEPP No 64—Advertising and Signage
SEPP No 65—Design Quality of Residential Flat Development
SEPP (Building Sustainability Index: BASIX) 2004
SEPP (Exempt and Complying Development Codes) 2008
SEPP (Housing for Seniors or People with a Disability) 2004
SEPP (Infrastructure) 2007
SEPP (Major Projects) 2005
SEPP (Affordable Rental Housing) 2009

e) List any other matters that need to be considered :

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **No**

Comment :

The planning proposal states (section 2.4) that all maps required to assist in identifying the intent of the planning proposal are contained in Section 1.0 of the planning proposal.

However, as the land to be reclassified includes part of lots, it is necessary for a map consistent with the Department's Standard Technical Requirements for LEP Maps to be prepared by Council at the time it seeks to finalise the proposal, i.e. to make the plan.

This map would accurately identify the land to be reclassified by a Land Reclassification (Part Lots) Map and be referenced in Schedule 4 of the LEP. Refer to part 7.3.11 of the technical requirements and Appendix T. Ku-ring-gai LEP (Local Centres) 2012 which may serve as an example.

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment :

The planning proposal includes community consultation for a period of 14 days. However the recommendation is for a 28 day consultation period, consistent with usual practice for reclassifications.

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date :

Comments in relation to Principal LEP :

Holroyd Local Environmental Plan 2013 came into effect in August 2013.

Assessment Criteria

Need for planning proposal :

It is necessary to reclassify the land as operational land in order to facilitate the construction of the road extension. The reclassification will allow Council to exchange, sell or dispose of the land.

Consistency with strategic planning framework :

The planning proposal states that it is consistent with Council's Community Strategic Plan and Assets Management Strategy.

Environmental social economic impacts :

As the site was originally a brickpit, the proposal will not have any impact on indigenous vegetation or threatened species. However, the proposal indicates road construction will require removal of native vegetation planted as part of the development of the park since 1984. Replacement of this vegetation can be addressed at the detailed design stage.

By facilitating vehicle and pedestrian movement, the proposed road extension will have a positive economic and social impact.

The Heritage Map of Holroyd Local Environmental Plan 2013 shows the land as part of local heritage item I53 - the Goodlet & Smith brickmaking plant and chimney and Hoffman kiln and chimney.

The subject land is not located close to the heritage fabric, and it not considered that the proposal would significantly impact on the heritage significance of the site. While this is the case, consultation with the Heritage Branch of the Office of Environment and Heritage is recommended.

Assessment Process

Proposal type :	Routine	Community Consultation Period :	28 Days
Timeframe to make LEP :	6 months	Delegation :	RPA
Public Authority Consultation - 56(2) (d) :	Office of Environment and Heritage		

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Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
Holroyd cover letter.pdf	Proposal Covering Letter	Yes
Holroyd planning proposal.pdf	Proposal	Yes

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions:

- 2.1 Environment Protection Zones**
- 2.3 Heritage Conservation**
- 2.4 Recreation Vehicle Areas**
- 3.2 Caravan Parks and Manufactured Home Estates**
- 3.3 Home Occupations**
- 3.4 Integrating Land Use and Transport**
- 4.1 Acid Sulfate Soils**
- 6.1 Approval and Referral Requirements**
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- 7.1 Implementation of A Plan for Growing Sydney**

Additional Information : **DELEGATION OF GATEWAY DETERMINATION**

The proposal is a minor matter of local planning significance. The recommendation is consistent with the planning proposal submitted by Council. As a consequence, it is recommended that the Gateway determination function be exercised by the Director, Metropolitan Region (Parramatta).

DELEGATION OF PLAN-MAKING FUNCTION

The matter is of local planning significance. No interests are to be discharged, and therefore the approval of the Governor is not required. While Council has not requested delegation of the plan-making function, it is recommended that the function be delegated to Council.

GATEWAY RECOMMENDATION AND CONDITIONS

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The proposal should proceed subject to the conditions shown below:

1. Council is to confirm that the correct property descriptions are "Part of Lot", not "Part Lot", and amend the planning proposal accordingly prior to public exhibition.
2. Prior to public exhibition, Council is to confirm that no interests apply to the subject land and include this information within the planning proposal, even though no interests are proposed to be discharged.
3. Land Reclassification (Part Lots) Map, consistent with the Department's "Standard Technical Requirements for LEP Maps" section 7.3.11 and Appendix T is to be included with the planning proposal submitted for finalisation. This is necessary to accurately identify the land to be reclassified.
4. Community consultation for a period of 28 days.
5. Consultation with the Office of Environment and Heritage.
6. The timeframe for finalisation of the proposal is 6 months from the week following the issuing of the Gateway determination.

Supporting Reasons:

Reclassification of the land from community land to operational land is necessary to enable the proposed eastern extension of Sheffield Street, Merrylands. The extension is required to facilitate traffic and pedestrian movement around the Neil Street redevelopment precinct.

Signature:



Printed Name:

19/6/15

Date:

T DORAN

date

name