

Minor rezoning within the Glenfield Urban Release Area

Proposal Title : **Minor rezoning within the Glenfield Urban Release Area**

Proposal Summary : **To rezone land within the Glenfield Urban Release Area from 6(a) Local Open Space to 2(b) Residential B as the land is no longer required for drainage reservation purposes.**

PP Number : **PP_2011_CAMPB_002_00** Dop File No : **11/17181**

Proposal Details

Date Planning Proposal Received : **16-Sep-2011** LGA covered : **Campbelltown**

Region : **Sydney Region West** RPA : **Campbelltown City Council**

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

LEP Type : **Spot Rezoning**

Location Details

Street : **Sovereign Circuit**

Suburb : **Glenfield** City : **Sydney** Postcode : **2167**

Land Parcel : **Part of Lots 101, 112, 113 and 114 in DP 270660**

DoP Planning Officer Contact Details

Contact Name : **Mato Prskalo**

Contact Number : **0298738568**

Contact Email : **mato.prskalo@planning.nsw.gov.au**

RPA Contact Details

Contact Name : **Mathew Egan**

Contact Number : **0246454611**

Contact Email : **mathew.egan@campbelltown.nsw.gov.au**

DoP Project Manager Contact Details

Contact Name : **Terry Doran**

Contact Number : **0298738557**

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

Land Release Data

Growth Centre : **N/A** Release Area Name : **N/A**

Regional / Sub Regional Strategy : **Metro South West subregion** Consistent with Strategy : **Yes**

Minor rezoning within the Glenfield Urban Release Area

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 Yes
Lobbyists Code of
Conduct has been
complied with :

If No, comment :

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

If Yes, comment :

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 Proposal seeks to rectify a zoning anomaly that has arisen during the development of the release area. As the release area has developed, additional capacity within the already developed stormwater detention/treatment system has been identified. This has effectively halved the land required for the proposed detention basin within the western extent of the release area. As a result, the subject land, which is currently zoned 6(a) Open Space to facilitate the development of a detention basin is surplus to requirements and can be rezoned for residential development.**

The Proposal applies to only a small part of the release area (approximately 1,300sqm in area).

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

Is an explanation of provisions provided? Yes

Comment : **The Proposal seeks to amend the Land Zoning Map.**

Justification - s55 (2)(c)

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

b) S.117 directions identified by RPA :

3.1 Residential Zones

* May need the Director General's agreement

6.2 Reserving Land for Public Purposes

Minor rezoning within the Glenfield Urban Release Area

Is the Director General's agreement required? **Yes**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified? **GMREP No. 2 - Georges River Catchment**

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 : **S.117 DIRECTION 3.1 RESIDENTIAL ZONES**

The Proposal is consistent with this Direction as it seeks to rezone land for residential development.

S.117 DIRECTION 6.2 RESERVING LAND FOR PUBLIC PURPOSES

This Direction is relevant as the Proposal will reduce the existing zoning of land for public purposes. Part 4 of the Direction requires the relevant public authority (i.e. Council) and the Director-General (or an officer of the Department nominated by the Director-General) to approve the zoning alterations.

The Proposal seeks to rezone a small area (approximately 1,300sqm) zoned 6(a) Local Open Space. Council considers (in the Planning Proposal) that, although the land is zoned for public open space purposes, it was always the intention that the area would be set aside as a stormwater detention basin. As such, it is considered that there is no public expectation or disadvantage in regard to this area not being publicly accessible.

In these circumstances, it is recommended that the Director General's approval be granted to the reduction of the 6(a) Local Open Space Zone, pursuant to this Direction.

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment :

Community consultation - s55(2)(e)

Has community consultation been proposed? **No**

Comment : **Council has requested that the Proposal be facilitated under section 73A of the EP&A Act due to its minor nature. However, it is considered that the Proposal does not fall within the scope of section 73A. Therefore, it is considered that Council's request to waive consultation and exhibition requirements can be considered under section 56 of the Act.**

The subject land is currently owned by the developer of the release area, i.e. MIRVAC, and has not yet been acquired by Council. The Proposal represents a zoning adjustment, the need for which has arisen during the development phase.

Council has advised that the drainage reservation for the subject land will be surplus to the future requirements of the release area and that the current zoning of the subject land is delaying the development of the release area.

In view of the circumstances, it is considered that requirements for community and agency consultation should be waived.

Minor rezoning within the Glenfield Urban Release Area

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 : **January 2012**

Comments in relation
to Principal LEP :

Assessment Criteria

Need for planning
proposal : **The Proposal is the only way of addressing the zoning anomaly. The need for the rezoning has arisen due to a drainage study, which has identified the subject land to be surplus to the drainage needs of the area.**

Consistency with
strategic planning
framework : **The Proposal is not considered to be inconsistent with either the Metropolitan Strategy or the Draft Subregional Strategy for the South West Subregion.**

Environmental social
economic impacts : **ENVIRONMENTAL**

The subject land is cleared and devoid of any vegetation of note. Therefore, it is considered that the Proposal will not result in any environmental impacts for the subject land.

SOCIAL

The Proposal will enable additional residential development within an existing urban release area. It is considered that this will result in positive social impacts through the provision of housing opportunities.

ECONOMIC

The rezoning will remove the need for Council to acquire the land, saving it acquisition and ongoing maintenance costs.

Assessment Process

Proposal type :	Minor	Community Consultation Period :	Nil
Timeframe to make LEP :	3 Month	Delegation :	DDG
Public Authority Consultation - 56(2)(d) :			

Minor rezoning within the Glenfield Urban Release Area

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
Planning Proposal.pdf	Proposal	Yes

Planning Team Recommendation

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

S.117 directions: **3.1 Residential Zones**
6.2 Reserving Land for Public Purposes

Additional Information : **It is RECOMMENDED that:**

- 1) the Director General approve the rezoning pursuant to clause 4 of section 117 Direction 6.2 Reserving Land for Public Purposes,**
- 2) no community consultation be required,**
- 3) no consultation with public authorities be required, and**
- 4) the timeframe to finalise the rezoning be set at 3 months.**

Supporting Reasons : **The Proposal will facilitate the appropriate development of the subject land.**

Signature:



Printed Name:

T DORAN

Date:

23/9/11