

Draft Amendment 8 (LEP 2015)
**Addendum to Planning Proposal for
54 Luchetti Avenue, Hazelbrook**
(Consequential impacts on adjoining Lots)



Addendum to Planning Proposal for 54 Luchetti Avenue, Hazelbrook

Background

A Planning Proposal has been lodged with council to rezone part of Lot 1 DP 958100 at 54 Luchetti Avenue, Hazelbrook from E2 Environmental Conservation to E4 Environmental Living. The changes put forward in the Planning Proposal have a consequential effect on adjoining lots. This addendum addresses those consequential effects and recommends that changes to mapping provisions posited in the planning proposal be applied to the adjoining lots as relevant.

Part 1 - Objectives and intended outcomes.

In addition to the changes to 54 Luchetti Avenue described in the Planning Proposal and as a consequence of those changes, the report proposes the following amendments to 13 lots adjoining 54 Luchetti Avenue, Hazelbrook:

- rezoning of part of two adjoining lots from E2 to E4;
- removal of the Protected Area – ecological buffer area from 12 lots adjoining 54 Luchetti Avenue, Hazelbrook; and
- application of a minimum lot size in keeping with the E4 zone across part of two adjoining lots.

These proposed changes for the 13 lots discussed in this Addendum, arise from the agreed position that schedule vegetation is no longer present on 54 Luchetti Avenue and the proposal to rezone part of that site from E2 to E4.

Part 2 - Explanation of provisions

The diagram below indicates the lots affected by the proposed rezoning changes in the planning proposal for 54 Luchetti Avenue, Hazelbrook.



The changes proposed to the mapped controls for adjoining properties include:

Site No.	Lot number and DP	Address	Map Type	Current Provision	Proposed	Map Tile
1	L 215 DP 775767	19 Lyons Place, Hazelbrook	Natural Resources - Biodiversity Map	PA-ecological buffer area	remove ecological area PA- buffer	NRB_005BA
2	L 214 DP 775767	21 Lyons Place, Hazelbrook	Natural Resources - Biodiversity Map	PA- ecological buffer area	remove ecological area PA- buffer	NRB_005BA
3	L 213 DP 775767	8 Lyons Place, Hazelbrook	Natural Resources - Biodiversity Map	PA- ecological buffer area	remove ecological area PA- buffer	NRB_005BA
4	L 212 DP 775767	6 Lyons Place, Hazelbrook	Natural Resources - Biodiversity Map	PA- ecological buffer area	remove ecological area PA- buffer	NRB_005BA
5	L 211 DP 775767	4 Lyons Place, Hazelbrook	Natural Resources - Biodiversity Map	PA- ecological buffer area	remove ecological area PA- buffer	NRB_005BA
6	L 210 DP 775767	2 Lyons Place, Hazelbrook	Natural Resources - Biodiversity Map	PA- ecological buffer area	remove ecological area PA- buffer	NRB_005BA
7	L 209 DP 775767	59 Luchetti Avenue, Hazelbrook	Natural Resources - Biodiversity Map	PA- ecological buffer area	remove ecological area PA- buffer	NRB_005BA
8	L 208 DP 775767	50 Luchetti Avenue, Hazelbrook	Natural Resources - Biodiversity Map	PA- ecological buffer area	remove ecological area PA- buffer	NRB_005BA
9	L 207 DP 775767	48 Luchetti Avenue, Hazelbrook	Natural Resources - Biodiversity Map	PA- ecological buffer area	remove ecological area PA- buffer	NRB_005BA
10	L 1 DP 660491	51-53 Queens Road, Lawson	Land Zoning Map	E2 and E4	E4	LZN_005BA
10	L 1 DP 660491	51-53 Queens Road, Lawson	Lot Size Map	No MLS and MLS 1200m ²	MLS 1200m ²	LSZ_005BA
10	L 1 DP 660491	51-53 Queens Road, Lawson	Natural Resources - Biodiversity Map	PA- ecological buffer area	Remove ecological area PA- buffer	NRB_005BA
11	L 101 DP 1166821	5-17 Queens Road, Lawson	Land Zoning Map	E2 and E4	E4	LZN_005BA
11	L 101 DP 1166821	5-17 Queens Road, Lawson	Lot Size Map	No MLS and MLS 1200m ²	MLS 1200m ²	LSZ_005BA
11	L 101 DP 1166821	5-17 Queens Road, Lawson	Natural Resources - Biodiversity Map	PA- ecological buffer area	Remove ecological area PA- buffer	NRB_005BA
12	L B DP 407209	51-53 Queens Road, Lawson	Natural Resources - Biodiversity Map	PA- ecological buffer area	Remove ecological area PA- buffer	NRB_005BA
13	L 10 1095994	61-71 Queens Road, Lawson	Natural Resources - Biodiversity Map	PA- ecological buffer area	Remove ecological area PA- buffer	NRB_005BA

Part 3 – Justification

The proposed amendments to the 13 lots described above are a consequence of the Planning Proposal for 54 Luchetti Avenue, Hazelbrook, which arose out of the position taken by council that scheduled vegetation is no longer present on 54 Luchetti Avenue, Hazelbrook.

As the mapped scheduled vegetation provided the rationale for the application of the E2 zone over part of the site (the subject site of the Planning Proposal - 54 Luchetti Avenue),

the absence of scheduled vegetation allows for the rezoning of part of the site to a more appropriate zone. The absence of scheduled vegetation on the site also results in the Protected Area –ecological buffer area being redundant. As a minimum lot size (MLS) is not applied to land zoned E2, a change in zone to E4 also requires consideration of the application of an appropriate MLS.

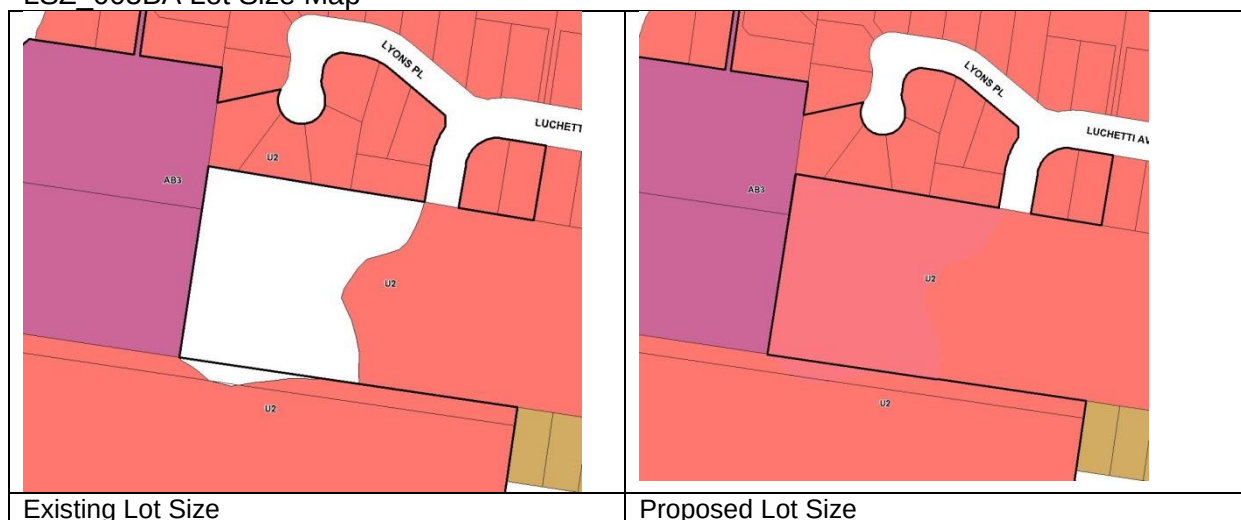
Consideration of the proposed amendments to the mapped provisions, for the sites listed above, against the relationship to strategic planning framework; environmental, social and economic impact and state and commonwealth interests are considered to be as described in the Planning Proposal for 54 Luchetti Avenue, Hazelbrook. The proposed changes are considered to have minimal impact.

Part 4 - Mapping

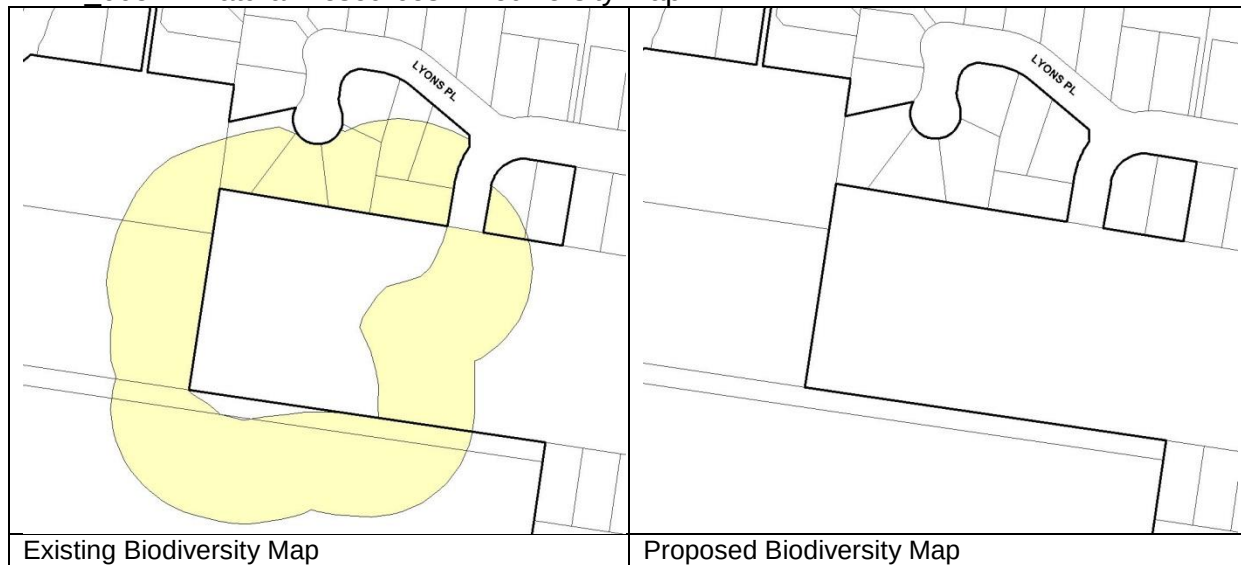
LZN_005BA Land Zoning Map



LSZ_005BA Lot Size Map



NRB_005BA Natural Resources - Biodiversity Map



Part 5 - Community consultation

The owners of the allotments the subject of this addendum will be notified by Council prior to the commencement of community consultation as prescribed by the Gateway Determination.

Part 6 - Project timeline

As described in the Planning Proposal for 54 Luchetti Avenue, Hazelbrook.