

**SUNEHLA BALA - SENIOR STRATEGIC LAND USE
PLANNER****FOR ACTION**

Subject: Planning Proposal seeking to rezone 147 Polding Street and 1-3 Bodalla Street from R3 Medium Density Residential to R4 High Density Residential

File Reference 16/02409

Meeting Date: 24/05/2016

Target Date: 7/06/2016

Notes:

- 43: Subject:** Planning Proposal seeking to rezone 147 Polding Street and 1-3 Bodalla Street from R3 Medium Density Residential to R4 High Density Residential
- Premises:** 147 Polding Street (Lot D, DP 20450) and 1-3 Bodalla Street (Lot I and H, DP 20450) Fairfield Heights.
- Applicant/Owner:** Dr S and Dr A Sanki
- Zoning:** Zone R3 Medium Density Residential
- File Number: 16/02409

MOTION: (White Karajcic)

That:

1. Council endorse the Planning Proposal, as per Attachment A of the report, to amend the Fairfield Local Environmental Plan (LEP) 2013 in relation to the subject land bounded by Polding Street, Ann Street, Bodalla Street and the boundary of the Zone B2 Local Centre, as follows:
 - 1.1 Amend the Zone from R3 Medium Density Residential to R4 High Density Residential.
 - 1.2 Increase the Height of Buildings (HOB) controls to 13.5m.
 - 1.3 Increase the Floor Space Ratio (FSR) to 1.25:1.
 - 1.4 Amend Clause 4.4A(1) Exemption to maximum FSR in Zone R4.
2. Council refer the Planning Proposal to the Department of Planning and Environment (DP&E), requesting a Gateway Determination and that the Planning Proposal be placed on public exhibition in accordance with the consultation strategy detailed in the report and the conditions set out in the Gateway Determination.
3. Council, in requesting the Gateway Determination, advise the DP&E that it seeks to utilise the delegation for LEP Plan Making (delegated by the Minister under Section 23 of the Environmental Planning and Assessment Act 1979 [EP&A]). The delegated functions will be undertaken by the Group

Manager City and Community Development who has been delegated these powers by Council and the City Manager under Section 377 of the Local Government Act 1993.

4. Council endorse the amendment of the Fairfield Citywide Development Control Plan (DCP) 2013 – Chapter 7 Residential Flat Buildings, section 7.3.1 to reflect the proposed amendments of the Fairfield LEP 2013.
5. Council publicly exhibit the amendment to the Fairfield Citywide DCP 2013 – Chapter 7 Residential Flat Buildings concurrently with the Planning Proposal.

CARRIED

ACTION TAKEN BY OFFICER

Please update any action taken, or the finalisation of this Item, in InfoCouncil by clicking on  in the Add-Ins Toolbar, to Add/Edit Notes.

REPORT AUTHOR CHECKLIST

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It is the responsibility of the Report Author to ensure all fields within this checklist are completed. Once checklist completed, please attach (along with the Red Report Checklist) to the hard copy of the report.

Report Details

Required information	YES (✓)	NO (✓)
Company Directors checked ?	✓	
Letters sent checked ?	✓	
Attachments checked ?	✓	
Approval signatures checked ?	✓	
Report section checked ?	✓	
Recommendation checked ?	✓	
Font size checked ?	✓	
Photographs checked ?	✓	
Personal details checked ?	✓	
Colour printing checked ?	✓	
Confidential checked ?	N/A.	
Division note checked ?	✓	
Related files checked ?	✓	
Previous items checked ?	N/A.	
Supplementary checked ?	✓	
Financial considerations ?	N/A	
Grants ?	N/A	
Sponsorship ?	N/A.	

Supporting information and sign off

Report title / address : Planning Proposal seeking to rezone
147 Polding St, 1-3 Bodalla St from R3 to R4
High Density Residential.

Committee type and date : Outcomes Committee 10/5/2016

Suneeta Bala

Report Authors name

SB.

Signature

3/5/2016

Date

REPORT CHECKLIST – USE

Subject/Address: PLANNING PROPOSAL SEEKING R REZONES 1-3 BOBACLA ST 147 REDDING ST & 10 R24

File No/DA No. 16/02409

Committee/Council Meeting & Date: OUTCOMES COMMITTEE - 10 MAY 2016

Supplementary Report: Yes/No (please circle)

Section "A" or "B" If "A" the reason _____

Confidential: Yes/No

If yes, provide reason: _____

Nominate standard clause/s: _____

Does the report recommend a "planning decision"? Yes/No

If yes, has the note about a "division" been included? Yes/No

Political Declaration

Has a political declaration been made by the applicant or submitter? Yes/No

If yes, are details included in the report? Yes/No

Applicant/Owners Details

If Company, are Directors details provided? Yes/No

Have details been checked prior to reporting? Yes/No

CHECK

Previous Report: Yes/No

If yes, Previous Item No/s. _____ Meeting _____ Date _____

Does report need to be attached? Yes/No

Letters of notification of meeting to:

Applicant Yes/No
Objectors Yes/No
Other Yes/No

Letters prepared? Yes/No

*SIGNED
TO
PREPARE

[Signature]
Signature of Report Author

Signature of Admin Staff Member