

Strathfield Sports Club Site

Proposal Title : **Strathfield Sports Club Site**

Proposal Summary : **Rezoning from RE2 Private Recreation to B4 Mixed Use.**

PP Number : **PP_2013_BURWO_001_00** Dop File No : **13/06537-1**

Planning Team Recommendation

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

S.117 directions : **3.1 Residential Zones
3.4 Integrating Land Use and Transport
4.3 Flood Prone Land
6.3 Site Specific Provisions
7.1 Implementation of the Metropolitan Plan for Sydney 2036**

Additional Information : **It is recommended the Planning Proposal proceed subject to the following conditions:**
(1) The Planning Proposal be exhibited for at least 28 days.
(2) The Planning Proposal be completed within nine months of the Gateway Determination.
(3) Council consult with Roads and Maritime Services to address the proposed dedication of a new road on the subject site.
(4) Council consult with Sydney Water to determine the extent of the potential flooding and prepare a flood study if required by Sydney Water prior to public exhibition.
(5) Consultation is to occur with the following agencies: Sydney Water, Telstra, Endeavour Energy, Jemena and Roads and Maritime Services.
(6) A public hearing is not required to be held into the matter by any person or body under section 56(2) of the EP&A Act.
(7) An Authorisation to exercise delegation, to make the plan be issued to the Council for this planning proposal.

Supporting Reasons : **The Planning Proposal should be approved for the following reasons:**
1) It is considered that the proposed changes are suitable given the site location and supporting infrastructure.
2) It is considered that the change in zoning will increase the viability of the redevelopment of the site.
3) Council proposes to progress the planning proposal under delegation. The matter is considered to be of local significance and the use of Council's delegation is supported.

Panel Recommendation

Recommendation Date : **09-May-2013**

Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The planning proposal should proceed subject to the following conditions:**

1. Prior to undertaking public exhibition, Council is to consult with Sydney Water to determine the extent of potential flooding on the site and, if required, is to prepare a flood study. Following consultation with Sydney Water the planning proposal is to be updated to address the proposals consistency or to justify any inconsistency with S117 Direction 4.3 Flood Prone Land.

2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

(a) the planning proposal must be made publicly available for a minimum of 28 days; and

(b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of A Guide to Preparing LEPs (Department of Planning & Infrastructure 2013).

3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act, service providers and/or to demonstrate consistency with relevant S117 Directions:

- Sydney Water
- Telstra
- Endeavour Energy
- Jemena
- Roads and Maritime Services (concerning the proposed dedication of a new road)

Each public authority or service provider is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

5. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Signature:



Printed Name:



Date:

