

Reclassification of 28-36 McFarlane Street, Merrylands

Proposal Title : **Reclassification of 28-36 McFarlane Street, Merrylands**

Proposal Summary : **The planning proposal seeks to amend Holroyd Local Environmental Plan 2013 (HLEP 2013) to reclassify 28 - 36 McFarlane Street, Merrylands from community land to operational land to enable the redevelopment of the site as a mixed use development and to act as a catalyst to stimulate the renewal of the Merrylands town centre.**

PP Number : **PP_2013_HOLRO_001_00** Dop File No : **13/10603**

Planning Team Recommendation

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

S.117 directions : **1.1 Business and Industrial Zones
2.1 Environment Protection Zones
2.3 Heritage Conservation
3.1 Residential Zones
3.4 Integrating Land Use and Transport
4.3 Flood Prone Land
6.1 Approval and Referral Requirements
6.3 Site Specific Provisions
7.1 Implementation of the Metropolitan Plan for Sydney 2036**

Additional Information : **Delegation**

Holroyd City Council has requested that the making of the plan be delegated to Council, and has included a table of the evaluation criteria for delegation of plan making functions. The planning proposal does not involve the discharge of any interests, and Council is proposing to hold a public hearing as required by the Local Government Act 1993. Consequently it is recommended that delegation be given to Council to exercise the Minister's plan-making functions.

Agency consultation

The land is owned by Council and the existing car park is operated by Council. No agency consultation is recommended.

Recommendation

It is recommended that the planning proposal proceed subject to the following conditions:

1. That the proposal be placed on public exhibition for a minimum period of 14 days.
2. That the proposal be finalised within 6 months of the week following the date of the gateway determination.

Supporting Reasons : **The site is an important strategic location for increasing the range of jobs and housing in Merrylands town centre, in accordance with the Metropolitan Strategy and Holroyd LEP 2013. It is opposite the major Stockland Shopping Centre and within walking distance of Merrylands railway station. The site is zoned B4 Mixed Use in Holroyd LEP 2013, with a maximum floor space ratio of 8.5:1.**

The site is owned by Holroyd City Council and is currently used for at grade car parking. Reclassification of the site from community land to operational land is required to enable the site to be developed as a mixed use development.

Panel Recommendation

Recommendation Date : **04-Jul-2013**

Gateway Recommendation : **Passed with Conditions**

Panel

The planning proposal should proceed subject to the following conditions:

Recommendation :

- 1. Council is to ensure the planning proposal addresses the Director-General's requirements relating to the reclassification of public land consistent with section 5.5.4 of A Guide to Preparing LEPs.**
- 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. No consultation is required with public authorities under section 56(2)(d) of the EPA Act.**
- 4. A public hearing is not required to be held into the matter under section 56(2)(e) of the EP&A Act. However, a public hearing is required to be held into the matter in accordance with the department's practice note PN09-003, as the planning proposal involves a reclassification of land from community to operational.**
- 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:

