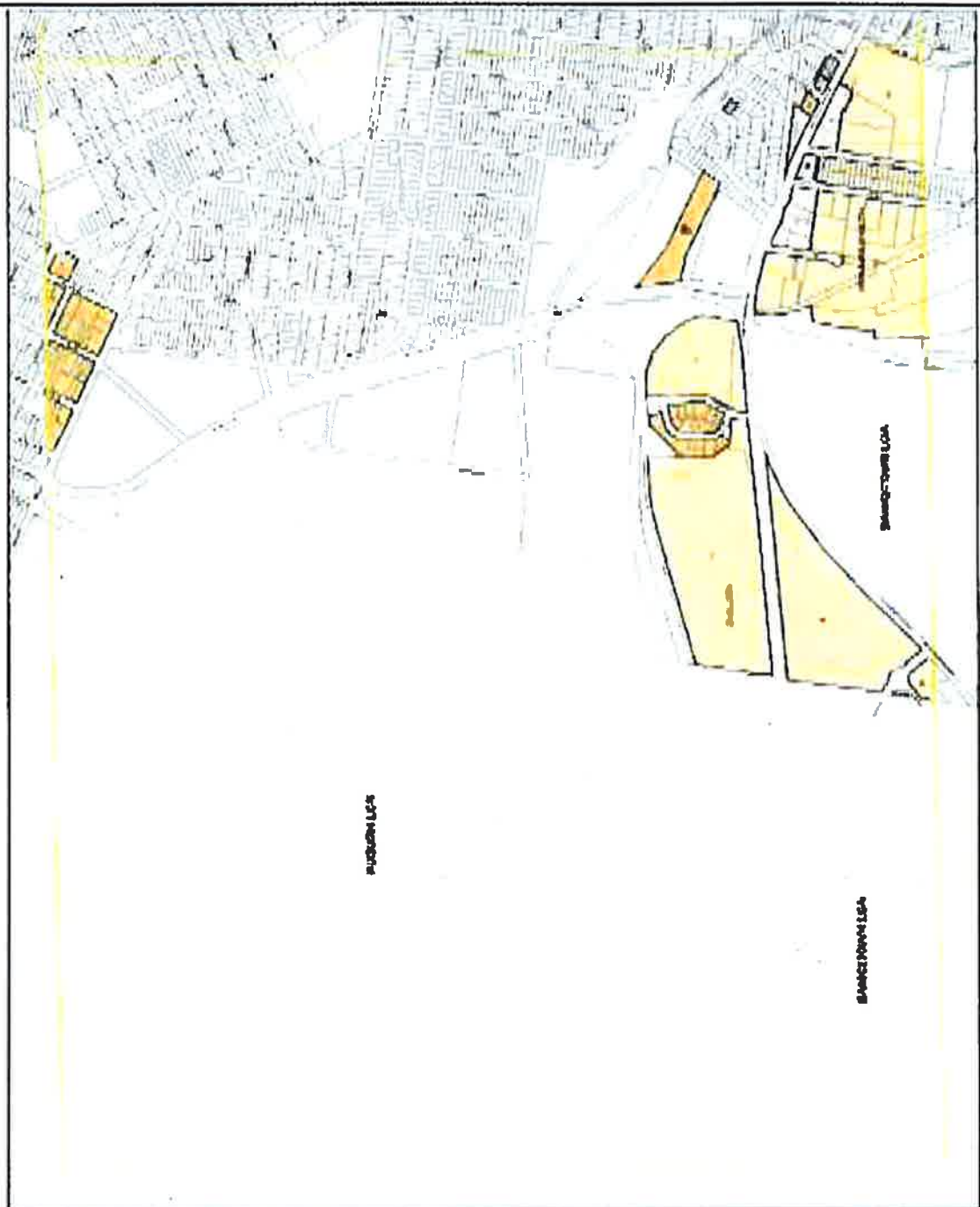


Annexure "E"
LEP Map Amendments



**Strathfield Local
Environmental
Plan 2012**
For State Plan Map -
Sheet FSP_012



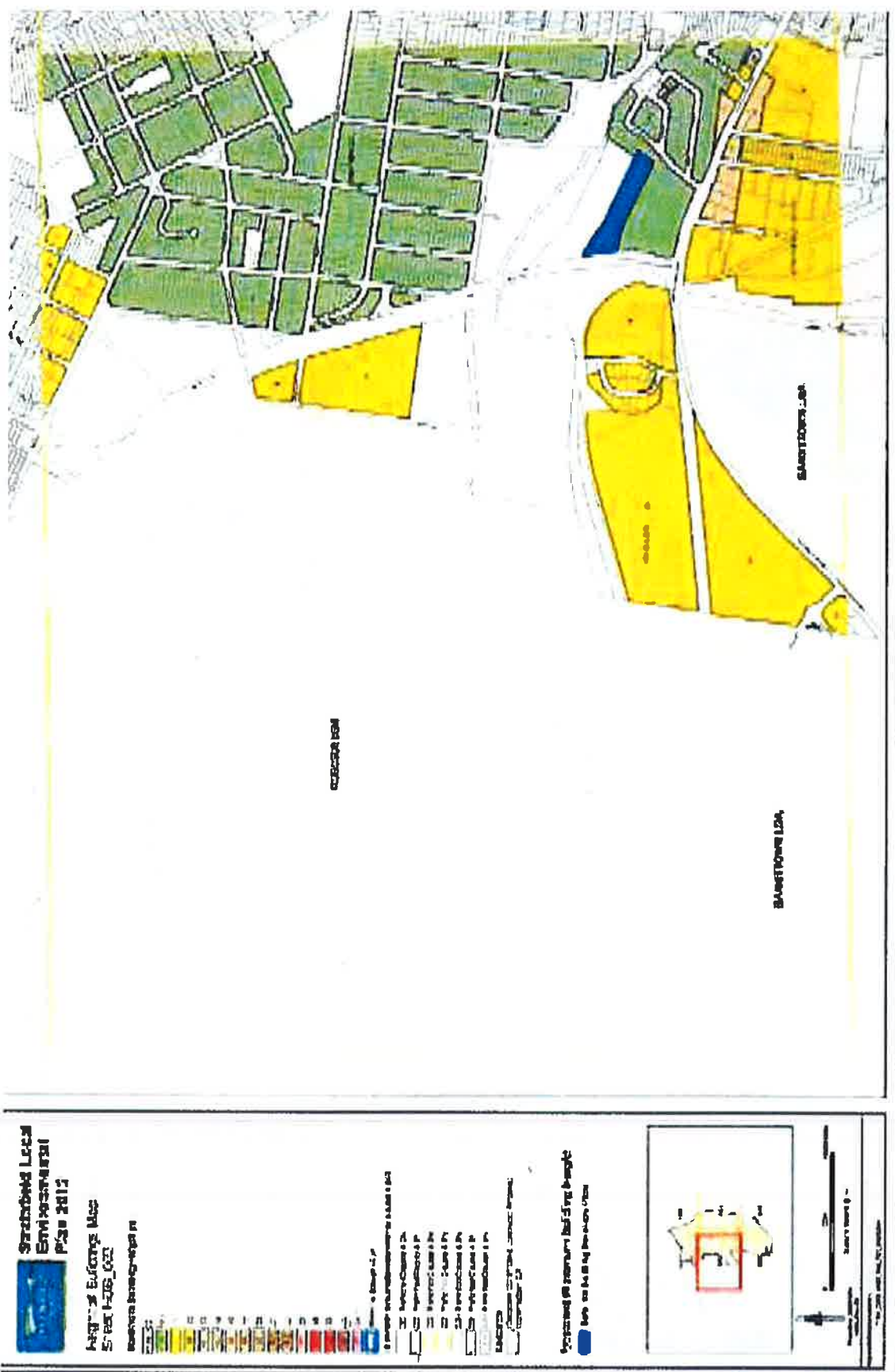
Minimum Plot Area (m²)

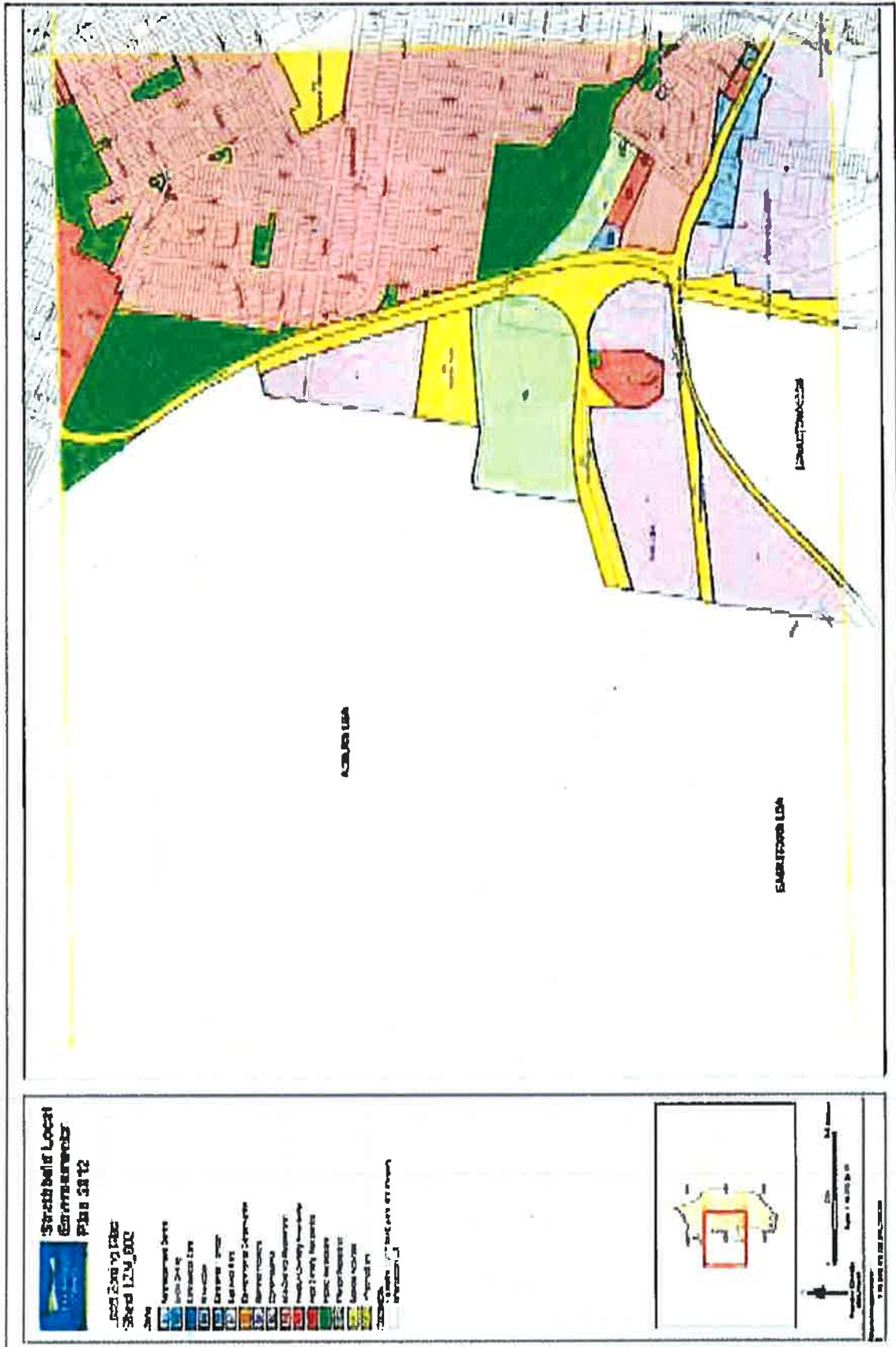


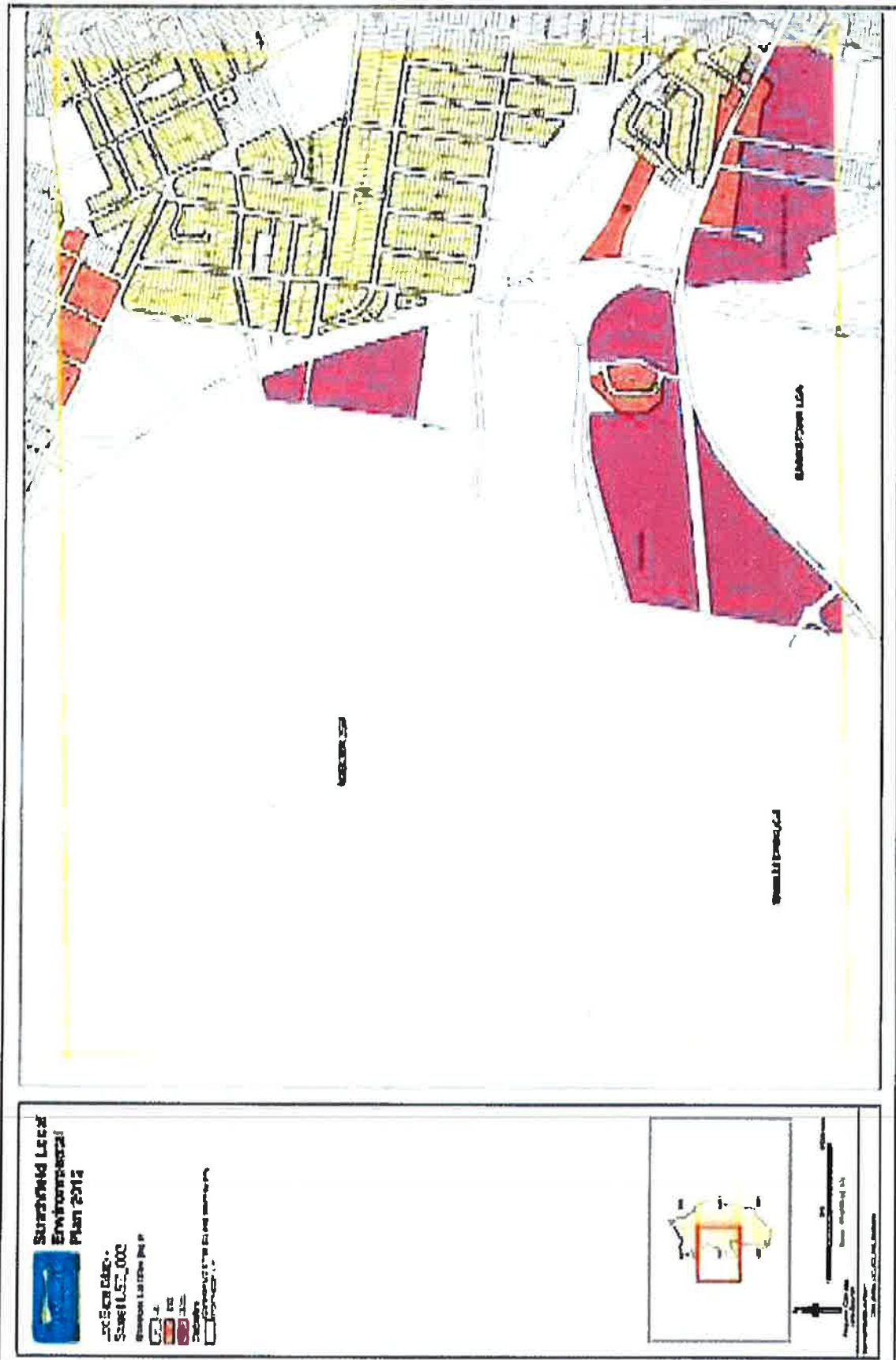
Other Land Use Zones

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Annexure "F"
Section 117 Direction - Compliance Checklist

Section 117 Directions - Compliance Checklist

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
1 Employment and Resources			
1.1 Business and Industrial Zones	(4) A planning proposal must: (a) give effect to the objectives of this direction, (b) retain the areas and locations of existing business and industrial zones, (c) not reduce the total potential floor space area for employment uses and related public services in business zones, (d) not reduce the total potential floor space area for industrial uses in industrial zones, and (e) ensure that proposed new employment areas are in accordance with a strategy that is approved by the Director-General of the Department of Planning.	(5) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are: (a) justified by a strategy which: (i) gives consideration to the objective of this direction, and (ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and (iii) is approved by the Director-General of the Department of Planning, or (b) justified by a study (prepared in support of the planning proposal) which gives consideration to the objective of this direction, or	The planning proposal does not reduce business zones. Indeed the proposal increases land within the immediate area for commercial purposes.

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
		(c) in accordance with the relevant Regional Strategy or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or (d) of minor significance.	
2 Environment and Heritage			
2.3 Heritage Conservation	(4) A Planning Proposal must contain provisions that facilitate the conservation of: (a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area, (b) Aboriginal objects or Aboriginal places that are protected under the <i>National Parks and Wildlife Act 1974</i>, and (c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage	(5) A Planning Proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning & Infrastructure (or an officer of the Department nominated by the Director-General) that: (a) the environmental or indigenous heritage significance of the item, area, object or place is conserved by existing or draft environmental planning instruments, legislation, or regulations that apply to the land, or (b) the provisions of the Planning Proposal that are inconsistent are of minor significance	Consistent. The land is not identified as a heritage item or located within a conservation area.

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
	survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.		
3 Housing, Infrastructure and Urban Development			
3.1 Residential Zones	(4) A Planning Proposal must include provisions that encourage the provision of housing that will: (a) broaden the choice of building types and locations available in the housing market, and (b) make more efficient use of existing infrastructure and services, and (c) reduce the consumption of land for housing and associated urban development on the urban fringe, and (d) be of good design. (5) A Planning Proposal must, in relation to land to which this direction applies: (a) contain a requirement that residential development is not	(6) A Planning Proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning & Infrastructure (or an officer of the Department nominated by the Director-General) that the provisions of the Planning Proposal that are inconsistent are: (a) justified by a strategy which: (i) gives consideration to the objective of this direction, and (ii) identifies the land which is the subject of the Planning Proposal (if the Planning Proposal relates to a	Yes. Housing and lifestyle choice considered within the proposed R3 zone.

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
	permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and (b) not contain provisions which will reduce the permissible residential density of land.	particular site or sites), and (iii) is approved by the Director-General of the Department of Planning & Infrastructure, or (b) justified by a study prepared in support of the Planning Proposal which gives consideration to the objective of this direction, or (c) in accordance with the relevant Regional Strategy or Sub-Regional Strategy prepared by the Department of Planning & Infrastructure which gives consideration to the objective of this direction, or (d) of minor significance.	
3.3 Home Occupations	(4) Planning Proposals must permit home occupations to be carried out in dwelling houses without the need for development consent.	(5) A Planning Proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning & Infrastructure (or an officer of the Department nominated by the Director-General) that the provisions of the Planning	Yes.

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
		Proposal that are inconsistent with the terms of this direction are of minor significance.	
3.4 Integrating Land Use and Transport	(4) A planning proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of: (a) <i>Improving Transport Choice – Guidelines for planning and development</i> (DUAP 2001), and (b) <i>The Right Place for Business and Services – Planning Policy</i> (DUAP 2001).	(5) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are: (a) justified by a strategy which: (i) gives consideration to the objective of this direction, and (ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and (iii) is approved by the Director-General of the Department of Planning, or (b) justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or	Consistent.

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
		(c) in accordance with the relevant Regional Strategy or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or (d) of minor significance.	
4 Hazard and Risk			
4.1 Acid Sulfate Soils	(4) The relevant planning authority must consider the Acid Sulfate Soils Planning Guidelines adopted by the Director-General of the Department of Planning & Infrastructure when preparing a Planning Proposal that applies to any land identified on the Acid Sulfate Soils Planning Maps as having a probability of acid sulfate soils being present. (5) When a relevant planning authority is preparing a Planning Proposal to introduce provisions to regulate works in acid sulfate soils, those provisions must be consistent with: (a) the Acid Sulfate Soils Model LEP in the Acid Sulfate Soils Planning Guidelines adopted by the Director-General, or	(8) A Planning Proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning & Infrastructure (or an officer of the Department nominated by the Director-General) that the provisions of the Planning Proposal that are inconsistent are: (a) justified by a study prepared in support of the Planning Proposal which gives consideration to the objective of this direction, or (b) of minor significance.	The property is shown to be affected by Class 5 Acid Sulfate Soils. This is not an impediment to development.

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
	(b) such other provisions provided by the Director-General of the Department of Planning & Infrastructure that are consistent with the Acid Sulfate Soils Planning Guidelines. (6) A relevant planning authority must not prepare a Planning Proposal that proposes an intensification of land uses on land identified as having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps unless the relevant planning authority has considered an acid sulfate soils study assessing the appropriateness of the change of land use given the presence of acid sulfate soils. The relevant planning authority must provide a copy of any such study to the Director-General prior to undertaking community consultation in satisfaction of section 57 of the Act. (7) Where provisions referred to under paragraph (5) of this direction have not been introduced and the relevant planning authority is preparing a Planning Proposal that proposes an intensification of land uses on land identified as having a probability of		

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
	acid sulfate soils on the Acid Sulfate Soils Planning Maps, the Planning Proposal must contain provisions consistent with paragraph (5).		
4.2 Mines Subsidence and Unstable Land	(4) When preparing a Planning Proposal that would permit development on land that is within a Mines Subsidence District a relevant planning authority must: (a) consult the Mines Subsidence Board to ascertain: (i) if the Mines Subsidence Board has any objection to the draft Local Environmental Plan, and the reason for such an objection, and (ii) the scale, density and type of development that is appropriate for the potential level of subsidence, and (b) incorporate provisions into the draft Local Environmental Plan that are consistent with the recommended scale, density and type of development recommended under (4)(a)(ii), and (c) include a copy of any information received from the Mines Subsidence Board with the statement to the Director-General of the Department	(6) A Planning Proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning & Infrastructure (or an officer of the Department nominated by the Director-General) that the provisions of the Planning Proposal that are inconsistent are: (a) justified by a strategy which: (i) gives consideration to the objective of this direction, and (ii) identifies the land which is the subject of the Planning Proposal (if the Planning Proposal relates to a particular site or sites), and (iii) is approved by the Director-General of the Department of Planning & Infrastructure, or (b) justified by a study prepared in support of the Planning Proposal which gives consideration to the objective of	The Site is not located within a Mines Subsidence area.

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
	of Planning & Infrastructure (or an officer of the Department nominated by the Director-General) prior to undertaking community consultation in satisfaction of section 57 of the Act. (5) A Planning Proposal must not permit development on unstable land referred to in paragraph 3(b).	this direction, or (c) in accordance with the relevant Regional Strategy or Sub-Regional Strategy prepared by the Department of Planning & Infrastructure which gives consideration to the objective of this direction, or (d) of minor significance.	
4.3 Flood Prone Land	(4) A Planning Proposal must include provisions that give effect to and are consistent with the NSW Flood Prone Land Policy and the principles of the <i>Floodplain Development Manual 2005</i> (including the <i>Guideline on Development Controls on Low Flood Risk Areas</i>). (5) A Planning Proposal must not rezone land within the flood planning areas from Special Use, Special Purpose, Recreation, Rural or Environmental Protection Zones to a Residential, Business, Industrial, Special Use or Special Purpose Zone. (6) A Planning Proposal must not contain provisions that apply to the flood planning areas which:	(9) A Planning Proposal may be inconsistent with this direction only if the relevant planning authority can satisfy the Director-General (or an officer of the Department nominated by the Director-General) that: (d) the Planning Proposal is in accordance with a floodplain risk management plan prepared in accordance with the principles and guidelines of the <i>Floodplain Development Manual 2005</i>, or (e) the provisions of the Planning Proposal that are inconsistent are of minor significance.	Not inconsistent and the land is not known to be flood prone. The Cooks River system is located further to the north of the development sites.

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
	(a) permit development in floodway areas, (b) permit development that will result in significant flood impacts to other properties, (c) permit a significant increase in the development of that land, (d) are likely to result in a substantially increased requirement for government spending on flood mitigation measures, infrastructure or services, or (e) permit development to be carried out without development consent except for the purposes of agriculture (not including dams, drainage canals, levees, buildings or structures in floodways or high hazard areas), roads or exempt development. (7) A Planning Proposal must not impose flood related development controls above the residential flood planning level for residential development on land, unless a relevant planning authority provides adequate justification for those controls to the satisfaction of the Director-General (or an officer of the Department nominated by		

Direction	What the relevant planning authority must do if this direction applies the Director-General).	Consistency	Comments (Y, N, N/A)
	(8) For the purposes of a Planning Proposal, a relevant planning authority must not determine a flood planning level that is inconsistent with the Floodplain Development Manual 2005 (including the <i>Guideline on Development Controls on Low Flood Risk Areas</i>) unless a relevant planning authority provides adequate justification for the proposed departure from that Manual to the satisfaction of the Director-General (or an officer of the Department nominated by the Director-General).		
5 Regional Planning			
5.1 Implementation of Regional Strategies	(4) Planning Proposals must be consistent with a regional strategy released by the Minister for Planning.	(2) A Planning Proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning & Infrastructure (or an officer of the Department nominated by the Director-General), that the extent of inconsistency with the regional strategy: (a) is of minor significance, and	The Planning Proposal is not inconsistent with regional strategies. Refer to comments above.

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
		(b) the Planning Proposal achieves the overall intent of the regional strategy and does not undermine the achievement of its vision, land use strategy, policies, outcomes or actions.	
6 Local Plan Making			
6.1 Approval and Referral Requirements	(4) A Planning Proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Director-General of the Department of Planning & Infrastructure (or an officer of the Department nominated by the Director-General). When a Minister or public authority requests a relevant planning authority to reserve land for a public purpose in a Planning Proposal and the land would be required to be acquired under Division 3 of Part 2 of the <i>Land Acquisition (Just Terms Compensation) Act 1991</i>, the relevant planning authority must: (a) reserve the land in accordance with the request, and (b) include the land in a zone	(5) A Planning Proposal must be substantially consistent with the terms of this direction. Note: In this direction "public authority" has the same meaning as section 4 of the Environmental Planning and Assessment Act 1979.	The subject land is zoned for private open space purposes under LEP 2012 and it is proposed to be rezoned for residential and mixed-use purposes.

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
	appropriate to its intended future use or a zone advised by the Director-General of the Department of Planning & Infrastructure (or an officer of the Department nominated by the Director-General), and (c) identify the relevant acquiring authority for the land. (5) When a Minister or public authority requests a relevant planning authority to include provisions in a Planning Proposal relating to the use of any land reserved for a public purpose before that land is acquired, the relevant planning authority must: (a) include the requested provisions, or (b) take such other action as advised by the Director-General of the Department of Planning & Infrastructure (or an officer of the Department nominated by the Director-General) with respect to the use of the land before it is acquired. (4) When a Minister or public authority requests a relevant planning authority to include provisions in a		

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
	Planning Proposal to rezone and/or remove a reservation of any land that is reserved for public purposes because the land is no longer designated by that public authority for acquisition, the relevant planning authority must rezone and/or remove the relevant reservation in accordance with the request.		
6.3 Site Specific Provisions	(4) A Planning Proposal that will amend another environmental planning instrument in order to allow a particular development proposal to be carried out must either: (a) allow that land use to be carried out in the zone the land is situated on, or (b) rezone the Site to an existing zone already applying in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or (c) allow that land use on the relevant land without imposing any development standards or requirements in addition to those	(5) A Planning Proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning & Infrastructure (or an officer of the Department nominated by the Director-General) that the provisions of the Planning Proposal that are inconsistent are of minor significance.	The Planning Proposal will not introduce new standards other than that which currently apply in Council documents, including DCP 2011.

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
	already contained in the principal environmental planning instrument being amended. (5) A Planning Proposal must not contain or refer to drawings that show details of the development proposal.		
7 Metropolitan Planning			
7.1 Implementation of the Metropolitan Strategy	(4) Planning Proposals shall be consistent with: (a) the NSW Government's Metropolitan Strategy: <i>City of Cities, A Plan for Sydney's Future</i>, published in December 2005 ('the Metropolitan Strategy').	(5) A Planning Proposal may be inconsistent with the terms of this direction only if the Relevant Planning Authority can satisfy the Director-General of the Department of Planning & Infrastructure (or an officer of the Department nominated by the Director-General), that the extent of inconsistency with the Metropolitan Strategy: (a) is of minor significance, and (b) the Planning Proposal achieves the overall intent of the Strategy and does not undermine the achievement of its vision, land use strategy, policies, outcomes or actions.	The subject land is not identified in the Metropolitan Strategy.

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REZONING PROPOSAL
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Ref: 13-002

JULY 2013

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1. INTRODUCTION

A Planning Proposal is to be lodged with Strathfield Council and the Department of Planning and Infrastructure for rezoning of a portion of Strathfield Golf Course comprising approximately 2.16 hectares located at No. 84 Centenary Drive, Strathfield. The proposal involves the rezone of the land from RE2 Private Recreation to B4 Mixed Use. The rezoning is primarily proposed to allow for the construction of a number of residential buildings capable of accommodating in the order of 100 dwellings, however also including some commercial floor space in the form of a clubhouse redevelopment potentially accommodating some minor hotel accommodation.

The Planning Proposal is required to incorporate, among other specialist studies, a Traffic and Transport Study. Upon completion, the Planning Proposal, including the Traffic & Transport Study, will be submitted to Council for comments and / or approval. Subsequent to Council's approval, the Proposal will be submitted to the Department of Planning and Infrastructure for comments and / or approval.

The Practice of Thompson Stanbury Associates has accordingly been engaged by Strathfield Golf Club to prepare the required Traffic & Transport Study to accompany the Planning Proposal. This report assesses and documents the potential parking, traffic and transport impacts of the development on the surrounding road network in terms of traffic efficiency and safety. Particular consideration has been given to the following specific issues:

- Likely traffic generated by the rezoning;
- The impact of this additional traffic on the existing surrounding road network;
- The extent and timing of infrastructure upgrading works (related to all road users being vehicles, pedestrians and cyclists in conjunction with public transport considerations) required within and adjoining the subject land to adequately accommodate the proposal; and
- The proposed development access arrangements and suitability with respect to existing environmental and traffic conditions.

This report should be read in conjunction with site plans prepared by De Angelis Taylor + Associates, a reduced copy of which (site plan only) is attached as **Appendix 1**.

The report has been prepared pursuant to State Environmental Planning Policy (Infrastructure) 2007.