

Ordinary Council



DRAFT MINUTES

DATE OF MEETING: 26 April 2016

LOCATION: Council Chambers

TIME: 7.00pm

This business paper has been reproduced electronically to reduce costs, improve efficiency and reduce the use of paper. Internal control systems ensure it is an accurate reproduction of Council's official copy of the business paper.

Ordinary Council

Draft Minutes

Meeting Date: 26 April 2016

Page 10

Aye

Nay

Mayor Carbone
Councillor Karajcic
Councillor Khoshaba
Councillor Le
Councillor Saliba
Councillor White
Councillor Yeung

Total=(7)

Total=(0)

CARRIED UNANIMOUSLY

REPORT BY CHAIRMAN OF THE OUTCOMES COMMITTEE - 12 APRIL 2016

33: Subject: Bonnyrigg Town Centre - Planning Proposal
Premises: Bonnyrigg Deferred Matter under Fairfield LEP 2013
Applicant: Detail of owners circulated under separate cover
Zoning: Various Zones under Fairfield LEP 1994
File Number: 15/12226

MOTION: (White/Karajcic)

That Council endorse the amendments to the Fairfield Local Environmental Plan (LEP) 2013 - Land Reservation Acquisition Map (as shown in Attachment A of the report) for inclusion in the Bonnyrigg Town Centre Planning Proposal previously endorsed by Council on the 22 March 2016, with necessary amendments to be made to all relevant sections of the Planning Proposal to implement the land reservation acquisition provisions of the Fairfield LEP 2013 for the area.

A division was taken with the following results:

Aye

Nay

Mayor Carbone
Councillor Karajcic
Councillor Khoshaba
Councillor Le
Councillor Saliba
Councillor White
Councillor Yeung

Total=(7)

Total=(0)

CARRIED UNANIMOUSLY

REPORT BY CHAIRMAN
OUTCOMES COMMITTEE

Meeting Date 12 April 2016

Item Number. 33

SUBJECT: Bonnyrigg Town Centre - Planning Proposal
Premises: Bonnyrigg Deferred Matter under Fairfield LEP 2013
Applicant/Owner: Detail of owners circulated under separate cover
Zoning: Various Zones under Fairfield LEP 1994

FILE NUMBER: 15/12226

PREVIOUS ITEMS: 23 - Bonnyrigg Town Centre - Strategic Review and Planning Proposal - Outcomes Committee - 8 March 2016

REPORT BY: Andrew Mooney, Coordinator Strategic Planning

RECOMMENDATION:

That Council endorse the amendments to the Fairfield Local Environmental Plan (LEP) 2013 - Land Reservation Acquisition Map (as shown in Attachment A of the report) for inclusion in the Bonnyrigg Town Centre Planning Proposal previously endorsed by Council on the 22 March 2016, with necessary amendments to be made to all relevant sections of the Planning Proposal to implement the land reservation acquisition provisions of the Fairfield LEP 2013 for the area.

Note: This report deals with a planning decision made in the exercise of a function of Council under the EP&A Act and a division needs to be called.

SUPPORTING DOCUMENTS:

AT-A Land Reservation Acquisition Map

1 Page

CITY PLAN

This report is linked to *Theme 2 Places and Infrastructure* in the Fairfield City Plan.

SUMMARY

The purpose of this report is to facilitate an amendment to the Bonnyrigg Town Centre (TC) Planning Proposal adopted by full Council on the 22 March 2016 which aims to apply the NSW Standard LEP zones to the Bonnyrigg Deferred Matter.

The amendment relates to identifying rear sections of some privately owned properties along Smithfield Road affected by land acquisition provisions as a result of the existing zoning of part of these sites SP2 – Infrastructure (associated with the Liverpool to Parramatta Bus T- Way) under the Fairfield Local Environmental Plan (LEP) 2013.

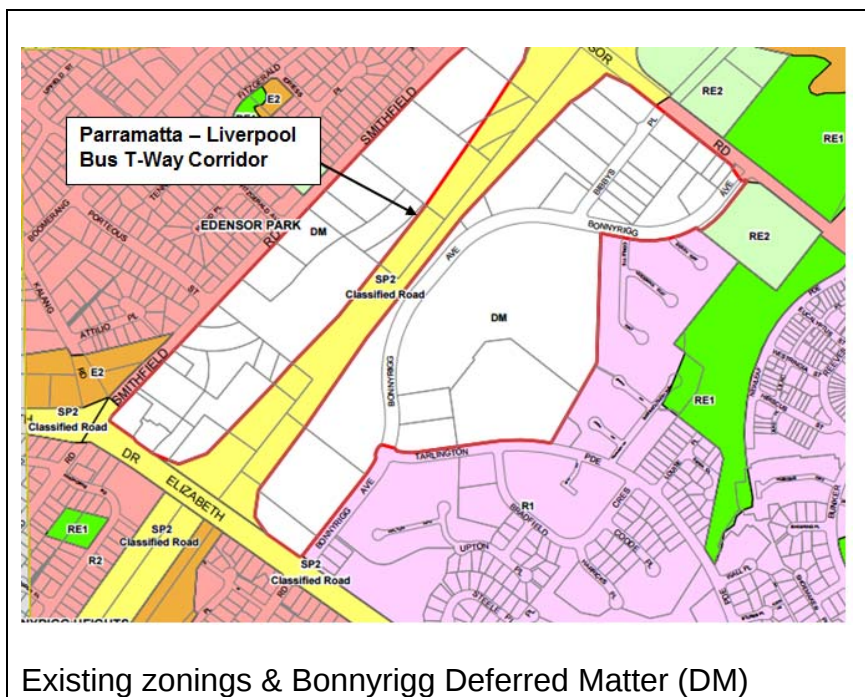
The Planning Proposal as endorsed by Council on the 22 March was recently referred to the Department of Environment and Planning (DP&E) requesting a Gateway Review. Inclusion of the current amendment in the planning proposal now will mean avoiding the need for re-exhibition of the Planning Proposal at a later date or alternatively preparation of a separate planning proposal.

The amendment will create greater certainty for development on the affected properties and should not significantly delay processing of the planning proposal by the DP&E toward a Gateway Determination.

REPORT

Changes to Land Acquisition Map

Under implementation of the Fairfield LEP 2013, State Government agencies required land associated with the Liverpool to Parramatta Bus T-Way corridor to be zoned SP2 Infrastructure (Classified Road) as shown in the figure (below). This included the rear sections of privately owned properties facing Smithfield Road.



Under the Fairfield LEP 1994 all of the subject land was previously zoned 5(b) for the purpose of State arterial road widening and were affected by associated land acquisition provisions of the Fairfield LEP 1994.

Under preparation of the Fairfield LEP 2013, although land associated with the Bus T-Way Corridor was zoned SP2, it was not identified on the accompanying Land Reservation Acquisition Map of the Fairfield LEP 2013 for sections of 3 privately owned properties and 1 parcel of Council owned land (at 673A Smithfield Road) affected by the SP2 zone as shown in Attachment A.

This creates uncertainty for affected land owners in the case they would seek to serve a land acquisition notice on the NSW Roads and Maritime Service (RMS). Accordingly Council needs to implement the necessary amendments the Fairfield LEP Land Reservation Acquisition Map as shown in Attachment A to address statutory requirements of the NSW Standard LEP and to safeguard the interests of affected land owners.

CONCLUSION

The recommended amendment to the Bonnyrigg TC Planning Proposal is required to address statutory requirements of the NSW Standard LEP.

The amendment to the Land Reservation Acquisition Map will provide greater certainty in regards to potential acquisition of land in the town centre by the State Government for land associated with the Liverpool to Parramatta Bus T-Way Corridor and currently zoned SP2 – Infrastructure.

It is not anticipated that the proposed amendment will significantly delay processing of the Bonnyrigg TC Planning Proposal that has already been referred to the NSW DP&E for a Gateway Determination.

Endorsement of the amendment now will also ensure efficiencies in the planning process, particularly in avoiding the need to re-exhibit the Bonnyrigg TC Planning Proposal at a later date or in preparing a separate planning proposal.

Andrew Mooney
Coordinator Strategic Planning

Authorisation:
Manager Strategic Planning
Group Manager City & Community Development

Outcomes Committee - 12 April 2016

File Name: **OUT120416_12.DOC**

***** END OF ITEM 33 *****

