

**ITEM 5. PLANNING PROPOSAL FOR THE REZONING OF LOTS 1,2,3
DP 30405 HILLCREST AVENUE AND LOT 8 DP 30405
CORONATION PARADE STRATHFIELD SOUTH**

Report by Roger Brook, Strategic Planning Co-ordinator

RECOMMENDATION

That Council resolve to endorse the Planning Proposal to Rezone Lots 1, 2 & 3 Hillcrest Avenue & Lot 8 DP 30405 Coronation Parade as documented in Attachment 1 to be forwarded to the Department of Planning to commence the LEP plan making process under s56 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

PURPOSE OF REPORT

1. To inform Council of the planning proposal to rezone lots 1,2,3 DP 30405 Hillcrest Avenue & Lot 8 DP 30405 Coronation Parade Strathfield South.
2. To seek Council endorsement to submit the planning proposal to the Department of Planning to commence the LEP plan making process under s56 of the EP&A Act 1979.

BACKGROUND

The existing lots 1, 2, 3 DP 30405 Hillcrest Avenue & lot 8 DP 30405 Coronation Parade are currently zoned Special Uses 5(a) Water Supply under Strathfield Planning Scheme Ordinance. Under draft LEP 2008 (2003) it was proposed to rezone the subject lots to Residential 2(a) as Council was aware that they had become surplus to Sydney Water requirements. Lot 8 however was inadvertently omitted from the draft LEP as publicly exhibited.

The subject lots which were used by Sydney Water as a water and sewer maintenance depot are no longer owned by Sydney Water and the current Special Uses 5(a) zoning prohibits uses of the site other than those associated with Sydney Water. The present owner, Youma Constructions Pty. Ltd. subsequently purchased the subject lots in March 2006. To rezone the subject sites to Residential 2(a) is consistent with the zonings adjacent residential properties.

In June 2007, the owner of the subject lots submitted a Rezoning Application Report prepared by David Crane and Associates to rezone lot 8. In response Council prepared justification and documentation for the rezoning of lot 8 and combined this with another draft LEP proposal, in accordance with the Department of Planning's LEP advice at the time. However as there have been outstanding issues associated with the other draft LEP that has delayed it from being lodged with the Department, this has subsequently delayed the progress of the lot 8 rezoning proposal.

After further liaison with the property owner and the Department a site specific rezoning application for lot 8 has been prepared. In addition, the owner has recently requested (8 July 2009 correspondence) that all four lots eg. (lots 1,2,3 & 8) all be included in the Planning Proposal especially due to the time delay of the gazettal of draft LEP 2008 (2003).

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This specific rezoning application has been prepared as a 'planning proposal' in accordance with s55 of the EP&A Act 1979 and the Department's new guide for preparing a planning proposal (released 1 July 2009) which explains and justifies the proposal (refer Attachment 1). These recent changes to the plan making process are outlined in a previous report to the Planning Committee on 14 July 2009.

The information in this planning proposal has been based on the Rezoning Application Report prepared by David Crane & Associates dated 6 June 2007 and additional information received on 8 July 2009 and 20 July 2009 prepared by David Crane and Associates on behalf of the applicant.

This planning proposal seeks to rezone the subject lots from Special Uses 5(a) – Water Supply to Residential 2(a) under the Strathfield Planning Scheme Ordinance. The intention is to allow the lots to be used for purposes permissible under Residential 2(a) rather than restrict land use to water utilities type purposes.

The planning proposal comprises four parts as follows:

- Part 1 provides a statement of the objectives or intended outcomes of the proposed LEP
- Part 2 provides an explanation of the provisions that are to be included in the proposed LEP
- Part 3 provides justification for these objectives, outcomes and provisions and the process for their implementation
- Part 4 provides details of the community consultation proposed to be undertaken with the planning proposal.

It is considered that the above specific matters and requirements of s55 of the EP&A Act 1979 have been adequately addressed in the Planning Proposal (refer Attachment 1) and it is therefore recommended that Council supports this proposal. Subject to Council approval it is intended to submit the planning proposal to the Department of Planning to commence the LEP plan making process under s56 of the EP&A Act 1979.

REFERRAL FROM OTHER DEPARTMENT

No referral was required.

FINANCIAL IMPLICATIONS

There are no financial implications.

ATTACHMENTS

1. Planning Proposal for the Rezoning of Lots 1, 2, 3 DP 30405 Hillcrest Avenue & Lot 8 DP 30405 Coronation Parade.

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Report approved by:

David Hazeldine	Patrick Wong
Manager Strategic Planning	Director Technical Services

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STRATHFIELD SOUTH**

319/09

RESOLVED: (Barron/Eswaran)

That Council resolve to endorse the Planning Proposal to Rezone Lots 1, 2 & 3 Hillcrest Avenue & Lot 8 DP 30405 Coronation Parade as documented in Attachment 1 to be forwarded to the Department of Planning to commence the LEP plan making process under s56 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

Voting on this item was unanimous.

