

Planning Services

Gateway Determination Report

LGA	Parramatta City Council
RPA	Parramatta City Council
NAME	Part of 22 Lord Avenue, Telopea (1 dwelling)
NUMBER	PP_2018_COPAR_003_00
LEP TO BE AMENDED	Parramatta LEP 2011
ADDRESS	Part of 22 Lord Avenue, Telopea
DESCRIPTION	Lot 582 DP 36692
RECEIVED	12 January 2018
FILE NO.	IRF18/137
POLITICAL DONATIONS	There are no donations or gifts to disclose and a political donation disclosure is not required
LOBBYIST CODE OF CONDUCT	There have been no meetings or communications with registered lobbyists with respect to this proposal

INTRODUCTION

Description of Planning Proposal

The proposal seeks to amend Parramatta Local Environmental Plan (LEP) 2011 by amending the zoning of the subject site from SP1 Special Activities (Place of Public Worship) to R2 Low Density Residential.

Site Description

The subject site is described as part of 22 Lord Avenue, Telopea, and is legally titled Lot 582 DP 36692. The site is approximately 700m². The property known as 22 Lord Avenue comprises three lots, however, only one of these lots is proposed to be rezoned, with the remaining two lots retaining their SP1 Special Activities (Place of Public Worship) zoning.

There is an existing dwelling on the subject site that is currently used for residential purposes. The residential use of the land is currently prohibited under the SP1 Special Activities zoning, however, the dwelling enjoys existing use rights as it was approved under the previous LEP when the land was zoned to permit residential development.

Surrounding the site is low density residential development to the north-east and north-west, public open space to the south-west (Acacia Park) and Telopea Anglican Church to the south-east.

The site is shown in Figure 1, below.



Figure 1: Aerial view of site. The whole of 22 Lord Avenue, Telopea is shown edged yellow, with the subject site (Lot 582) shown red hatched.

Surrounding Area

The site is located on the corner of Lord Avenue and Evans Road and is approximately 750m from the Telopea town centre and train station. Numerous playing fields and parklands are located nearby. The site and surrounding area is shown in figure 2, below.

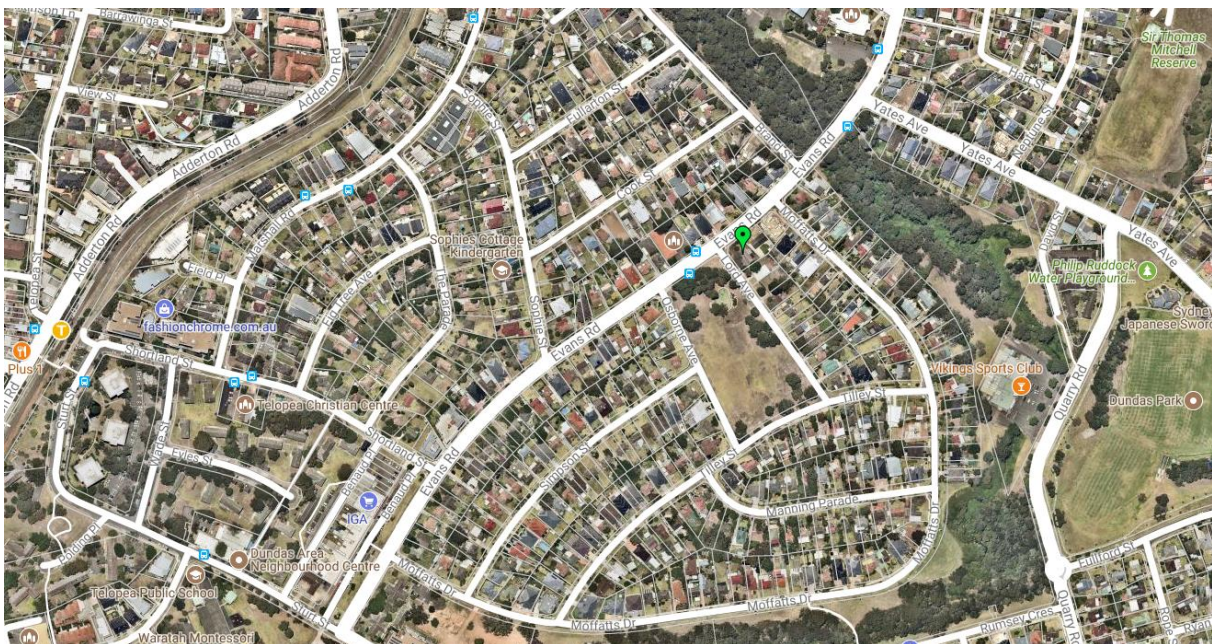


Figure 2: Aerial view of site, marked with a green pin.

Council Report

Council on 11 December 2017 resolved to endorse the planning proposal to rezone the subject land at Telopea from SP1 Special Activities (Place of Public Worship) to R2 Low Density Residential. The existing dwelling on the property enjoys existing use rights as dwellings are not permitted in the SP1 Special Activities (Place of Public Worship) zone. The rezoning of the site to R2 Low Density Residential will formalise the use of the site for residential purposes and is consistent with the character and zoning of the surrounding locality.

Summary of Recommendation

The planning proposal is required to rezone the land as the site is not required as a Place of Public Worship. Rezoning the site to R2 Low Density Residential is consistent with the zoning of the surrounding residential properties. There is an existing residential dwelling on the site. It is considered that the planning proposal has merit and it is recommended that the planning proposal should proceed with conditions. Given the minor nature of the planning proposal, it is recommended that Council exercise the Greater Sydney Commissions' delegation to finalise the plan.

PROPOSAL

Objectives or Intended Outcomes

The objective of the proposal is to amend the zoning of the subject site from SP1 Special Activities (Place of Public Worship) to R2 Low Density Residential, with the outcome being that the site is zoned for residential purposes.

Explanation of Provisions

The planning proposal will amend the Land Zone Map, with the site to be altered from SP1 Special Activities (Place of Public Worship) to R2 Low Density Residential.

It is also recommended that the planning proposal include additional amendments to the minimum lot size map and the minimum lot size for dual occupancy development map (LSZ_014 and LDO_014) to ensure appropriate provisions are in place to guide the future development of the site, in keeping with surrounding residential development. Council staff have been consulted and they raised no objection to the requirement to include these maps amendments as part of the Gateway Determination conditions.

Mapping

The subject Planning Proposal seeks an amendment to land use zoning on the site. As such, an amendment to the Land Zoning Map is required. Figures 3 and 4 below show existing and proposed Land Zoning Maps. As discussed above, additional map amendments will be required to be included in the planning proposal prior to community consultation as part of the Gateway determination conditions to ensure the application of appropriate land use planning controls to the site.



Figure 3: Existing Land Zone Map

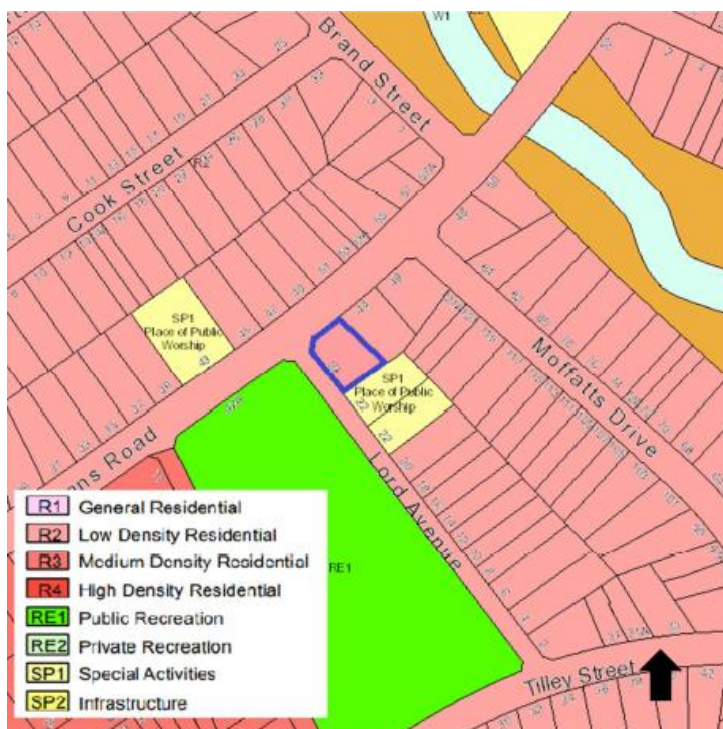


Figure 4: Proposed Land Zone Map

NEED FOR THE PLANNING PROPOSAL

The planning proposal is not the result of a strategic study. The intended outcomes and the proposed changes to the zoning can only be achieved via an amendment to Parramatta LEP 2011.

Low Density Residential uses are prohibited under the current SP1 Special Activities zone, with the existing dwelling operating under existing use rights since it was rezoned from low density residential to its current zone in 2011 under the current LEP. The planning proposal will ensure that the use of the land is consistent with the zoning.

STRATEGIC ASSESSMENT

State

The planning proposal is consistent with Goal 2 of A Plan for Growing Sydney - A city of housing choice by ensuring appropriate land use zones are applied to residential development.

Regional / District

Parramatta LGA is located within the Central City District. The Planning Proposal is consistent with the Liveability objectives outlined for the draft revised Central City District Plan in that it will support provision of appropriate housing.

Local

Parramatta Council has a long-term community strategic plan titled Paramatta 2038 which aligns planning within Parramatta LGA with that of the long-term future of Sydney. The plan formalises transformational ideas for the City and the region. The planning proposal seeks only to ensure the zoning reflects the existing use on the site and is therefore appropriate.

Section 117(2) Ministerial Directions

The planning proposal is not inconsistent with any applicable Section 117 directions.

State Environmental Planning Policies

The planning proposal is not inconsistent with any applicable SEPPs.

SITE SPECIFIC ASSESSMENT

Social

No adverse social impacts will arise as a result of the proposal. The site is already used for residential purposes. The introduction of a minimum lot size and controls relating to dual occupancy housing will ensure that the future use of the site is in keeping with surrounding residential development.

Environmental

No adverse environmental effects are envisaged because of the planning proposal. There are no known environmental constraints that would prevent the planning proposal from progressing.

CONSULTATION

Community

Community consultation is proposed by Council for 14 days, which is appropriate given the scale and relatively low impact of the proposal.

Agencies

No agency referral is considered necessary given the limited scope and impact of the planning proposal.

TIMEFRAME

The timeframe for finalisation of the planning proposal is recommended for 6 months.

DELEGATION

Council has requested the use of plan making delegations. The proposal is minor in nature and will not have significant impact on the surrounding environment. It is recommended Council be given delegation to finalise the proposal. All relevant documents authorising Council to exercise delegation of plan making functions are provided at **Attachment D**.

CONCLUSION

The planning proposal is supported to proceed with conditions as it is minor in nature and will ensure the land use zone and development standards are consistent with the existing use of the site and surrounding locality.

RECOMMENDATION

It is recommended that the delegate of the Greater Sydney Commission, determine that the planning proposal should proceed subject to the following conditions:

1. Prior to exhibition, update the minimum lot size map and minimum lot size for dual occupancy development map (LSZ_014 and LDO_014) to include the subject site, consistent with the surrounding R2 Low Density Residential zone.
2. The planning proposal should be made available for community consultation for a minimum of 14 days.
3. The timeframe for completing the LEP is to be 6 months from the date of the Gateway determination.
4. Given the relatively minor nature of the planning proposal, Council should be authorised to exercise delegation to make this plan.

19/1/18

Christine Gough
Specialist Planner, Sydney Region West

Contact Officer: Christine Gough
Specialist Planner
Sydney Region West
Phone: 9860 1531