

Planning Proposal to delete Key Sites and rezone Sydney Markets site, Homebush

Proposal Title : **Planning Proposal to delete Key Sites and rezone Sydney Markets site, Homebush**

Proposal Summary : **Amend the zoning, height, FSR maps for sites directly adjacent to Sydney Markets, Homebush.**

PP Number : **PP_2013_STRAT_002_00** Dop File No : **13/01646**

Proposal Details

Date Planning Proposal Received : **08-Jan-2013** LGA covered : **Strathfield**

Region : **Sydney Region East** RPA : **Strathfield Municipal Council**

State Electorate : **STRATHFIELD** Section of the Act : **55 - Planning Proposal**

LEP Type : **Spot Rezoning**

Location Details

Street : **222-242 Parramatta Road**

Suburb : **Homebush** City : **Sydney** Postcode : **2140**

Land Parcel :

DoP Planning Officer Contact Details

Contact Name : **Martin Cooper**

Contact Number : **0292282097**

Contact Email : **martin.cooper@planning.nsw.gov.au**

RPA Contact Details

Contact Name : **David Hazeldine**

Contact Number : **0297489975**

Contact Email : **david.hazeldine@planning.nsw.gov.au**

DoP Project Manager Contact Details

Contact Name : **Michael Kokot**

Contact Number : **0292286239**

Contact Email : **michael.kokot@planning.nsw.gov.au**

Land Release Data

Growth Centre : Release Area Name :

Regional / Sub : **Metro Inner West subregion** Consistent with Strategy : **Yes**

Regional Strategy :

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MDP Number :	Date of Release :
Area of Release (Ha) :	Type of Release (eg Residential / Employment land) :
No. of Lots : 0	No. of Dwellings (where relevant) : 0
Gross Floor Area : 0	No of Jobs Created : 0
The NSW Government Lobbyists Code of Conduct has been complied with : Yes	
If No, comment :	
Have there been meetings or communications with registered lobbyists? :	No
If Yes, comment :	The Department is not aware of any meetings or communication with registered lobbyists concerning this planning proposal.

Supporting notes

Internal Supporting Notes : **Strathfield Municipal Council has accepted the Minister's offer of plan making delegations and requests authorisation to exercise delegations for this planning proposal.**

External Supporting Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment : **Amend the zoning and key sites maps directly adjacent to Sydney Markets, Homebush. These changes are intended to protect the nature of the markets activities. The previously proposed B4 zone would restrict many of these activities, limiting the ability of the markets to function. The planning proposal also aims to limit the conflict associated with increased residential densities abutting the Sydney Market site and associated operations.**

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : **Amend the Land Zoning Map to rezone 222-242 Parramatta Road from B4 Mixed Use and B6 Enterprise Corridor to SP1 Sydney Wholesale and Retail Markets and Distribution Centre.**

Amend the Key Sites Map to delete key sites 34, 35, 36 and adjusting key site 37.

Height Map - delete height controls on the subject sites

FSR Map - delete FSR controls on the subject sites.

Council also requested to delete key site 42 from the keys sites map and delete 37 smallwood avenue from the Height of Building and FSR Maps. This is not necessary to include in the planning proposal as this has been done in the draft Strathfield LEP.

The proposed rezoning will mean Schedule 1 of the draft Strathfield LEP will need to be

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amended to remove reference to 222-242 Parramatta Road.

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA : **1.1 Business and Industrial Zones**

* May need the Director General's agreement

Is the Director General's agreement required? **Yes**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

e) List any other matters that need to be considered : **The proposal is minor and has been appropriately justified by Council.**

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain : **The planning proposal will see land currently zoned B4 Mixed Use and B6 Enterprise Corridor to SP1. Due to the reduction of business land, Direction 1.1 Business and Industrial zones applies.**

Under this Direction, a planning proposal must retain the areas and locations of existing business zones. It is considered that the rezoning is of minor significance because the site is within Sydney Markets ownership and is intended to expand market functions such as warehouse and distribution.

It is recommended that the Director General agree that the planning proposal can proceed on the basis that the inconsistency with 1.1 Business and Industrial Zones is of minor significance.

Consistency with relevant SEPPs
The Planning Proposal is consistent with the relevant SEPPs.

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : **Council has not provided, FSR and height maps.**

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **Council has proposed public exhibition of 14 days, which is considered appropriate.**

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment : **The Planning Proposal makes acceptable amendments to the Strathfield LEP 2012.**

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Proposal Assessment

Principal LEP:

Due Date : **February 2013**

Comments in relation to Principal LEP : **The LEP is anticipated to be notified in February 2013.**

Assessment Criteria

Need for planning proposal :	The planning proposal is a result of submissions from the draft Strathfield LEP 2012. Sydney Markets highlighted that they would require support services in adjacent sites within their ownership. The draft Strathfield LEP 2012 contains a B4 Mixed and B6 Enterprise Corridor zone for these site, which would prohibit these support services such as transporation and storage. To allow these uses to occur, the planning proposal is rezoning to allow a more compatiable use with Sydney Markets.
Consistency with strategic planning framework :	The Planning Proposal is consistent with Council's strategic work, the draft Inner West Subregional Strategy and Metroplitan Plan.
Environmental social economic impacts :	There are no environmental, social or economic impacts that will result from this Planning Proposal.

Assessment Process

Proposal type :	Routine	Community Consultation Period :	14 Days
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Timeframe to make LEP :	9 Month	Delegation :	RPA
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Public Authority Consultation - 56(2)(d)

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons : **The Planning Proposal is sufficiently justified and is acceptable to proceed to the Gateway.**

Resubmission - s56(2)(b) : **No**

If Yes, reasons : **nil**

Identify any additional studies, if required. :

If Other, provide reasons :

nil

Identify any internal consultations, if required :

No internal consultation required

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Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons : **nil**

Documents

Document File Name	DocumentType Name	Is Public
Covering Letter and Council Report.pdf	Proposal Covering Letter	Yes
Planning Proposal - Sydney Markets Site, Homebush.pdf	Proposal	Yes
Addendum to Planning Proposal - Proposed Map Amendments.pdf	Map	Yes
Project Timeline.pdf	Proposal	Yes

Planning Team Recommendation

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

S.117 directions: **1.1 Business and Industrial Zones**

Additional Information : **It is recommended the planning proposal proceed subject to the following conditions:**

- (a) The planning proposal be exhibited for at least 14 days;
- (b) The planning proposal be completed within nine months of the Gateway Determination; and
- (c) The Director General is satisfied that the planning proposal can proceed under S.117 Direction 1.1 Business and Industrial Zones as the loss of business land is of minor significance.

The RPA should be advised that:

- (a) the planning proposal is considered to be consistent with all other s 117 Directions and Council does not need to address these Directions further;
- (b) no consultation with public authorities is required;
- (c) no further studies are required to be carried out;
- (d) amend the planning proposal to delete reference to key sites 42;
- (e) amend the planning proposal to delete reference to delete site 37 Smallwood Avenue from the Height of Building and FSR map; and
- (f) amend schedule 1 of draft Strathfield LEP to remove reference to 222-242 Parramatta Road, Homebush West.

Supporting Reasons : **The Planning Proposal should proceed because it will allow Sydney Markets to continue with current market activities and provide employment opportunities.**

Signature:



Printed Name:

M KOROT

Date:

24/1/13

