

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**

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.**

Panel Recommendation

Recommendation Date : **31-Jan-2013**

Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The Planning Proposal should proceed subject to the following conditions:**

1. It is noted that the draft Strathfield LEP 2011 has already been amended to remove key site 42 from the Key Sites Map and remove land at 37 Smallwood Avenue, Homebush from the height of buildings and floor space ratio maps. Consequently, Council is to amend the planning proposal and associated maps to remove reference to key site 42 and land at 37 Smallwood Avenue, Homebush.

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2. The 'explanation of provisions' within the planning proposal should be amended to advise that Schedule 1 of the draft Strathfield LEP 2011 will be amended to remove 222-242 Parramatta Road, Homebush as a result of this rezoning.
3. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal is classified as low impact as described in A Guide to Preparing LEPs (Department of Planning & Infrastructure 2012) and must be made publicly available for 14 days; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of A Guide to Preparing LEPs (Department of Planning & Infrastructure 2012).
4. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.
5. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
6. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Signature: _____

Printed Name: _____

Date: _____