

Planning Proposal

Sydney Water - Lot 1, DP 115504 and Lot 1, DP 911478, 165 to 169 Holden Street, Ashbury

Prepared for Sydney Water Corporation

5 October 2017

Project No 10730



Planning Proposal

Sydney Water, 165 to 169 Holden Street, Ashbury

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Date of Final Issue: 5 October 2017
File Path: C:\Users\James\Dropbox (GLN Planning)\Public\Projects\Active\10730 Sydney Water Planning Proposal Ashbury\Reports\10730 Sydney Water Ashbury.docx
Project Manager: Paul Grech
Client: Sydney Water
Project Number: 10730

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Document history and status

Version	Issued To	Qty	Date	Prepared by:	Reviewed by:
Draft	Sydney Water (PL)	1-e	24.07.17	J White	P Hyde
Final	Sydney Water (PL) Canterbury Bankstown Council	1-e	5/10/17	J White	P Hyde
Additional Detail	Sydney Water	1-e	22/11/18	JS	JS
Amended Final	Sydney Water (CP) Canterbury Bankstown Council	1-e	11/06/19	JS	JS

Planning Proposal

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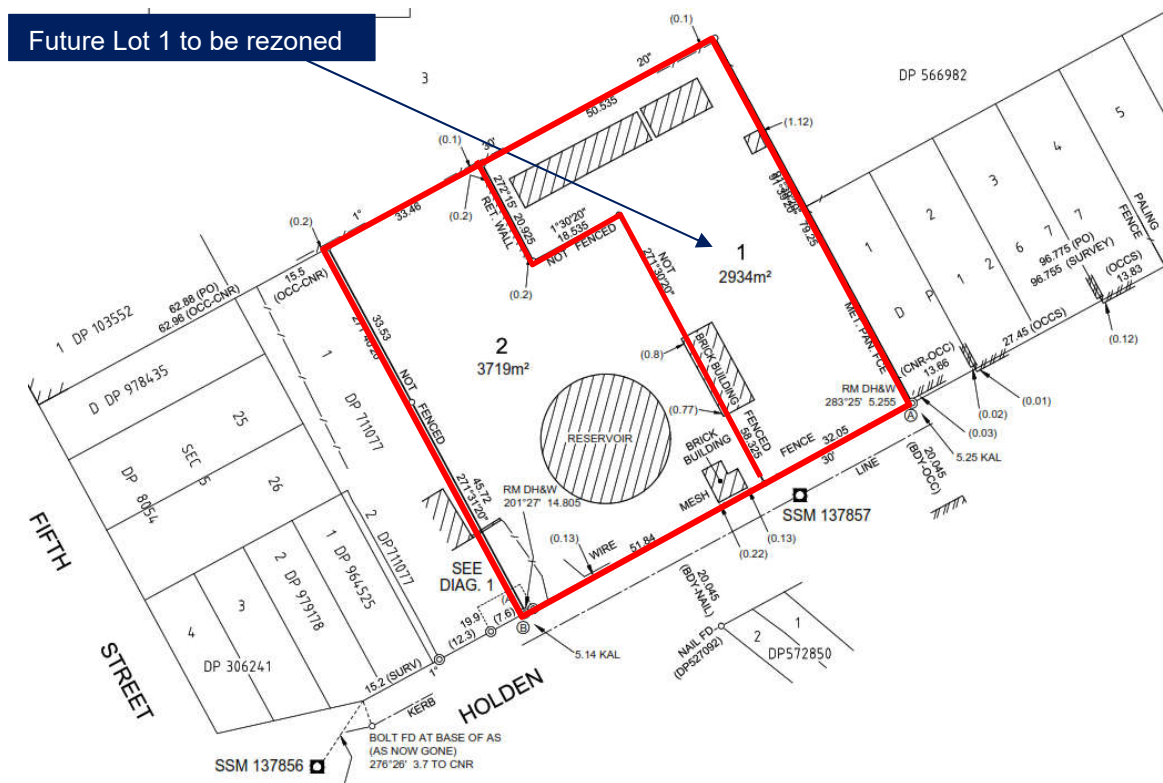
1.0 Introduction

This Planning Proposal has been prepared by GLN Planning Pty Ltd on behalf of Sydney Water Corporation (**Sydney Water**). It relates to the Sydney Water site located at Lot 1 in DP 911478 and Lot 1 in DP115504, 165 - 169 Holden Street, Ashbury.

This Planning Proposal is submitted to Canterbury Bankstown City Council (**Council**) to accompany a request to amend Canterbury Local Environmental Plan 2012 (**CLEP**) in accordance with section 55 of the *Environmental Planning and Assessment Act 1979* (**EP&A Act**). This report has been prepared in accordance with the Department of Planning and Environment's 'A guide to preparing a planning proposal', dated August 2016.

The proposed amendments primarily relate to the Land Zoning Map (Sheet 006) in CLEP. The proposed amendment seeks approval to rezone 2,934m² from SP2 Infrastructure (Water Supply System) to R2 Low Density Residential. This part of the site has been deemed surplus land to the needs of Sydney Water. The remainder of the site is to be retained by Sydney Water and will continue to be required for operational purposes.

The proposed rezoning aligns with the subdivision Development Application (**DA**) recently lodged with Council DA-272/2017. This DA seeks approval for a two lot subdivision to create future Lot 1 and 2 in DP 1232518. Future Lot 1 is the lot proposed to be rezoned under this Planning Proposal. **Figure 1** illustrates the location of future lot 1 in relation to the subject site.



Source: Sydney Water

Figure 1 Proposed subdivision of the subject site

The proposed amendments to CLEP 2012 were discussed with Council on 10 August 2017. Key points from that meeting have been detailed below.

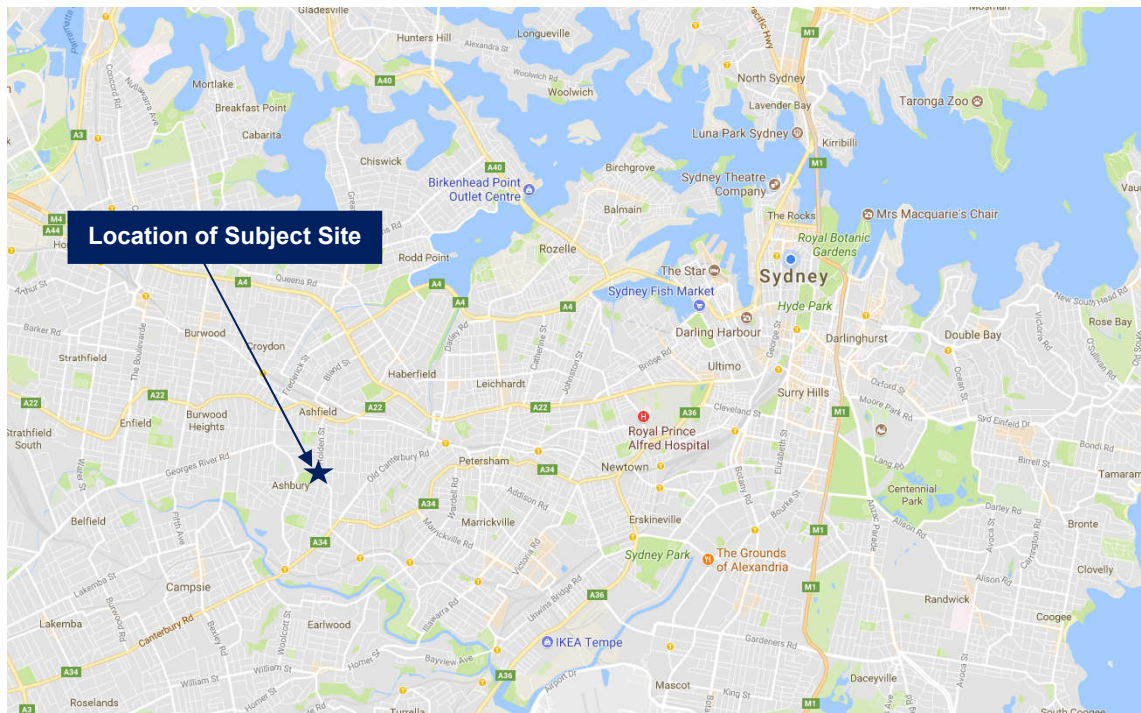
Matters discussed at pre-lodgement meeting 10 August 2017	
Council comment	Proponent comment/response
Potential impacts on existing tree coverage	All trees on the site have been identified on the survey plan. As the site will require remediation to facilitate future residential uses, the existing trees will require further consideration as part of any future application to remediate the site. Where possible trees will be retained.
Updated Conservation Management Plan (CMP)	<p>There is an existing CMP for the reservoir dated 16 June 2005. Council is currently assessing a subdivision DA lodged by Sydney Water seeking approval to amend the heritage curtilage of the reservoir.</p> <p>As the subdivision DA seeks to amend the heritage curtilage, any requirement to update the CMP should be linked to this DA. This could include imposing a condition of consent most likely prior to the issue of a Subdivision Certificate for the affected lots.</p>
Site specific controls	This Planning Proposal seeks to rezone the site from SP2 Infrastructure to R2 Low Density Residential. Other relevant planning controls under the LEP have also been proposed to ensure the future development is compatible with the surrounding R2 zoned land (i.e. height). This would ensure a consistent streetscape and character with the surrounding area.
Future subdivision of the site into 5 residential allotments should form part of the current subdivision DA or this planning proposal	This Planning Proposal is not intending to create the lots for future residential development. It only seeks to rezone the land deemed surplus to Sydney Water's requirements from SP2 to R2. The future residential subdivision of the site will form part of a separate application. A concept plan has been provided to demonstrate how the site could be developed (Appendix A). However, any future application would be subject to the relevant LEP controls at the time of developing.

The zoning changes will necessitate amendments to other relevant planning control maps (i.e. Height of Buildings, Floor Space Ratio, Dwelling Density). These planning controls are proposed to be updated in connection with this spot rezoning.

2.0 Site Analysis

2.1 Site Location

The site is located to the south-west of Sydney, approximately 11 kilometres south-west of the Sydney CBD and 1.3 kilometres to the south of Ashfield CBD (**Figure 2**). The site is situated within the suburb of Ashbury just inside the eastern boundary of the Canterbury-Bankstown Local Government Area (LGA).



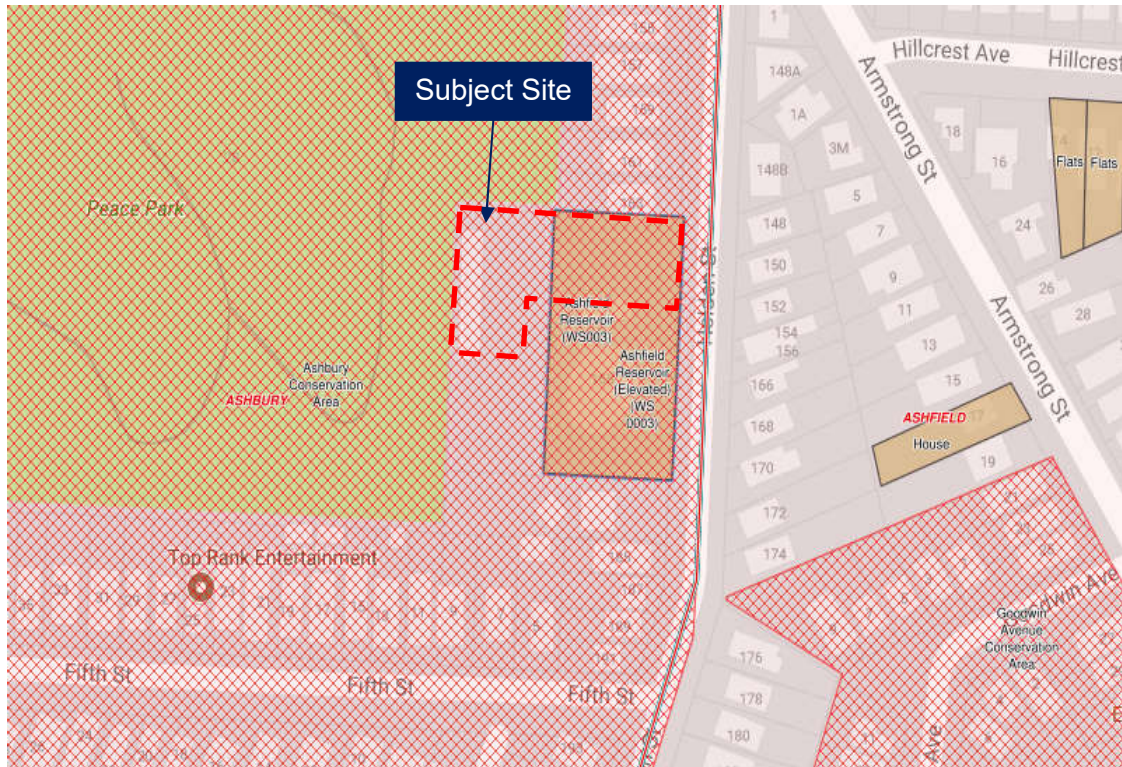
Source: GoogleMaps

Figure 2 Site location

2.2 Site Description

The existing Sydney Water site (including the subject site and Lot 1, DP 711077 to the south) has a total site area of approximately 8,225m². Excluding Lot 1, DP 711077, the subject site has an area of 6,655m².

The site contains the Ashfield Reservoir, which is listed on the State Heritage Register. The site is also located within the Ashbury Conservation Area under Canterbury LEP 2012 (**Figure 3**). The site fronts onto Holden Street with two existing vehicle access points located at the northern and southern end of the site. Lot 1, DP 911478 currently has a frontage of 85m along Holden Street with future Lot 1 proposed with a 32m wide frontage.



Source: Planning Viewer, Department of Planning and Environment

Figure 3 Ashbury Conservation Area

The site is bound to the north and south by low density residential development zoned R2. Along the eastern boundary is Holden Street with more low density residential development opposite the site. Peace Park is situated in an elevated position to the rear (west) of the site.

2.3 Surrounding Development

The immediate area is characterised by detached, single storey, inter-war period housing. There is some contemporary housing redevelopments in the area with dual occupancies also located within the surrounding area. Lot sizes vary with a number of streets to the south of the site characterised by single fronted dwellings on approximately 350m² sized lots. There are no medium or higher density housing developments in the immediate area. To the rear (west) of the site is Peace Park, a large urban park which was once the site of the South Ashfield Brickworks and Tile Company Works.

The key features of the locality surrounding the subject site include:

- Peace Park is located to the rear of the site and is one of the most notable landmarks in the surrounding area.
- Ashbury Public School is located to the west of the site along with a Baptist Church and a small number of neighbourhood shops.
- The site is approximately 1 kilometres from Canterbury Racecourse and 1.6 kilometres from Canterbury Town Centre and train station which is undergoing major urban renewal.
- Ashfield train station and Ashfield Town Centre is approximately 1.3 kilometres to the north of the site.



Source: SixMaps

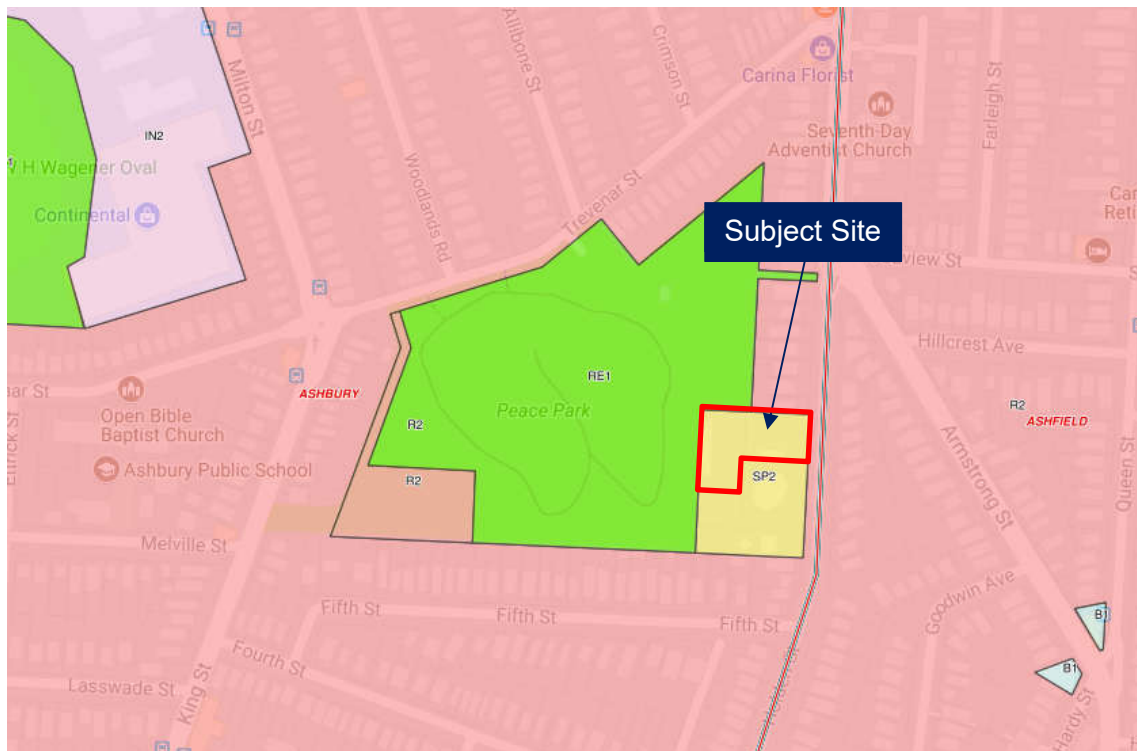
Figure 4 Surrounding Development

3.0 Current Planning Controls

3.1 Relevant Environmental Planning Instruments

The principal environmental planning instrument applying to the subject site is *Canterbury Local Environmental Plan 2012 (CLEP)*.

The subject site is zoned SP2 Infrastructure (Water Supply System) under CLEP as shown within **Figure 5**.



Source: Planning Viewer, Department of Planning and Environment

Figure 5 Current land use zoning


Other relevant planning controls applying to the subject site include minimum subdivision lot size (Sheet 006), height of buildings (Sheet 006) and heritage conservation (Sheet 006).

As identified on the heritage map (Item no.11), the subject site contains Ashfield Reservoir (WS003) which is listed on the State Heritage Register. An application has been made to the NSW Heritage Council to amend the existing curtilage associated with the Ashfield Reservoir which will reduce the heritage curtilage to within proposed lot 2 to be retained by Sydney Water. A copy of the SOHI provided to the NSW Heritage Council can be seen at **Appendix C**.

The relevant CLEP maps relating to the subject site are shown in **Table 1** below.

Table 1 Relevant maps applying to the subject site

Planning Control	Map
<p>Heritage</p> <p><u>Legend</u></p> <p>Hatched = Ashbury Conservation Area</p> <p>Brown = General Heritage Item</p> <p>Relevant clause within the CLEP: Clause 5.10 – Heritage Conservation</p>	
<p>Height of Buildings</p> <p><u>Legend</u></p> <p>Green = 8.5m</p> <p>White = Cadastre (not specified)</p> <p>Relevant clause within the CLEP Clause 4.3 – Height of Buildings</p>	

Planning Control	Map
<p>Minimum Subdivision Lot Size</p> <p><u>Legend</u></p> <p>Green = 460m²</p> <p>White = Cadastre (not specified)</p> <p>Relevant clause within the CLEP Clause 4.1 – Minimum subdivision lot size</p>	

4.0 Planning Proposal

This section of the report outlines and discusses the components of this Planning Proposal in accordance with the Department of Planning and Environment's *A guide to preparing planning proposals*, dated August 2016. These components include:

- Part 1: Objectives and Intended Outcome
- Part 2: Explanation of Provisions
- Part 3: Justification for the objectives, outcomes and process for implementation
- Part 4: Maps
- Part 5: Community Consultation

4.1 Part 1: Objectives or Intended Outcomes

The objective / intended outcomes of this Planning Proposal are outlined below.

1. Rezone surplus Sydney Water land to R2 Low Density residential.

The primary objective of this Planning Proposal is to amend CLEP to rezone the northern half of the site (future lot 1) to enable development of this area for residential land uses.

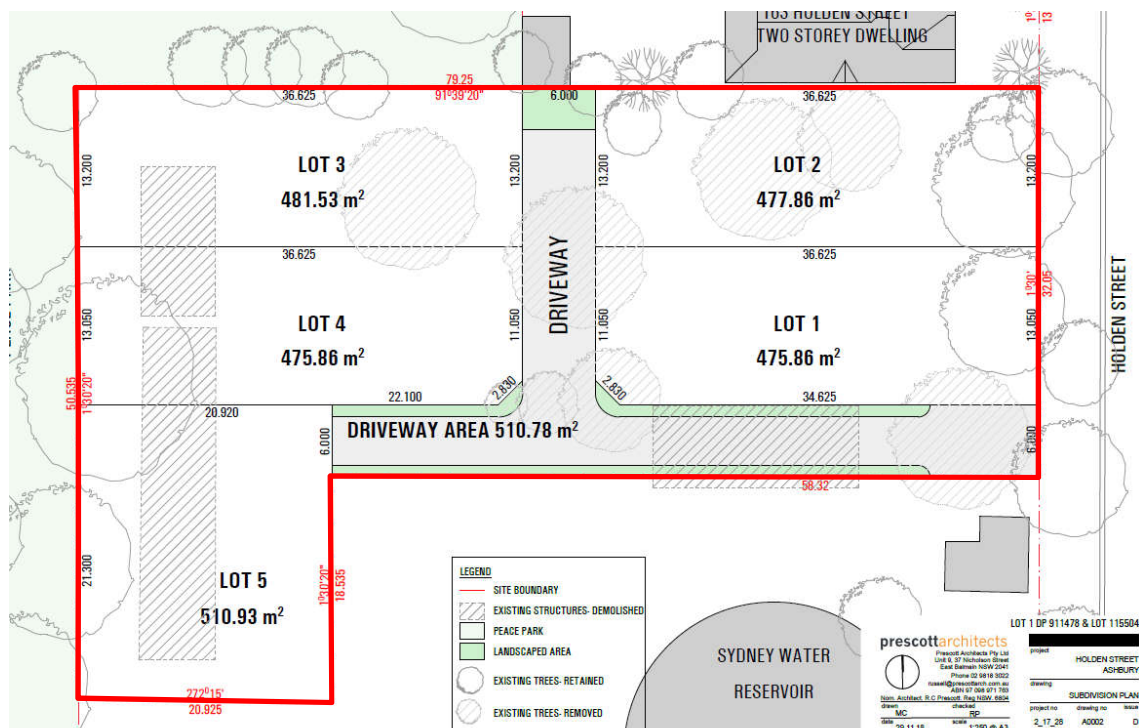
Approximately 3,051m² of the subject site has been deemed surplus to Sydney Water's requirements. Therefore, the current SP2 zoning is no longer required and unnecessarily constrains the subject site. The site adjoins other low density residential land to the north, south and east. The rezoning of the site would allow for future urban development over part of the site consistent with the surrounding area. It also ensures the land will achieve a more desirable and practical planning outcome for the area and allow for appropriately placed residential housing. The remainder of the site is still required for the operational purposes of Sydney Water and will be retained for this purpose.

2. Apply relevant planning controls over the area to be rezoned R2 Low Density

This Planning Proposal seeks to impose relevant planning controls over the area to be rezoned to guide future development consistent with the surrounding R2 zoned land.

The intended outcomes of the Planning Proposal will facilitate future development of the subject site sympathetically with the surrounding R2 low density residential area. This would assist in maintaining the prevailing character of the area. It will also protect and preserve the Ashfield Reservoir which is listed on the State Heritage Register.

Sydney Water have prepared concept plans which provide an indicative subdivision layout to illustrate how future residential development over the site would be consistent with the existing character and streetscape. A conceptual subdivision plan is provided at **Figure 6** with lot layouts and elevations attached at **Appendix A**.



Source: Prescott Architects

Figure 6 Concept subdivision plan of future Lot 1

4.2 Part 2: Explanation of Provisions

The explanation of provisions provides a detailed statement of how the objective or intended outcomes are to be achieved through amending CLEP.

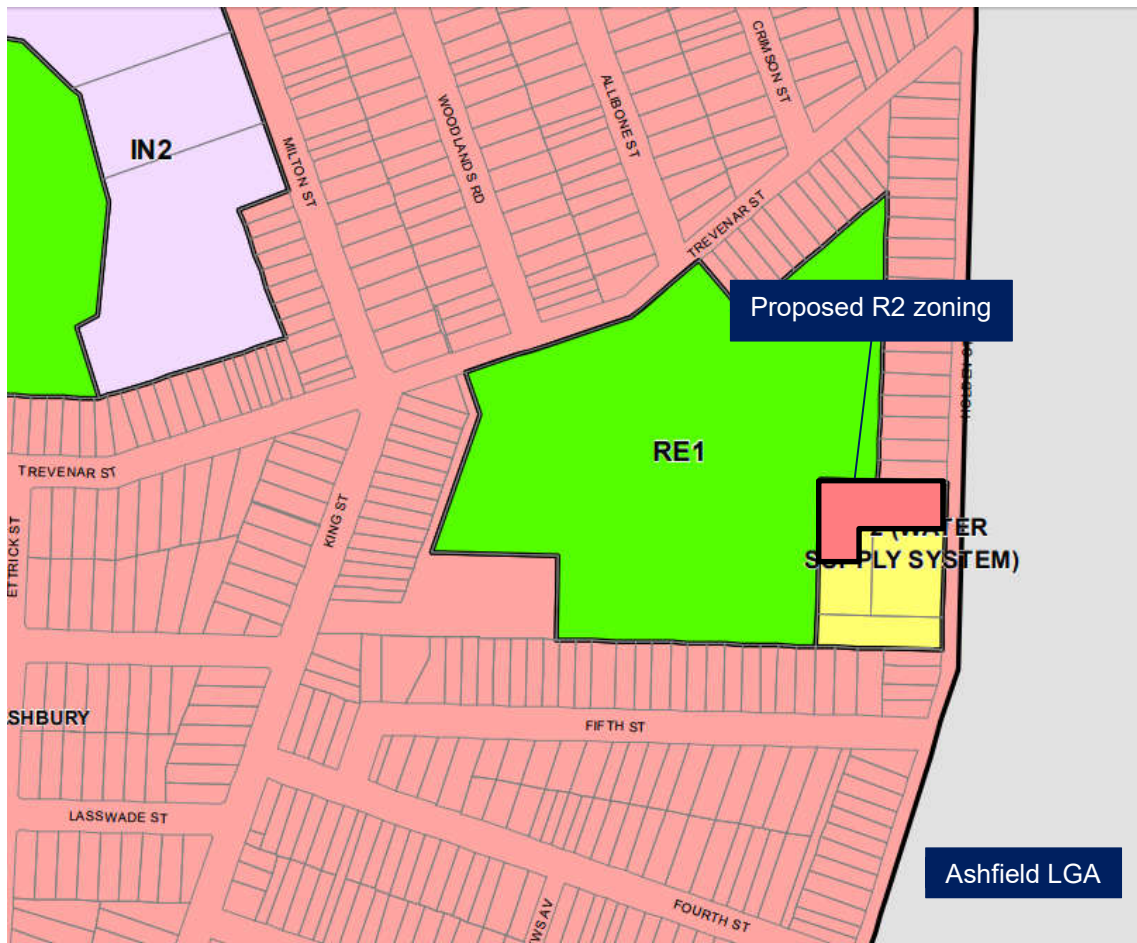
4.2.1 Summary

It is proposed to amend CLEP 2012 as follows:

1. Update CLEP 2012 – Land Zoning Map (Sheet 006) to rezone part of the site from SP2 Infrastructure (Water Supply System) to R2 Low Density Residential to allow for the future residential development of the site.
2. Update CLEP 2012 – Heritage Map (Sheet 006) to reduce the heritage curtilage of Ashfield Reservoir (WS003, Item no.11) in line with the recommendations of the SOHI report.
3. Update CLEP 2012 – Building Height Map (Sheet 006) to apply a maximum building height of 8.5m to that part of the site proposed to be rezoned R2 Low Density Residential.
4. Update CLEP 2012 – Minimum Subdivision Lot Size (Sheet 006) to apply a minimum lot size of 460m² to that part of the site proposed to be rezoned R2 Low Density Residential.

4.2.2 Detail

The proposed amendments to the Land Zoning Map are illustrated within **Figure 7**.

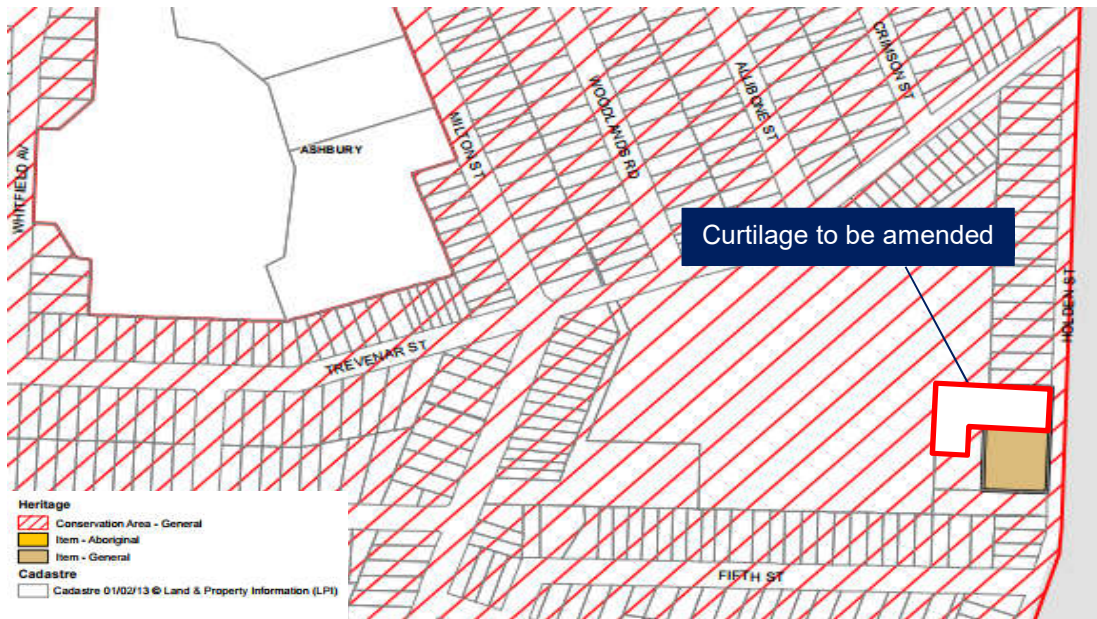


Source: Department of Planning and Environment (amended by GLN)

Figure 7 Land to be rezoned

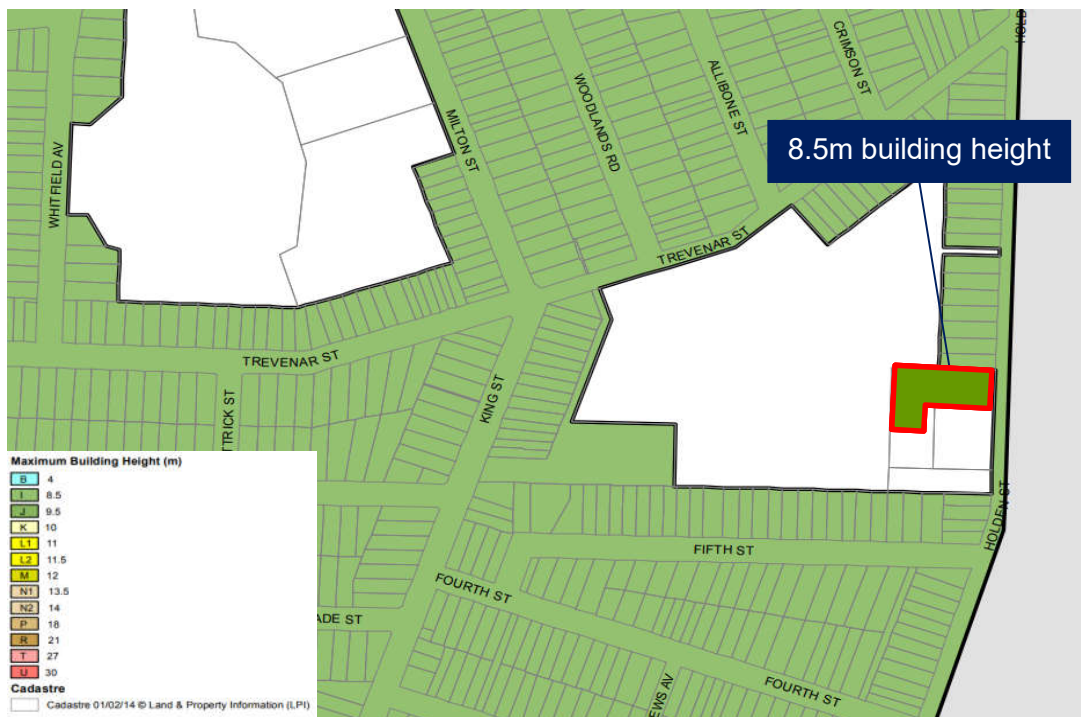
Currently, the total SP2 Infrastructure (Water Supply System) zoned area measures 8,224m². This includes the subject site and Lot 1, DP 711077 which does not form part of this Planning Proposal. It is proposed to rezone approximately 3,051m² at the northern end of the subject site to R2 Low Density Residential. This will result in an increase of R2 zoned land and allow the site to be developed for residential purposes.

Other maps including the Heritage map, Height of Buildings map and Lot Size maps will also need to be amended in conjunction with the zoning amendment. The proposed changes to these maps are illustrated within **Figure 7 to 10**.



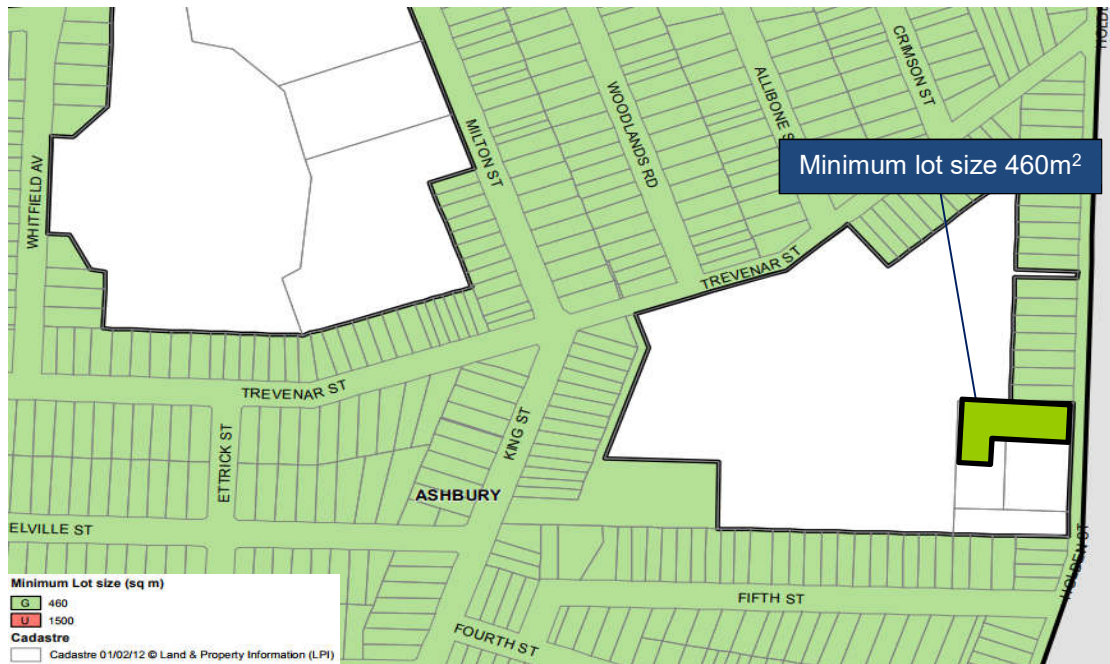
Source: Department of Planning and Environment (amended by GLN)

Figure 8 Heritage Map



Source: Department of Planning and Environment (amended by GLN)

Figure 9 Height of Buildings Map



Source: Department of Planning and Environment (amended by GLN)

Figure 10 Minimum Lot Size Map

4.3 Part 3: Justification

4.3.1 Need for the Planning Proposal

The need for this amendment to CLEP is as a result of the northern end of the site being deemed surplus to the operational requirements of Sydney Water. The rezoning of the site to facilitate future urban development on the land will activate a site which is currently constrained by its zoning.

Is the Planning Proposal as a result of any strategic study or report?

This planning proposal is not the result of any strategic study or report.

Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. Amending CLEP 2012 and rezoning part of the subject site to R2 Low Density Residential is the best means of achieving the objectives and outcomes of this planning proposal. This will facilitate a redevelopment of this land for residential purposes.

An alternative option of using clause 5.3 'Development near zone boundaries' of CLEP was considered. However, clause 5.3 could not be used in this instance as it only enables a zone boundary to be 'stretched' up to 5 metres. Further, the site is no longer required by Sydney Water. Therefore, a spot rezoning of the land is considered necessary to clarify the purpose of the site for future purchasers.

4.3.2 Relationship to Strategic Planning Framework

Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategy)?

(a) A Plan for Growing Sydney

The current Sydney metropolitan strategy *A Plan for Growing Sydney* (the **Plan**) identifies that that Sydney will need around 664,000 additional homes over the next 20 years. The planning proposal is consistent with the Plan in providing additional land for residential purposes in appropriate areas which are well serviced by public transport, roads, open space and community facilities.

The rezoning sought under this Planning Proposal will:

- help to achieve the aims of the Plan
- assist in providing housing stock and choice that suits different needs, budgets and lifestyle choices.

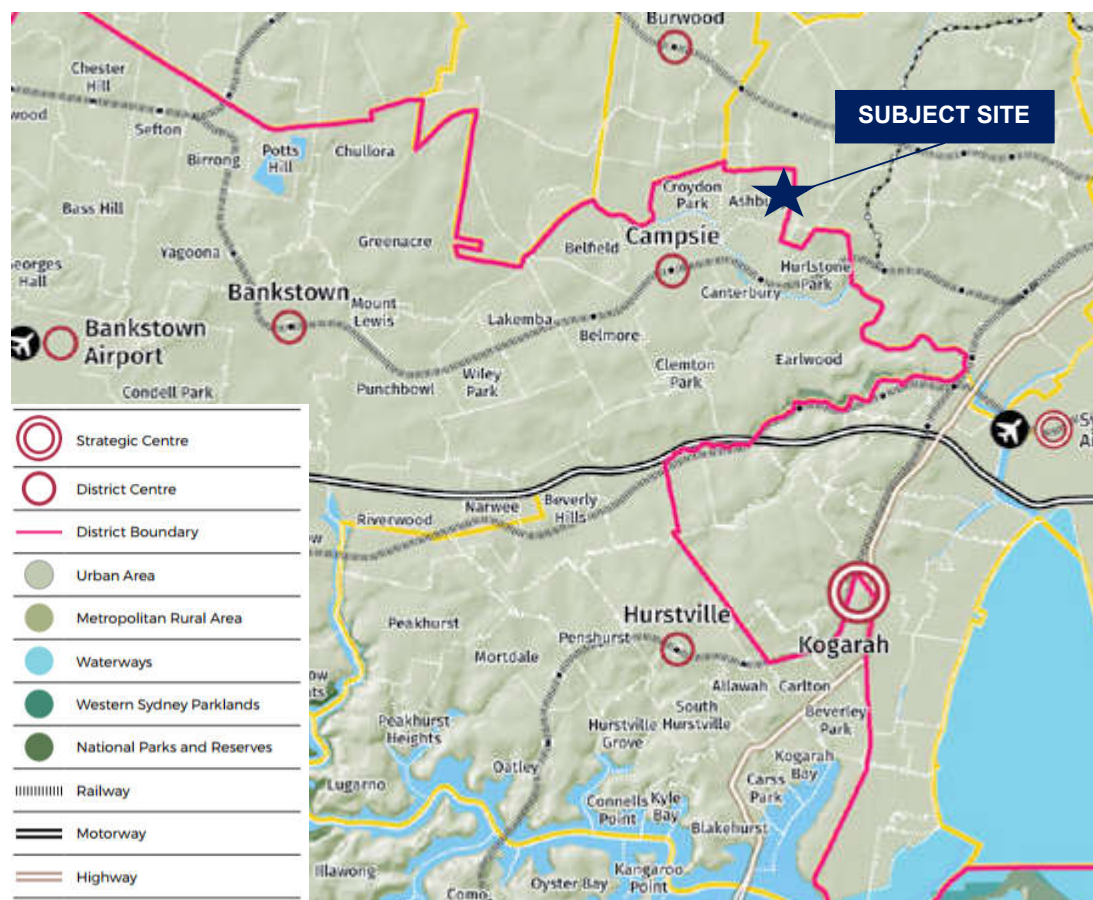
As part of the draft district plan exhibition documents, amendments have also been proposed to *A Plan for Growing Sydney*. These changes are outlined within 'Towards Our Greater Sydney 2056' and focuses on the regional significance of central and western Sydney to create a metropolis of three cities. The Towards Our Greater Sydney 2056 sets out the strategic frame work for achieving this. The Planning Proposal lodged is minor in nature and will not be inconsistent with the proposed changes to *A Plan for Growing Sydney*.

(b) Greater Sydney Region Plan 'A Metropolis of Three Cities'

This planning proposal is consistent with the Greater Sydney Region Plan, namely Objective 10 to provide ongoing housing supply and a range of housing types in the right locations. The proposed zone is consistent with the low density residential character of the surrounding suburban neighbourhood.

(c) South District Plan

The subject site is located within the South Subregion of Sydney. The Planning Proposal is consistent with the objectives outlined for the South Subregion in that it will assist in achieving the priority to 'support the delivery of Canterbury-Bankstown's five-year housing target of 13,250 dwellings, recognising significant growth from both infill development and the Bankstown to Sydenham urban renewal corridor that is currently under investigation'.



Source: Department of Planning and Environment

Figure 11 Extract from South District Plan Map

This planning proposal is consistent with the South District Plan, namely Planning Priority S5 to provide housing supply in the form of local infill development. The proposed zone is consistent with the low density residential character of the surrounding suburban neighbourhood.

Is the Planning Proposal consistent with Council's local strategy or other local strategic plan?

(a) CBCity 2028

The vision of Council's Community Plan 'CBCity 2028' is to have a city that is 'thriving, dynamic and real. The 'Liveable & Distinctive' Direction will achieve this by promoting a well—designed city which preserves the identity and character of local villages. The proposal is consistent with the Community Plan.

(b) Canterbury Residential Development Strategy

The Canterbury RDS sets out the residential development strategy to the year 2031. It considers the zoning and development controls in place to deliver housing to cater for the needs of the existing and incoming population for the area. The RDS is important in understanding the factors that drive the demand for new housing into the future and to ensure there are sufficient development opportunities for both the private and public sectors to meet this demand.

Redundant land uses are discussed at Section 2.3.3 in the RDS which is relevant to the proposed Planning Proposal. The RDS states that 'careful consideration should be given to decisions to change the zoning of redundant uses and, if and where supported, the proposed zoning to ensure amenity impacts are appropriately resolved'.

The proposal rezoning to R2 Low Density Residential is consistent with the surrounding land uses and is not considered to result in any unacceptable amenity impacts.

The Planning Proposal is not inconsistent with this local strategy and will provide additional housing within the Canterbury Bankstown LGA.

Is the planning proposal consistent with applicable State Environmental Planning Policies?

A list of State Environmental Planning Policies (SEPPs) relevant to this Planning Proposal, together with notes on consistency, is shown in **Table 3** below.

Table 3 Relevant SEPPs applicable to the Planning Proposal

SEPP	Aim	Comments
State Environmental Planning Policy (Infrastructure) 2007	This Policy provides a statewide planning approach which assists local government, the NSW Government and the communities they support, by simplifying the process for providing essential infrastructure in areas such as education, hospitals, roads and railways, emergency services, water supply and electricity delivery.	The Planning Proposal is not inconsistent with the aims of the Infrastructure SEPP. The PP seeks approval for a minor rezoning and updates to the associated planning control maps. The amendments will not impact land to be retained by Sydney Water from relying on provisions within the ISEPP.
SEPP 55 – Remediation of land	This Policy provides a state-wide planning approach to remediation and aims to promote the remediation of any contaminated land for the	The subject site contains a level of contamination. Sydney Water have undertaken a Detailed Site Investigation on the subject site.

SEPP	Aim	Comments
	purpose of reducing the risk of harm to human health and/or the environment.	Based on the findings of the report, there are a number of contaminants on site which are required to be remedied prior to potential future use as low density residential development. A copy of the site investigation is attached at Appendix B .

There is not considered to be any other SEPPs relevant to the proposed minor amendments sought under this Planning Proposal.

Is the planning proposal consistent with applicable Ministerial Directions (s117 directions)?

The section 117 directions issued by the Minister for Planning that are relevant to this Planning Proposal, and a statement of the consistency of this Planning Proposal, are listed below in **Table 4** below.

The Planning Proposal is consistent with all relevant directions.

Table 4 Compliance with Section 117 Directions

Direction		Consistency of Planning Proposal
1	Employment and Resources	
1.2	Rural Zones	Not applicable
1.3	Mining, Petroleum Production and Extractive Industries	Not applicable
1.4	Oyster Aquaculture	Not applicable
1.5	Rural lands	Not applicable
2	Environment and Heritage	
2.1	Environment Protection Zones	Not applicable The subject site is not within an Environment Protection Zone.
2.2	Coastal Protection	Not applicable
2.3	Heritage Conservation	The subject site contains Ashfield Reservoir which is listed on the State Heritage Register. Council is currently considering a DA for the subdivision of the site to reconfigure the boundaries. This would create future Lot 1 (surplus land) and future Lot 2 which will contain Ashfield Reservoir. This PP is consistent with the subdivision application and lot layout with this application seeking to rezone future Lot 1. A Statement of Heritage Impact (SOHI) was commissioned by Sydney Water (Appendix C). This report concluded that the proposed subdivision is not

Direction		Consistency of Planning Proposal
		<p>considered to have an adverse impact on the heritage significance of the Ashfield Reservoir. A separate application has been made to NSW OEH to modify the curtilage of the heritage item.</p> <p>The subject site is also located within the Ashbury Conservation Area. The SOHI concluded that the proposed subdivision of the site will not have any direct impact upon the Ashbury Conservation Area.</p>
2.4	Recreation Vehicle Areas	Not applicable
3	Housing, Infrastructure and Urban Development	
3.1	Residential Zones	The proposal is consistent with this Direction. The rezoning will facilitate densities consistent with the surrounding area. The proposed rezoning is consistent with surrounding land to the north, south and east.
3.2	Caravan Parks and Manufactured Home Estates	Not applicable
3.3	Home Occupations	Not applicable
3.4	Integrating Land Use and Transport	The site's location and access to public transport and existing facilities within nearby commercial centres achieves consistency with the objectives of this policy.
3.5	Development Near Licensed Aerodromes	Not applicable
3.6	Shooting Ranges	Not applicable
4	Hazard and Risk	
4.1	Acid Sulphate Soils	Not applicable
4.2	Mine Subsidence and Unstable Land	Not applicable
4.3	Flood Prone Land	Not applicable
4.4	Planning for Bushfire Protection	Not applicable
5	Regional Planning	
5.1	Implementation of Regional Strategies	The Planning Proposal is consistent with the current aims outlined for the South Sub region under the Plan for Growing Sydney. Refer section 4.3.2 of this Planning Proposal.
5.2	Sydney Drinking Water Catchments	Not applicable
5.3	Farmland of State and Regional significance on the NSW Far North Coast	Not applicable

Direction		Consistency of Planning Proposal
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable
5.5	Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	Not applicable
5.6	Sydney to Canberra Corridor	Not applicable
5.7	Central Coast	Not applicable
5.8	Second Sydney Airport: Badgerys Creek	Not applicable
5.9	North West Rail Link Corridor Strategy	Not applicable
5.10	Implementation of Regional Plans	Refer to Section 4.3.2
6	Local Plan Making	
6.1	Approval and Referral Requirements	Not applicable
6.2	Reserving Land for Public Purposes	While the land is not identified to be acquired under CLEP, it is no longer required for a public purpose being for a Water Supply System. Sydney Water have lodged this Planning Proposal seeking to rezone part of the site to residential to facilitate the sale of this land.
6.3	Site Specific Provisions	Not applicable
7	Metropolitan Planning	
7.1	Implementation of the Metropolitan Strategy	The Planning Proposal is consistent with <i>A Plan for Growing Sydney</i> and will facilitate housing growth within an identified growth area. Refer to section 4.3.2 of this Planning Proposal.
7.2	Implementation of Greater Macarthur Land Release Investigation	Not applicable
7.3	Parramatta Road Corridor Urban Transformation Strategy	Not applicable
7.4	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable
7.5	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable

Direction		Consistency of Planning Proposal
7.6	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable

4.3.3 Environmental, Social and Economic Impact

Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats will be adversely affected as a result of the proposal?

No. The subject site is not identified as containing threatened species, critical habitat, ecological communities or their habitat.

Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

There are no other likely environmental effects that are anticipated to result from the rezoning. Any remediation of the site will be completed prior to a change in land use.

Technical reports undertaken on the site concluded that residential zoning for the site provides an acceptable outcome.

Has the Planning Proposal adequately addressed any social and economic effects?

Yes. There is not considered to be any adverse social or economic effects as a result of the amendments sought. It is considered that the rezoning will have a largely positive social outcome and will be harmonious with the existing social fabric of Ashbury through:

- Providing an infill site for residential land uses in close proximity to open space and public transport.
- Adopting R2 Low Density Residential zoning which is consistent with the surrounding land uses.
- Facilitating future residential subdivision in line with CLEP as illustrated within the concept plans (**Appendix B**). This rezoning will support future residential lots to meet the changing needs of the population.

The planning proposal will facilitate future residential development that contributes additional housing within a suitable location.

4.3.4 State and Commonwealth Interests

There is not considered to be any State or Commonwealth interests in this Planning Proposal other than ensuring general consistency with State Policies as detailed above. This typically relates to areas that result in subdivisions in excess of 150 lots, substantial urban renewal, infill development and development that will result in additional demand on infrastructure. This Proposal is relatively minor in comparison to these types of development.

Is there adequate public infrastructure for the planning proposal?

Yes. The residential development yield anticipated from the rezoning is relatively modest and is considered to have a negligible increase in traffic movements within the local road network.

What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

Consultation with relevant State and Commonwealth public authorities will be undertaken as part of the exhibition of the Planning Proposal, as directed by the Gateway Determination.

4.4 Part 4: Mapping

A discussion and images showing the proposed map amendments are included in **Figure 7 to 10**. Plans illustrating the proposed land use zoning changes are attached at **Appendix D**.

4.5 Part 5: Community Consultation

Sydney Water has commenced its own community consultation and expects direction from DPE on further consultation required as part of the Gateway Determination.

5.0 Conclusion

This Planning Proposal seeks an amendment to the CLEP 2012 as it applies to the subject site in the Canterbury-Bankstown LGA. The proposed amendments relate to the CLEP Zoning Map and associated planning control maps (Sheet 006).

This amendment, if approved, will result in a rezoning to part of the site from SP2 Infrastructure (Water Supply System) to R2 Low Density Residential. This will allow for the appropriate development of un-operational Sydney Water land. This will ensure the land will achieve a more desirable and practical planning outcome for the area and allow for appropriately placed residential development.

The Planning Proposal is consistent with relevant State and local policies. Its aim is to ensure clarity in the planning controls applying to the subject site.

It is therefore recommended that Council resolves to support and forward this Planning Proposal to the DPE for Gateway determination in accordance with the EP&A Act.

APPENDIX A

APPENDIX B

APPENDIX C

APPENDIX D

