

Planning Proposal for 554-582 Liverpool Road and 1 Bede Street Strathfield South

Proposal Title : **Planning Proposal for 554-582 Liverpool Road and 1 Bede Street Strathfield South**

Proposal Summary : **To enable increase of FSR from 0.9:1 to 1.2:1 for sites at 554-582 Liverpool Road and 1 Bede Street, Strathfield.**

PP Number : **PP_2013_STRAT_001_00** Dop File No : **13/01965**

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 : **554 - 582 Liverpool Road**

Suburb : **Strathfield South** City : **Sydney** Postcode : **2136**

Land Parcel :

Street : **1 Bede Street**

Suburb : **Strathfield South** City : **Sydney** Postcode : **2136**

Land Parcel :

DoP Planning Officer Contact Details

Contact Name : **Martin Cooper**

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RPA Contact Details

Contact Name : **David Hazeldine**

Contact Number : **0297489975**

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

DoP Project Manager Contact Details

Contact Name : **Michael Kokot**

Contact Number : **0292286239**

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

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Land Release Data

Growth Centre :		Release Area Name :	
Regional / Sub Regional Strategy :	Metro Inner West subregion	Consistent with Strategy :	Yes
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 :	The Department is not aware of any meetings or communication with registered lobbyists concerning this planning proposal.		
Have there been meetings or communications with registered lobbyists? :	No		
If Yes, comment :			

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 :	To enable the floor space ratio of 554-582 Liverpool Road and 1 Bede Street, Strathfield South to be consistent with the floor space ratio of the sites immediately adjacent (north and east) on Liverpool Road.
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Explanation of provisions provided - s55(2)(b)

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

Comment :	The planning proposal has been proposed in order to: Amend Floor Space Ratio Map of the draft Strathfield Local Environmental Plan 2011 to change the FSR from 0.9:1 to 1.2:1 for 554-582 Liverpool Road and 1 Bede Street Strathfield South.
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Justification - s55 (2)(c)

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

b) S.117 directions identified by RPA :

3.1 Residential Zones

* May need the Director General's agreement

3.4 Integrating Land Use and Transport

6.1 Approval and Referral Requirements

Is the Director General's agreement required? **No**

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

d) Which SEPPs have the RPA identified?

SEPP No 32—Urban Consolidation (Redevelopment of Urban Land)

SEPP No 53—Metropolitan Residential Development

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? **N/A**

If No, explain :

Consistency with Section 117 Directions

The planning proposal is consistent with the relevant section 117 directions.

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 submitted the Floor Space Ratio Maps that will need to be amended as a result of this Planning Proposal. Council should be advised to liaise with the Department's mapping team during the exhibition of this Planning Proposal to ensure that the maps comply with the Standard technical guidelines.

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 :

nil.

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.

Proposal Assessment

Principal LEP:

Due Date : **February 2013**

Comments in relation to Principal LEP :

The LEP is anticipated to be notified in February 2013.

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Assessment Criteria

Need for planning proposal :	The original FSR in the draft Strathfield LEP 2012 was based on a JBA Residential Land Use Study which recommended 0.9:1. However during public submissions, there was a request for a consistent FSR of 1.2:1 with adjacent existing medium density. This planning proposal will ensure a uniform approach to FSR for the precinct.
Consistency with strategic planning framework :	The Planning Proposal is consistent with Council's strategic work.
Environmental social economic impacts :	There are no environmental, social or economic impacts resulting from this Planning Proposal.

Assessment Process

Proposal type : **Routine** Community Consultation Period : **14 Days**

Timeframe to make LEP : **9 Month** Delegation : **RPA**

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

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 - 554-582 Liverpool Road and 1 Bede Street, Strathfield South.pdf	Proposal	Yes
Project Timeline.pdf	Proposal	Yes

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Planning Team Recommendation

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

S.117 directions: **3.1 Residential Zones**
 3.4 Integrating Land Use and Transport
 6.1 Approval and Referral Requirements

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

(a) the planning proposal be placed on public exhibition for 14 days; and,

(b) the planning proposal be completed within 9 months.

The RPA should be advised that:

(a) the planning proposal is considered to be consistent with all s117 Directions and Council does not need to address these Directions further;

(b) no consultation with public authorities is required; and

(c) no further studies are required to be carried out.

Supporting Reasons : **The Planning Proposal should be approved as it is considered that it will have minimal impacts on the surrounding environment.**

Signature: _____



Printed Name: _____

M KOKOT

Date: _____

24/1/13

