

24 December 2012

Adam Gauna

Mr Sam Haddad
Director General
Department of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2000

RECEIVED

- 8 JAN 2013

Director-General

Dear Mr Haddad

RE: PLANNING PROPOSAL TO AMEND FLOOR SPACE RATIO FOR 554-582 LIVERPOOL ROAD AND 1 BEDE STREET, STRATHFIELD SOUTH

In reference to the above matter, it was resolved at Strathfield Council's 11 December 2012 Liveable Neighbourhoods Committee meeting:

1. That Council resolve to submit the Planning Proposal (Attachment 1), to amend the Floor Space Ratio Map from 0.9:1 to 1.2:1 for 554-582 Liverpool Road and 1 Bede Street, Strathfield South, to the Department of Planning & Infrastructure to commence the LEP plan-making process under s56 of the Environmental Planning and Assessment Act 1979 (EP&A Act).
2. That Council resolve to request the Department of Planning & Infrastructure to issue written authorization for Council to exercise delegation in accordance with s23 of the EP&A Act 1979 for this Planning Proposal.

In accordance with s55(3) of the EP&A Act 1979 & 'Guide to Preparing a Planning Proposal' please find enclosed:

- Planning Proposal to amend the floor space ratio map relating to 554-582 Liverpool Road and 1 Bede Street, Strathfield South.
- Council Report for the 11 December 2012 Liveable Neighbourhoods Committee meeting recommending the Planning Proposal be endorsed and forwarded to the Department to commence the LEP plan making process under s56 of the EP&A Act 1979 and to initially seek Gateway Determination.
- Copy of Council Minutes 11 December 2012.

Should you have any questions in regard to this letter please contact Council's A/Manager Strategic Planning, Roger Brook on 9748 9932.

Yours sincerely



DAVID BACKHOUSE
GENERAL MANAGER



PMU024454

**ITEM 4. PLANNING PROPOSAL TO AMEND FLOOR SPACE RATIO –
554 – 582 LIVERPOOL ROAD AND 1 BEDE STREET,
STRATHFIELD SOUTH**

Consideration of Issues

The draft Strathfield LEP adopted the existing equivalent floor space ratio of 1.2:1 for the existing section of medium density zoning to the western end of Liverpool Road. The sites comprising 554-582 Liverpool Road and 1 Bede Street, Strathfield South (subject sites) were proposed to be zoned from Residential 2a under the Strathfield Planning Scheme Ordinance (SPSO) to R3-Medium Density Residential (under the Draft LEP) so as to be consistent with the adjacent existing medium density zoned sites. The recommended FSR in the JBA Planning Strathfield Residential Land Use Study for the subject sites was 0.9:1 as consistent with their general recommended FSR for medium housing that they apply across Sydney.

The draft Strathfield Local Environmental Plan 2011 was then publicly exhibited in early 2012 providing the opportunity for the community to provide feedback on the proposed planning controls. Council received one (1) submission indicating support for increasing the floor space ratio within the subject sites of 554-582 Liverpool Road and 1 Bede Street to be made consistent with the FSR of adjacent lots along Liverpool Road (i.e. to be increased from 0.9:1 FSR to 1.2:1 FSR).

In response to the submissions received, Council considered this issue at the Extraordinary Council Meeting of July 24, 2012. Giving consideration to issues such as uniformity in streetscape and a consistent and fair approach across equivalent sites in a precinct, the recommendation to seek an amended FSR through the Planning Proposal process was endorsed.

This specific amendment to the floor space ratio with suitable justification has been prepared as a 'Planning Proposal' (refer Attachment 1) in accordance with s55 of the EP&A Act 1979 and the Department's guide for preparing a Planning Proposal.

The Planning Proposal to change the floor space ratio from 0.9:1 to 1.2:1 and zoning consistent with the existing surrounding precinct is the most effective means of promoting a fair approach to land owners within this precinct of Liverpool Road and a uniform streetscape. The change will bring the site's specific planning controls in line with that of surrounding development existing in this section of Liverpool Road.

The attached Planning Proposal comprises four parts as follows:

- Part 1 provides a statement of the objectives or intended outcomes of the proposed LEP
- Part 2 provides an explanation of the provisions that are to be included in the proposed LEP
- Part 3 provides justification for these objectives, outcomes and provisions and the process for their implementation
- Part 4 provides details of the community consultation proposed to be undertaken with the Planning Proposal.

It is considered that the above specific matters and requirements of s55 of the EP&A Act 1979 have been adequately addressed in the Planning Proposal (refer Attachment 1) and it is therefore recommended that Council supports this proposal. Subject to Council approval it is intended to submit the Planning Proposal to the Department of Planning to commence the LEP plan making process under s56 of the EP&A Act 1979.

**MINUTES OF THE LIVEABLE NEIGHBOURHOODS COMMITTEE MEETING OF THE
COUNCIL OF THE MUNICIPALITY OF STRATHFIELD HELD ON 11 DECEMBER
2012**

**4. Planning Proposal to Amend Floor Space Ratio – 554 – 582 Liverpool Road and
1 Bede Street, Strathfield South**

P79/12

RESOLVED: (McLucas/Kokkolis)

1. That Council resolve to submit the Planning Proposal (Attachment 1), to amend the FloorSpace Ratio Map from 0.9:1 to 1.2:1 for 554-582 Liverpool Road and 1 Bede Street, Strathfield South, to the Department of Planning & Infrastructure to commence the LEP plan-making process under s56 of the Environmental Planning and Assessment Act 1979 (EP&A Act).
 2. That Council resolve to request the Department of Planning & Infrastructure to issue written authorization for Council to exercise delegation in accordance with s23 of the EP&A Act 1979 for this Planning Proposal.
- Voting on this item was unanimous.