

TABLE 1 - STRATHFIELD LEP HOUSEKEEPING PLANNING PROPOSAL

Item No.	Proposed Amendment (as per planning proposal)	Location	Council Justification	Department Comment
1	Amend the height of buildings controls and FSR controls that follow the zoning boundary of IN1 Industrial & RE2 Private Recreation zoning. Amend Height of Buildings (HOB) maps by inserting label 'M' for height of 12m consistent with other IN1 zones. Amend Floor Space Ratio (FSR) maps by inserting label 'N' for FSR of 1:1 consistent with other IN1 zones.	Enfield ILC	Council recommended minor adjustments be made to boundary between IN1 zone and RE1 zone in the draft LEP. Land was rezoned to RE2 by the Department to more accurately reflect the southern extent of the Warehouse Distribution Areas and Empty Storage Areas in the Enfield ILC Part 3A Project Approval modifications. The changes to align HOB and FSR were not incorporated in the final LEP 2012. The proposal states this amendment will correct this oversight and ensure consistency between the zoning and its height and FSR controls.	The proposed amendment to HOB and FSR controls for the Enfield ILC site is not supported. There is insufficient justification to merit HOB and FSR controls on the site. The Enfield ILC site is subject to an Operational Management Plan, operated by Sydney Port Authority. Development controls have not been applied to ensure the potential growth of Enfield ILC is not constrained. Additionally, Ports are in the process of reviewing the site and any control application could be premature. HOB and FSR controls should be finalised at a later date once NSW Ports have further developed their plans for the site. Please note: Council have previously submitted two planning proposals to rezone the same section of the Enfield ILC site in February 2015 and in December 2013. Council were advised on both occasions rezoning of the site had been refused. While the current planning proposal seeks to apply development controls, applying controls to the site is not strategically justified.
2	Amend HOB map by inserting label 'J' for height of 9.5m consistent with the other surrounding R3-zoned properties.	2-26 Telopea Avenue, Homebush	Council recommended R3 Medium Density Residential and associated HOB and FSR controls for the site during the draft LEP instead of the IN2 zone. In gazetting the LEP, the HOB control for 2-26 Telopea Avenue, Homebush West was not included.	The proposed amendment is supported. The Department supported the post exhibition changes to the zoning and HOB on 2-26 Telopea in 2013. This amendment rectifies the anomaly in the HOB controls and should proceed to public exhibition.

			This amendment will apply HOB for 2-26 Telopea Ave which is consistent with the surrounding R3 zoned sites.	
3	Amend FSR maps by inserting 'N' for FSR of 1:1 consistent with the standard FSR controls on other IN1 zoned properties.	1-36 Weeroona Road, Strathfield	Weeroona Road Precinct is a part of one of the industrial precincts in the Strathfield LGA. The Council's depot and Australia Post's Distributions Centre are located in this precinct. Currently no FSR controls are applied to the sites. However, SLEP 2012 provides a standard FSR control of 1:1 for IN1 General Industrial zoned properties across the LGA to ensure the industrial redevelopment is appropriately scaled. This amendment will apply the standard FSR control for the IN1 zones to this site.	The proposed amendment is supported . This amendment rectified anomalies in the FSR controls for IN1 land and should proceed to public exhibition.
4	Amend FSR map sheet 6 for 415 Liverpool Rd by inserting label "G" for FSR of 0.65:1 consistent with the surrounding properties.	415 Liverpool Road, Strathfield	The residential precinct along the north and western side of Liverpool Road containing the subject site is currently zoned R3 Medium Density Residential with an associated height of 9.5m and FSR of 0.65:1. A drafting error in the SLEP 2012 has resulted in the subject site having no FSR controls. The FSR is consistent with surrounding land. This amendment intends to correct this drafting error.	The proposed amendment is supported . This amendment will rectify anomalies in the FSR controls for R3 land and should proceed to public exhibition.
5	Amend FSR map for 14 Rochester St and 55 Rochester St by inserting label "P" for FSR of 1.2:1 consistent with the surrounding properties.	14 Rochester Street, Homebush & 55 Rochester Street, Homebush	The subject properties are located at the southern fringe of the Homebush Village Centre which is currently zoned R3 Medium Density Residential with an associated height of 11m, and FSR 1.2:1. A drafting error in the SLEP 2012 has resulted in the sites having no FSR control. The proposed controls are consistent with the surrounding area.	The proposed amendment is supported . This amendment will rectify anomalies in the FSR controls for R3 land and should proceed to public exhibition.

			This amendment intends to correct this drafting error.	
6	Amend the Heritage Map and Schedule 5 to reflect the correct location of Heritage Item 161 (i.e. 11 Hornsey Road, Homebush West instead of 13 Hornsey Road, Homebush West).	11 Hornsey Road, Homebush West	St Columba Anglican Church was identified as significant in the heritage study undertaken by Council in 1986-88. In the gazetted LEP, the St Columba's Anglican Church was incorrectly mapped at 13 Hornsey Road, Homebush West instead of 11 Hornsey Road. On 22 September 2015, a site visit was undertaken which confirmed the heritage significance of 11 Hornsey Road rather than mapped site 13 Hornsey Road. This amendment intends to rectify the address and associated LEP Heritage mapping to ensure the location of the item is accurately mapped.	The proposed amendment is supported . This amendment will rectify anomalies in the LEP heritage mapping and should proceed to public exhibition.
7	Amend the incentive HOB controls boundary applicable to 18-19 Loftus Crescent, Homebush and associated Clause 4.3A description.	18-19 Loftus Crescent, Homebush	The site at 18-19 Loftus Crescent, Homebush forms Key Site 75. The LEP provided additional controls to support development of key sites. The incentive HOB control which is applicable to 18-20 Loftus Crescent is an obvious error as 20 Loftus Crescent is not part of Key Site 75. The revised incentive control should only apply to 18-19 Loftus Crescent, Homebush. This amendment will align the incentive HOB controls boundary with the Key Site boundary between 74 and 75, with the 0m height limit retained.	The proposed amendment is supported . This amendment will rectify anomalies between the incentive HOB controls with the key sites boundary and should proceed to public exhibition.

8	Remove reference to the deleted Key Sites 34, 35 and 36 from Clause 4.4A Exceptions to Floor Space Ratio (Parramatta Road Corridor) in the written instrument.	N/A	Strathfield LEP Amendment No 2 relates to the rezoning of certain Sydney Markets and included deletion of Key Sites 34, 35, 36 associated with the zoning changes. LEP Amendment No 2 included the Key Site map changes, but references to key sites remain in clause 4.4A. This amendment edits Clause 4.4A and removes the associated Key Site references from Strathfield LEP Amendment No 2.	The proposed amendment is supported . This amendment will rectify anomalies in clause 4.4A and should proceed to public exhibition.
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