City of Canterbury

City of Cultural Diversity

PLANNING PROPOSAL TO AMEND

CANTERBURY LOCAL ENVIRONMENTAL PLAN 2012

Rectifying of minor mapping anomalies, typographical errors, small corrections to the LEP text and the Heritage Register Schedule

December 2015
City Planning Division

Table of Contents

	Executive Summary	2
1	Land Description and Characteristics	3
2	Objectives or intended outcomes	17
3	Explanations of Provisions – Proposed Amendment	19
4	Justification	22
5	Mapping	27
6	Community Consultation	27
7	Project Timeline	27

ATTACHMENTS 28

1	Information Checklist
2	State Environmental Planning Policies
3	Section 117 Directions
4	Evaluation Criteria for the Delegation of Plan Making Functions
5	Delegated plan for making reporting template
6	Maps
7	Council Resolution 12 November 2015

Executive Summary

The Canterbury Local Environmental Plan 2012 was published in the Government Gazette on 21 December 2012 and become operational from January 2013. Since that date, a number of minor discrepancies, errors and other matters have been identified that require amendment or correction via the preparation of a Planning Proposal.

These matters primarily relate to the correction of a number of minor mapping anomalies and/or typographical errors, some minor corrections to the LEP text and the Heritage Register Schedule. The purpose of this Planning Proposal is to rectify these matters requiring amendment, correction or adjustment.

Council on 12 November 2015 considered a report regarding these anomalies and minor errors and resolved to amend Canterbury Local Environmental Plan 2012 via the preparation of a Planning Proposal. The matters that require rectification are:

1. Amendments to the Planning Instrument,
2. Amendments to the Heritage Schedule, and
3. Amendments to various LEP's Maps.

The planning proposal has been prepared in accordance with Section 55 of the Environmental Planning and Assessment Act 1979 and the Department of Planning and Infrastructure's "A guide to preparing planning proposals".

A Gateway Determination under Section 56 of the Act is requested.

1 Land Description and Characteristics

The Planning Proposal applies to various parcels of land within the Canterbury Council area, which are described in more details in table below:

Table 1 – Property Description and Current Land Use

Address	*Property Description*	*Current Land Use*
46 Fairmount Street, Lakemba	Lot 49 in DP6351	Open Space
15 Wangee Road, Lakemba	Lot D in DP 312230	Dwelling House
39 Ludgate Street, Roselands	Lot 4 in DP701311	Dwelling House
34 Allan Avenue, Belmore	Lot B in DP355867	Dwelling House
117 Rosemont Street South, Punchbowl	Lot 92 2 in DP5701	Car Yard
102-102A Rogers Street, Roselands	Lot 1 in DP 623244, and Lot B in DP 399441	Industrial, warehouse like building
1214-1224 Canterbury Road, Roselands	Lot 1 in DP 1167666	Commercial, warehouse like buildings
3 Sunbeam Street, Campsie	Lot 3 in SP89762	Residential apartments buildings
60 Charlotte Street, Campsie	Lot 32 in DP1185029	Construction site
504-514 Burwood Road and 2 Wilson Avenue, Belmore	Lot B in DP961436, Lot 16 in D 669297, Lot 7 in DP4387, Lot 81 in DP1053518, Lot 9 in DP8849 and Lot 3 in DP316177	Commercial premises, residential apartments building and dwelling houses.
126 Dudley Street, Punchbowl	Lo B DP339336	Dwelling house
98 Broadway, Punchbowl	Lot 101 DP1046409	Residential dwelling units
100 Broadway, Punchbowl	Lot 102 DP1046409	Residential dwelling units
1249 Canterbury Road, Punchbowl	Lot 23 DP5701	Dwelling house
1261 Canterbury Road, Punchbowl	Lot 46 DP668709	Dwelling house
1263 Canterbury Road, Punchbowl	Lot 47 DP5701	Dwelling house
1265 Canterbury Road, Punchbowl	Lot 48 DP5701	Dwelling house
1147-1157 Canterbury Road, Wiley Park	SP59095	Commercial premises

The sites subject to this Planning Proposal have been previously developed for many years and adequate services capacities have been provided. Consequently, the land use pattern will remain predominantly unchanged as a result of this Planning Proposal.

Existing and proposed map amendments are shown at Attachment 6 Maps.

46 Fairmount Street, Lakemba

This parcel of land at 46 Fairmount Street, Lakemba is shown on the Land Reservation Acquisition Map (Map 1), as Local Open Space (RE1). Council is the responsible acquisition authority and has recently completed acquisition of this land for public recreation purposes. Consequently, no longer needs to be shown on the Land Acquisition Map (Map 2).

The aerial photo showing locality of 46 Fairmount Street, Lakemba

15 Wangee Road, Lakemba

This parcel of land at 15 Wangee Road, Lakemba is also shown on the Land Reservation Acquisition Map (Map 3), as Local Open Space. Council has recently completed acquisition of this land for public recreation purposes and as such it no longer needs to be shown on the Land Acquisition Map (Map 4).

The aerial photo showing locality of 15 Wangee Rd, Lakemba

39 Ludgate Street, Roselands

This parcel of land at 39 Ludgate Street, Roselands is also shown on the Land Reservation Acquisition Map (Map 5), as Local Open Space. Council has recently completed acquisition of this land for public recreation purposes and as such it no longer needs to be shown on the Land Acquisition Map (Map 6).

The aerial photo showing locality of 39 Ludgate St, Roselands

34 Allan Avenue, Belmore

This parcel of land at 34 Allan Avenue, Belmore due to a drafting error is not shown on the Land Reservation Acquisition Map (Map 7) as Local Open Space (RE1). Since Council is the responsible acquisition authority for this land, the Land Acquisition Map should be updated to reflect this (Map 8).

The aerial photo showing locality of 34 Allan Av, Belmore

117 Rosemont Street South, Punchbowl

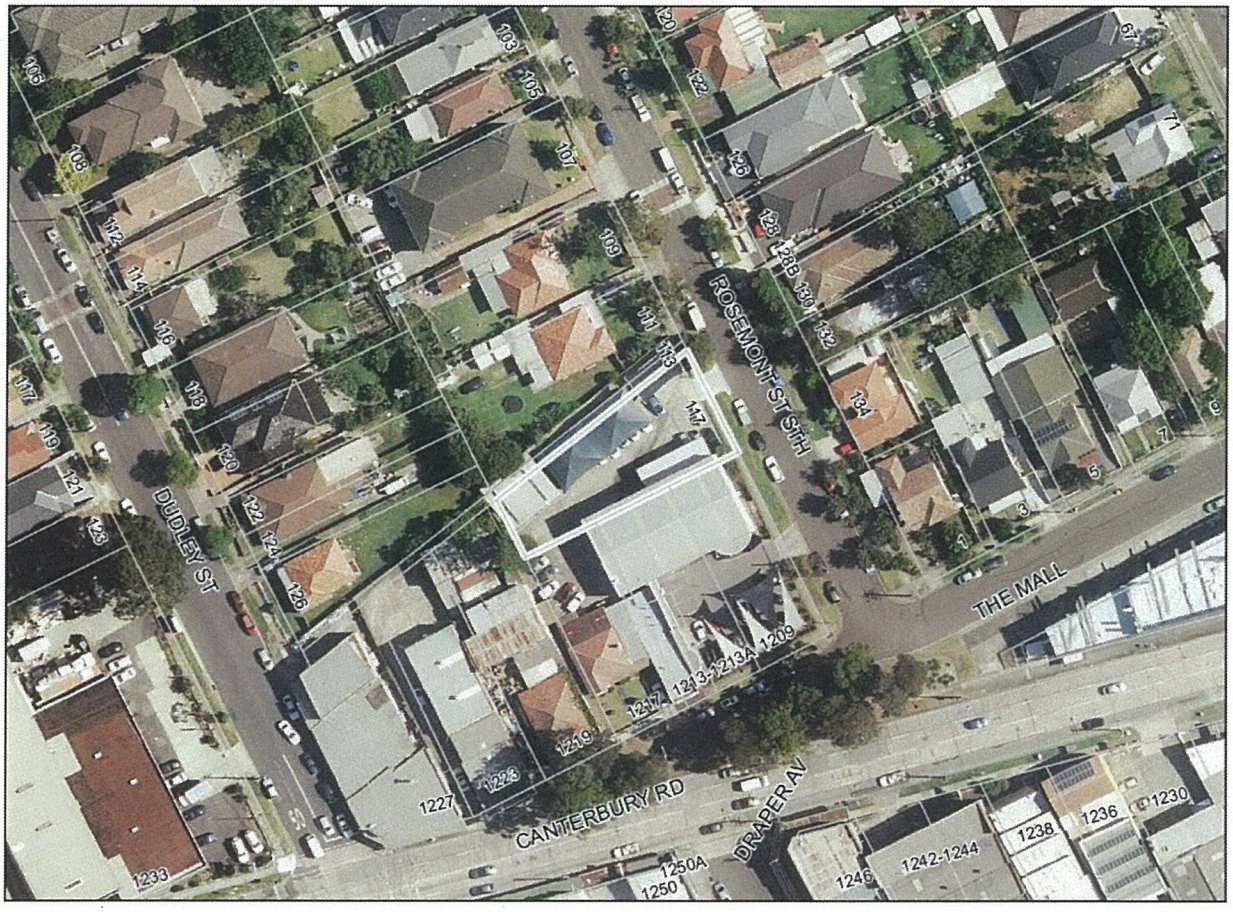
This parcel of land located at 117 Rosemont Street South, Punchbowl is currently zoned R3 Medium Density Residential and adjoins a B2 Local Centre zone to the south and R3 Medium Density Residential to the north (Map 9). It is part of a much larger land holding (comprising 1209-1217 Canterbury Road) under the same ownership, the majority of which is zoned B2 Local Centre. The entire site is used for motor vehicle sales.

The subject land is separated from the R3 Medium Density Residential zoned land to the north by a drainage canal. This would form a more logical zone boundary, especially given the land use (photograph 1) and ownership pattern. Rezoning this land to B2 Local Centre zone also resolves the split zoning over one land holding.

Photograph 1: View from Rosemount Street South, Punchbowl to subject land

Consequently, the CLEP maps applicable to the land need to be amended to reflect the proposed zone change. The Land Zoning Map needs to be changed from Zone R3 Medium Density Residential to Zone B2 Local Centre (Maps 9 & 10). The Building Height Map needs to be amended from 8.5 metres to 18 metres limitations (Maps 11 & 12). The Floor Space Ratio Map needs to be amended from 0.5:1 to no FSR, which is consistent with other land zoned B2 Local Centre (Maps 13 & 14).

The aerial photo showing locality of 117 Rosemount Street South, Punchbowl



102-102A Rogers Street, Roselands

This mapping error shows two different zones for the site at 102–102A Rogers Street, Roselands (Lot 1 in DP 623244 and Lot B in DP 399441). The front section of the subject parcel of land is shown as being within in the R3 Medium Density Residential Zone (applicable to the road), while the remaining portion of land in the IN2 Light Industrial zone (Map 15).

This zoning error is also replicated on the Height of Building and Floor Space Ratio maps, which show an incorrect 8.5 metre height and 0.5:1 FSR respectively for the front section of the land (Maps 17 & 19).

The error came about as a result of the directive that roads are to be zoned in accordance with the Standard Instrument template. Prior to LEP 2012, this land was shown as unzoned as there was an earlier intention to carry out local road widening in this location (photograph 2). This is now not proposed to take place and it would therefore be appropriate to rectify these mapping anomalies. It is therefore recommended that the subject land be included within the Zone IN2

Light Industrial in their entirety to have a single zone (Map 16), and Height of Building Map (Map 18)and FSR Map adjusted accordingly (Map 20).

Photograph 2: Show the subject land, view from Rogers Street, Roselands

The aerial photo showing locality of 102-102A Rogers St, Roselands

1214-1224 Canterbury Road, Roselands

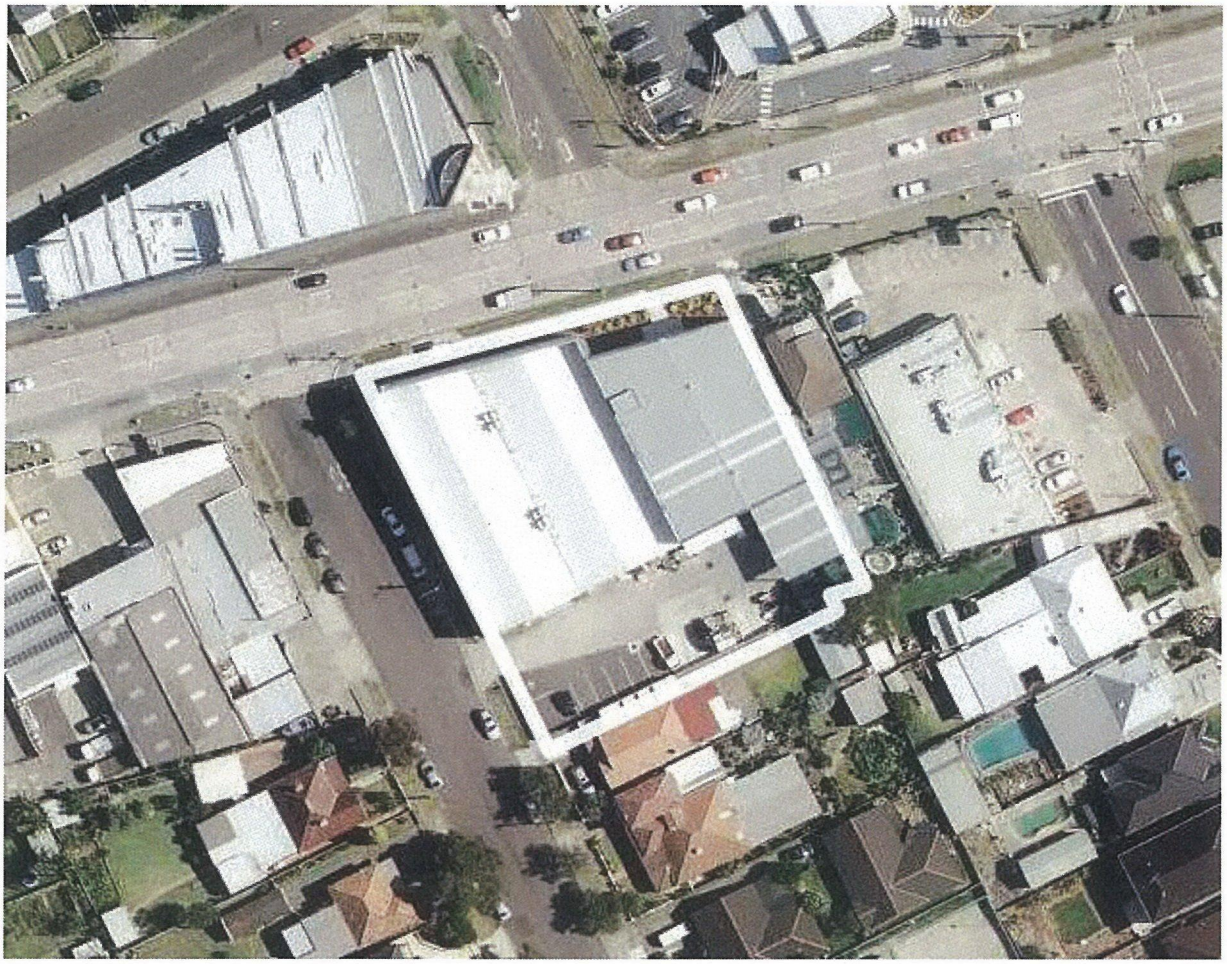
This mapping error shows two different zones for the site at 1214-1224 Canterbury Road, Roselands (DP 1167666). The front section of the subject parcel of land is shown as being within the B5 Business Development while a small portion of the land fronting Mount Avenue is within the R3 Medium Density Residential Zone (Map 21 and Photograph 3).

Photograph 3: Show the subject land, view from Mount Avenue, Roselands

This zoning error is also replicated on the Height of Building and Floor Space Ratio maps, which show incorrect 8.5 metre height and 0.5:1 FSR respectively at the southern portion of the land (Maps 23 & 25).

The error came about as a result of translating previous zonings under the Canterbury Planning Scheme Ordinance into LEP 2012 maps. The property is also now consolidated under one deposited plan and it would therefore be appropriate to rectify these mapping anomalies so that zoning and cadastral boundaries align (Maps 22, 24 & 26).

The aerial photo showing locality of 1214-1224 Canterbury Road, Roselands



3 Sunbeam Street and 60 Charlotte Street, Campsie

The re-development of the former Sunbeam site, previously known as 60 Charlotte Street, Campsie, was approved under the former Part 3A of the Environmental Planning and Assessment Act. The zoning subsequently applied under CLEP 2012 was based on this Concept Plan approval. As development of the site has progressed, subsequent land subdivisions have given rise to a zoning mismatch between the initial LEP zone boundary and the actual final subdivision boundary within the site between the B1 Neighbourhood Centre zone and the R4 High Density Residential zone (Map 27).

It is proposed that the Land Zoning Map be amended to show the boundary between these two zones reflecting the final subdivision boundary as approved and constructed Map 28). Consequently, the Building Height Map and Floor Space Ratio Map need to be adjusted accordingly to the appropriate zoning boundaries (Maps 29, 30, 31 & 32).

The aerial photo showing locality of 3 Sunbeam St and 60 Charlotte St, Campsie

504-514 Burwood Road and 2 Wilson Avenue, Belmore

This land is currently zoned B2 Local Centre. Prior to LEP 2012, the land was zoned Residential 2(a). Early versions of the draft LEP 2012 showed the land with a R3 Medium Density Residential zone and the FSR of 0.5:1.

However, a decision was taken to instead, zone the land as B2 Local Centre given its close proximity to other business zoned land within the Canterbury Road corridor. However, while the corresponding change to the height of building Map was made (from 8.5 to 18 metres) the FSR map remained unchanged at 0.5:1 (Map 33). It is therefore proposed to amend the FSR so that it is consistent with other B2 Local Centre zoned land (Map 34).

The aerial photo showing locality of 504-514 Burwood Rd and 2 Wilson St, Belmore

126 Dudley Street, 98 and 100 Broadway, and 1249, 1261, 1263 and 1265 Canterbury Road, Punchbowl

These properties are zoned R4 High Density Residential and have a Building Height limit of I 8.5 (8.5m). However, the FSR map is incorrectly showing L 09 (0.9:1) instead of I 7.5 (0.75:1) consistent with surrounding R4 zoned land (Map 35).

This error came about as a result of translating previous FSR maps under the Canterbury Planning Scheme Ordinance into LEP 2012 maps. This should be corrected and shown as FSR of I 0.75 (0.75:1) consistent with the remaining R4 zoned land within the vicinity (Map 36).

The aerial photo showing locality of 126 Dudley Street, 98 and 100 Broadway, and 1249, 1261, 1263 and 1265 Canterbury Road, Punchbowl

1147-1157 Canterbury Road, Wiley Park

This mapping error for the site at 1147-1157 Canterbury Road, Wiley Park, came about as a result of road widening of Campaspe Avenue. The cadastral boundary was corrected, but Zoning, Height of Building and Floor Space Ratio Maps were not altered (Maps 37, 39 & 41). It is therefore assumed appropriate to rectify these mapping anomalies accordingly, with the Height of Building and FSR Maps be amended to eliminate mismatch by adjusting to cadastral boundary (Maps 38, 40 & 42).

The aerial photo showing locality of 1147-1157 Canterbury Road, Wiley Park

2 Objectives or Intended Outcomes

The objective of the Planning Proposal is to amend Canterbury LEP 2012 in order to rectify number minor mapping anomalies and/or drafting errors, make some minor corrections to the LEP text and the Heritage Register Schedule.

The intended outcomes of the Planning Proposal are as follows:

Amendments to the Planning Instrument:

1. Add "Emergency Services Facility" as a permissible use in Zone RE1 Public Recreation.
2. Remove the objective "To provide for residential uses, but only as part of mixed use development" from Zone B6 Enterprise Corridor.

Amendments to Schedule 5 - Environmental Heritage:

3. Amend Item No. I 69 - from "Inter war urban park – Mary MacKillop Reserve" to read "Inter war urban park – Saint Mary MacKillop Reserve".
4. Amend Item No. I 82 – from "Canterbury Sugar Mill" to read "Canterbury Sugar Works".
5. Amend Item No. I 140 - from "Moorefields Methodist Cemetery" to read "Moorfields Methodist Cemetery".

Amendments to LEP Maps:

6. Amend the Land Reservation Map by removing the land reservation for 46 Fairmount Street, Lakemba.
7. Amend the Land Reservation Map by removing land reservation for 15 Wangee Road, Lakemba.
8. Amend the Land Reservation Map by removing land reservation for 39 Ludgate Street, Roselands.
9. Amend the Land Reservation Map by adding land reservation for 34 Allan Avenue, Belmore.
10. In relation to land at 117 Rosemont Street South, Punchbowl amend the following Maps;
    a. Land Zoning Map – change from Zone R3 Medium Density to Zone B2 Local Centre,
    b. Height of Building Map to change from 8.5 m to 18 m, as applicable to Zone B2 Local Centre,
    c. Floor Space Ratio Map to change from 05:1 to no FSR Ratio, as applicable to Zone B2 Local Centre.

11. In relation to land at 102-102A Rogers Street, Roselands to amend the following Maps;
    a. Land Zoning Map to rectify error from two (2) zonings of IN2 and R3 into one (1) Zone IN2 Light Industrial,
    b. Height of Building Map to change from two (2) different height limit of 8.5 m and no height limit into no height limit for the whole site, as applicable to Zone IN2 Light Industrial,
    c. Floor Space Ratio Map to change from two (2) FSR of 1:1 and 05:1 into one (1) FSR of 1:1, as applicable to Zone IN2 Light Industrial.
12. In relation to land at 1214-1224 Canterbury Road, Roselands to amend the following Maps;
    a. Land Zoning Map – rectifying error from two (2) zonings of B5 and R3 into one (1) Zone B5 Business Development,
    b. Height of Building Map – change from two different height limits of 18 metres and 8.5 metres into 18 metres height limit for the whole site,
    c. Floor Space Ratio (FSR) – change from two (2) different FSR of no FSR and 05:1 into no FSR for the whole site.
13. In relation to land at 3 Sunbeam Street and 60 Charlotte Street, Campsie to amend;
    a. Adjust zone boundary between R4 High Density Residential and B1 Neighbourhood Centre to reflect the final subdivision layout,
    b. Height of Building Map to adjust accordingly to the zoning boundaries,
    c. Floor Space Ratio Map to adjust accordingly to the zoning boundaries.
14. In relation to land at 504-514 Burwood Road and 2 Wilson Avenue, Belmore to amend Floor Space Ratio Map to change from 0.5:1 into no FSR, as applicable to Zone B2 Local Centre.
15. In relation to properties at 126 Dudley Street, 98 and 100 Broadway, and 1249, 1261, 1263 and 1265 Canterbury Road, Punchbowl to amend Floor Space Ratio Map by changing from 0.9:1 to 0.75:1.
16. In relation to land at 1147-1157 Canterbury Road, Wiley Park to amend;
    a. Land Zoning Map – adjust zone boundary to cadastral boundary,
    b. Height of Building Map – adjust height of building boundary to cadastral boundary,
    c. Floor Space Ratio Map - adjust floor space ratio boundary to cadastral boundary.

3 Explanations of Provisions – Proposed Amendments

The Planning Proposal seeks to amend Canterbury LEP 2012. Since the gazettal of the LEP, a number of corrections to LEP are required to address anomalies and drafting errors. These are:

- Amendments to the Planning Instrument – containing minor corrections relating to the LEP clauses,
- Amendments to Schedules – containing corrections to spelling for the Schedule of Heritage Items,
- Mapping Amendments – containing minor amendments to Land Reservation Map, Land Zoning Map, Height of Building Map and Floor Space Ratio Map in order to rectify mapping anomalies or eliminate mismatch and drafting errors.

These amendments are listed in Part 2 (objectives) and as per the tables below. Table 2 provides details of proposed amendments to the Planning Instrument. Table 3 lists items that require amendments to Schedule 5 – Environmental Heritage. Tables 4A, 4B, 4C and 4D are showing existing situation and proposed changes to LEP Maps in order to rectify anomalies and errors. Maps are shown in Attachment 6.

1. Amendments to Planning Instrument as per table 2.

Table 2 – Amendments to Planning Instrument

Zoning (Canterbury LEP 2012)	*Proposed LEP amendment*
Zone RE1 Public Recreation	Add - Emergency Services Facility
Zone B6 Enterprise Corridor	Remove objective - To provide for residential uses, but only as part of mixed use development

2. Amendments to Heritage Schedule as per table 3

Table 3 - Amendments to Schedules 5 – Environmental Heritage

Item No.	*Current (Canterbury LEP 2012)*	*Proposed LEP amendment*
Item No. I 69	Inter war urban park – Mary MacKillop Reserve	Inter war urban park – Saint Mary MacKillop Reserve
Item No. I 82	Canterbury Sugar Mill	Canterbury Sugar Works
Item No. I 140	Moorefields Methodist Cemetery	Moorfields Methodist Cemetery

3. Amendments to LEP Maps as per tables 4A, 4B, 4C and 4D

Table 4A – Land Reservation Acquisition Map Changes

LRA Map Title No	*Address*	*Current (Canterbury LEP 2012)*	*Proposed LEP amendment*
LRA_004	46 Fairmount Street, Lakemba	RE1 Local Open Space	No reservation
LRA_004	15 Wangee Road, Lakemba	RE1 Local Open Space	No reservation
LRA_004	39 Ludgate Street, Roselands	RE1 Local Open Space	No reservation
LRA_004	34 Allan Avenue, Belmore	No reservation	RE1 Local Open Space

Table 4B – Zoning Map Changes

LZN Map Title No	*Address*	*Current (Canterbury LEP 2012)*	*Proposed LEP amendment*
LZN_001	117 Rosemont Street South, Punchbowl	R3 Medium Density Residential	B2 Local Centre
LZN_004	102-102A Rogers Street, Roselands	IN2 Light Industrial and R3 Medium Density Residential	IN2 Light Industrial
LZN_004	1214-1224 Canterbury Road, Roselands	B5 Business Development and R3 Medium Density Residential	B5 Business Development
LZN_007	3 Sunbeam Street, Campsie	R4 High Density Residential and B1 Neighbourhood Centre	R4 High Density Residential (boundary adjustment)
LZN_007	60 Charlotte Street, Campsie	B1 Neighbourhood Centre	B1 Neighbourhood Centre (boundary adjustment)
LZN_004	1147-1157 Canterbury Road, Wiley Park	B5 Business Development	R3 Medium Density Residential (road)

Table 4C – HOB Map Changes

HOB Map Title No	*Address*	*Current (Canterbury LEP 2012)*	*Proposed LEP amendment*
HOB_001	117 Rosemont Street South, Punchbowl	I 8.5 (8.5m)	P 18 (18m)
HOB_004	102-102A Rogers Street, Roselands	I 8.5 (8.5m) and no control	No control
HOB_004	1214-1224 Canterbury Road, Roselands	P 18 (18m) and I 8.5 (8.5m)	P 18 (18m)
HOB_007	3 Sunbeam Street, Campsie	L2 11.5 (11.5) and K10 (10m)	L2 11.5 (11.5m) – boundary adjustment
HOB_007	60 Charlotte Street, Campsie	K 10 (10m)	K 10 (10m) – boundary adjustment
HOB_004	1147-1157 Canterbury Road, Wiley Park	P 18 (18m)	I 8.5 (8.5m – road)

Table 4D – FSR Map Changes

FSR Map Title No	*Address*	*Current (Canterbury LEP 2012)*	*Proposed LEP amendment*
FSR_001	117 Rosemont Street South, Punchbowl	D 0.5 (0.5:1)	No control
FSR_004	102-102A Rogers Street, Roselands	N 1 (1:1) and D 0.5 (0.5:1)	N 1 (1:1)
FSR_004	1214-1224 Canterbury Road, Roselands	No controls and D 0.5 (0.5:1)	No controls
FSR_007	3 Sunbeam Street, Campsie	L 0.9 (0.9:1) and No controls	L 0.9 (0.9:1) – boundary adjustment
FSR_007	60 Charlotte Street, Campsie	No controls	No controls – boundary adjustment
FSR_004	504-514 Burwood Road and 2 Wilson Avenue, Belmore	D 0.5 (0.5:1)	No controls
FSR_001	126 Dudley Street, 98 and 100 Broadway, and 1249, 1261, 1263 and 1265 Canterbury Road, Punchbowl	L 0.9 (0.9:1)	I 0.75 (0.75:1)
FSR_004	1147-1157 Canterbury Road, Wiley Park	No controls	D 0.5 (0.5:1 – road)

4 Justification

SECTION A: Need for the Planning Proposal

1. Is the planning proposal the result of any strategic study or report?

No. The Planning Proposal relates to the correction of a number of minor mapping anomalies and/or drafting errors, some inconsequential corrections and updates to the LEP text and the Heritage Register Schedule.

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

Yes. Amending Canterbury LEP 2012 through a Planning Proposal is the only way to make these amendments.

3. Is there a net Community benefit?

Yes. The Planning Proposal will correct a number of errors and anomalies as well as removing ambiguity.

SECTION B: Relationship to strategic planning framework

4. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies?

The Strategic planning context for consideration of this Planning Proposal is A Plan for Growing Sydney (December 2014). The Government's vision for Sydney is: a strong global city and a great place to live.

To achieve this vision, the Government has set down four (4) key goals that Sydney will be:

- a competitive economy with world class services and transport,
- a city of housing choice with homes that meet our needs and lifestyles,
- a great place to live with communities that are strong, healthy and well connected, and
- a sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources.

The Planning Proposal is considered to be consistent with the goals and directions of this plan. The compliance of the Planning Proposal in this respect is set out in the **Table 5** below.

Table 5: Consistency with A Plan for Growing Sydney

Provision	Comment
Goal 2: Sydney's housing choices	
Direction 2.1: Accelerate housing supply across Sydney	Not applicable. This Planning Proposal will not adversely impact on the directions and actions identified in the plan to provide more housing with greater choice of dwelling types in well serviced locations.
Direction 2.2: Accelerate urban renewal across Sydney	Not applicable.
Direction 2.3: Improve housing choice	Not applicable.
Direction 2.4 Deliver timely and well planned greenfield precincts and housing	Not applicable.
Goal 3: Sydney's great places to live	Not applicable. The planning proposal is only dealing with relatively minor matters.
Goal 4: Sydney's sustainable and resilient environment	Not applicable. The Planning Proposal is only dealing with relatively minor matters.
South subregion priorities	This section of the plan does not contain any specific priorities that are relevant to the Planning Proposal.

5. Is the Planning Proposal consistent with the local Council's community strategic plan, or other local strategic plan?

5.1 Residential Development Strategy

Not relevant. The amendments being sought will have no direct impact on housing targets.

5.2 City of Canterbury Community Strategic Plan 2014-2023

Council's Community Strategic Plan 2014-2023 (Community Plan) which was adopted in February 2014 sets the vision for the Canterbury LGA into the next decade and aims to promote sustainable living. The Community Plan sets out long term goals under five key themes being:

- Attractive city;
- Stronger community;
- Healthy environment;
- Strategic leadership; and
- Improving Council

The Planning Proposal is generally consistent with Council's Community Strategic Plan. It helps to achieve the objective of *'Attractive City'* through the rectifying anomalies, corrections of errors and boundaries adjustment to achieve a *'Balanced Urban Development'* through the more appropriate controls. The Planning Proposal is also consistent with Council strategies, which include aim of supporting the renewal of existing local town centres.

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

Yes. See **Appendix 2.**

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

Yes. See **Appendix 3.**

SECTION C: Environmental, social and economic impact

8 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. There is no likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the Planning Proposal. The Planning Proposal pertains to land which is currently within a fully urbanised environment.

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

The Planning Proposal relates to urban land that will generally be within the same urban use. Any subsequent development application will be subject to merit assessment under the provisions of CLEP 2012 and CDCP and other applicable Planning Instruments. The key considerations arising from the Planning Proposal are described below:

Building form

The Planning Proposal is intending only amendments to minor matters. It does not propose to amend any land use pattern. It is anticipated that the proposed minor boundary adjustments or rectifying zoning where there is currently a non-conforming use in the zone will not directly affect building form or housing stock.

Flooding

Not applicable. The Planning Proposal is only dealing with relatively minor matters

Site contamination

Not applicable. The Planning Proposal is only dealing with relatively minor matters

Traffic and Parking

Not applicable. The Planning Proposal is only dealing with relatively minor matters

Cycle and pedestrian movement

Not applicable. The Planning Proposal is only dealing with relatively minor matters

10 How has the planning proposal adequately addressed any social and economic effects?

The purpose of the Planning Proposal will reinforce council planning policies and planning controls. This will improve the operation of the CLEP 2012 and provide positive social and economic outcomes for the whole community.

SECTION D: State and Commonwealth interests

11 Is there adequate public infrastructure for the planning proposal?

Yes. These sites are adequately serviced by infrastructure services that are generally available within the urban environment such as; reticulated water, drainage, sewerage, electricity and telephone. The planning proposal does not generate any apparent need to upgrade or improve public infrastructure. Consultation with key service providers can occur as part of the planning proposal exhibition process.

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

Consultation with any State and Commonwealth public authorities has not yet been undertaken. Council will engage in such consultation with any such public authority in accordance with the Gateway Determination.

5 Mapping

The following maps (**Appendix 6**) have been prepared to support the planning proposal:

- Existing land reservation, zoning, height of building and floor space ratio Map.
- Proposed land reservation, zoning, height of building and floor space ratio Map.

6 Community Consultation

The following community consultation will occur should the planning proposal receive a Gateway Determination:

- Notification in the Canterbury Council column which appears in local newspapers.
- Notification letters to any relevant State Agencies or authorities nominated by the Department.
- Notification letters sent to directly affected, adjoining and nearby property owners.
- Advertising of the proposal on Council's website and at Council's Administration Building.

It is proposed to have a 28 day exhibition period to enable adequate time for consultation to take place.

7 Project Timeline

This is outlined in the table 6 below:

Table 6: Project timeline

Planning proposal stage	Timeframe
Gateway determination	January 2016
Government Agency Consultation	March 2016
Public exhibition period	March 2016
RPA Assessment of Planning Proposal and Exhibition outcomes	April 2016
Submission of endorsed LEP to DP&E for finalisation	May 2016
RPA Decision to make the LEP Amendment (if delegated)	June 2016
Forwarding of LEP Amendment to DP&E for Notification (if delegated)	June 2016

ATTACHMENTS

1 Information Checklist

2 State Environmental Planning Policies

3 Section 117 Directions

4 Evaluation Criteria for the Delegation of Plan Making Functions

5 Delegated plan making reporting template

6 Maps

7 Council Resolution 12 November 2015

ATTACHMENT 2: State Environmental Planning Policies

State Environmental Planning Proposal	Comments
SEPP 14 – Coast Wetlands	Not Applicable
SEPP 15 – Rural Landscaping	Not Applicable
SEPP 19 – Bushfire in Urban Areas	Not Applicable
SEPP 21 – Caravan Parks	Not Applicable
SEPP 26 – Littoral Rainforests	Not Applicable
SEPP 29 – Western Sydney Recreation Area	Not Applicable
SEPP 30 – Intensive Agriculture	Not Applicable
SEPP 32 – Urban Consolidation (Redevelopment of Urban Land)	Not Applicable
SEPP 33 – Hazardous and Offensive Development	Not Applicable
SEPP 36 – Manufactured Home Estates	Not Applicable
SEPP 39 – Spit Island Bird Habitat	Not Applicable
SEPP 44 – Moore Park Showground	Not Applicable
SEPP 50 – Canal Estate Development	Not Applicable
SEPP 52 – Farm Dams and other works in Land and Water Management Plan Areas	Not Applicable
SEPP 55 – Remediation of Land	Consistent
SEPP 59 – Central Western Sydney Regional Open Space and Residential	Not Applicable
SEPP 62 – Sustainable Aquaculture	Not Applicable
SEPP 64 – Advertising and Signage	Not Applicable
SEPP 65 – Residential Apartment Development	The planning proposal seeks to rectify a number of anomalies, errors and boundary adjustments and it does not contain provisions that would affect the application of this SEPP.
SEPP 70 – Affordable Housing	Not Applicable

SEPP 71 – Coastal Protection	Not Applicable
SEPP (Affordable Rental Housing) 2009	Not Applicable
SEPP (Building Sustainability Index BASIX) 2004	The Planning Proposal does not contain provisions that would affect the application of this SEPP.
SEPP (Exempt and Complying) 2008	Not Applicable
SEPP (Housing for Seniors or People with a Disability) 2004	Not Applicable
SEPP (Infrastructure) 2007	Not Applicable
SEPP (Kosciusko National Park – Alpine Resorts) 2007	Not Applicable
SEPP (Major Developments)	Not Applicable
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Not Applicable
SEPP (Miscellaneous Consent Provisions) 2007	Not Applicable.
SEPP (Penrith Lakes Scheme) 1989	Not Applicable
SEPP (Port Botany and Port Kembla) 2013	Not Applicable
SEPP (Rural Lands) 2008	Not Applicable
SEPP (SEPP 53 Transitional Provisions) 2011	Not Applicable
SEPP (State and Regional Development) 2011	Not Applicable
SEPP (Drinking Water Catchment) 2011	Not Applicable
SEPP (Urban Renewal) 2010	Not Applicable
SEPP (Western Sydney Employment Area) 2009	Not Applicable
SEPP (Sydney Western Parklands) 2009	Not Applicable

ATTACHMENT 3: Section 117 Directions

Section 117 Directions	Consistency	Comments
Employment and Resources		
1.1 Business and Commercial	Consistent	This direction applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed business or industrial zone (including the alteration of any existing business or industrial zone boundary). This Planning Proposal does not propose to change to any land use and not propose any controls that would affect land within any business or industrial zone. It is considered the Planning Proposal is consistent with this Direction.
Heritage		
2.3 Heritage Conservation	Consistent	This direction is relevant to the Planning Proposal as it proposes to rectify minor changes to three (3) heritage items. It does not propose any controls that would affect any item within the Heritage Register Schedule. It is considered the Planning Proposal is consistent with this Direction.
Housing, Infrastructure and Urban Development		
3.1 Residential zones	Consistent	The direction applies when a relevant planning authority prepares a planning proposal that will affect land within any zone in which significant residential development is permitted or proposed to be permitted. However, only minor changes.is proposed in this Planning Proposal. These are: • In case of 117 Rosemont Street, Punchbowl the proposed changes is to rectify the non-conforming use of land and rezone it from R3 Medium Density Residential to B2 Local Centre as the land is used for motor vehicle sales. • In the case of 102-102A the small section of the land was reserved for road widening. This is no longer needed, but as a road it was zoned for R3 Medium Density Residential and it is now proposed to be zoned IN2 Light Industrial in accordance with its land use.

		• In relation to land at 1214-1224 Canterbury Road, Roselands the proposed changes is to rectify the non-conforming use of section of land and rezone it from R3 Medium Density Residential to B5 Business Development as the land is used for commercial purpose and to be consistent with the use of rest of the land. • In case of 3 Sunbeam Street the R4 High Density Residential zone is proposed to be extended to the subdivision boundary in order to correlate to current cadastral boundaries. It is considered that the Planning Proposal is consistent with this Direction.
3.4 Integrating Land Use and Transport	Neutral	The Planning Proposal is neutral to access to housing, jobs and services by walking, cycling and public transport by increasing the supply of housing within walking access to bus routes.
6.2 Reserving Land for Public purpose	Consistent	The aim of this Direction is to facilitate provision of reserving land for public purposes. The Planning Proposal seeks to rectify Land Reservation Map where Council already acquired or is in the process to acquire land for public recreation purposes. It is considered the Planning Proposal is consistent with this Direction.
7.1 Implementation of A Plan for Growing Sydney	Consistent	An assessment of the consistency with A Plan for Growing Sydney is part of Section B Clause 3 of this document. Note that the Planning Proposal is related to the whole Canterbury Council area, which is located broadly in the Bankstown – Sydenham corridor, Inner West – South Line corridor and the Canterbury Road corridor is listed as a potential future Rapid Transit corridor. The proposed amendments to rectify a number of anomalies, errors, boundary adjustments and discrepancies, in turn, will benefit directly the implementation of A Plan for Growing Sydney. It is considered the Planning Proposal is consistent with this Direction.