

ATTACHMENT B

HOUSEKEEPING AMENDMENTS TO LEICHHARDT LEP 2000

Attachment B – PLANNING PROPOSAL

ITEM 2

701- 703 PARRAMATTA ROAD (EUROSET P/L), LEICHHARDT

Part 1 – Objectives or Intended Outcomes

This amendment proposes to correct a mapping error by rezoning:

- The rear car park at 701-703 Parramatta Rd (Lot 1 DP 927456) from '*Residential*' to '*Industrial*'

By rezoning this land, it provides Council with the capacity to address a range of traffic and amenity concerns raised by the community related to the operation of the business at 701-703 Parramatta Road.

Part 2 – Explanation of the Provisions

Amendment of the Land Zoning Map in the Leichhardt LEP as follows:

- To rezone Lot 1 DP 927456 from '*Residential*' to '*Industrial*'

Refer to Appendix 1 for map of subject site.

Part 3 – Justification

Section A – Need for planning proposal

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

No, the zoning error was discovered by Council in 2008.

The justification is discussed as follows:

The present use and operation of 701-703 Parramatta Road for the purposes of supplying rendering materials to the building industry (bulky goods retailing) does not have consent from Council.

As a consequence, a DA (D/2008/465) was submitted to Council in 2008 seeking approval from Council to formalise the current use of:

- Lot 1 DP 539229 as a premises for warehouse and bulky goods retailing of building materials; and
- Lot 1 DP 927456 (formally 10 Hathern Street) as a car park associated with the business premises.

This DA was refused by Council on the grounds that Lot 1 DP 927456 is currently zoned '*Residential*' and under Leichhardt LEP 2000 the type of car parking proposed in the DA is not permissible within the Residential Zone.

In July 2009 another DA was lodged (D/2009/245) for the subject site seeking approval from Council for warehouse, light manufacturing, showroom, office and carparking uses on the site.

The DA is currently being assessed. D/2009/245 is currently being assessed. However, Council Assessment Staff have indicated a preference for the rezoning proposal for the site to be determined prior to finalising the merit assessment of the DA.

Mapping Error

Recent investigations into the zoning of 701-703 Parramatta Road and surrounding land indicate that a mapping error occurred during the preparation of Leichhardt LEP 2000.

It appears the intention was to zone from 'Residential' to 'Industrial' those properties on Hathern Street being used for industrial purposes, which were the rear lots of 701-703 and 705-707 Parramatta Rd.

The mapping error occurred when the residential dwelling at 14 Hathern Street (Lot A DP 393123) was rezoned from 'Residential' to 'Industrial' rather than the car park associated with the industrial uses at 701-703 Parramatta Road (Lot 1 DP 927456) (Refer to Appendix 2 Zoning history of subject sites).

Traffic Generation Concerns

During the assessment of the recently refused DA for 701 & 703 Parramatta Road, numerous concerns were raised by the community in relation to the operation of the business on that site:

- increased traffic and congestion
- traffic management – large delivery trucks blocking Hathern Street
- parking
- residential amenity (noise and pedestrian safety)

As Hathern Street is controlled by the RTA, Council has no ability to control the traffic related issues. In addition, as there is no valid consent for the use on the site, Council is unable to refer to conditions to address these issues.

By rezoning this land, the car park associated with the industrial use of the site would become permissible, and Council could then choose to approve a DA for the site and attach conditions which addressed the communities concerns about traffic and amenity.

For more information refer to Council Report "Housekeeping Amendments to Leichhardt LEP 2000".

2. *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

The proposal involves statutory amendments to the Leichhardt LEP 2000 therefore it is considered that the planning proposal is the best way of achieving the intended outcomes and objectives.

3. *Is there a net community benefit?*

The rezoning will formalise the long standing industrial use of the premises, which will ensure employment opportunities can continue on the site, and enable Council to determine a DA for the industrial uses on its merits.

The rezoning may also give Council the capacity to address, via conditions of consent attached to a DA for the site, a range of traffic and amenity concerns raised by community related to the operation of the business at 701-703 Parramatta Road.

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 amendment proposed is consistent with the objectives and actions contained within the *Inner West Draft Subregional Strategy*. It is considered that there is no change to policy and the zoning change is only to reflect the current use of the site.

5. *Is the planning proposal consistent with the local council's Community Strategic*

Plan, or other local strategic plan?

The planning proposal is consistent with the following objectives of Council's Community Strategic Plan 'Leichhardt 2020+':

- ***3.2 "Develop a clear consistent and equitable planning framework and process that enables people to develop our area according to a shared vision for the community" and***
- ***5.3 "Develop effective partnerships between business, community and council".***

6. Is the planning proposal consistent with applicable state environmental planning policies?

The planning proposal is consistent with State Environmental Planning Policies (refer to Appendix 3 & 4).

7. Is the planning proposal consistent with applicable Ministerial Directions (s.117 Directions) ?

The planning proposal is consistent with Section 117 Directions (refer to Appendix 5).

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?

The proposal does not apply to land that has been identified as containing critical habitat or threatened species, populations or ecological communities, or their habitats. Should it be discovered through community consultation, or by another means, that species, populations, communities or habitats may be adversely affected, this will be taken into consideration and the planning proposal will be modified if necessary.

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

The proposal being of minor significance will not have any environmental effects. Where future development applications are lodged a full merit assessment of environmental effects will be made at the time.

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

Given the nature of the proposal it is not expected that the proposal will have any social or economic effects, other than those already mentioned.

Section D – State and Commonwealth interests

11. Is there adequate public infrastructure for the planning proposal?

Given the nature of the proposal (administrative changes) the above question is not considered relevant.

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

Consultation has not been carried out at this stage. This section of the planning proposal is completed following the gateway determination which identifies which State and Commonwealth Public Authorities are to be consulted.

Part 4 – Community Consultation

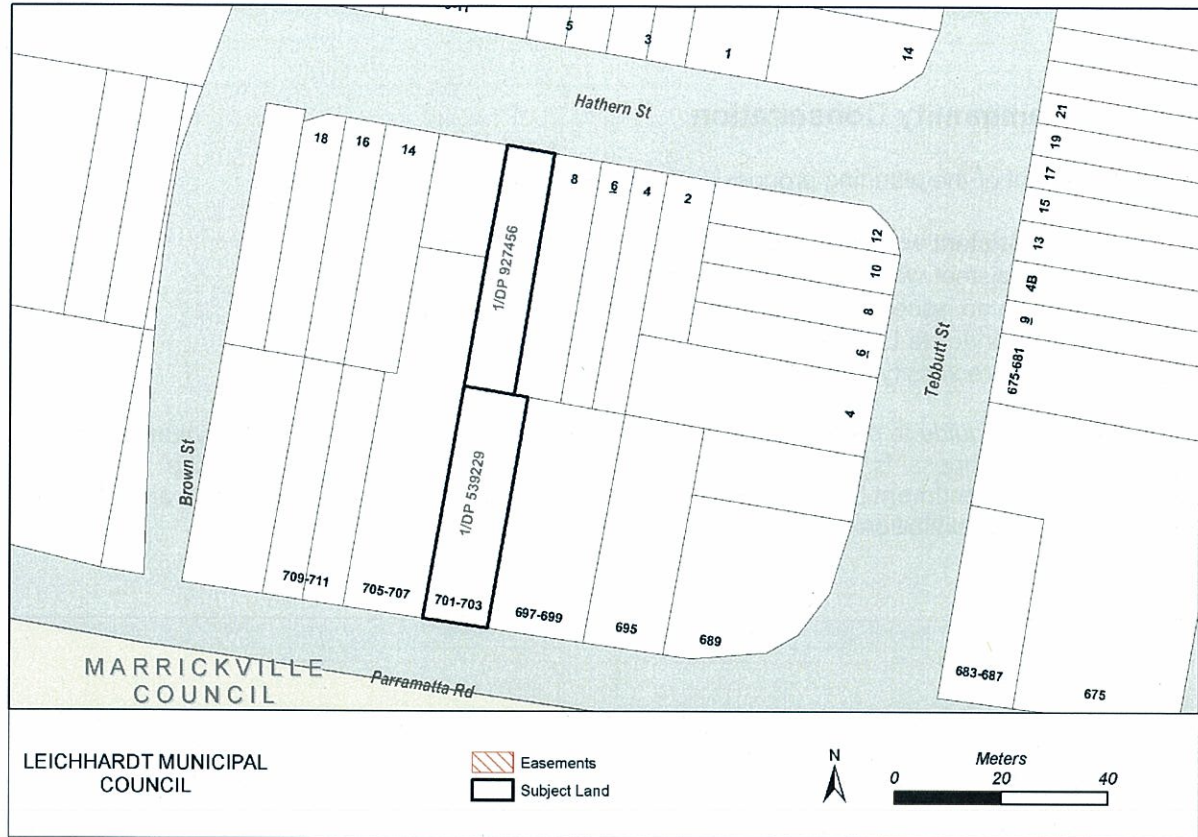
This component of the planning proposal is considered to be low impact, in that:

- it is consistent with the pattern of surrounding land uses;
- it is consistent with the strategic planning framework;
- presents no issues with regards to infrastructure servicing;
- is not a principle LEP and
- does not reclassify public land.

It is outlined in *“A guide to preparing local environmental plans”* that community consultation for a low impact planning proposal is usually 14 days. However, it is Councils preference that the Housekeeping Amendment be exhibited for 28 days as other elements of the proposal are expected to require a longer exhibition period.

Appendix 1:

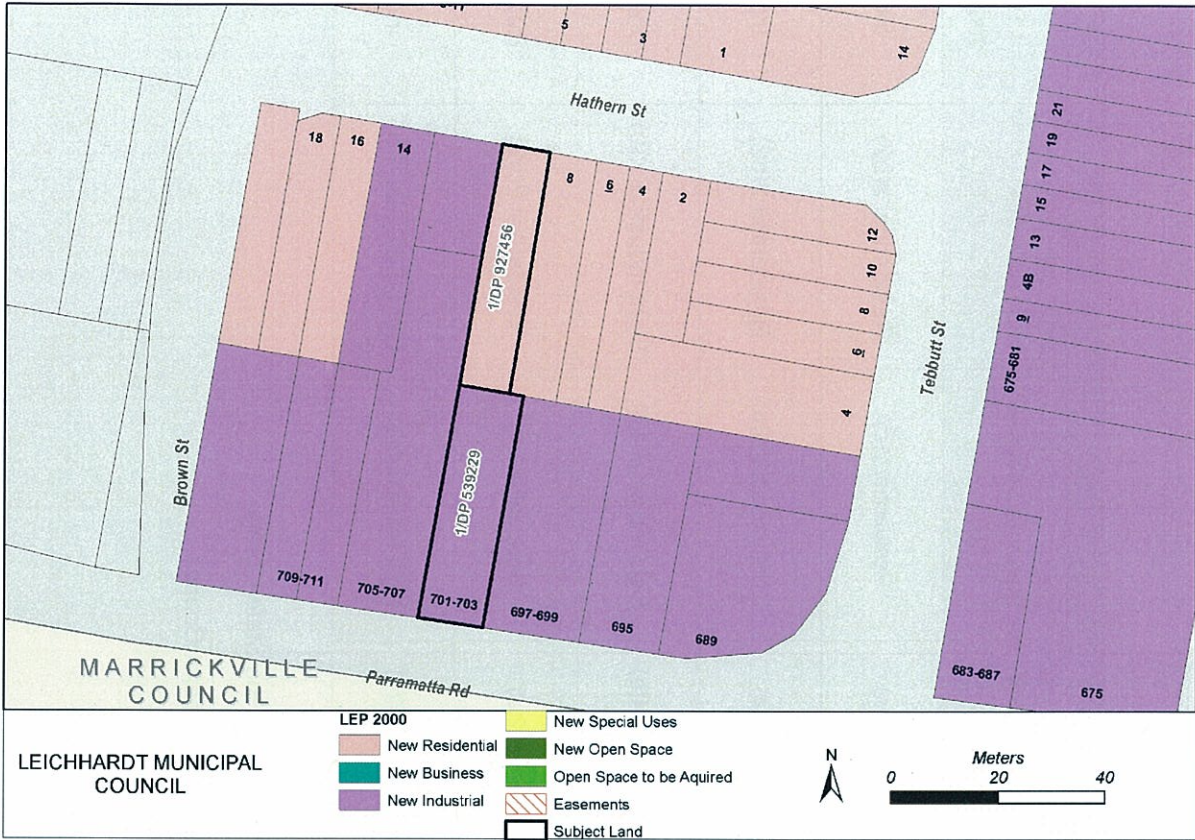
Subject land



Aerial view of subject land



Current Zoning subject land



Appendix 2: Zoning History of Subject & Adjoining Sites

ADDRESS	LOT/DP	USE	ZONING HISTORY				
			County of Cumberland* (1951-1967)	Planning Scheme # (1967-1979)	Planning Scheme # (1979-1984)	LEP 20 # (1984-2000)	LEP 2000 # (2000-current)
14 Hathern St	Lot A DP 393123	Dwelling	Industrial Area – Light (Reserved for Redevelopment) – Class B	Residential 2(a)	Residential 2(c)	Residential 2(b2)	Industrial
705-707 Parramatta Rd	Lot X DP 421310	Industrial building (formally known as 12 Hathern Street)	Industrial Area – Light (Reserved for Redevelopment) – Class B	Residential 2(a)	Light Industrial 4(b)	Residential 2(b2)	Industrial
	Lot Y DP 421310	Industrial building	Industrial Area – Light (Reserved for Redevelopment) – Class B	Light Industrial 4(b)	Light Industrial 4(b)	Light Industrial 4(b)	Industrial
701-703 Parramatta Rd	Lot 1 DP 927456	Car Park (formally known as 10 Hathern Street)	Industrial Area – Light (Reserved for Redevelopment) – Class B	Residential 2(a)	Residential 2(c)	Residential 2(b2)	Residential
	Lot 1 DP 539229	Industrial building	Industrial Area – Light (Reserved for Redevelopment) – Class B	Light Industrial 4(b)	Light Industrial 4(b)	Light Industrial 4(b)	Industrial

*The County of Cumberland zoning of the sites was verified via inspection of original maps at the State Library

Each of these zonings were verified via inspection of gazetted zoning maps stored at Leichhardt Council

Appendix 3:

Consideration of State Environmental Planning Policies (SEPPs)

SEPP Title	Applicable	Consistent	Reason for inconsistency
1. Development Standards	No	N/A	
4. Development without Consent and Miscellaneous Complying Development	Yes	Yes	
6. Number of Storeys in a Building	Yes	Yes	
14. Coastal Wetlands	No	N/A	
15. Rural Landsharing Communities	No	N/A	
19. Bushland in Urban Areas	No	N/A	
21. Caravan Parks	No	N/A	
22. Shops and Commercial Premises	No	N/A	
26. Littoral Rainforests	No	N/A	
29. Western Sydney Recreation Area	No	N/A	
30. Intensive Agriculture	No	N/A	
32. Urban Consolidation (Redevelopment of Urban Land)	No	N/A	
33. Hazardous and Offensive Development	No	N/A	
36. Manufactured Home Estates	No	N/A	
39. Spit Island Bird Habitat	No	N/A	
41. Casino Entertainment Complex	No	N/A	
44. Koala Habitat Protection	No	N/A	
47. Moore Park Showground	No	N/A	
50. Canal Estate Development	No	N/A	
52. Farm Dams and Other Works in Land and Water Management Plan Areas	No	N/A	
53. Metropolitan Residential Development	No	N/A	
55. Remediation of Land	Yes	Yes	
59. Central Western Sydney Regional Open Space and Residential	No	N/A	
60. Exempt and Complying Development	No	N/A	
62. Sustainable Aquaculture	No	N/A	
64. Advertising and Signage	No	N/A	
65. Design Quality of Residential Flat Development	No	N/A	
70. Affordable Housing (Revised Schemes)	No	N/A	
71. Coastal Protection	No	N/A	
SEPP Affordable Rental Housing 2009	No	N/A	
SEPP Building Sustainability Index: BASIX 2004	No	N/A	
Exempt and Complying Development Codes) 2008	No	N/A	
Housing for Seniors or People with a Disability 2004	No	N/A	
SEPP Infrastructure 2007	Yes	Yes	
SEPP Kosciuszko National Park – Alpine Resorts 2007	No	N/A	
SEPP Major Development 2005	Yes	Y	
SEPP Mining, Petroleum Production and Extractive Industries 2007	No	N/A	
SEPP Rural Lands 2008	No	N/A	
SEPP Sydney Region Growth Centres 2006	No	N/A	
SEPP Temporary Structures and Places of Public Entertainment 2007	No	N/A	
SEPP Western Sydney Employment Area 2009	No	N/A	
SEPP Western Sydney Parklands 2009	No	N/A	

Appendix 4:

Consideration of deemed State Environmental Planning Policies (SEPPs) (former Regional Environmental Plans (REPs))

REP Title	Applicable	Consistent	Reason for Inconsistency
5. Chatswood Town Centre	No	N/A	
8. Central Coast Plateau Areas	No	N/A	
9. Extractive Industry (No 2—1995)	No	N/A	
11. Penrith Lakes Scheme	No	N/A	
13. Mulgoa Valley	No	N/A	
16. Walsh Bay	No	N/A	
17. Kurnell Peninsula (1989)	No	N/A	
18. Public Transport Corridors	No	N/A	
19. Rouse Hill Development Area	No	N/A	
20. Hawkesbury-Nepean River (No 2—1997)	No	N/A	
24. Homebush Bay Area	No	N/A	
25. Orchard Hills	No	N/A	
26. City West	No	N/A	
28. Parramatta	No	N/A	
29. Rhodes Peninsula	No	N/A	
30. St Marys	No	N/A	
33. Cooks Cove	No	N/A	
SREP Sydney Harbour Catchment 2005	No	N/A	

Appendix 5:

Consideration of Ministerial Directions

s.117 Direction Title	Applicable	Consistent	Reason for Inconsistency
1. Employment & Resources			
1.1 Business and Industrial Zones	Yes	Yes	
1.2 Rural Zones	No	NA	
1.3 Mining, Petroleum Production and Extractive Industries	No	NA	
1.4 Oyster Aquaculture	No	NA	
1.5. Rural lands	No	NA	
2. Environment & Heritage			
2.1 Environment Protection Zones	No	N/A	
2.2 Coastal protection	No	N/A	
2.3 Heritage Conservation	No	N/A	
2.4 Recreation Vehicle Areas	No	N/A	
3. Housing Infrastructure & Urban Development			
3.1 Residential Zones	Yes	Yes	
3.2 Caravan parks	No	N/A	
3.3 Home Occupations	No	N/A	
3.4 Integrating Land Use & Transport	No	N/A	
3.5 Development near licensed aerodromes	No	N/A	
4. Hazard & Risk			
4.1 Acid Sulphate Soils	No	N/A	
4.2 Mine Subsidence and Unstable land	No	N/A	
4.3 Flood Prone Land	No	N/A	
4.4 Planning for Bush Fire Protection	No	N/A	
5. Regional Planning			
5.1 Implementation of Regional Strategies	No	N/A	
5.2 Sydney Drinking Water Catchments	No	N/A	
5.3 Farmland of State and Regional Significant on the NSW Far North Coast	No	N/A	
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	No	N/A	
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	No	N/A	
5.6 Sydney to Canberra Corridor (Revoked 10 July 2008. See amended Direction 5.1)	No	N/A	
5.7 Central Coast (Revoked 10 July 2008. See amended Direction 5.1)	No	N/A	
5.8 Second Sydney Airport: Badgerys Creek	No	N/A	
6. Local Plan Making			
6.1 Approval and Referral Requirements	Yes	Yes	
6.2 Reserving Land for Public Purposes	No	N/A	
6.3 Site Specific Provisions	Yes	Yes	
7. Metropolitan Planning			
Implementation of the Metropolitan Strategy	Yes	Yes	