

PLANNING PROPOSAL TO AMEND CANTERBURY LOCAL ENVIRONMENTAL PLAN 2012

IMPLEMENTATION OF CANTERBURY RESIDENTIAL DEVELOPMENT STRATEGY – STAGE 1

BACKGROUND

Council on 26 July 2012 resolved to endorse the Canterbury Local Environmental Plan (CLEP) 2012 and forward it to the Department of Planning and Infrastructure (the Department) for finalisation. CLEP 2012 was subsequently gazetted on 21 December 2012, and came into force on 1 January 2013.

As part of the draft CLEP 2012 exhibition process, Council received submissions requesting the rezoning of land or variations to planning controls. Council resolved that these submissions would be considered as part of a review that would be part of its Residential Development Strategy (RDS) process. An exception was made for four sites that had merit to be included as part of an initial CLEP 2012 amendment. These have since been the subject of a separate planning proposal that received gateway approval and has been publically exhibited.

The RDS commenced in early 2013, and was considered and endorsed (with amendments) by Council on 31 October 2013. As part of the RDS process all remaining submissions were assessed, with the inclusion of some subsequent rezoning requests. Arising from this work, Council resolved to prepare a planning proposal to amend CLEP 2012 in respect of the B5/B6 zones, floor space ratio controls, and to rezone and/or alter planning controls for a number of specific sites.

PART 1 OBJECTIVES OR INTENDED OUTCOMES

The main objective of the Planning Proposal is to implement key aspects of the Canterbury Residential Development Strategy. The Strategy recommended either zoning and/or planning control amendments both of a general nature and for specific sites. The reason for these changes is to either:

- Correct zoning anomalies.
- Provide catalyst sites for development
- Fine tune existing planning controls to help achieve greater efficiencies.
- Assist in meeting housing targets.

This planning proposal seeks to implement the changes as endorsed by Council through amendments to CLEP 2012. The amendments being sought and the specific outcomes sought are outlined on the following page.

Consolidation of B5 and B6 zones

The RDS recommended the creation of a consolidated B5 Business Development and B6 Enterprise Corridor zone. This was because of similarities between the two zones, and to facilitate new development in the B6 zone which appeared to be an outcome of it not permitting residential accommodation. The RDS also recommended allowing residential flat buildings as a permitted use in the new zone (currently not permitted in either the B5 or B6 zones, except as part of a mixed use development in the B5 zone). This was to increase the flexibility of development options in this zone.

Much consideration was given to determining the most appropriate zone to achieve both the consolidation of the B5 and B6 zones and the introduction of Residential Flat Buildings as a permissible land use.

The business zone offering the most flexibility within the LEP Standard Template is the B4 Mixed Use zone. This zone, as it has been applied in other Council LEPs, permits a whole range of business uses and Residential Flat Buildings. However as this zone allows commercial premises as a mandatory use, this would permit retail premises in the current areas of B5/B6 zoned land along Canterbury Road. Council has had a consistent policy of not allowing general retailing in this area because of the impact it would have on existing town centres in the Canterbury City area. As well, retail uses could result in traffic congestion issues on this road corridor. As such this zone was not appropriate to use.

It was not appropriate to use the R4 High Density Residential zone, because it would require the introduction of a large range of business oriented uses as permitted uses. As the R4 High Density Residential zone has a widespread use throughout the Canterbury LGA, these uses would be highly inappropriate in other locations.

The only other realistic options were amending either the existing B5 or B6 zones. The existing B5 Business Development zone, with additional permitted uses, provided the best fit for the new consolidated zone Council was seeking to create for the existing B5 and B6 zones. It encompassed much less change than amending the B6 zone.

The amended B5 zone will incorporate land uses from the B6 zone not currently permitted in the B5 zone (as well as those uses currently permitted in both zones). This is with the exception of some uses that are not compatible with the residential uses that will be allowed in this zone. The new B5 land use table is outlined in Part 2.

Consequently, it is proposed to rezone all B6 zoned land to B5. This comprises the following sites:

- The block bounded by Canterbury Road, Stanley Street, Perry Street and Una Street, Campsie; and 403-411 Canterbury Road and 1 Una Street, Campsie
- 677-687 Canterbury Road and 48 Drummond Street, Belmore, and 642-658 Canterbury Road and 2, 2B and part 2C-2D Liberty Street, Belmore
- 1112-1186 Canterbury Road, Roselands
- 1375 Canterbury Road, Punchbowl

There will also be a related amendment to building height. The current building height of 12 metres that applies to B6 zoned land is also proposed to be increased to 18 metres to bring it in line with the general building height elsewhere in the B5 zone. This is with the exception of

certain land within the block bounded by Canterbury Road, Stanley Street, Perry Street and Una Street, Campsie. One site here has in part a 25 metre height limit, and sites in the Perry Street area a 14 metre height limit to be more compatible with the residential development on the opposite side of this street.

Currently all B5 zoned land is identified on the Key Sites map as indicated in the provisions of Schedule 1 Clause 1 of CLEP 2012. Schedule 1 allows for Residential Accommodation as part of a mixed use development. This is a provision that existed in the previous B5 equivalent zone (3(f)) prior to CLEP 2012, and allows for ground floor residential in a mixed use development. While the zone also allows for shop top housing, Council's legal advice has indicated that the definition of shop top housing limits residential to above ground floor uses, which would be overly restrictive in the B5 zone. Land with an existing B6 zoning that is being rezoned to B5 will also be shown on the key sites map to benefit from this provision and be consistent with other B5 zoned land.

Deleting FSR controls on larger sites zoned R4 High Density Residential

The proposed outcome is to delete FSR controls applying to R4 High Density Residential zoned land having a maximum building height of 11.5 metres and over, where the site area exceeds 3,000m² and the site frontage exceeds 50 metres. This amendment recognizes that larger sites potentially have greater development efficiencies and can accommodate greater floor areas.

Site specific amendments

For specific sites the amendments will seek to achieve one or both of the following outcomes:

- (i). An increase in permissible density.

This will be achieved through amendments to either maximum permissible building height or maximum permissible floor space ratio controls, or both, on a particular site. There will also be the deletion of floor space ratio controls where the land is being rezoned to B5 Business Development. This is to be consistent with the provisions that apply elsewhere for B5 zoning, where floor space ratio controls are not applied.

- (ii) A change to, or an increase in the range of, permissible land uses

This will be achieved through amendments to zoning. Zone changes on sites from R3 Medium Density Residential to R4 High Density Residential will for instance include residential flat buildings as a permitted use. Zone changes from R4 High Density Residential to B5 Business Development will permit a much greater range of business uses. The new B5 Business Development zone (a consolidation of the existing B5 Business Development and B6 Enterprise Corridor zones) will now permit residential flat buildings, and allow for residential accommodation in conjunction with a mixed use development which was previously not permitted in the existing B6 zone. Two sites are proposed to be rezoned from industrial and private open space uses to residential.

- (iii) Consequential amendments to lot size requirements

All land being rezoned from R3 or R4, to B5 will no longer be subject to lot size requirements. This is to be consistent with other land in the B5 zone.

The land at 28-42 Josephine Street is being rezoned to R3. It will be subject to a minimum lot size of 460m², consistent with other land in the R3 zone.

PART 2 EXPLANATION OF PROVISIONS

A. Consolidation of B5 and B6 zones

The proposed outcome will be achieved by creation of a new land use table for the B5 Business Development zone that incorporates land uses in the existing B5 and B6 zones (where appropriate), and allows for residential flat buildings. The proposed land use table is outlined below:

Zone B5 Business Development

1 Objectives of zone

- *To enable a mix of business and warehouse uses, and bulky goods premises that require a large floor area, in locations that are close to, and that support the viability of, centres.*
- *To provide for residential use in conjunction with mixed use development to create an attractive streetscape supported by buildings with a high standard of design.*
- *To support urban renewal that encourages an increased use of public transport, walking and cycling.*
- *To encourage employment opportunities on Canterbury Road and in accessible locations.*

2 Permitted without consent

Home occupations

3 Permitted with consent

Bulky goods premises; Business premises; Child care centres; Community facilities; Food and drink premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Passenger transport facilities; Plant nurseries; Residential flat buildings; Respite day care centres; Roads; Shop top housing; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helpads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Places of public worship; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Resource recovery facilities; Restricted premises; Retail premises; Rural industries; Sewage treatment plants; Sex services premises; Storage premises; Tourist and visitor accommodation; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities.

The uses highlighted in grey in Part 3 of the above land use table 'Permitted with consent' are uses permitted in the current B6 zone but not included in this part of the land use table in the current B5 zone. These are now proposed to be included in this part of the table in the newly proposed B5 zone.

The uses highlighted in grey (except for 'farm buildings') in Part 4 of the above land use table 'Prohibited' are uses not prohibited in the current B6 zone, but included in this part of the land use table as prohibited uses in the current B5 zone. These are now proposed to be included in this part of the table in the newly proposed B5 zone as prohibited uses. This is because they are generally not compatible with residential uses, which are permitted in the B5 zone

Farm buildings are prohibited in the B6 zone and are now proposed to be prohibited in the newly proposed B5 zone, they are not prohibited in the current B5 zone.

Transport depots are prohibited in the current B5 zone, but not included as a prohibited use in the B6 zone. This use is considered to be acceptable in the B5 zone subject to specialised DCP controls, and is not included as a prohibited use in the newly proposed B5 zone.

Consequently all of existing B6 zoned land is also proposed to be zoned to B5. This comprises the following land:

- The block bounded by Canterbury Road, Stanley Street, Perry Street and Una Street, Campsie, and 403-411 Canterbury Road and 1 Una Street, Campsie
- 677-687 Canterbury Road and 48 Drummond Street, Belmore, and 642-658 Canterbury Road and 2, 2B and part 2C-2D Liberty Street, Belmore
- 1112-1186 Canterbury Road, Roselands
- 1375 Canterbury Road, Punchbowl

This outcome will be achieved by amending the CLEP 2012 Land Zoning Map in accordance with the proposed zoning maps shown in Part 4 Section A, which indicates a B5 Business Development zoning on the land described above.

There will be also a related amendment to building height. The current building height of 12 metres that applies to B6 zoned land is also proposed to be increased to 18 metres to bring it in line with the general building height elsewhere in the B5 zone. This is with the exception of certain land within the block bounded by Canterbury Road, Stanley Street, Perry Street and Una Street, Campsie. One site here has a 25 metre height limit, and sites in the Perry Street area a 14 metre height limit to be more compatible with the adjoining residential development. This change will be implemented by amending the CLEP 2012 Height of Building Map, in accordance with the proposed height maps shown at Figure A.1.5.

Currently all B5 zoned land is identified on the Key Sites map as indicated in the provisions of Schedule 1 Clause 1 of CLEP 2012. This is to allow residential accommodation as part of mixed use development. It is also intended to carry through this provision for all land proposed to be rezoned to B5 as part of this planning proposal. This will be achieved by amending the CLEP 2012 Key Sites Map in accordance with the maps shown in Part 4 Section A, by including proposed B5 zoned land on this map as part of the provisions in Schedule 1 Clause 1 of CLEP 2012.

B. Amendment of FSR controls applying to the R4 High Density Residential zone

The proposed outcome is to delete FSR controls applying to R4 High Density Residential zoned land having a maximum building height of 11.5 metres and over, where the site area exceeds 3,000m² and the site frontage exceeds 50 metres. This amendment recognizes that larger sites potentially have greater development efficiencies

This will be achieved through an additional clause in CLEP 2012 that specifies this provision.

C. Land comprising Lot 91 DP 3682 (part of 677-681 Canterbury Road, Belmore)

The proposed outcome will be achieved by:

- Amending the CLEP 2012 Land Zoning Map in accordance with the proposed zoning map shown at Figure C.3, which indicates a B5 Business Development zoning on the land.
- Amending the CLEP 2012 Floor Space Ratio Map in accordance with the proposed floor space ratio map shown at Figure C.5, by removing maximum permissible floor space ratio controls.
- Amending the CLEP 2012 Key Sites Map in accordance with the map shown at Figure C.7, by including this land on the map as part of the provisions in Schedule 1 Clause 1 of CLEP 2012.
- Amending the CLEP 2012 Lot Size Map in accordance with the map shown at Figure C.9, by removing minimum lot size controls.

The existing height controls will remain.

D. 56 Graham Road, Narwee

The proposed outcome will be achieved by:

- Amending the CLEP 2012 Land Zoning Map in accordance with the proposed zoning map shown at Figure D.3, which indicates a R4 High Density Residential zoning on the site.
- Amending the CLEP 2012 Height of Building Map in accordance with the proposed height map shown at Figure D.5, which indicates a maximum building height of 11.5 metres on the site.
- Amending the CLEP 2012 Floor Space Ratio Map in accordance with the proposed floor space ratio map shown at Figure D.7, which indicates a maximum permissible floor space ratio of 0.9:1 on the site.

E. 60 and 67 Lucerne Street, 61 and 65 Yangoora Road, 53A Benaroon Road, and 92 Knox Street, Belmore

The proposed outcome will be achieved by:

- Amending the CLEP 2012 Land Zoning Map in accordance with the proposed zoning map shown at Figure E.3, which indicates a R4 High Density Residential zoning on the land.
- Amending the CLEP 2012 Floor Space Ratio Map in accordance with the proposed floor space ratio map shown at Figure E.5, which indicates a maximum permissible floor space ratio of 0.75:1 on the land.

The existing height controls will remain.

F. 130 Croydon Street and 276-278 Haldon Street, Lakemba

The proposed outcome will be achieved by:

- Amending the CLEP 2012 Height of Building Map in accordance with the proposed height map shown at Figure F.3, which indicates a maximum building height of 14 metres on the site.
- Amending the CLEP 2012 Floor Space Ratio Map in accordance with the proposed floor space ratio map shown at Figure F.5, which indicates a maximum permissible floor space ratio of 1.4:1 on the site.

The existing R4 High Density Residential zoning will remain.

G. 548-568 Canterbury Road, Belmore

The proposed outcome will be achieved by:

- Amending the CLEP 2012 Height of Building Map in accordance with the proposed height map shown at Figure G.3, which indicates a maximum building height of 25 metres on the site.

The existing B5 Business Development zoning will remain. There are no floor space ratio controls applying to the site.

H. 844-854 Canterbury Road, Roselands

The proposed outcome will be achieved by:

- Amending the CLEP 2012 Land Zoning Map in accordance with the proposed zoning map shown at Figure H.3, which indicates a B5 Business Development zoning on the land.
- Amending the CLEP 2012 Floor Space Ratio Map in accordance with the proposed floor space ratio map shown at Figure H.5, by removing maximum permissible floor space ratio controls.

- Amending the CLEP 2012 Key Sites Map in accordance with the map shown at Figure H.7, by including this land on the map as part of the clause 1 provisions in Schedule 1 of CLEP 2012.
- Amending the CLEP 2012 Lot Size Map in accordance with the map shown at Figure H.9, by removing minimum lot size controls.

The existing height control will remain.

I. 2-16 Sixth Avenue, Campsie

The proposed outcome is to delete FSR controls applying to this land and allow a maximum building height of 25 metres, where the site area exceeds 3,000m² and the site frontage exceeds 50 metres.

This will be achieved through an additional clause in Part 4 of CLEP 2012 after clause 4.4A that specifies this provision. No map changes are proposed for this land.

J. Land bounded by Canterbury Road, Thompson Lane, Wilson Lane and Chapel Road, Belmore

The proposed outcome will be achieved by:

- Amending the CLEP 2012 Land Zoning Map in accordance with the proposed zoning map shown at Figure J.3, which indicates a B5 Business Development zoning on the land.
- Amending the CLEP 2012 Floor Space Ratio Map in accordance with the proposed floor space ratio map shown at Figure J.5, by removing maximum permissible floor space ratio controls.
- Amending the CLEP 2012 Key Sites Map in accordance with the map shown at Figure J.7, by including this land on the map as part of the clause 1 provisions in Schedule 1 of CLEP 2012.
- Amending the CLEP 2012 Lot Size Map in accordance with the map shown at Figure J.9, by removing minimum lot size controls.

The existing height control will remain.

K. 998 Punchbowl Road, Punchbowl (also known as 1499 Canterbury Road)

The proposed outcome will be achieved by:

- Amending the CLEP 2012 Land Zoning Map in accordance with the proposed zoning map shown at Figure K.3, which indicates a R4 High Density Residential zoning on the site.
- Amending the CLEP 2012 Height of Building Map in accordance with the proposed height map shown at Figure K.5, which indicates a maximum building height of 15 metres on the site.

- Amending the CLEP 2012 Floor Space Ratio Map in accordance with the proposed floor space ratio map shown at Figure K.7, which indicates a maximum permissible floor space ratio of 1.8:1 on the site.

The proposed changes will however not impact upon the existing SP2 Infrastructure Road Widening zone that affects part of this site.

L. Part of 1-9 Alfred Street (involving Lot 7 DP 20173, Lot 3 DP 8240, Lot 1 DP 124196, and Lots A and B DP 379354), and 2-12 Harp Street, Campsie

The proposed outcome will be achieved by:

- Amending the CLEP 2012 Land Zoning Map in accordance with the proposed zoning map shown at Figure L.3, which indicates a R4 High Density Residential zoning on the site.
- Amending the CLEP 2012 Height of Building Map in accordance with the proposed height map shown at Figure L.5, which indicates a maximum building height of 13.5 metres on the site.
- Amending the CLEP 2012 Floor Space Ratio Map in accordance with the proposed floor space ratio map shown at Figure L.7, which indicates a maximum permissible floor space ratio of 1.4:1 on the site.

M. 131-133 Victoria Road, Punchbowl

The proposed outcome will be achieved by:

- Amending the CLEP 2012 Land Zoning Map in accordance with the proposed zoning map shown at Figure M.3, which indicates a R4 High Density Residential zoning on the land.
- Amending the CLEP 2012 Floor Space Ratio Map in accordance with the proposed floor space ratio map shown at Figure M.5, which indicates a maximum permissible floor space ratio of 0.75:1 on the land.

The existing height control will remain.

N. 5-9 Croydon Street and 56-57 Railway Parade, Lakemba

The proposed outcome will be achieved by:

- Amending the CLEP 2012 Height of Building Map in accordance with the proposed height map shown at Figure N.3, which indicates a maximum building height of 21 metres on the site.
- Amending the CLEP 2012 Floor Space Ratio Map in accordance with the proposed floor space ratio map shown at Figure N.5, which indicates a maximum permissible floor space ratio of 1.8:1 on the land.

The existing R4 High Density Residential zoning will remain.

O. 26-30 Campsie Street and 1 Assets Street, Campsie

The proposed outcome will be achieved by:

- Amending the CLEP 2012 Height of Building Map in accordance with the proposed height map shown at Figure O.3, which indicates a maximum building height of 14 metres on the site.
- Amending the CLEP 2012 Floor Space Ratio Map in accordance with the proposed floor space ratio map shown at Figure O.5, which indicates a maximum permissible floor space ratio of 1.5:1 on the site.

The existing R4 High Density Residential zoning will remain.

P. 134-140 Brighton Avenue, Campsie

The proposed outcome will be achieved by:

- Amending the CLEP 2012 Land Zoning Map in accordance with the proposed zoning map shown at Figure P.3, which indicates a R4 High Density Residential zoning on the land.
- Amending the CLEP 2012 Floor Space Ratio Map in accordance with the proposed floor space ratio map shown at Figure P.5, which indicates a maximum permissible floor space ratio of 0.75:1 on the land.

The existing height control will remain.

Controls are to be included to ensure the site can only be developed as one parcel and that parts of the site cannot be independently redeveloped. This is to ensure that redevelopment will result in the removal of the existing non-conforming service station use, and will be achieved through an additional clause in CLEP 2012 that specifies this provision.

Q. 28-42 Josephine Street, Riverwood

The proposed outcome will be achieved by:

- Amending the CLEP 2012 Land Zoning Map in accordance with the proposed zoning map shown at Figure Q.3, which indicates a R3 Medium Density Residential zoning on the site.
- Amending the CLEP 2012 Height of Building Map in accordance with the proposed height map shown at Figure Q.5, which indicates a maximum building height of 8.5 metres on the site.
- Amending the CLEP 2012 Floor Space Ratio Map in accordance with the proposed floor space ratio map shown at Figure Q.7, which indicates a maximum permissible floor space ratio of 0.5:1 on the site.
- Amending the CLEP 2012 Lot Size Map in accordance with the map shown at Figure J.9, which indicates a minimum permissible lot size of 460m² on the site.

PART 3 JUSTIFICATION

SECTION A: Need for the Planning Proposal

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

The planning proposal is an outcome of the Canterbury Residential Development Strategy process.

As noted elsewhere in this planning proposal, the RDS was adopted by Council (with amendments) on 31 October 2013. Outcomes A to Q in Part 2 of this planning proposal arise from the resolutions of Council in relation to the RDS.

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

The planning proposal is the best and only way of achieving Council's intended outcomes. It is necessary to make a formal amendment to CLEP 2012 to implement land rezonings and make other amendments to planning controls.

SECTION B: Relationship to strategic planning framework

3. 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 planning proposal is generally consistent with the Draft South Subregional Strategy and the Metropolitan Plan for Sydney 2036. It will help meet dwelling targets set in the Draft South Subregional Strategy. The net potential increase in housing capacity from specific site rezonings through this planning proposal is approximately 770 dwellings. There are also potential further density increases through removal of FSR controls on larger sites, though it is not possible to put a reliable estimate on the net increase in housing capacity through this measure.

The planning proposal is also generally consistent with the Draft Metropolitan Strategy for Sydney to 2031 in terms of its housing and subregional objectives. Again the proposal will help meet dwelling targets set in this Strategy and is consistent with its housing objectives.

The proposal results in a small loss of industrial zoned (IN2) land which potentially conflicts with Action E3.2 of the Metropolitan Plan for Sydney 2036, and Section A of the Draft South Subregional Strategy. Justification for this loss of this industrial zoned land is contained in Part 6 of this planning proposal.

4. Is the planning proposal consistent with the local Council's community strategic plan, or other local strategic plan?

The planning proposal is consistent with Council's Community Strategic Plan. It helps achieve the objective of Attractive City through the revitalization of the Canterbury Road corridor, and Balanced Development through the appropriate location of new housing and refinement of planning controls.

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

The planning proposal has been assessed against all relevant State Environmental Planning Policies (SEPPs). Based on this assessment, Council has concluded that the planning proposal is not inconsistent with the applicable SEPPs, as shown on the table below.

State Environmental Planning Policy	Consistency with Planning Proposal
State Environmental Planning Policy No 6 – Number of storeys in a building	Consistent
State Environmental Planning Policy No 22 – Shops and commercial premises	Consistent
State Environmental Planning Policy No 55 – Remediation of Land	The land at 1375 Canterbury Road, Punchbowl is on the list of contaminated lands notified to the Environmental Protection Agency (EPA). It previously contained a service station use and is categorised as EPA Site Management Class A. The contamination of this site is being assessed by the EPA. The land at 403-411 Canterbury Road and 1 Una Street, Campsie is a site where notices have been served by the Environmental Protection Agency (EPA). It is an existing service station. Council intends to manage the contamination of the land at both sites by requiring remediation at the development application stage.
State Environmental Planning Policy No 64 – Advertising and signage	Consistent
State Environmental Planning Policy No 65 – Design quality of residential flat development	Consistent
State Environmental Planning Policy (Affordable Rental Housing) 2009	Consistent
State Environmental Planning Policy (Infrastructure) 2007	Consistent

6. Is the planning proposal consistent with applicable Local Planning Directions (s117 directions)?

Below are the Local Planning Directions that are directly relevant to this planning proposal. Directions that are 'technically' applicable but not relevant are not included.

1.1 Business and Industrial Zones

In overall terms the planning proposal will increase the total area of Business zoned land in Canterbury LGA by approximately 19,000m². This has occurred predominantly through the rezoning of R3 and R4 zoned land to B5. A further 43,700m² will be rezoned from B6 to B5.

The existing B6 zoned lands will benefit from having broader land use provisions (such as permitting bulky goods premises) as a result of the proposal to include them in the B5 zone. The proposed building height increase from 12 metres to between 14 to 25 metres (most sites 18 metres), will also increase their development potential.

Residential flat buildings will become a permitted use in the B5 zone. Previously this use was only permitted as part of a mixed use development. This could result in the potential loss of business floor space in this zone. However this is considered to be compensated by the increased land area of B5 zoned land and resultant increase in business land potential that will arise from this planning proposal.

The proposed rezoning of part of 2-12 Harp Street, Campsie, from IN2 to R4 will result in a loss of approximately 3,200m² of industrial land. It is part of the Clemton Park (Harp Street) Industrial precinct which is identified as Category 1 Industrial land in the Draft South Subregional Strategy. Category 1 Industrial land is to be retained for industrial purposes. The loss of 3,200m² of industrial land is however relatively minor in overall terms. The total stock of industrial zoned land in Canterbury LGA is approximately 1,357,000m². In the Clemton Park Industrial precinct, where 2-12 Harp Street is located, the stock of industrial land is approximately 170,000m².

The character of the eastern part of the Clemton Park Industrial precinct is also taking on a residential/mixed use character due to the planned redevelopment of the former Sunbeam (now Clemton Park Village) site, which was previously zoned for industrial purposes. In 2010 a Part 3A concept plan approval was granted on the Clemton Park Village site for mixed use and residential development, largely of high density nature. Two of the five stages of development on this site have been completed, and a third is under construction. The zoning of this site is now B1 and R4, reflecting the Part 3A concept plan approval.

The proposed rezoning site (including the residential component) is opposite the Sunbeam development to its north and east, and adjoins an existing residential zone to the south. As such the site is now largely surrounded by non-industrial zonings. It is unique in the Clemton Park Industrial Precinct in this regard. Figure 1 below shows the relationship between the sites.

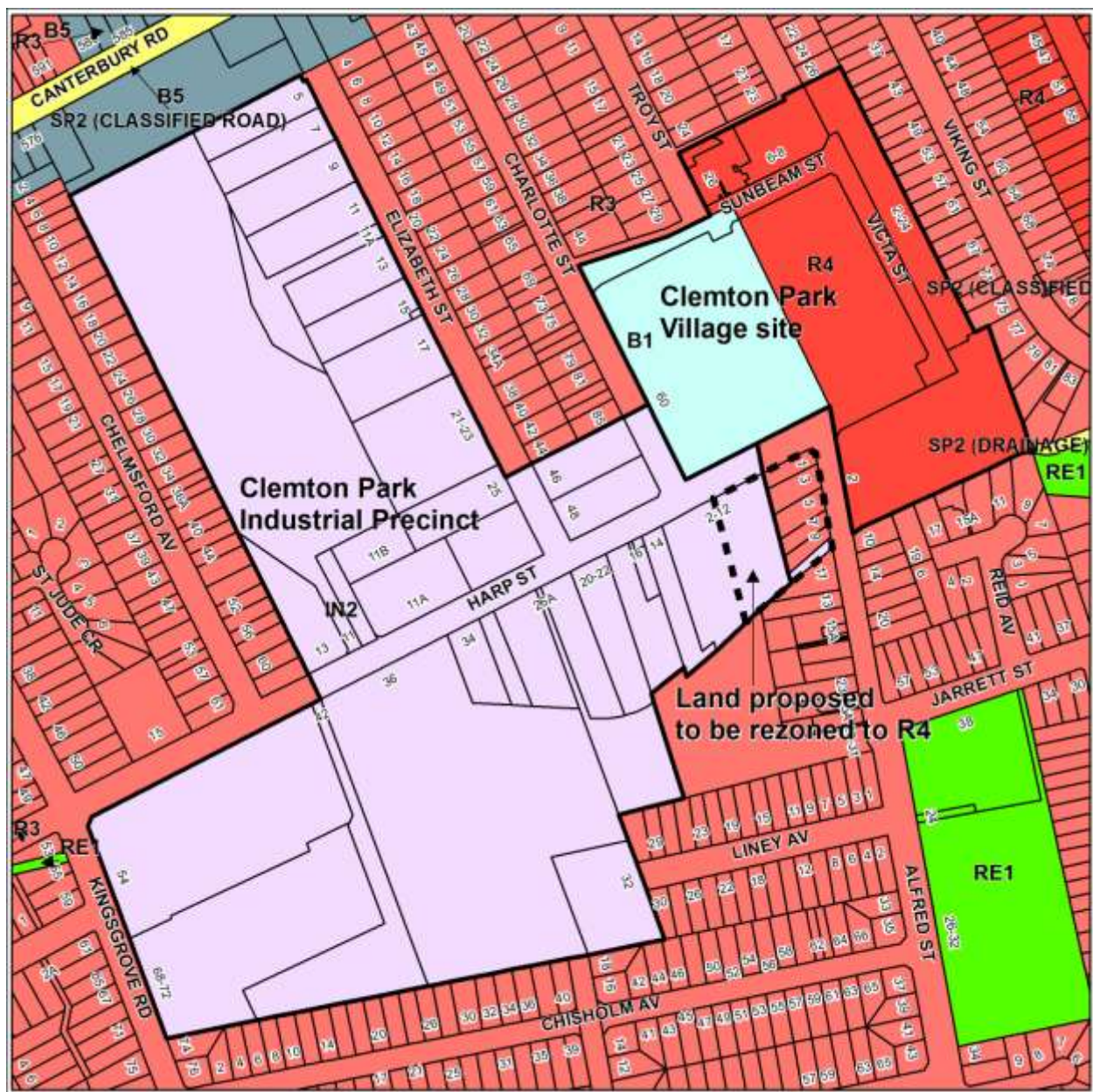


Figure 1: 2-12 Harp Street and 1-9 Alfred Street and Clemton Park Village site

The applicant is also proposing to retain the western portion of 2-12 Harp Street in an IN2 zoning, retain an existing industrial building, and develop the remainder of the site for light industrial units. This is to provide an interface between the proposed residential zoned land, and the industrial uses in the remainder of the industrial precinct. The applicant for this rezoning proposal also states that the industrial units have the potential to generate similar employment numbers than the existing large size industrial/warehouse buildings over the site. The following supporting information was provided in the submission by the applicant Chapman Planning Pty Ltd:

The proposed residential zoned land (5,700m²) ensures a buffer is achieved between the industrial precinct, the (former) Sunbeam Site, and residential land in Alfred Street.

The subject site retains 3,382m² of IN2 Light Industrial zoned land and associated employment generation. A Master Plan shows the retention of an existing industrial building and nine industrial units being a viable and orderly use of the industrial land.

The small scale industrial/warehouse units are more appropriate for the subject site, minimizing acoustic and traffic impacts to the surrounding residential area and approved Sunbeam Site redevelopment.

The Canterbury Economic Development and Employment Strategy acknowledged that development in this locality will be strongly influenced by the nature of development on the Sunbeam site. As addressed in this submission the proposed zoning is compatible with the Sunbeam site.

The proposed IN2 Light Industrial land is consistent with the Employment Lands Development Programs supporting job creation and economic growth. The strategy states the South Subregion has a density of 55 jobs/ha. Based on this figure the existing industrial land on the subject site generates 38.5 jobs. However, the site is under utilised with 3,381m² of industrial floor area, the retention of the existing building and redevelopment for small industrial/warehouse units will generate a similar yield and employment numbers.

2.3 Heritage conservation

The lands specifically identified in the planning proposal do not contain any local or state heritage items.

3.1 Residential

The planning proposal will have the following implications in relation to Residential zoned land in Canterbury:

- Approximately 9,000m² of land upzoned from R3 to R4.
- An additional 3,200m² of new Residential R4 zoned land (rezoned from IN2)
- A further additional 9,580m² of new Residential R3 zoned land (rezoned from RE2)
- Approximately 24,100m² of R4 zoned land increased in density through changes to height and FSR controls.
- Removal of floor space ratio controls on R4 zoned land that allows development three storeys (11.5 metres) and over where the site exceeds 3,000m² and site frontage exceeds 50 metres, which will result in a potential increase in density on sites meeting this criteria.
- Loss of approximately 19,000m² of R3 and R4 zoned land to B5. It is noted however that the B5 zone will allow both residential accommodation as part of a mixed use development, and residential flat buildings.

Overall there will be a net loss in the total area of Residential zoned land of 6,040m². This loss is however compensated by 33,100m² of Residential zoned land receiving an increase in density, and potential further density increases through removal of FSR controls on larger sites in R4 zones. The rezoning of 43,700m² of land from B6 to B5 will now mean that residential development is permitted on such land, either as part of a mixed use development, or in the form of stand alone residential flat buildings.

The net potential increase in housing capacity from specific site rezonings through this planning proposal is approximately 770 dwellings. There are also potential further density increases through removal of FSR controls on larger sites, though it is not possible to put a reliable estimate on the net increase in housing capacity through this measure.

It is not proposed to reduce the permissible density of any land through this planning proposal.

Overall the planning proposal provides land for further additional housing in an established urban area, and locations well serviced by infrastructure. This housing is likely to be a mix of multi dwelling housing, residential flat buildings and mixed use development. It complements other housing forms that are permitted throughout the LGA in the R2 and R3 zones. It is considered that the planning proposal is generally consistent with this direction.

3.4 Integrating Land Use and Transport

The planning proposal is generally consistent with the two documents referred to in this Local Planning Direction.

All of the specific sites entailing a zoning change or increase in density are located within 400 to 1000 metres walking distance of railway stations or high frequency bus routes (Principle 1 of the Improving Transport Choice). Most of the site specific locations are within close proximity of existing centres or land zoned for future centre provision.

Locations for bulky goods and other large floor plate commercial development that will arise in the B5 zone are located adjoining or near existing clusters on Canterbury Road, and will help reinforce the role of Canterbury Road in this regard. All are located within 400 to 1000 metres walking distance of railway stations or high frequency bus routes.

4.1 Acid Sulfate Soils

Four sites that are part of the planning proposal are identified in CLEP 2012 as containing acid sulfate soils. These are the following (with the soil class and site area indicated):

- (a) 2-16 Sixth Avenue, Campsie – Class 5 (Site area 4000m²)
- (b) 26-30 Campsie Street and 1 Assets Street, Campsie – Class 5 (Site area 1700m²)
- (c) 998 Punchbowl Road, Punchbowl - Class 5 (Site area 1800m²)
- (d) 134-140 Brighton Avenue, Campsie – Class 4 (Site area 1650m²)

All of the sites involved are relatively small in area, and the impact will only be of minor significance. In this context the total area of Class 1 to 5 acid sulfate soils in Canterbury is over 1,045 hectares, and the amount of land affected by this planning proposal is less than 0.1% of this total area.

In addition sites (a) and (b) are already zoned R4 High Density Residential and will be retaining this zoning. The planning proposal will be of nil or minor impact in terms of the impact on soil disturbance, as new development is likely to retain the same footprint.

In relation to sites (c) and (d) the impacts are potentially greater as the zoning change proposed is from R3 to R4. However both of these sites include existing service stations, and will need to be remediated if developed for residential purposes. As part of this process safeguards to control any soil leaching would be put into place as required by clause 6.1 of CLEP 2012.

4.3 Flood Prone Land

None of the specific sites identified in this planning proposal are identified as flood prone land in CLEP 2012.

6.3 Site Specific Provisions

Site specific provisions are proposed for two sites.

In relation to 134-140 Brighton Avenue, Campsie, it is proposed as part of the rezoning to R4 to also include a provision to only permit development for residential flat buildings and the applicable floor space ratio of 0.75:1, if the site is developed as one whole parcel. Otherwise residential flat buildings will not be permitted and the applicable floor space ratio is to be 0.5:1

The site is currently in the same family ownership. It contains a service station and two residential allotments. Council's intention in rezoning the site to a higher density is to encourage redevelopment that will remove the existing non-conforming service station use. Council however does not want a development proposal on the land that will see only the separate development of the two residential allotments, and the service station left as an individual site that may not be attractive to redevelop.

In relation to 2-16 Sixth Avenue, Campsie, it is proposed to allow a height of 25 metres where the site area exceeds 3,000m², and site frontage exceeds 50 metres.

The RDS assessment of this site found that there are viability issues in relation to the current planning controls, a factor of the degree of site amalgamation required to assemble eight separate and relatively small allotments. As such a height increase is proposed by Council to facilitate redevelopment of this site. Council however does not consider that a development of this height is appropriate on smaller sites less than 50 metres in frontage which are less able to accommodate a height increase. As such it is proposing this specific requirement in respect of this site to enable development viability that will result in an appropriate development form taking place.

It is considered therefore that there is justification for these site specific provisions, and rather than being restrictive, they allow for increased density to facilitate appropriate development. As such the inconsistency is considered to be minor and justifiable.

7.1 Implementation of the Metropolitan Plan for Sydney 2036

The planning proposal achieves the overall intent of this Plan and does not undermine the achievement of its vision, land use strategy, policies, outcomes or actions.

In particular the planning proposal helps to implement key strategic directions of the *Metropolitan Plan* by facilitating new housing in an existing urban area, where there is a priority for new housing location (Action D1.1), and helping Council to meet subregional housing targets (Action D1.2).

Much of the new housing is also within walking distance of existing centres, and train stations / bus routes.

SECTION C: Environmental, social and economic impact

- 7. 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 indication that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the planning proposal. All of the specific sites involved have already been developed for urban purposes.

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

There are no other likely environmental impacts anticipated as arising from this planning proposal.

- 9. How has the planning proposal adequately addressed any social and economic effects?**

The purpose of the planning proposal is to allow for higher density infill development within an established urban setting. It is not anticipated that there will be any significant or adverse social or economic impacts. The increase in Business zoned land is limited to the B5 zone, which will not impact upon existing town centres. One of the specific objectives of the B5 zone is that this zone enables uses that support the viability of centres. This is achieved by prohibiting retail premises (except bulky goods premises) to ensure that development in this zone does not adversely draw activity from existing retail centres. This prohibition is maintained in the amended B5 zone.

SECTION D: State and Commonwealth interests

- 10. Is there adequate public infrastructure for the planning proposal?**

All of the land is located within an established urban setting and development arising will utilise existing public infrastructure. The sites are all accessible to existing public transport provided by train services and bus routes. Consultation with existing public authorities will indicate if amplification of infrastructure is required.

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

Consultation with appropriate State and Commonwealth public authorities on specific sites has not yet been undertaken. Council will engage in this consultation in accordance with the Gateway Determination requirements.

PART 4 MAPPING

The maps relating to the respective LEP amendments outlined in Part 2 of this planning proposal are shown below:

A. Consolidation of B5 and B6 zones

Arising from the consolidation of the B5 and B6 zones, the following sites are proposed to be rezoned from B6 Enterprise Corridor to B5 Business Development:

1. Land bounded by Canterbury Road, Stanley Street, Perry Street and Una Street, Campsie; and 403-411 Canterbury Road and 1 Una Street, Campsie
2. Part of 677-687 Canterbury Road and 48 Drummond Street, Belmore; and 642-658 Canterbury Road and 2, 2B and part 2C-2D Liberty Street, Belmore
3. 1112-1186 Canterbury Road, Roselands
4. 1375 Canterbury Road, Punchbowl

It is proposed to amend CLEP 2012 in respect of maximum permissible building height. A uniform increase to 18 metres is proposed for all these sites except for the land bounded by Canterbury Road, Stanley Street, Perry Street and Una Street, Campsie, and 403-411 Canterbury Road and 1 Una Street, Campsie. On this site a combination of different building heights is proposed. These changes are indicated on the maps below.

It is also proposed to include these properties on the Key Sites Map. Existing and proposed maps are shown. It is not proposed to include floor space ratio controls for these properties which is consistent with other B5 zoned land. The land currently is not subject to floor space ratio controls, so no map changes are required.

A.1 Land bounded by Canterbury Road, Stanley Street, Perry Street and Una Street, Campsie, and 403-411 Canterbury Road and 1 Una Street, Campsie

An aerial site map of this land is shown below:



Figure A.1.1: Site map

It is proposed to amend CLEP 2012 in respect of zoning and maximum permissible building height. The existing and proposed maps are shown respectively. The land is also proposed to be included in the Key Sites Map, and the existing and proposed maps are also shown.



Figure A.1.2: Existing zoning



Figure A.1.3: Proposed zoning



Figure A.1.4: Existing maximum permissible building height



Figure A.1.5: Proposed maximum permissible building height



Figure A.1.6: Existing Key Sites map



Figure A.1.7: Proposed Key Sites map

A.2 Part of 677-687 Canterbury Road and 48 Drummond Street, Belmore

642-658 Canterbury Road, and 2, 2B and part 2C-2D Liberty Street Belmore

An aerial site map of this land is shown below:



Figure A.2.1: Site map

It is proposed to amend CLEP 2012 in respect of zoning and maximum permissible building height. The existing and proposed maps are shown respectively. The land is also proposed to be included in the Key Sites Map, and the existing and proposed maps are also shown.



Figure A.2.2: Existing zoning

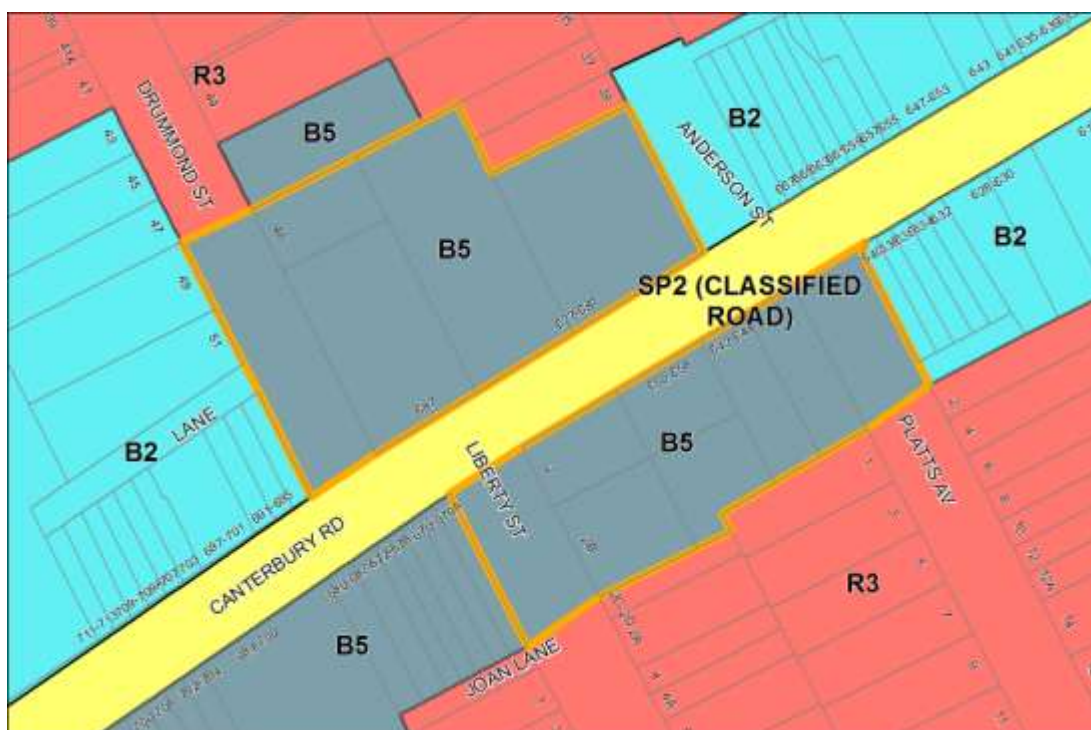


Figure A.2.3: Proposed zoning



Figure A.2.4: Existing maximum permissible building height



Figure A.2.5: Proposed maximum permissible building height



Figure A.2.6: Existing Key Sites map



Figure A.2.7: Proposed Key Sites map

A.3 1112-1186 Canterbury Road, Roselands

An aerial site map of this land is shown below:



Figure A.3.1: Site map

It is proposed to amend CLEP 2012 in respect of zoning and maximum permissible building height. The existing and proposed maps are shown respectively. The land is also proposed to be included in the Key Sites Map, and the existing and proposed maps are also shown.



Figure A.3.2: Existing zoning



Figure A.3.3: Proposed zoning



Figure A.3.4: Existing maximum permissible building height



Figure A.3.5: Proposed maximum permissible building height



Figure A.3.6: Existing Key Sites map



Figure A.3.7: Proposed Key Sites map

A.4 1375 Canterbury Road, Punchbowl

An aerial site map of this land is shown below:



Figure A.4.1: Site map

It is proposed to amend CLEP 2012 in respect of zoning and maximum permissible building height. The existing and proposed maps are shown respectively. The land is also proposed to be included in the Key Sites Map, and the existing and proposed maps are also shown.



Figure A.4.2: Existing zoning



Figure A.4.3: Proposed zoning



Figure A.4.4: Existing maximum permissible building height



Figure A.4.5: Proposed maximum permissible building height



Figure A.4.6: Existing Key Sites map



Figure A.4.7: Proposed Key Sites map

B. Amendment of FSR controls applying to R4 High Density Residential zone

No map amendments are required in relation to this proposed change to CLEP 2012 controls.

C. Land comprising Lot 91 DP 3682 (part of 677-681 Canterbury Road, Belmore)

An aerial site map of this land is shown below (along with the adjoining land on Canterbury Road that is also proposed to be rezoned):



Figure C.1: Site map

It is proposed to amend CLEP 2012 in respect of zoning and maximum permissible floor space ratio. The existing and proposed maps are shown respectively. It is noted that the proposed changes intend to remove the existing maximum permissible floor space ratio.

There is no change to maximum permissible building height.

The land is also proposed to be included in the Key Sites Map, and the existing and proposed maps are also shown.



Figure C.2: Existing zoning

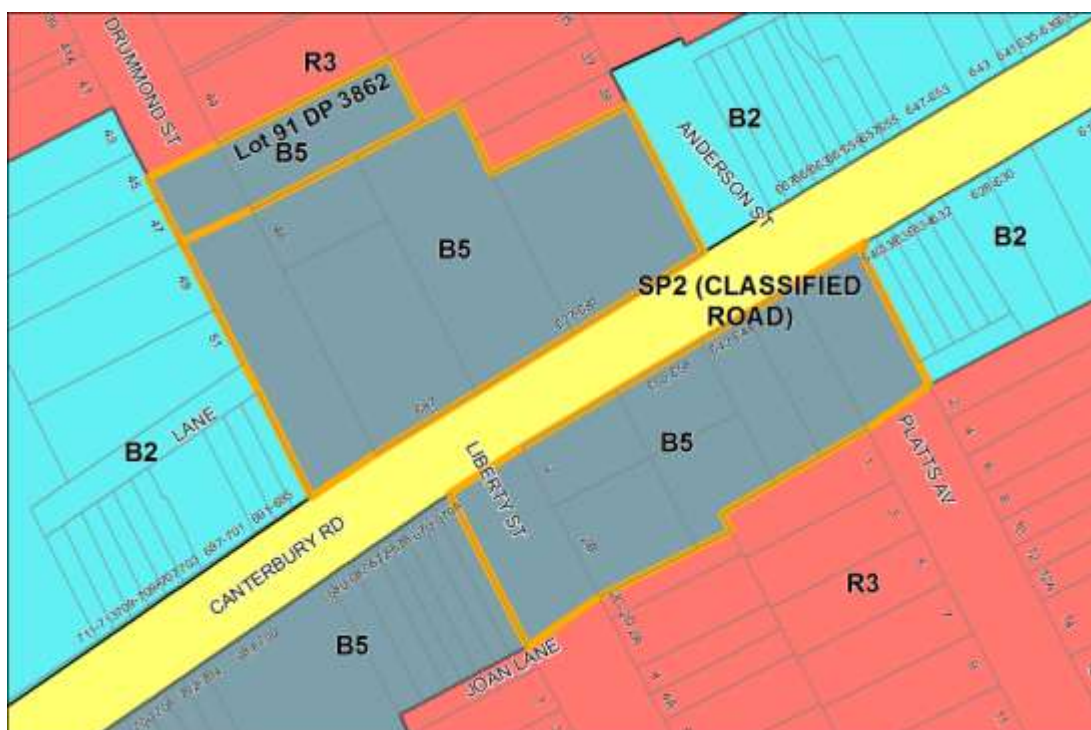


Figure C.3: Proposed zoning



Figure C.4: Existing maximum permissible floor space ratio



Figure C.5: Proposed maximum permissible floor space ratio



Figure C.6: Existing Key Sites map



Figure C.7: Proposed Key Sites map



Figure C.8: Existing Lot Size map



Figure C.9: Proposed Lot Size map

D. 56 Graham Road, Narwee

An aerial site map of this land is shown below:



Figure D.1: Site map

It is proposed to amend CLEP 2012 in respect of zoning, maximum permissible building height, and maximum permissible floor space ratio. The existing and proposed maps are shown respectively.



Figure D.2: Existing zoning



Figure D.3: Proposed zoning





Figure D.6: Existing maximum permissible floor space ratio



Figure D.7: Proposed maximum permissible floor space ratio

E. 60 and 67 Lucerne Street, 61 and 65 Yangoora Road, 53A Benaroon Road, and 92 Knox Street, Belmore

An aerial site map of this land is shown below:



Figure E.1: Site map

It is proposed to amend CLEP 2012 in respect of zoning and maximum permissible floor space ratio. The existing and proposed maps are shown respectively. It is noted that there is no change to height controls.



Figure E.2: Existing zoning



Figure E.3: Proposed zoning



Figure E.4: Existing maximum permissible floor space ratio



Figure E.5: Proposed maximum permissible floor space ratio

F. 130 Croydon Street and 276-278 Haldon Street, Lakemba

An aerial site map of this land is shown below:



Figure F.1: Site map

It is proposed to amend CLEP 2012 in respect of maximum permissible building height and maximum permissible floor space ratio. The existing and proposed maps are shown respectively.



Figure F.2: Existing maximum permissible building height



Figure F.3: Proposed maximum permissible building height



Figure F.4: Existing maximum permissible floor space ratio



Figure F.5: Proposed maximum permissible floor space ratio

G. 548-568 Canterbury Road, Belmore

An aerial site map of this land is shown below:



Figure G.1: Site map

It is proposed to amend the CLEP in respect of maximum permissible building height only. The existing and proposed maps are shown respectively:



Figure G.2: Existing maximum permissible building height



Figure G.3: Proposed maximum permissible building height

H. 844-854 Canterbury Road, Roselands

An aerial site map of this land is shown below:



Figure H.1: Site map

It is proposed to amend CLEP 2012 in respect of zoning and maximum permissible floor space ratio. The existing and proposed maps are shown respectively. It is noted that the proposed changes intend to remove the existing maximum permissible floor space ratio. The land is also proposed to be included in the Key Sites Map, and the existing and proposed maps are also shown. It is noted that the proposed changes intend to remove the existing maximum permissible floor space ratio control.



Figure H.2: Existing zoning



Figure H.3: Proposed zoning



Figure H.4: Existing maximum permissible floor space ratio



Figure H.5: Proposed maximum permissible floor space ratio



Figure H.6: Existing Key Sites map



Figure H.7: Proposed Key Sites map amendment



Figure H.8: Existing Lot Size map



Figure H.9: Proposed Lot Size map

I. 2-16 Sixth Avenue, Campsie

No map amendments are required in relation to this proposed change to CLEP 2012 controls.

An aerial site map of this land is shown below:



Figure I.1: Site map

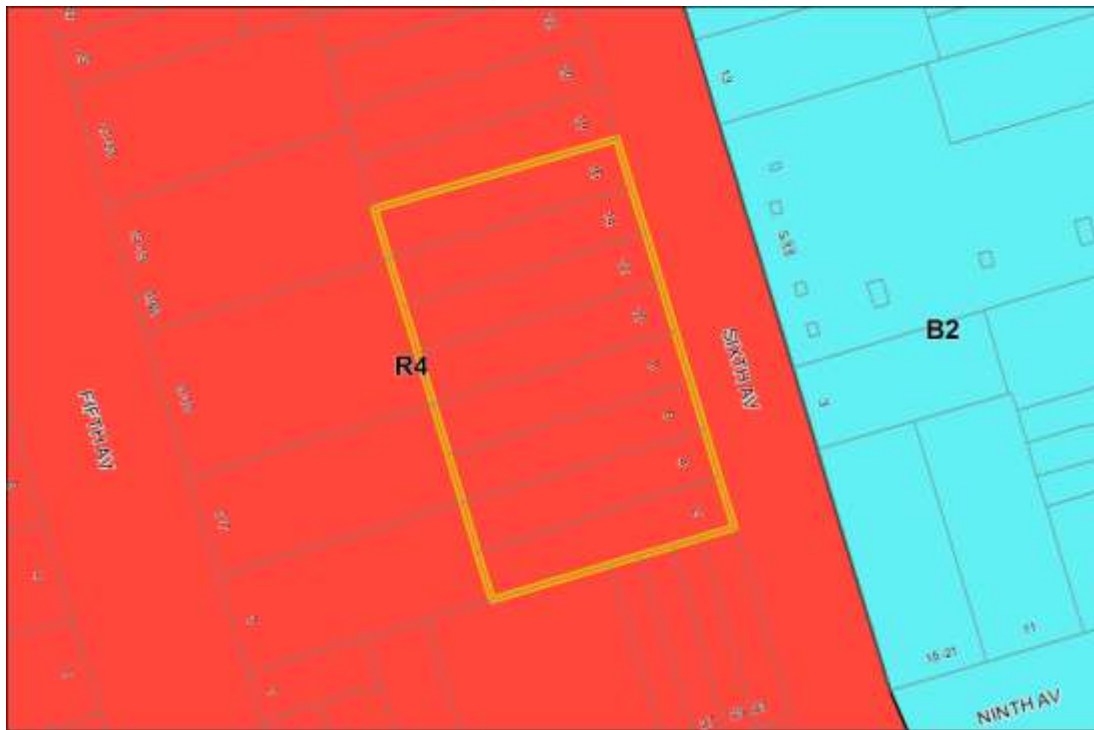


Figure I.2: Existing zoning



Figure I.3: Existing maximum permissible building height



Figure I.4: Existing maximum permissible floor space ratio

J. Land bounded by Canterbury Road, Thompson Lane, Wilson Lane and Chapel Road, Belmore

An aerial site map of this land is shown below:



Figure J.1: Site map

It is proposed to amend CLEP 2012 in respect of zoning and maximum permissible floor space ratio. The existing and proposed maps are shown respectively. It is noted that the proposed changes intend to remove the existing maximum permissible floor space ratio. The land is also proposed to be included in the Key Sites Map, and the existing and proposed maps are also shown. It is noted that the proposed changes intend to remove maximum permissible floor space ratio controls.



Figure J.2: Existing zoning



Figure J.3: Proposed zoning

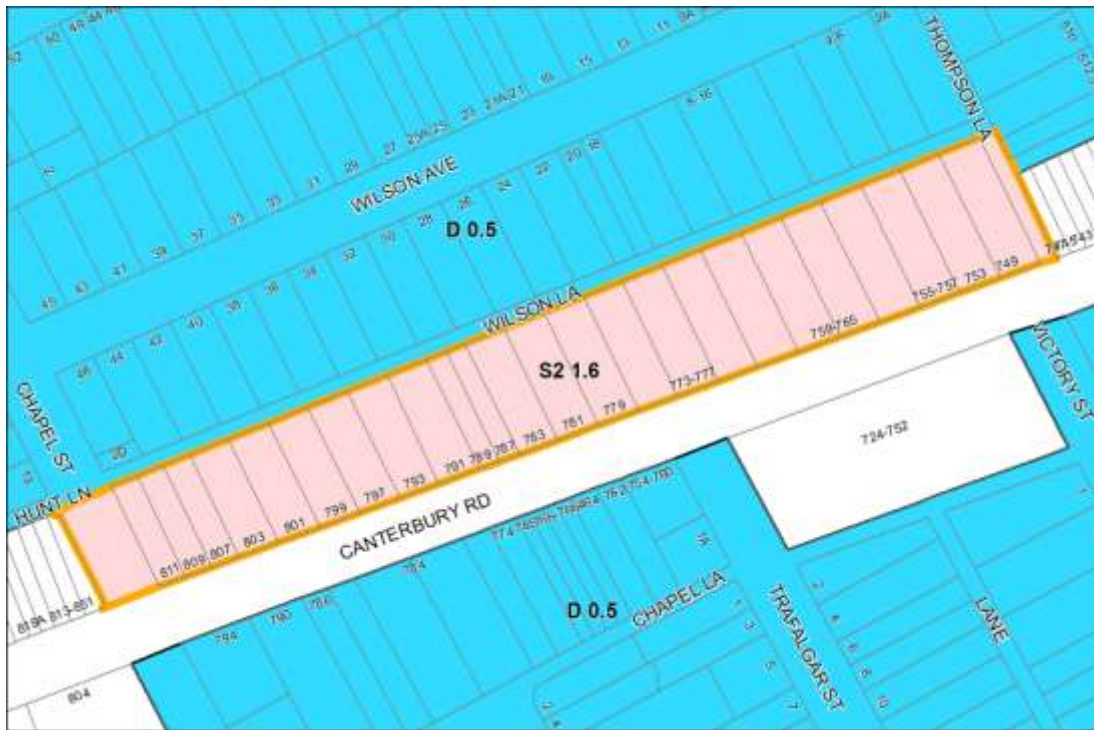


Figure J.4: Existing maximum permissible floor space ratio

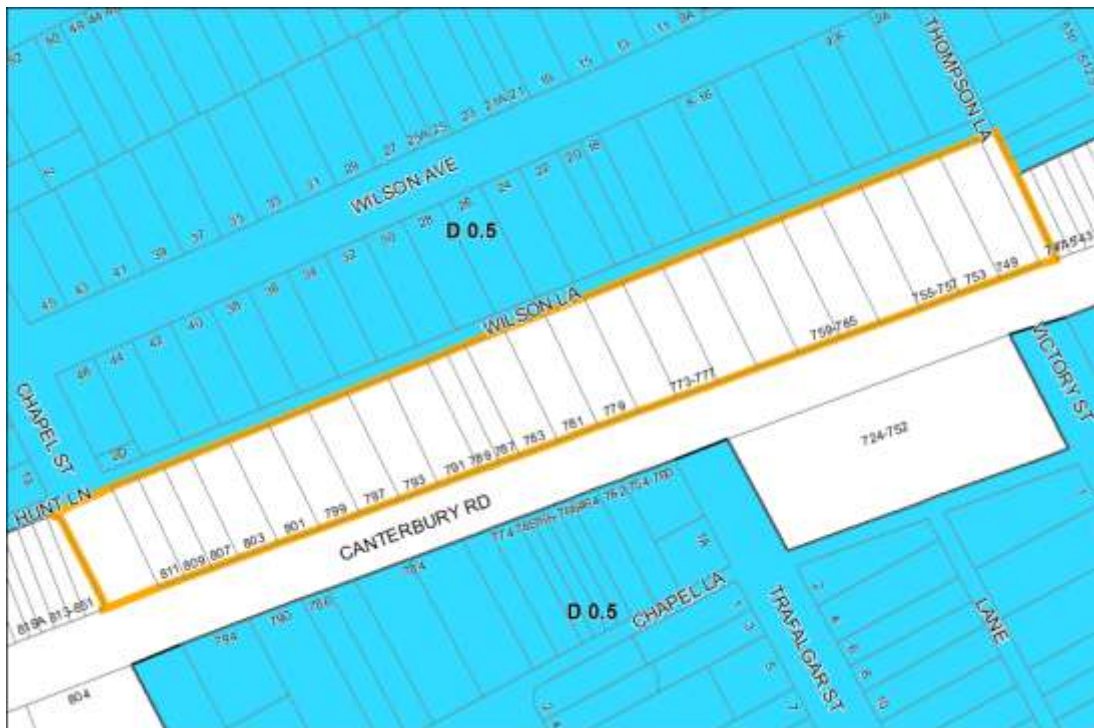


Figure J.5: Proposed maximum permissible floor space ratio



Figure J.6: Existing Key Sites map



Figure J.7: Proposed Key Sites map



Figure J.8: Existing Lot Size map



Figure J.9: Proposed Lot Size map

K. 998 Punchbowl Road, Punchbowl (also known as 1499 Canterbury Road)

An aerial site map of this land is shown below:



Figure K.1: Site map

It is proposed to amend CLEP 2012 in respect of zoning, maximum permissible building height, and maximum permissible floor space ratio. The existing and proposed maps are shown respectively.

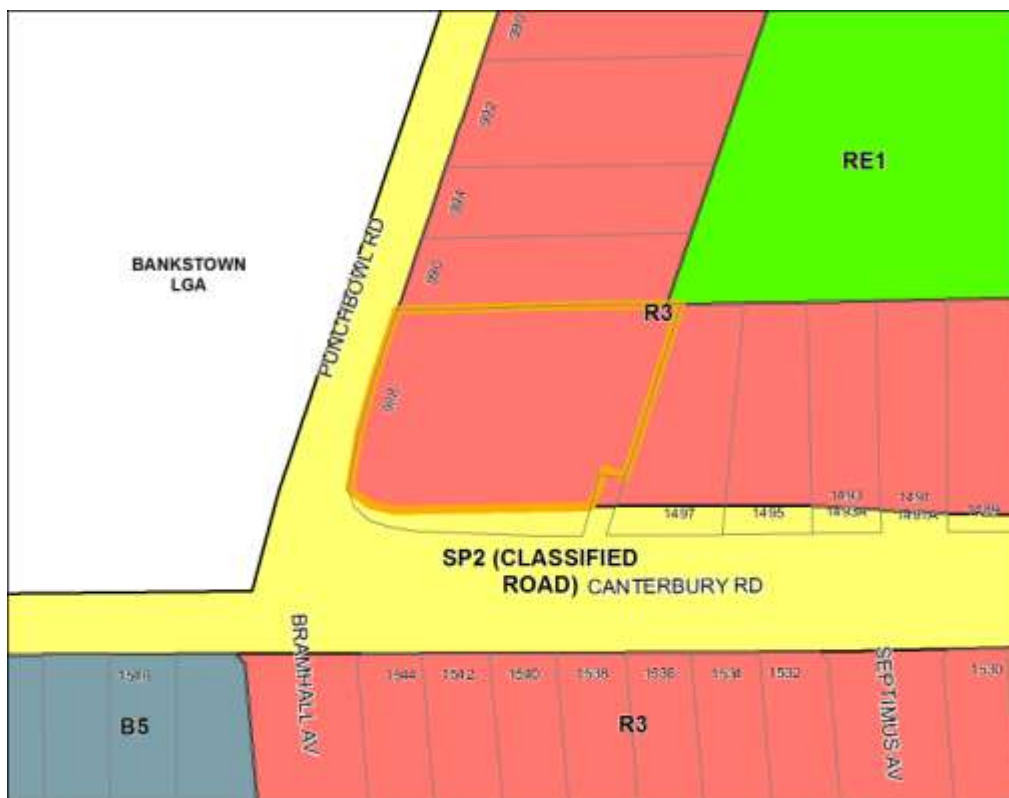


Figure K.2: Existing zoning

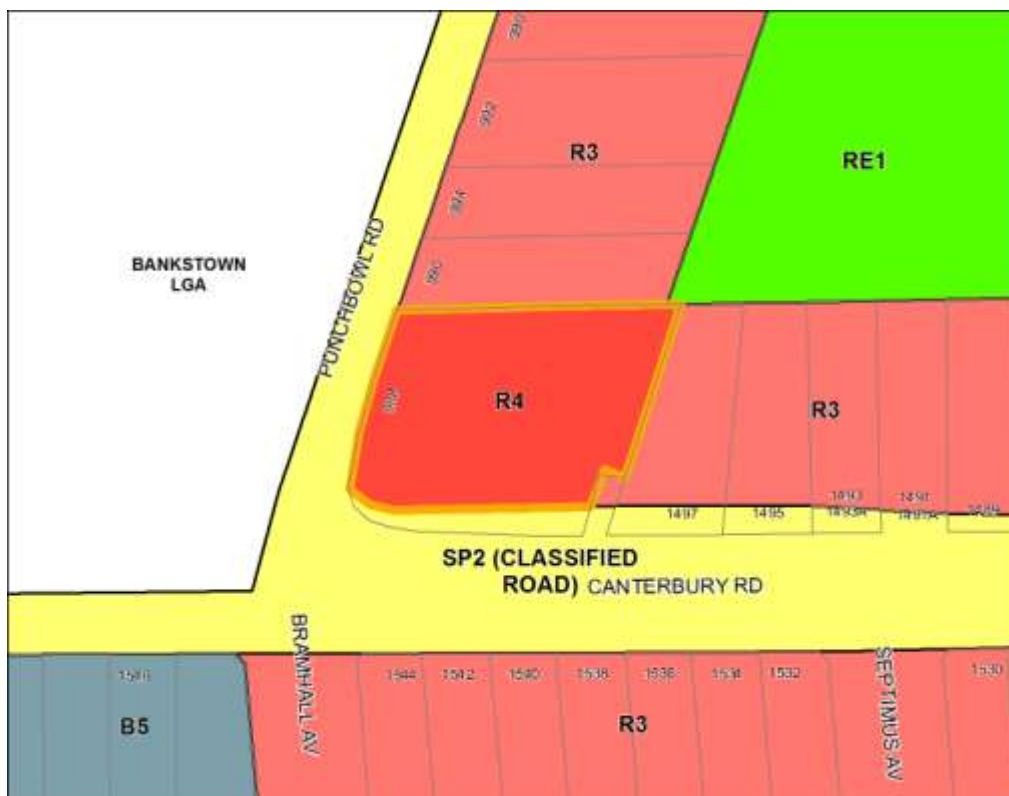


Figure K.3: Proposed zoning



Figure K.4: Existing maximum permissible building height

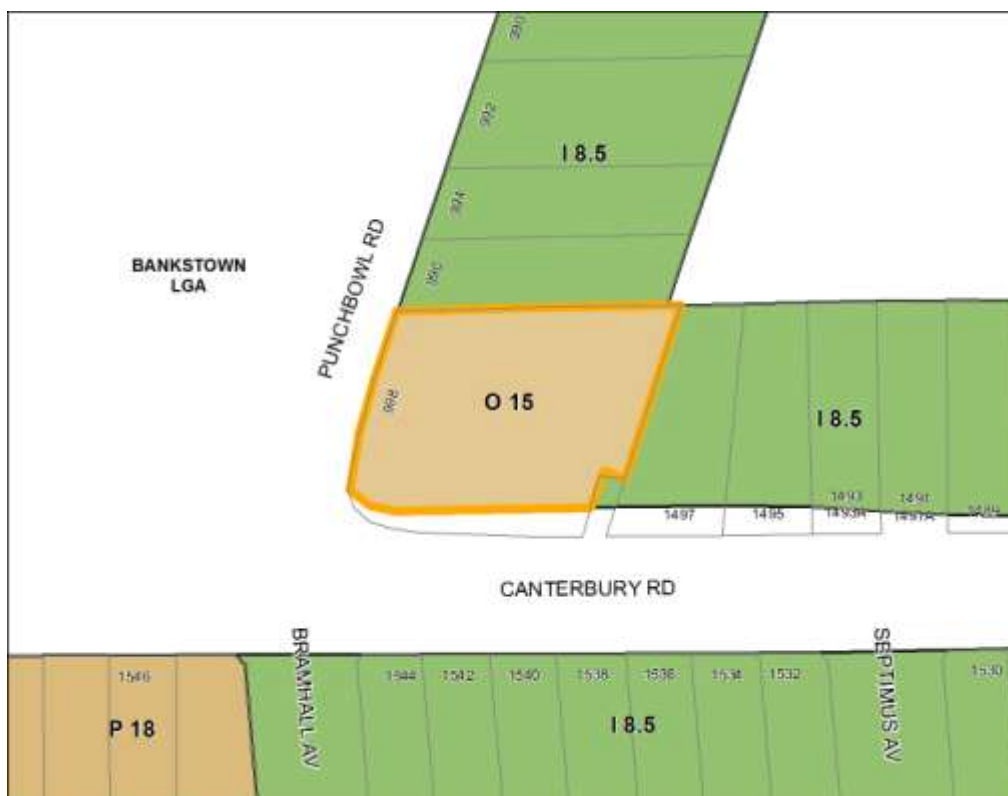


Figure K.5: Proposed maximum permissible building height



Figure K.6: Existing maximum permissible floor space ratio



Figure K.7: Proposed maximum permissible floor space ratio

L. Part of 1-9 Alfred Street (involving Lot 7 DP 20173, Lot 3 DP 8240, Lot 1 DP 124196, and Lots A and B DP 379354), and 2-12 Harp Street, Campsie

An aerial site map of this land is shown below:



Figure L.1: Site map

It is proposed to amend CLEP 2012 in respect of zoning, maximum permissible building height, and maximum permissible floor space ratio. The existing and proposed maps are shown respectively.





Figure L.4: Existing maximum permissible building height



Figure L.5: Proposed maximum permissible building height



Figure L.6: Existing maximum permissible floor space ratio

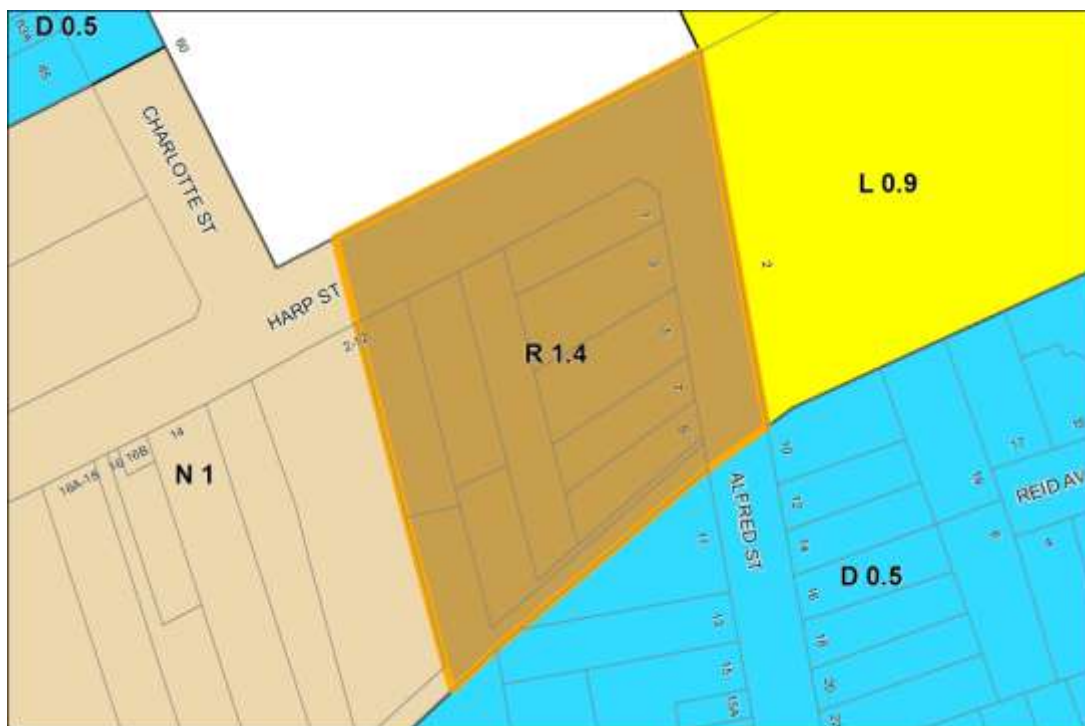


Figure L.7: Proposed maximum permissible floor space ratio

M. 131-133 Victoria Road, Punchbowl

An aerial site map of this land is shown below:



Figure M.1: Site map

It is proposed to amend CLEP 2012 in respect of zoning and maximum permissible floor space ratio. The existing and proposed maps are shown respectively.



Figure M.2: Existing zoning



Figure M.3: Proposed zoning



Figure M.4: Existing maximum permissible floor space ratio



Figure M.5: Proposed maximum permissible floor space ratio

N. 5-9 Croydon Street and 56-57 Railway Parade, Lakemba

An aerial site map of this land is shown below:



Figure N.1: Site map

It is proposed to amend CLEP 2012 in respect of maximum permissible building height and maximum permissible floor space ratio. The existing and proposed maps are shown respectively.



Figure N.2: Existing maximum permissible building height



Figure N.3: Proposed maximum permissible building height



Figure N.4: Existing maximum permissible floor space ratio



Figure N.5: Proposed maximum permissible floor space ratio

O. 26-30 Campsie Street and 1 Assets Street, Campsie

An aerial site map of this land is shown below:



Figure O.1: Site map

It is proposed to amend CLEP 2012 in respect of maximum permissible building height and maximum permissible floor space ratio. The existing and proposed maps are shown respectively.



Figure O.2: Existing maximum permissible building height



Figure O.3: Proposed maximum permissible building height



Figure O.4: Existing maximum permissible floor space ratio



Figure O.5: Proposed maximum permissible floor space ratio

P. 134-140 Brighton Avenue, Campsie

An aerial site map of this land is shown below:



Figure P.1: Site map

It is proposed to amend CLEP 2012 in respect of zoning and maximum permissible floor space ratio. The existing and proposed maps are shown respectively.



Figure P.2: Existing zoning



Figure P.3: Proposed zoning



Figure P.4: Existing maximum permissible floor space ratio



Figure P.5: Proposed maximum permissible floor space ratio

Q. 28-42 Josephine Street, Riverwood

An aerial site map of this land is shown below:



Figure Q.1: Site map

It is proposed to amend CLEP 2012 in respect of zoning, maximum permissible building height maximum permissible floor space ratio, and lot size. The existing and proposed maps are shown respectively.



Figure Q.2: Existing zoning



Figure Q.3: Proposed zoning



Figure Q.4: Existing maximum permissible building height



Figure Q.5: Proposed maximum permissible building height

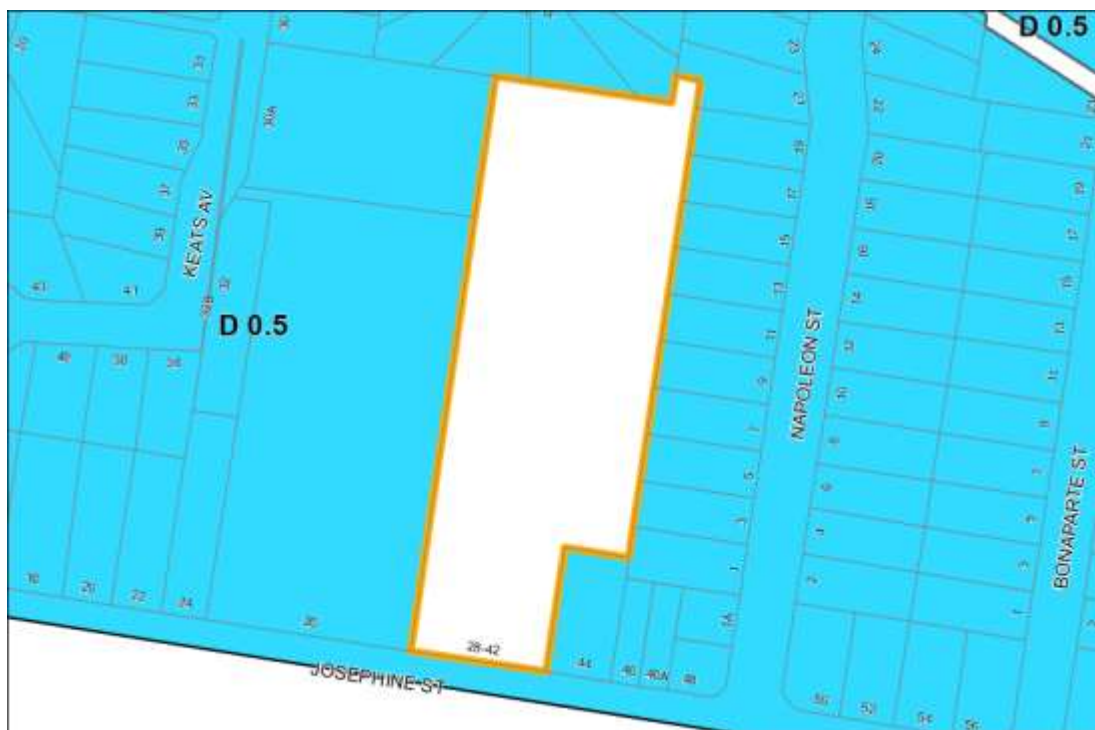


Figure Q.6: Existing maximum permissible floor space ratio



Figure Q.7: Proposed maximum permissible floor space ratio



Figure Q.8: Existing minimum permissible lot size



Figure Q.9: Proposed minimum permissible lot size

PART 5: COMMUNITY CONSULTATION

The planning proposal will be placed on public exhibition in accordance with the Gateway Determination directives.

Council engages in a high level of consultation with planning proposals. The proposed public exhibition of this planning proposal will involve the following:

- Advertising of the planning proposal in the Council Column within local circulating newspapers.
- Notification letters sent to relevant State Agencies and other authorities nominated by the Department.
- Notification letters sent to the owners of directly affected and adjoining properties where there are site specific changes to zoning, maximum building height or floor space ratio controls. The notification period will be for a minimum of 28 days.
- Advertising and placement of the planning proposal on Council's website.
- Exhibition notice of the planning proposal displayed at Council's administration building, where copies of the proposal will also be made available for viewing.

PART 6: PROJECT TIMELINE

This is outlined in the table below:

Planning proposal stage	Timeframe
Anticipated Commencement Date	27 March 2014
Anticipated timeframe for completion of required technical information	Not applicable
Commencement and completion dates for public exhibition period	6 May 2014 – 6 June 2014
Timeframe for Government Agency consultation	6 May 2014 – 6 June 2014
Dates for public hearing	Not applicable
Timeframe for consideration of submissions	9 June 2014 – 5 August 2014
Timeframe for the consideration of a proposal post exhibition	9 June 2014 – 5 August 2014
Council Meeting	11 September 2014
Date of submission to the Department to finalise the LEP	10 October 2014