PUBLIC COMMENT SOUGHT ON NEW CITY OF SYDNEY LEP

A new comprehensive planning framework to guide future development in the City of Sydney local government area (LGA) can now be released for public feedback.

Minister for Planning, Tony Kelly, said the Department of Planning had signed off on council’s request to publicly exhibit its draft Sydney Local Environmental Plan 2010.

“The draft plan will update the city’s planning controls which, in some instances are more than a decade old,” the Minister said.

“It will, for the first time, include a B8 Metropolitan Centre zone that recognises the importance of the central business district as a key driver of Sydney’s status as a truly global city.

“The Government will now amend the standard template to incorporate this new zone.”

All councils in NSW are in the process of updating their council-wide local environmental plans (LEPs), in line with the Government’s Standard LEP template.

These LEPs establish an overall planning framework for future development across the entire LGA, including land use zones, heights, densities and other planning controls.

Mr Kelly said to have the City of Sydney LEP ready for public exhibition is an important milestone and I encourage all residents, business operators and other stakeholders to review the plan.

“The feedback received will then be considered by the council in finalising the LEP,” the Minister said.

“I have also written to council requesting it commence a comprehensive review of its strategic planning, particularly to ensure the city retained an adequate supply of commercial floor space.”

In authorising the draft plan for exhibition, the Department of Planning has required a number of minor changes be made, including:

- Excluding the area of land covered by separate planning proposals at Harold Park and for affordable housing in Glebe to avoid potential confusion on the future planning direction for these areas. The Harold Park proposal is currently on exhibition for public comment;
- Excluding a number of Housing NSW-owned sites in Redfern and Waterloo which are subject to separate planning processes currently being undertaken by the NSW Government, again to avoid potential confusion; and
- Allowing two areas within Green Square, proposed to be rezoned in industrial use, to maintain their current zonings until council has completed an Industrial Lands Strategy that will assist in identifying the appropriate future land use options in the area.

The Department has also noted council’s approach of applying detailed planning controls on a lot-by-lot basis is likely to prove inflexible, may restrict the mix of housing types that are provided in some locations and could make it more difficult for families to make reasonable and modest changes to their homes.