

Amendment of Burwood LEP 2012 zoning, height and FSR controls for Flower Power Site, 27 Mitchell Street, Croydon Park

Proposal Title : **Amendment of Burwood LEP 2012 zoning, height and FSR controls for Flower Power Site, 27 Mitchell Street, Croydon Park**

Proposal Summary : **The proposal aims to:**

- 1. Rezone the site from part R2 Low Density Residential and part IN2 Light Industrial to R1 General Residential;**
- 2. Provide for a maximum building height of 11 metres;**
- 3. Provide for a maximum FSR of 1.2:1**

at the Flower Power site, 27 Mitchell Street, Croydon Park, within Burwood Local Government Area.

The planning proposal also states that an area of the site covering approximately 1,650sqm and an existing dwelling will be dedicated for use as a community facility, by way of a Voluntary Planning Agreement (VPA).

PP Number : **PP_2013_BURWO_003_00**

Dop File No :

13/19850

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

- S.117 directions :
- 1.1 Business and Industrial Zones**
 - 2.3 Heritage Conservation**
 - 3.1 Residential Zones**
 - 3.4 Integrating Land Use and Transport**
 - 4.1 Acid Sulfate Soils**
 - 6.1 Approval and Referral Requirements**
 - 6.3 Site Specific Provisions**
 - 7.1 Implementation of the Metropolitan Plan for Sydney 2036**

Additional Information : **It is recommended the planning proposal proceeds subject to the following conditions:**

- 1. The planning proposal be exhibited for 28 days**
- 2. The Contamination Assessment Report, dated October 2012, is to be exhibited with the planning proposal during the public exhibition period.**
- 3. The Traffic and Parking Assessment Report, dated 19 November 2013, prepared by Varga Traffic Planning Pty Ltd, is to be exhibited with the planning proposal.**
- 4. Consultation is to occur with the following public authorities under section 56(2) of the EP&A Act:**
 - Sydney Water;**
 - Energy Australia;**
 - NSW Department of Education and Communities;**
 - Transport for NSW - Roads and Maritime Services;**
 - NSW Department of Health and Ageing/NSW Health;**
 - Adjoining LGAs.**

Each public authority is to be provided with a copy of the planning proposal and the studies/assessments specified, and given at least 21 days to comment on the proposal.

- 5. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act.**

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6. The planning proposal be completed within 9 months from the week following the date of the Gateway Determination.

7. A written authorisation to exercise delegation under section 59 of the Environmental Planning and Assessment Act 1979 is issued to Council in relation to the planning proposal.

Supporting Reasons : The planning proposal should be approved for the following reasons:

1. It has strategic merit and offers a number of community benefits including increased housing choice, and the dedication of a 1650sqm portion of the site to use as a community facility.

2. It is considered that the planning proposal will facilitate development that can be consistent and compatible with the surrounding residential development, and subsequently will also facilitate improvements to local amenity.

Panel Recommendation

Recommendation Date : 30-Jan-2014

Gateway Recommendation : Passed with Conditions

Panel Recommendation : The planning proposal should proceed subject to the following conditions:

1. Council is to include the Contamination Assessment Report dated October 2012 and the Traffic and Parking Assessment Report dated November 2013 with the planning proposal as part of the public exhibition material.

2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

(a) the planning proposal must be made publicly available for a minimum of 28 days; and
(b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of A Guide to Preparing LEPs (Department of Planning & Infrastructure 2013).

3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act and/or to comply with the requirements of relevant S117 Directions:

- Sydney Water
- Energy Australia
- NSW Department of Health
- NSW Department of Education and Communities
- Transport for NSW – Roads and Maritime Services

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

5. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

Plan making delegation:

The Minister delegated his plan making powers to councils in October 2012. Council has requested to be issued with delegation for this planning proposal. Council should be issued with plan making delegation because the proposal is considered to be a matter of local planning significance.

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Signature:



Printed Name:

JAMES MATTHEWS

Date:

3/2/14