

Andrew Watkins - Re: Planning Proposal - Flower Power site, Mitchell Street, Croydon Park (Burwood LGA)

From: Alex Rudd
To: Andrew Watkins; Deborah Kempe
Date: 12/6/2013 3:53 PM
Subject: Re: Planning Proposal - Flower Power site, Mitchell Street, Croydon Park (Burwood LGA)
CC: Christina Heather
Attachments: Flower Power Site Planning Proposal - Burwood LGA.docx

Hi Andy

The ELDP team has reviewed the documentation provided regarding the Planning Proposal.

In summary, from an employment lands perspective, no major concerns have been raised with regard to rezoning the IN1 land to R1 is in this location.

- The site (0.6ha) comprises less than 1% of the total employment lands in the Inner West subregion.
- The site is small and located in a low/medium density residential zone.
- The site is not part of a significant industry cluster
- The current operation on the site (Flower Power) is more a commercial / retail function than an industrial function, employing only 18 people.
- The site could be better used to contribute towards Burwood Councils housing target.

A more detailed report is attached.

I hope this helps.

Alex

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NB: I work Monday, Thursday and Friday only
>>> Deborah Kempe 5/12/2013 9:53 AM >>>
Hi Andy

we will look at this

when do you need a response by

Deb

Deborah Kempe

Senior Planner, Employment Lands

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>>> Andrew Watkins 12/4/2013 3:26 pm >>>

Hi Deb.

I have a new planning proposal for the rezoning of the above site from part R2 Low Density Resi and part IN2 Light Industrial to R1 General Resi. Peter H suggested I contact you.

Please could you have a look at the proposal and provide me with some comments from your team's perspective?

I understand that Burwood does not have much industrial land and that another Industrial zoned site (the Council depot site) was rezoned to Residential. The site is currently occupied by the Flower Power nursery and fruit shop, pet shop, cafe and a dwelling which fronts Mitchell Street.

The Objective link to the PP is attached.

Please give me a call if you need to discuss.

Many thanks

Andy

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Andrew Watkins

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Planning Proposal: Flower Power Site – 27 Mitchell Street, Croydon Park

Industrial Lands Strategic Assessment Checklist for rezoning of existing industrial land to other uses

- **Is the proposed rezoning consistent with State and/or Council strategies on the future role of industrial lands?**

Draft Metropolitan Strategy for Sydney to 2031:

The draft metropolitan strategy for Sydney to 2031 contains to the following policy aims:

- a. Provide new industrial lands to meet future demand.
Comment: The planning proposal would result in the rezoning of the last remaining industrial area within the Burwood LGA. This response details how much industrial land is located within surrounding LGAs and how it will meet future demand.
- b. Industrial lands will better link with supply chains and markets.
Comment: Refer comment above.
- c. Sydney's industries will be supported to adapt to changing local, national and global markets.
Comment: Refer comment above.
- d. There will be better access to Strategic Centre, the Western Sydney Employment Area and key economic infrastructure as supported by the Long Term Transport Master Plan and State Infrastructure Strategy.
Comment: The subject site is located approximately 2 km south-west of the Burwood Town Centre. The site is not considered to be significant compared to the Western Sydney Employment Area or any key economic infrastructure projects.
- e. Proposals to rezone existing industrial lands must be consistent with the Industrial Lands Strategic Assessment Checklist.
Comment: The questions used as part of this response have been taken directly from the Industrial Lands Strategic Assessment Checklist.

Draft Inner West Subregional Strategy:

- The draft inner west subregional strategy has a key direction to "protect employment lands and the working harbour". The plan identifies the Tangarra Street East site (which includes the subject site) as a Category 1 – Land to be retained for local industrial purposes (note: all Industrial land in this subregion is included in Category 1).
Comment: It is noted the site is the remaining part of a larger industrial area which included the Council depot site (1.2ha). The depot site (approximately half the size of the Tangarra Street East site) was rezoned to R1 under BLEP 2012 which left the subject site (0.7ha) to be the only parcel of land zoned as IN2 in Burwood.
- The key direction has the following objectives:
 - Provide suitable commercial and employment lands in strategic areas.
 - Increase innovation and skills development.
 - Improve opportunities and access to jobs for disadvantaged communities.

Comment: The subject site is located within the Inner West Subregion and the proposed rezoning will have negligible impacts in terms of the availability of employment lands, jobs and skills development/innovation in strategic areas.

▪ **Is the site near or within direct access to key economic infrastructure?**

The site is not located within close proximity to key economic infrastructure services or facilities. Major arterial roads such as Coronation Parade and Georges River Road and Burwood Town Centre are within 2km of the site.

▪ **Is the site contributing to a significant industry cluster?**

No. The site was formerly part of a larger industrial area (1.2ha) however the Council depot portion of the site (0.5ha) was rezoned to R1 – General Residential under BLEP 2012. It should also be noted that Flower Power has been operating on the land for a significant amount of time and is considered to be more a commercial/retail land use rather than other characteristic light industrial uses. The site is located within a predominantly low/medium residential density area.

▪ **How would the proposed rezoning impact the industrial land stocks in the subregion or region and the ability to meet future demand for industrial land activity?**

The rezoning of this land from IN2 – Light Industrial to R1 – General Residential will result in there being no industrial land remaining in the Burwood LGA. However tables 1 and 2 below illustrate the loss of the site would have a relatively insignificant impact on availability of industrial land. Approximately 0.2% of the total amount of industrial land in the Inner West Subregion (351.7ha) will be lost as a result of the rezoning process. It is considered there would be sufficient industrial land in the surrounding LGAs to meet current and future demand for any associated industrial activities. **Note:** The data below is drawn from the ELDP 2013 report which is an unpublished document.

Table 1: Zoned Employment Lands Stock by Subregion 2013

Subregion	Jan-13		
	Undeveloped	Developed	Total
Inner West	22.0	329.7	351.7

Table 2: Zoned Employment Lands Stock by Precinct 2013

Subregion	LGA	Precinct	Jan-13		
			Undeveloped	Developed	Total
Inner West	Ashfield	Canterbury Road, Hurlstone Park	0.0	0.3	0.3
		Carlton Cres	0.0	0.3	0.3
		Flour Mill Site	0.0	3.5	3.5
		Horden Pde	0.0	0.1	0.1
		Milton St North	0.0	0.3	0.3
		Parramatta Rd, btw Liverpool and Sione Sts	0.0	1.1	1.1
		Parramatta Rd, Frederick St	0.0	2.1	2.1
		Parramatta Rd, Haig Ave	0.0	0.1	0.1
		West St	0.0	0.2	0.2
		Total Ashfield	0.0	7.9	7.9

	Burwood	Tangarra St East	0.0	0.7	0.7
	Total Burwood		0.0	0.7	0.7
	Canada Bay	Bibby St, Chiswick	0.0	0.6	0.6
		Bushells Site, Burwood Rd	0.0	3.9	3.9
		Concord West	0.0	7.6	7.6
		Harris Rd, Five Dock	0.0	0.1	0.1
		Oulton Ave	0.1	0.0	0.1
		Parramatta Rd/Queens Rd	0.1	12.2	12.3
		Rhodes, Leeds St	0.3	6.2	6.5
	Total Canada Bay		0.5	30.6	31.1
	Leichhardt	Allen and Flood St	0.0	1.0	1.0
		Balmain Rd	0.0	1.3	1.3
		Bays Precinct (Glebe Island/White Bay)	10.1	71.2	81.3
		Lilyfield Rd	0.0	1.0	1.0
		Lords Rd	0.0	1.1	1.1
		Marion/Walter St	0.0	1.3	1.3
		Moore St, Catherine St	0.2	5.7	5.9
		Moore St, McKenzie St	0.0	1.0	1.0
		Mort Bay	0.0	0.3	0.3
		Parramatta Rd, Mallet St, Pyrmont Bridge Rd	0.0	7.0	7.0
		Parramatta Rd/ Tebutt St	0.0	5.2	5.2
		Victoria Rd, Robert St (East of Mullens St)	0.1	3.0	3.1
		Victoria Rd, Robert St (Former Martin Bright Steelworks)	0.0	2.2	2.2
		Victoria Rd, Terry St/Wellington St (Carrier Site)	0.0	3.2	3.2
	Total Leichhardt		10.4	104.6	115.0
	Strathfield	Chullora	0.0	0.3	0.3
		Flemington (Arthur St, Homebush Business Park and Mason Park)	2.3	59.3	61.6
		South Strathfield/Enfield	8.5	107.8	116.3
		Strathfield Mall	0.0	13.6	13.6
		Water St	0.2	5.0	5.2
	Total Strathfield		11.1	185.9	197.0
	Inner West Total		22.0	329.7	351.7

- **How would the proposed rezoning impact on the achievement of the subregion/region and LGA employment capacity targets and employment objectives?**

The draft inner west subregional strategy states the Burwood LGA has an employment capacity target from 16,000 jobs (2001) to 20,000 jobs (2031). This is a difference of 4,000 jobs over a 20 year period. The strategy also aims to “provide a framework for accommodating jobs across the subregion”.

Comment: The Flower Power land use currently operating on the subject site employs approximately 18 people. This will not have any significant impact on achieving the employment targets which could be absorbed into industrial sites of the surrounding LGAs.

- **Is there a compelling argument that the industrial land cannot be used for an industrial purpose now or in the foreseeable future and what opportunities may exist to redevelop the land to support new forms of industrial land uses such as high-tech or creative industries?**

The subject site is located surrounded by a predominantly low/medium density residential zone. The existing Flower Power nursery is not considered to be a typical industrial land use and existing structures on the site would not be suitable to be used for other industrial purposes. Any other light industrial uses permitted within the zone such as warehouse or distribution centres, hardware and building supplies, industrial training facilities or depots will not be sensitive to the surrounding residential land uses. In addition the subject land would not attract or support any type of high-tech or creative industry without significant alterations/development to the existing site.

- **Is the site critical to meeting the need for land for an alternative purpose identified in other NSW Government or endorsed council planning strategies?**

Rezoning the subject site from IN2 – Light Industrial to R1 – General Residential will assist Council in achieving its housing targets set within the Draft subregional strategy for the Inner West. The Burwood LGA is to achieve 7,700 new dwellings by 2031. The planning proposal includes a residential design to provide an additional 239 medium density dwellings on the site.