

Strathfield Sports Club Site

Proposal Title : **Strathfield Sports Club Site**

Proposal Summary : **Rezoning from RE2 Private Recreation to B4 Mixed Use.**

PP Number : **PP_2013_BURWO_001_00**

Dop File No : **13/06537-1**

Proposal Details

Date Planning : **17-Apr-2013**

Proposal Received :

LGA covered :

Burwood

Region : **Sydney Region East**

RPA :

Burwood Council

State Electorate : **CANTERBURY
STRATHFIELD**

Section of the Act :

55 - Planning Proposal

LEP Type : **Spot Rezoning**

Location Details

Street : **Lyons**

Suburb : **Strathfield**

City : **Sydney**

Postcode : **2135**

Land Parcel : **Lots 11, 12, 35, 36 & 37 DP 555**

DoP Planning Officer Contact Details

Contact Name : **Tharani Yoganathan**

Contact Number : **0292286502**

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RPA Contact Details

Contact Name : **Diwei Luo**

Contact Number : **0299119928**

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DoP Project Manager Contact Details

Contact Name : **Juliet Grant**

Contact Number : **0292286113**

Contact Email : **juliet.grant@planning.nsw.gov.au**

Land Release Data

Growth Centre : **N/A**

Release Area Name :

Regional / Sub : **Metro Inner West subregion**

Consistent with Strategy : **Yes**

Regional Strategy :

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MDP Number :

Date of Release :

Area of Release (Ha)

Type of Release (eg
Residential /
Employment land) :

No. of Lots : 0

No. of Dwellings 120
(where relevant) :

Gross Floor Area : 0

No of Jobs Created : 8

The NSW Government Yes
Lobbyists Code of
Conduct has been
complied with :

If No, comment : The Department of Planning and Infrastructure's Code of Conduct has been complied with. Sydney Region East has not met with or communicated with any lobbyist in relation to this planning proposal.

Have there been No
meetings or
communications with
registered lobbyists? :

If Yes, comment :

Supporting notes

Internal Supporting
Notes :

The proposed amendment to rezone part of Strathfield Sports Club from RE2 Private Recreation to B4 Mixed Use is supported because it will provide a potential 120 residential units and an improved recreational facility for the LGA. The B4 Mixed Use zone is considered compatible with the surrounding zones.

External Supporting
Notes :

Burwood Council has accepted the Minister's offer to delegate his plan-making functions under the EP&A Act. Council is seeking delegation to carry out the Minister's functions under section 59 of the EP&A Act to progress this planning proposal.

It should be noted that Council is in agreement with the landowner that a small portion of the subject site will be dedicated to Council for a proposed road. In addition to this a flood study may be required however, this is considered to be of minor significance and delegation is still supported. The relevant evaluation criteria are attached to this proposal.

Council advises that they support this planning proposal for the following reasons:

- additional high density development in a location with a major transport hub;
- facilitation of land uses that are compatible with existing development in surrounding areas;
- provision of a new road link that will ease traffic congestion identified in the attached Strathfield Town Centre Traffic Study; and
- retention of substantial green space and recreation facilities.

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? Yes

Comment :

The objective of the proposed rezoning is to:

- Enable development for residential purposes, through a B4 Mixed Use zone;
- Dedicate land to council to allow for the construction of a road connecting Morwick Street and Lyons Road; and
- Allow for the redevelopment of the Strathfield Sports Club, to ensure its long-term

viability, and offer a quality community facility.

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : **The explanation of provisions is adequate.**

The planning proposal will alter the Burwood LEP 2012 by amending the:

- Lane Zoning Map to zone the subject site B4 Mixed Use;**
- Height of Building Map to 30m for the subject site;**
- Lot Size Map to a minimum 500sqm lot size; and**
- Floor Space Map to 3:1 for the subject site.**

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

3.1 Residential Zones

* May need the Director General's agreement

3.4 Integrating Land Use and Transport

4.3 Flood Prone Land

6.3 Site Specific Provisions

7.1 Implementation of the Metropolitan Plan for Sydney 2036

Is the Director General's agreement required? **No**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

SEPP No 55—Remediation of Land

SEPP (Building Sustainability Index: BASIX) 2004

SEPP (Infrastructure) 2007

e) List any other matters that need to be considered :

Have inconsistencies with items a), b) and d) being adequately justified? **No**

If No, explain :

The planning proposal is inconsistent with s117 direction 4.3 Flood Prone Land because it rezones land within an area that is potentially flood affected from RE2 Private Recreation to B4 Mixed Use.

Council will be requested to consult with Sydney Water to determine whether a flood study is required.

The proposal is considered to be consistent with all other s117 directions.

The proposal is considered to be consistent with all SEPPs.

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : **Maps provided include:**

- site identification map**
- existing zoning, lot size, floor space ratio and height map**
- proposed zoning, lot size, floor space ratio and height map**

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **Council proposes to exhibit the planning proposal for 28 days. A minimum of 28 days for public exhibition is considered appropriate and is recommended.**

Project Time Line.

The planning proposal contains an estimated project time line for completion within 9 months. This means the planning proposal will be completed in January 2014.

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment : **The planning proposal provides adequate information for the following:**

- 1. objectives and intended outcomes.**
- 2. explanation of the provisions.**
- 3. justification for the proposal.**
- 4. community consultation.**
- 5. project time line**
- 6. evaluation criteria for delegation**

Delegation of plan making functions is considered to be appropriate in this instance, as the proposal is consistent with relevant strategic planning instruments.

It should be noted that Council is in agreement with the landowner that a small portion of the subject site will be dedicated to Council for a proposed road. In addition to this, a flood study may be required, however this is considered to be of minor significance and delegation is still supported. The relevant evaluation criteria are attached to this proposal.

Proposal Assessment

Principal LEP:

Due Date : **December 2012**

Comments in relation to Principal LEP : **The Burwood LEP was notified on 5 November 2012. The planning proposal is considered to be consistent with the standard instrument.**

Assessment Criteria

Need for planning proposal : **The need for this planning proposal arises from Strathfield Sports Club wanting greater financially viable redevelopment opportunities. The Club wishes to allow a potential 10 storey residential flat building on the site and will use this to finance the new club facility.**

Rezoning this site from RE2 Private Recreation to B4 Mixed Use will provide the Club with more options and development potential for the site. It will also provide housing and an improved recreational facility.

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Consistency with strategic planning framework :

The planning proposal is consistent with the Draft Inner West Subregional Strategy and the draft Metropolitan Strategy.

The Draft Inner West Subregional Strategy identifies Strathfield as a Town Centre. This proposal is considered consistent with the Strategy, as town centres contain higher density housing. The Burwood Comprehensive LEP 2012 did not meet its full capability for the dwelling targets, therefore this proposal, has potential to create 120 residential units, which will assist the Burwood LGA work towards its dwelling targets.

In addition to this, the planning proposal will contribute slightly to job target. The existing club house on the site has a floor area of 1000sqm. The existing club house will be demolished and a new club house will be built with a floor area of approximately 1800sqm. This extra 800sqm, could potentially create 8 new jobs (based on 100sqm per job).

The proposal is consistent with Council's strategic document Burwood's Community Strategic Plan.

Environmental social economic impacts :

The site is affected by stormwater channel traverse, flooding, traffic and overshadowing. Traffic and overshadowing can be dealt with at the development application stage.

However the issues regarding flooding and stormwater channel traverse require Council to consult with Sydney Water to determine whether a flood study is required.

The proposal will have a positive social and economic impact by providing a new recreational facility and a potential 120 extra units.

Assessment Process

Proposal type : **Routine** Community Consultation Period : **28 Days**

Timeframe to make LEP : **9 Month** Delegation : **RPA**

Public Authority Consultation - 56(2)(d)

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

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Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
Letter to Department of Planning & Infrastructure Strathfield .pdf	Proposal Covering Letter	No
Planning Proposal for Strathfield Sports Club - Planning Prop.pdf	Proposal	No
Report to Council.pdf	Proposal	No
Council resolution.pdf	Proposal	No
Attachment 4 - Evaluation criteria for the delegation of plan making functions.pdf	Proposal	No
Current_1300_COM_FSR_001_010_20120731_1.pdf	Map	No
Current_1300_COM_HOB_001_010_20120920.pdf	Map	No
Current_1300_COM_LSZ_001_010_20130416.pdf	Map	No
Current_1300_COM_LZN_001_010_20120531_1.pdf	Map	No
Proposed_1300_COM_FSR_001_010_20130416.pdf	Map	No
Proposed_1300_COM_HOB_001_010_20130416.pdf	Map	No
Proposed_1300_COM_LSZ_001_010_20130416.pdf	Map	No
Proposed_1300_COM_LZN_001_010_20130416_1.pdf	Map	No
Proposed_1300_COM_SIM_001_010_20130416.pdf	Map	No
Timeline of Planning Proposal.pdf	Proposal	No
Traffic Study.pdf	Study	No

Planning Team Recommendation

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

S.117 directions: **3.1 Residential Zones
3.4 Integrating Land Use and Transport
4.3 Flood Prone Land
6.3 Site Specific Provisions
7.1 Implementation of the Metropolitan Plan for Sydney 2036**

Additional Information : **It is recommended the Planning Proposal proceed subject to the following conditions:**
(1) The Planning Proposal be exhibited for at least 28 days.
(2) The Planning Proposal be completed within nine months of the Gateway Determination.
(3) Council consult with Roads and Maritime Services to address the proposed dedication of a new road on the subject site.
(4) Council consult with Sydney Water to determine the extent of the potential flooding and prepare a flood study if required by Sydney Water prior to public exhibition.
(5) Consultation is to occur with the following agencies: Sydney Water, Telstra, Endeavour Energy, Jemena and Roads and Maritime Services.
(6) A public hearing is not required to be held into the matter by any person or body under section 56(2) of the EP&A Act.
(7) An Authorisation to exercise delegation, to make the plan be issued to the Council for this planning proposal.

Supporting Reasons : **The Planning Proposal should be approved for the following reasons:**
1) It is considered that the proposed changes are suitable given the site location and supporting infrastructure.
2) It is considered that the change in zoning will increase the viability of the redevelopment of the site.
3) Council proposes to progress the planning proposal under delegation. The matter is considered to be of local significance and the use of Council's delegation is supported.

Signature:

Shewell

Printed Name:

Sandy Shewell

Date:

3 May 2013

