

Reclassification of 28-36 McFarlane Street, Merrylands

Proposal Title : **Reclassification of 28-36 McFarlane Street, Merrylands**

Proposal Summary : **The planning proposal seeks to amend Holroyd Local Environmental Plan 2013 (HLEP 2013) to reclassify 28 - 36 McFarlane Street, Merrylands from community land to operational land to enable the redevelopment of the site as a mixed use development and to act as a catalyst to stimulate the renewal of the Merrylands town centre.**

PP Number : **PP_2013_HOLRO_001_00** Dop File No : **13/10603**

Proposal Details

Date Planning Proposal Received :	26-Jun-2013	LGA covered :	Holroyd
Region :	Sydney Region West	RPA :	Holroyd City Council
State Electorate :	GRANVILLE	Section of the Act :	55 - Planning Proposal
LEP Type :	Reclassification		

Location Details

Street :	28-36 McFarlane Street		
Suburb :	Merrylands	City :	Holroyd
		Postcode :	2160
Land Parcel :	Lot 40 in DP 7916, Lot 41 in DP 7916, Lot 42 in DP 7916, Lot 43 in DP 7916, Lot 45 in DP 7916, Lot 46 in DP 7916, , Lot 44 in DP 657042 and Lot 11 in DP 814298		

DoP Planning Officer Contact Details

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Contact Name : **Terry Doran**
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Land Release Data

Growth Centre :	N/A	Release Area Name :	N/A
Regional / Sub Regional Strategy :	Metro West Central subregion	Consistent with Strategy :	Yes

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MDP Number :

Date of Release :

Area of Release (Ha)
:

Type of Release (eg
Residential /
Employment land) :

Employment Land

No. of Lots : 0

No. of Dwellings 370
(where relevant) :

Gross Floor Area : 46,000.00

No of Jobs Created : 300

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

If No, comment :

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

If Yes, comment :

Supporting notes

Internal Supporting
Notes :

The site is strategically located in the core of the Merrylands town centre. The planning proposal will allow the site to be redeveloped in a way which will act as a catalyst for future growth within the centre as proposed in the new Holroyd LEP 2013.

External Supporting
Notes :

The site is strategically located in the core of the Merrylands town centre. It has a site area of 5,444 square metres. The planning proposal will allow the site to be redeveloped in a way which may act as a catalyst for future growth within the centre as proposed in the new Holroyd LEP 2013.

The site is zoned B4 Mixed Use in Holroyd LEP 2013, and is currently used for car parking.

Adequacy Assessment

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

Is a statement of the objectives provided? Yes

Comment :

The objective of the planning proposal is to reclassify the subject land from community land to operational land. Reclassification of the land will enable the site to be developed in accordance with the zoning and development controls in Holroyd LEP 2013, to act as a catalyst for future growth in the Merrylands Town Centre.

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

Is an explanation of provisions provided? Yes

Comment :

The planning proposal seeks to amend Holroyd Local Environmental Plan 2013 by amending Schedule 1, Part 1 Land Classified or Reclassified as Operational Land – No Interests Changed by inserting the following changes:

Column 1 - Locality
28-36 McFarlane Street, Merrylands

Column 2 - Description
Lot 40 in DP 7916
Lot 41 in DP 7916
Lot 42 in DP 7916
Lot 43 in DP 7916

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Lot 45 in DP 7916
Lot 46 in DP 7916
Lot 44 in DP 657042
Lot 11 in DP 814298

Zoning provisions for the site will remain unchanged.

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? Yes

b) S.117 directions identified by RPA :

* May need the Director General's agreement

1.1 Business and Industrial Zones
2.1 Environment Protection Zones
2.3 Heritage Conservation
3.1 Residential Zones
3.4 Integrating Land Use and Transport
4.3 Flood Prone Land
6.1 Approval and Referral Requirements
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 4—Development Without Consent and Miscellaneous
Exempt and Complying Development
SEPP No 6—Number of Storeys in a Building
SEPP No 19—Bushland in Urban Areas
SEPP No 22—Shops and Commercial Premises
SEPP No 32—Urban Consolidation (Redevelopment of Urban Land)
SEPP No 33—Hazardous and Offensive Development
SEPP No 55—Remediation of Land
SEPP No 64—Advertising and Signage
SEPP No 65—Design Quality of Residential Flat Development
SEPP (Building Sustainability Index: BASIX) 2004
SEPP (Exempt and Complying Development Codes) 2008
SEPP (Housing for Seniors or People with a Disability) 2004
SEPP (Infrastructure) 2007
SEPP (Major Projects) 2005
SEPP (Mining, Petroleum Production and Extractive Industries) 2007
SEPP (Temporary Structures and Places of Public Entertainment)
2007
SEPP (Affordable Rental Housing) 2009

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

No other matters to be considered.

Have inconsistencies with items a), b) and d) being adequately justified? Yes

If No, explain :

The proposal is not inconsistent with any applicable State Environmental Planning
Policies or Section 117 directions. There is no change proposed to permitted uses or
development controls.

Mapping Provided - s55(2)(d)

Is mapping provided? Yes

Comment :

A location map and maps showing current zoning and development controls are
included in the planning proposal. A more detailed map identifying the lots to be
reclassified is included in Attachment 3.2 of the planning proposal.

As the reclassification covers entire lots a detailed survey plan is not required to
implement the planning proposal.

Community consultation - s55(2)(e)

Has community consultation been proposed? Yes

Comment : Council proposes to exhibit the planning proposal for a period of 14 days. Exhibition material will contain a copy of the planning proposal and relevant maps supported by a written notice that describes the objectives and intended outcomes of the proposal, the land to which the proposal applies and an indicative time frame for finalisation of the planning proposal.

A public hearing is planned, as required by Section 29 of the Local Government Act 1993.

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 :

Proposal Assessment

Principal LEP:

Due Date :

Comments in relation to Principal LEP : The Standard Instrument Holroyd LEP 2013 was published on 5 April 2013. It will commence on 5 August 2013.

Assessment Criteria

Need for planning proposal : It is necessary to reclassify the site as operational land in order to facilitate its development as part of the Merrylands town centre, to meet the objectives of Holroyd LEP 2013.

A planning proposal is required to reclassify the site as operational land in accordance with S. 27(1) of the Local Government Act 1993.

Consistency with strategic planning framework : Merrylands town centre is the main retail and commercial centre in Holroyd local government area. Holroyd LEP 2013 implements a strategy to significantly increase densities in the town centre for both residential and employment uses.

The site is in the core of the town centre, directly opposite the major Stockland Shopping Centre and within easy walking distance of Merrylands railway station. It has a maximum floor space ratio of 8.5:1 in the LEP, the highest density permitted in Merrylands. The development controls for sites within the town centre are based on detailed urban design studies.

High density development in Merrylands town centre is consistent with the Draft Metropolitan Strategy for Sydney to 2031, particularly with Objective 2: Strengthen and grow Sydney's centres.

Environmental social economic impacts : The site is currently used for at grade car parking. Consequently no significant impacts on the natural environment are likely.

Impacts of development of the site, such as overshadowing, traffic generation and the like

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are matters to be considered during the assessment of any future development application.

There may be economic and social impacts if future development results in a net loss of parking capacity on the site. This is an issue to be considered in granting consent for any future development application.

Assessment Process

Proposal type : **Routine** Community Consultation Period : **14 Days**

Timeframe to make LEP : **0 months** 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

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

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
McFarlane_Street_Cover_Letter.pdf	Proposal Covering Letter	Yes
McFarlane_Street_Planning_Proposal.pdf	Proposal	Yes
Attachment_4_-_Evaluation_criteria_for_the_delegation_of_plan_making_functions.pdf	Proposal	Yes

Planning Team Recommendation

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

S.117 directions:

- 1.1 Business and Industrial Zones**
- 2.1 Environment Protection Zones**
- 2.3 Heritage Conservation**
- 3.1 Residential Zones**
- 3.4 Integrating Land Use and Transport**
- 4.3 Flood Prone Land**

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6.1 Approval and Referral Requirements
6.3 Site Specific Provisions
7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : Delegation

Holroyd City Council has requested that the making of the plan be delegated to Council, and has included a table of the evaluation criteria for delegation of plan making functions. The planning proposal does not involve the discharge of any interests, and Council is proposing to hold a public hearing as required by the Local Government Act 1993. Consequently it is recommended that delegation be given to Council to exercise the Minister's plan-making functions.

Agency consultation

The land is owned by Council and the existing car park is operated by Council. No agency consultation is recommended.

Recommendation

It is recommended that the planning proposal proceed subject to the following conditions:

1. That the proposal be placed on public exhibition for a minimum period of 14 days.
2. That the proposal be finalised within 6 months of the week following the date of the gateway determination.

Supporting Reasons : The site is an important strategic location for increasing the range of jobs and housing in Merrylands town centre, in accordance with the Metropolitan Strategy and Holroyd LEP 2013. It is opposite the major Stockland Shopping Centre and within walking distance of Merrylands railway station. The site is zoned B4 Mixed Use in Holroyd LEP 2013, with a maximum floor space ratio of 8.5:1.

The site is owned by Holroyd City Council and is currently used for at grade car parking. Reclassification of the site from community land to operational land is required to enable the site to be developed as a mixed use development.

Signature:



Printed Name:

J. DORAN

Date:

28/6/13