

PLANNING PROPOSAL

To rezone 11-19 Centenary Road,
Merrylands:

from R3 Medium Density Residential
to R4 High Density Residential

March 2016



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1 Introduction

1.1 Summary

This Planning Proposal arose from an application, as a Planning Proposal Request, from the Trust of the Society of St Vincent De Paul (NSW) as the proponents and landowners. The Request sought to amend the strategic planning controls affecting the proponents' properties at 11-19 Centenary Road and 15 Wyreema Street, Merrylands (the Site) under the Holroyd Local Environmental Plan (LEP) 2013 as follows:

- To rezone from R3 Medium Density Residential to R4 High Density Residential.
- To increase the maximum building height from 11 metres to 15 metres.
- To increase the floor space ratio (FSR) from 0.85:1 to 1.2:1.

The outcome sought, through the amended planning controls, is to enable the future development of the site for a Residential Flat Building.

This Planning Proposal, and the accompanying Planning Proposal Request (**Appendix A**), have been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* (the Act) and relevant Department of Planning & Environment Guidelines.

1.2 The Development Concept

The Planning Proposal Request provided a Development Concept for the Site consisting of one residential flat building of 4-storeys, with basement car parking and communal open space at ground level. A total of up to 48 apartments in the building are proposed, containing a mix of 1-, 2- and 3- bedroom dwellings.

1.3 Land to Which the Planning Proposal Applies

1.3.1 Site Description

The Site comprises eight (8) lots as listed in Table 1. The majority of lots are developed with a warehouse type structure, with on lot (at 15 Wyreema Street) containing a house that is used for office / administration activities. The Site area is approximately 4,300m².

The Site is located on the end of a block and therefore has road frontage on three sides, being to Alderney Road, Centenary Road and Wyreema Street. There are residential land uses to the north, east and south of the Site. An aerial photo of the Site is provided at Figure 1 and the cadastral plan is provided at Figure 2.

Table 1: Lots within Request

Description	Street Address
Lot 1 DP597975	11-19 Centenary Road / 15 Wyreema Street
Lot 2 DP597975	11-19 Centenary Road
Lot 19 DP2020	11-19 Centenary Road
Lot 20 DP2020	11-19 Centenary Road
Lot 21 DP2020	11-19 Centenary Road
Lot 22 DP2020	11-19 Centenary Road
Lot 23 DP2020	11-19 Centenary Road
Lot 24 DP2020	11-19 Centenary Road

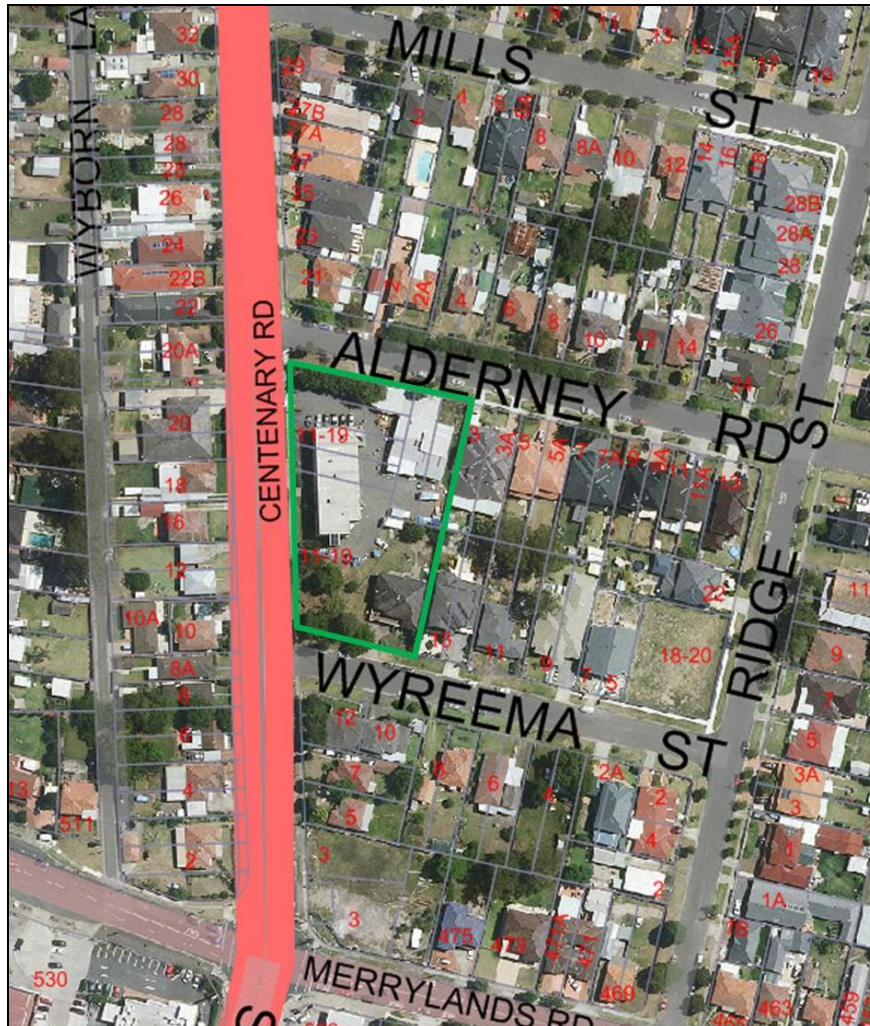


Figure 1: Location of Site (bound in green bold) and surrounding development

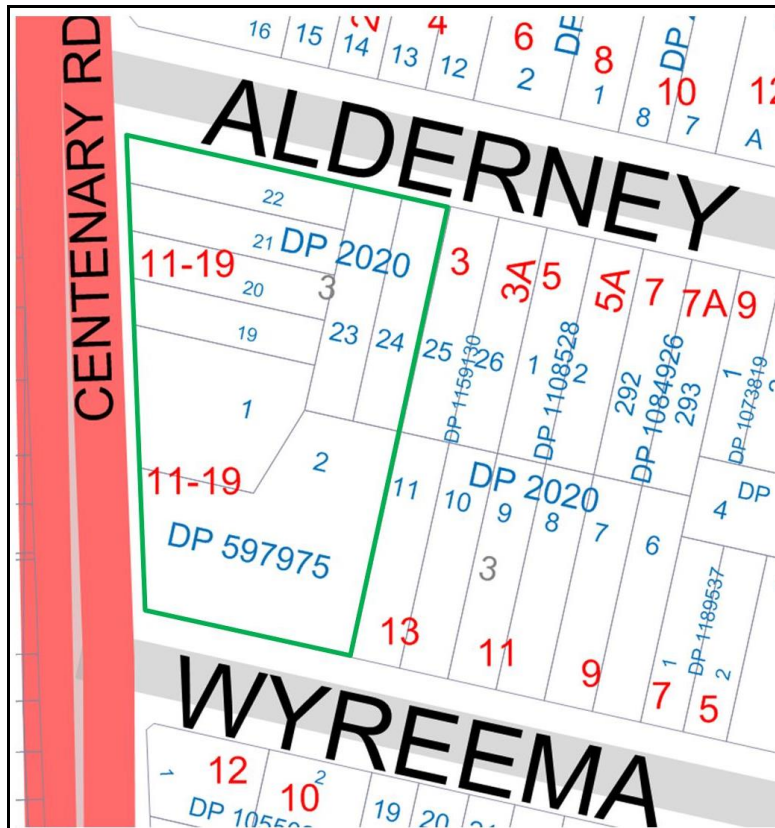


Figure 2: Site Cadastral plan (Site bound in green)

1.3.2 Site Ownership

The Proponents are the current owners of all lots within the Site under this Planning Proposal.

1.3.3 Site Context

The Site, at the closest points, is located approximately 120m north of the Merrylands West Local Centre. This local centre is approx. 2km west, along Merrylands Road, of the Merrylands City Centre and associated retail outlets, services and train station.

There are bus services running along Merrylands Road which connect the Site to the Merrylands City Centre. Bus stops for these services are located approximately 200m from the Site.

Table 2: Site frontages and adjacent land uses

Boundary	Land Use	Frontage (distance)
Northern boundary of site	Frontage to Alderney Road. Beyond Alderney Road (northward), land is: - Currently developed with low density residential - Zoned for R3 Medium Density Residential per Holroyd LEP 2013.	62m (approximate)
Eastern boundary of site	Shares boundary with low density residential dwellings. Zoned for R3 Medium Density Residential per Holroyd LEP 2013.	85m (approximate)
Southern boundary of site	Frontage to Wyreema Road. Beyond Wyreema Road (southward), land is - Current use is low density residential. - Zoned for R4 High Density Residential Low Density Residential per Holroyd LEP 2013.	40m (approximate)
Western boundary of site	Frontage to Centenary Road. Beyond Centenary Road (westward) land is: - Currently developed with low density residential. - Zoned R3 Medium Density Residential.	88m (approximate)

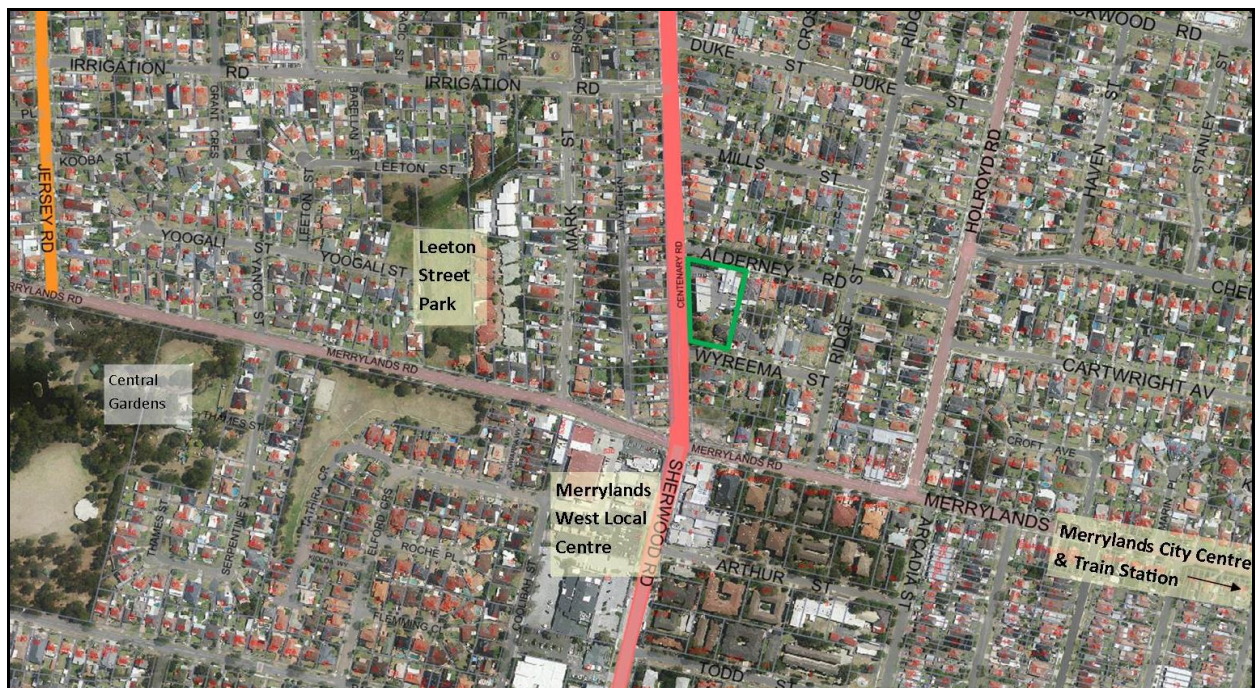


Figure 3: Site Context (Site bound in green bold)

1.4 Planning Context

1.4.1 Holroyd Local Environmental Plan 2013

The Site is currently affected by the following controls:

- Land Use Zoning of R3 Medium Density Residential (Figure 4).
- Floor Space Ratio (FSR) of 0.85:1 (Figure 5).
- Maximum Building Height of 11m (Figure 6).

The Site is predominantly developed with a small warehouse-type building and with a single storey house which is currently used for office/administration space.

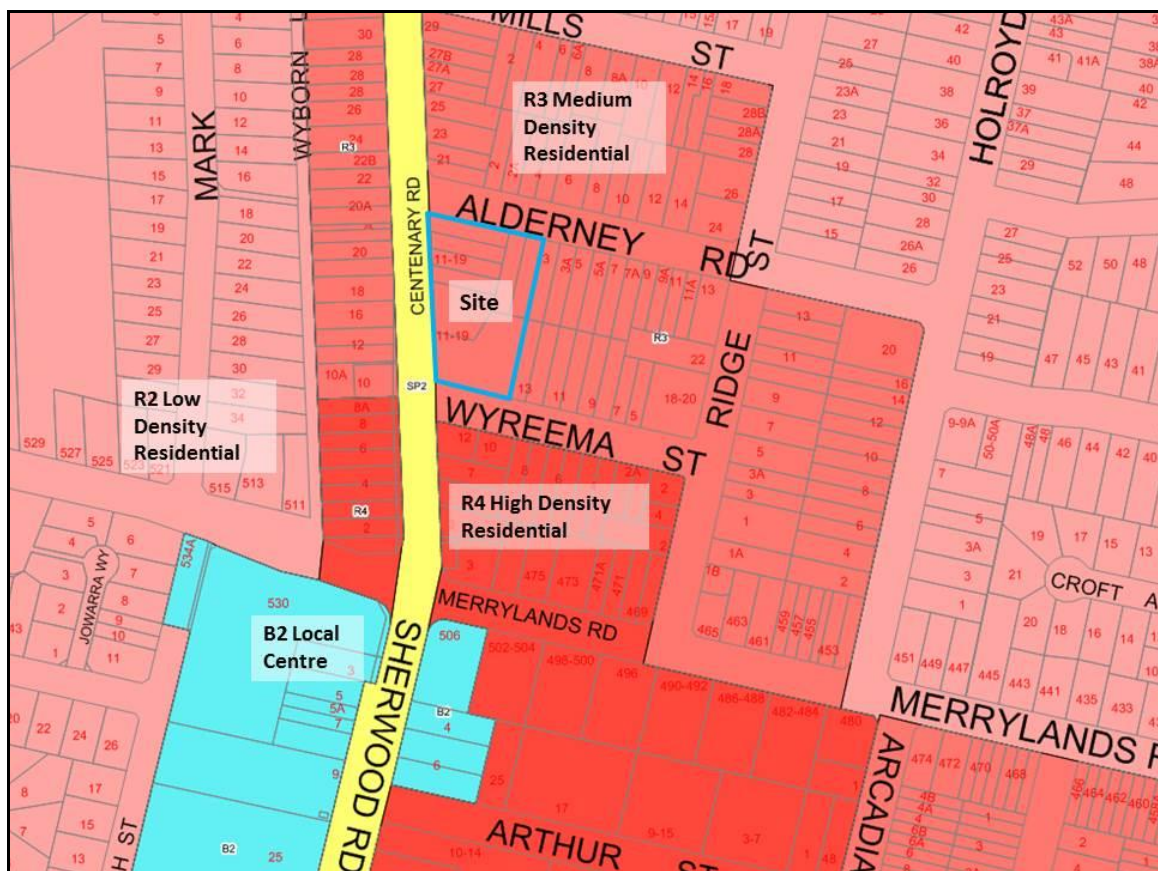


Figure 4: Existing Zoning map per Holroyd LEP 2013 (Site bound in blue bold)

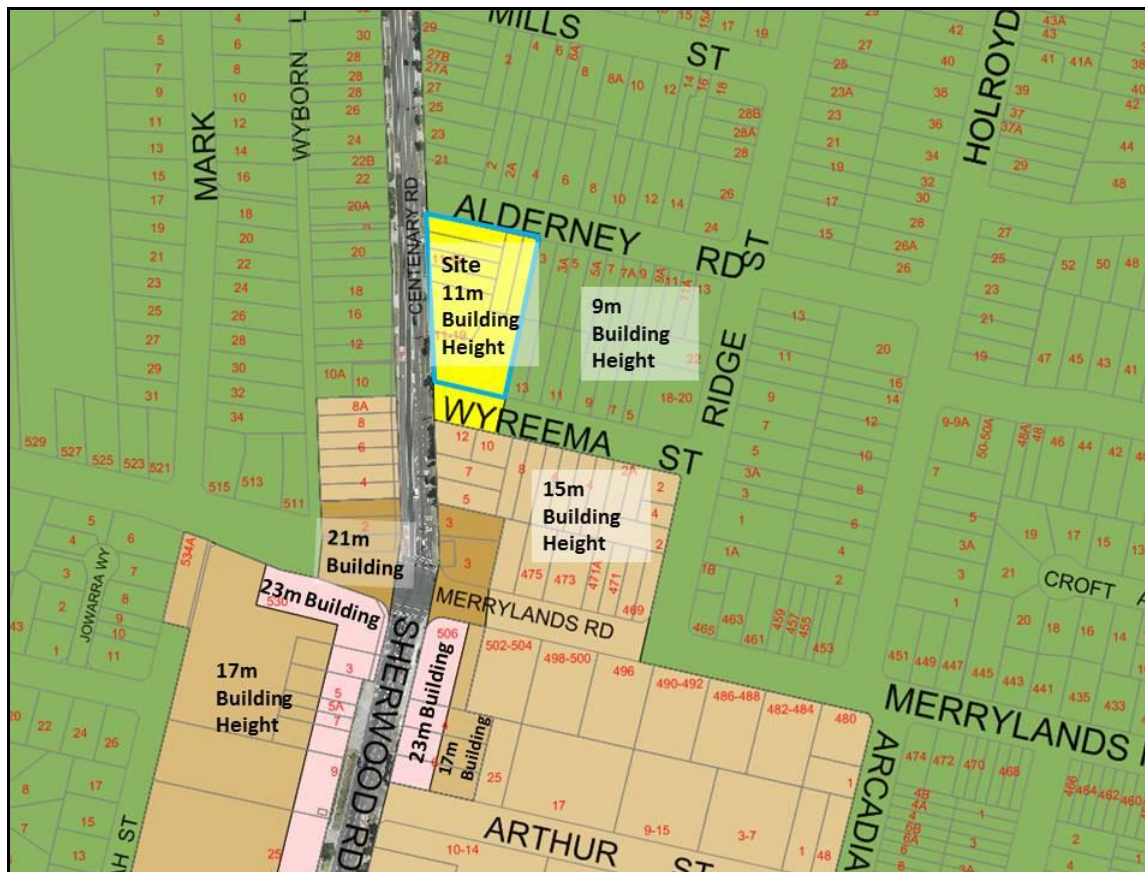


Figure 5: Existing Maximum Height of Buildings per Holroyd LEP 2013 (Site bound in blue bold)

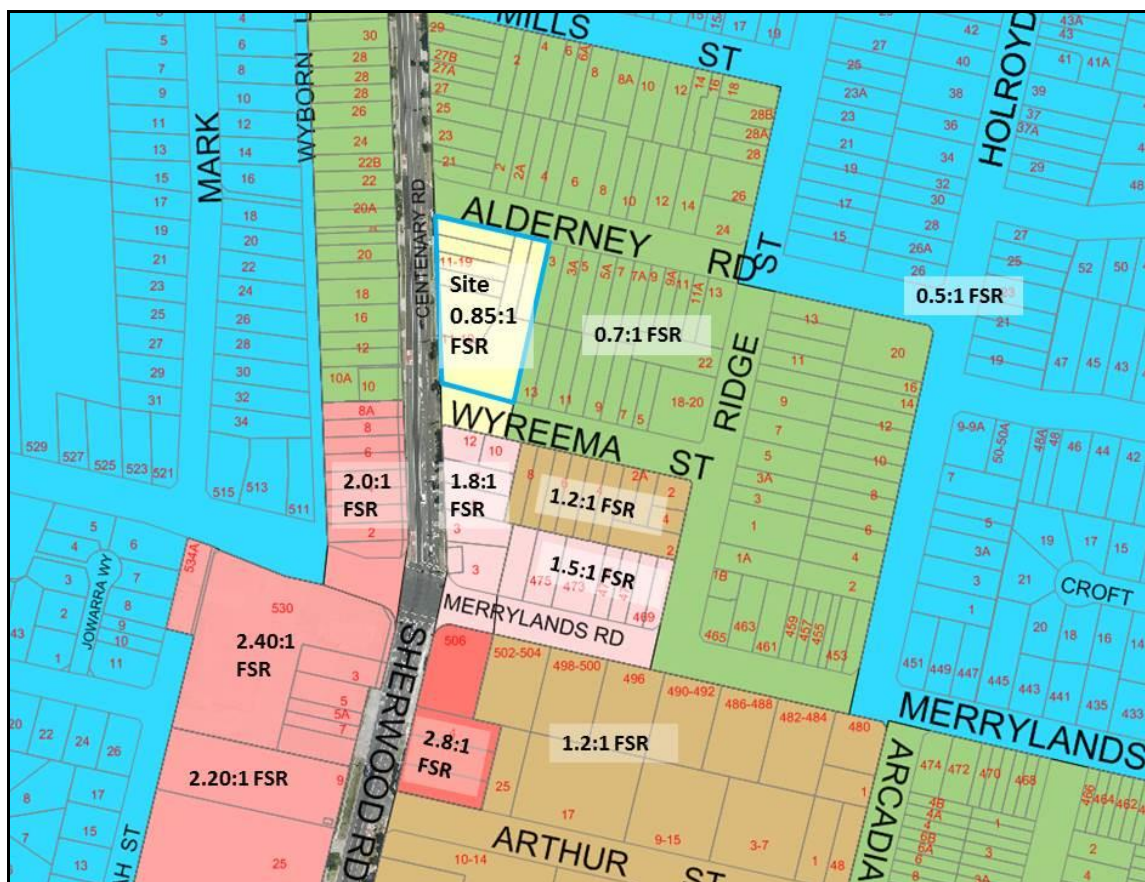


Figure 6: Existing Floor Space Ratio Plan per Holroyd LEP 2013 (Site bound in blue bold)

1.5 Pre Lodgement Meetings

The proponents' representatives and Think Planners (authors of the Planning Proposal Request) made a presentation to Councillors on 30 March 2015 to discuss the potential rezoning and redevelopment of the Site. A draft Planning Proposal Request was provided to Council Strategic Planning staff in early June 2015. The formal Planning Proposal Request was lodged with Council on 30 June 2015.

1.6 Council Resolution

Following the assessment of the Planning Proposal Request, and a request to the proponent by Council officers for additional updated information that was provided in November 2015, the Planning Proposal request was reported to Council at the meeting of 2 February 2016. At the meeting a Motion was moved that:

“Council proceed with a Planning Proposal to amend the Holroyd LEP 2013 for 11-19 Centenary Road and 15 Wyreema Street, Merrylands as follows:

- *Rezone the Site to R4 High Density Residential*
- *Increase the maximum building height to 15m*
- *Increase the floor space ratio to 1.2:1*

With a favourable Gateway Determination, Council undertakes community consultation in relation to the Planning Proposal.”

To the Motion, the following was then Resolved:

“The motion moved Clr. Lake, seconded Clr. Whitfield on being Put was declared CARRIED on the Mayor’s Casting Vote.”

This Planning Proposal is the outcome of that Council Resolution. A copy of the 2 February 2016 Council Report with the associated Council Resolution is provided at **Appendix B**.

2 The Planning Proposal

2.1 Part 1: Objectives and Intended Outcomes

The objective of the Planning Proposal is to amend the existing planning controls applicable to the Site.

The intended outcome of the rezoning and other related planning control amendments is to enable the future redevelopment of the Site to support a 4-storey residential flat building, containing up to about 48 dwellings.

An indicative Concept Development design for the redevelopment of the site has been provided in the applicants' Planning Proposal documentation. The Concept Development design will be revised and refined as part of any future Development Application process subsequent to approval of this Holroyd LEP 2013 amendment request.

2.2 Part 2: Explanation of Provisions

The proposed objective and intended outcomes of the Planning Proposal would be achieved by amending the Holroyd LEP 2013 for the eight (8) lots at 11-19 Centenary Road & 15 Wyreema Street Merrylands as follows:

- Land Use Zoning of R4 High Density Residential.
- Increase the Maximum Building Height to 15m.
- Increase the FSR to 1.2:1.

The minimum lot size is not proposed for amendment and therefore will remain at the current control of 900m². The current controls and the proposed (amended) controls are summarised in Table 3. Maps of the current and proposed (amended) controls under the Holroyd LEP 2013 are provided in Figure 7; Figure 8; and Figure 9.

Table 3: Summary of proposed control changes

Control	Current	Proposed
Land Use Zone	R3 Medium Density Residential	R4 High Density Residential
Maximum Building Height	11m	15m
Floor Space Ratio (FSR)	0.85:1	1.2:1
Minimum Lot Size	900sqm	900sqm (retain current control)

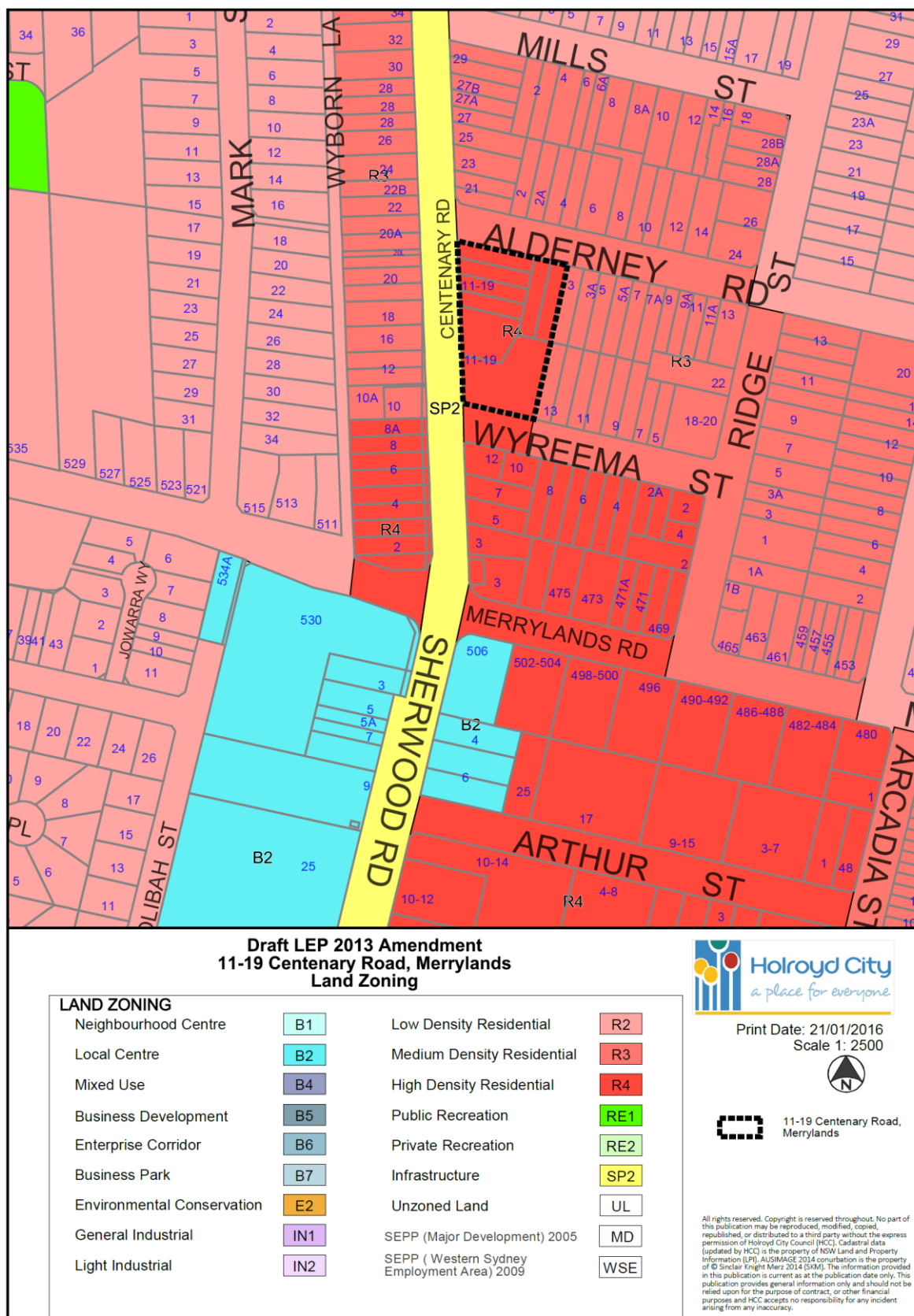


Figure 7: Proposed Amendment for Site: Land Use Zone (R4 High Density Residential)

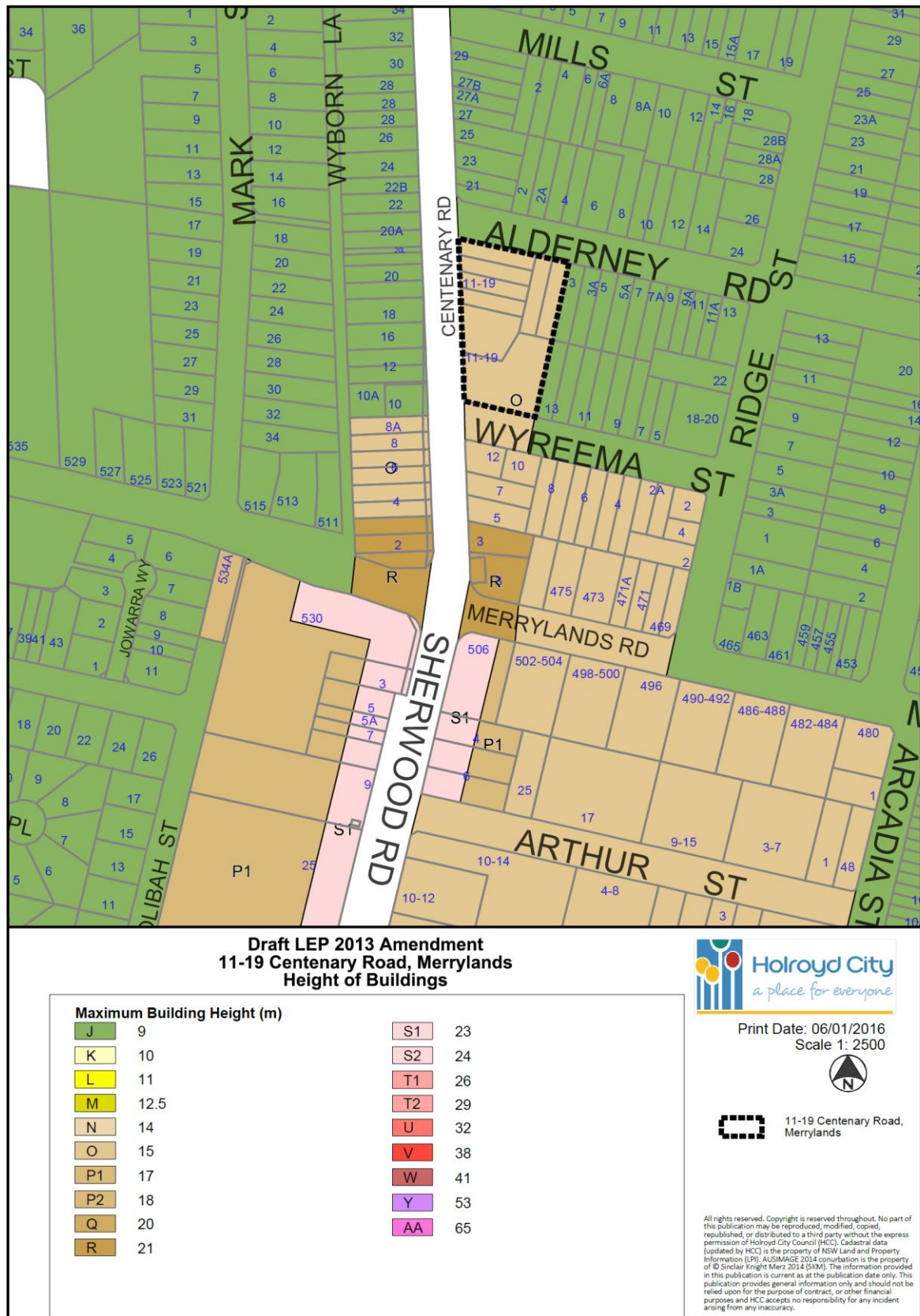


Figure 8: Proposed Amendment for Site: Height of Buildings (at 15m)

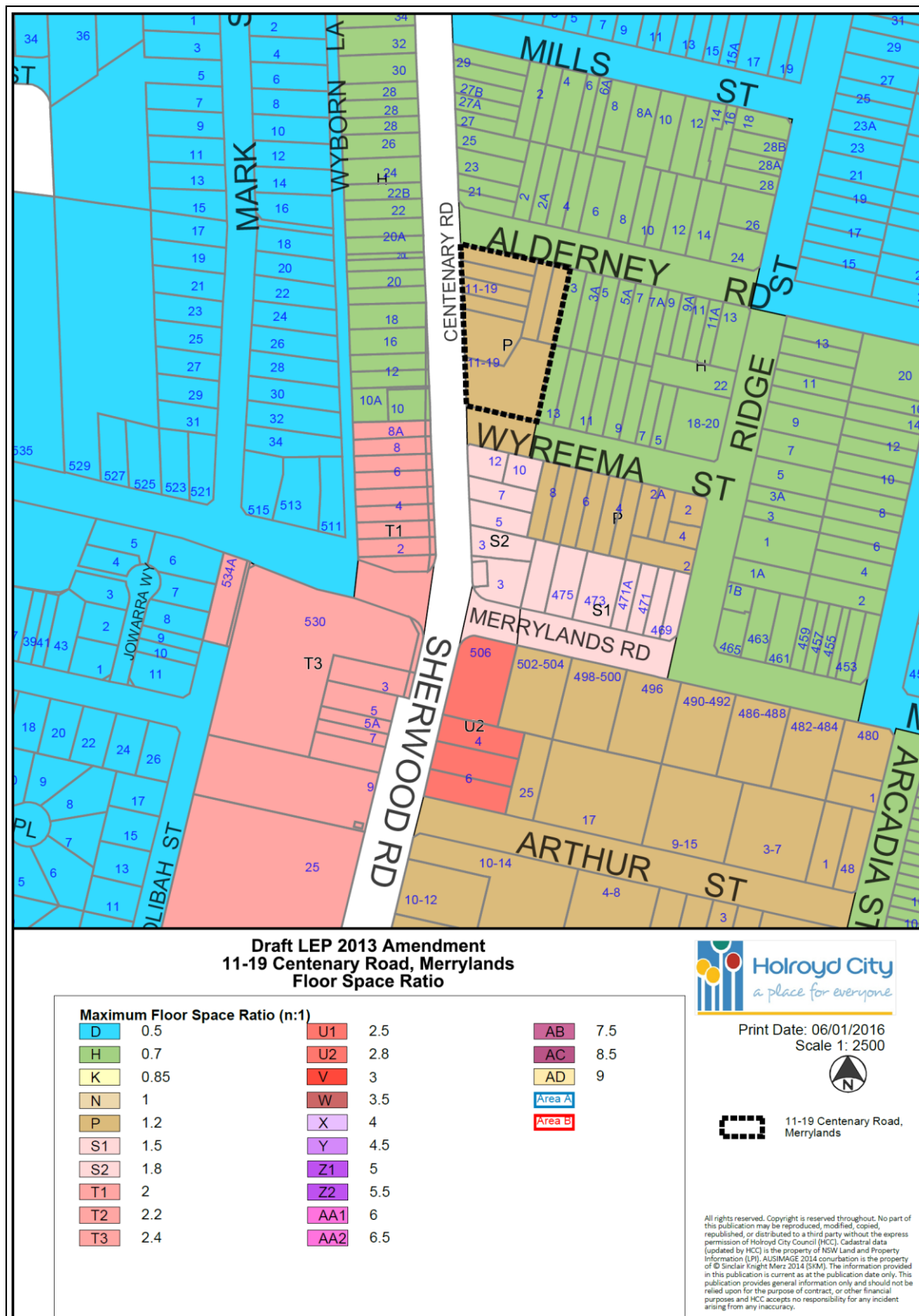


Figure 9: Proposed Amendment for Site: Floor Space Ratio (at 1:1)

2.3 Part 3: Justification

This Planning Proposal is to enable the construction of a residential flat building on the Site. Under the Development Concept, the Site is to support a single building, indicated as having the following elements:

- Four storey building (ground level and three levels above) consisting of a mix of 1-, 2- and 3- bedroom apartments.
- Basement car parking with driveway access on the eastern side of the building to the local streets of Alderney Road and Wyreema Street.
- Communal open space.

The basement area would also be expected to contain the support infrastructure for the building such as lift well, waste / recycling facilities and storage space.

Figure 10 provides an indicative building design for the Site.

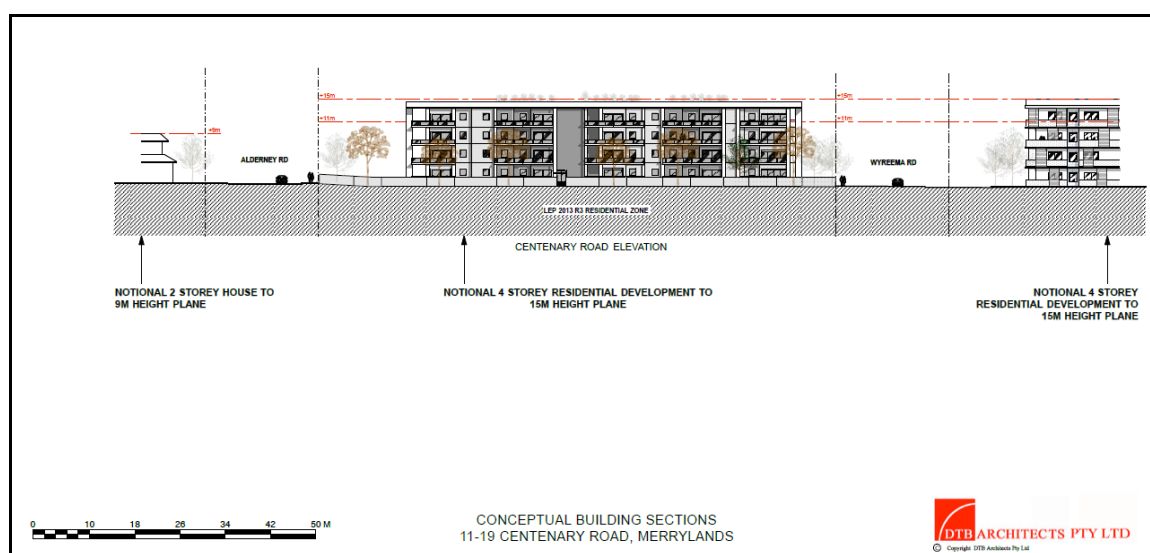


Figure 10: New residential flat (apartment) building - preliminary design.

2.3.1 Section A - Need for the Planning Proposal

Q: Is the Planning Proposal a result of any strategic study or report?

The Proponent Planning Proposal application is not the direct result of a strategic study or report. However, the proposed amendment to the Holroyd LEP 2013, which is to enable redevelopment with high density housing on the Site, aligns with a number of state and regional strategic studies and reports as detailed in Section B below.

Q: Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. It is considered that the Planning Proposal is the best means of achieving the objectives and intended outcomes.

Rezoning of the Site, and changes to the associated controls, are required to enable a high density residential redevelopment. The proposed amended controls are compatible to the planning controls to land to the immediate south. The proposed rezoning of the Site will result in the extension of the existing R4 High Density Residential zoned land (located to the south) further north along Centenary Road.

2.3.2 Section B - Relationship to strategic planning framework

Q: Is the Planning Proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

Sydney Metropolitan Strategy

The applicable Sydney Metropolitan (Regional) Strategy is “A Plan for Growing Sydney” (the Plan) of December 2014. The Plan sets out four goals, with supporting directions, to achieve the vision of “a strong global city, a great place to live”. Directions relevant to this Planning Proposal, and a comment outlining how the proposal responds to that direction, are provided below in Table 4. The full list of Goals and Directions, and their relevance, are provided in **Appendix C**.

Table 4: Relevant Sydney Metropolitan Strategy Goals and Directions

Goal 2: A city of housing choice, with homes that meet our needs and lifestyles			
Direction		Relevant	Comment
2.1	Accelerate housing supply across Sydney	YES	The proposed redevelopment will increase the number of dwellings on the Site as an intense (dense) development and so contribute to meeting housing targets.
2.2	Accelerate urban renewal across Sydney – providing homes closer to jobs	YES	The Site is in proximity to an existing local centre (Merrylands West centre) and public transport options to access services and employment in Merrylands, Parramatta and the surrounding region including Westmead and Wentworthville (direct bus services). The redevelopment will increase the number of dwellings on the Site. The Site within walking distance of both the Merrylands Central Gardens and Merrylands Park (swim centre) supporting a range of recreational activities.
2.3	Improve housing choice to suit different needs and lifestyles	YES	The Planning Proposal seeks to increase the density of housing on the site (to high density residential). The redevelopment proposal is to provide a mix of 1-, 2- and 3- bedroom apartments which will suit a variety of dwelling requirements by residents. The Site is in proximity to a local centre and a range of transport modes.

Goal 3: A great place to live with communities that are strong, healthy and well connected			
Direction		Relevant	Comment
3.1	Revitalise existing suburbs	YES	The redevelopment will provide new and increased number of dwellings within an established suburb and in proximity to the Merrylands West local centre. The Site is in proximity to public transport modes (bus and indirectly train) and active transport pathways. The site is connected to utility services – any potential need to upgrade those services would be expected to be assessed and considered as part of any future development application process. The Site is within walking distance of recreational facilities.
3.3	Create healthy built environments	YES	The Site is located within walking distance of bus services (stops) connecting to the Merrylands & Parramatta City Centres and to the Merrylands West local centre. The Development Concept provides areas of communal open space around the building. The Site is in walking distance of the Merrylands Central Gardens, Merrylands Park (including swim centre) and Ted Burge Sportsground.

Goal 4: A sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources			
Direction		Relevant	Comment
4.2	Build Sydney's resilience to natural hazards	YES	The southern portion of the Site is affected by a 1% Annual Exceedance Probability (AEP) event. Structures within the affected area would be subject to floor level controls. Application of those flood controls would be required as part of the detailed design and confirmed as part of the assessment of any future development application process.
4.3	Manage the impacts of development on the environment	YES	Details of the building design, construction activities management and measures to incorporate ecologically sustainable development principles will be identified at any future Development Application process.

Sub-Regional / District Strategy

The current Sub-Regional Strategy covering the Merrylands area is the West Central Sub-Regional Strategy (draft) of 2007 that was prepared under the previous Metropolitan Strategy. This Sub-Regional Strategy was not finalised. No Sub-Regional Strategy, or District Strategy (as the future area strategy document under the current Metropolitan Strategy) associated with and supporting “A Plan for Growing Sydney” has yet been completed. While the West Central Sub-Regional Strategy is outdated the general intent of supporting elements including economic growth, housing, social needs and transport remain relevant.

The Planning Proposal is to enable higher density housing on the Site. The Site is in proximity to an existing local urban centre that provides retail and other services, with bus services within walking distance (about 300m) that connect to the Merrylands and Parramatta City Centres as well as to the Wentworthville and Westmead centres.

Q: Is the Planning Proposal consistent with the Council’s local strategic or other local strategic plan?

Council’s local strategic plan is the “*Living Holroyd: Community Strategic Plan 2013*”, providing the Vision for the Local Government Area to 2031. The Vision consists of five (5) elements, being a place that is:

- Active: a place that is inclusive, healthy and safe.
- Growing: a place that is focused on effective urban planning and economic development.
- Balanced: a place that values its environment, open space and sustainable development.
- Connected: a place that is open and accessible for all.
- Dynamic: a place that is engaged and innovative.

The Planning Proposal application (request) and associated Development Concept are consistent with and support many of the elements of the Vision for Holroyd including to:

- Provide housing in proximity an existing urban centre that provides retail and services to meet the needs of local residents.
- Is in proximity to public transport modes (direct access to bus stops for services connecting to train stations); and to major roads, which connects the Site to the Merrylands City Centre, Parramatta and other centres for employment and services.

Q: Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

There are no State Environmental Planning Policies (SEPPs) or known draft policies that would prohibit or restrict the Planning Proposal.

A list of relevant SEPPs to the proposed development and comment on their consistency are identified below (Table 5). A full listing of SEPPs and a comment addressing their application to this Proposal is provided at **Appendix C**.

Table 5: Consistency to Relevant SEPPs

Relevant State Environmental Planning Policies (SEPP)	Consistent	Comment
SEPP No 32 - Urban Consolidation (Redevelopment of Urban Land)	YES	This SEPP is to ensure redevelopment of appropriate sites for housing including higher density housing, located near employment and supporting infrastructure. The Site of this proposal meets those criteria.
SEPP No 55 - Remediation of Land	YES	The Site is registered as being affected by contamination due to past uses (underground storage tanks). These storage tanks and surrounding soil have been removed from the site. Ongoing monitoring of residual contamination is being undertaken in accordance with a Remediation Action Plan. A revised remediation action plan has been provided that reflects the proposed future residential use.
SEPP No 65 - Design Quality of Residential Flat Development	YES	The redevelopment of the site for residential dwellings (apartments) will be subject to this SEPP. Detailed design of the buildings and apartments as part of any future development application process would need to demonstrate consistency with and application of this SEPP.
SEPP (Building Sustainability Index: BASIX) 2004	YES	The redevelopment of the site for residential dwellings (apartments) will be subject to this SEPP. Detailed design of the buildings and apartments as part of any future development application process would need to demonstrate consistency with and application of this SEPP.
SEPP (Infrastructure) 2007	YES	The proposed development will increase the number of traffic movements on road networks. The increased traffic will be cumulative to any other traffic increases. The overall increase in traffic may require works to road infrastructure to support this additional demand.
SEPP (State and Regional Development) 2011	YES	The proposed development may be determined to constitute regional development, for referral to a JRPP. This will relate to the scale of the redevelopment, as outlined in any future development application process and associated documentation.
Deemed SEPP –Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	YES	There are no elements of this Planning Proposal that would affect the application of this SEPP.

Q: Is the Planning Proposal consistent with applicable Ministerial Directions (s117 Directions)?

Relevant Section 117 (s117) Ministerial Directions to the proposed development and comment of consistency are identified below in Table 6. A list of all s117 Directions and their consistency, are provided in **Appendix C**.

Table 6: Consistency to Relevant s117 Ministerial Directions

Section 117 Direction	Consistent	Comment
3. Housing, Infrastructure and Urban Development		
3.1 Residential Zones	YES	The site is currently zoned for low density residential dwellings. The proposed amendment to the Holroyd LEP 2013 is to enable high density residential development will increase the number of dwellings on the Site. The Development Concept is for a mix of 1-, 2- and 3- bedroom apartments within the development. The Site is serviced by utility infrastructure and is in proximity to public transport (rail and bus) modes. The provision of bicycle parking would be confirmed as part of any future Development Application process. The increase in local population may increase trade to the local centre (Merrylands West).
3.4 Integrating Land Use and Transport	YES	The Site is located within walking distance of the Merrylands West local centre and to bus services (stops) connecting to the Merrylands City Centre and train station. There are footpaths linking the site to these bus stops and local centre.
4. Hazard and Risk		
4.3 Flood Prone Land	YES	The majority of the Site is not flood affected; however a small portion of the Site at the corner of Centenary Road and Wyreema Street is affected by a 1% Annual Exceedance Probability (AEP) event. Structures within the affected area would be subject to floor level controls; However the area affected would likely be within the building setback (as indicated in the building footprint plan for the development concept within Appendix A) should the site be developed. Application of those flood controls would be required as part of the detailed design and confirmed as part of the assessment of any future development application process. Centenary Road is also affected by a 1% AEP event.
7. Metropolitan Planning		
7.1 Implementation of A Plan for Growing Sydney	YES	The Planning Proposal is consistent with the aims, objectives and strategies of the Plan.

2.3.3 Section C - Environmental, Social and Economic Impact

Q: Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

No. The Planning Proposal does not affect any critical habitats, populations or ecological communities. The Site is located in a developed urban area where no such populations or communities are known to exist. There are small clusters of planted trees and shrubs in the north-west and south-west corners of the site, and a grassed area in the south. However, the Site supports existing commercial buildings and hardstand (car movement and parking areas) and so experiences frequent disruption from vehicles and people as well as maintenance of other (vegetated) areas of the Site.

Q: Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

Yes. There are other likely environmental effects resulting from the proposed amendments.

Traffic and Parking

The Development Concept provides for basement car parking at the building which could be accessed from Alderney Road and from Wyreema Street. No direct vehicle access with Centenary Road is proposed.

The proposed development would result in increased traffic movements on the local roads and on Centenary Road; however these are not expected to be significant given the relatively small scale of the development and the existing traffic volume. This additional traffic would likely have a minor impact on the existing traffic flows at the local intersections and Centenary Road. The Site is also within walking distance of public bus transport and the retail services of the Merrylands West local centre.

A sufficient number of resident and visitor parking are to be provided on-site in accordance with the Holroyd Development Control Plan 2013. This parking provision is to be located in the basement level of the building. As such, the proposed development should have minimal impact to on-street parking.

Detailed design of the building and access points, as part of any future Development Application, would confirm on-site vehicle movements, parking arrangements and allocation, access to local streets and internal pedestrian movement areas.

Amenity – Built Form

The Development Concept indicates a single building of 4-storeys, to be positioned along the Centenary Road frontage with open space behind (to the east). Low density residential housing is currently located to the north, east and south of the Site.

The Site is located in proximity to the Merrylands West local centre. Adjacent to the local centre is an area zoned R4 High Density Residential. This zone extends east and north of Merrylands Road, up to Wyreema Street. The amendment of zoning to the Site to R4 High Density Residential would effectively extend this existing zoning northward along Centenary Road by one block. This extension along Centenary Road, as a major transport route, is appropriate, and would continue the 'step' configuration that transitions from the R2 Low Density Residential, through the R3 Medium Density Residential to the R4 High Density Residential to the B2 Local Centre (refer Figure 4 and Figure 7).

The perception of height and bulk of the building from the existing low density residential buildings adjacent (east) of the site would be tempered by the topography. As the land slopes downwards from the east to the west (ie down to Centenary Road), the perception of height would be mitigated by the lower ground level.

The proposed FSR at 1.2:1 is lower than the FSR (at 1.5:1 and 2:1) applied to the R4 High Density Residential area to the immediate south. This lower FSR would allow for a design that may allow greater public space or façade variations or other elements that could mitigate the perceived size and bulk of the building.

Shadow diagrams show that shadowing will occur over roads with only two houses in shadow in the afternoons. All existing houses are expected to receive over 3-hours of direct sunlight in mid-winter.

Contamination

The Site is a registered contaminated site due to past uses and specifically referenced underground (fuel) storage tanks. These storage tanks and the immediate surrounding soil were removed in 2012. Periodic monitoring of residual contamination is being undertaken in accordance with the Remediation Action Plan (RAP) for the Site. However that RAP was based on continued commercial use of the Site.

A revised Remediation Action Plan, that reflects the proposed future residential use of the Site, was requested by Council Officers and subsequently provided by the proponent as supplementary information to the original Planning Proposal Request. This revised RAP is provided within **Appendix A**. Council assessment of the revised RAP, and the associated Environmental Management Plan, deems it to be acceptable for the future proposed residential use of the Site.

Other contamination of the Site is assessed as of low risk given the earlier contamination assessment and associated RAP. Nevertheless, other contamination may be present within the existing buildings / house (eg building materials containing asbestos). This risk can be addressed as part of subsequent investigations and documentation associated with the Development Application process.

Noise

There will be noise associated with the construction phase of any building on the Site that may affect nearby residential lots. The management of such noise would be addressed as part of any future Development Application and subsequent consent conditions.

Flooding

The Site is identified as affected by stormwater overflow flooding and the 1% Annual Exceedance Probability (AEP). However, this flood affected area is small, being at the south-west corner of the Site, and would likely be within the setback area of any future development (as indicated in a building footprint plan within Appendix A).

Flood level controls would be required to be incorporated as part of the design for any structure on the Site. This requirement has been recognised within the Planning Proposal Request, and would be addressed and confirmed as part of any future Development Application documentation and process.

Q: Has the Planning Proposal adequately addressed any social and economic effects?

Yes.

Social Effects

There will be social impacts of the proposed residential flat buildings related to the increased local population - for the nominated 48 units, at an average of 2.5 people per unit, would be about 120 additional people. The social impacts will include the additional traffic generated, the support services required by that population, changes to the streetscape, the short-duration overshadowing of two neighbouring houses, and the short term disruption during construction, such as noise and traffic movement, affecting nearby residents. However, these impacts are not considered significant, with some of limited duration or would improve over time.

There will also be several positive social outcomes, with the potential for increased street activity (pedestrian and vehicular traffic), passive surveillance, trade at the local centre and the increase in residential dwellings across the Site.

The Site is in proximity to the services within the Merrylands West local centre and accessibility by private or public transport to services in the Merrylands City Centre, Parramatta and the region. The site is near the Central Gardens and the Leeton Street Park for recreational activities.

The closure of the existing retail outlet for second hand and discounted clothes and household items may have a social impact for people who depend on this service – however the proponent has stated (in their Planning Proposal Request document) that the facility is to be relocated within the area. The new location has not been identified at this (early) stage in the process. Therefore this service, while in a new location, would be retained to continue servicing the customer base.

Economic Effects

The construction of the buildings would provide short term employment opportunities and economic benefit through the purchase of materials.

There will be an economic consequence associated with the cessation of the St Vincent De Paul retail shop and related storage & sorting facility, affecting customers and staff (both volunteer and paid). The Planning Proposal request documentation states the facility is to be relocated within the local area. At this early stage in the process, the potential future location of the facility is not identified. Therefore, presuming relocation of the services, there would be a shift in the location of the economic activity of the facility but not a loss of that activity.

There is potential for an ongoing economic benefit for the Merrylands West Local Centre, associated with the increased local population and possible use of those retail services. The proposed development does not nominate any retail, commercial or other ongoing employment or retail activities on-site and that would otherwise compete with that local centre.

2.3.4 Section D - State and Commonwealth interests

Q: Is there adequate public infrastructure for the Planning Proposal?

Yes. The Planning Proposal Request states the Site has access to existing utility services, which is consistent with the current occupation (development) of the Site. At this stage of the proposed redevelopment no upgrades are identified as needed. The current capacity and future demand associated with the redevelopment could be confirmed as part of detailed designs and investigations to support any future Development Application.

Traffic impacts to the local road network are assessed by the proponent and Council as able to be supported with the existing infrastructure.

The Site is near the Central Gardens and Leeton Street Park public parkland supporting passive and active recreational activities and to the Merrylands Swimming Centre.

Q: What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

No consultation has been carried on the Planning Proposal and it is not envisaged that the proposal will be of concern to State and Commonwealth authorities. However, all relevant authorities identified in the Gateway Determination will be consulted.

2.4 Part 4 Mapping

Relevant maps are contained within this document (Figures 7-9) and at **Appendix D**.

2.5 Part 5 Community Consultation

It is proposed to publicly exhibit the Planning Proposal for a period of twenty-eight days or as specified in the Gateway Determination. 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. Consultation will not occur until receipt of the 'Gateway Determination'.

The proposed consultation methodology will include, but not limited to:

- Forwarding a copy of the Planning Proposal and the Gateway Determination to the State and Commonwealth public authorities identified in the Gateway Determination;
- Giving notice of the public exhibition in the main local newspaper circulating in the Holroyd LGA;
- Notifying exhibition of the Planning Proposal on Council's web site, libraries and customer service counters including copies of all relevant documentation;
- Notifying all affected property owners and adjoining property owners of matters where there is a proposed change in zoning or density; and,
- Circulating copies of the exhibition material within Council.

2.6 Part 6 Project Timeline

Table 7 provides an indicative timeline for progression of the Planning Proposal and LEP amendment.

Table 7: Indicative Planning Proposal and LEP amendment timeline

Milestone	Timeframe
1. Estimated date Council considers the Planning Proposal and formally requests Gateway Determination.	March 2016
2. Estimated date Gateway Determination is issued.	June 2016
3. Estimated commencement date of public exhibition period, nominated as 28 days.	July 2016
4. Estimated timeframe for consideration of submissions.	September 2016
5. Date reported to Council.	October 2016
6. Estimated date LEP amendments are gazetted.	December 2016

Appendix List

- A. Proponent Planning Proposal Request.
- B. Council Report of 2 February 2016 and Council resolution.
- C. Consistency with Strategic Plans.
- D. LEP Maps with proposed amended controls for the Site.

APPENDIX C – Consistency with Strategic Plans

Consistency with “A Plan for Growing Sydney” Goals and Directions

Goal 1: A competitive economy with world-class services and transport			
Direction		Relevant	Comment
1.1	Grow a more internationally competitive Sydney CBD	NO	The Site is not within the Sydney CBD
1.2	Grow Greater Parramatta – Sydney’s second CBD	NO	The Site is not within the Greater Parramatta city area. The scale of the development is not sufficiently large to have a significant impact on Greater Parramatta city.
1.3	Establish a new Priority Growth Area – Greater Parramatta to the Olympic Peninsula	NO	The Site is not within this Priority Growth Area.
1.4	Transform the productivity of Western Sydney through growth and investment	NO	The proposed development is not sufficiently large to have a significant impact on Western Sydney, nor is the economic investment ongoing.
1.5	Enhance capacity at Sydney’s gateways and freight networks	NO	The Site is not within the key gateways or freight networks of Sydney.
1.6	Expand the Global Economic Corridor	NO	The Site is not within the Global Economic Corridor
1.7	Grow strategic centres – providing more jobs closer to home	NO	Merrylands West, as the nearest centre to the Site, is not identified as a strategic centre, and the redevelopment will provide jobs only during construction.
1.8	Enhance linkages to regional NSW	NO	Not applicable. The Development Concept does not include a transport connection component.
1.9	Support priority economic sectors	NO	The redevelopment does not relate to or support a priority economic sector.
1.10	Plan for education and health services to meet Sydney’s growing needs.	NO	The proposed redevelopment does not relate to the planning or delivery of education or health services.
1.11	Deliver infrastructure	NO	The proposed development does not deliver infrastructure.

Goal 2: A city of housing choice, with homes that meet our needs and lifestyles			
Direction		Relevant	Comment
2.1	Accelerate housing supply across Sydney	YES	The proposed redevelopment will increase the number of dwellings on the Site as an intense (dense) development and so contribute to meeting housing targets.
2.2	Accelerate urban renewal across Sydney – providing homes closer to jobs	YES	The Site is in proximity to an existing local centre (Merrylands West local centre) and public transport options to access services and employment in Merrylands, Parramatta and the surrounding region including Westmead and Wentworthville (direct bus services). The redevelopment will increase the number of dwellings on the Site. The Site within walking distance of both the Merrylands Central Gardens and Merrylands Park (swim centre) supporting a range of recreational activities.
2.3	Improve housing choice to suit different needs and lifestyles	YES	The Planning Proposal seeks to increase the density of housing on the Site (to high density residential). The redevelopment proposal is to provide a mix of 1-, 2- and 3- bedroom apartments which will suit a variety of dwelling requirements by residents. The Site is in proximity to a local centre and a range of transport modes.
2.4	Deliver timely and well planned greenfield precincts and housing	NO	The site is not a greenfield precinct.

Goal 3: A great place to live with communities that are strong, healthy and well connected			
Direction		Relevant	Comment
3.1	Revitalise existing suburbs	YES	The redevelopment will provide new and increased number of dwellings within an established suburb and in proximity to the Merrylands West local centre. The Site is in proximity to public transport modes (bus and indirectly train) and active transport pathways. The Site is connected to utility services – any potential need to upgrade those services would be expected to be assessed and considered as part of any future development application process. The Site is within walking distance of recreational facilities.
3.2	Create a network of interlinked, multipurpose open and green spaces across Sydney	NO	The intended use does not include public green space. Resident-only (private) communal open space is proposed.
3.3	Create healthy built environments	YES	The Site is located within walking distance of bus services (stops) connecting to the Merrylands & Parramatta City Centres and to the Merrylands West local centre. The Development Concept provides areas of communal open space around the building. The Site is in walking distance of the Merrylands Central Gardens, Merrylands Park (including swim centre) and Ted Burge Sportsground.
3.4	Promote Sydney's heritage, arts and culture	NO	The proposal does not include a heritage, arts or culture component.

Goal 4: A sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources			
Direction		Relevant	Comment
4.1	Protect our natural environment and biodiversity	NO	The Site is not located within or in proximity to significant natural environmental values.
4.2	Build Sydney's resilience to natural hazards	YES	The southern portion of the Site is affected by a 1% Annual Exceedance Probability (AEP) event. Structures within the affected area would be subject to floor level controls. Application of those flood controls would be required as part of the detailed design and confirmed as part of the assessment of any future development application process.
4.3	Manage the impacts of development on the environment	YES	Details of the building design, construction activities management and measures to incorporate ecologically sustainable development principles will be identified at any future Development Application process.

Consistency with applicable State Environmental Planning Policies

Relevant State Environmental Planning Policies (SEPP)	Consistent	Comment
State Environmental Planning Policy No 1 – Development Standards	N/A	N/A
State Environmental Planning Policy No 14 - Coastal Wetlands	N/A	N/A
State Environmental Planning Policy No 15 -Rural Land sharing Communities	N/A	N/A
State Environmental Planning Policy No 19 -Bushland in Urban Areas	N/A	N/A
State Environmental Planning Policy No 21- Caravan Parks	N/A	N/A
State Environmental Planning Policy No 26 -Littoral Rainforests	N/A	N/A
State Environmental Planning Policy No 29 -Western Sydney Recreation Area	N/A	N/A
State Environmental Planning Policy No 30 -Intensive Agriculture	N/A	N/A
State Environmental Planning Policy No 32 -Urban Consolidation (Redevelopment of Urban Land)	YES	This SEPP is to ensure redevelopment of appropriate sites for housing including higher density housing, located near employment and supporting infrastructure. The Site of this proposal meets those criteria.
State Environmental Planning Policy No 33 -Hazardous and Offensive Development	N/A	N/A
State Environmental Planning Policy No 36 -Manufactured Home Estates	N/A	N/A
State Environmental Planning Policy No 39 - Spit Island Bird Habitat	N/A	N/A
State Environmental Planning Policy No 44 -Koala Habitat Protection	N/A	N/A
State Environmental Planning Policy No 47 -Moore Park Showground	N/A	N/A
State Environmental Planning Policy No 50 -Canal Estate Development	N/A	N/A
State Environmental Planning Policy No 52 -Farm Dams and Other Works in Land and Water Management Plan Areas	N/A	N/A

Relevant State Environmental Planning Policies (SEPP)	Consistent	Comment
State Environmental Planning Policy No 55 -Remediation of Land	YES	The Site is registered as being affected by contamination due to past uses (underground storage tanks). These storage tanks and surrounding soil have been removed from the site. Ongoing monitoring of residual contamination is being undertaken in accordance with a Remediation Action Plan. A revised remediation action plan has been provided that reflects the proposed future residential use.
State Environmental Planning Policy No 59 -Central Western Sydney Regional Open Space and Residential	N/A	N/A
State Environmental Planning Policy No 62 -Sustainable Aquaculture	N/A	N/A
State Environmental Planning Policy No 64 -Advertising and Signage	N/A	N/A
State Environmental Planning Policy No 65 -Design Quality of Residential Flat Development	YES	The redevelopment of the site for residential dwellings (apartments) will be subject to this SEPP. Detailed design of the buildings and apartments as part of any future development application process would need to demonstrate consistency with and application of this SEPP.
State Environmental Planning Policy No 70 -Affordable Housing (Revised Schemes)	N/A	N/A
State Environmental Planning Policy No 71 -Coastal Protection	N/A	N/A
State Environmental Planning Policy (Affordable Rental Housing) 2009	N/A	N/A
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	YES	The redevelopment of the site for residential dwellings (apartments) will be subject to this SEPP. Detailed design of the buildings and apartments as part of any future development application process would need to demonstrate consistency with and application of this SEPP.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	N/A	N/A

Relevant State Environmental Planning Policies (SEPP)	Consistent	Comment
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	N/A	N/A
State Environmental Planning Policy (Infrastructure) 2007	YES	The proposed development will increase the number of traffic movements on road networks. The increased traffic will be cumulative to any other traffic increases. The overall increase in traffic may require works to road infrastructure to support this additional demand.
State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007	N/A	N/A
State Environmental Planning Policy (Kurnell Peninsula) 1989	N/A	N/A
State Environmental Planning Policy (Major Development) 2005	N/A	N/A
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	N/A	N/A
State Environmental Planning Policy (Penrith Lakes Scheme) 1989	N/A	N/A
State Environmental Planning Policy (Rural Lands) 2008	N/A	N/A
State Environmental Planning Policy (SEPP 53 Transitional Provisions) 2011	N/A	N/A
State Environmental Planning Policy (State and Regional Development) 2011	YES	The proposed development may be determined to constitute regional development, for referral to a JRPP. This will relate to the scale of the redevelopment, as outlined in any future development application process and associated documentation.
State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011	N/A	N/A
State Environmental Planning Policy (Sydney Region Growth Centres) 2006	N/A	N/A
State Environmental Planning Policy (Temporary Structures) 2007	N/A	N/A
State Environmental Planning Policy (Urban Renewal) 2010	N/A	N/A

Relevant State Environmental Planning Policies (SEPP)	Consistent	Comment
State Environmental Planning Policy (Western Sydney Employment Area) 2009	N/A	N/A
State Environmental Planning Policy (Western Sydney Parklands) 2009	N/A	N/A
Deemed State Environmental Planning Policy –Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	YES	There are no elements of this Planning Proposal that would affect the application of this SEPP.
Deemed State Environmental Planning Policy – Greater Metropolitan Regional Environmental Plan No.2 –Georges River Catchment	N/A	N/A

Consistency with applicable Ministerial Directions (s117 directions)

Section 117 Direction	Consistent	Comment
1. Employment and resources		
1.1 Business and Industrial Zones	N/A	N/A
1.2 Rural Zones	N/A	N/A
1.3 Mining, Petroleum Production and Extractive Industries	N/A	N/A
1.4 Oyster Aquaculture	N/A	N/A
1.5 Rural Lands	N/A	N/A
2. Environment and Heritage		
2.1 Environment Protection Zones	N/A	N/A
2.2 Coastal Protection	N/A	N/A
2.3 Heritage Conservation	N/A	N/A
2.4 Recreation Vehicle Areas	N/A	N/A
3. Housing, Infrastructure and Urban Development		
3.1 Residential Zones	YES	The Site is currently zoned for low density residential dwellings. The proposed amendment to the Holroyd LEP 2013 is to enable high density residential development will increase the number of dwellings on the Site. The Development Concept is for a mix of 1-, 2- and 3- bedroom apartments within the development. The Site is serviced by utility infrastructure and is in proximity to public transport (rail and bus) modes. The provision of bicycle parking would be confirmed as part of any future Development Application process. The increase in local population may increase trade to the local centre (Merrylands West).
3.2 Caravan Parks and Manufactured Home Estates	N/A	N/A
3.3 Home Occupations	N/A	N/A

3. Housing, Infrastructure and Urban Development		
3.4 Integrating Land Use and Transport	YES	The Site is located within walking distance of the Merrylands West local centre and to bus services (stops) connecting to the Merrylands City Centre and train station. There are footpaths linking the site to these bus stops and local centre.
3.5 Development Near Licensed Aerodromes	N/A	N/A
3.6 Shooting Ranges	N/A	N/A
4. Hazard and Risk		
4.1 Acid Sulphate Soils	N/A	N/A
4.2 Mine Subsidence and Unstable Land	N/A	N/A
4.3 Flood Prone Land	YES	The majority of the Site is not flood affected, however a small portion of the Site at the corner of Centenary Road and Wyreema Street is affected by a 1% Annual Exceedance Probability (AEP) event. Structures within the affected area would be subject to floor level controls; However the area affected would likely be within the building setback (as indicated in the building footprint plan for the development concept within Appendix A) should the site be developed. Application of those flood controls would be required as part of the detailed design and confirmed as part of the assessment of any future development application process. Centenary Road is also affected by a 1% AEP event.
4.4 Planning for Bushfire Protection	N/A	N/A
5. Regional Planning		
5.1 Implementation of Regional Strategies	N/A	N/A
5.2 Sydney Drinking Water Catchments	N/A	N/A
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	N/A

5. Regional Planning		
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	N/A
5.8 Second Sydney Airport: Badgerys Creek	N/A	N/A
5.9 North West Rail Link Corridor Strategy	N/A	N/A
6. Local Plan Making		
6.1 Approval and Referral Requirements	N/A	N/A
6.2 Reserving Land for Public Purposes	N/A	N/A
6.3 Site Specific Provisions	N/A	N/A
7. Metropolitan Planning		
7.1 Implementation of A Plan for Growing Sydney	Yes	The Planning Proposal is consistent with the aims, objectives and strategies of the Plan.

APPENDIX D – LEP Maps with proposed amended controls for the Site

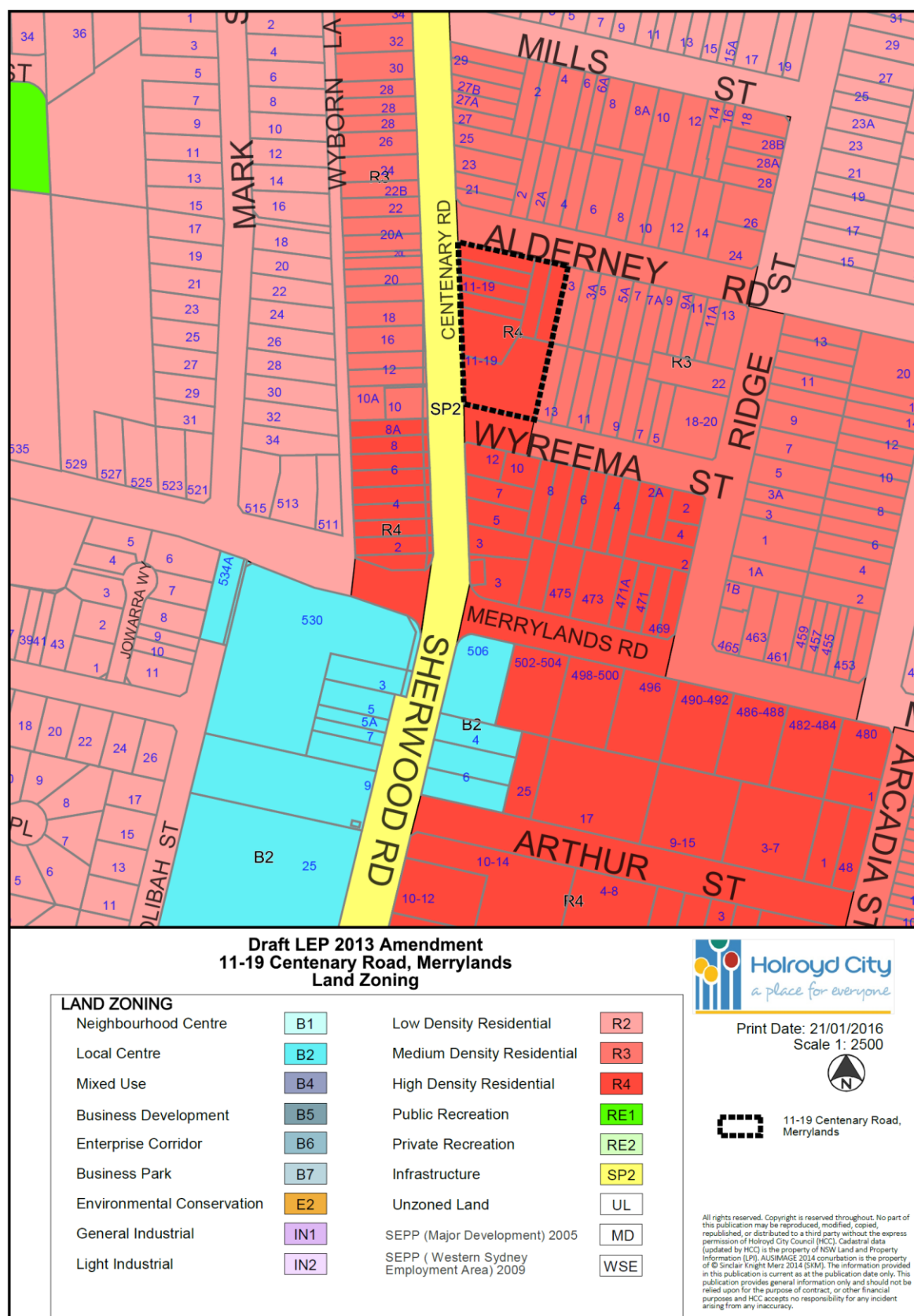


Figure 11: LEP map - Proposed Amendment - Land Zoning Map

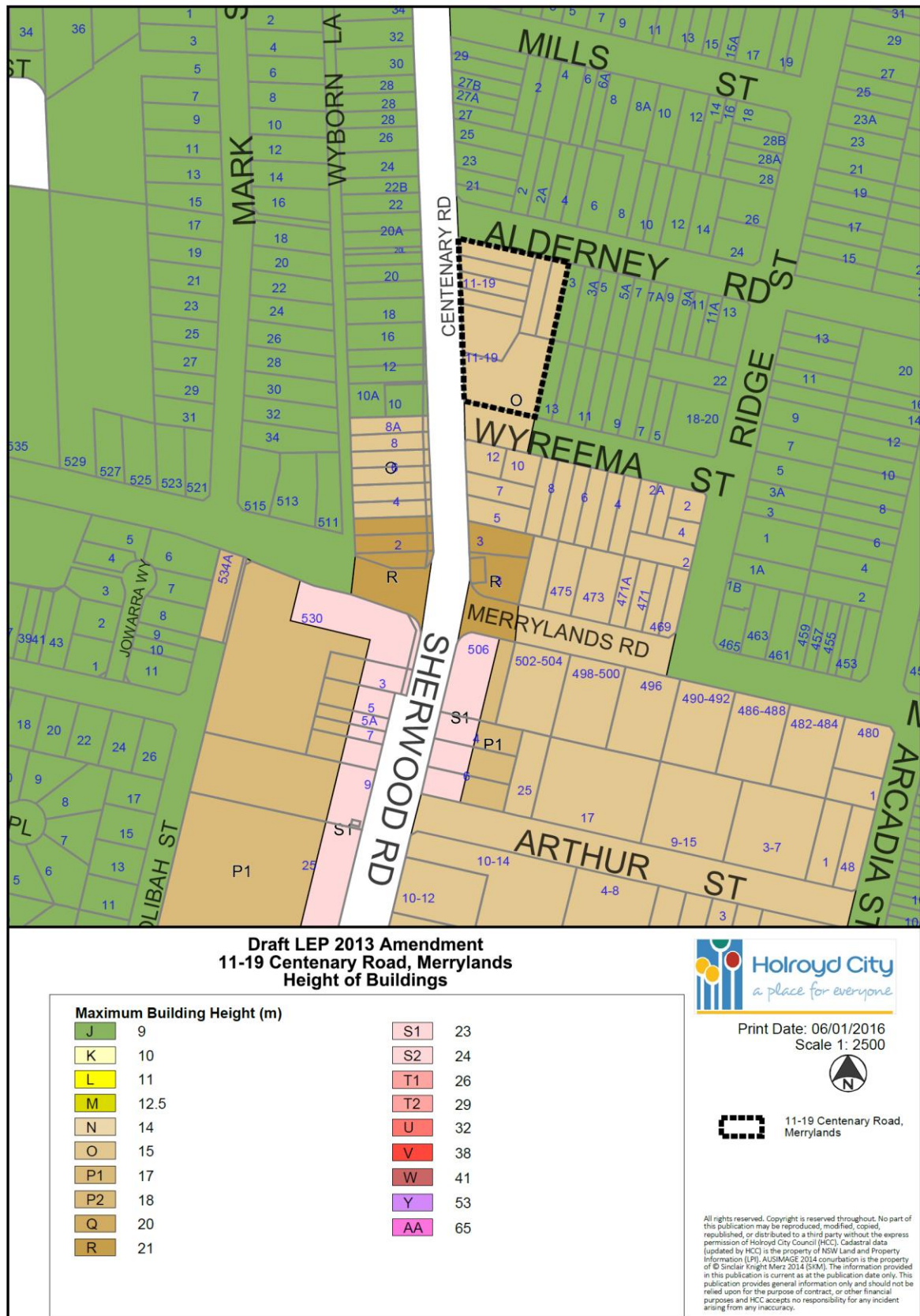


Figure 12: LEP map - Proposed Amendment – Maximum Height of Building Map

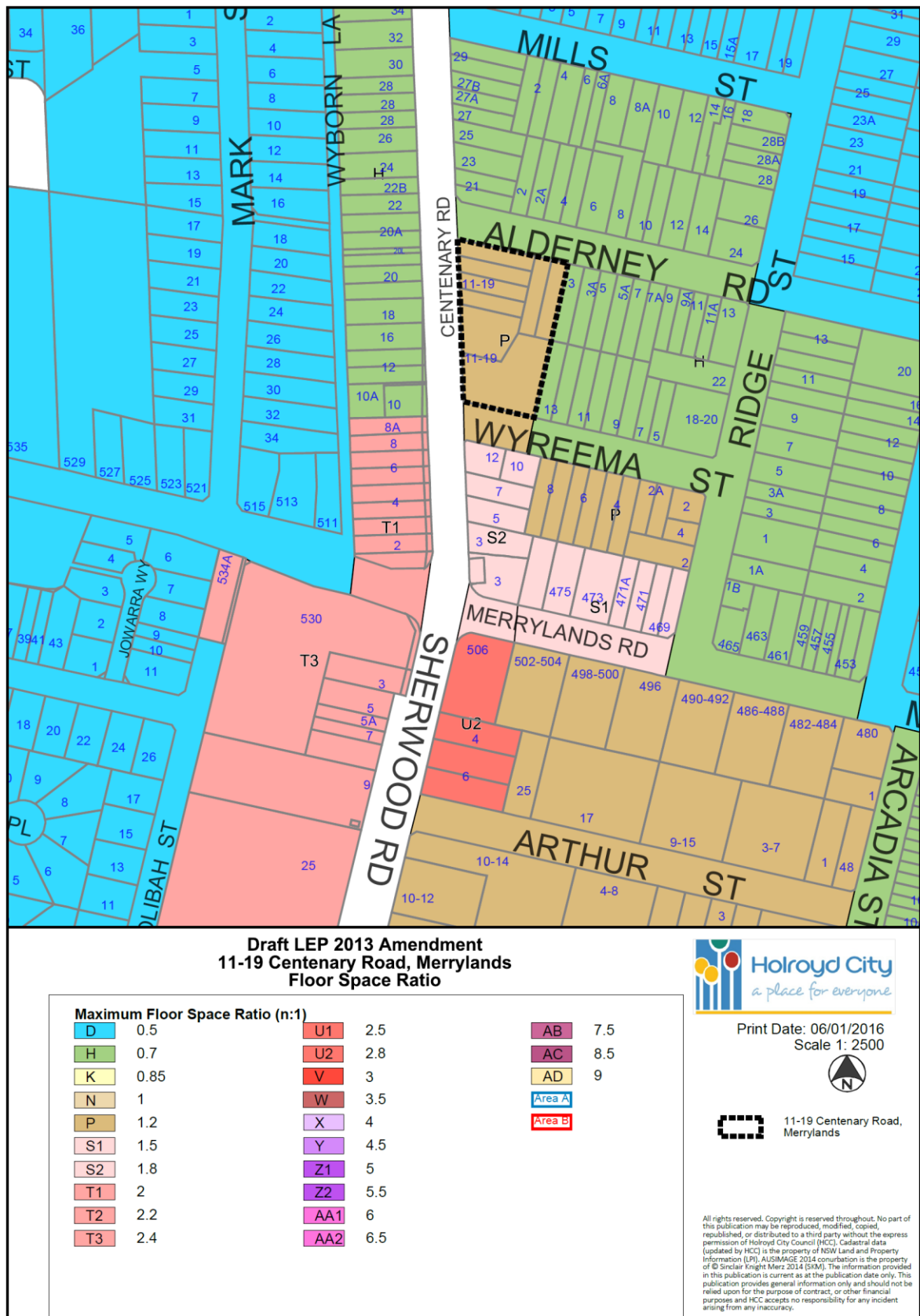


Figure 13: LEP map - Proposed Amendment – Floor Space Ratio Map