

**ITEM-4            PLANNING PROPOSAL - LAND REZONING TO B1  
NEIGHBOURHOOD CENTRE - 197-199 LYONS ROAD  
DRUMMOYNE**

**Department      Planning and Environment**

**Author Initials: KL**

---

**EXECUTIVE SUMMARY**

Council has received a submission that seeks to rezone land at 197-199 Lyons Road, Drummoyne from R2 Low Density Residential and part SP2 Infrastructure – Classified Road to B1 Neighbourhood Centre and part SP2 Infrastructure – Classified Road under the Canada Bay Local Environmental Plan 2013.

The Planning Proposal is consistent with the objectives of the Local Planning Strategy, which encourages growth in and near established centres. Rezoning the subject site to B1 Neighbourhood Centres would result in a consistent zoning with that applied to the surrounding centre.

This report seeks Council's endorsement to prepare a Planning Proposal to rezone the land and submit the Planning Proposal to the Department of Planning & Environment (DoPE) for a Gateway Determination.

**STRATEGIC CONNECTION**

This report supports FuturesPlan20 Outcome area:

*We will openly communicate and collaborate clearly to respond to local issues.*

*We will encourage and support the provision of a diverse range of housing stock which responds to changing needs.*

This report also relates to the City of Canada Bay Local Planning Strategy 2010 – 2031 and the Canada Bay Local Environmental Plan 2013.

**REPORT**

A Planning Proposal has been lodged for 197-199 Lyons Road Drummoyne that seeks to rezone the land from R2 Low Density Residential and part SP2 Infrastructure – Classified Road to B1 Neighbourhood Centre and part SP2 Infrastructure – Classified Road under the Canada Bay Local Environmental Plan 2013. A map illustrating the land affected is provided as an attachment to this report. The submission for the Planning Proposal has been circulated under separate cover.

The site is made up of two lots, 197 Lyons Road and 199 Lyons Road, Drummoyne. Each site is currently occupied by a dwelling house utilised for residential purposes. The sites are located within a small cluster of land zoned B1 Neighbourhood Centre. Adjoining the site to the east is a service station at 193 Lyons Road and adjoining the site to the west is a real estate agent and associated showroom at 201 Lyons Road.

The proposal seeks to provide a maximum height of 8.5m and an FSR of 1.0:1. The proposed development standards are consistent with that applied to the adjacent land zoned B1 Neighbourhood Centre.

A strip of land with a depth of approximately 3.7m on the street frontage of 199 Lyons Road is required for acquisition by the Roads and Maritime Services (RMS) for the purpose of road widening. This road widening will be maintained under the draft LEP. The proposed development will be required to be set back the required depth as identified on the Land Reservation Acquisition Map of the Canada Bay LEP 2013.

Rezoning the subject site to B1 Neighbourhood Centre is compatible with the surrounding land uses and would contribute to providing a continuous active street frontage between Janet and Barney Streets. As the balance of the development standards proposed are consistent with those applied to the B1 Neighbourhood Centre zones on Lyons Road, it is considered that future development on the site will have an appropriate bulk and scale.

The Canada Bay Local Planning Strategy provides a framework for the provision of additional housing and employment in Canada Bay. The strategy outlines a centres based approach, seeking to provide additional dwellings and employment opportunities through infill development around existing centres. The Planning Proposal is consistent with the objectives of the Local Planning Strategy as it seeks to provide employment and additional residential housing on land located within an existing centre.

It is recommended that Council support the proposal for the rezoning of land from R2 Low Density Residential and part SP2 Infrastructure – Classified Road to B1 Neighbourhood Centre and part SP2 Infrastructure – Classified Road.

Following endorsement from Council the Planning Proposal will be submitted to the Department of Planning & Environment for a Gateway determination.

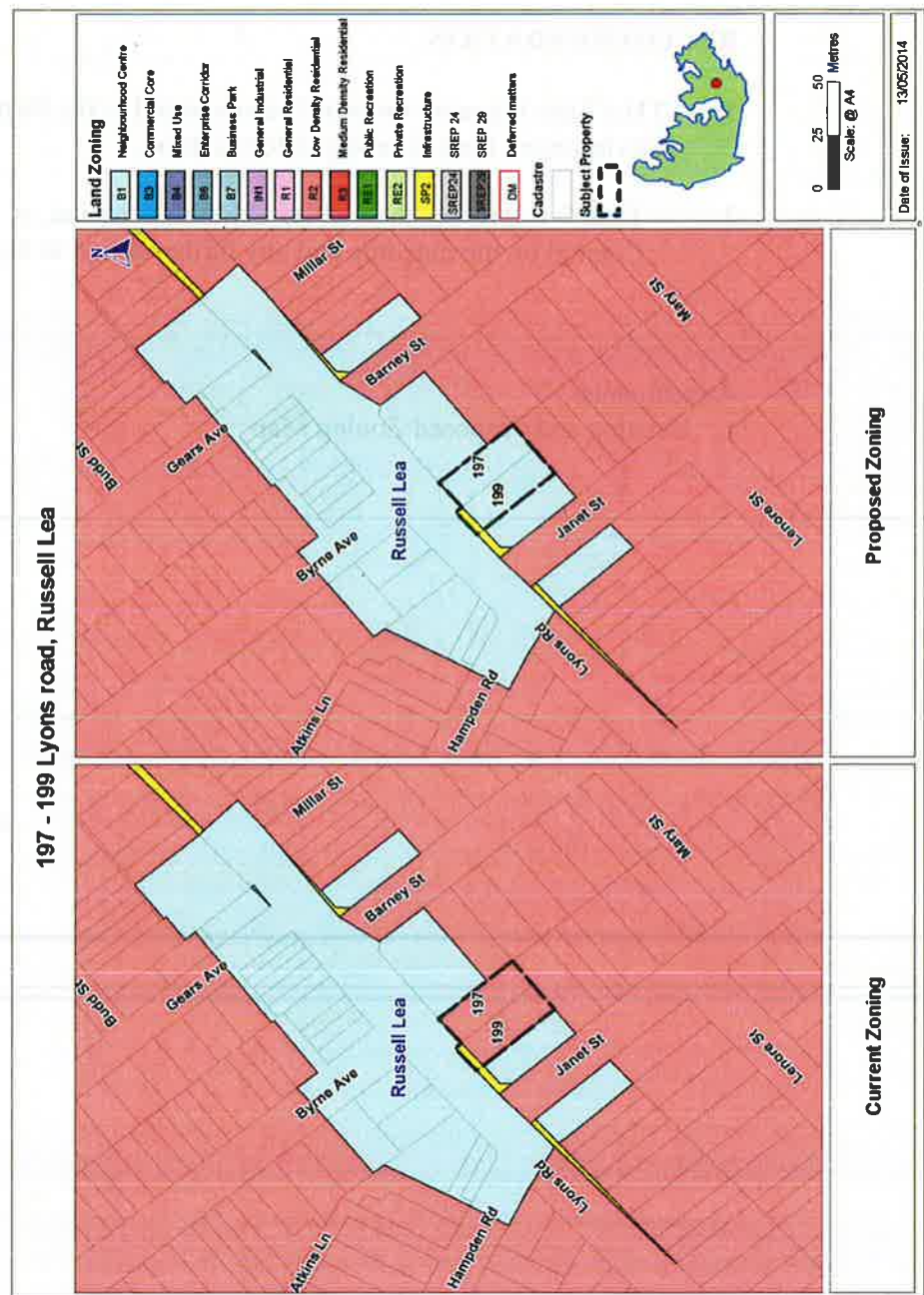
Following the receipt of a Gateway determination the Planning Proposal will be placed on public exhibition in accordance with the *Environmental Planning & Assessment Regulation, 2000*.

**RECOMMENDATION**

1. THAT the Planning Proposal be submitted to the Department of Planning & Environment for a Gateway determination.
2. THAT following the public exhibition period, a report be provided to Council on the outcome and any further action to be taken

**Attachments:**

1. Existing and Proposed Zoning Map



**ITEM                      PLANNING PROPOSAL - LAND REZONING TO B1  
NEIGHBOURHOOD CENTRE, 197-199 LYONS ROAD  
DRUMMOYNE**

At 7.35pm, Councillors Fasanella and Megna returned to the meeting.

**RESOLVED**

(Crs O'Connell/Ahmed)

1.    THAT the Planning Proposal be submitted to the Department of Planning & Environment for a Gateway determination.
2.    THAT following the public exhibition period, a report be provided to Council on the outcome and any further action to be taken.

(FOR:                Crs Ahmed, Fasanella, Kenzler, McCaffrey, Megna, O'Connell,  
Tsirekas and Tyrrell)

(AGAINST) Nil)

