

SUBMISSION TO STRATHFIELD COUNCIL - PLANNING PROPOSAL

**Land Situated at Lot 1 in DP 854298 and Lot 1 in DP 130917 No
84 Centenary Drive, Strathfield**



Prepared For:



Strathfield Golf Club

Prepared By:



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Table of Contents

1 EXECUTIVE SUMMARY.....	3
1.1 OVERVIEW.....	4
1.2 SCOPE OF REPORT.....	4
1.3 REPORT STRUCTURE.....	4
2 THE SUBJECT LAND.....	5
2.1 LAND DESCRIPTION	5
2.2 CONTEXT	8
FIGURE 1 – LOCATION OF SUBJECT SITE – AERIAL PHOTOGRAPH.....	9
FIGURE 2 – VISION FOR SYDNEY 2031	10
2.3 POPULATION GROWTH AND INCREASED HOUSING DEMAND	10
2.3.1 DEMOGRAPHIC ANALYSIS.....	10
2.3.1.1 existing population.....	10
2.3.1.2 age profile	11
2.3.1.3 dwelling occupancy	11
2.3.1.4 housing types	11
2.3.2 PROJECTIONS TO 2031	11
2.3.2.1 population.....	11
2.3.3 MEDIUM DENSITY HOUSING FOR COUPLES AND FAMILIES	11
2.4 ACCESSIBILITY AND PUBLIC TRANSPORT	12
2.4.1 TRAIN	12
2.4.2 BUS.....	12
2.4.3 WALK/CYCLE.....	13
FIGURE 3 – LAND ZONING MAP FROM STRATHFIELD LEP 2012	13
2.5 DEVELOPMENT PLAN OBJECTIVES.....	14
2.6 CURRENT ZONING.....	14
FIGURE 4 – LAND ZONING MAP FROM STRATHFIELD LEP 2012	15
2.7 SCHOOLS.....	15
2.8 THE CONCEPT PROPOSAL	16
2.8.1 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED).....	17
2.8.1.1 safer by design principles.....	17
2.8.2 PUBLIC UTILITY REQUIREMENTS	17
FIGURE 5 – CONSTRAINTS MAP	18
3 PART 1 – STATEMENT OF OBJECTIVES OR INTENDED OUTCOMES OF THE PLANNING PROPOSAL	18
FIGURE 6 – STAGING PLAN	19
FIGURE 7 – HEIGHTS OF BUILDINGS PLAN	20
FIGURE 8 – ELEVATION PLAN	21
FIGURE 9 – PROPOSED LAND ZONING MAP	22
4 PART 2 – EXPLANATION OF PROVISIONS	22

5 PART 3 – JUSTIFICATION	23
5.1 INTRODUCTION	23
5.2 SECTION A – NEED FOR THE PLANNING PROPOSAL	23
5.2.1 IS THE PLANNING PROPOSAL A RESULT OF ANY STRATEGIC STUDY OR REPORT	23
5.2.1.1 Strathfield 2025 community strategic plan.....	23
5.2.1.2 Strathfield residential landuse strategy	24
5.2.1.3 Strathfield at the crossroads of Sydney	25
5.2.1.4 traffic and transport	26
5.2.1.5 potential headlight glare	27
5.2.2 IS THE PLANNING PROPOSAL THE BEST MEANS OF ACHIEVING THE OBJECTIVES OR INTENDED OUTCOMES, OR IS THERE A BETTER WAY?	27
5.2.3 IS THERE A NET COMMUNITY BENEFIT?	27
TABLE 1 – COMMUNITY BENEFIT CRITERIA.....	28
5.3 SECTION B – RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK31	
5.3.1 IS THE PLANNING PROPOSAL CONSISTENT WITH THE OBJECTIVES AND ACTIONS CONTAINED WITHIN THE APPLICABLE REGIONAL OR SUB-REGIONAL STRATEGY?.....	31
5.3.2 METROPOLITAN PLANNING	31
TABLE 2 – CONSISTENCY WITH METROPOLITAN STRATEGY	32
5.3.3 SUB REGIONAL PLANNING	33
TABLE 3 – CONSISTENCY WITH THE INNER WEST DRAFT SUBREGIONAL STRATEGY.....	34
5.3.4 METROPOLITAN PLAN FOR SYDNEY 2036	35
5.3.5 METROPOLITAN TRANSPORT PLAN (2010).....	37
5.3.6 NSW STATE PLAN	38
5.3.7 DRAFT METROPOLITAN STRATEGY FOR SYDNEY 2031.....	38
5.3.8 IS THE PLANNING PROPOSAL CONSISTENT WITH LOCAL COUNCIL'S COMMUNITY STRATEGIC PLAN, OR OTHER LOCAL STRATEGIC PLAN?.....	39
5.3.9 IS THE PLANNING PROPOSAL CONSISTENT WITH APPLICABLE STATE ENVIRONMENTAL PLANNING POLICIES?.....	39
5.3.9.1 state environmental planning policy 65 – design quality of residential flat buildings 39	
5.3.9.2 state Environmental Planning Policy (Building Sustainability Index: Basix) 2004 40	
5.3.9.3 state environmental planning policy (infrastructure) 2007	40
5.3.3.4 STATE ENVIRONMENTAL PLANNING POLICY NO 55 – REMEDIATION OF LAND	40
TABLE 3 – APPLICABLE STATE POLICIES.....	41
5.3.10 IS THE PLANNING CONSISTENT WITH APPLICABLE MINISTERIAL DIRECTIONS (S 117 DIRECTIONS)?.....	43
5.4 SECTION C – ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT....	43
5.4.1 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?.....	43
5.4.2 ARE THERE ANY OTHER LIKELY ENVIRONMENTAL EFFECTS AS A RESULT OF THE PLANNING PROPOSAL AND HOW ARE THEY PROPOSED TO BE MANAGED?.....	43
5.4.2.1 bushfire hazard	43
5.4.2.2 acid sulphate soil	43
5.4.2.3 noise impact.....	43
5.4.2.4 soil stability and subsidence.....	43
5.4.2.5 water quality.....	43
5.4.2.6 stormwater management.....	44
5.4.2.7 flooding.....	44
5.4.3 HOW HAS THE PLANNING ADEQUATELY ADDRESSED ANY SOCIAL AND ECONOMIC	

EFFECTS?.....	44
5.4.4 SOCIAL AND CULTURAL CONSIDERATIONS	44
5.4.4.1 heritage impact.....	44
5.4.4.2 aboriginal archaeology.....	44
5.4.4.3 open space management.....	44
5.5 SECTION D – STATE AND COMMONWEALTH INTERESTS.....	44
5.5.1 IS THERE ADEQUATE PUBLIC INFRASTRUCTURE FOR THE PLANNING PROPOSAL?	44
5.5.2 WHAT ARE THE VIEWS OF STATE AND COMMONWEALTH PUBLIC AUTHORITIES CONSULTED IN ACCORDANCE WITH THE GATEWAY DETERMINATION?	45
6 PART 4 – COMMUNITY CONSULTATION.....	45
7 CONCLUSION	46

Annexures

Annexure A – Community Consultation
 Annexure B – Photographs of site from various locations
 Annexure C – Traffic and Transport Assessment
 Annexure D – Indicative Concept Plans
 Annexure E – Map amendments
 Annexure F – Section 117 Compliance Checklist

1 Executive Summary

In March 2012, Strathfield Council received a submission to the draft Strathfield Local Environmental Plan 2012 in respect of the subject property. The submission requested that part of the land occupied by the practice fairway be rezoned to B4 – Mixed Use. The social benefits espoused by the submission included:

- Retention and long term viability of Strathfield Golf Course;
- New improved golf club facilities and investment in the Club's ongoing operation of the clubhouse and grounds;
- Removal of an underutilised practice fairway;
- High amenity medium density golf course estate within a parkland setting; and
- Socially cohesive community to meet dwelling targets.

The Council considered the submission at its meeting of 24 July 2012 and resolved as follows:

"The draft LEP proposes to retain the private recreation zoning for the site. The landowners in their submission have requested the southernmost portion of the site be rezoned from RE2 Private Recreation to B4 Mixed Use. No heights and FSR controls are provided at this stage but the proposal indicates they would be sympathetic with the adjoining residential areas and appropriate for the location. This would allow for medium density development which would assist the long term viability of the Strathfield Golf Course and Golf Club.

The golf club's proposal outlined in their submission to the draft LEP public exhibition has merit providing the density is not out of scale with local character and amenity and consistent with Strathfield's hierarchy of densities and heights. As the request to change the zoning is considered to be a significant amendment to the draft LEP it would therefore require re-exhibition. It is therefore recommended that the applicant prepare a Planning Proposal to be submitted to Council and the Department for consideration as a potential amendment to the gazetted LEP."

This Planning Proposal (PP) is consistent with the above recommendation and requests that the Council take the necessary steps to rezone that part of the land mainly for residential uses. It should be noted that prior to this PP being submitted, community and Councillor consultation has occurred to inform this process. The community consultation occurred on 23 April 2013. A copy of the Notes of the meeting are attached, including a list of those persons attending the meeting (refer to **Annexure A**).

This PP provides a set of built form controls that will define maximum building envelopes and heights and guide the general built form and character to be erected on the development sites (which are subject to separate and further development approval once the land is rezoned), subdivision of the property to create a range of allotments (development sites) and be developed for residential apartments of various heights and typologies and improved club facilities.

The proposal provides a framework within which a range and variety of residential buildings can be constructed and achieving an approximate yield in the order of 100 dwellings, including mixed use (hotel and function centre).

1.1 OVERVIEW

This Report represents the formative phase in the development of a Planning Proposal geared toward the rezoning of the land known as Lot 1 in DP 854298 and Lot 1 in DP 130917 No 84 Centenary Drive, Strathfield for mainly residential purposes, as detailed in Section 4 below. The rezoning is to be effected through the preparation of a relevant Local Environmental Plan (LEP) amendment, it being proposed to amend Strathfield Local Environmental Plan 2012 (SLEP).

1.2 SCOPE OF REPORT

The preparation of a local environmental plan now starts with a Planning Proposal. The PP is a document which explains the objectives, intended effect of, and justification for a rezoning proposal.

This PP has been prepared in accordance with section 55 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and relevant Department of Planning and Infrastructure Guidelines including "A Guide to Preparing Local Environmental Plans" and "A Guide to Preparing Planning Proposals".

The latter document requires the Planning Proposal to be provided in four (4) parts, being:

- Part 1 - A statement of the objectives or intended outcomes of the proposed LEP;
- Part 2 - An explanation of the provisions that are to be included in the proposed LEP;
- Part 3 - The justification for those objectives, outcomes and provisions and the process for their implementation;
- Part 4 - Details of the community consultation that is to be undertaken on the Planning Proposal.

This report confirms that the development will provide a number of benefits for the LGA, including employment opportunities during the construction phase of the apartments, including new jobs within the hotel and function centre. The proposal will also provide a number of community benefits in terms of housing choice and maintaining a community facility (Club) in the Strathfield LGA. This aspect is addressed below in Section 5.4.3.

The justification for the Planning Proposal can also be understood in the context of recent trends towards population growth in Strathfield, the demographics of the area and decreasing household size. The need for increased housing provision is reflected in housing targets set out in the Council's Residential Land Use Study. This Study has at its basis informed the Local Environmental Plan 2013 in zoning land for medium density housing to meet the demand.

1.3 REPORT STRUCTURE

This report, in preparing an outline Planning Proposal (PP), is structured in the following manner:

- Section A - Need for the Planning Proposal.
- Section B - Relationship to strategic planning framework.
- Section C - Environmental, social and economic impact.
- Section D - State and Commonwealth interests.

These Guidelines will be addressed below under the various headings. This report is the initial Planning Proposal report to be submitted to enable Council to formally resolve to proceed with the rezoning of the land in accordance with the requirements of the EP& A Act.

2 The Subject Land

2.1 LAND DESCRIPTION

The site comprises an allotment known as No 84 Lot 1 in DP 854298 and Lot 1 in DP 130917 Centenary Drive, Strathfield located in the Strathfield Local Government Area. That part of the land to be rezoned has an area of approximately 1.2ha, being the existing practice fairway and a strip of land behind houses in Hedges Avenue currently zoned R2. This strip of land will be rezoned to RE2 as part of the golf course.

The Strathfield Golf Course is located on both sides of Centenary Drive and has a significant frontage to such road, Ada Avenue, Wilson Street, Yarrowee Road and Myna Road. The proposal also includes vehicle access to Hedges Avenue.

The Club premises feature a Members and Visitors bar, A La Carte dining, 2 function rooms and an outdoor balcony area. These facilities are limited in terms of eating capacity and do not allow for growth of the Club facilities to cater for functions. Redevelopment of the Clubhouse will allow the Club to be competitive in the function market and ensure that the Club is a viable business.

Current vehicular access to the Golf Club property is from Centenary Drive. However, as part of this proposal access will also be from Hedges Avenue for the residential development component. The Cooks River bisects the site through the northern part of the property. That part of the property, the subject of the PP, is well removed from the Cooks River system. Apart from the Cooks River, the subject site is not constrained by electricity easements or other constraints that would preclude development.

The subject property contains the Golf Clubhouse, a sealed carparking area, green keeping sheds, fairways and a practice fairway. The latter being the subject of this PP.

The photographs below show that part of the site being proposed for the apartments.

Photographs

Photograph 1: Shows the practice fairway looking towards Hedges Avenue. Note the trees along the southern boundary with Strathfield South High School. These trees will provide a landscape buffer to the development and can be supplemented with additional landscaping at DA stage.



Photograph 2: Shows a similar view, but further back towards the end of the carparking area for the clubhouse and golf course.



Photograph 3: Shows the view looking south towards the Hume Highway/Liverpool Road of the industrial development off Braidwood Street. In the foreground is the school's sports ground.



Photograph 4: Shows the trees along the northern boundary of the practice fairway. These trees are within the golf club's property.



Photograph 5: Shows the practice bunker and the extent and height of trees along the boundary with Strathfield South High School.



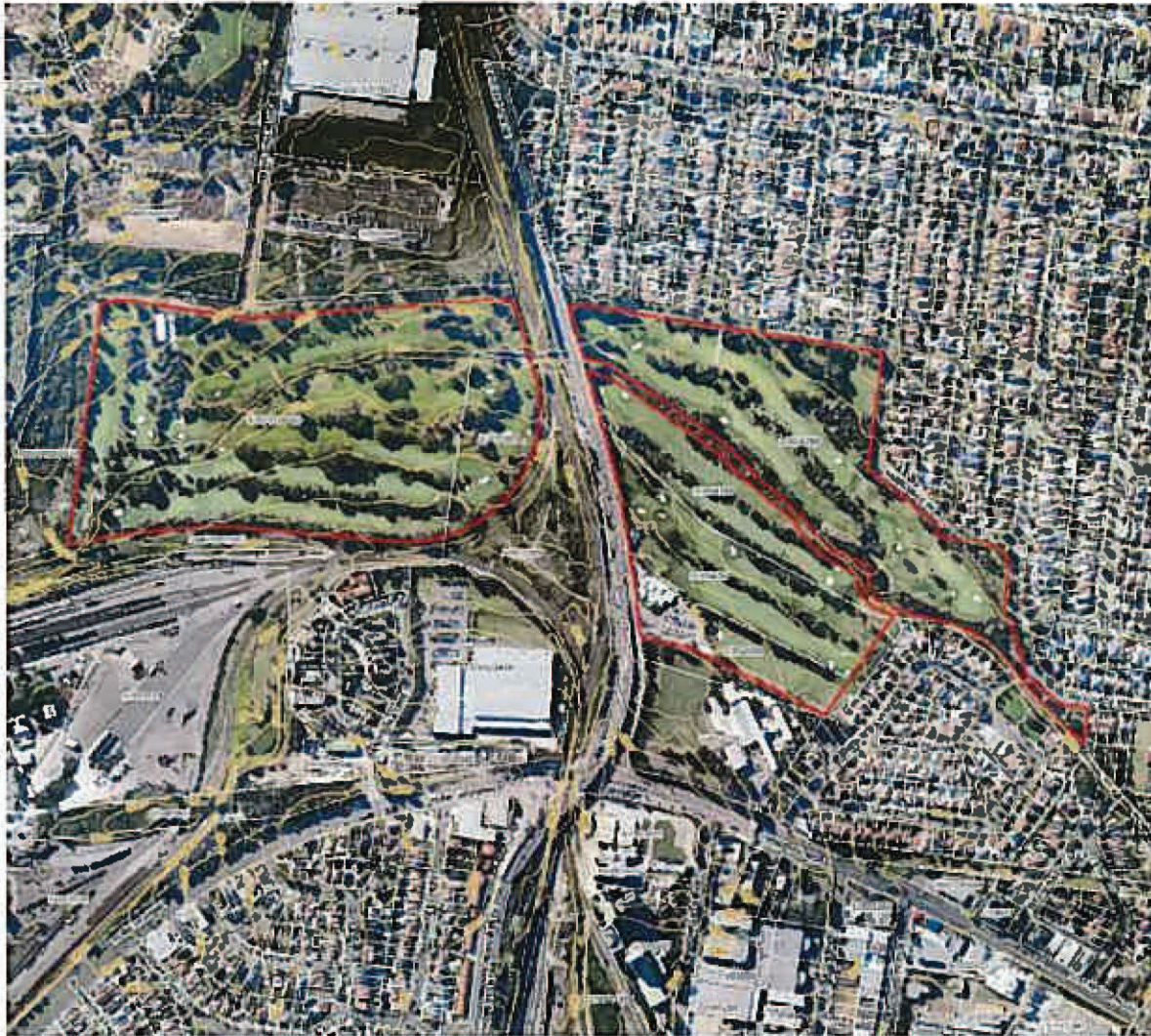
2.2 CONTEXT

The property is bound by:

- To the north by Ada Avenue, Wilson Street, Yarrowee Road and Myna Road;
- To the south by the Department of Education and Training land being Strathfield South High School;
- To the west by Centenary Drive; and
- To the east by Hedges Avenue.

The aerial photograph below provides a contextual overview of the area and its relationship with properties in the immediate area.

FIGURE 1 – LOCATION OF SUBJECT SITE – AERIAL PHOTOGRAPH



The subject property is located in a generally residential area. However, there are a number of industrial (employment) landuses located on the southern side of Liverpool Road. This area contains industrial uses, including fast food outlets, service station and motel.

The Enfield Intermodal Complex is located further to the south and extends into the Chullora Railway Yard and further employment lands within Chullora. Rookwood Cemetery is located to the northwest and includes further employment landuses located off Weerrona Road.

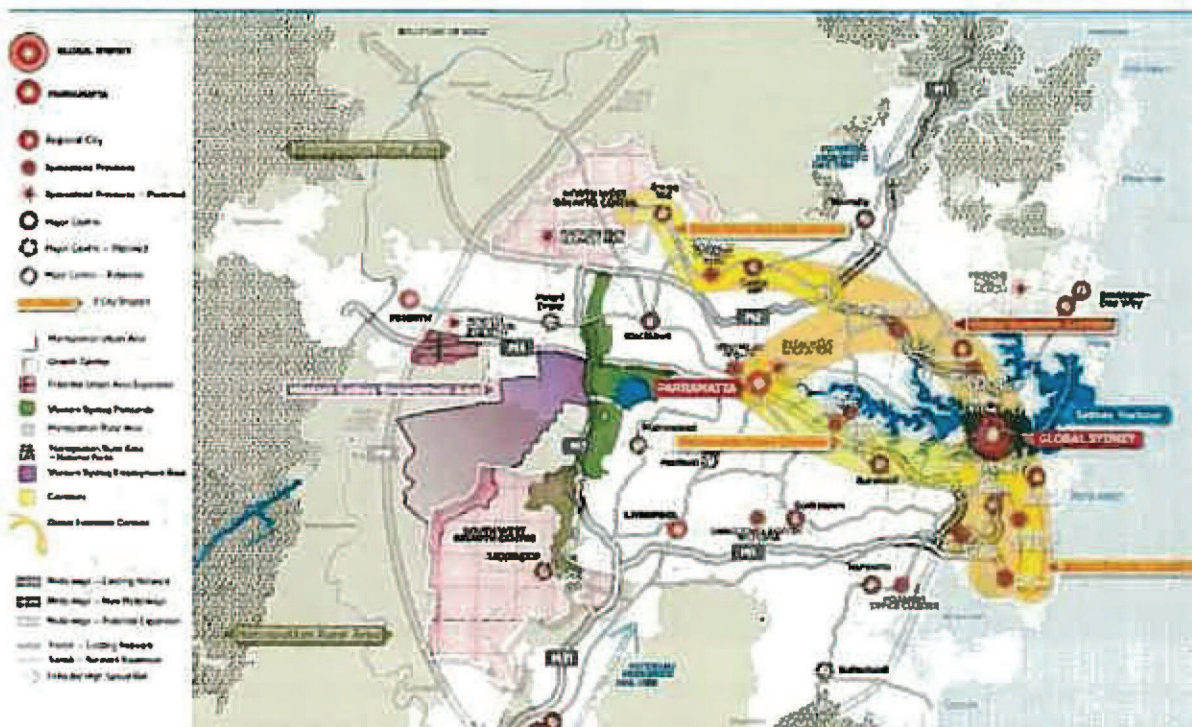
The land is central to the Global Economic Corridor as part of the State Government's "Vision for Sydney in 2031" as shown below in Figure 2.

To the north is the Paddy's Market Flemington Complex. Sydney Olympic Park Complex is located further along Centenary Drive/Homebush Bay Drive, with Rhodes Shopping Centre and Business Park located just north of this Complex, which includes medium/high density housing.

In terms of recreation areas, there are a number of open space areas, including other golf courses (Hudson Park and Carnarvon) and Bicentennial Park within Homebush Olympic Precinct. In respect of retail and shopping facilities, the Chullora Marketplace is located in Waterloo Road to the southwest, Bankstown Shopping Centre off Stacey Street and Burwood (both major centres) and Rhodes Shopping Centre.

Strathfield Town Centre offers a full range of services. A number of neighbourhood centres are located in Homebush West, Enfield, South Strathfield, North Strathfield and Homebush. There is a small centre located in Cave Road that provides a butcher, convenience shop (grocery items) newsagent, etc. This Centre is located some 100m to the immediate east of the subject property.

FIGURE 2 – VISION FOR SYDNEY 2031



2.3 POPULATION GROWTH AND INCREASED HOUSING DEMAND

Council's Residential Land Use Study provides direction for the future growth in population within the Strathfield LGA. The following provides excerpts from that document that are relevant for the rezoning of part of the land for residential purposes.

2.3.1 DEMOGRAPHIC ANALYSIS

2.3.1.1 EXISTING POPULATION

At 30 June 2008, there were 35,124 people living in the Strathfield LGA (up from 33,200 in 2006). The population has been increasing rapidly (on average over 2% each year since 1996 (27,200), including 2.9% in the period 2006/07 (4th highest in NSW for that period).

2.3.1.2 AGE PROFILE

Analysis of the age structure of Strathfield Council area in 2006 compared to the Sydney Statistical Division (SSD) shows that there was a similar proportion of people in the older age groups (60+). Overall, 22.7% of the population was aged between 0 and 17, and 16.1% were aged 60 years and over, this compares with 23.6% and 16.7% respectively for the SSD.

2.3.1.3 DWELLING OCCUPANCY

In 2006, nearly 28% of households in Strathfield comprised 2 persons (compared to 31% in the SSD). In addition, Strathfield has a smaller proportion of lone person households (19.7% compared to 23.1% in the SSD). However, Strathfield has a larger proportion of larger households (those with 4 persons or more) than the SSD (32.9% compared with 28.9%). The occupancy rate in the LGA (average for all dwellings) is 2.85 persons per dwelling. This is slightly lower than in 1996 and 2001 (2.89 and 2.93 persons per dwelling) but is comparable to other parts of the Inner West (2.93 persons per dwelling).

2.3.1.4 HOUSING TYPES

In 2006, there were 11,158 occupied and 810 unoccupied dwellings in Strathfield. 5,691 households occupied a separate house, 667 occupied a medium density dwelling, and 4,760 occupied high density flats and apartments.

2.3.2 PROJECTIONS TO 2031

2.3.2.1 POPULATION

By 2031, the population of the Strathfield LGA is expected to increase to 47,100 an annual growth rate in the order of 1.7%, which is higher than average for the Inner West (1.2%) and is one of the highest growth rates in the SSD (average 1.3%). This is an increase of 13,900 people from 2006.

The median age in the LGA is expected to increase from 34 in 2006 to 36 in 2031, which is consistent with the remainder of the SSD. The proportion of Strathfield's population aged under 14 years is expected to decrease from 18% to 17% by 2031, while the proportion aged over 65 is expected to increase from 12% to 16% by 2031. Again, this is consistent with the trends across the SSD for an ageing population and fewer younger people in inner areas of the SSD.

To meet the demand for the expected 13,900 new residents in Strathfield by 2031, between 6,840 new dwellings (if 2.5 persons per dwelling) and 11,550 (2.0 persons per dwelling) will be required to meet demand.

2.3.3 MEDIUM DENSITY HOUSING FOR COUPLES AND FAMILIES

Assuming this trend will continue as discussed in Section 2.3.2 it is likely that there will be a growing demand for a diversity of housing types including smaller housing types.

Recent social change that has had an impact on housing includes increased rates of female participation in the workforce, later marriage and childbearing and increasing divorce and separation rates. This relates to an increase in smaller, non-traditional, non-nuclear households including single persons and couples without children, single-parent families, the elderly and divorcees.

This would translate into a demand for reductions in dwelling size and an increase in diversity of the housing stock, including more dense dwelling types that offer good security, lower maintenance and a compatible social environment.

The increased use of multi-unit housing forms in established areas contributes to more efficient land use and servicing and potentially to lower housing costs. It will provide an appropriate mix of housing in the area and it will contribute to the wider choice of housing within the area. The proposed development will provide the opportunity for a person/s to live and work in the area and the development will create a high quality living environment, particularly in a unique parkland setting offering increased amenity by overlooking the golf course.

The PP is therefore consistent with the above commentary and will assist in meeting dwelling targets for Strathfield.

2.4 ACCESSIBILITY AND PUBLIC TRANSPORT

2.4.1 TRAIN

The subject site is located approximately 2km to the south of Flemington Railway Station, 2.3km south-west of Homebush Railway Station, 2.5km south-west of Strathfield Railway Station and 4km north-west of Campsie Railway Station. Flemington, Homebush and Strathfield Railway Stations accommodate train services on the Bankstown, Inner West, South and West / North Shore lines whilst Strathfield Railway Station also accommodates services on the Main North and Airport / East Hills lines. Campsie Railway Station accommodates train services along the Bankstown line.

2.4.2 BUS

Veolia Transport operates the following routes in the immediate vicinity of the subject site:

- Route M90 between Liverpool and Burwood;
- Route 913 between Bankstown and Strathfield; and
- Route 914 between Greenacre and Strathfield.

The above routes are serviced by bus stops located on both sides of Liverpool Road between Hedges Avenue and Centenary Drive, being approximately 200m to the south of the site. Pedestrian crossing movements over Liverpool Road are assisted by a grade separated facility immediately to the west of Hedges Avenue.

Route M90 provides 10 minute services in both directions during peak commuter periods with service frequencies reducing to 15 – 20 minutes during other periods.

Route 913 provides hourly peak hour services with reduced frequencies during other periods, Monday to Friday only.

Route 914 provides hourly peak hour serviced between Monday to Friday only.

These services provide efficient connectivity between the subject site and the previously mentioned rail services, particularly from Strathfield and Burwood Stations. In addition to the above, Sydney Buses also operate Route 483 between Strathfield to the City.

2.5 DEVELOPMENT PLAN OBJECTIVES

The following objectives have been established for the project.

Economic

- To provide high quality residential and mixed use development within a parkland setting, this is unique for inner Sydney areas. The residential development component will consider housing choice, as well catering for different demographics; and
- To provide employment within the mixed use part of the site (full-time and part-time, as well as service providers). There will also be a number of short-term employment opportunities during the construction phases of the buildings. Long-term opportunities are available within the proposed new Club facilities.
- Existing businesses in the area would also benefit from increased residents. The existing shops at Caves Road, which provides convenience shopping would greatly benefit from residents of the apartment complexes. Motels in the area would also benefit with the increase in functions that will happen as a result of the redevelopment of the Clubhouse.

Community

- The Club is community based and there is a potential to lose a facility that benefits area and provides a recreational facility and open space function for the area. The survival of the Club is not only of vital importance to the Club Members, but to the Strathfield community as a whole and the rezoning will ensure the financial security and future of the Club. The sustainability of the Golf Club is at risk without investment in upgrading facilities for the community and potential loss of green space within the area.
- Redevelopment of the Clubhouse, which is old and rundown and in urgent need of rebuilding/refurbishment would ensure the survival of the Golf Club. Golf Clubs can no longer exist on annual membership subscriptions and they need to establish other sources of income and value add to the existing facilities available to the community.

Environment/Sustainability

- To provide buildings which rely on passive environmental design elements, such as the roof top green garden terraces. The northerly aspect of the site will provide passive solar opportunities;
- To provide buildings which incorporate ESD features that will reduce the use of water and energy; and
- To encourage the use of public transport and other sustainable means of transport.

Urban Design

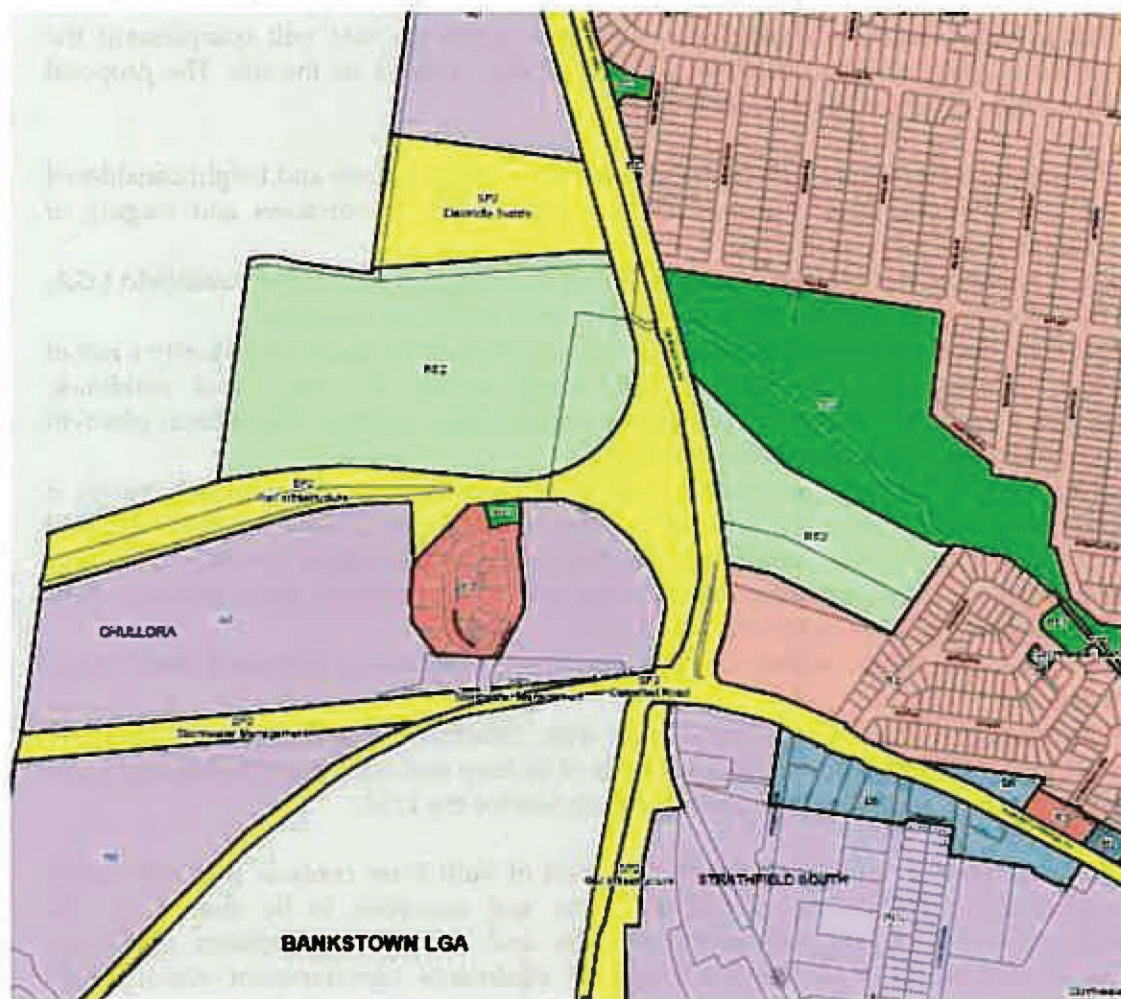
- To provide signature buildings within a unique parkland setting that is not available in the Strathfield LGA and other immediate areas;
- To provide a project which will have a significant urban design built form outcomes and generally consistent with the Residential Land Use Study;
- To create a high level of pedestrian amenity and permeability at ground level with high quality public domain and landscape treatments; and
- Create buildings and building envelopes capable of achieving design excellence with minimum impact on the adjoining land uses.

2.6 CURRENT ZONING

The subject property (practice fairway) contains two zones; namely RE2 – Private Recreation and R2 – Low Density Residential.

The latter is a narrow strip of land some 19m wide being Lot 1 in DP 130917 and is located behind properties in Hedges Avenue (Nos 15-33). Figure 4 below is an extract from the SLEP 2012 Land Zoning Map; whilst the proposed zoning is shown in Figure 8. It is proposed that the subject site be rezoned R3 – Medium Density Residential, B4 – Mixed Use and RE2 – Private Recreation.

FIGURE 4 – LAND ZONING MAP FROM STRATHFIELD LEP 2012



2.7 SCHOOLS

Strathfield South High School is located on the southern boundary and is a comprehensive, coeducational high school. The school population has grown in the past years from 580 students in 2006 to a population of 682 full-time students in 2012.

Eighty seven percent of students come from Non-English Speaking Background (NESB) with 49 different cultural languages. Other schools in proximity to the property include:

- Enfield Public School – less than 1km;
- St Joseph's Primary School – less than 1km;
- Santa Sabina College – 1.1km;
- Australian International Academy – 1.1km

- Chalmers Road School – 1.3km;
- St Anne’s School – 1.5km.

There are a number of other private and public schools in the area.

2.8 THE CONCEPT PROPOSAL

The concept proposal seeks to establish a new residential community within a parkland precinct that contains a raft of ecological sustainable initiatives that will complement the character of the existing area and provide a ‘Cutting-Edge’ project on the site. The proposal will provide a range of public benefits, including:

- The proposal creates future development sites, with building form and height considered as part of the built form outcome for this project. The subdivision and staging of development will occur over time;
- Provides opportunities to create a unique living environment within the Strathfield LGA, within a parkland setting and “lifestyle” apartments for future residents;
- Provides job opportunities during the construction phases, but more importantly a raft of full-time diverse jobs for different skill levels within the hotel and clubhouse development, which will include conference and function facilities. These local jobs will also generate off-site jobs in service provision;
- Apart from jobs during construction and post construction, the proposal creates a number of community benefits by maintaining a community facility for the Strathfield LGA. Over the years other community facilities such as Strathfield Bowling Club have closed, therefore losing a community meeting and social gathering place having regard to the demographics and social mix of the LGA,
- Creates an active space within the site and opportunities for increased recreational pursuits; and
- The development is generally consistent with Strathfield’s documents, particularly Strathfield 2025, Strathfield at the Crossroads of Sydney and Strathfield Residential Land Use Study, which addresses increases in population for the LGA.

This development seeks rezoning of the site for a set of built form controls that will define maximum building envelopes and guide the form and character to be erected on the development sites (which are subject to separate and further development approval), subdivision of the property to create a range of allotments (development sites), works associated with the provision of access roads and infrastructure supporting the proposed development, and public domain (hard and soft landscaping).

Rezoning of the land behind the properties in Hedges Avenue from residential to open space will also provide surety for these residents that part of the golf club will not be developed for residential purposes and therefore maintaining the green space outlook from these properties.

The proposal provides a framework within which a range and variety of residential buildings can be constructed and achieving an approximate yield in the order of 100 dwellings, including commercial space in the form of a hotel and clubhouse (upgrade).

The development sites will be developed for mixed-use developments along the Centenary Drive frontage; whilst the rest of the development sites will be developed for residential apartments of various heights and typologies.

This development is recognised as a significant proposal that will be of considerable interest and relevance to a wide range of stakeholders. To ensure that the stakeholder views and expectations are understood, stakeholder and community forums have been held, with potential for further consultation through this rezoning process.

At the broader strategic level, the project will:

- Provide approximately 100 dwellings. The number of apartments is based on an average of 120m² per unit. This is a higher unit size, however, the apartments will attract persons looking to downsize in the Strathfield LGA, but still wishing a size that provides space. As such the units are more “lifestyle” apartments;
- Create a number of construction jobs (direct and flow on) and operation jobs (direct and flow on) of which a number will be provided on the site in the mixed-use site;
- Assist in the achievement of Department of Planning and Infrastructure (DoPI) targets for the provision of housing and jobs and meet State and Local Government planning objectives for the provision of a range of housing types to meet the needs of a diverse population and the promotion of increased housing choice; and
- Locate housing and employment opportunities in close proximity to well-connected transport services and systems, as discussed in Section 2.4 above.

2.8.1 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

The proposed development adopts the principles of “Safer by Design” to ensure that the development will create an environment, which feels safe and is safe for residents and visitors.

Effective design of subdivisions can reduce community fear, as well as opportunities for crime. The proposed subdivision complies with the principles of CPTED and best practice guidelines as identified below.

2.8.1.1 SAFER BY DESIGN PRINCIPLES

There are four (4) principles, which form the basis of crime risk assessment as it relates to Development Applications, which are:

- Surveillance;
- Access control;
- Territorial reinforcement; and
- Space management.

These principles will be addressed at the development application stage, including that required to be assessed under the SEPP 65 requirements. Importantly, however, is that the development of the land for residential and mixed use purposes will create active spaces and surveillance of the area, particularly at night.

2.8.2 PUBLIC UTILITY REQUIREMENTS

The subject site is serviced by existing services within the immediate area. Figure 5 below provides details of existing services. These may require to be augmented to facilitate the proposed development. Such will be investigated as part of the technical studies that will be required to be undertaken following Gateway Determination.

FIGURE 5 – CONSTRAINTS MAP



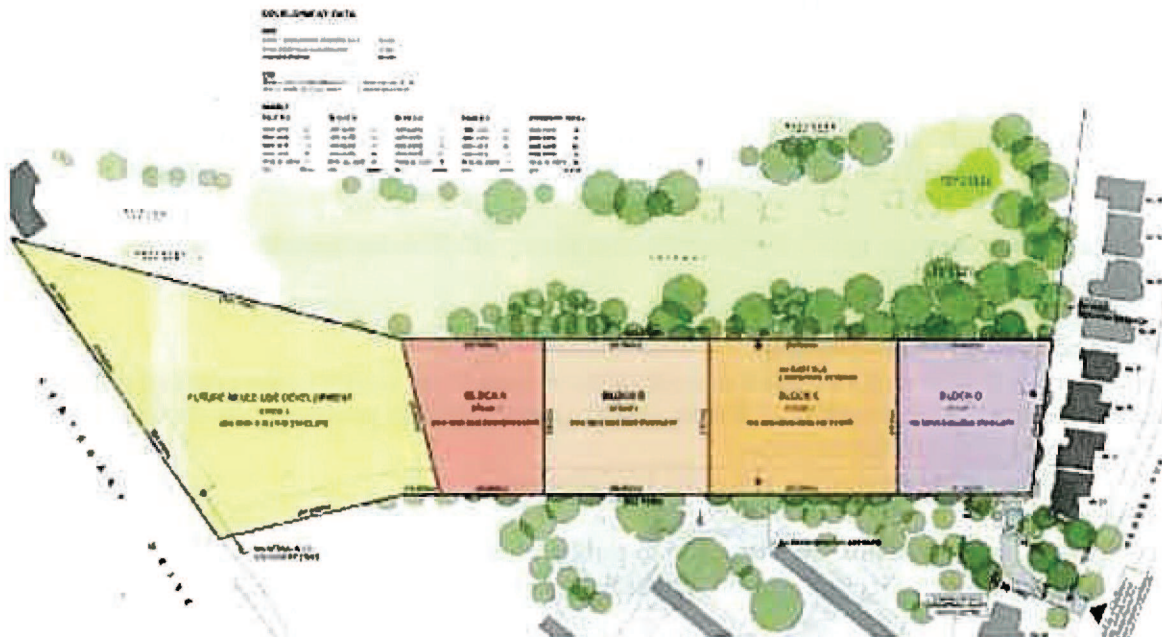
3 Part 1 – Statement of Objectives or Intended Outcomes of the Planning Proposal

This section of the Planning Proposal sets out the objectives and intended outcomes of the proposed amendment to Strathfield LEP 2012. This Planning Proposal has the express purpose of facilitating the development of the land for medium density residential (practice fairway) and mixed use (clubhouse).

The intended outcome of the Planning Proposal is to be incorporated into Strathfield LEP 2012 ensuring that zoning of the land reflects the Staging Plan (refer to **Figure 6** below).

The rezoning of the land will give effect to the Strathfield Residential Land Use Study, which is addressed below 5.2.1.2.

FIGURE 6 – STAGING PLAN



The Plan has had regard to a number of issues and mainly the potential impact on adjoining properties. In this regard the Concept Plan has the lesser heights immediately adjoining properties in Hedges Avenue gradually increasing in height closer to the clubhouse, as shown on Figures 7 & 8. The heights of buildings are greater than that found in the South Strathfield area and that identified within Centres; however, this is a unique site that is located within a parkland setting.

As Council is aware the design team for this project undertook significant design effort to ensure this development had a minimal visual impact on the local community, and a minimal loss of amenity privacy and solar access for the four Hedges Avenue properties adjoining the site. To achieve this design aim a "stepped" building approach was adopted with two level only townhouses adjoining the existing dwellings.

From there the subsequent buildings proposed step up to four (4), then six (6), then eight (8) levels, which is the furthest site away from existing development. The detailed analysis indicates that with this design virtually none of the buildings are visible from streets adjoining the golf course, except for a small glimpse from Morgan Place (refer to Annexure B for details).

Other decisions on the building envelope and setbacks were made to ensure continuous road access from Hedges Avenue through to Centenary Drive, requiring a sizeable southern boundary setback, and a maximising of the northern boundary setback to minimise the potential for golf balls to hit into a building. This necessary long and narrow building envelope must then be allowed to be eight levels in height to ensure the full FSR is available for use.

While we understand Council has a 22 metre height limit, the proposal correspondingly in definition terms is only 24.5 metres, with another 3.0 metres devoted to a "green roof", a concept we understand Council actively supports.

Therefore to ensure a reasonable maximum allowable development and understanding the other unique situations noted above which impact on the envelope (and therefore height) it respectfully request that Council support the development as submitted.

Unlike other Centres this is a masterplanned development with known impacts. This site cannot be compared to other Centres, which potentially have impacts such as overshadowing and loss of amenity to adjoining neighbours. The concept design has had regard to and been designed to be compliant with SEPP 65.

In this regard the following urban design structure plan principles are espoused to reinforce the above comments:

Clearly structured + well connected

- Reinforce the height and increased density of development to reinforce the concept plan.
- Optimise increases in residential development density within proximity of the Strathfield Town Centre and rail station nodes.

Diversity of use

- Concentrate mixed use and density close to public transport and reinforce activity hubs.
- Diversify housing and its built form to meet the emerging needs of the market.

Built form defining sense of place

- Enclose the site with residential and mixed use development that activate the edges and the golf course space itself.

FIGURE 7 – HEIGHTS OF BUILDINGS PLAN

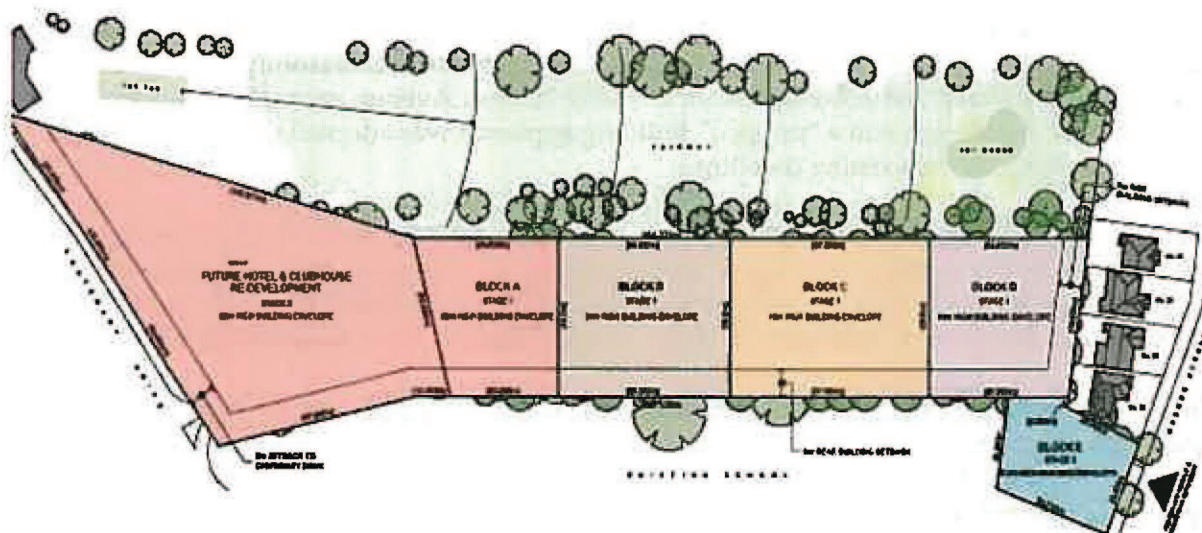


FIGURE 8 – ELEVATION PLAN



To assist in demonstrating the potential for any impact of the proposal on adjoining neighbours, a series of photographs have been taken at various locations and are shown in Annexure B.

Objective

To facilitate the comprehensive subdivision for medium density residential and mixed use development purposes of the land in an integrated manner in accordance with its environmental capacity and capitalising on existing infrastructure.

Outcomes

In delivering the foregoing objective, it is intended that the following outcomes be realised:

- Elements of the natural landscape will be conserved and enhanced.
- Existing physical and human infrastructure will be utilised and embellished.
- A framework will be established for more detailed planning.

The stated objectives or intended outcomes of the R3 – Medium Density Residential zone are as follows:

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

The stated objectives of the B4 – Mixed Use Zone are as follows:

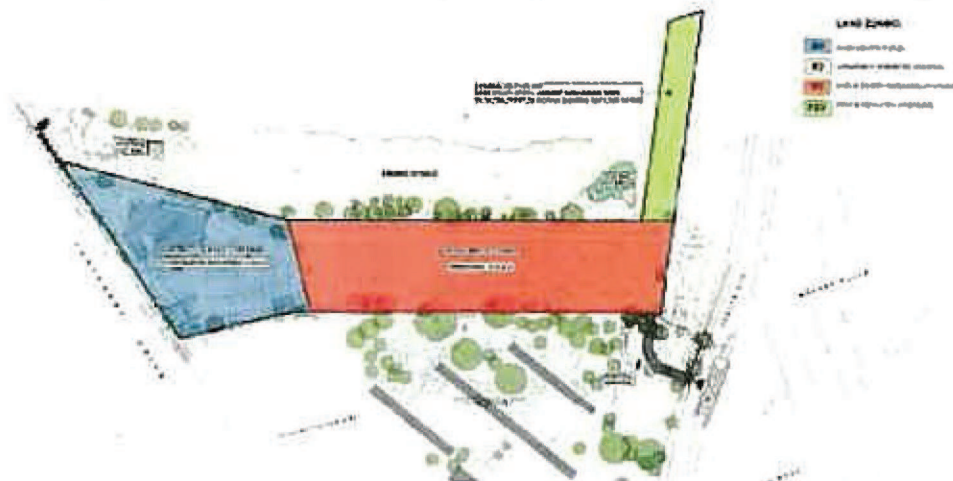
- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To facilitate mixed use urban growth around railway stations and transport nodes and corridors, commercial centres and open space.
- To provide local and regional employment and live and work opportunities.

The stated objectives of the RE2 - Private Recreation Zone are as follows:

- To enable land to be used for private open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.

The proposed Land Zoning Map is shown in Figure 9 below.

FIGURE 9 – PROPOSED LAND ZONING MAP



The B4 – Mixed Use Zone was chosen for the Clubhouse, as redevelopment will include function centre, motel and other uses that value add to the site. The B4 Zone provides for the following uses permissible with development consent, there being no other appropriate zone under the Standard Instrument that allows the proposed uses. The RE2 does not permit some of the uses proposed and reliance on existing use rights provisions has limitations:

Boarding houses; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Medical centres; Multi dwelling housing; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Serviced apartments; Shop top housing;

4 Part 2 – Explanation of Provisions

The Strathfield Local Environmental Plan 2012 will be amended in the following way:

- Amendment of Strathfield LEP 2012 Land Zoning Map – Strathfield LZN _ 002 B4 Mixed Use, R3 Medium Density Residential and RE2 – Private Recreation.
- Amendment of Strathfield LEP 2012 Lot Size Map – Strathfield LSZ _ 002 to reflect the requirements of the Lot Size Map to U – 1000m².
- Amendment of Strathfield LEP 2012 Heights of Building Map – Strathfield HOB_002 to comply with Figure 6.