

Planning Proposal to rezone Strathfield Golf Club - 84 Centenary Drive, Strathfield

Proposal Title : Planning Proposal to rezone Strathfield Golf Club - 84 Centenary Drive, Strathfield

Proposal Summary : The planning proposal seeks to rezone part of the Strathfield Golf Club at 84 Centenary Drive, Strathfield. Lot 1 in DP 854298, is proposed to be rezoned from RE2 Private Recreation to part B4 Mixed Use and part R3 Medium Density Residential. Lot 1 in DP 130917 is proposed to be rezoned from R2 Low Density Residential to part RE2 Private Recreation and part R3 Medium Density Residential.

PP Number : PP_2013_STRAT_003_00

Dop File No :

13/16748

Proposal Details

Date Planning Proposal Received : 04-Oct-2013

LGA covered :

Strathfield

Region : Sydney Region East

RPA :

Strathfield Municipal Council

State Electorate : STRATHFIELD

Section of the Act :

55 - Planning Proposal

LEP Type : Spot Rezoning

Location Details

Street : 84 Centenary Drive

Suburb : Strathfield

City : Sydney

Postcode : 2135

Land Parcel : Lot 1 DP 854298 and Lot 1 DP 130917

DoP Planning Officer Contact Details

Contact Name : Nava Sedghi

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RPA Contact Details

Contact Name : Roger Brook

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DoP Project Manager Contact Details

Contact Name : Sandy Shewell

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Land Release Data

Growth Centre : N/A

Release Area Name :

Regional / Sub Regional Strategy : Metro Inner West subregion

Consistent with Strategy : Yes

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MDP Number :		Date of Release :	
Area of Release (Ha) :		Type of Release (eg Residential / Employment land) :	
No. of Lots :	0	No. of Dwellings (where relevant) :	100
Gross Floor Area :	12,000.00	No of Jobs Created :	50

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

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

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

If Yes, comment :

Supporting notes

Internal Supporting Notes : **The planning proposal aims to consolidate the use of the site as Strathfield Golf Club is not economically viable in its current form.**

More specifically, the proposal aims to rezone 17,600 sq.m of land owned by Strathfield Golf Club from RE2 Private Recreation to part B4 Mixed Use and part R3 Medium Density Residential. The land to be zoned B4 contains the Club House will potentially be redeveloped for a hotel / function centre. The proposal also aims to rezone 3,433 sq.m of land owned by Strathfield Golf Club from R2 Low Density Residential to part RE2 Private Recreation and part R3 Medium Density Residential. Please refer to diagram and maps at Tag 1.

The proposed amendment to rezone part of Strathfield Golf Club is supported because:-

- 1. it will provide a potential 100 additional residential dwellings in Strathfield local government area (LGA).**
- 2. it will create an additional 40-50 jobs as a result of expanding the uses permissible for the redevelopment of the golf club and proposed development of residential flat buildings.**
- 3. should a hotel / function centre be developed on the subject site, an estimated 100 jobs may be created.**
- 4. the proposed B4 Mixed Use, R3 Medium Density Residential and RE2 Private Recreation zones are considered compatible with the surrounding zones.**

Strathfield Council has accepted the Minister's offer to delegate his plan-making functions under the EP&A Act, 1979. Council is seeking delegation to carry out the Minister's functions under section 59 of the Environmental Planning and Assessment Act 1979 (EP&A Act) to progress this planning proposal. Council has provided Attachment 4 - Evaluation criteria for the delegation of plan making functions.

External Supporting Notes : **Council supports this planning proposal as it offers a number of community benefits including:-**

- ensuring the golf club's long term viability;**
- maintaining and improving a community facility in Strathfield LGA; and**
- providing for increased housing choice, recreational and employment opportunities within Strathfield LGA.**

Community and Councillor consultation occurred on the 23 April 2013 to inform the intention of lodging a planning proposal. The purpose of the consultation was to reveal the

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indicative concept proposal and to answer questions raised by local residents. These questions mainly related to traffic and amenity impacts. Overall there was no strong opposition to the proposal.

Adequacy Assessment

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

Is a statement of the objectives provided? **Yes**

Comment : **The planning proposal aims to consolidate the use of the site because Strathfield Golf Club is not economically viable in its current form.**

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

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

Comment : **The explanation of provisions is considered adequate. The planning proposal will amend the Strathfield LEP 2012 as follows:**
- amend the land zoning map from part RE2 Private Recreation and part R2 Low Density Residential to zone the subject site to part B4 Mixed Use, part R3 Medium Density Residential and part RE2 Private Recreation;
- amend the lot size map, height of buildings map and floor space ratio map as necessary.

Justification - s55 (2)(c)

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

b) S.117 directions identified by RPA :

* May need the Director General's agreement

1.1 Business and Industrial Zones
2.3 Heritage Conservation
3.1 Residential Zones
3.3 Home Occupations
3.4 Integrating Land Use and Transport
4.1 Acid Sulfate Soils
4.3 Flood Prone Land
5.1 Implementation of Regional Strategies
6.1 Approval and Referral Requirements
6.3 Site Specific Provisions
7.1 Implementation of the Metropolitan Plan for Sydney 2036

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

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

d) Which SEPPs have the RPA identified?

SEPP No 55—Remediation of Land
SEPP No 65—Design Quality of Residential Flat Development
SEPP (Building Sustainability Index: BASIX) 2004
SEPP (Infrastructure) 2007

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

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

If No, explain :

1. Section 117 direction - 3.1 Residential Zones
The planning proposal is inconsistent with this direction because it rezones a portion of the land from private open space to residential. This direction does not permit residential development to occur on a site until Council is satisfied with arrangements to provide adequate services to the land. The planning proposal notes the existing services on the site require upgrading to cater for any future development. This inconsistency requires the Director General's approval.

It is recommended that the Director General approve this inconsistency because the inconsistency can be addressed through technical studies and consultation with

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Council and relevant public utility authorities. It is recommended that the gateway determination contain a condition requiring an infrastructure assessment be undertaken prior to public exhibition. This will ensure adequate services are provided in conjunction with the planning proposal.

In addition, it is recommended the inconsistency be approved because the proposed upzoning fulfils the requirements of the draft Inner West Sub-Regional Strategy, by providing housing choice in close proximity to public transport and contributing to the LGA's dwelling target.

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

2. State Environmental Planning Policy 55 - Remediation of Land (SEPP 55)

The planning proposal is inconsistent with this SEPP as the subject land has been treated with chemical sprays on the practice fairway to control weeds. Council has acknowledged that a Stage 1 Contamination Assessment may be required to confirm the suitability of the site for residential development. This inconsistency can be addressed through a contamination study for the subject site. It is recommended that the gateway determination contain a condition to this effect.

The proposal is considered to be consistent with all other SEPPs.

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment :

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : It is recommended that the planning proposal is publicly exhibited for period of 28 days.

Project Time Line

The planning proposal contains an estimated project time line for completion within 8 months which is considered adequate. This means the planning proposal will be completed in July 2014.

Additional Director General's requirements

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

If Yes, reasons :

Overall adequacy of the proposal

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

If No, comment :

The planning proposal provides adequate information for the following:

1. Objectives and intended outcomes.
2. Explanation of the provisions.
3. Justification for the proposal.
4. Community consultation.
5. Project time line.
6. Attachment 4 - Evaluation criteria for the delegation of plan making functions.

Delegation of plan making functions is considered to be appropriate in this instance, as the overall proposal is consistent with relevant strategic planning instruments. The Department considers any inconsistencies may be justified through further studies.

Proposal Assessment

Principal LEP:

Due Date : March 2013

Comments in
relation to Principal
LEP :

Strathfield LEP 2012 was notified on 15 March 2013. The planning proposal is considered consistent with Strathfield LEP 2012.

Assessment Criteria

Need for planning
proposal :

The need for this planning proposal arises from Strathfield Golf Club seeking to ensure greater certainty of the Club's long term viability. The rezoning will allow the potential for 4 residential flat buildings, varying from 2 to 8 stories, and an 8 storey mixed use building. This will provide the Club with development potential on the site and more options for the underutilised fairway.

Rezoning a portion of land behind the properties on Hedges Avenue (refer diagram at attachment 1) from low density residential to private recreation will also provide certainty for residents by maintaining a green space outlook and creating an active space within the site.

Overall, it is considered the planning proposal will improve a community facility, provide increased housing choice, recreational and employment opportunities.

Consistency with
strategic planning
framework :

1. Metropolitan Plan for Sydney 2036 (Metro Plan)

The planning proposal is considered consistent with the objectives of the Metro Plan. It is within the walking catchment of the neighbourhood centre located on Cave Road, Strathfield and bus routes which have connections to Burwood Major Centre and Strathfield Town Centre.

2. Draft Metropolitan Strategy for Sydney to 2031 (draft Metro Strategy)

The planning proposal is considered consistent with the strategic directions of the draft Metro Strategy by contributing to the supply of dwellings and employment growth.

3. Draft Inner West Subregional Strategy (draft Subregional Strategy)

The draft Subregional Strategy identifies Strathfield LGA to provide an additional 8,300 dwellings and 1,500 jobs by 2031. The planning proposal has the potential to contribute 100 dwellings to the dwelling target and to provide housing choice. In addition, the proposal has potential to create approximately 40-50 jobs through the redevelopment of the golf club and the proposed residential component. Further, should a hotel / function centre be constructed on the site, an additional 100 jobs may be created.

Environmental social
economic impacts :

1. Traffic

The Traffic and Transport Study, dated July 2013, found the traffic impacts arising from the proposal are likely to be minimal. It is noted:

- the residential buildings are proposed to be accessed via a new internal road through the adjacent site (Lot 47 DP 30508) from Hedges Avenue;
- a boom gate will restrict users of the golf club accessing to / from the residential component;
- the redevelopment of the golf club is proposed to be accessed by the existing driveway connecting with Centenary Drive; and
- a minor level of additional traffic on the existing road network is anticipated.

The land owners of the golf club are currently negotiating with the Department of Education and Communities in order to purchase an adjacent site owned by South Strathfield High School. Strathfield High School has indicated its support for the purchase of its land. This site would allow additional access to the proposed residential component.

The traffic study will be exhibited with the planning proposal.

2. Building Heights

The indicative concept plans illustrate a stepped height approach is proposed with a height range extending from 9.5m adjacent to the existing R2 Low Density Residential areas at Hedges Avenue and increasing up to 28m to the western portion of the area adjacent to the existing club house opposite Centenary Drive. Please refer to Tag 1 for the location of these roads. Considering the greater heights are proposed away from low density residential areas to the east, it is considered the potential impacts may not be significant and can be assessed in detail against SEPP 65 - Design Quality of Residential Flat Buildings at the development application (DA) stage.

3. Contamination

The subject site has been affected by chemical sprays on the practice fairway to control weeds. It is recommended a contamination assessment be undertaken to confirm the site is suitable for development as part of the exhibition of the planning proposal.

4. Stormwater / Drainage

The site is not affected by mainstream 1:100 year flooding and any impacts of potential overland flow from upstream properties can be assessed at the DA stage.

5. Critical Habitat / Ecological communities

Council's report noted the subject site does not appear to comprise any significant vegetation or the presence of endangered species. However, the adjacent school site that proposes the access road to Hedges Avenue comprises large eucalyptus trees and other plant species which could potentially contain native fauna habitat. It is recommended that a flora/fauna assessment be undertaken in relation to the proposed access road and be exhibited as part of the planning proposal.

6. Infrastructure

The site will need to be serviced to support the proposed development. The proponent will be required to liaise with relevant public utility authorities and provide technical studies to ensure adequate services are provided for the subject site.

7. Economic and Social

The proposal will have a positive social and economic impact by providing a high quality residential and mixed use development within a parkland setting. It will provide employment opportunities as part of the proposed new golf club, and also offer housing choice in the LGA.

Assessment Process

Proposal type :	Routine	Community Consultation Period :	28 Days
Timeframe to make LEP :	9 months	Delegation :	RPA
Public Authority Consultation - 56(2) (d) :	Department of Education and Communities Office of Environment and Heritage Integral Energy Transport for NSW - Roads and Maritime Services Sydney Water Telstra Adjoining LGAs		
Is Public Hearing by the PAC required?	No		
(2)(a) Should the matter proceed ?	Yes		
If no, provide reasons :			

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

If Yes, reasons :

Identify any additional studies, if required. :

Flora

Fauna

Other - provide details below

If Other, provide reasons :

1. Contamination Assessment

An assessment is required to determine the site's suitability for development and, if necessary, address any contamination issues in accordance to SEPP 55.

2. Infrastructure Assessment

An assessment is required to address the services required and indicate the manner in which existing infrastructure can be upgraded or extended in order to facilitate future development on the subject site.

Identify any internal consultations, if required :

No internal consultation required

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

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
Project Timeline.docx	Proposal	Yes
Cover letter.pdf	Proposal Covering Letter	Yes
Planning Proposal (Part 1).pdf	Proposal	Yes
Planning Proposal (Part 2).pdf	Proposal	Yes
Planning Proposal (Part 3).pdf	Proposal	Yes
Annexure A-D.pdf	Proposal	Yes
Annexures E-F.pdf	Proposal	Yes
Appendix 1-5.pdf	Proposal	Yes
Council report and resolution.pdf	Proposal	Yes
Traffic Study.pdf	Study	Yes
Proposed FSR map.pdf	Map	Yes
Proposed HOB map.pdf	Map	Yes
Proposed Lot size map.pdf	Map	Yes
Proposed zoning map.pdf	Map	Yes
Attachment 4 Evaluation Criteria for delegation of plan making functions.pdf	Determination Document	No
Tag 1 - Strathfield Golf Club - maps.docx	Map	Yes

Planning Team Recommendation

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

- S.117 directions:
- 1.1 Business and Industrial Zones
 - 2.3 Heritage Conservation
 - 3.1 Residential Zones
 - 3.3 Home Occupations
 - 3.4 Integrating Land Use and Transport
 - 4.1 Acid Sulfate Soils
 - 4.3 Flood Prone Land
 - 5.1 Implementation of Regional Strategies
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 - 7.1 Implementation of the Metropolitan Plan for Sydney 2036

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

1. The planning proposal be exhibited for a period of 28 days.
2. A contamination assessment/study that satisfies the requirements of State Environmental Planning Policy 55 - Remediation of Land is to be included in the public exhibition material of the planning proposal.
3. A flora/fauna assessment for the adjacent site at 589 Liverpool Road, Strathfield (Lot 47 DP 30508) which may form an internal road access to the subject site, to be exhibited as part of the planning proposal.
4. Council is to ensure the traffic and transport assessment dated July 2013, prepared by Thompson Stanbury Associates, is included in the public exhibition material of the planning proposal.
5. An infrastructure study/assessment detailing the provision of services needed to facilitate any future development for the subject site must accompany the planning proposal during the public exhibition period.
6. Council is to ensure that the proposed maps are clear and legible, and ensure that the maps accompany the planning proposal during the public exhibition.
7. Consultation is to occur with the following public agencies under section 56(2) of the EP&A Act:
 - Sydney Water;
 - Telstra;
 - Integral Energy;
 - NSW Office of Environment and Heritage;
 - NSW Department of Education and Communities;
 - NSW Roads and Maritime Services; and
 - Department of Sustainability, Environment, Water, Population and Communities.

Each public authority is to be provided with a copy of the planning proposal and the additional technical assessments/study requested, and given at least 21 days to comment on the proposal.

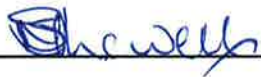
8. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act.
9. The planning proposal be completed within 9 months from the week following the date of the Gateway Determination.
10. An authorisation to exercise delegation to make the plan be issued to the Council for this planning proposal.

Supporting Reasons : The planning proposal should be approved for the following reasons:

1. It has strategic merit and offers a number of community benefits including increased housing choice, improved recreational facility and employment opportunities.
2. It is considered that the change in zoning will increase the Golf Club's long term viability of the site.
3. The inconsistencies with s117 direction 3.1 Residential Zone and SEPP 55 may be justified through additional studies.
4. Council proposes to progress the planning proposal under delegation. The matter is considered to be of local significance and the use of Council's delegation is supported.

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Signature:



Printed Name:

Sandy Shewell

Date:

29.11.13

