



INNER WEST COUNCIL

PLANNING PROPOSAL REPORT From the Planning Operations Team – Strategic Planning

Application	Preliminary stage Planning Proposal application, prior to referral to the Department of Planning and Environment for Gateway Determination.
Address	58-76 Stanmore Road, 2-20 Tupper Street and 3-9 Alma Avenue, Stanmore.
Proposal	Make amendments to the Marrickville Local Environmental Plan 2011 for the site as described in the report.
Recommendation	<p>A. The Panel note Council's resolution of 25 July 2017 and report to Council on the Planning Proposal.</p> <p>B. The Panel provide comments on the Planning Proposal in Attachment 3 (May 2018).</p>



Figure 1 Location – site is within red boundary

The site presently contains the Cyprus Club building with side and rear carparking areas, and also includes houses owned by the Cyprus Club and a substation.

1. Purpose of Report.

The Planning Proposal application was lodged with Council on 24 May 2016. It was then deferred to enable the applicant to make amendments, and then a report considered by Council on 25 July 2017 which is contained in **Attachment 1** for the Panel's consideration. Council resolved (see below) that further amendments be made by the applicant and an amended Planning Proposal was lodged with Council on 18 May 2018 (**Attachment 2**). As a result of the "Local Planning Direction- Planning Panel" (24 Feb 2018), comments are required from the Panel on the Planning Proposal prior to referral by Council to the Department of Planning and Environment for Gateway Determination.

2. Overview of Planning Proposal

The Planning Proposal (May 2018) in **Attachment 2** seeks to amend the provisions of Marrickville Local Environmental Plan 2011 for the land currently occupied by the Cyprus Club premises shown in **Figure 1**.

Current controls are identified in **Part 4** of the Planning Proposal (**Attachment 2**), as follows:

- Zone RE2- Private Recreation (part occupied by the Cyprus Club), R2- Low Density Residential (occupied by houses), SP2 Infrastructure (part occupied by Substation).
- Maximum Height of Buildings – 14m (part occupied by the Cyprus Club), Maximum Height of Buildings – 9.5m (part occupied by houses).
- Maximum Floor Space Ratio 0.6:1 for entire site.
- Part of Alma Street (west side) has a Land Reservation affectation to permit widening of this narrow lane should Council chose to do so.

The following amendments to the Marrickville LEP 2013 are proposed, as shown in **Part 5** of the Planning Proposal (**Attachment 2**).

- Apply Zone B4- Mixed Use, Zone R1 -General Residential and Zone R3- Medium Density Residential to the site.
- Amend the Key Sites Map, by labelling the part proposed to be Zoned B4, and adding a clause referencing this map label in the Marrickville LEP 2011 which will state it allows residential flat buildings as part of a Mixed Use development.
- Amend the Maximum Height of Buildings Maps to permit buildings ranging from three (3) to six (6) storeys.
- Amend the Maximum Floor Space Ratio (FSR) Map to have FSR ranging from 1.0:1 (on R3 Zone), to 1.8:1 (on the R1 and B4 zone).

Appended to the Planning Proposal (May 2018) are the following supporting documents produced by the applicant:

- Urban Design Study and Indicative Design Scheme (**Attachment 3**).
- Site Traffic and Parking Impact Assessment (**Attachment 4**).
- Arborists Report (**Attachment 5**).
- Preliminary Letter of offer to enter into a Voluntary Planning Agreement (**Attachment 6**).

3. Report to Council July 2017 and Resolution

Council considered a report on 25 July 2017 (**Attachment 1**) and resolved to progress the Planning Proposal and seek Gateway Determination for Council to become the Planning Proposal Authority as follows:

THAT Council:

1. *Support the planning proposal request for 58-76 Stanmore Road, 2-20 Tupper Street and 3-9 Alma Avenue, Stanmore to rezone the land to facilitate the redevelopment of the site to include a new club premises, commercial floor space, a public plaza and residential accommodation with associated basement car parking subject to the following amendments:*
 - (a) *The Land Zoning for Site C being amended to R3 Medium Density Residential;*
 - (b) *Inclusion of MLEP 2011 Schedule 1 additional permitted use of a 'residential flat building' as part of a mixed use development;*
 - (c) *Maximum height of building controls and number of storeys to be applied across the site as detailed in this report;*
 - (d) *Floor space ratio controls to be developed for each site should the proposal obtain Gateway approval.*
2. *Request the applicant to update the planning proposal report and associated documentation to ensure consistency between all documents;*
3. *Forward the planning proposal to the Minister for Planning for a Gateway determination in accordance with Section 56 of the Environmental Planning & Assessment Act 1979;*
4. *Request that Council be delegated plan making functions in relation to the planning proposal;*
5. *Resolve to develop site specific planning controls to apply to the future development at 58-76 Stanmore Road, 2-20 Tupper Street and 3-9 Alma Avenue, Stanmore for inclusion in MDCP 2011 Part 9.9 (Newington Precinct 9) consistent with the advice contained within this report and that the site specific controls be publicly exhibited concurrently with the planning proposal; and*
6. *Consider the Voluntary Planning Agreement (VPA) offer in accordance with Council's interim VPA Policy.*

Subsequent to the Council resolution progress was deferred to enable the applicants to attend to Resolutions 1 and 2, and update their Planning Proposal document.

An amended Planning Proposal responding to the above resolutions 1 and 2 was received by Council on 18 May 2018. Council is in the process of completing the document and ancillary parts for referral to the Department for Gateway Determination so that it is in the form required by Section 3.33 of the Environmental Planning and Assessment (EPA) Act. This will also identify the need for additional studies. This will include a study dealing with the existing narrow Alma Avenue and narrow Tupper Street capacity, the need to service the development and so identify the necessary accommodating street widths. Also a local traffic study dealing with traffic impacts on the existing nearby narrow local street network and making recommendations on how to address this. A site specific Development Control Plan is to be produced post Gateway Determination and exhibited concurrently with the Planning Proposal.

4. Referral to Planning Panel requirements

The Department of Planning and Environment confirmed to Council on 19 June 2018 that pursuant to the Environmental Planning and Assessment Act, Clause 9.1 - "Directions by the Minister" and "Local Planning Panels Direction – Planning Proposals", that Planning Proposals lodged with Council and not submitted to the Minister before 1 June 2018 must be referred to the Local Planning Panel for advice before being referred for Gateway Determination.

The Panel should refer to:

- Council report (25 July 2017) in **Attachment 1** which describes and assesses the Planning Proposal, and recommends changes.
- Council Resolution of 25 July 2017.
- Planning Proposal (May 2018) in **Attachment 2** responding to the Council resolution 25 July 2017.

5. Conclusion

The Planning Panel is required to provide comments on the latest Planning Proposal (May 2018) in **Attachment 3**. This should also include consideration of the Council report of 25 July 2017 and Council's resolution as indicated in **Part 4** of this Report.

Council will include the Panel's comments as part of Council's referral to the Department of Planning and Environment seeking Gateway Determination.