

Planning Services

Gateway Determination Report

LGA	City of Parramatta
PPA	City of Parramatta Council
NAME	235-237 Marsden Road, Carlingford (48 homes, 0 jobs)
NUMBER	PP_2018_COPAR_009_00
LEP TO BE AMENDED	Parramatta Local Environmental Plan 2011
ADDRESS	235-237 Marsden Road, Carlingford
DESCRIPTION	Lots 1, 2 and 3 DP5982
RECEIVED	25 July 2018
FILE NO.	IRF18/4150
POLITICAL DONATIONS	There are no donations or gifts to disclose and a political donation disclosure is not required
LOBBYIST CODE OF CONDUCT	There have been no meetings or communications with registered lobbyists with respect to this proposal.

INTRODUCTION

Description of planning proposal

This planning proposal seeks to amend the Parramatta Local Environmental Plan 2011 by rezoning land at 235-237 Marsden Road, Carlingford (Lots 1, 2 and 3 DP5982) from R2 Low Density Residential to R3 Medium Density Residential, increase the maximum building height from 9m to 11m and amending the maximum floor space ratio (FSR) from 0.5:1 to 0.6:1.

Background – rezoning review

The planning proposal is the result of a rezoning review (RR_2018_COPAR_001_00) for the site and was supported to proceed by the Sydney Central City Planning Panel on 17 May 2018 (**Attachment E**).

City of Parramatta Council accepted the role of planning proposal authority (**Attachment F**) and prepared this proposal in accordance with the proposal supported by the panel.

Site description

The site comprises a retail plant nursery (Swane's Nursery) and two dwelling houses (Figure 1).



Figure 1: Subject site area.

Existing planning controls

The site:

- is zoned R2 Low Density Residential (Figure 2, next page);
- has a minimum lot size of 550m²;
- has a maximum building height of 9m; and
- has a maximum FSR of 0.5:1.

The proponent provided a plan during discussions with Council and indicated that under the current planning controls, the land could yield approximately 15 Torrens title lots, which could each potentially be developed as a dual occupancy, resulting in approximately 30 dwellings on the site.

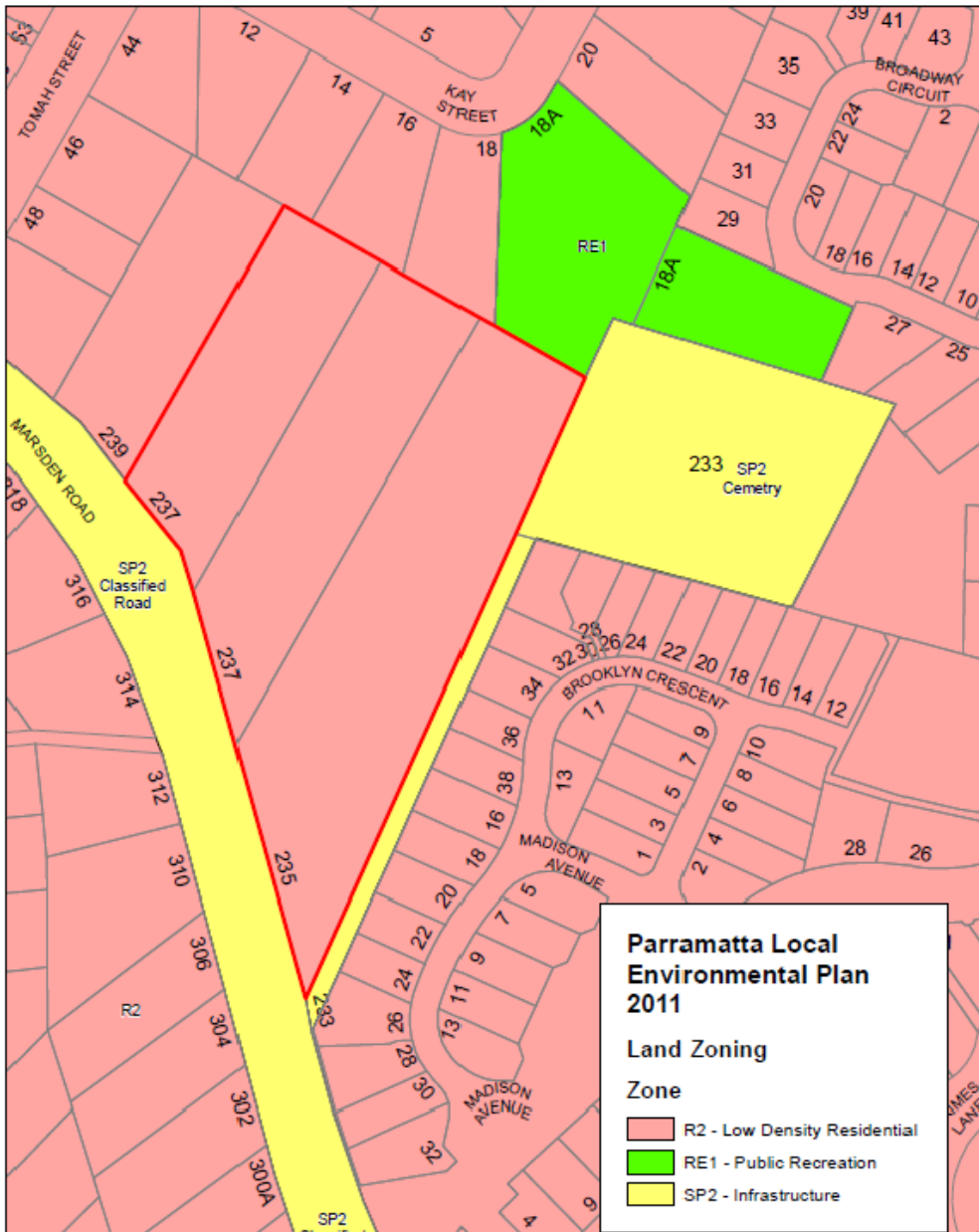


Figure 2: Subject site (outlined in red) and land zoning map (zoned R2 Low Density Residential).

Surrounding area

The site is surrounded by residential housing (zoned R2 Low Density Residential) comprising a mix of townhouses and low-density dwellings. St Paul's Cemetery (a local heritage item) and Simpson Reserve adjoin the site to the east.

Carlingford train station is approximately 1.6km from the site. The nearest local centre is Carlingford, approximately 1km from the site, providing retail shops, services and amenities (i.e. Carlingford Village Shopping Centre, Coles and Woolworths, Bunnings, a pharmacy).

The site is within 600m of Carlingford Public School and Macquarie Community College. It is not located within the Parramatta CBD boundary or the Greater Parramatta Olympic Peninsula.

The site and surrounding context is illustrated in Figure 3 (next page).

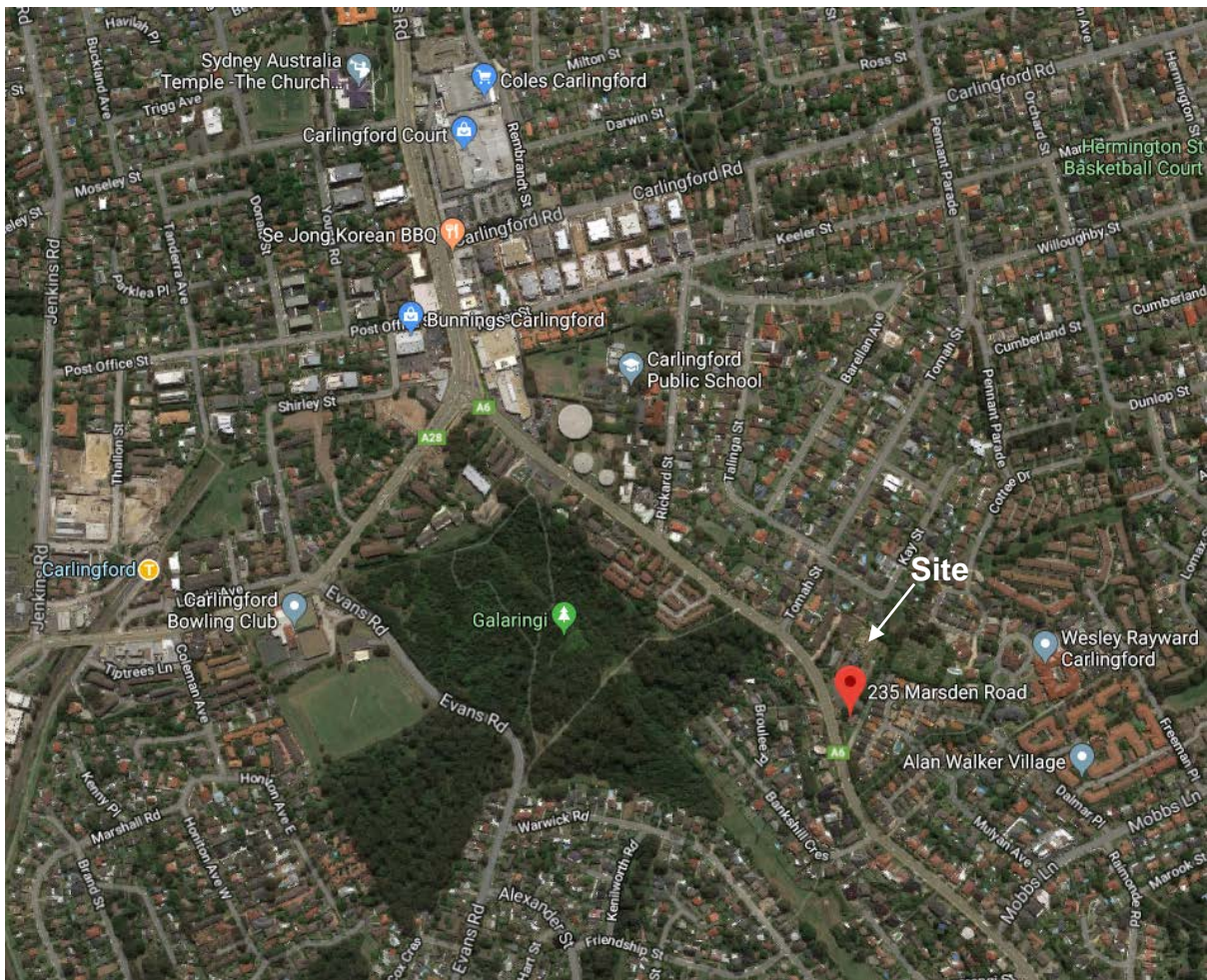


Figure 3: Surrounding area and proximity to Carlingford local centre and train station.

Summary of recommendation

The site has the potential to deliver 48 dwellings and is consistent with the Central City District Plan and all relevant section 9.1 Directions.

The proposal is near services and amenities and is generally compatible with the adjacent land uses. Traffic impacts have been assessed by a supporting study, which indicates that the proposed development will not generate an unacceptable outcome in terms of impacts on the local road network.

Referral to Roads and Maritime Services will be required to assess traffic impacts on the adjacent classified road (Marsden Road). Referral to the Department of Education will also be required to understand the capacity of the local school catchment.

PROPOSAL

Objectives or intended outcomes

The objective of the planning proposal is to increase the permissible density of development at the site to allow medium-density residential development (townhouses).

Explanation of provisions

Part 2 of the proposal includes the following provisions:

- amend the land zoning map (LZN_013) from R2 Low Density Residential to R3 Medium Density Residential;

- amend the height of building map (HOB_013) from 9m to 11m (approximately four storeys in total); and
- amend the FSR map (FSR_013) from 0.5:1 to 0.6:1.

No changes are proposed to the LEP written instrument.

The proposal's provisions are clear and do not require amending before community consultation.

Mapping

Part 4 of the proposal includes the relevant zoning, height of building and FSR maps, with detailed extracts from the current and proposed maps identifying the proposed changes.

Minor mapping errors have been identified and a Gateway condition has been drafted to address these.

NEED FOR THE PLANNING PROPOSAL

Multi-dwelling housing (including the proposed townhouse development in the proposal's concept plan) is not permissible in the R2 zone in the Parramatta LEP 2011. A planning proposal is necessary to amend the zoning to R3 to permit multi-dwelling housing (i.e. the proposed townhouse development).

STRATEGIC ASSESSMENT

Greater Sydney Region Plan

The planning proposal has been assessed against the Greater Sydney Region Plan and is generally consistent with the plan, specifically Objective 10: Greater housing supply.

The proposal has the potential to deliver 48 dwellings near public transport infrastructure and the Carlingford local centre, resulting in providing housing supply, choice and affordability with access to jobs, services and public transport.

Central City District Plan

The planning proposal has been assessed against the Central City District Plan, being the relevant district plan for the City of Parramatta, and is generally consistent with the plan, specifically:

- Planning Priority C5 – Providing housing supply, choice and affordability, with access to jobs, services and public transport: The proposal has the potential to accommodate 'missing middle' townhouse development by rezoning the site from R2 Low Density Residential to R3 Medium Density Residential, increasing housing choice and supply in the immediate area. There is also the potential to deliver affordable housing in a separate voluntary planning agreement if negotiated with Council. However, this is not required to enable the proposal to proceed.
- Planning Priority C9 – Delivering integrated land use and transport planning and a 30-minute city: While the subject site is more than 1km from Carlingford railway station, access to the strategic centres of Epping and Macquarie and the metropolitan centre of Parramatta is achievable in approximately 30 minutes by public transport (and within cycling distance) provided by the M54 bus route (Parramatta to Macquarie via Epping). The bus stop is 750m from the site. It is therefore considered that the subject site is suitable for increased density due to good connectivity to strategic and metropolitan centres.

- Planning Priority C16 – Increasing urban tree canopy cover and delivering Green Grid connections: The site is between two reserves – Galaringi Reserve and Simpson Reserve. The proposal’s landscape plan (**Attachment A7**) indicates that 57 trees will likely be removed and 24 will be retained.

To meet the expectations of this planning priority, the proposal should investigate and address expanding the urban tree canopy and facilitating a Green Grid connection between the two reserves. A Gateway condition has been drafted to ensure the proposal further addresses this planning priority.

The landscape plan was not submitted with the planning proposal. However, a copy was included in the rezoning review application (RR_2018_COPAR_001_00), which is available on the LEPs Online System tracker at pgrtracking.planning.nsw.gov.au. A Gateway condition has been drafted requiring the proposal to include the landscape plan in the community consultation material.

Parramatta 2038 Community Strategic Plan and Community Strategic Plan 2018-2028

The proposal is consistent with the local community strategic plans, particularly Council’s commitment to people and neighbours and being fair, accessible and green as it provides the opportunity to deliver diverse housing and green energy solutions.

Section 9.1 Ministerial Directions

The proposal is consistent with all relevant section 9.1 Directions.

State environmental planning policies (SEPPs)

The proposal is consistent with all relevant SEPPs and deemed SEPPs.

SEPP No 55 – Remediation of Land

The preliminary contamination report was not submitted with the planning proposal; however, a copy was included in the rezoning review application. A Gateway condition has been drafted requiring the proposal to include this report.

The report indicates the land can be remediated for residential purposes. Any future development application for residential development would need to be accompanied by a Phase 2 contamination report, regardless of the zoning.

SITE-SPECIFIC ASSESSMENT

Social

The proposal is not anticipated to have adverse social impacts, and it will positively contribute to dwelling provision in the area.

The proposal is likely to result in townhouse development, as demonstrated in the proposal’s concept plan, which will contribute to housing diversity.

Environmental

The proposal is not anticipated to have an adverse environmental impact. The site is in an established urban setting with no known critical habitats, threatened species or ecological communities on or adjacent to the site. The redevelopment of the site presents the opportunity to enhance tree planting and provide connections to the surrounding open space.

It is considered that the site is suitable for development and the proposal represents a modest increase in density over and above what could be developed under the existing zoning.

Economic

The anticipated development resulting from the planning proposal will remove the retail plant nursery (Swane's Nursery) and replace it with approximately 48 dwellings. This will remove retail employment jobs provided by the nursery.

As the site is zoned R2 Low Density Residential, the current jobs on the site are not protected from potential residential development. Consequently, if the site is to be redeveloped for residential purposes, the increase in density and provision of housing will provide a better outcome than a low-density development, increasing housing choice in an established urban area close to local amenities.

Traffic

Vehicular access to the site is provided by four driveways connecting to Marsden Road.

The provision of medium-density residential development (townhouses) on the site will result in the need to account for impacts on traffic compared to the retail plant nursery and two dwellings currently on the site.

The traffic and parking impact statement was not submitted with the planning proposal; however, a copy was included with the rezoning review application. A Gateway condition has been drafted requiring the proposal to include the traffic and parking impact statement in the community consultation material.

The traffic and parking impact statement notes that the road network surrounding the site provides a good level of service and the projected traffic generation of one additional vehicle every five minutes during weekday commuter peaks is not projected to impact on the safety or efficiency of the public road network.

Heritage

The site does not contain a heritage item; however, it adjoins St Paul's Cemetery (a local heritage item). The heritage impact statement was not submitted with the planning proposal; however, a copy was included with the rezoning review application. A Gateway condition has been drafted requiring the proposal to include the heritage impact statement in the community consultation material.

The heritage impact statement (**Attachment A6**) addresses the proposed density and scale of development and indicates "there are no aspects of the proposal that could detrimentally impact on the heritage significance of nearby heritage items".

A Gateway condition has been drafted requiring consultation with the Office of Environment and Heritage – Heritage Division to ensure appropriate consultation and assessment of impacts occurs.

Page 5 of the proposal attributes the incorrect heritage item number for St Paul's Cemetery. The correct heritage item number is Item 18. A Gateway condition has been drafted to correct this error.

CONSULTATION

Community

A 28-day community consultation period is considered appropriate for this proposal.

Agencies

Consultation with Roads and Maritime Services is required as the site is adjacent to Marsden Road, a classified road, and there may be a need to connect to this road from any resultant residential development.

Consultation with the Department of Education is required as the proposal will likely result in townhouse development (as demonstrated in the proposal's concept plan), which typically attracts families, and consideration of the local school catchment capacity is required.

Consultation with the Office of Environment and Heritage – Heritage Division is required about the possible impacts on the adjacent St Paul's Cemetery heritage item.

TIME FRAME

The proposal indicates a nine-month time frame for completion. This is considered appropriate.

LOCAL PLAN-MAKING AUTHORITY

It is recommended that Council be authorised as the local plan-making authority. The proposal is of local planning significance and is consistent with the Central City District Plan and relevant section 9.1 Directions.

CONCLUSION

It is recommended that the planning proposal be supported to proceed and that a Gateway determination be issued as the proposal is consistent with the Central City District Plan and all relevant section 9.1 Directions. It will provide additional housing choice in an established urban area supported by associated transport and local centre infrastructure.

RECOMMENDATION

It is recommended that the delegate of Greater Sydney Commission determine that the planning proposal should proceed subject to the following conditions:

1. The planning proposal should be made available for community consultation for a minimum of 28 days.
2. Consultation is required with the following public authorities:
 - Roads and Maritime Services;
 - Department of Education; and
 - Office of Environment and Heritage – Heritage Division.
3. The time frame for completing the LEP is to be nine months from the date of the Gateway determination.
4. Given the nature of the planning proposal, Council should be authorised as the local plan-making authority.
5. Prior to community consultation, the planning proposal is to be amended as follows:
 - (a) correct the local heritage item reference number on page 5 of the proposal for St Paul's Anglican Church Cemetery from 'Item 377' to 'Item 18';
 - (b) correct references to map figure numbering in Part 4 of the proposal;
 - (c) include the preliminary contamination assessment from the rezoning review (RR_2018_COPAR_001_00) as cited as Appendix 4 on page 17 of the planning proposal;

- (d) include the landscape plan from the rezoning review as cited as Appendix 5 on page 15 of the planning proposal;
- (e) include the heritage impact statement from the rezoning review as referred to on pages 19, 20 and 21 of the planning proposal;
- (f) include the traffic and parking impact statement from the rezoning review as referred to on pages 26-27 of the planning proposal; and
- (g) the proposal is to further demonstrate and investigate expanding the urban tree canopy and facilitating a Green Grid connection between Galaringi and Simpson Reserves, ensuring consistency with 'Planning Priority C16: Increasing urban tree canopy cover and delivering Green Grid connections' of the Central City District Plan.



27/8/2018

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