

SHORT MINUTES : Ordinary Meeting MEETING DATE: 17.8.16 ENCL.NO.

PO1071A - DD360060 - CONFIDENTIAL - Section 10A(2)(c) – Review of planning controls in Old Mount Druitt Village and Planning Proposal for 37 - 39 Mount Druitt Road, Old Mount Druitt Village F15/2580 and MA2016/000

MOTION (Lowles/Atalla)

1. This report be made public following the Council resolution, in the interest of Council being open and transparent, but noting that there is no guarantee that the proposed amendments will eventually be adopted and become law.

2. Prepare and forward a Planning Proposal to the Minister for Planning seeking a Gateway Determination to amend Blacktown Local Environmental Plan 2015 to:

(a) Increase the height of building control for land zoned R4 High Density Residential in the Old Mount Druitt Village from 20 metres to 26 metres.

(b) Rezone 37 - 39 Mount Druitt Road, Mount Druitt from RE2 Private Recreation to B1 Neighbourhood Centre and apply a 14 metre height of building control.

3. Notify the applicant for the Planning Proposal of the decision.

Was on being put to the meeting, declared **CARRIED** and became a recommendation to Council.

COUNCIL DIVISION:

Supported: Crs Dickens, Smith, Holmes, Siljeg, Pendleton, Kelly, Benjamin, Atalla, Bleasdale, Lowles, Donaldson & Bali.

Absent: Crs Diaz, Robinson & White.

REFERRED TO: DDD

FOR: Attention

DATE: 26.8.16

BLACKTOWN CITY COUNCIL

CONFIDENTIAL

POLICY & STRATEGY COMMITTEE 10 AUGUST 2016
ORDINARY MEETING 17 AUGUST 2016

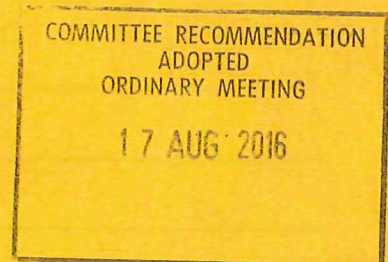
PO1071A

DD360060 - CONFIDENTIAL - Section 10A(2)(c) – Review of planning controls in Old Mount Druitt Village and Planning Proposal for 37 - 39 Mount Druitt Road, Old Mount Druitt Village F15/2580 and MA2016/000

It is recommended that this matter be Confidential under Section 10A(2)(c) of the Local Government Act 1993, as amended, as it relates to information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business.

RECOMMENDATION

1. This report be made public following the Council resolution, in the interest of Council being open and transparent, but noting that there is no guarantee that the proposed amendments will eventually be adopted and become law.
2. Prepare and forward a Planning Proposal to the Minister for Planning seeking a Gateway Determination to amend Blacktown Local Environmental Plan 2015 to:
 - (a) Increase the height of building control for land zoned R4 High Density Residential in the Old Mount Druitt Village from 20 metres to 26 metres.
 - (b) Rezone 37 - 39 Mount Druitt Road, Mount Druitt from RE2 Private Recreation to B1 Neighbourhood Centre and apply a 14 metre height of building control.
3. Notify the applicant for the Planning Proposal of the decision.



EXCEPTION

WITHOUT CHANGE

REFERRED TO: Glennys James

FOR TO: Attention

DATE: 26/8/16

- c. A maximum building height of 26 metres for land zoned R4 High Density Residential around the centre is recommended as:
 - i. It will provide additional capacity to supply new dwellings as these heights should allow for the development of an extra 2 floors
 - ii. New developments that are built to the new height limit should not create significant overshadowing of existing residential flat buildings to the south.
- d. Building heights higher than 26 metres are not recommended as:
 - i. Building height limits would need to be significantly further increased to cover the costs of the additional fire safety measures that are required under the Building Code of Australia
 - ii. Building heights greater than 26 metres would be out of character with the existing urban form which ranges from 4 - 6 storeys, and would create significant overshadowing of existing residential flat buildings in this area
 - iii. Higher building heights may reduce the attractiveness of this area to developers as landowner expectations of what their property is worth increases, and the price that they are willing to sell their land for may not match market reality.
- e. No increase to the height of building controls is recommended for land zoned B1 in the Old Mount Druitt Village centre as the current heights reinforce the character of this neighbourhood centre.

2. Request to rezone 37 - 39 Mount Druitt Road, Old Mount Druitt Village from RE2 Private Recreation to B1 Neighbourhood Centre

- a. The existing land use has become redundant due to competition from a newer gymnasium in the Village Centre and a significant decline in squash court usage.
- b. The existing RE2 zone does not provide much flexibility for redevelopment compared to the B1 Neighbourhood Centre zone which allows residential uses.
- c. There is expected additional demand for retail, commercial and residential activity in the Old Mount Druitt Village associated with forecast population growth and continued business activity.
- d. Development of the subject site for a combination of retail, commercial and residential uses represents a sensible response to future expected demand.
- e. Traffic engineering studies show that there will be no adverse affect on roads and intersections in the locality.
- f. The proposed rezoning to B1 Neighbourhood Centre is the most logical way to respond to the redundant use given that it directly adjoins the B1 zone.

Context

1. Review of current zoning controls and height of building controls for the Old Mount Druitt Village

- a. Council resolved on 23 March 2016 to review its zoning and height of building controls for the Old Mount Druitt Village area, focussing on the land to the north and south of Beames Avenue.

2. Request to rezone 37 - 39 Mount Druitt Road, Old Mount Druitt Village from RE2 Private Recreation to B1 Neighbourhood Centre

- a. This site is a former squash centre, with part of the building being used as a Gymnasium / Martial Arts Centre.
- b. The existing RE2 zone does not allow the site to be redeveloped for any viable land use.
- c. As we were reviewing our land use planning controls in the Old Mount Druitt Village area, it was decided not to progress this request as a stand alone Planning Proposal, but incorporate it within the review.

Approval

Name and position	
→ Report author	Brejzek A., Strategic Planner
→ Endorsed by	Weekley G., Acting Manager Strategic Planning
→ Director approval	Glennys James, Director Design & Development
	Signature:
→ General Manager approval	Kerry Robinson, General Manager
	Signature:

Attachments

Ref	Description	Files
1		 A1DD360060.pdf

Confidentiality

Reason for Confidentiality	It is recommended that this matter be Confidential under Section 10A(2)(c) of the Local Government Act 1993, as amended, as it relates to information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business.
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Recommendations

Report Recommendation	1. This report be made public following the Council resolution, in the interest of Council being open and transparent, but noting that there is no guarantee that the proposed amendments will eventually be adopted and become law. 2. Prepare and forward a Planning Proposal to the Minister for Planning seeking a Gateway Determination to amend Blacktown Local Environmental Plan 2015 to: (a) Increase the height of building control for land zoned R4 High Density Residential in the Old Mount Druitt Village from 20 metres to 26 metres. (b) Rezone 37 - 39 Mount Druitt Road, Mount Druitt from RE2 Private Recreation to B1 Neighbourhood Centre and apply a 14 metre height of building control. 3. Notify the applicant for the Planning Proposal of the decision.
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Density Residential in the Old Mount Druitt Village from 20 metres to 26 metres.

(b) Rezone 37 - 39 Mount Druitt Road, Mount Druitt from RE2 Private Recreation to B1 Neighbourhood Centre and apply a 14 metre height of building control.

3. Notify the applicant for the Planning Proposal of the decision.

Key reasons

1. Increase the building height for land zoned R4 from 20 metres to 26 metres

- a. An increase in building height on land zoned R4 High Density Residential from 20 metres (6 storeys) to 26 metres (8 storeys) would provide additional capacity for new development adjacent to the Old Mount Druitt Village Centre.
- b. This increase will have a minimal impact on the existing character and built form of Old Mount Druitt Village, as the existing built form ranges from 4 - 6 storeys. It will, however, provide for increased residential capacity and encourage new development adjacent to this centre.

2. Request to rezone 37 - 39 Mount Druitt Road, Mount Druitt from RE2 Private Recreation to B1 Neighbourhood Centre

- a. In February 2016 a Planning Proposal was submitted, requesting rezoning of this site to B1 Neighbourhood Centre.
- b. The current use of the subject site is no longer commercially viable for the purpose of an indoor recreation facility. Squash court facilities have become increasingly unviable over the past 2 decades as the sport of squash has declined in popularity. No alternative indoor recreation use is considered suitable for a retrofit of the building. The proposed rezoning to B1 Neighbourhood Centre is the most logical way to allow for the redevelopment of this site.
- c. The subject site represents a natural extension to the existing Old Mount Druitt Village and will provide additional commercial, retail and residential opportunities in a manner that is consistent with Council's strategic vision for the Old Mount Druitt Village.
- d. There will be additional demand for retail and commercial activity in the Old Mount Druitt Village associated with forecast population growth. Therefore rezoning of this small site to allow for a combination of centre-based uses represents a sensible response to future expected demand.

Supporting analysis

1. Review of current zoning and height of building controls for Old Mount Druitt Village

- a. Apart from the proposed rezoning of the old squash court site, no other change to the existing land use zones in and around the centre is necessary or recommended as the existing land use zones align with Council's strategic vision for this part of Mount Druitt.
- b. There has already been substantial lower-scale commercial and residential development within the existing land use zones in the centre and its adjoining high density residential zone.



CONFIDENTIAL - Section 10A(2)(c) - Review of planning controls in Old Mount Druitt Village and Planning Proposal for 37 - 39 Mount Druitt Road, Old Mount Druitt Village

Item: PO1071A Report: DD360060 File: F15/2580 and MA2016/0005

CONFIDENTIAL

Committee Meeting on 10 August 2016

Division is required

Topic The completed internal review of zoning and height of building controls for the Old Mount Druitt Village and a request from an external applicant to prepare a Planning Proposal for the old squash court site at 37 - 39 Mount Druitt Road.

Analysis Council resolved that we review our planning controls for the Old Mount Druitt Village centre and the surrounding residential flat area.

An increase in building height on land zoned R4 High Density Residential from 20 metres (6 storeys) to 26 metres (8 storeys) would provide additional capacity for new development in the Old Mount Druitt Village Centre.

Building heights greater than 26 metres are not recommended as future development would be out of character with the existing built form which ranges from 4 to 6 storeys, and would overshadow recently developed residential flat buildings in this area.

The external proposal to rezone the old squash court site at 37 - 39 Mount Druitt Road is satisfactory as the site is no longer commercially viable as a recreation facility and the proposal will provide additional commercial, retail and residential opportunities in the Old Mount Druitt Village.

Attachments:
 Attachment 1 – Proposed amendments to BLEP 2015

**Report
 Recommendation**

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2. Prepare and forward a Planning Proposal to the Minister for Planning seeking a Gateway Determination to amend Blacktown Local Environmental Plan 2015 to:
 - (a) Increase the height of building control for land zoned R4 High