

PLANNING PROPOSAL

Prepared by

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Proposed Amendment to
Canada Bay Local Environmental Plan 2013

355 Lyons Road, Five Dock

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FIGURES

Figure 1 Zoning Extract from Canada Bay Local Environmental Plan 2013

Figure 2 Aerial Photo of Subject Site

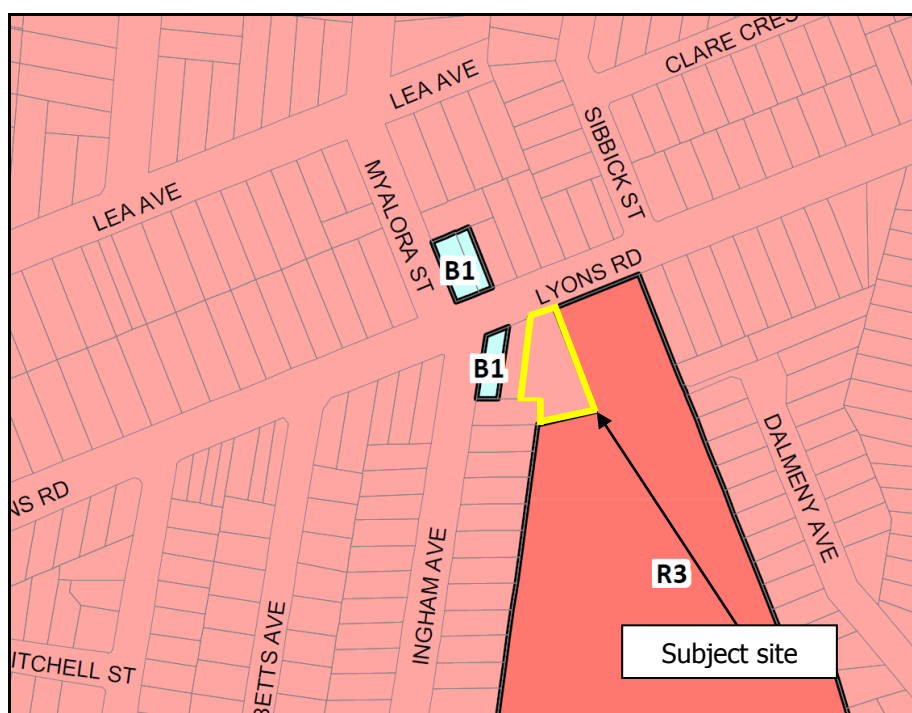
1.0 INTRODUCTION

1.1 Preamble

This Report has been prepared to explain the intended effect of, and justification for, a Planning Proposal in relation to No. 355 Lyons Road, Five Dock.

The subject site is located on the southern side of Lyons Road, Five Dock within the R2 Low Density Residential Zone. The subject site currently contains a detached residential dwelling and associated outbuildings. Reference should be made to Figure 1 below.

Figure 1: Zoning extract from Canada Bay Local Environmental Plan 2013



Source: NSW Legislation, 2015.

GAT & Associates have been engaged on behalf of the land owner, to prepare a Planning Proposal to amend the current R2 Low Density Residential zoning to a B4 Mixed Use Zone under the provisions of the Canada Bay Local Environmental Plan 2013.

This Report follows a similar Planning Proposal submitted with regards to the adjoining western property, No. 357 – 359 Lyons Road. The Planning Proposal seeks to rezone the existing part R2 Low Density Residential

and part B1 Neighbourhood Centre zoning, to a B4 Mixed Use Zone. Given that the land immediately to the east of the subject site is zoned R3 Medium Density Residential, the proposed rezoning of No. 357 – 359 has the potential to isolate the subject property, being No. 355 Lyons Road.

Therefore, we seek to have the same land use zone as sought by No. 357 – 359 Lyons Road, Five Dock.

We believe that by rezoning the subject site in its entirety, opportunities exist to achieve an integrated urban design outcome for all properties between 355 – 359 Lyons Road. The B4 Mixed Use zone provides the opportunity for shop top style housing development, and would therefore also provide a logical transition to the existing R3 Medium Density Zone.

1.2 Purpose

This Report has been prepared pursuant to the provisions of the Environmental Planning & Assessment Act 1979 and accompanying Regulation. To that end, it:

- identifies the site and describes the surrounding locality;
- describes the nature and purpose of the proposed Local Environmental Plan amendment;
- identifies the relevant planning controls and land use strategies;
- provides a preliminary assessment of the proposed Local Environmental Plan amendment against the provisions of Section 55(2) of the Environmental Planning & Assessment Act 1979 to assist in the preparation of a formal Planning Proposal; and
- considers the development application that has been lodged concurrently.

2.0 SITE AND CONTEXT

2.1 Site Details

The subject site is commonly known as 355 Lyons Road, Five Dock and legally described as Lot 1 in Deposited Plan 319424. The subject site is located on the southern side of Lyons Road between Ingham Avenue to the west and Dalmeny Avenue to the east.

The subject site is irregular in its shape, providing for a frontage to Lyons Road of 12 metres. The site has an overall area of approximately 1,173m².

The site currently contains a detached, residential dwelling and associated outbuildings.



Photo 1: Photograph of subject site as viewed from Lyons Road

2.2 Site Context

The subject site is located within the R2 Low Density Residential Zone as described under the Canada Bay Local Environmental Plan 2013, which extends to the north and south-west of the subject site. Land immediately adjoining the site to the east is zoned as R3 Medium Density Residential. Land further to the east however reverts back to the low density zoning. Reference should be made to Figure 1.



Photograph of the correct subject site: 355 Lyons Road, Five Dock

Land adjoining the subject site to the west, being 357-359 Lyons Road is currently zoned part R2 Low Density Residential and part B1 Neighbourhood Centre. A Planning Proposal however has been submitted with respect to this land, to rezone the land to B4 Mixed Use, hence our submission. Our intention in submitting this Planning Proposal is to prevent the subject site from becoming an isolated site, being between the proposed commercial and existing medium density zones.

Development in the area reflects the zoning of the land with a mix of single detached dwellings and residential flat building developments and is generally of an older housing stock, though newer developments are scattered. A small pocket of commercial/developments exist to the west and north-west.

The site is readily accessed by bus services along Lyons Road linking the site to Chiswick, Drummoyne and the City.

Provided below is an aerial location map to show the site in relation to Lyons Road, surrounding streets and adjoining land uses.

Figure 2: Aerial Map



Source: SIX Maps, 2015.

Provided on the following pages are photos of the properties located in the vicinity of the subject site.

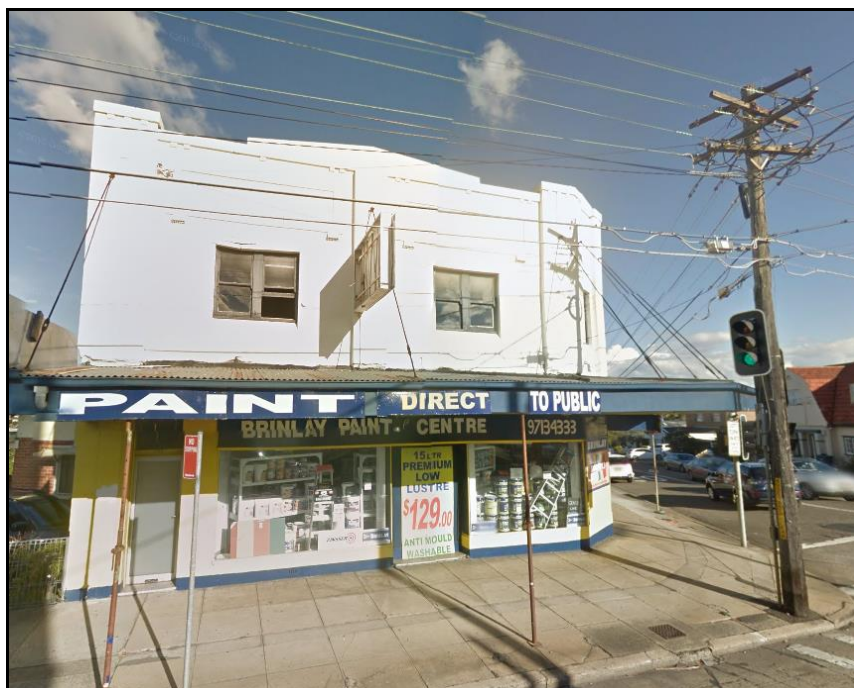


Photo 3: The adjoining corner property, No. 357 – 359 Lyons Road, as viewed from Lyons Road.

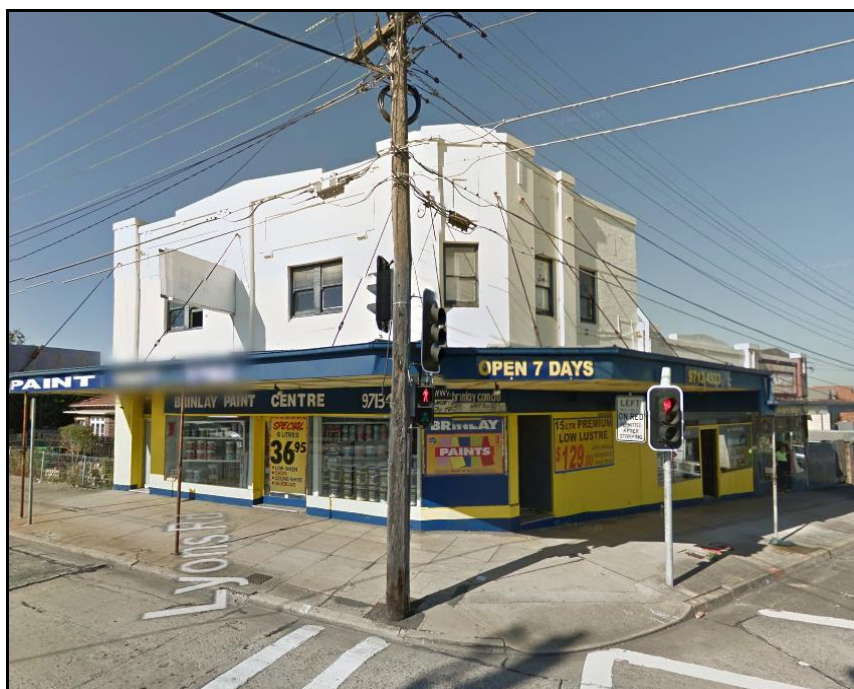


Photo 4: The adjoining corner property, No. 357 – 359 Lyons Road, as viewed from the intersection of Lyons Road and Ingham Avenue.



Photo 5: The corner property to the north west of the subject site.



Photo 6: The corner property to the north west of the subject site.

3.0 BACKGROUND

3.1 Discussions with Council

Following several discussions with Council Officers and the adjoining eastern property, it was recommended by Council that a Planning Proposal be prepared for No. 355 Lyons Road, Five Dock which could be exhibited concurrently with the Planning Proposal for 357-359 Lyons Road.

As recommended at the Council Meeting held on the 4th of August 2015, the same height and floor space ratio standards sought by the No. 357-359 Lyons Road, be adopted by the subject site.

Accordingly, as recommended under Section 4.4 of this report the Planning Proposal seeks the following:

- ☐ Land use zone: B4 Mixed Use Zone
- ☐ Building height: 11.0 metres
- ☐ Floor space ratio: 1.3:1.

3.2 Approved and Current Uses

The subject site currently comprises of a single, detached residential dwelling and associated outbuilding. The dwelling has existed on the site for a number of years.

There is no other relevant history.

3.3 Context

The subject site is located on the southern side of Lyons Road, Five Dock within the R2 Low Density Residential Zone which extends to the north of the subject site and to the south-west.

This Planning Proposal has been prepared following several discussions with Council Officers and the adjoining western property, regarding a similar Planning Proposal submitted with regards to No. 357 – 359 Lyons Road which seeks to rezone the existing part R2 Low Density Residential and part B1 Neighbourhood Centre zoning, to a B4 Mixed Use Zone.

We respectfully submit that should the proposed rezoning of No. 357 – 359 Lyons Road be approved, given that the land immediately to the east of the subject site is zoned R3 Medium Density Residential, the subject property will become an isolated site bounded by a commercial zone to the west and medium density zone to the east.

Therefore, we seek to have the same land use zone as sought by No. 357 – 359 Lyons Road, Five Dock.

This view is supported by Council, and following several discussions culminating in a Council Meeting on the 4th of August 2015 it was recommended that,

"RECOMMENDATION:

1. *THAT the owner of 355 Lyons Road be invited to prepared a Planning Proposal to rezone the land from R2 Low Density Residential to B4 Mixed Use with a maximum height of building of 11.0 metres and floor space ratio of 1.3:1.*
2. *THAT the Council halve the fee associated with the processing of the Planning Proposals at 355 and 357-359 Lyons Road, with each of the proponents paying half of the standard fee.*
3. *THAT an amendment to the Canada Bay Development Control Plan be prepared for and from 355 Lyons Road based generally in accordance with the "site plan" prepared by the applicant of 357-359 Lyons Road.*
4. *THAT the Planning Proposal and associated Development Control Plan amendment be exhibited concurrently with the Planning Proposal for 357-359 Lyons Road.*
5. *THAT following the public exhibition period, a report be provided to Council on the outcome of the exhibition and any further action be taken".*

We submit that by rezoning the subject site, an integrated urban design outcome can be achieved for all properties between 355 – 359 Lyons Road. The B4 Mixed Use zone provides the opportunity for shop top style housing development, and would therefore also provide a logical transition to the existing R3 Medium Density Zone.

The proposed rezoning is considered to be in keeping with the objectives of *A Plan for Growing Sydney* by providing for new mixed use developments along transport routes. This aspect is discussed in greater detail under Section 4 of this report.

4.0 LEGISLATIVE CONTEXT

Section 55(1) of the Environmental Planning & Assessment Act, 1979 specifies that before an environmental planning instrument is made, the relevant planning authority is required to prepare a document that explains the intended effect of the proposed instrument, and sets out the justification for its making ("the Planning Proposal").

Section 55(2) specifies that the Planning Proposal is to include a statement of objectives and intended outcomes of the proposed instrument; an explanation of the provisions that are to be included in the proposed instrument; the justification for those objectives, outcomes and provisions; maps to be adopted by the proposed instrument; and details of the community consultation that is to be undertaken before consideration is given to the making of the proposed instrument.

The Department of Planning has published "*A Guide to Preparing Planning Proposals*" (October 2012), to explain the format and content of a Planning Proposal to be prepared by the relevant planning authority. The Department of Planning's guideline is issued under Section 55(3) of the Environmental Planning & Assessment Act 1979 and provides guidance and information on the process for preparing planning proposals.

4.1 Objectives and Intended Outcomes

In general terms, the objective of the proposed Local Environmental Plan amendment is to rezone the subject site, No. 355 Lyons Road, Five Dock, from R2 Low Density Residential to B4 Mixed Use Zone.

The intended outcome of the Planning Proposal is to allow the subject site to achieve an integrated urban design outcome for all properties between 355 and 359 Lyons Road.

4.2 Explanation of Provisions

The proposed outcome will be achieved by:

- Amending the Canada Bay Local Environmental Plan 2013 to rezone the subject site from R2 Low Density Residential to B4 Mixed Use Zone.

4.3 Justification of Provisions

Section A – Need for the planning proposal

1. *Is the planning proposal a result of any strategic study or report?*

The Local Planning Strategy was adopted by Council on 1 June 2010 and provides a framework for future land use planning in the City of Canada Bay.

The Strategy identifies Five Dock as a centre where good services and transport access are available, however exists as primarily low density residential area. The suburbs is identified as capable of increased residential density, including shop top housing, to promote housing choice and affordability.

The proposed building height and floor space ratio sought under this Proposal, are consistent with the Planning Proposal submitted for the adjoining eastern property and will allow for a cohesive urban outcome that maximises the site's location along key transport route, Lyons Road.

The Planning Proposal is also consistent with the aims, objectives and provisions of *A Plan for Growing Sydney* (Sydney Metropolitan Strategy) as described in the paragraphs below.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The Planning Proposal is considered the most appropriate means of achieving the objective or intended outcome. This Planning Proposal follows a Report on the adjoining eastern property from part R2 Low Density Residential and part B1 Neighbourhood Centre to B4 Mixed Use Zone. Development arising from the rezoning of this land has the potential to isolate the subject site at No. 355 Lyons Road.

There will be a community benefit as a result of the Planning Proposal, in that it will allow for new commercial/retail premises to service the local community, encourage additional business competition and generate on-going employment opportunities within the local government area.

The proposed B4 Mixed Use Zone would further allow for a diverse range of housing stock that is well accessed by public transport services, noting there is a bus stop immediately in front of the subject site.

Section B – Relationship to strategic planning framework

3. Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The NSW State Government released *A Plan for Growing Sydney* in December 2014 which sets out a new plan for the city's future over the next two decades which replaces the Sydney Metropolitan Plan. It

provides direction for Sydney's productivity, environmental management, and liveability; and for the location of housing, employment, infrastructure and open space.

The Plan identifies that Sydney's population is expected to grow to 6 million people by 2036, and therefore an increased housing supply and employment opportunities are needed to meet the needs of new residents.

A Plan for Growing Sydney also includes six subregions, noting that the subject site will be located within the "Central" subregion.

The priorities for the *Central Subregion* include to *accelerate housing supply, choice and affordability and build great places to live*.

The proposed rezoning will facilitate mixed using development opportunities on the site including new commercial/retail premises and residential accommodation.

The NSW State Government also has a NSW 2021 Plan, which is a 10 year plan to rebuild the economy, return quality services, renovate infrastructure, restore accountability to government, and strengthen our local environment and communities. It replaces the State Plan as the NSW Government's strategic business plan. The Plan establishes 32 goals, with the following goals being relevant to this Planning Proposal:

Goal	Statement of Consistency
1. Improve the performance of the NSW economy	The Planning Proposal will provide opportunity for new business to operate on the site, contributing to the NSW economy.
4. Increase the competitiveness of doing business in NSW	The Planning Proposal will allow opportunity for a new commercial/retail business within the Canada Bay LGA, which will encourage competition.
15. Place downward pressure on the cost of living	The Planning Proposal will provide for opportunity to increase housing supply that is close to local services and infrastructure.

4. *Is this planning proposal consistent with a council's local strategy or other local strategic plan?*

'FuturesPlan20' (FP20) is a blueprint for the future of the City of Canada Bay. FP20 was first developed in 2008 based on what the community saw as its vision for the City, and is now under review. With a range of input and feedback from community members, Council has used the information to create an updated version of FuturesPlan20.

FuturesPlan20 is built around four theme areas. The themes are a summary of the aspirations and desires which the community has. Each theme has a number of goals within it, which paint a clearer picture of the theme. Each goal is further defined by a number of directions; being broad statements which indicate how the community will achieve the goals.

The following table summarises the themes and goals which are applicable to this Planning Proposal:

Theme	Goal
Theme 1 – Active and Vibrant	There are services that meet my needs.
Theme 3 – Innovative and Engaged	I know where to find the services I need and feel comfortable in accessing them. My City is well managed and my needs are met through high quality services and well maintained facilities and infrastructure
Theme 4 – Thriving and Connected	My City has a great range of housing options. I have access to local businesses of a high quality, global standard

5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

The following table lists the current State Environmental Planning Policies and Sydney Regional Environmental Plans (being deemed SEPPs):

State Environmental Planning Policy	Statement of Consistency
No. 1 – Development Standards	Not applicable.
No 14—Coastal Wetlands	Not applicable.
No 15—Rural Landsharing Communities	Not applicable.
No 19—Bushland in Urban Areas	Not applicable.
No 21—Caravan Parks	Not applicable.
No 26—Littoral Rainforests	Not applicable.
No 29—Western Sydney Recreation Area	Not applicable.
No 30—Intensive Agriculture	Not applicable.
No 32—Urban Consolidation (Redevelopment of Urban Land)	The Proposal involves a rezoning of land to enable mixed use development at a density and height that is consistent with the Planning

	State Environmental Planning Policy	Statement of Consistency
		Proposal submitted for the adjoining eastern property. The proposal does not contain provisions that would contradict the application of this SEPP.
	No 33—Hazardous and Offensive Development	Not applicable.
	No 36—Manufactured Home Estates	Not applicable.
	No 39—Spit Island Bird Habitat	Not applicable.
	No 44—Koala Habitat Protection	Not applicable.
	No 47—Moore Park Showground	Not applicable.
	No 50—Canal Estate Development	Not applicable.
	No 52—Farm Dams and Other Works in Land and Water Management Plan Areas	Not applicable.
	No 55—Remediation of Land	The site history indicates a history of a residential nature. There are no other known uses on the site which would have resulted in contamination issues. In accordance with State Environmental Planning Policy No. 55, Council is able to conclude that no further assessment of contamination is necessary.
	No 59—Central Western Sydney Regional Open Space and Residential	Not applicable.
	No 62—Sustainable Aquaculture	Not applicable.
	No 64—Advertising and Signage	The proposal does not contain provisions that

	State Environmental Planning Policy	Statement of Consistency
		would contradict the application of this SEPP.
	No 65—Design Quality of Residential Apartment Development	Not applicable.
	No 70—Affordable Housing (Revised Schemes)	Not applicable.
	No 71—Coastal Protection	Not applicable.
	State Environmental Planning Policy (Affordable Rental Housing) 2009	Not applicable.
	State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	The proposal does not contain provisions that would contradict the application of this SEPP.
	State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	The proposal does not contain provisions that would contradict the application of this SEPP.
	State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	The proposal does not contain provisions that would contradict the application of this SEPP.
	State Environmental Planning Policy (Infrastructure) 2007	The proposal does not contain provisions that would contradict the application of this SEPP.
	State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007	Not applicable.
	State Environmental Planning Policy (Kurnell Peninsula) 1989	Not applicable.
	State Environmental Planning Policy (Major Development) 2005	Not applicable.
	State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	Not applicable.
	State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007	Not applicable.
	State Environmental Planning Policy (Penrith Lakes Scheme) 1989	Not applicable.
	State Environmental Planning Policy (Rural Lands) 2008	Not applicable.
	State Environmental Planning Policy (SEPP 53 Transitional Provisions) 2011	Not applicable.
	State Environmental Planning Policy (State and Regional Development) 2011	Not applicable.

State Environmental Planning Policy	Statement of Consistency
State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011	Not applicable.
State Environmental Planning Policy (Sydney Region Growth Centres) 2006	Not applicable.
State Environmental Planning Policy (Three Ports) 2013	Not applicable.
State Environmental Planning Policy (Urban Renewal) 2010	Not applicable.
State Environmental Planning Policy (Western Sydney Employment Area) 2009	Not applicable.
State Environmental Planning Policy (Western Sydney Parklands) 2009	Not applicable.

In addition, the following Sydney Regional Environmental Plans are not relevant to the Planning Proposal:

- Sydney Regional Environmental Plan No 8 (Central Coast Plateau Areas);
- Sydney Regional Environmental Plan No 9—Extractive Industry (No 2—1995);
- Sydney Regional Environmental Plan No 16—Walsh Bay;
- Sydney Regional Environmental Plan No 18—Public Transport Corridors;
- Sydney Regional Environmental Plan No 19—Rouse Hill Development Area;
- Sydney Regional Environmental Plan No 20—Hawkesbury-Nepean River (No 2—1997);
- Sydney Regional Environmental Plan No 24—Homebush Bay Area;
- Sydney Regional Environmental Plan No 25—Orchard Hills;
- Sydney Regional Environmental Plan No 26—City West;
- Sydney Regional Environmental Plan No 28—Parramatta;
- Sydney Regional Environmental Plan No 30—St Marys;
- Sydney Regional Environmental Plan No 33—Cooks Cove; and
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.

The proposal does not contain provisions that would contradict the application of Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.

6. *Is the planning proposal consistent with applicable Ministerial Directions (s.117 Directions)?*

The following tables outline the Ministerial Directions under s.117 of the Environmental Planning and Assessment Act, 1979.

1. Employment and Resources		
No.	Title	Comment
1.1	Business and Industrial	The objectives of this direction are to:

1. Employment and Resources

No.	Title	Comment
	Zones	(a) encourage employment growth in suitable locations, (b) protect employment land in business and industrial zones, and (c) support the viability of identified strategic centres. The objectives are satisfied as the proposal will provide for a Business zone, capable of encouraging employment growth.
1.2	Rural Zones	Not applicable.
1.3	Mining, Petroleum Production and Extractive Industries	Not applicable.
1.4	Oyster Aquaculture	Not applicable.
1.5	Rural Lands	Not applicable.

2. Environment and Heritage

No.	Title	Comment
2.1	Environment Protection Zones	Not applicable.
2.2	Coastal Conservation	Not applicable.
2.3	Heritage Conservation	Not applicable.
2.4	Recreation Vehicle Areas	Not applicable.

3. Housing, Infrastructure and Urban Development

No.	Title	Comment
3.1	Residential Zones	The objectives of this direction are: (a) To encourage a variety of housing types to provide for existing and future housing needs, (b) To make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and (c) To minimise the impact of residential development on the environment and resource lands. The objectives are satisfied as the proposed B4 mixed use zone permits a diverse range of housing types that will cater to the future growth of the area and act as a logical transition to the adjoining western property which provides for a R3 Medium Density Residential Zone.
3.2	Caravan Parks and	Not applicable.

	3. Housing, Infrastructure and Urban Development		
	No.	Title	Comment
		Manufactured Home Estates	
	3.3	Home Occupations	The proposal does not contain provisions that would contradict the application of this direction.
	3.4	Integrating Land Use and Transport	The site is located on Lyons Road which carries a number of bus services.
	3.5	Development Near Licensed Aerodromes	Not applicable.
	3.6	Shooting Ranges	Not applicable.
	4. Hazard and Risk		
	No.	Title	Comment
	4.1	Acid Sulfate Soils	Not applicable.
	4.2	Mine Subsidence and Unstable Land	Not applicable.
	4.3	Flood Prone Land	Not applicable.
	4.4	Planning for Bushfire Protection	Not applicable.
	5. Regional Planning		
	No.	Title	Comment
	5.1	Implementation of Regional Strategies	Not applicable.
	5.2	Sydney Drinking Water Catchments	Not applicable.
	5.3	Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable.
	5.4	Commercial and Retail Development Along the Pacific Highway, North Coast	Not applicable.
	5.5	Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGS)	Revoked 18 June 2010.
	5.6	Sydney to Canberra Corridor	Revoked 10 July 2008. See amended Direction 5.1.
	5.7	Central Coast	Revoked 10 July 2008. See amended Direction 5.1.
	5.8	Second Sydney Airport: Badgerys Creek	Not applicable.
	6. Local Plan Making		
	No.	Title	Comment
	6.1	Approval and Referral Requirements	The objective of this direction is to ensure that LEP provisions encourage the efficient

6. Local Plan Making		
No.	Title	Comment
		and appropriate assessment of development. This Planning Proposal will not alter this.
6.2	Reserving Land for Public Purposes	Not applicable.
6.3	Site Specific Provisions	The objective of this direction is to discourage unnecessarily restrictive site specific planning controls. This Proposal does not place further restrictions on the site.

7. Metropolitan Planning		
No.	Title	Comment
7.1	Implementation of the Metropolitan Plan for Sydney 2036	The objective of this direction is to give legal effect to the vision, transport and land use strategy, policies, outcomes and actions contained in the Metropolitan Plan for Sydney 2036. This Planning Proposal is consistent with the Metropolitan Plan for Sydney 2036.

Section C – Environmental, social and economic impact

7. *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?*

The site has been developed for residential purposes. The site is not identified on Council's maps as having any terrestrial biodiversity. Therefore it is unlikely that the Planning Proposal will adversely affect any critical habitat, threatened species or ecological communities.

8. *Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?*

There are no environmental effects likely to arise as a consequence of the Planning Proposal.

9. *Has the planning proposal adequately addressed any social and economic effects?*

The Planning Proposal will result in positive economic impacts to the local community by providing opportunities to develop new

commercial/retail premises and provide for improved housing diversity and affordability.

It is not expected that the Planning proposal would generate any adverse social or economic impacts.

Section D – State and Commonwealth interests

10. *Is there adequate public infrastructure for the planning proposal?*

The site is serviced by all necessary public infrastructure.

11. *What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?*

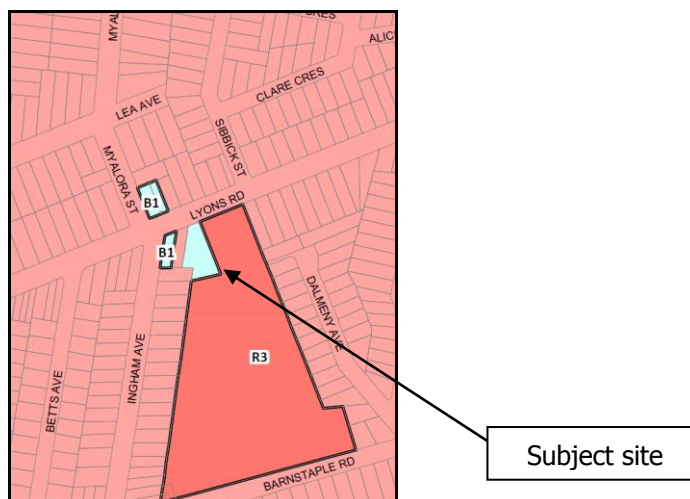
Any comments from State and Commonwealth public authorities received during the Gateway process can be responded to as required.

4.4 Part 4 – Mapping

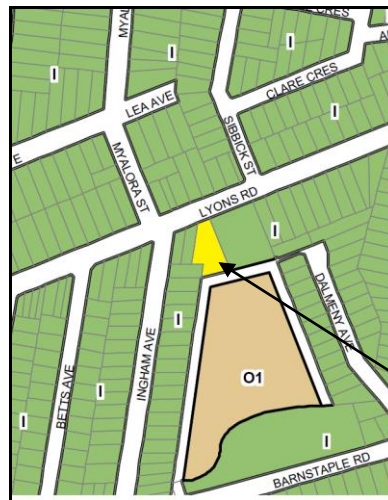
The Planning Proposal will require the amendment of the following maps under the Canada Bay Local Environmental Plan 2013:

- ☐ Land Zoning Map Sheet LZN_005: amend R2 Low Density Zone to B4 Mixed Use Zone
- ☐ Height of Buildings Map Sheet HOB_005: amend 'I' 8.5m to 'L' 11.0m.
- ☐ Floor Space Ratio Map Sheet FSR_005: amend 'D' 0.50:1 (Area 1) to 'Q1' 1.30:1.

Land Zoning Map Sheet LZN_005:

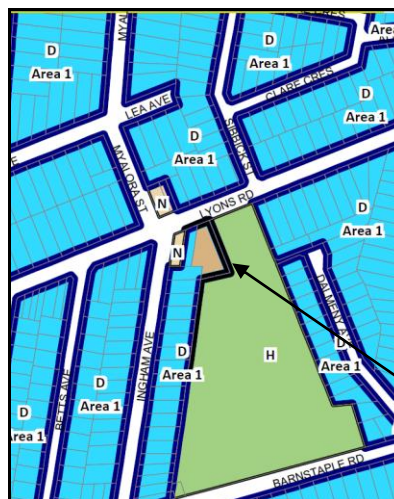


Height of Buildings Map Sheet HOB_005:



Subject site

Floor Space Ratio Map Sheet FSR_005:



Subject site

4.5 Part 5 – Community Consultation

The community consultation process will be implemented in accordance with Section 57 of the Environmental Planning and Assessment Act, 1979.

5.0 CONCLUSION

This Report has been prepared to explain the intended effect of, and justification for, a Planning Proposal in relation to No. 355 Lyons Road, Five Dock.

This Planning Proposal for No. 355 Lyons Road, Five Dock seeks to rezone the land from R2 Low Density Residential to B4 Mixed Use Zone. By rezoning the subject site in its entirety, opportunities exist to achieve an integrated urban design outcome for all properties between 355 – 359 Lyons Road. The B4 Mixed Use zone provides the opportunity for shop top style housing development, and would therefore also provide a logical transition to the existing R3 Medium Density Zone.

This Report follows a similar Planning Proposal submitted with regards to the adjoining western property, No. 357 – 359 Lyons Road. The Planning Proposal seeks to rezone the existing part R2 Low Density Residential and part B1 Neighbourhood Centre zoning, to a B4 Mixed Use Zone.

The intended outcome of this Proposal is to rezone the subject site, No. 355 Lyons Road, Five Dock, from R2 Low Density Residential to B4 Mixed Use Zone.

The Planning Proposal is consistent with Council's *FuturesPlan20*, as well as the *A Plan for Growing Sydney* and supporting Central Subregional Strategy.

GAT & Associates
Plan 2567

		Draft	Final
Prepared by: Melissa Rodrigues	MR	✓	✓
Checked by: Gerard Turrisi	GT	✓	✓

