



**PLANNING PROPOSAL FOR
554-582 LIVERPOOL ROAD AND 1 BEDE STREET,
STRATHFIELD SOUTH**

(To amend floor space ratio from 0.9:1 to 1.2:1)

Part 1 – Objectives or Intended Outcomes

To enable the floor space ratio of subject sites 554-582 Liverpool Rd and 1 Bede St., Strathfield South, to be consistent with the floor space ratio of the sites immediately adjacent (north and east) on Liverpool Road. The change will provide for a consistent built form and promote equality among land owners.

MAP 1: LOCATION OF SUBJECT SITES



Subject sites 554 – 582 Liverpool Rd and 1 Bede St, Strathfield South

MAP 2: EXISTING FLOOR SPACE RATIO UNDER DRAFT STRATHFIELD LOCAL ENVIRONMENTAL PLAN 2011 (S.68 VERSION).



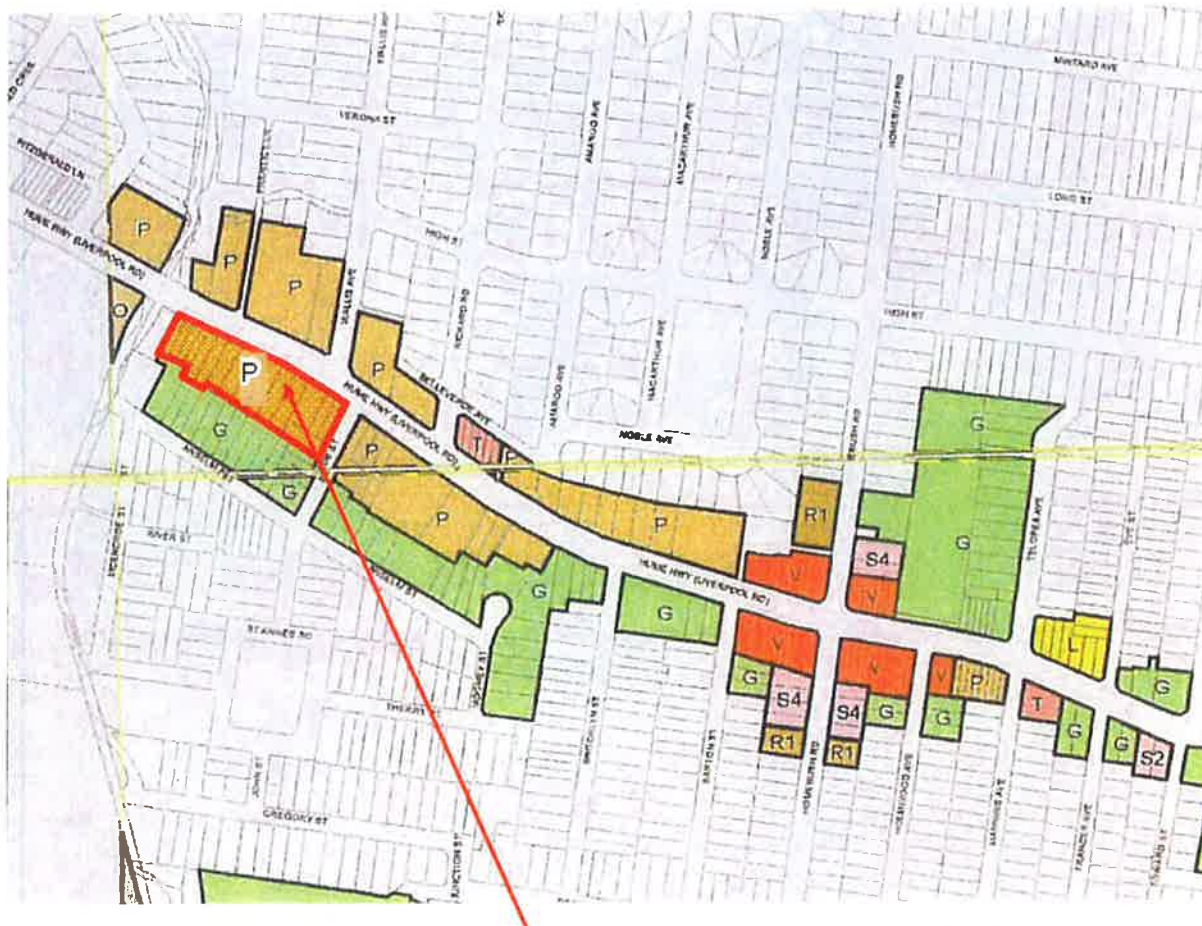
Subject sites 554 – 582 Liverpool Rd and 1 Bede St, Strathfield South

Legend

Maximum Floor Space Ratio

G	0.65:1
L	0.9:1
O	1:1
P	1.2:1

MAP 3: PROPOSED FLOOR SPACE RATIO



Subject sites 554 – 582 Liverpool Rd and 1 Bede St, Strathfield South

Legend

Maximum Floor Space Ratio

G	0.65:1
L	0.9:1
O	1:1
P	1.2:1

Part 2 – Explanation of Provisions that are to be included in the proposed LEP

This planning proposal has been proposed in order to:

Amend Floor Space Ratio Map – Sheet FSR_004 and Floor Space Ratio Map – of the Draft Strathfield Local Environmental Plan 2011 in accordance with the proposed floor space ratio map shown in Map 3 and summarised in Table 1.

Table 1 Proposed Floor Space Ratio Changes

Sites	Existing Floor Space Ratio Draft Strathfield LEP 2011	Proposed Floor Space Ratio
554-582 Liverpool Rd	0.9:1	1.2:1
1 Bede St Strathfield South	0.9:1	1.2:1

Part 3 Justification For LEP:

Section A – Need for the planning proposal

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

The exhibited floor space ratios in the draft LEP 2011 associated with the upzoning of the for subject sites 554-582 Liverpool Road and 1 Bede Street Strathfield South (including FSR, zoning and height) were based on recommendations by JBA in the Strathfield Residential Land Use Study. As the subject sites involve a new zoning from medium density R3 under the Draft LEP, JBA applied their standard FSR (i.e. 0.9:1) that they apply to three(3) storey units across Sydney. In response to the public exhibition period, submissions were received requesting the FSR be consistent with adjacent existing medium density sites (i.e. 1.2:1 FSR). Council has therefore prepared a Planning Proposal to address this.

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

The Planning Proposal to change the floor space ratio from 0.9:1 to 1.2:1 is the most effective means of promoting a uniform streetscape and consistent built form. The change will bring the site's specific planning controls in line with that of adjacent existing medium density sites. The present floor space ratio for the site is inconsistent with existing floor space ratio controls for adjacent sites on Liverpool Road and rectifying this will further promote equity among land owners within the Liverpool Road corridor.

3. Will the net community benefit outweigh the cost of implementing and administering the planning proposal?

There is no community benefit in not altering the Floor Space Ratio for the site. For example:

- The existing sites located directly opposite (which have mostly been developed), as well as to the east and north of the subject site (similarly along the Liverpool Road corridor) all have a 1.2:1 floor space ratio. The lower FSR and lower development and scale in those lots is an unfair scenario to the subject land owners.
- Residents have expressed the need to have their floor space ratios consistent with that of properties immediately adjacent.
- There is strong demand for new housing in the Local Government Area of Strathfield and the increased floor space ratio for the subject sites will result in a slight increase in housing capacity.
- Redevelopment of the land will provide opportunities for the creation of additional jobs during construction.

There are a number of community benefits in increasing the FSR. These include:

- Equity for landowners along the precinct
- Consistent built form and streetscape
- A slight increase in dwelling yields and housing choice.

It is therefore considered that the net community benefit will substantially outweigh the cost of implementing and administering the planning proposal.

Section B – Relationship to strategic planning framework

4. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub – regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

Metropolitan Strategy and Inner West Subregion Draft Subregional Strategy

The revised Metropolitan Strategy for Sydney titled *City of Cities: A Plan for Sydney's Future* was released in December 2005. More detailed planning was proposed to follow and be incorporated into the Strategy framework via regional strategies and sub-regional strategies and in this respect the Inner West Subregion Draft Subregional Strategy was released for public comment on 30th June 2008.

The revised Metropolitan Strategy is based on anticipated population, economic and demographic trends and has five aims as follows:

1. Enhance Livability
2. Strengthen Economic Competitiveness
3. Ensure Fairness
4. Protect the Environment
5. Improve Governance

The Draft Subregional Strategy provides a 2031 housing target for Strathfield LGA of 8,300 estimated dwellings. The proposed Floor Space Ratio of 1.2:1 of the sites would be compatible and consistent with the surrounding residential area. In addition, it is consistent with the Metropolitan Strategy and the Inner West Subregion Draft Subregional Strategy as a greater number of dwellings will be able to be constructed on these sites. Importantly, these dwellings will be located in close proximity to a transport corridor, employment centres and open space areas – thus further benefitting the community.

5. Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

The planning proposal is consistent with Strathfield Community Strategic Plan 2025, which asserts:

"As Strathfield's population diversifies and increases, more residents are living in medium to high density units, a trend that will continue in the future. It is important to ensure that these developments are well planned and serviced by local infrastructure." (p.19)

The increase in floor space ratio for sites 554-582 Liverpool Road and 1 Bede Street will allow for the provision of medium density housing within a transport corridor serviced by bus routes and in close vicinity to local shops. Furthermore, the proposal is consistent with Council's Vision 2020 document for Strathfield which is implemented through Strathfield's Management Plan 2009-2012. The proposal has been measured against and found to be consistent with the Vision 2020 key directions of Strategic Planning, Integrated Transport, Community Building and Sustainable Development along with Strathfield Management Plan's Principle Activity Areas of Sustainable Environment, Community Building and Economic Development by permitting new dwellings located in close proximity to public transport (eg. bus services), open space areas, community facilities and employment opportunities.

6. Is the planning proposal consistent with applicable state environmental planning policies?

State Environmental Planning Policies that are considered relevant to the proposed rezoning are set out as follows.

SEPP No. 32 - Urban Consolidation (Redevelopment of Urban Land)

Gazetted:15.11.91

Abstract:

States the Government's intention to ensure that urban consolidation objectives are met in all urban areas throughout the State. The policy focuses on the redevelopment of urban land that is no longer required for the purpose it is currently zoned or used, and encourages local Councils to pursue their own urban consolidation strategies to help implement the aims and objectives of the policy. Councils will continue to be responsible for the majority of rezonings.

SEPP No. 32 applies to all urban land and therefore the site. The aims and objectives of the SEPP are:

(1) This Policy aims:

- (a) to promote the orderly and economic use and development of land by enabling urban land which is no longer required for the purpose for which it is currently zoned or used to be redeveloped for multi-unit housing and related development, and*
- (b) to implement a policy of urban consolidation which will promote the social and economic welfare of the State and a better environment by enabling:*
 - (i) the location of housing in areas where there are existing public infra-structure, transport and community facilities, and*
 - (ii) increased opportunities for people to live in a locality which is close to employment, leisure and other opportunities, and*
 - (iii) the reduction in the rate at which land is released for development on the fringe of existing urban areas.*

The existing medium density zoned areas along Liverpool Road adjacent to the subject sites have been allocated floor space ratios consistent with the above SEPP. Amending the floor space ratio from 0.9:1 to 1.2:1 for the sites 554-582 Liverpool Road and 1 Bede Street will promote further consistency with the SEPP. As the sites are serviced by public transport and in close vicinity to local shops, it is considered suitable for urban renewal and increased residential density.

SEPP No. 53 - Metropolitan Residential Development

Gazetted: 26.09.97

Abstract:

Repeals SEPP No. 12, SEPP No. 20, SEPP No. 25 and Sydney Regional Environmental Plan No. 12. Applies to councils in the Greater Metropolitan Region that have not prepared a suitable residential development strategy that addresses local housing needs while contributing to the metropolitan objective of more compact cities. The policy contains development controls for integrated housing and dual occupancy.

The proposed floor space ratio is consistent with the intent of SEPP No.53 and the goal of more compact cities through infill housing.

7. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)

Ministerial S117 Directions

New local planning directions were issued by the Minister for Planning under section 117(2) of the Environmental Planning and Assessment Act 1979 and came into effect on 1 July 2009. These directions replaced previous s117 Ministerial Directions.

Section 3.1 Residential Zones of the s117 Directions is applicable when Council prepares a draft LEP that affects land within an existing or proposed residential zone and therefore would be applicable if Council prepares a draft LEP to rezone the site to a residential zone.

The objectives of this Section are:

- (a) to encourage a variety and choice 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.*

Council is required under this Direction to include in a planning proposal provisions that encourage the provision of housing that will:

- (a) broaden the choice of building types and locations available in the housing market, and*
- (b) make more efficient use of existing infrastructure and services, and*
- (c) reduce the consumption of land for housing and associated urban development on the urban fringe, and*
- (d) be of good design*

and to

- (a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and*
- (b) not contain provisions which will reduce the permissible residential density of land.*

The proposed floor space ratio would be consistent with the requirements of this Direction as it will make more efficient use of existing infrastructure and services while broadening the choice of housing within the Strathfield Local Government Area.

The site is within an existing residential area which provides an appropriate level of infrastructure and services. The Strathfield Consolidated Development Control Plan 2005 provides appropriate planning, building standard and design requirements.

Section 3.4 Integrating Land Use and Transport of the s117 Directions is applicable when Council alters a land use zone including a residential zone.

The objective of this Direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:

- (a) improving access to housing, jobs and services by walking, cycling and public transport, and*
- (b) increasing the choice of available transport and reducing dependence on cars, and*
- (c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and*
- (d) supporting the efficient and viable operation of public transport services, and*
- (e) providing for the efficient movement of freight.*

The planning proposal is generally consistent with this Direction given it is within an existing established residential neighbourhood in an established inner western suburb of Sydney and is close to public transport services and infrastructure.

Section 6.1 Approval and Referral Requirements of the s117 Directions applies to the preparation of any planning proposal to minimize the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority. It is considered that amending the floor space ratio of the subject site will not require any subsequent consultation with the Minister or Department.

Department of Planning Circulars, Practice Notes and Guidelines

Relevant Department of Planning Circulars, Practice Notes and Guidelines are considered below.

PS 11-005 (replaces PS 09-027) Local Planning 11 February 2011

This circular amends the previous Ministerial Direction 7.1 and requires planning proposals to implement the vision, transport and land use strategy, policies, outcomes and actions of the Metropolitan Plan for Sydney 2036. The Direction applies to all local government areas in metropolitan Sydney which are affected by the Metropolitan Plan (excluding Gosford and Wyong).

The amended floor space ratio is considered compatible with the Metropolitan Plan for Sydney 2036 as it is consistent with the objectives of promoting more efficient land use and increasing housing close to public transport links.

Section C – Environmental, Social and Economic Impact

8. 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 which comprises existing low density residential housing is not likely to adversely affect critical habitat, threatened species, populations or ecological communities or their habitats.

9. 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 other likely environmental effects as a result of the planning proposal.

10. How has the planning proposal adequately addressed any social and economic effects?

The increase in floor space ratio for the subject sites at 554-582 Liverpool Road and 1 Bede Street, Strathfield South will ensure consistency with the existing floor space ratio for lots immediately east, west and north of the subject sites. Subject landowners will thus benefit from land use equality

resulting from the change and access to similar economic benefits. The current floor space ratio restricts the relative feasibility of future development and prevents land owners from accessing the same development opportunities enjoyed by adjacent land owners.

Amending the floor space ratio from 0.9:1 to 1.2:1 will also result in a more consistent streetscape and built form while encouraging the economic use of existing services, transport and other infrastructure within the locality. It will also have a beneficial social and economic effect in the locality by providing the opportunity to satisfy demand for additional residential dwellings within the district.

Section D – State and Commonwealth Interests

11. Is there adequate public infrastructure for the planning proposal?

The planning proposal which involves amending the floor space ratio from 0.9:1 to 1.2:1 will not place significant demands on existing public infrastructure.

12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

This section will be completed following consultation with the State and Commonwealth Public Authorities identified in the gateway determination.

PART 4 – Community Consultation

Affected land owners and nearby residents have been consulted during the exhibition period of the draft Strathfield Local Environmental Plan 2011. Local residents have expressed their support for the amended floor space ratio, citing the need for uniformity with adjacent sites and access to equal development opportunities.

The proposed increase in FSR which affects the subject lots is considered to be low impact as defined in Section 4.5 Community Consultation of the Department of Planning's Guidelines for preparing a local environmental plan. The proposed FSR is consistent with adjoining sites; consistent with strategic planning framework; has minimal impacts on infrastructure, servicing or zoning and does not reclassify public land. The proposal is therefore consistent with the Department's requirements for low impacts proposals to undergo a public exhibition period of 14 days.