

Croydon Park Ex-Servicemen's Club

Proposal Title : **Croydon Park Ex-Servicemen's Club**

Proposal Summary : **To rezone the site at 49-55 Seymour Street Croydon Park from B2 Local Centre to R2 Low Density Residential and reduce the maximum height from 15m to 8.2m and the maximum FSR from 1.75:1 to 0.55:1.**

PP Number : **PP_2012_BURWO_001_00** Dop File No : **12/09707**

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Not Recommended**

S.117 directions : **1.1 Business and Industrial Zones
3.1 Residential Zones
6.1 Approval and Referral Requirements
7.1 Implementation of the Metropolitan Plan for Sydney 2036**

Additional Information : **Proceeding with this planning proposal will appease the community's concerns with regards to density and height. Supporting this planning proposal to rezone to R2 and decrease FSR and height controls would be in line with the NSW Government's direction to work with local government.**

Supporting Reasons : **Should the LEP Panel choose to proceed with this proposal, it is recommended that they consider increasing the FSR from 0.55:1 and height from 8.2m to allow greater density on this site and utilise the suitable location within a small village centre.**

Council has stated that this planning proposal has been submitted in response to community opposition to density and height. Council consider the reduction in height and density to be of minor significance. The Department considers this rezoning and decrease in density to be substantial.

This planning proposal is inconsistent with section 117 direction 1.1 Business and Industrial Zones because it substantially reduces employment floor space.

The planning proposal is inconsistent with direction 7.1 Implementation of the Metropolitan Plan for Sydney 2036 because it reduces the jobs contributing to the employment target. The assessment of this planning proposal has discovered there would be a worst case scenario loss of 70 jobs (calculated on 1 job per 50sqm).

Panel Recommendation

Recommendation Date : **14-Jun-2012**

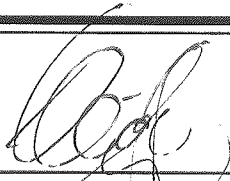
Gateway Recommendation : **Rejected**

Panel Recommendation : **The Planning Proposal should not proceed for the following reasons:**

- 1. Given the strategic location of this site adjacent to the Croydon Park centre, schools and transport, the R2 Low Density Residential zone is not supported. It is unlikely that the existing club would be demolished to allow development of low density housing.**
- 2. The planning proposal is unjustifiably inconsistent with S117 Direction 1.1 Business and Industrial Zones, and Council has not satisfied the Department that the inconsistency with S117 Direction 3.1 Residential Zones is of minor significance.**

Croydon Park Ex-Servicemen's Club

Signature:



Printed Name:

Neil McGaffin

Date:

27.6.12