

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**

Proposal Details

Date Planning : **31-May-2012**

LGA covered : **Burwood**

Proposal Received :

Region : **Sydney Region East**

RPA : **Burwood Council**

State Electorate : **CANTERBURY**

Section of the Act : **55 - Planning Proposal**

LEP Type : **Spot Rezoning**

Location Details

Street : **49-55 Seymour Street**

Suburb : **Croydon Park**

City : **Sydney**

Postcode : **2133**

Land Parcel :

DoP Planning Officer Contact Details

Contact Name : **Tharani Yoganathan**

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RPA Contact Details

Contact Name : **Diwei Luo**

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DoP Project Manager Contact Details

Contact Name : **Juliet Grant**

Contact Number : **0292286113**

Contact Email : **juliet.grant@planning.nsw.gov.au**

Land Release Data

Growth Centre : **N/A**

Release Area Name : **N/A**

Regional / Sub : **Metro Inner North subregion**

Consistent with Strategy : **Yes**

Regional Strategy :

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MDP Number :	0	Date of Release :	
Area of Release (Ha) :	0.00	Type of Release (eg Residential / Employment land) :	
No. of Lots :	4	No. of Dwellings (where relevant) :	0
Gross Floor Area :	0	No of Jobs Created :	0

The NSW Government Lobbyists Code of Conduct has been complied with :

If No, comment :

Have there been meetings or communications with registered lobbyists? :

If Yes, comment :

Supporting notes

Internal Supporting Notes : The proposal provides an opportunity to respond to public submissions made in relation to this site as part of the exhibition of the Standard Instrument LEP for Burwood. The planning proposal has been submitted in preference to pursuing post-exhibition changes to the Standard Instrument LEP.

External Supporting Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? Yes

Comment : The objectives of the planning proposal are to:

- retain a zone equivalent to the Residential 2(a) zone under the Burwood Planning Scheme Ordinance.

-amend the zoning of the site from B2 Local Centre to R2 Low Density Residential under the draft Burwood LEP 2012.

-amend the development standards for the site to a maximum height of 8.2m and a maximum FSR of 0.55:1.

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? Yes

Comment : The proposal rezones the site to standard instrument zone R2 which is reflective of the current controls under the BPSO.

This planning proposal will amend the maps below:

- Land Zoning Map;
- Height of Building Map
- FSR Map

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

1.1 Business and Industrial Zones

* May need the Director General's agreement

3.1 Residential Zones

6.1 Approval and Referral Requirements

7.1 Implementation of the Metropolitan Plan for Sydney 2036

Is the Director General's agreement required? **Yes**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

e) List any other matters that need to be considered :

There are no other matters which will need to be considered for the planning proposal.

Have inconsistencies with items a), b) and d) being adequately justified? **No**

If No, explain :

Direction 1.1 Business and Industrial Zone

The proposal is considered to be inconsistent with this Direction as it reduces the total potential area for employment uses and related public services allowed in B2 in the draft LEP. This includes uses such as business, office and retail premises, information and education facilities, medical centre, and tourist and visitor accommodation. However the R2 zone allows neighbourhood shops with a size limit of 80m² each. If the 5 lots are individually developed for a shop each that would total 400m². The site is 2045sqm, leaving a loss of capacity for potential business development of 1,700m² (from 60% of 1.75:1)

Council justifies this inconsistency by stating that Croydon Park is not a strategic centre. Council considers the reduction in potential employment floor space to be of minor significance and therefore justifiably inconsistent with the Direction.

While Croydon Park is not a major centre it is a village centre which presents an opportunity to grow adding jobs and dwellings. The loss of opportunity for business is considered to be significant, this is further explained in relation to direction 7.1 below.

Direction 3.1 Residential Zones

This planning proposal is considered to be inconsistent with this direction. The planning proposal does not make efficient use of existing infrastructure and services because it is reducing development potential by reducing the height and density in a location with good access to schools, shops and public transport. Under the planning proposal there is a minimum loss of 5 dwellings or in capacity terms 0.55:1 vs 60% of 1.75:1 = 1000m² of housing. This reduction in density and height is considered by Council to be of minor significance and therefore justifiably inconsistent with this Direction.

Direction 7.1 Implementation of the Metropolitan Plan for Sydney 2036

The proposal is inconsistent with the Metropolitan Plan as it undermines the achievement of land use strategies identified in the Plan. The opportunity to locate growth in a local centre and provide medium density housing (shop top housing under B2) is a land use strategy identified in the Metropolitan Plan.

Under the BLEP, the B2 zoning (15m height and FSR 1.75:1, 60% dwellings) provides a potential of 16 dwellings (average 100m²/dwelling). Under this planning proposal the R2 zoning (8m height and FSR 0.55:1) provides a potential of 11 dwellings. Council's dwelling target of 70% of 2031 target of 7700 dwellings can be met elsewhere (5200 dwellings), principally in the town centre.

Providing the opportunity to focus activity in a variety of accessible centres is also a land use strategy identified in the Metropolitan Plan.

However, the employment target for the Burwood local government area is 4000 jobs, Council anticipate that this target can be achieved in the Burwood Town Centre(4250 jobs). Under the BLEP, B2 zoning, the site at Seymour Street, Croydon Park has maximum potential for approximately 70 jobs (total floor space 3500 sqm/50sqm per job). The loss of a potential 70 jobs is considered to be significant.

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment :

Community consultation - s55(2)(e)

Has community consultation been proposed? **No**

Comment : **Council are relying on the Gateway Determination to specify the appropriate consultation period.**

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date : **November 2012**

Comments in relation to Principal LEP : **Council submitted a section 68 for the draft Burwood Comprehensive LEP 2012 (BLEP) on 1 June 2012. The LEP is anticipated to be made at the end of 2012.**

This planning proposal will amend the BLEP soon after it is made.

Assessment Criteria

Need for planning proposal : **This planning proposal has been submitted in response to submissions made on the exhibition of the draft BLEP. There was opposition to the increase in density and height for development on this site as it bounds low density residences to the rear which drew objections to possible overshadowing and loss of privacy and loss of character of the neighbourhood.16 submissions and a petition of 124 signatures were submitted in response to the exhibition.**

Council advise the club can rely on existing use rights if the site is zoned R2. Uses such as boarding houses, child care centres, dual occupancies, dwelling houses, health consulting rooms, neighbourhood shops, respite day care centres, semi-detached dwellings and seniors housing would also be permissible in the R2 zone.

Council state that this change is necessary to allow development in character with the neighbouring development.

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Consistency with strategic planning framework :

The proposal is inconsistent with the Metropolitan Strategy or the draft Inner West Strategy. Please see discussion under page 3 Direction 7.1.

There are no SEPPS applicable to this planning proposal.

The planning proposal is consistent with Council's 'The Vision Document' which contains policy directions for the local government area and did not identify this site as part of the Croydon Park Town Centre. The site was identified in the BDLEP for an addition to the centre based on site inspections of suitability for uplift.

Environmental social economic impacts :

There is no known critical habitat or threatened species, populations or ecological communities, or their habitats affecting this site and there are no other likely environmental effects of the planning proposal.

This planning proposal limits the opportunity for growth and expansion which may affect investment in the site and consequently its economic viability.

Assessment Process

Proposal type :

Routine

Community Consultation Period :

14 Days

Timeframe to make LEP :

9 Month

Delegation :

RPA

Public Authority Consultation - s56(2)(d)

Is Public Hearing by the PAC required?

No

(2)(a) Should the matter proceed ?

No

If no, provide reasons :

This planning proposal should not proceed because it seeks to significantly decrease the FSR and height controls for a local centre with potential for growth. It significantly reduces the potential dwellings and jobs on this site.

Resubmission - s56(2)(b) : **Yes**

If Yes, reasons :

If Council want to proceed with this planning proposal, Council need to address the significant loss of jobs and dwellings on this site.

Council need to demonstrate that this area is unsuitable for an increase in jobs and housing commensurate with a B2 zone.

An alternative option that Council could consider is rezoning this site to R3 Medium Density with an increased FSR from 0.55 and an increase in height from 8m. This could provide a transition buffer from the low density dwellings to the B2 Local Centre.

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

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Documents

Document File Name	DocumentType Name	Is Public
1300_COM_FSR_002_010_20120606.pdf	Map	Yes
1300_COM_HOB_002_010_20120606.pdf	Map	Yes
1300_COM_LZN_002_010_20120606.pdf	Map	Yes
1300_COM_SIM_002_010_20120606.pdf	Map	Yes
Aerial Ex Serv 310512J476.jpg	Photograph	Yes
Planning Proposal Ex Servicemen's Club site - final report.doc	Proposal	Yes
Planning Letter to DP&I RE - Croydon Park Ex-Servicemen's Club - signed copy.pdf	Proposal Covering Letter	Yes

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.**

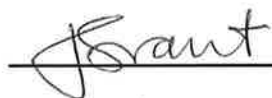
Should the LEP Panel choose to proceed with this proposal, it is recommended that they consider increasing the FSR from 0.55:1 and height from 8.2m to allow greater density on this site and utilise the suitable location within a small village centre.

Supporting Reasons : **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).

Signature:



Printed Name:

Juliet Grant

Date:

9/6/12