

**ITEM CANADA BAY CLUB CAR PARK - PLANNING
PROPOSAL**

Department Planning and Environment

Author Initials: PLD

EXECUTIVE SUMMARY

A Planning Proposal has been submitted to amend the Canada Bay Local Environmental Plan 2013 (LEP 2013) to permit car parking associated with the Canada Bay Club on land at 8 Bevin Avenue, Five Dock.

The Planning Proposal would facilitate the demolition of an existing dwelling and the construction of a car park. The application would provide the opportunity to increase the size of the existing car park on the northern side of Bevin by approximately 40 additional spaces. Consequential works involving new driveway crossings and the relocation of the cul-de-sac on Bevin Avenue are also proposed.

It is recommended that the Planning Proposal be submitted to the Department of Planning and Environment for a Gateway Determination. Following receipt of a Gateway Determination, the Planning Proposal would be placed on public exhibition and the outcome of the exhibition will be reported to Council.

STRATEGIC CONNECTION

This report supports FuturesPlan20 Outcome area:

We will be innovative and apply good governance to meet community expectations and legislative obligations.

This report also relates to the Canada Bay Local Environmental Plan 2013.

REPORT

Background

Schedule 1 of the Canada Bay Local Environmental Plan 2013 currently permits the following additional uses of relevance to the Canada Bay Club:

11 Use of certain land at Bevin Avenue, Five Dock

- 1) *This clause applies to land at Bevin Avenue, Five Dock, being Lot 1, DP 860469.*

2) Development for the following purposes is permitted with development consent if the use is associated with the adjacent Canada Bay Club:

- (a) car parks,
- (b) serviced apartments.

12 Use of certain land at Bevin Avenue, Five Dock

- 1) This clause applies to land at Bevin Avenue, Five Dock, being Lot 1, DP 1136926, Lot 4, DP 536187 and Lot 2, DP 527649.
- 2) Development for the purpose of a registered club is permitted with development consent.



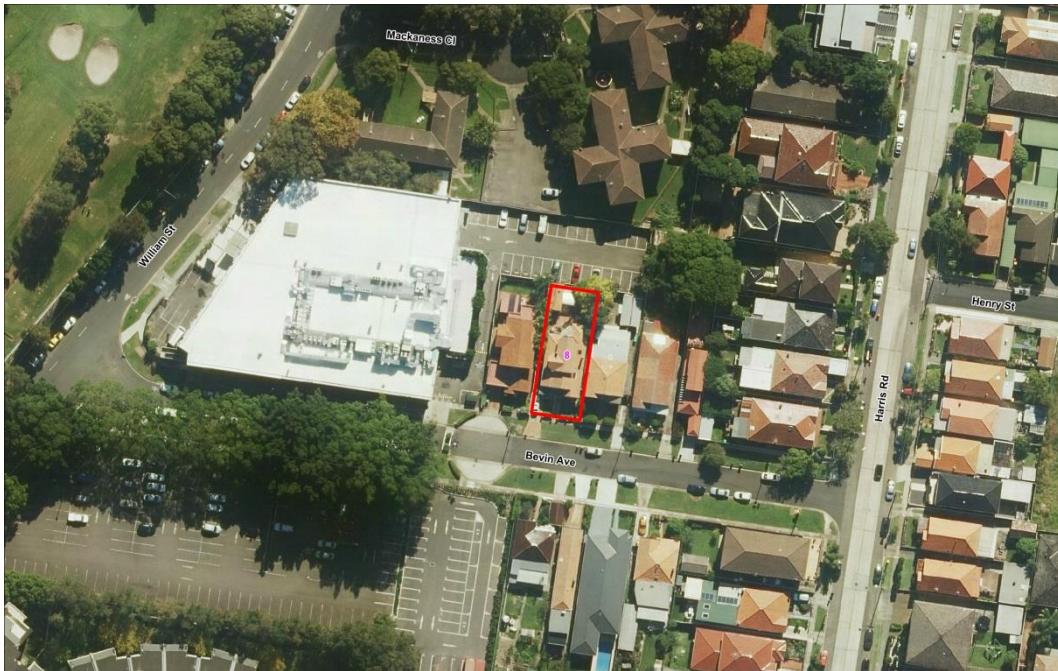
A survey of the site is provided below:

The site

The site is known as 8 Bevin Avenue, Canada Bay and is legally defined as Lot 3 DP 527649. The property is owned by the Western Suburbs Soccer, Sports and Community Club which is known as the Canada Bay Club.

The site is located on the northern side of Bevin Avenue to the east of the intersection of Bevin Avenue with William Street and to the east of the intersection of Bevin Avenue with Harris Road. The site is currently occupied by a part one and part two storey dwelling house.

A plan illustrating the land that is the subject of the Planning Proposal is provided below.



Planning Proposal

The Planning Proposal seeks an amendment to the Canada Bay Local Environmental Plan 2013 to allow car parking associated with the Canada Bay Club to be located on the site. To enable this use an amendment to Schedule 1 – Additional Permitted Uses of the LEP 2013 is sought.

The following modification to Schedule 1 of the LEP 2013 is proposed:

Use of certain land at Bevin Avenue, Five Dock

- 1) *This clause applies to land at Bevin Avenue, Five Dock, being Lot 2, DP 527649.*
- 2) *Development for the purpose of car parking if the use is associated with the adjacent Canada Bay Club is permitted with development consent.*

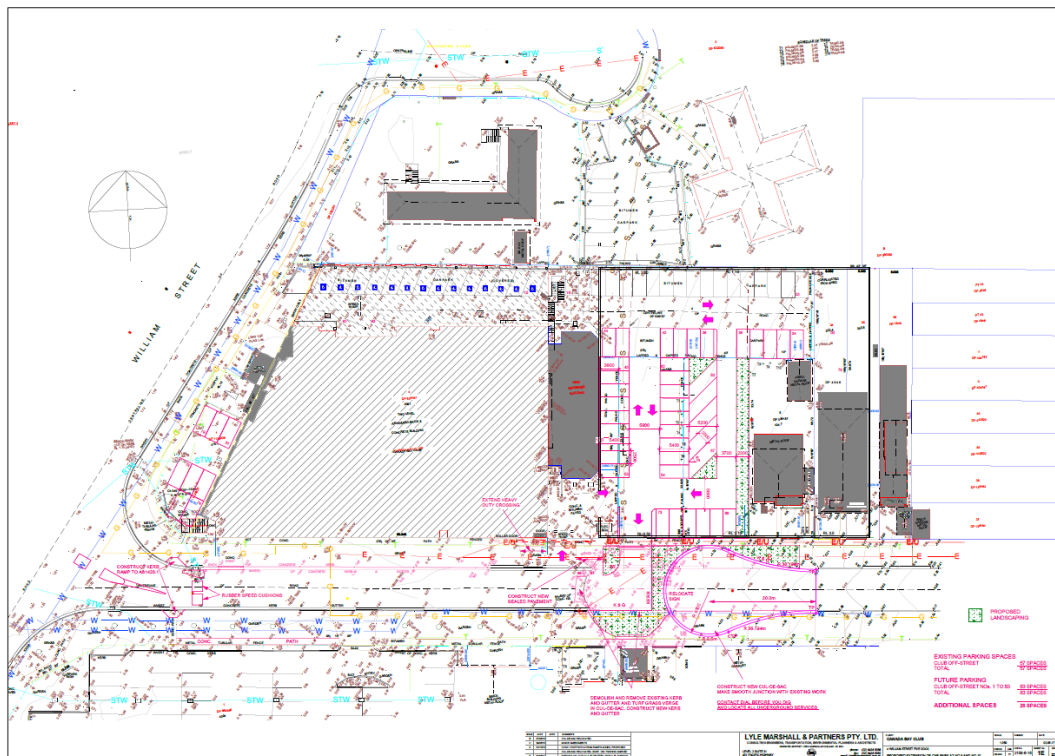
Development following rezoning

Following the proposed modification to LEP 2013, it is proposed that the dwelling houses on Lots 2 & 3, DP 527649 (No. 8 & 10 Bevin Avenue) would be demolished and that land would be developed as car parking associated with the Canada Bay Club.

This development would enable the construction of approximately 40 additional off-street car parking spaces.

In the public domain, it is proposed to:

- 1) Construct an additional two on-street car parking spaces in Bevin Avenue by way of reorganising the car parking to 90 degree parking rather than parallel parking.
- 2) Demolition the existing cul-de-sac in Bevin Avenue, replace the grass verge and provide a new vehicular crossing to the new off street car parking. New kerb and guttering would be provided in this section of Bevin Avenue.
- 3) Construct a new cul-de-sac further to the east along Bevin Avenue.
- 4) Construction of new sealed pavement to give effect to the new on-street car parking.
- 5) Install rubber speed cushions in Bevin Avenue near the intersection of Bevin Avenue with William Street.
- 6) Construct a pedestrian refuge in Bevin Avenue at its intersection with William Street.



A preliminary plan of the proposed development following rezoning has been provided with the Planning Proposal and is shown below.

Discussion

Traffic/Parking

The Canada Bay Club is not located in a town centre or near high frequency public transport services. Many patrons and visitors to the Club travel by car and park either in the Club car park located on the southern side of Bevin Avenue or in the surrounding streets.

The Planning Proposal will facilitate the provision of off-street car parking to service the Club and it is acknowledged that the creation of car parking on Club land will relieve the existing pressure for car parking on public roads.

However, no traffic or parking assessment report has been submitted with the Planning Proposal to address the impact on the operation of the immediate road network or the impacts of providing additional parking in this location. Due to the limited availability of public transport and the high number of existing and proposed on-site car parking spaces, the Club should consider how traffic generated from the Club can be limited into the future. Should Council be of a mind to support the Planning Proposal for submission to Gateway, it is recommended that the applicant be required to submit a Traffic and Parking Assessment and that this report be exhibited concurrently with the Planning Proposal.

The Concept Plan submitted with the Planning Proposal indicates that the new car park will result in the western side of the property at No. 6 Bevin Avenue being adjoined by the new car park. The rear of this house currently adjoins the existing car park. A 2.3 metre wide landscape bed is proposed between the car park and the boundary of the property at No. 6 Bevin Avenue which should assist to limit the visual impact associated with the construction of the car park. Concerns in relation to noise arising from patrons entering and leaving the Club and lighting from vehicles using the car park will need to be addressed as part of any development application submitted to Council.

Impacts arising due to the movement of vehicles on the residential component of Bevin Avenue will be addressed, in part, by the relocation of the cul-de-sac.

Council's Traffic Team has reviewed the Planning Proposal and has advised that they have no in principle objection to the application. Concerns were raised in relation to the concept plan for the relocated cul-de-sac, such as the need for through cyclist access along Bevin Avenue. Concern was also raised regarding the conversion of the driveway off Bevin Avenue from an exit only arrangement to a two-way arrangement as this would increase traffic in Bevin Avenue and would exacerbate existing conflict issues. The Traffic team has confirmed that these matters may be resolved during the detailed design process and are subject to separate approvals. The Planning Proposal is therefore not contingent on these matters being addressed.

Planning

The Planning Proposal seeks to amend Schedule 1 of the LEP 2013 by permitting “*Development for the purpose of car parking if the use is associated with the adjacent Canada Bay Club*”. This approach is considered to be the most appropriate means to facilitate car parking on the site without permitting the extension of Club related floor space over Lot 3 DP 527649.

Conclusion

The Planning Proposal is considered to have sufficient merit to proceed to public exhibition subject to the submission of a Traffic and Parking assessment. Detailed plans for road related works will be required to be submitted to Council for review at a future date.

It is recommended that the Planning Proposal be submitted to the Department of Planning and Environment for a Gateway Determination.

RECOMMENDATION

1. THAT the Planning Proposal to permit car parking associated with the Canada Bay Club on Lot 3 DP 527649 be submitted to the Department of Planning and Environment for a Gateway Determination.
2. THAT Council request delegation from the Department of Planning and Environment to manage the plan making process.
3. THAT prior to the Planning Proposal being exhibited, the applicant be required to provide a Traffic and Parking Assessment that:
 - (a) addresses the impact of additional on-site car parking on the operation of the immediate road network and on-street car parking; and
 - (b) provides recommendations to limit private vehicle trip generation from the Club.
4. THAT authority be delegated to the General Manager to make any minor modifications to the Planning Proposal following receipt of a Gateway Determination.
5. THAT the applicant be advised that any changes to the public domain on Bevin Avenue will be subject to the submission of a detailed design to council’s satisfaction and endorsement by the Traffic Committee.

Attachments:

1. Planning Proposal, dated 3 May 2017

Planning proposal - 8 Bevin Street Five Dock