

Planning Proposal

LOCAL GOVERNMENT AREA: Canterbury

ADDRESS OF LAND: Part 1-9 Broadway, and 10, 14, 18 and 20 Matthews Street, Punchbowl

MAPS:

- Location map showing the land affected by the proposed draft plan in the context of the LGA (tagged 'Location Map')
- Existing zoning map showing the existing zoning of the land and surrounding land (tagged 'Comparative Existing Zoning')
- Proposed zoning map showing zoning change for the land (tagged 'Comparative Proposed Zoning')
- Map showing site in relation to existing Punchbowl Town Centre (tagged 'Town Centre Context')
- Map showing Land Ownership (tagged 'Land Ownership')

PHOTOS and other visual material:

- Aerial photos of land affected by the proposed draft plan (tagged 'Aerial Photograph')
- Recent site photos

Part 1: OBJECTIVES OR INTENDED OUTCOMES OF PROPOSED LEP:

The intention of the proposed LEP is to amend the Canterbury Planning Scheme Ordinance (CPSO) to rezone part of 1-9 Broadway, and 10, 14, 18 and 20 Matthews Street, Punchbowl to General Business 3(a1). This land is currently zoned Residential 2(c).

1-9 Broadway is also zoned part General Business 3(a1) under the Canterbury Planning Scheme Ordinance. The proposed LEP will remove the current split zoning of this land. 1-9 Broadway and 18-20 Matthews Street are part of an overall land holding in the same ownership that also includes the adjoining land 172-186 The Boulevard (which is zoned General Business 3(a1)). It will result in this land holding having a consistent zoning.

The intended outcome of the rezoning is to enable this land to be redeveloped for mixed use commercial and residential development in a town centre location close to services and public transport. The area of land to be rezoned is 5916m², and the area of the composite site including the General Business 3(a1) zoned land 10234.4m². The relatively large size of the site gives it the potential to accommodate a range of retail uses, including a supermarket.

The land proposed to be rezoned adjoins Punchbowl Town Centre which is a Village Centre as defined in the Sydney Metropolitan Strategy. It is within 400m of Punchbowl Railway Station.

The objectives of the proposed LEP are to:

- Provide local residents with an increased size and range of retail and other business outlets within Punchbowl Town Centre
- Support the vitality and viability of Punchbowl Town Centre
- Allow for a significant level of increased housing within an established centre and close proximity to public transport and other services
- Expand the employment capacity of Punchbowl Town Centre and Canterbury LGA
- Assist Council in meeting housing and employment targets set as part of the Sydney Metropolitan Strategy / Metropolitan Plan for Sydney

Part 2: EXPLANATION OF THE PROVISIONS OF PROPOSED LEP:

The proposed LEP will amend the Canterbury Planning Scheme Ordinance land use zoning map in accordance with the proposed zoning map shown at Attachment 1.

This will result in the subject land being rezoned from Residential 2(c) to General Business 3(a1).

Part 3: JUSTIFICATION OF OBJECTIVES, OUTCOMES AND PROVISIONS AND PROCESSES FOR THEIR IMPLEMENTATION

Section A – Need for the planning proposal

1. Is the planning proposal a result of any strategic study or report	This planning proposal has arisen from a rezoning request received by the owner of 1-9 Broadway, 172-186 The Boulevard and 18 and 20 Matthews Street. This land forms the majority of the land being considered as part of this planning proposal. Council is currently preparing a strategy for the expansion of its town centres but this is not yet finalised. The intention of undertaking the rezoning now is to take advantage of a potential development opportunity arising on this large site. The proposal is consistent with the strategy work that Council is undertaking. The consultant assisting Council with its town centres work, Annand Alcock Urban Design, has provided a letter of support for this planning proposal which is attached.
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2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?	The rezoning of the Residential 2(c) zoned land is the only way to achieve the outcomes Council is seeking. The intended outcome of the planning proposal is to enable the subject land to be redeveloped for mixed use commercial and residential development. The current Residential 2(c) zoning of the land does not allow for the general business uses such as shops and offices, and therefore the mixed use development that Council is seeking for this site. Legally the only way for Council to allow these uses is through rezoning of the land.
3. Is there a net community benefit?	Yes. The proposal will have tangible net community benefits including: • An increased size and range of retail and other business outlets for local residents in an area • Provision of local employment in a local government area with unemployment rates higher than the Sydney, NSW and Australian average. • Provision of housing, shopping and employment within close proximity to public transport, therefore reducing car dependency and greenhouse gas emissions There are no known negative impacts likely to arise from the 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 Metropolitan Plan for Sydney 2036 and exhibited draft strategies)?	The planning proposal is consistent with the objectives and actions contained within the Metropolitan Plan for Sydney 2036 and draft South Subregional Strategy. It meets the following objectives and actions within the Metropolitan Plan for Sydney 2036: Objective B1 <i>To focus activities in accessible centres</i> B1.1 <i>Plan for centres to grow and change over time</i> B1.3. <i>Aim to locate 80 per cent of all new housing within the walking catchments of centres of all sizes with good public transport</i> Objective D1 <i>To establish an adequate supply of land and sites for residential development</i> D1.1 <i>Locate at least 70 per cent of new housing within existing urban areas and up to 30 per cent in new release areas</i>
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	Objective E2 <i>To focus Sydney's economic growth and renewal, employment and education in centres</i> E2.2 <i>Ensure an adequate supply of retail, office space and business parks</i> This rezoning will allow for growth to occur within Punchbowl Town Centre and to improve its range of retail and other business activities. Punchbowl is also a highly accessible centre, being located next to a railway station and many bus routes service the centre. The potential to create a significant level of housing on this site is very much in accord with the Housing objectives of the Metropolitan Plan. The planning proposal is not inconsistent with any of the objectives in the Metropolitan Plan for Sydney 2036. Within the draft South Subregional Strategy it meets the following specific actions: Action A1 <i>Provide suitable commercial sites and employment lands in strategic areas</i> Action A3 <i>Improve opportunities and access to jobs for disadvantaged communities</i> Action B1 <i>Provide places and locations for all types of economic activity and employment across the Sydney Region</i> Action B2 <i>Increase densities in centres whilst improving liveability</i> Action B4 <i>Concentrate activities near public transport</i> Action C1 <i>Ensure adequate supply of land and sites for residential development</i> Action C2 <i>Plan for a housing mix near jobs, transport and services</i> Action C3 <i>Renew local centres</i>
5. Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?	Yes. It helps achieve the following goals in our City Strategic Plan 2008-2017 1.2 Transport alternatives that work 1.3 Prosperous local economy 2.2 Access to responsive services 3.1 Sustainable Urban Development

6. Is the planning proposal consistent with applicable state environmental planning policies?	The following State Environmental Planning Policies (SEPPs) are potentially applicable to this planning proposal: <i>State Environmental Planning Policy No 32—Urban Consolidation (Redevelopment of Urban Land)</i> This SEPP is generally applicable to this proposal. The proposal is consistent with this SEPP by seeking the rezoning of land no longer required for the purpose for which it was used to <u>a zone that will allow multi-unit housing and related development.</u> <i>State Environmental Planning Policy No 65—Design Quality of Residential Flat Development</i> This SEPP will apply to future development applications on this land if rezoned to ensure any development is of a high design quality.
7. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?	The following Section 117 Directions are applicable to this proposal: 1.1 Business and Industrial Zones The proposal will result in an alteration of the existing General Business 3(a1) zone boundary at Punchbowl. A further 5916m² of land will be rezoned for this purpose. The land is located adjoining an existing village centre and within 400m of a railway station and bus services. This is considered to be <u>consistent</u> with the locational criteria sought under this direction for new business zones. 3.1 Residential Zones The proposal will result in an alteration to a residential zone boundary though a reduction of Residential 2(c3) land by 5916m². There does not appear to be any direction given to the situation where there is a loss of residential zoned land. The proposed replacement General Business 3(a1) zone will <u>however still allow for residential development on the subject land as part of a mixed use scheme.</u> With the greater densities allowed the housing potential of the land will be increased compared to the current zoning. The proposal will provide for a range of housing close to an existing centre and facilities and is consistent with the objectives of this direction.

	3.4 Integrating Land Use and Transport The proposal is consistent with the aims, objectives and principles of the DUAP documents referred to in this <i>Direction Improving Transport Choice – Guidelines for planning and development</i> and <i>The Right Place for Business and Services – Planning Policy</i>. In relation to <i>Improving Transport Choice</i> the proposal will allow for retail, commercial and housing development close to public transport and facilities. This will help reduce car dependency by providing viable alternative transport options such as walking, trains and buses, which is a key aspect of the Guidelines In relation to <i>The Right Place for Business and Services – Planning Policy</i> the planning proposal again will provide business development close to public transport and facilities, and also protect and maximise community investment in centres, and foster growth and competition in centres. 5.1 Implementation of Regional Strategies The proposal is consistent with the draft South Subregional Strategy. See comment on this in Section 4 above. 7.1 Implementation of the Metropolitan Plan for Sydney 2036 The proposal is consistent with the Metropolitan Plan. See comment on this in Section 4 above.
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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 subject land is not known to contain any critical habitat or threatened species, populations or ecological communities or their habitats. It is located in an already established urban area and has contained commercial and residential development for a considerable period of time.
9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?	It is considered that the planning proposal will not in principle result in any adverse environmental effects as the site is not constrained by any environmental factors. The site has been used for commercial and residential development and therefore it is unlikely to be any significant groundwater or geotechnical constraints to the planning proposal.

	Excavation of any potential basement will be undertaken in accordance with best-practice engineering procedures and further detailed assessment of these issues can be undertaken at the design stage. In this regard there is no evidence to suggest that the site is contaminated. The built environment matters such as traffic and access, noise, privacy and urban design will be considered in detail in the design of any future development on the subject site.
10. How has the planning proposal adequately addressed any social and economic effects?	A preliminary Economic Impact Assessment has been prepared on behalf of the applicant by Duane Location (24 March 2010). A copy of this assessment is attached. It provides an assessment of the demand for the likely retail component of any future development on the subject site and considers the likely economic impacts that would arise. In this assessment it was concluded that: • It would serve local residents by providing a food and convenience centre anchored by a major full line supermarket in addition to a complementary provision of retail specialty shops • The provision of supermarket floor space throughout the main trade area is significantly lower than the Australian average • It will strengthen the retail ability of the precinct and provide the opportunity for existing retailers to benefit from the customer flows generated. • Without the development, the precinct would be expected to be impacted by the development of supermarkets and other retail facilities at nearby centres. The development would allow the precinct to compete with these expanded centres. • Projected impacts on other retailers throughout the region from the development will not threaten the viability or continued operation of any facilities. The development will result in the retention of spending that is currently escaping to other centres It is also considered that there will be only positive social impacts resulting from the planning proposal as the mixed use development will provide additional housing and commercial and retail services in a well serviced location within an existing centre.

Section D - State and Commonwealth interests

11. Is there adequate public infrastructure for the planning proposal?	It is not intended that the proposal will require amplification of existing infrastructure, as it is located in an established urban area. There will be consultation with relevant Government agencies such as City Rail, Sydney Water and the Roads and Traffic Authority to ensure that the existing public infrastructure is adequate.
12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?	Council will notify relevant public authorities as part of the community consultation process if a gateway determination is made to proceed with the Planning Proposal. The applicant has submitted a traffic report to assess the potential impact of the proposal. Preliminary comments have been obtained on this report by the Sydney Regional Development Advisory Committee (SRDAC). The applicant has been requested to address the SRDAC comments as they relate to the rezoning of the land. This is in relation to how the proposal will impact intersection capacities in the local area. This modelling information has been provided by the applicant and indicates the proposal will only have a minor impact on intersection capacities. The traffic report is attached and will be referred to the SRDAC and the RTA as part of the consultation process.

Part 4 – COMMUNITY CONSULTATION

Because the proposed rezoning will add a large potential development site to an existing town centre, the following level of community consultation is proposed:

- 5 week exhibition period
- Notification in the Council Column which is published in the local newspapers circulating in the location of the subject land
- Written notification to all properties in Punchbowl Town Centre (within Canterbury LGA) and other affected land owners and adjoining properties
- Written notification to the adjoining local government authority (Bankstown) and relevant State Government agencies

The planning proposal will be on exhibition at the Council Administration Centre and local libraries. The Planning Proposal will also be available for viewing on our website.