

Amendment of height and floor space ratio controls for 5-9 Croydon Street, Lakemba

Proposal Title : **Amendment of height and floor space ratio controls for 5-9 Croydon Street, Lakemba**

Proposal Summary : **The planning proposal seeks to amend the height of buildings and floor space ratio controls applying to land at 5-9 Croydon Street, Lakemba under Canterbury Local Environmental Plan 2012.**

PP Number : **PP_2015_CANTE_007_00** Dop File No : **15/14180**

Proposal Details

Date Planning Proposal Received : **21-Sep-2015** LGA covered : **Canterbury**

Region : **Metro(CBD)** RPA : **Canterbury City Council**

State Electorate : **CANTERBURY** Section of the Act : **55 - Planning Proposal**

LEP Type : **Spot Rezoning**

Location Details

Street : **5-7 Croydon Street**

Suburb : **Lakemba** City : Postcode : **2195**

Land Parcel : **Lot B DP365853, Lot B DP357959, Lot 2 DP971844, and Lot 1 DP974686**

Street : **7A Croydon Street**

Suburb : **Lakemba** City : Postcode : **2195**

Land Parcel : **Lot A DP357959**

Street : **9 Croydon Street**

Suburb : **Lakemba** City : Postcode : **2195**

Land Parcel : **Lot A1 DP372287**

DoP Planning Officer Contact Details

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RPA Contact Details

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DoP Project Manager Contact Details

Contact Name : **Diane Sarkies**
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Land Release Data

Growth Centre :	Release Area Name :
Regional / Sub Regional Strategy :	Consistent with Strategy :
MDP Number :	Date of Release :
Area of Release (Ha) :	Type of Release (eg Residential / Employment land) :
No. of Lots : 0	No. of Dwellings 0 (where relevant) :
Gross Floor Area : 0	No of Jobs Created : 0

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

If No, comment : **The Department's Code of Conduct has been complied with**

Have there been **No**
meetings or
communications with
registered lobbyists? :

If Yes, comment : **Metropolitan Delivery (CBD) Branch has not knowingly met with or communicated with any lobbyist in relation to this planning proposal.**

Supporting notes

Internal Supporting
Notes : **The planning proposal is supported by the Department as it implements the findings of an urban design analysis, commissioned by Council to identify appropriate range of height and floor space ratio controls for the site. This is consistent with the Departments 17 February 2015 request for Council to provide justification to support an earlier resolution to increase the height to 21m and floor space ratio to 2.2:1 for the site.**

The planning proposal supports the objectives of A Plan for Growing Sydney by facilitating redevelopment of site within 200m of Lakemba Train Station and Lakemba Town Centre. The planning proposal is consistent with the Sydenham to Bankstown Urban Renewal Corridor as it provides for urban renewal and new homes that capitalise on the future

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Sydney Metro Southwest rail line project.

However, it is recommended that the Gateway determination include a condition that the planning proposal be revised prior to public exhibition, to consolidate/reduce the number of different maximum building heights within the site to simplify the Height of Buildings Map.

External Supporting
Notes :

The planning proposal is supported by Council as it:

- implements the findings of an urban design analysis commissioned to test the appropriate range of height and floor space ratio controls for the site;
- achieves a built form outcome which improves the location, size usability and orientation of communal open space; and
- substantially reduces on-site overshadowing and improves solar access of properties to the south of the site.

Adequacy Assessment

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

Is a statement of the objectives provided? **Yes**

Comment : The objective of the planning proposal is to maximise the residential development capacity of the site through an amendment to Canterbury LEP 2012 to allow for a high density residential development.

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

Is an explanation of provisions provided? **Yes**

Comment : To achieve the objective of the planning proposal, the following amendments to Canterbury LEP 2012 are sought:

- Floor Space Ratio Map (Sheet FSR_004) – amend the floor space ratio applying to the site from 1.6:1 to 2.2:1.
- Height of Building Map (Sheet HOB_004) – amend the height of buildings applying to the site from part 18 and 21 metres to part 30, 25, 21, 15, 12, 10, 6 and 0 metres.

Justification - s55 (2)(c)

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

b) S.117 directions identified by RPA :

3.1 Residential Zones

* May need the Director General's agreement

3.4 Integrating Land Use and Transport

7.1 Implementation of A Plan for Growing Sydney

Is the Director General's agreement required? **No**

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

d) Which SEPPs have the RPA identified?

SEPP No 32—Urban Consolidation (Redevelopment of Urban Land)

SEPP No 55—Remediation of Land

SEPP No 65—Design Quality of Residential Flat Development

SEPP (Building Sustainability Index: BASIX) 2004

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

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain : The planning proposal is not inconsistent with applicable section 117 Directions and SEPPs.

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : **The planning proposal is accompanied by maps showing the current and proposed building height and floor space ratio controls for the site.**

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **The planning proposal recommends community consultation for a period of 28 days which is supported by the Department.**

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 :

Comments in relation **Canterbury LEP 2012 was published on 21 December 2012.**
to Principal LEP :

Assessment Criteria

Need for planning **The planning proposal to amend Canterbury LEP 2012 is the only mechanism for Council
proposal : to increase the height and floor space ratio controls for the site, enabling higher density
residential development.**

Consistency with strategic planning framework :

A Plan for Growing Sydney

The planning proposal is consistent with the Directions 2.1, 2.2 and 2.3 of A Plan for Growing Sydney in that it accelerates and improves housing choice and facilitates urban renewal of the site within close proximity to Lakemba Town Centre and Train Station. The site is located within the Bankstown - Sydenham corridor and will benefit directly from the implementation of the Sydney Metro Southwest rail line project being within 200m of Lakemba Train Station.

NSW Population and Dwelling Projections 2014

The population of Canterbury LGA is projected to increase by 36,750 for the period 2011-2031 (from 141,100 to 181,850 people). An additional 10,300 dwellings by 2031 are required to cater for the projected population increase (from 39,650 to 49,950 dwellings). The planning proposal maximises the residential development capacity of the site, contributing to the number of additional dwellings needed in the Canterbury LGA.

Sydenham to Bankstown Urban Renewal Corridor

The Sydenham to Bankstown Corridor Strategy was released for public comment on 14 October 2015. The planning proposal is consistent with the following built form outcomes identified in the Lakemba Precinct – Land Use and Infrastructure Analysis:

- accommodate a mix of medium and medium-high rise residential development up to 8 storeys generally within 400m of Lakemba Station and along the rail corridor towards Wiley Park Station; and
- provide opportunities for high-rise and mixed use buildings on key sites along Croydon Street, Quigg Street and Railway Parade.

The planning proposal will contribute toward the projected 2,452 additional dwellings in Lakemba by 2036 and will deliver on the following housing objectives identified in the Lakemba Precinct – Land Use and Infrastructure Analysis:

- provide for more housing opportunities within 400m of Lakemba Station to allow more people to live close to good public transport and amenity; and
- maintain the low rise neighbourhoods beyond the 400m radius of the station.

Canterbury Residential Development Strategy (RDS)

Council's planning proposal to implement the RDS (PP_2014_CANTE_001_00) sought to increase the building height to 21m and to increase the floor space ratio to 1.8:1 for the site (which included the adjoining site located at 56-57 Railway Parade, Lakemba). Post exhibition of the planning proposal, Council resolved to increase the floor space ratio to 2.2:1 for the site and the adjoining site at 56-57 Railway Parade in response to an objection received during exhibition. As the proposed increase in FSR differed from the exhibited controls, both the height and FSR increase for the site were deferred from PP_2014_CANTE_001_00, which was notified on 5 March 2015.

In February 2015, Council lodged a planning proposal with the Department to increase the building height to 21m and FSR to 2.2:1 for the site (including 56-57 Railway Parade, Lakemba). The Department wrote to Council seeking justification for the proposed increase in FSR. In response to the Department's request, Council commissioned an independent urban design analysis.

Independent Urban Design Analysis

The independent review concluded that proposed FSR of 2.2:1 was excessive when combined with a height of 21m. The review identified what built form outcomes, particularly height, would be required to achieve an FSR of 2.2:1. The review identified the site could accommodate a higher development (30m) than originally proposed provided that heights were strictly graduated across the site. The planning proposal adopts the range of heights identified in the independent review which have the benefit of:

- preserving solar access for existing residential development to the south of the site (land

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fronting Railway Parade) and within the site itself; and
 • a reduced building footprint affording increased deep soil landscaping and community open space within the site.

The proposed height of buildings map includes 8 different maximum building heights, which may be visually confusing, especially if it were reproduced at smaller scales, and could potentially result in limiting and/or constraining future development options on the site. The Gateway determination recommends that prior to exhibition, the number of different building heights be consolidated in order to simplify the proposed height of building map.

Land at 56-58 Railway Parade is no longer included in the planning proposal. Council has identified the site has become isolated and is unable to redevelop on its own to the levels sought in the planning proposal.

Environmental social
economic impacts :

There are no likely environmental impacts of the planning proposal. The planning proposal will not produce any adverse economic and social outcomes.

The Gateway determination recommends consultation with the Department of Education and Communities as increasing density on the site, as sought by the planning proposal, is likely to increased demand for educational services in Lakemba.

Council's Residential Development Strategy (RDS) includes 2013 data from the Department of Education and Communities (DEC) identifying the utilisation rates across the schools in the Canterbury LGA. The utilisation rate for Lakemba is 124%. The utilisation rate is the percentage of teaching space demand (number of classrooms) utilised in comparison to the number of permanent classrooms available within a particular school. Additional demand beyond the number of permanent classrooms within a school is then accommodated through the provision of demountable classrooms which provides flexibility to adapt to fluctuating student numbers.

Assessment Process

Proposal type :	Routine	Community Consultation Period :	28 Days
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Timeframe to make LEP :	9 months	Delegation :	RPA
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Public Authority Consultation - 56(2)(d) :	Department of Education and Communities
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Is Public Hearing by the PAC required?	No
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(2)(a) Should the matter proceed ?	Yes
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If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

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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 :

Documents

Document File Name

DocumentType Name

Is Public

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions: **3.1 Residential Zones
3.4 Integrating Land Use and Transport
7.1 Implementation of A Plan for Growing Sydney**

Additional Information : **It is recommended that the planning proposal proceed subject to the following:**

- 1. Consultation with the Department of Education and Communities is required.**
- 2. The planning proposal is to be publicly exhibited for a minimum of 28 days.**
- 3. A public hearing is not required to be held into the matter.**
- 4. The planning proposal be completed within 9 months of the Gateway Determination.**

Supporting Reasons : **The planning proposal is supported as it:**

- meets the objectives and directions of A Plan for Growing Sydney by facilitating urban renewal and new housing opportunities for a site withIn close proximity to Lakemba Town Centre and Train Station; and**
- promotes transport orientated development of a site located within the Sydenham to Bankstown Urban Renewal Corridor, which will benefit directly from the implementation of Sydney Metro Southwest rail line project.**

The proposed height and floor space ratio controls are underpinned by an independent urban design analysis and will achieve a built form outcome which:

- preserves solar access for adjoining residential development and within the site itself; and**
- increases opportunities for deep soil landscaping and community open space within the site.**

Signature:



Printed Name:

Diane Sarkies

Date:

19/10/15

