



**642 - 658 Canterbury Rd, 1-3 Platts
Ave and 2, 2A-2D Liberty St, Belmore**
IPC Briefing

23 Jan 2019



- 1. Overview of Canterbury Road Review**
 - 2. Outline of planning proposal**
 - 3. Reasons for not supporting**
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1. Overview of the Canterbury Road Review

Reasons for the review

- Community concern
- Development being approved and constructed over and above planning controls
- RMS requiring Council to consider cumulative impact





Key issues

- Outdated or non-existent planning controls (no FSR)
 - Controls not implemented as per Council's own adopted policies/legislation resulting in increased yield
 - Poor development outcomes – amenity, transition
 - Long string of development
 - Traffic congestion
 - Not integrating land use and transport
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Approach to the review

In July 2016 the Administrator resolved to:

- undertake a review of planning controls along Canterbury Road
 - put 9 planning proposals on hold
 - not proceed with 3 planning proposals
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Approach to the review

Steering committee established

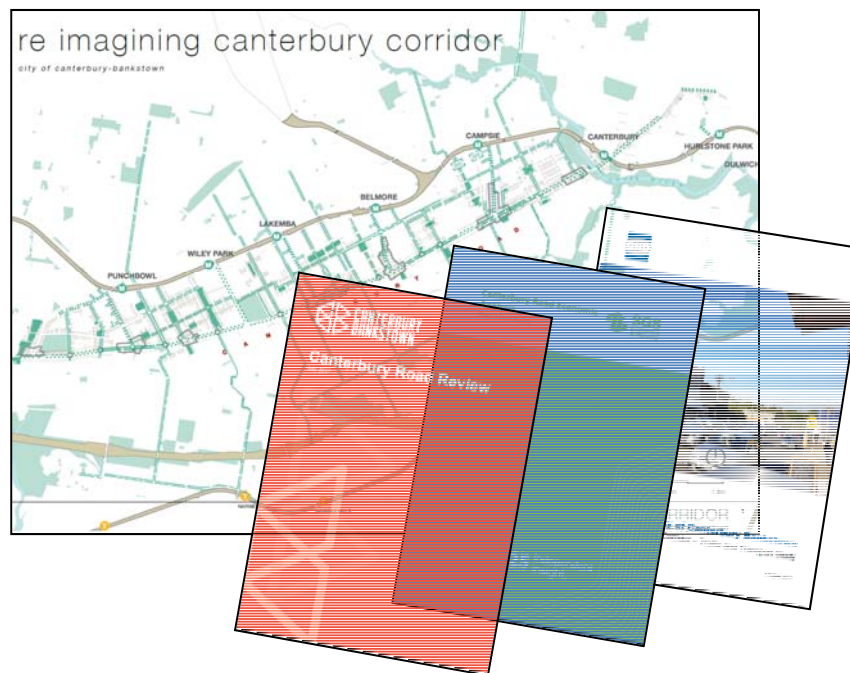
- Department of Planning and Environment (Chair)
- Transport for NSW
- Roads and Maritime Services
- Greater Sydney Commission
- Council

Consultant team engaged

- Hill Thalys - urban design
 - GHD - traffic and transport
 - SGS - economic feasibility
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Key outputs

- 15 recommendations
- Urban design vision
- Traffic and transport study (includes traffic model)
- Economic analysis





Aim of the changes

- Restructure where growth occurs based on accessibility to service, utilities and transport
 - Introduce contemporary planning controls
 - Maximise public benefits from renewal projects, including open space, improved pedestrian connectivity, laneways
 - Improving amenity for residents – allowing for higher density where high amenity can be achieved
 - Improving the environment and experience along Canterbury Rd
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Controls within junctions

Max 6 storeys

Max 2.5:1 (*1.9:1 for resi and 0.6:1 for non-resi*)

Controls outside junctions

Exclude multi-storey housing



Dwelling capacity

Existing 2016	Current capacity (do nothing)	Proposed capacity
3,000-4,000	11,700	10,000

- Modest decrease in dwelling capacity
 - More dwellings in junctions and localities
 - Less dwellings outside junctions and localities
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What if we don't intervene?

- Poor development outcomes will continue
 - Employment land will be rezoned (B6 Enterprise Corridor)
 - Lost opportunities for new parks, setbacks, pedestrian connectivity
 - RMS and DP&E won't support future planning proposals
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Assessment approach

- 12 planning proposals in the corridor
 - In a junction or locality?
 - Within the recommended built form controls
 - 2.5:1 FSR, and
 - 4-6 storeys?
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2. Overview of the Planning Proposal



Canterbury Rd

Platts Ave

Liberty St



Site area: 4,522m²





About the planning proposal

	Existing	Proposed
Zoning	Part B6 Enterprise Corridor R3, part Medium Density Residential	Rezone to B5 Business Development
Height	Part 12m and part 8.5m	Range of building heights up to 25 metres
FSR	Part 0.5:1 and part no FSR	Remove FSR controls



Process

- Lodged December 2014
 - Gateway Determination issued 16 October 2015
 - Exhibited August 2016
 - Canterbury Road Review commenced August 2016
 - Council adopted Canterbury Rd Review May 2018
 - Local Planning Panel recommended not proceeding on 13 June 2018
 - Council resolved not to proceed on 26 June 2018
 - Council requested that this planning proposal and several others in the corridor not proceed on 12 July 2018.
 - The Department notified Council in writing of its agreement to this course of action in its letter of 21 August 2018.
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3. Reasons for not supporting





Key issues

- Inconsistency with the Canterbury Rd Review
 - Inconsistency with section 9.1 Directions
 - Inconsistency with the South District Plan in relation to loss of employment and urban services land
 - The owner of Site A objects to the proposal
 - The Local Planning Panel recommended not proceeding
 - Council resolved not to proceed with the Planning Proposal
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Inconsistency with the Canterbury Rd Review



- Site is not within a junction or locality
- Exceeds recommended height
- Exceeds recommended density

CR Review	Proposal
Max 6 storeys (in junctions)	Up to 8 storeys
Max 2.5:1	No FSR (SEE states 2.9:1)

Inconsistent with South District Plan – loss of employment/urban services land

 Actions	Responsibility
39. Retain and manage industrial and urban services land, in line with the Principles for managing industrial and urban services land, in the South District by safeguarding all industrial zoned land from conversion to residential development, including conversion to mixed-use zones. In updating local environmental plans, councils are to conduct a strategic review of industrial lands.	Canterbury-Bankstown Council, Georges River Council, Sutherland Shire Council and other planning authorities
40. Consider office development in industrial zones where it does not compromise industrial or urban services activities.	Councils
41. Prohibit new residential development on the Kurnell Peninsula where there is potential to interfere with the operation of Sydney Airport or where the ANEF contours and prescribed airspace requirements exclude residential development.	Councils and other planning authorities
42. Facilitate the contemporary adaptation of industrial and warehouse buildings through increased floor to ceiling heights.	Councils and other planning authorities

Source:
South District
Plan page 77



The owner of Site A objects to the proposal



2 Liberty Street and 650-658 Canterbury Rd (Site A)





Exhibition – August 2016

Type of submission	For	Against	Neutral
Individual letters	0	8	0
Pro-forma letter A	0	51	0
Pro-forma letter B	0	21	0
Petition (signatures)	0	97	0
Public Authority (RMS)	0	0	1
Total	0	177	1



Issues raised by applicant

Applicant	Council
1. The decision disregards the Gateway Determination which says the loss of employment land is of minor significance	Significant changes since that time: <ul style="list-style-type: none">• Cumulative impact issues raised by RMS• release of Greater Sydney Region Plan• release of the South District Plan• adoption of the Canterbury Road Review
2. The planning proposal is substantially progressed	Specific provisions of the EP&A Act allow Council to change a planning proposal or not proceed with it altogether (sections 3.35(4) and 3.36(2)(b)).

Issues raised by applicant

Applicant	Council
3. Isolated industrial site surrounded by mixed use development	<ul style="list-style-type: none"> • Site is part of a pocket of urban services land • Site opposite is also zoned B6 • Maintaining current zoning reinforces nodal approach
4. The planning proposal would result in an increase in employment land	<ul style="list-style-type: none"> • DA shows a net decrease in employment land • A significant portion of the employment floorspace has been assigned to Site A
5. The planning proposal is generally consistent with the review	<p>Review recommends max 6st/2.5:1 Proposal seeks 8st/no FSR (~2.9:1)</p>



Next steps

- **Implement Canterbury Rd Review**
 - Apply a FSR to all land along the corridor
 - Undertake further studies
 - Undertake review of employment and urban services land
 - Incorporate into new LEP
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