

Suitability of the site for the proposed development

6. The subject site is not considered suitable for the proposed development due to the inadequacies detailed above (pursuant to s. 4.15(1)(c) of the Environmental Planning and Assessment Act 1979.)

Environmental Impact

7. Due to the deficiencies detailed above, the likely environmental impacts of the proposed development are considered to be unacceptable (section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979).

Public Interest

8. Due to the deficiencies detailed above and submissions received, the approval of the proposed development would be contrary to the public interest (pursuant to s. 4.15(1)(d) and (e) of the Environmental Planning and Assessment Act 1979.)

2. **Persons whom have lodged a submission in respect to the application be notified of the determination of the application.**

For: Stuart McDonald (Chairperson), Lindsay Fletcher, Larissa Ozog and Irene Simms.

Against: Nil.

Reasons for Decision:

1. The Panel generally agreed with the reasons set out in the Council Officer's report, particularly in relation to traffic and safety impacts.

ITEM LPP011/20 - PLANNING PROPOSAL FOR CARDINAL GIRLROY VILLAGE - 45 BARCOM STREET , MERRYLANDS WEST

PANEL'S RECOMMENDATION:

That the Cumberland Local Planning Panel recommend that:

1. The planning proposal to amend the land use zoning, building height and Floor Space Ratio development standards, as well as introduce some limited non-residential floor space, has both site specific and strategic merit.
2. Given 1 above, the Planning Proposal request for Cardinal Gilroy Village, 45 Barcom Street, Merrylands West, be reported to Council, seeking resolution to forward a Planning Proposal to the Department of Planning, Industry and Environment for a Gateway Determination.

3. The Council consider amending the Planning Proposal to provide a range of building height standards across the site up to a maximum of 15 metres, rather than a blanket 20 metre standard, given both the built form context of the locality, the relationship to the adjoining heritage item to the West and the scale of adjoining residential development to the East and South-East in the R2 and R3 zones.
4. The Council consider amending the Planning Proposal by introducing a special provision limiting the quantum of non-residential floor space on the site so as not to compete with neighbouring commercial centres.
5. If the matter proceeds past gateway determination any subsequent site specific DCP should carefully consider the following matters:
 - i. retention of significant site trees and vegetation
 - ii. the location of internal roadways and orientation of dwellings adjacent to the R2 zone boundary; and
 - iii. the location of any non-residential component.

For: Stuart McDonald (Chairperson), Lindsay Fletcher, Larissa Ozog and Irene Simms.

Against: Nil.

ITEM LPP012/20 - PLANNING PROPOSAL FOR 106-128 WOODPARK ROAD, SMITHFIELD

PANEL'S RECOMMENDATION:

That the Cumberland Local Planning Panel (CLPP) recommend that:

1. The Planning Proposal Request for 106-128 Woodpark Road, Smithfield has site specific merit, however, strategic merit has not been demonstrated at this stage.
2. The proposal as currently framed, will be establishing a new local centre, an outcome not contemplated in the District Plan or in the Council's Draft Local Strategic Planning Statement.
3. In view of 1 and 2 above the Panel recommends that Council not resolve to forward the Planning proposal for Gateway determination at this stage.
4. In the Council's further consideration of the matter, Council should seek from the proponent greater justification on the strategic merit of the proposal and a more thorough economic impact analysis that considers the introduction of the substantial quantum of commercial office floor space proposed as well as considers the impact of the proposed retail

Traffic and Parking

There is strategic merit in progressing the proposal to the next phase of assessment as:

- The proposed Masterplan will only generate an estimated 81 net additional trips during any peak hour
- Given the satisfactory traffic conditions of the local intersections, the additional peak hour trips are not expected to generate significant impact to intersection performance, delays, or queues

Cumberland 2030: Our Local Strategic Planning Statement

There is strategic merit in progressing the proposal to the next phase of assessment as it is consistent with the following key Local Planning Priorities of Cumberland 2030: Our Local Strategic Planning Statement:

- Local Planning Priority 5 – Delivering housing diversity to suit changing needs, as the proposal will supply increase housing options for an aging population
- Local Planning Priority 6 – Deliver affordable housing suitable for the needs of all people at various stages of their lives, as the future redevelopment will incorporate a number of accommodation options to enable people from a variety of backgrounds and socio-economic status to “age in place”

Greater Sydney Region Plan

There is strategic merit in progressing the proposal to the next phase of assessment as it is consistent with the following objectives of the Greater Sydney Region Plan:

- Objective 10 – Greater housing supply as the proposal will increase the supply of housing for aged care and people with a disability
- Objective 11 - Housing is more diverse and affordable as the proposal will deliver accessible housing to a broad spectrum of seniors housing to cater for an ageing population

Central City District Plan

There is strategic merit in progressing the proposal to the next phase of assessment as it is consistent with the following Planning Priorities of the Central City District Plan:

- Planning Priority C4 – Fostering healthy, creative, culturally rich and socially connected communities, as the site is well connected to a number of strategic and local centres by public transport
- Planning Priority C5 – Providing housing supply, choice and affordability with access to jobs, service and public transport, as the proposal will

contribute towards providing purpose built seniors housing to cater for an ageing population. The proposal will also increase the housing supply in the Cumberland area, assisting Council to meet its dwelling targets

- Planning Priority C20 – Adapting to the impacts urban and natural hazards and climate change, as the master plan assists to mitigate the urban heat island effect increasing tree canopy cover on the site

CONCLUSION:

It is recommended that the Planning Proposal be reported to Council seeking a resolution that the Proposal be forwarded to the Department of Planning, Industry and Environment for a Gateway Determination. This recommendation is made as:

- The existing buildings on the site are nearing the end of their economic life and do not provide the level of amenity or facilities expected in modern retirement villages
- There is strong demand for seniors housing and complementary services and facilities in Cumberland area, with strong growth in the over 55s population expected in the coming decades
- The increase in the scale and density of development on the site is balanced through the design and siting of the proposed buildings and the provision of large setbacks to neighbouring properties, including the adjoining heritage item, Sherwood Scrubs
- Additional peak hour trips are not expected to generate significant impact to intersection performance, delays, or queues
- Is consistent with the strategic planning framework, including Cumberland 2030: Our Local Strategic Planning Statement, Greater Sydney Region Plan and Central City District Plan

CONSULTATION:

The proponent's Planning Proposal and supporting documents were exhibited for a period of 28 days, from 11 November 2019 and 11 December 2019 as required by Cumberland's Planning Proposal Notification Policy. A total of seven submissions were received by nearby residents. Key issues are summarised below.

- Concerns that the proposal is out of character with the existing low density neighbourhood and that the rezoning will set an undesirable precedent
- Concerns that the future development will result in amenity impacts such as noise, privacy and overshadowing of neighbouring properties
- Concerns that the future development will result in further traffic congestion and lack of parking on surrounding streets, particularly Kenyons Road, during peak hour

Item No: LPP011/20

PLANNING PROPOSAL FOR CARDINAL GIRLROY VILLAGE - 45 BARCOM STREET , MERRYLANDS WEST

Responsible Division: Environment & Planning
Officer: Executive Manager Environment and Precincts
File Number: SC705

Lodged	11 September 2019	
Proponent	Planning Ingenuity Pty Ltd	
Owner	Southern Cross Care (NSW and ACT)	
Site address	Cardinal Gilroy Village, 45 Barcom Street, Merrylands West	
Existing use	Cardinal Gilroy Village and John Woodward Residential Aged Care (236 independent living units and a 123 bed residential aged care facility).	
Proposal	Amend zoning, height and floor space ratio controls in the Holroyd LEP 2013 and prepare a site-specific development control plan to facilitate redevelopment of the site, for a new seniors living development with 460 independent living units, a 153 bed residential aged care facility, community facilities, non-residential uses, open space and parking.	
Existing planning controls	Land Use Zoning	R2 Low Density Residential
	Building Height	9m
	Floor Space Ratio	0.5:1
Requested planning controls	Land Use Zoning	R4 High Density Residential
	Building Height	20m
	Floor Space Ratio	0.85:1
Recommended planning controls	Land Use Zoning	R4 High Density Residential
	Building height	20m
	Floor Space Ratio	0.85:1
Heritage	Site is located adjacent to local heritage item Sherwood Scrubs, 102 Kenyons Road (HLEP 2013, Item I81)	
Disclosure of political donations and gifts	Nil	
Previous considerations	Nil	

SUMMARY:

This report seeks to provide an overview of a Planning Proposal Request submitted to Council on 13 September 2019 for the Cardinal Gilroy Retirement Village, 45 Barcom Street, Merrylands West. The Planning Proposal seeks to facilitate redevelopment of the site for a new seniors living development with 460 independent living units, a 153 bed residential aged care facility, community facilities, non-

residential uses, open space and parking. This is achieved by amending the Holroyd LEP 2013 to:

- Rezone the site to R4 High Density Residential
- Increase the Height of Building Control to 20 metres, and
- Increase the Floor Space Ratio Control to 0.85:1

The status of the Planning Proposal is outlined in Figure 1.

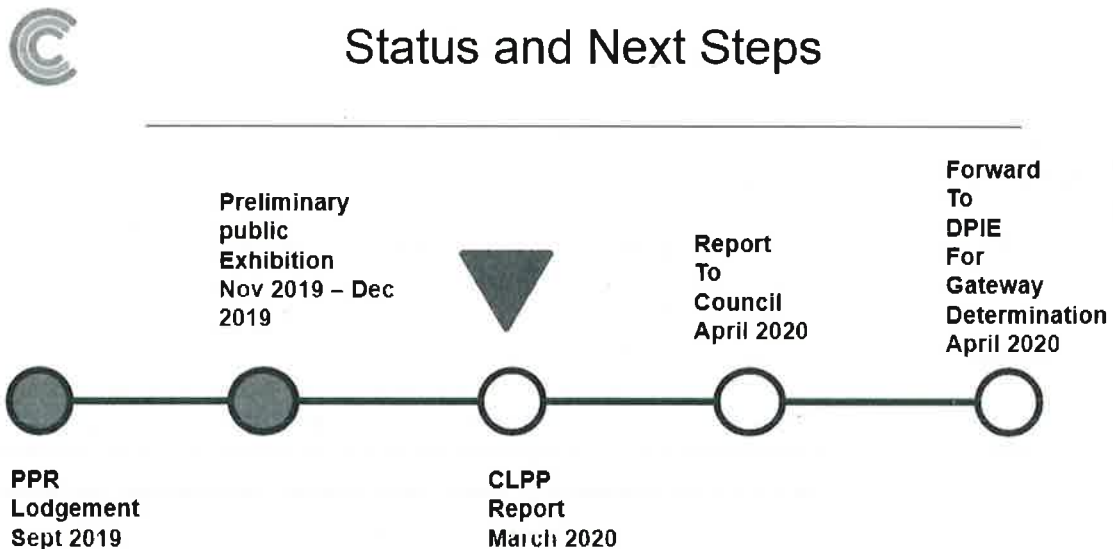


Figure 1 Planning Proposal Request Status

REPORT:

1. The Site and Context

The site is located at 45 Barcom Road, Merrylands West. The site is irregular in shape and comprises of three lots, lot 5 DP 701151, Lot 8 DP 732058 and Lot 11 DP 1075418, with a total area of 7.44ha. The site is currently occupied by Cardinal Gilroy Village, a seniors living development built in 1973, comprising 236 independent living units and a 123 bed residential aged care facility.

The site has an eastern boundary measuring approximately 456m with access from Barcom Street. A southern boundary measuring approximately 241m, and irregular western boundary and a northern boundary to Kenyons Road measuring approximately 211m. The site falls across the site from west to east.

Vehicular access is provided from Barcom Street. The site has a dedicated bus stop at the entrance to the village, off Barcom Street, that is serviced by bus route 802 (30min frequency from 6am to 9pm).



Figure 2 The Site

Local Context

The site is located approximately 700 metres from the Merrylands West Local Centre. The site is also located within walking distance of both the Canal and Sherwood T-way stops of the Parramatta to Liverpool Transitway.

Surrounding developments include 3-4 storey residential apartments, 1-2 storey dwelling houses, multi dwelling complexes and dual occupancies, local heritage item Sherwood Scrubs, Merrylands High School and Cerdon College.

Regional Context

The site is located in the suburb of Merrylands West 3.5km west of Parramatta CBD and 22km west of the Sydney CBD.

The site is within walking distance of the Canal and Sherwood T-way stops of the Parramatta to Liverpool Transit way. Merrylands Train Station is approximately 2.5 kilometres towards the east.

2. Planning Controls – (Holroyd Lep 2013)

The site is currently zoned R2 Low Density Residential. A 9 metre Maximum Height of Building control and an Floor Space Ratio of 0.5:1 apply across the site.

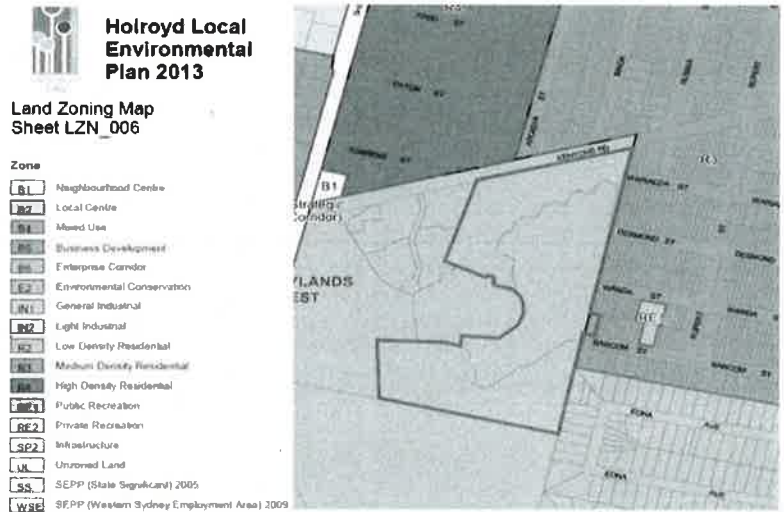


Figure 4: Existing Land Zoning

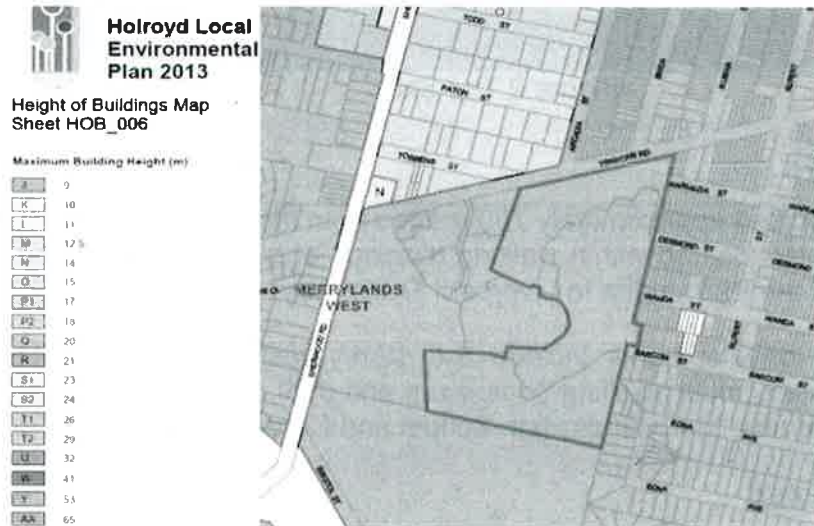


Figure 5: Existing Height of Buildings

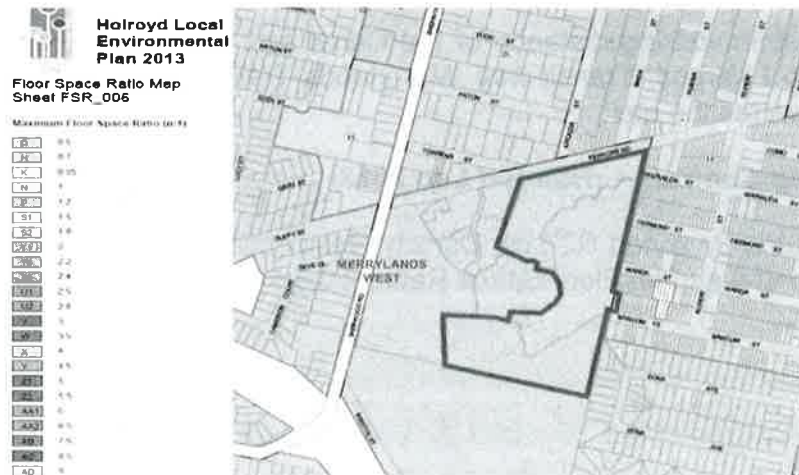


Figure 6: Existing Floor Space Ratio

3. The Planning Proposal

The Planning Proposal seeks to amend the Holroyd Local Environmental Plan 2013 (HLEP 2013) to:

- Rezone the site from R2 Low Density Residential to R4 High Density Residential
- Amend the height of building (HOB) control for the site from 9m to 20m
- Amend the floor space ratio (FSR) control for the site from 0.5:1 to 0.85:1.

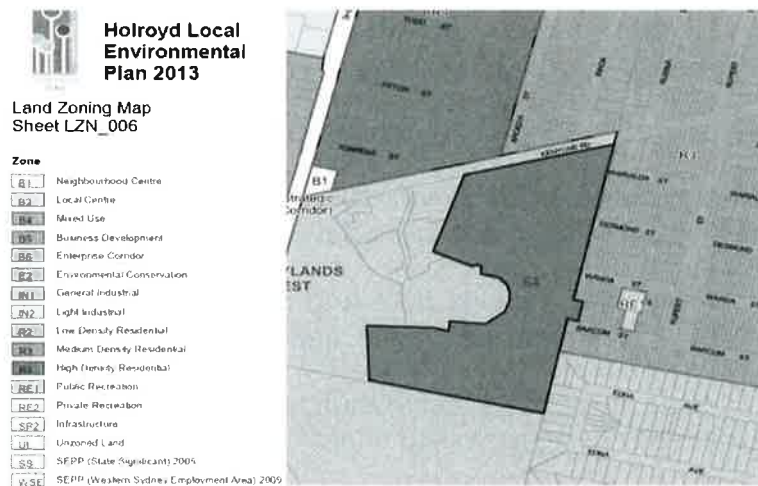


Figure 7 Proposed Land Zoning

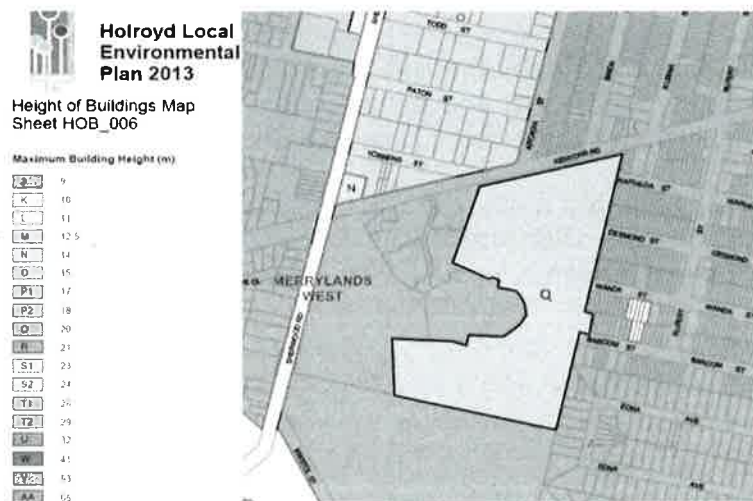


Figure 8 Proposed Height of Buildings

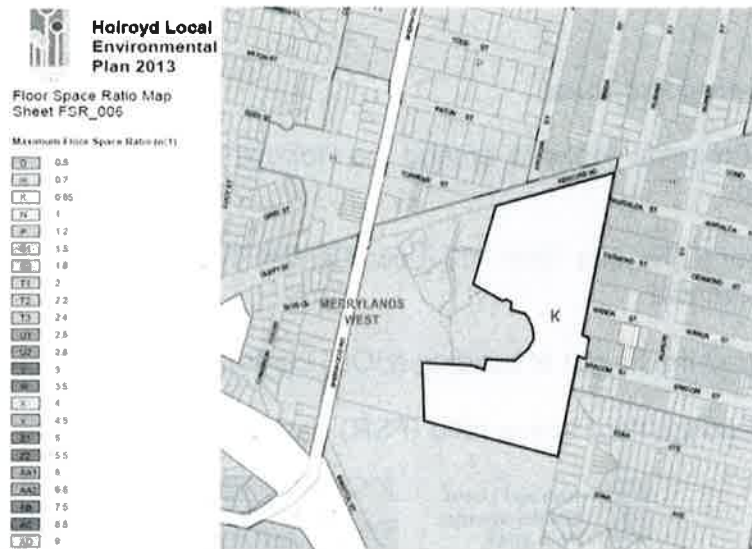


Figure 9 Proposed Floor Space Ratio

The intended outcome of the Planning Proposal is to facilitate redevelopment of the site for the purpose of a senior's living development including:

- 18 buildings, ranging from 2 to 6 storeys in height, comprising a total of 460 independent living units, and a 153 bed residential aged care facility
- 1,311sqm of community facilities (excluding a community centre building currently being assessed under DA2019/105)
- 1,480sqm of permissible non-residential uses in the R4 zone
- Basement level car parking to cater for 688 car parking spaces
- 46,803sqm (62.5% of the site area) of open space (including publicly accessible, communal and private open space), with significant areas of landscaping to support local flora and fauna on the site.

The proponent has prepared a site-specific development control plan which sets out a detailed planning and design framework to guide the redevelopment of the site, consistent with the masterplan.

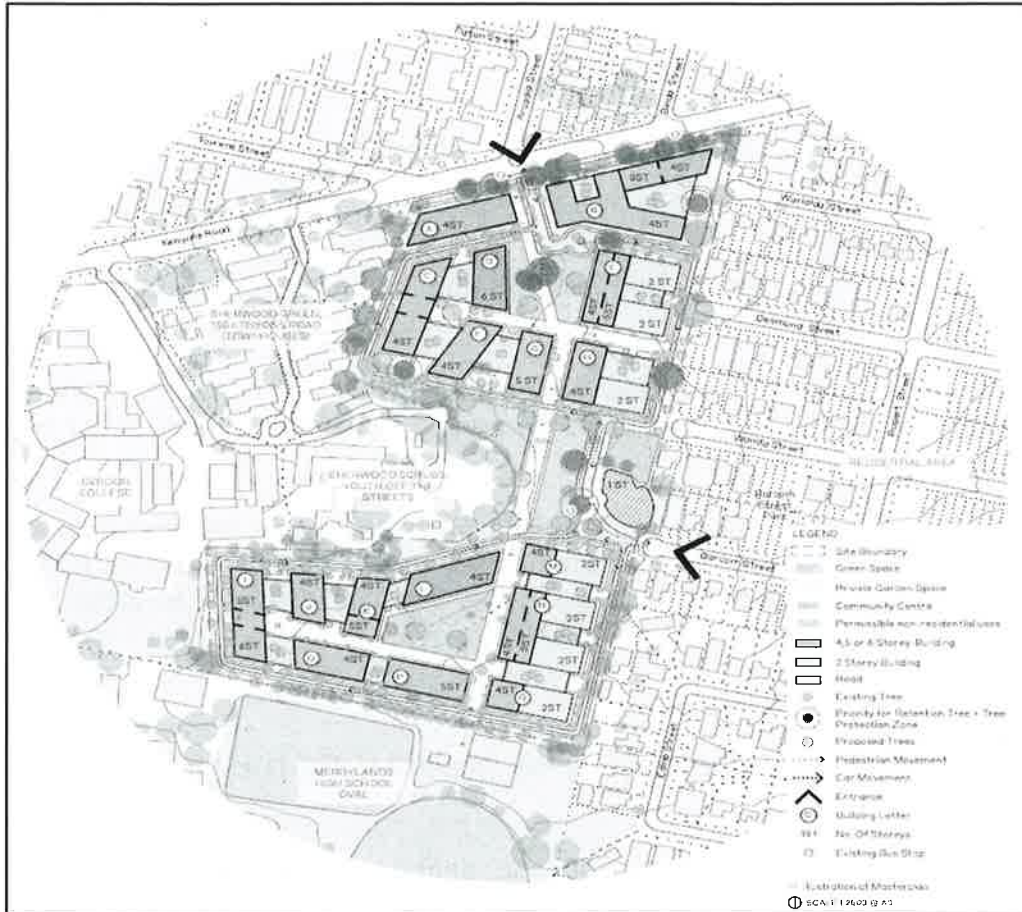


Figure 10: Proposed Masterplan

Public Benefit Offer

The proponent has offered to enter into a Voluntary Planning Agreement (VPA) under section 7.4 of the Environmental Planning and Assessment Act 1979 (the Act). The proponent indicated that the VPA may involve one or more of the following:

- A monetary contribution for the purpose of public infrastructure, amenities and services within the Merrylands West locality; and/or
- The provision of affordable housing for low or very low income housing; and/or
- A monetary contribution towards the implementation of the Duck River Masterplan; and/or
- Registration of an easement in favour of Council allowing public access to the publicly accessible open spaces at the heart of the site, adjacent to the existing bus stop fronting Barcom Street; and/or
- The provision and maintenance of landscaping and public furniture within the publicly accessible open space.

4. Strategic Merit Assessment

Economic and Social

There is strategic merit in progressing the proposal to the next phase of assessment as:

- The existing buildings on the site are nearing the end of their economic life and do not provide the level of amenity or facilities expected in modern retirement villages
- There is strong demand for seniors housing and complementary services and facilities in the Cumberland area, with strong growth in the over 55's demographic
- There is increasing demand for additional commercial/retail floor space in the local area to provide for the daily needs of local residents, improve the range of retail, medical and other facilities available to local residents, including residents of Cardinal Gilroy Village

Built Form and Urban Design

There is strategic merit in progressing the proposal to the next phase of assessment as:

- The increase in the scale and density of development on the site is balanced through the design and siting of the proposed buildings and the provision of large setbacks to neighbouring properties, including the adjoining heritage item, Sherwood Scrubs
- The proposed site-specific development control plan provides certainty that the key elements of the Masterplan will be implemented even if the site is sold to another owner, which is considered unlikely

Heritage Impact on Sherwood Scrubs

There is strategic merit in progressing the proposal to the next phase of assessment as:

- The redevelopment should not alter how the adjoining heritage item is appreciated or understood
- The proposed envelopes sit primarily below the existing tree line in views from the heritage item
- The proposed landscape setting on the subject site, specifically the boundary treatment and the Central Green Space, enhances the current setting of the item by visually extending views across the shared boundary
- The layout of the Masterplan provides opportunities for views from, and of, the heritage item that did not exist before, thereby widening the audience who have the opportunity to appreciate the significance of the place

- Concerns about loss of trees / request to retain the existing 'green belt'
- Support for the proposal to allow the surrounding community to access and use some of the proposed facilities on site.

The majority of issues raised in the submissions can be addressed at the development application stage. No significant issues were raised that would require Council not to consider requesting a Gateway Determination for the Planning Proposal.

FINANCIAL IMPLICATIONS:

There are no financial implications for Council associated with this report.

POLICY IMPLICATIONS:

This report recommends that this matter be reported to Council for further consideration. Should Council resolves to forward this planning proposal to the Department of Planning, Industry and Environment for a Gateway Determination, there will be a number of policy implications associated with the subsequent stages of the planning proposal process. These will be outlined in subsequent Council reports.

COMMUNICATION / PUBLICATIONS:

















There are no communication/publication implications for Council associated with this report.

REPORT RECOMMENDATION:

That the Cumberland Local Planning Panel recommend that:

The Planning Proposal Request for Cardinal Gilroy Village, 45 Barcom Street, Merrylands West, be reported to Council, seeking a resolution to forward a Planning Proposal to the Department of Planning, Industry and Environment for a Gateway Determination.

ATTACHMENTS

1. Proponent's Planning Proposal  
2. Masterplan and Urban Design Study  
3. Site Specific Development Control Plan  
4. Social Impact Assessment  
5. Economic Impact Assessment  
6. Heritage Impact Assessment  
7. Visual Impact Assessment  
8. Transport Impact Assessment  
9. Summary of Submissions 