

## 2 Amending Precinct Plan for the Central Precinct of St Marys Release Area

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<b>Outcome</b>	<i>We plan for our future growth</i>
<b>Strategy</b>	<i>Facilitate quality development in the City that considers the current and future needs of our community</i>
<b>Service Activity</b>	<i>Plan for and facilitate development in the City</i>

**Previous Items:** Amending Precinct Plan for the Central Precinct of St Marys Release Area - Ordinary Meeting - 28 May 2018

**Procedural note:** Section 375A of the Local Government Act 1993 requires that a division be called in relation to this matter.

### Executive Summary

This report presents a proposal to amend some of the planning controls applying to the Central Precinct of the St Marys Release Area. The controls are set by a Precinct Plan, a document like Council's Development Control Plan. The proposed changes to the controls concern the mix and size of residential lots and types of dwellings with the aim of increasing the choice of housing and its affordability. The proposal builds on the Precinct Plan adopted by Council in December 2017 that, amongst other things, increased the planned number of new homes from approximately 970 to about 1,450.

The substantial completion of the subdivision of most of the Central precinct means that most of the proposed controls will apply to approximately 50-60 lots in a precinct within walking distance of the shopping centre. The proposed changes are considered to help meet the current demand for an increasing variety of homes to suit a broader demographic range. They will also help facilitate the delivery of more affordable homes. The report concludes with a recommendation to commence consultation on the proposed changes with the community and relevant NSW Government Agencies.

### Background

The St Marys Release Area is split into several precincts, including three residential precincts. These precincts are known as the East, West and Central Precincts. The East and West precincts are substantially developed and now form the respective suburbs of Ropes Crossing and Jordan Springs. The development of the Central Precinct is underway.

The document managing the delivery of the Release Area is *Sydney Regional Environmental Plan No. 30 – St Marys* (SREP 30). SREP 30, in a similar fashion to Council's local environmental plan, sets land use zones and planning processes to ensure that the desired social, environmental and economic outcomes for the release area are achieved.

SREP 30 requires a Precinct Plan, a document like Council's development control plans, to be created for each precinct. SREP 30 sets out the content of Precinct Plans, matters to be considered when assessing draft plans, and a process for approving a new or amending plan. The current Precinct Plan for the Central Precinct came into force in September 2018 (a deferred commencement following Council's December 2017 adoption). This plan sets out the development outcomes for the precinct, including the number of new homes (1,450), the

size and mix of residential lots, the location of the supermarket-based shopping centre, and the street network.

Lendlease is proposing to increase the diversity and mix of new lots and dwellings in certain parts of the Central Precinct to deliver a range of housing options that were not envisaged or in demand when the Central Precinct was originally planned in 2009. The proposed controls concern the remaining areas yet to be subdivided that have easy access to the shopping centre, or a high-level of amenity, such as those surrounding local parks and fronting riparian corridors.

Given the continued subdivision of the Central Precinct, most of the proposed controls will apply to approximately 50-60 lots in a precinct within walking distance of the shopping centre. Lendlease is also proposing to add controls that permit an alternative type of detached dwelling across the remainder of the Central Precinct. This will permit the construction of a 2-storey home with a double garage on lots that have a frontage greater than 10 metres.

Lendlease is proposing to increase the amount of smaller lots and provide compact forms in these areas by:

- Increasing the types of homes to include terraces, manor homes (3-4 units with the appearance of a large house), and granny flats or studio apartments.
- Allowing multi-unit developments such as terraces and townhouses on Strata Title lots down to 125m<sup>2</sup>.
- Promoting the construction of terraces and townhouses on Torrens Title lots (house and land packages) instead of Strata Title lots, reducing ongoing fees for new home owners.
- Reducing the standard lot size for detached dwellings, currently 270m<sup>2</sup>, to 225m<sup>2</sup>.

Lendlease is justifying its proposed changes on the grounds of providing homes for a broader range of demographic groups and affordability, as the smaller dwelling types will have different price brackets. Detached houses will still be delivered, albeit on smaller lots than the 600-800m<sup>2</sup> lots located in Penrith's established residential areas. The delivery of smaller lots is consistent with Penrith's other growth areas, such as Jordan Springs and Glenmore Park (Stage 2).

### **Review of proposed changes**

Lendlease has demonstrated that the current housing market has changed significantly from 2009 when the original planning for the Central Precinct was completed. The last 10-15 years has seen the typical suburban lot decrease in area from 450m<sup>2</sup> to 375m<sup>2</sup> and lower, with 300m<sup>2</sup> lot becoming more common in some parts of Sydney. One of the factors driving the decrease in lot size is affordability which can, in part, be attributed to demand for housing outweighing current supply.

Lendlease has examined how its delivery of new homes could evolve to address the affordability issue and now proposes a variety of housing types more suited to the needs of the market and more closely aligned with the residential developments being delivered in planned growth precincts. These alternative types of homes appear to have a lower retail price than standard land and house packages. The alternative dwelling types also help deliver a greater diversity of new homes to help cater for a changing demographic, for example, smaller households.

Lendlease's proposed changes have gone through several revisions to resolve the following concerns:

- The removal of smaller lots and more compact forms of housing from areas fronting the Wianamatta Regional Park (the bushland edge). The delivery of larger lots in these locations helps transition from the urban area to the Regional Park and allows for the better management of environmental impacts, including bushfire.
- The deletion of narrow rear-loaded accessways servicing terrace style development. This ensures that new accessways will provide enough space for vehicles to manoeuvre in and out of garages and will be wide enough for waste collection services.
- Revisions to the solar access controls to make them consistent with Council's adopted development controls to ensure appropriate minimum amounts of sunlight is provided to habitable rooms, gardens, terraces and balconies.
- The removal of marketing terms for the different types of dwellings to make the development application and approval process simpler and quicker.

### Conclusion

The proposed changes to the mix and size of lots and future homes are considered to help meet the current demand for an increasing variety of homes. They will help facilitate the delivery of more affordable homes and provide homes for a broader demographic range, including smaller households. The proposed controls for matters such as road widths and solar access are consistent with Council's adopted development controls.

Council is the relevant planning authority for amendments to the Precinct Plan and the associated process is very similar to the one controlling amendments to Council's own development control plans. The proposed changes to the Precinct Plan are generally contained in a single chapter: *Part 5: Development Control Strategy*. A copy of the draft chapter is provided as Attachment 1.

The proposed changes need to be publicly exhibited in the form of an Amending Precinct Plan for 4 weeks to allow the community and NSW Government Agencies to provide feedback. Council's endorsement is sought to exhibit the proposed changes. Feedback from the community and agency consultation will be reported back to Council at a future meeting to inform Council's decision on whether to adopt the Amending Precinct Plan.

### RECOMMENDATION

That:

1. The information contained in the report on Amending Precinct Plan for the Central Precinct of St Marys Release Area be received.
2. The draft Chapter containing the Development Control Strategy be placed on public exhibition for a minimum of 28 days and that consultation be undertaken with relevant government agencies in accordance with the requirements of Sydney Regional Environmental Plan No.30 – St Marys, the relevant provisions of the *Environmental Planning and Assessment Act, 1979* and associated Regulations.
3. A further report be presented to Council presenting the results following the public exhibition and agency consultation.

**ATTACHMENTS/APPENDICES**

1. Chapter 5 - Development Control Strategy 34 Pages Attachments Included