

Various site amendments to Sydney LEP 2012

Proposal Title : **Various site amendments to Sydney LEP 2012**

Proposal Summary : **Amend Sydney Local Environmental Plan 2012 as it applies to various sites to achieve the following outcomes:**

- 1. 287 - 289 Crown Street, Surry Hills - increase height control from 15 to 18 metres and FSR control from 2.5:1 to 3.25:1 to enable the redevelopment of the site for residential purposes.**
- 2. 119 - 123 Cooper Street and 48 - 50 Adelaide Street, Surry Hills - rezone the land from R1 General Residential to RE1 Public Recreation to reflect the current use of both sites as parks/open space.**
- 3. 72 - 90 Telopea Street, Redfern and 72-90A Telopea Street, Redfern - correct an error which meant that no FSR control was applied to this land on the FSR map by introducing a FSR control of 1.25:1.**
- 4. Properties identified within the Alexandria Park neighbourhood bound by Buckland, Fountain, McEvoy and Wyndham Streets - rezone the properties from R1 General Residential to B4 Mixed Uses.**

PP Number : **PP_2012_SYDNE_007_00**

Dop File No :

12/18285

Planning Team Recommendation

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

- S.117 directions :
- 2.3 Heritage Conservation**
 - 3.1 Residential Zones**
 - 3.3 Home Occupations**
 - 3.4 Integrating Land Use and Transport**
 - 4.1 Acid Sulfate Soils**
 - 4.3 Flood Prone Land**
 - 6.1 Approval and Referral Requirements**
 - 6.2 Reserving Land for Public Purposes**
 - 7.1 Implementation of the Metropolitan Plan for Sydney 2036**

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

- 1. The planning proposal shall be amended to explain what impact, if any, the application of an FSR control of 1.25:1 to the land at 72-90A Telopea Street, Redfern will have on the Baptist Street Heritage Conservation Area.**
- 2. The planning proposal shall be amended to include a discussion on the applicability and justifiable inconsistency with s117 direction 1.1 Business and industrial zones.**
- 3. That the Director General approve the inconsistencies with s117 direction 1.1 Business and industrial zones and 3.1 Residential Zones on the basis that the inconsistencies are minor**
- 4. The planning proposal shall be amended to include a discussion on the proposals consistency with State Environmental Planning Policies.**
- 5. The planning proposal be publicly exhibited for a period of not less than 14 days;**
- 6. Council is to consult with Transport for NSW. This can be undertaken during public**

exhibition.

7. The planning proposal is to be finalised within 9 months from the date of gateway determination.

Supporting Reasons : The planning proposal rectifies a number of errors that were identified after draft Sydney LEP 2012 was exhibited. These will have little or no impact to surrounding development and serve to clarify Council's intention for the relevant sites.

The rezoning of the land bounded by Buckland, Fountain, McEvoy and Wyndham Streets in Alexandria from R1 General residential to B4 Mixed use more accurately reflects the existing uses on the site and allows for its orderly redevelopment.

The proposed increase to the height and FSR controls applying to the land at 287-289 Crown Street, Surry Hills has undergone extensive urban design analysis by Council which found that the increase would not have a detrimental impact on surrounding development. Additionally, the increased controls will promote the redevelopment of the site for increased housing in an accessible location close to jobs and amenities.

The changes to controls for both the Alexandria and Surry Hills sites respond to submissions made to Sydney LEP 2012.

Panel Recommendation

Recommendation Date : 29-Nov-2012

Gateway Recommendation : Passed with Conditions

Panel

The Planning Proposal should proceed subject to the following conditions:

Recommendation :

1. Prior to commencing public exhibition, Council is to amend the planning proposal to:

- (a) explain what impact, if any, the application of a floor space ratio control of 1.25:1 to land at 72-90A Telopea Street, Redfern will have on the Baptist Street Heritage Conservation Area,
- (b) address the consistency of the planning proposal against the requirements of S117 Direction 1.1 Business and Industrial Zones and satisfy the department of any inconsistencies with the Local Planning Direction,
- (c) include a discussion on the proposals consistency with relevant State Environmental Planning Policies.

2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

- (a) the planning proposal is classified as low impact as described in A Guide to Preparing LEPs (Department of Planning 2009) and be made publicly available for 14 days; and
- (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).

3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

- Transport for NSW
- Transport for NSW – Roads and Maritime Services

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

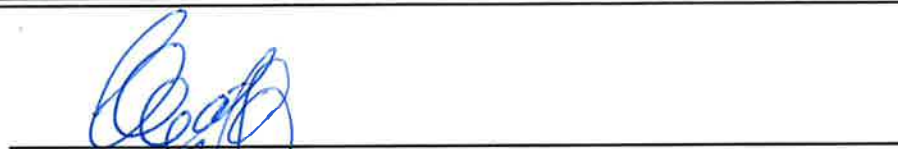
4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may

Various site amendments to Sydney LEP 2012

otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

5. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

Neil McGaffin

Date:

4.12.12