

PLANNING PROPOSAL

287–289 Crown Street, Surry Hills

119-123 Cooper Street, Surry Hills

48-50 Adelaide Street, Surry Hills

72-90 and 72–90A Telopea Street, Redfern

Land in the vicinity of Alexandria Park

November 2012

Table of Contents

Introduction	3
Background	4
Part 1 – Objectives or Intended Outcomes.....	8
Part 2 – Explanation of the Provisions.....	8
Part 3 – Justification	9
Section A – Need for the planning proposal	9
Section B – Relationship to strategic planning framework	16
Section C – Environmental, social and economic impact	21
Part 4 – Mapping	23
Part 5 – Community Consultation.....	32
Part 6 – Project Timeline.....	33

Introduction

This Planning Proposal explains the intent of, and justification for, the proposed amendment of *Sydney Local Environmental Plan 2012* (Sydney LEP 2012) to amend the proposed controls for the following sites:

- 287-289 Crown Street, Surry Hills
- 72-90 and 72-90A Telopea Street, Redfern
- 119-123 Cooper Street, Surry Hills
- 48-50 Adelaide Street, Surry Hills
- Properties identified within the Alexandria Park neighbourhood bound by Buckland, Fountain, McEvoy and Wyndham Streets.

A summary of the justification for each site is individually addressed.

The proposal has been prepared in accordance with Section 55 of *the Environmental Planning and Assessment Act 1979* (the Act) and the relevant Department of Planning Guidelines, including *A Guide to Preparing Local Environmental Plans* and *A Guide to Preparing Planning Proposals*.

Background

The *draft Sydney Local Environmental Plan 2011* was placed on public exhibition between 2 February and 21 April 2011.

This Planning Proposal proposes an amendment to the controls for the sites listed in Table 1 below. The summary and justification for each of the changes to the controls for each site are individually addressed on the following pages.

Table 1 – Site Description and Proposed Amendment

Site	Property Description	Proposed Amendment
287-289 Crown Street, Surry Hills	Lot 1 DP 513205	Amendment to the height and floor space ratio controls applicable to the site.
72-90 Telopea Street, Redfern 72-90A Telopea Street, Redfern	Lot 1 DP 33786; Lot 2 DP 33786; Lot 3 DP 33786; Lot 4 DP 33786; Lot 5 DP 33786; Lot 6 DP 33786; Lot 7 DP 33786; Lot 8 DP 33786; Lot 9 DP 33786; Lot 10 DP 33786 Lot 22 DP 33786	To correct an error on the floor space ratio map and include missing floor space ratio controls for each of the properties.
119-123 Cooper Street, Surry Hills	Lot 1 DP 135754, Lot 1 DP 1150032, Lot 2 DP 1150032, Lot 3 DP 1150032, Lot 4 DP 1150032	Rezone from R1 General Residential to RE1 Public Recreation to reflect the existing use of the land as a Council-owned public park.
48-50 Adelaide Street, Surry Hills	Lot 1 DP 71208, Lot 1 DP 52930	Rezone from R1 General Residential to RE1 Public Recreation to reflect the existing use of the land as a Council-owned public park.
Various sites located within the Alexandria Park Neighbourhood, Green Square development area		
59-99 Belmont Street ALEXANDRIA	Lot 1 DP 232912, Lot 2 DP 232912, Lot 3 DP 232912, Lot 4 DP 232912, Lot 5 DP 232912, Lot 6 DP 232912, Lot 1 DP 84566	Rezone from R1 General Residential to B4 Mixed Uses
60-72 Belmont Street	Lot 1 DP 743915, Lot 1 DP 996759	Rezone from R1 General Residential to

ALEXANDRIA		B4 Mixed Uses
92-94 Buckland Street, Alexandria	Lot 10 DP 615964	Rezone from R1 General Residential to B4 Mixed Uses
15-17 Fountain Street ALEXANDRIA	Lot 1 DP 229062	Rezone from R1 General Residential to B4 Mixed Uses
105-109 McEvoy Street ALEXANDRIA	Lot B DP 388055	Rezone from R1 General Residential to B4 Mixed Uses
119-133 McEvoy Street ALEXANDRIA	Lot 1 DP 224348, Lots 1-14 SP 33308	Rezone from R1 General Residential to B4 Mixed Uses
135-139 McEvoy Street ALEXANDRIA	Lot 1 DP 346555	Rezone from R1 General Residential to B4 Mixed Uses
141-143 McEvoy Street ALEXANDRIA	Lot D DP 109038	Rezone from R1 General Residential to B4 Mixed Uses
145 McEvoy Street ALEXANDRIA	Lot 2 DP 229062	Rezone from R1 General Residential to B4 Mixed Uses
3-7 Power Avenue ALEXANDRIA	Lot C DP 154945, Lot B DP 154945, Lot A DP 154945	Rezone from R1 General Residential to B4 Mixed Uses
9 Power Avenue ALEXANDRIA	Lot 2 DP 803580	Rezone from R1 General Residential to B4 Mixed Uses
117 Wyndham Street ALEXANDRIA	Lot 2 DP 997104, Lot 1 DP 997104	Rezone from R1 General Residential to B4 Mixed Uses
119 Wyndham Street ALEXANDRIA	Lot 1 DP 997105	Rezone from R1 General Residential to B4 Mixed Uses
121 Wyndham Street ALEXANDRIA	Lot 1 DP 997106	Rezone from R1 General Residential to B4 Mixed Uses
123-129 Wyndham Street ALEXANDRIA	Lot A DP 388055	Rezone from R1 General Residential to B4 Mixed Uses
131 Wyndham Street ALEXANDRIA	Lot 1 DP 84097	Rezone from R1 General Residential to B4 Mixed Uses
121A Wyndham Street	Lot 1 DP 194363	Rezone from R1 General Residential to

ALEXANDRIA		B4 Mixed Uses
46-58 Belmont Street ALEXANDRIA	Lots 1-47 SP 63031, Lot 100 DP 1012983	Rezone from R1 General Residential to B4 Mixed Uses
100-102 Buckland Street ALEXANDRIA	Lot 1 DP 226123, Lots 1-24 SP 64637	Rezone from R1 General Residential to B4 Mixed Uses
52 Mitchell Road ALEXANDRIA	Lot 100 DP 1026327	Rezone from R1 General Residential to B4 Mixed Uses
11-15 Power Avenue ALEXANDRIA	Lots 1-134 SP 67235, Lot 1 DP 1037152	Rezone from R1 General Residential to B4 Mixed Uses
76 Mitchell Road ALEXANDRIA	Lot 101 DP 1040294	Rezone from R1 General Residential to B4 Mixed Uses
74 Mitchell Road ALEXANDRIA	Lot 100 DP 1040294	Rezone from R1 General Residential to B4 Mixed Uses
111-117 McEvoy Street ALEXANDRIA	Lots 1-80 SP 69357, Lot 120 DP 1048809	Rezone from R1 General Residential to B4 Mixed Uses
96-98 Buckland Street ALEXANDRIA	Lots 1-7 SP 70284, Lot 100 DP 1056353	Rezone from R1 General Residential to B4 Mixed Uses

The Planning Controls

The *draft Sydney Local Environmental Plan 2011* was endorsed by Council and the Central Sydney Planning Committee (CSPC) on 12 March and 8 March 2012 for referral to the Department of Planning and Infrastructure with a request that the plan be made.

This Planning Proposal seeks to amend the proposed controls in the *Sydney Local Environmental Plan 2012* for the following sites:

- 287-289 Crown Street, Surry Hills – proposed amendment to the height and floorspace ratio (FSR) controls;
- 72-90A Telopea Street, Redfern – proposed amendment to correct a mapping error on the FSR map; and
- 119-123 Cooper Street and 48-50 Adelaide Street, Surry Hills – proposed amendment to rezone two parks from residential to public recreation.
- Properties identified within the Alexandria Park neighbourhood bound by Buckland, Fountain, McEvoy and Wyndham Streets – proposed amendment to rezone the properties from R1 General Residential zone to B4 Mixed Uses zone.

The site known as 287-289 Crown Street, Surry Hills was one of 13 sites identified in the Council and Central Sydney Planning Committee (CSPC) resolutions in March 2012 when the *Sydney Local Environmental Plan 2012* was endorsed. Council and CSPC noted that further consideration be given to whether a planning proposal should be prepared to amend the planning controls for this and other sites. This Planning Proposal seeks to provide for an increase to the FSR and height controls currently applicable to the site, to accommodate a mixed use development. The recommended controls reflect a scale of development that is appropriate for the site in its context.

72-90 Telopea Street, Redfern is a row of two storey terraces along the northern side of the street. 72-90A Telopea Street is a narrow strip of land at the rear of the terraces that is owned by the City of Sydney. The FSR control for the properties was erroneously omitted from the *Sydney Local Environmental Plan 2012*. This Planning Proposal seeks to include an appropriate FSR control for the properties.

The sites at 119-123 Cooper Street and 48-50 Adelaide Street, Surry Hills are parks owned by the City of Sydney but have historically been zoned residential under the planning controls. This Planning Proposal seeks to recognise the function of the land as a park and rezone it from residential to public recreation.

The various properties located within the Alexandria Park neighbourhood are currently zoned Mixed Use 10(b) pursuant to *South Sydney Local Environmental Plan 1998*. A recent internal review of the properties identified that several non-residential developments have recently been approved near the corner of McEvoy and Fountain Streets. The R1 General Residential zone for these sites is not the most suitable zone. This Planning Proposal seeks to introduce the most appropriate Standard LEP template zone for the properties being B4 Mixed Uses.

Part 1 – Objectives or Intended Outcomes

To enable an amendment to the proposed controls for the following sites:

- (1) 287-289 Crown Street, Surry Hills - to enable the redevelopment of the site for residential purposes.
- (2) 119-123 Cooper Street and 48-50 Adelaide Street, Surry Hills – proposed rezoning to reflect the current use of both sites as parks/open space.
- (3) 72-90 Telopea Street, Redfern and 72-90A Telopea Street, Redfern – to introduce floor space ratio controls which were erroneously omitted from the *Sydney Local Environmental Plan 2012*.
- (4) Properties identified within the Alexandria Park neighbourhood bound by Buckland, Fountain, McEvoy and Wyndham Streets – proposed amendment to rezone the properties from R1 General Residential zone to B4 Mixed Uses zone.

The justification for the change and is individually addressed under Parts 2 and 3 of this Planning Proposal.

Part 2 – Explanation of the Provisions

To achieve the proposed outcomes, the Planning Proposal seeks to introduce an amendment to the planning controls for the following 4 sites:

(1) 287-289 Crown Street, Surry Hills

The Planning Proposal seeks to amend the height and floorspace ratio (FSR) controls from 15m to 18m and from 2.5:1 to 3.25:1 in the *Sydney Local Environmental Plan 2012*.

(2) 119-123 Cooper Street, Surry Hills

The Planning Proposal seeks to amend the land use zoning from R1 General Residential to RE1 Public Recreation in the in the *Sydney Local Environmental Plan 2012*.

(3) 48-50 Adelaide Street, Surry Hills

The Planning Proposal seeks to amend the land use zoning from R1 General Residential to RE1 Public Recreation in the in the *Sydney Local Environmental Plan 2012*.

(4) 72-90 Telopea Street, Redfern and 72-90A Telopea Street, Redfern

The Planning Proposal seeks to amend the floorspace ratio (FSR) map to introduce an FSR control of 1.25:1 in the *Sydney Local Environmental Plan 2012*.

(5) Properties identified within the Alexandria Park neighbourhood and bound by Buckland, Fountain, McEvoy, and Wyndham Streets

This Planning Proposal seeks to amend the land use zoning from R1 General Residential to B4 Mixed Uses in the *Sydney Local Environmental Plan 2012*.

The Planning Proposal does not seek to amend any other controls in the *Sydney Local Environmental Plan 2012*.

Part 3 – Justification

Section A – Need for the planning proposal

The *draft Sydney Local Environmental Plan 2011* was placed on public exhibition between 2 February 2011 and 21 April 2011 and generated a number of submissions.

In March 2012 Council and the Central Sydney Planning Committee (CSPC) endorsed the draft LEP following consideration of a report on the submissions. The report noted that a number of submissions requested changes to the draft LEP that, although considered to have merit and consistent with Council's policy objectives, would result in significant departures from the exhibited LEP. Council and CSPC resolved to address these requested changes through separate planning proposals so as to allow further public consultation and minimise the risk of legal challenge.

The proposed amendment to the planning controls for 287-289 Crown Street, Surry Hills is in response to a submission received on behalf of the landowner during the public exhibition period in 2011. An initial review of the submission indicated the potential for additional height and FSR for the site. However, the potential increases are significant and if incorporated into the recently endorsed comprehensive LEP it may have triggered re-exhibition. This site, along with 12 others, was identified in the Resolutions of Council and the Central Sydney Planning Committee. Council and the Central Sydney Planning Committee noted that further consideration be given to whether a planning proposal should be prepared to amend the planning controls for this site.

The proposed amendments to the planning controls for 119-123 Cooper Street, Surry Hills, 48-50 Adelaide Street, Surry Hills and 72-90A Telopea Street, Redfern have been identified by Council staff subsequent to the endorsement of the *Sydney Local Environmental Plan 2012* by Council and the Central Sydney Planning Committee.

The proposed amendment to the land use zoning for the properties bound by Alexandria Park, McEvoy, Fountain, Wyndham and Buckland Streets is in response to a recent internal review of the properties which demonstrated several non-residential developments have recently been approved near the corner of McEvoy and Fountain Streets. It is therefore considered that the proposed R1 General Residential zone for these sites is not the most suitable zone. This Planning Proposal seeks to introduce the most appropriate Standard LEP template zone for the properties.

(1) 287-289 Crown Street, Surry Hills

287-289 Crown Street, Surry Hills, is located on the south west corner of Crown Street and Reservoir Street. The property is part of a mixed use area to the north on Crown Street and adjoins residential areas to the south on Crown Street and the west on Reservoir Street. Its location is shown in Figure 1 below.



Figure 1: Aerial photograph showing 287-289 Crown Street and surrounds

The current three storey building on site operates as the City Crown Motel; a budget style motel. A café operates from the ground floor at the Crown Street frontage.

During the public exhibition of the draft Sydney LEP 2011 and draft Sydney Development Control Plan 2010 in 2011, a submission was made on behalf of the landowner. The submission seeks to increase the maximum height and FSR controls to 22m (6 storeys) and 4:1 respectively.

A review of the submission includes extensive analysis of solar access to surrounding properties and the public domain, height in relation to the surrounding context, bulk of the proposed development and appropriate setbacks.

The review concludes that the requested 22m height and 4:1 FSR could not be supported as they would not allow for an appropriate transition to the lower scale adjoining residential premises to the south and west. However, a maximum height of 18m (5 storeys) and maximum FSR of 3.25:1 could be achieved on the site without adversely impacting the surrounding properties.

Figure 2 below demonstrates how a maximum height of 5 storeys can be achieved on the subject site with minimal impact to properties on Reservoir Street. Setbacks allow for an appropriate transition from 5 storeys to the 2 storey dwellings on Reservoir Street.

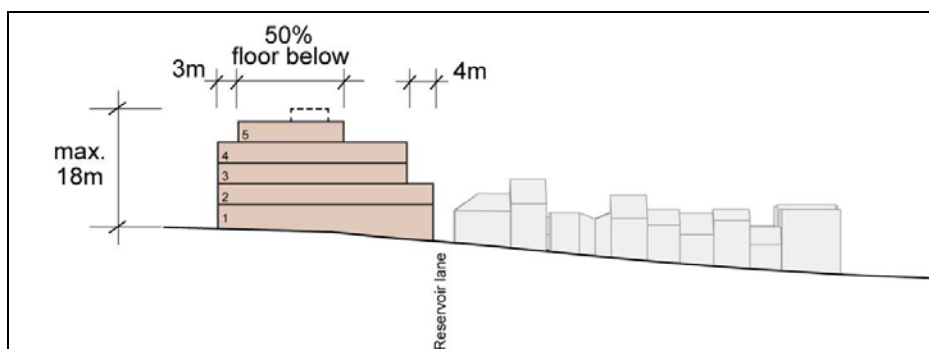


Figure 2: Reservoir Street elevation illustrating transition in height

Figure 3 below shows the building envelope in the context of the surrounding built form that would result from the controls in this Planning Proposal

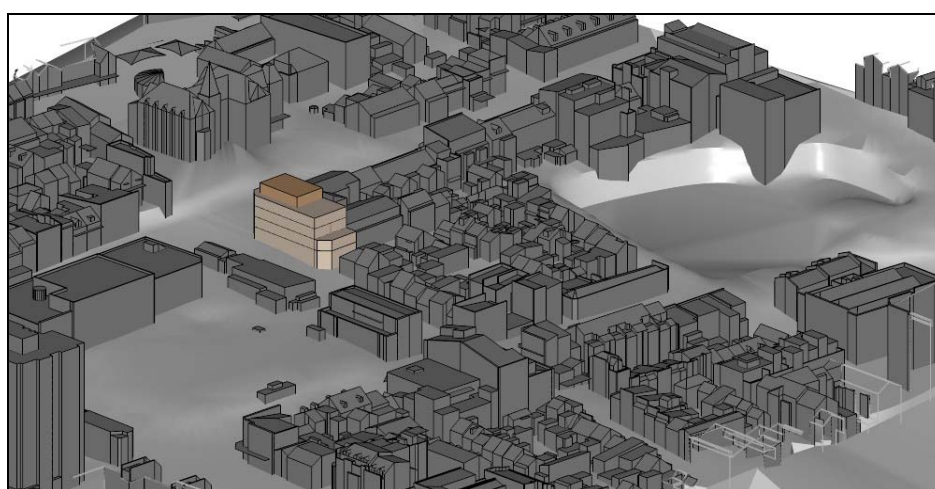


Figure 3: Building envelope in context

The recently endorsed and soon to be gazetted *Sydney Local Environmental Plan 2012* sets a maximum height of 15m and maximum FSR of 2.5:1 for the site. These increases were informed by the City East and Surry Hills Urban Design Study 2006 and are largely a translation of the existing built form.

This Planning Proposal for an increase to the height and FSR controls is consistent with the area's mixed use character and meets the objectives of the City's Sustainable Sydney 2030 plan to increase housing supply in well-connected existing centres. The proposal also aligns with key strategic directions at a State Government level in that it will result in greater housing choice focussed around an existing well connected centre.

(2) 119-123 Cooper Street and 48 – 50 Adelaide Street, Surry Hills

119-123 Cooper Street, Surry Hills is known as the Cooper Street Reserve and is located at the eastern-most end of Cooper Street at the intersection with Little Riley Street. 48-50 Adelaide Street, Surry Hills is known as the Adelaide Street Reserve and it located at the eastern-most end of Adelaide Street at the intersection with Little Riley Street. The location of the sites is shown in Figure 4 below.



Figure 4: Aerial photograph showing location of Cooper Street Reserve and Adelaide Street Reserve, Surry Hills

Both sites are owned by the City of Sydney and are parks. Under the South Sydney Local Environmental Plan 1998, the sites were zoned 2(b) Residential (Medium Density). This was translated directly into the draft Sydney LEP 2011 to the R1 General Residential zone. However, as both sites are Council-owned parks, it is appropriate to rezone them to RE1 Public Recreation, consistent with the zoning of the adjacent Cooper Street street closure.

The rezoning will ensure that the existing and intended use of the land is clear to the community. These parks are part of an important network of local pocket parks which contribute to the open space and amenity of the Surry Hills neighbourhood.

As such, this Planning Proposal requests an RE1 Public Recreation zone for 119-123 Cooper Street and 48-50 Adelaide Street, Surry Hills.

(3) 72-90 and 72 – 90A Telopea Street, Redfern

The properties at 72-90 Telopea Street, Redfern are two storey terraces located within a predominantly residential neighbourhood. 72-90A Telopea Street, Redfern is narrow strip of land that runs behind the terraces and is owned by the City of Sydney. It appears to be a former dunny lane. No public access is available to this laneway.



Figure 5: Aerial photograph showing location of properties at 72-90A Telopea Street, Redfern

The properties are zoned Residential (2)(b) under the South Sydney Local Environmental Plan 1998 (SSLEP 1998) and are included in the Baptist Street Conservation Area. The South Sydney Development Control Plan 1997 stipulates a height control of 6m and an FSR control of 1:1.

The properties are zoned R1 General Residential under the draft Sydney LEP 2011 and are still within the Baptist Street Conservation Area. The draft Sydney LEP 2011 stipulates a maximum height control of 9m but the FSR controls for the properties were erroneously omitted from the maps. The purpose of this Planning Proposal is to correct this error and include appropriate FSR controls on the relevant map in the Sydney LEP 2012. An extract of the draft Sydney LEP 2011 Floor Space Ratio Map is shown in Figure 6 below.

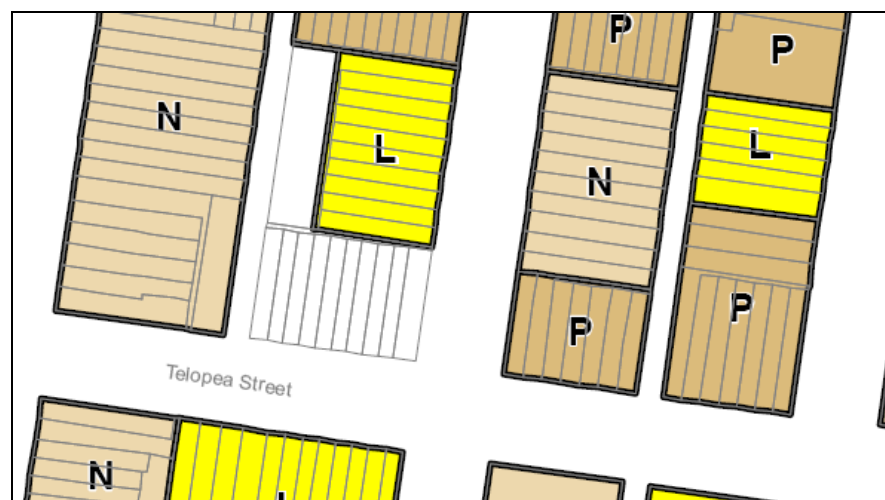


Figure 6: Extract from draft LEP FSR map showing properties at 72-90A Telopea Street without applicable FSR controls

The analysis undertaken as part of the Waterloo and Redfern urban design study proposed an FSR of 1.25:1 for the properties fronting Telopea Street. Given the 2 storey height of these properties, an FSR of 1.25:1 for these properties is appropriate in the context. The proposed FSR of nearby 2 storey terraces is 1.25:1 under the Sydney LEP 2012.

As such, this Planning Proposal requests an FSR control of 1.25:1 for 72-90A Telopea Street, Redfern

(4) Properties identified within the Alexandria Park neighbourhood bound by Buckland, Fountain, McEvoy and Wyndham Streets

The properties are located within the Alexandria Park neighbourhood in the Green Square development area. The properties are bound by Alexandria Park, McEvoy Street, Fountain Street, Wyndham Street and Buckland Street as shown in Figure 7. The neighbourhood character strategy for Alexandria Park is for a primarily residential area that draws its character from the large park (Alexandria Park) and the quiet tree-lined streets.

The properties are currently zoned Mixed Use 10(b) pursuant to *South Sydney Local Environmental Plan 1998*. The Mixed Use 10(b) zone is a predominantly residential zone that allows some non-residential land uses with a maximum area of 25% of the site. The recently endorsed and soon gazetted *Sydney Local Environmental Plan 2012* proposes a R1 General Residential zone for the properties.

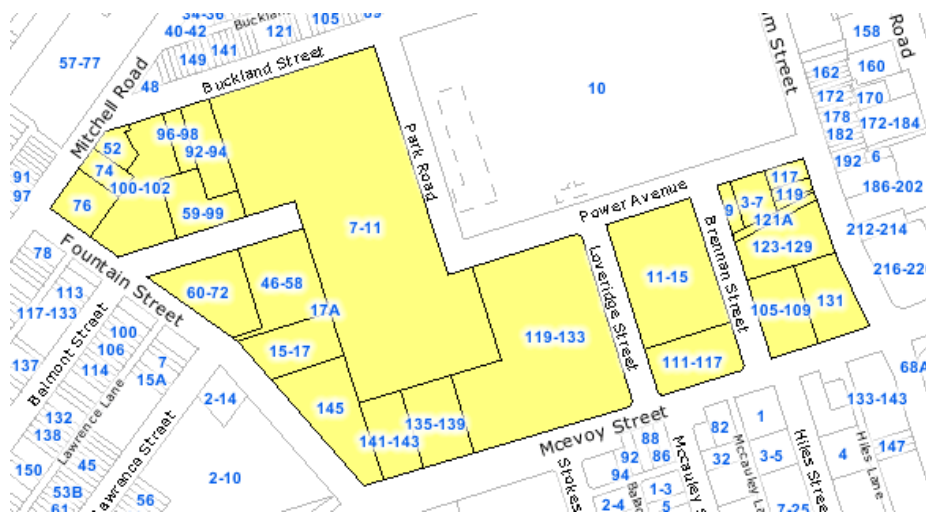


Figure 7: Properties in the Alexandria Park neighbourhood within the Green Square development area.

During the public exhibition of the draft Sydney LEP 2011 and draft Sydney Development Control Plan 2010 in 2011, two submissions were received for two individual sites within the Alexandria Park neighbourhood, both raising concerns with the proposed R1 General Residential zone.

The response and recommendation to the submissions concluded that the zoning of both sites is subject to future investigations by the City. In March 2012, Council and CSPC resolved to give consideration to whether a planning proposal should be prepared in the future to rezone the land in Alexandria Park, shown as Zone R1 General Residential on the draft Land Zoning map.

The purpose of this Planning Proposal is to rezone the subject properties in the Alexandria Park neighbourhood zoned R1 General Residential to B4 Mixed Uses to better reflect the current uses and desired future character of the area. Figure 8 below is an extract from the zoning map for Sydney LEP 2012 which shows the properties zoned as R1 General Residential.

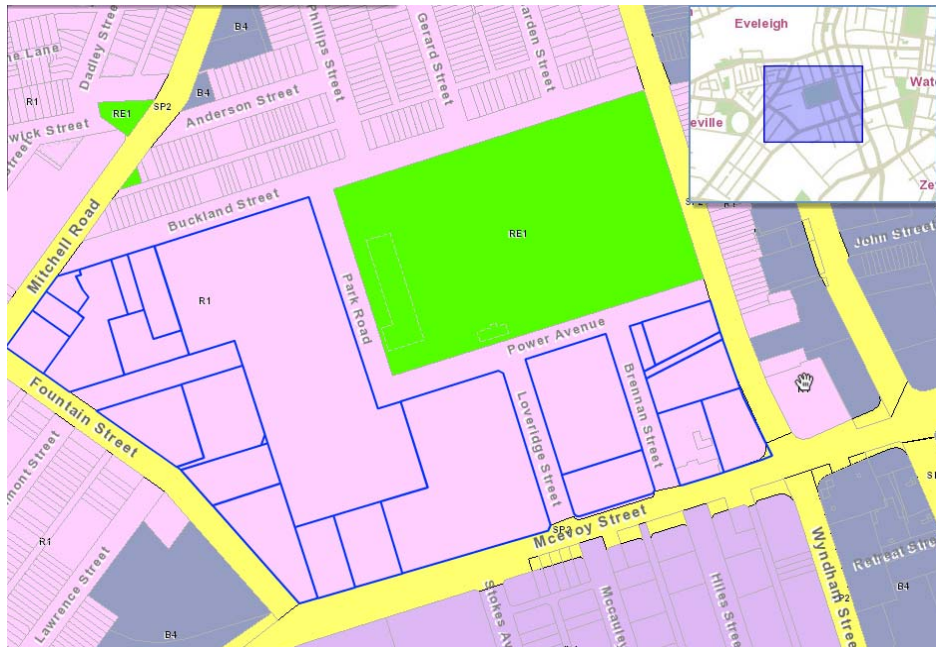


Figure 8: Extract from zoning map of draft SLEP 2011 with the properties to be rezoned to B4 Mixed Uses shown outlined in blue.

The objectives of the R1 General Residential zone are to maintain existing land use patterns of residential uses provide for a variety of housing types and densities and enable land uses that provide facilities or services for the day needs of residents. The objectives of the B4 Mixed Uses zone are to provide for a mixture of compatible land uses and integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.

A recent review of development applications in the neighbourhood revealed that several non-residential developments have been approved, particularly near the corner of McEvoy and Fountain Streets. The area has also been subject to more existing light industrial buildings being proposed for adaptive re-use for mixed use development (retail floor space at ground level with residential uses above). Other uses in the area include warehouse storage and distribution with ancillary offices, cafes, medical centre, fresh food markets, factory outlet retailing and a high school. Industrial land uses are also located to the south of the neighbourhood (south of McEvoy Street).

A total of 3 properties have been redeveloped primarily for residential purposes. The remaining 24 properties have existing and proposed residential and retail uses and are also currently being used for other non-residential purposes prohibited under the R1 General Residential zone.

Mixed use development is encouraged in Green Square to create a vibrant public domain and more opportunities for pedestrian movement in the area. The B4 Mixed Uses zone will also provide an appropriate transition between the industrial uses to the south and residential uses to the north of the Alexandria Park neighbourhood.

Section B – Relationship to strategic planning framework

Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?

The proposed changes in this Planning Proposal to the height and FSR controls for 287-289 Crown Street, Surry Hills relate directly to two of the key directions of the draft Sydney City Subregional Strategy, these include:

- Plan for housing choice; and
- Improve the quality of the built environment and aim to decrease the subregion's ecological footprint

The Planning Proposal seeks to increase the height and FSR controls for 287-289 Crown Street, Surry Hills to allow for a redevelopment of the site resulting in greater housing choice and increased residential density in a highly accessible location. The proposed change to the controls will also facilitate the redevelopment of the existing detracting building which is of low architectural merit. Redevelopment will result in a more environmentally sustainable building which contributes positively to the built environment. As such, the planning proposal is consistent with the draft subregional strategy.

The planning proposal also relates to the Metropolitan Plan for Sydney 2036. This plan seeks to locate residential uses within accessible and highly serviced locations such as existing centres. The planning proposal is consistent with the plan as it will provide for higher residential density in a well connected and highly accessible existing centre.

The proposed changes in this Planning Proposal to the land use zoning for properties within the Alexandria Park neighbourhood and bound by Buckland, Fountain, McEvoy, and Wyndham Streets relates to three of the key directions of the draft Sydney City Subregional Strategy, these include:

- Reinforce global competitiveness and strengthen links to the regional economy;
- Plan for sustainable development of major urban renewal projects; and
- Plan for housing choice.

The Planning proposal seeks the properties from R1 General Residential to B4 Mixed Uses in the *Sydney Local Environmental Plan 2012*. The proposed R1 General Residential zone is not considered the most suitable zone for these properties, following a recent internal review of the properties that identified several non-residential developments have recently been approved near the corner of McEvoy and Fountain Streets.

This Planning Proposal seeks to introduce the most appropriate Standard LEP template zone for the properties, that being the B4 Mixed Uses zone. The area has also been subject to more existing light industrial buildings being proposed for adaptive re-use for mixed use development (retail floor space at ground level with residential uses above).

The objectives of the B4 Mixed Uses zone is to provide for a mixture of compatible land uses and integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling. The proposed changes to the land use zoning for these properties will also enable the adaptive re-use of the buildings for mixed-use development.

The Planning Proposal also relates to the Metropolitan Plan for Sydney 2036. This plan seeks to promote sustainable growth and the clustering of activity in areas to help reduce urban sprawl and locate similar businesses together for productivity benefits. A B4 Mixed uses zone in this location will also allow commercial development in addition to residential and retail uses.

The remaining sites that are included in this Planning Proposal are not inconsistent with any objectives or actions contained in the draft Sydney City Subregional Strategy and the Metropolitan Plan for Sydney 2036.

Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

The proposed controls for 287-289 Crown Street, Surry Hills and rezoning of properties within the Alexandria Park neighbourhood are consistent with the objectives of the *Sustainable Sydney 2030 Strategic Plan*. The *Sustainable Sydney 2030 Strategic Plan* is the vision for the sustainable development of the City to 2030 and beyond. It includes 10 strategic directions to guide the future of the City, as well as 10 targets against which to measure progress.

The proposed amendment to the controls for 287-289 Crown Street, Surry Hills and rezoning of properties within the Alexandria Park neighbourhood from R1 General Residential to B4 Mixed Uses provides an opportunity to realise the following Directions of the *Sustainable Sydney 2030 Strategic Plan*:

Direction	Comment	Compatible ✓/x
Direction 6 - Vibrant Local Community and Economies.	The Planning Proposal will facilitate the redevelopment of the site at 287-289 Crown Street, Surry Hills. Such a redevelopment will contribute to the vibrancy of the local community and allow for the orderly and economic use and development of the land. The Planning Proposal will also facilitate the orderly and economic use and development of properties within the Alexandria Park neighbourhood. The permissible uses under the B4 Mixed Uses zone will encourage development that will complement the planned Major Green Square Town Centre and local village at Ashmore Estate. The change in zone will also promote the concentration of factory outlets along McEvoy Street. This is also in line with the recommendations of the Green Square and Southern Areas Retail Study 2008. The B4 Mixed Use zone will also encourage a vibrant mixed use area and uses that will promote the type of ground floor activation envisaged to enliven the area.	✓

Direction 8 – Housing for a Diverse Population	The amendment to the proposed controls for 287-289 Crown Street, Surry Hills would enable an increase in residential development within the established urban footprint; in an area well serviced with infrastructure, including public transport, shops, parks and employment opportunities. This residential growth is consistent with the broader strategic housing strategies of the <i>Metropolitan Strategy</i>, draft <i>Sydney Subregional Strategy</i> and Ministerial Directions. Introducing residential uses on site would complement existing residential developments in the area. A B4 Mixed Uses zone will allow residential uses mixed with retail and commercial uses for the Alexandria Park neighbourhood.	✓
Direction 9 - Sustainable Development, Renewal and Design	The amendment to the proposed controls for 287-289 Crown Street, Surry Hills will allow for the redevelopment of the existing building to optimise the site and revitalise the area through increased height and FSR controls. Any future residential development on the site would also be required to comply with <i>State Environmental Planning Policy 65 - Design Quality of Residential Flat Development</i>, to ensure any overshadowing and overlooking is minimised. A residential development would also be required to comply with the provisions of BASIX in order to improve its environmental performance. This proposal will enable an increase in residential development in an area well connected to transport, shops and employment. The underdeveloped sites (and buildings) located within the Alexandria park neighbourhood represent a good opportunity for adaptive re-use and to introduce a mix of uses.	✓

Is the planning proposal consistent with applicable state environmental planning policies?

The planning proposal is not inconsistent with any applicable State Environmental Planning Policies.

Is the planning proposal consistent with applicable Ministerial Directions (s. 117 directions)?

The planning proposal has been assessed against each Section 117 Direction as shown in the table below:

1. Employment and Resources

No.	Title	Comment
1.1	Business and Industrial Zones	Not applicable
1.2	Rural Zones	Not applicable
1.3	Mining, Petroleum Production and Extractive Industries	Not applicable
1.4	Oyster Aquaculture	Not applicable
1.5	Rural Lands	Not applicable

2. Environment and Heritage

No.	Title	Comment
2.1	Environmental Protection Zones	Not applicable
2.2	Coastal protection	Not applicable
2.3	Heritage Conservation	Consistent The planning proposal does not affect any existing heritage conservation area listings.
2.4	Recreation Vehicle Areas	Not applicable

3. Housing, Infrastructure and Urban Development

No.	Title	Comment
3.1	Residential Zones	Justifiably inconsistent The planning proposal facilitates the rezoning of various sites within the Alexandria Park neighbourhood in the Green Square development area from R1 General Residential to B4 Mixed Uses. Although this results in a loss of the amount of land zoned residential within the LGA, only 3 of the 27 properties are used primarily for residential purposes. A change to B4 Mixed Uses will not inhibit the future use of these sites for residential development as it is a permissible use within the zone. The planning proposal provides for the rezoning of two existing Council-owned parks from R1 General Residential to RE1 Public Recreation. Although this results in a loss of the amount of land zoned residential within the LGA, these sites are not currently used for residential purposes nor are they intended to in the future. The change of zoning to RE1 Public Recreation reflects the existing and intended nature of the

		use of the land as a park.
3.2	Caravan parks and Manufactured Home Estates	Not applicable
3.3	Home Occupations	Consistent. The planning proposal does not contradict or hinder application of the home occupation provisions in Sydney LEP 2012.
3.4	Integrating Land Use and Transport	Consistent The planning proposal does not contradict or hinder achievement of the aims, objectives and principles of <i>Improving Transport Choice – Guidelines for planning and development</i> (DUAP 2001), and <i>The Right Place for Business and Services – Planning Policy</i> (DUAP 2001).
3.5	Development Near Licensed Aerodromes	Not applicable
3.6	Shooting Ranges	Not applicable

4. Hazard and Risk

No.	Title	Comment
4.1	Acid Sulfate Soils	Consistent. The planning proposal does not contradict or hinder application of the acid sulfate soils provisions in Sydney LEP 2012.
4.2	Mine Subsidence and Unstable Land	Not applicable
4.3	Flood Prone Land	Consistent. The planning proposal does not contradict or hinder application of the flood prone land provisions in Sydney LEP 2012.
4.4	Planning for Bushfire Protection	Not applicable

5. Regional Planning

No.	Title	Comment
5.1	Implementation of Regional Strategies	Not applicable
5.2	Sydney Drinking Water Catchments	Not applicable
5.3	Farmland of State and Regional Significance - NSW Far North Coast	Not applicable
5.4	Commercial and Retail Development along the Pacific Highway	Not applicable

5.8	Second Sydney Airport – Badgerys Creek	Not applicable
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6. Local Plan Making

No.	Title	Comment
6.1	Approval and Referral Requirements	Consistent The planning proposal does not include concurrence, consultation or referral provisions. The planning proposal does not identify any development as designated development.
6.2	Reserving Land for Public Purposes One of the objectives of this direction is to facilitate the provision of public services and facilities by reserving land for public purposes.	The planning proposal for 119-123 Cooper Street and 48-50 Adelaide Street, Surry Hills, will not reduce land for public purposes. The rezoning of the sites from R1 General Residential to RE1 Public Recreation recognises the current use of the both sites as public parks.
6.3	Site Specific Provisions	Not applicable

7. Metropolitan Planning

No.	Title	Comment
7.1	Implementation of the Metropolitan Strategy	Consistent The planning proposal does not contradict or hinder application of the NSW Government's Metropolitan Plan for Sydney 2036, published in December 2010.

Section C – Environmental, social and economic impact

Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The planning proposal is unlikely to adversely affect any critical habitat or threatened species, populations or ecological communities, or their habitats.

Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

No. It is unlikely that the proposed amendments to Sydney LEP 2012 will result in development creating any environmental effects that cannot readily be controlled.

How has the planning proposal adequately addressed any social and economic effects?

The proposed uplift in controls for 287-289 Crown Street, Surry Hill will allow for a redevelopment of an existing building to facilitate greater housing choice. It will facilitate the orderly and economic use of the land.

The rezoning of the existing Council owned parks at 119-123 Cooper Street and 48-50 Adelaide Street, Surry Hills from R1 General Residential to RE1 Public Recreation will recognise the actual function of the land as open space. This will ensure that the intent of the use of the land is clear to the community.

The application of appropriate FSR controls for the sites at 72-90A Telopea Street, Redfern is consistent with the approach to development standards in *Sydney Local Environmental Plan 2012*. The omission of the FSR controls was a mapping error.

The rezoning of the properties located within the Alexandria Park neighbourhood and bound by Buckland, Fountain, McEvoy and Wyndham Streets from R1 General Residential to B4 Mixed Uses will recognise approximately 80% of the properties within the area being used for non-residential purposes prohibited under the R1 General Residential zone. Mixed use development in Green Square will create a vibrant public domain and more opportunities for pedestrian movement in the area. The B4 Mixed Uses zone will also assist with the redevelopment of underdeveloped sites in the neighbourhood.

Part 4 – Mapping

(1) 287-289 Crown Street, Surry Hills

The Planning Proposal seeks to amend the height and floorspace ratio (FSR) controls from 15m to 18m (Figure 9) and from 2.5:1 to 3.25:1 (Figure 10) in the *Sydney Local Environmental Plan 2012*.

Height of Buildings Map
- Sheet HOB_015

Maximum Building Height (m)

A	3	W1	40
E	6	W2	42
H	7.5	X	45
I	8	Y	50
J	9	Z	55
L	11	AA1	60
M	12	AA2	65
O	15	AA3	70
P	18	AB1	80
R	22	AB2	85
S	24	AC	110
T1	25	AD	130
T2	27	AE	150
T3	28	AH	235
T4	29		Area 1
U1	30		Area 2
U2	33		Area 3
V	35		Area 4

Maximum Building Height (m)

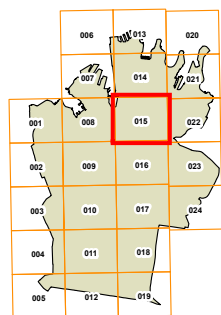
Heights shown on map in RL (m)

	10		46.
	28.6		60
	42		71
	46		98

 Change

Cadastre

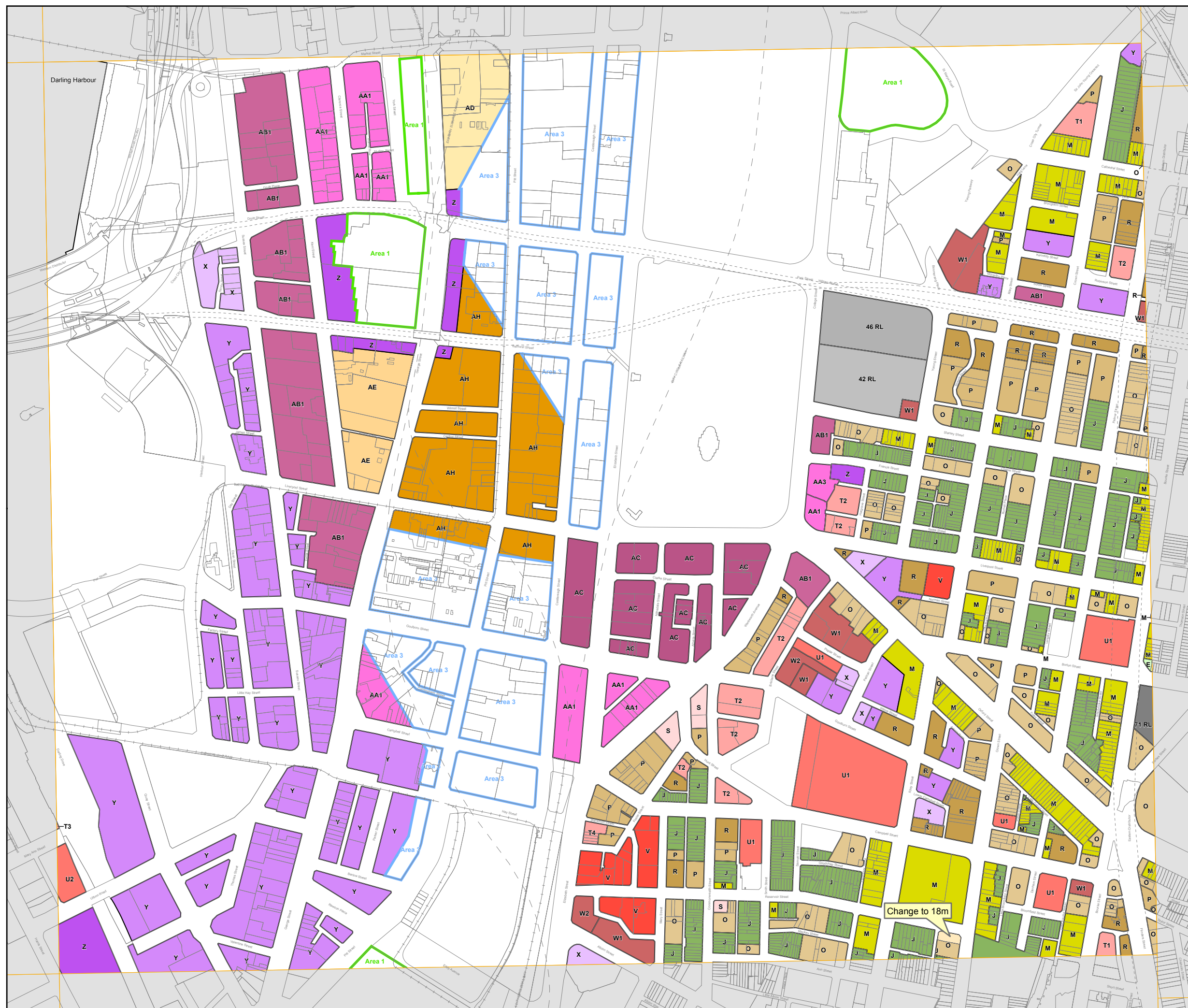
 Cadastre 09/11/2012 © City of Sydney



Projection: GDA 1994
Zone 56

Scale: 1:5,000 @ A3

Map identification number:
7200 COM HOB 015 005 20121109





Sydney Local Environmental Plan 2012

Floor Space Ratio Map - Sheet FSR_015

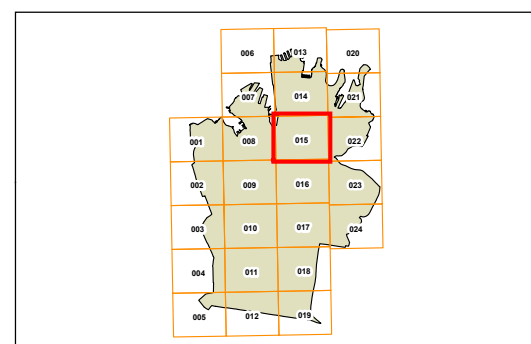
Maximum Floor Space Ratio (n:1)

F	0.6	X	4
H	0.7	Y	4.5
J	0.8	Z	5
L	0.9	AA1	6
N	1	AA2	6.5
P	1.25	AB1	7
S1	1.5	AB2	7.5
S2	1.75	AC	8
T	2	AD	9
U1	2.5	AE	10
U2	2.75	AF	11
V	3		
W1	3.5		
W2	3.75		

Change

Cadastre

Cadastre 09/11/2012 © City of Sydney

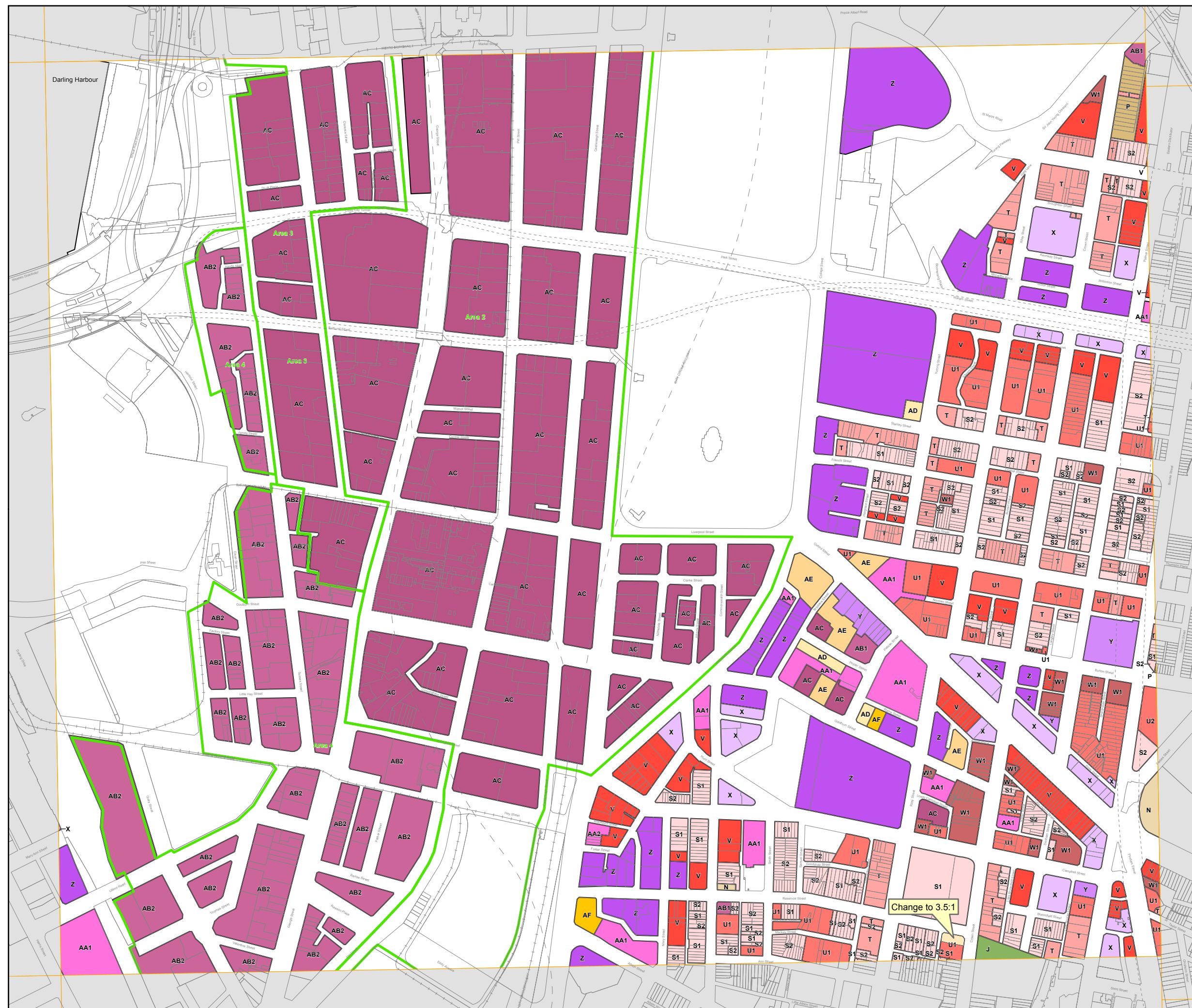


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Scale: 1:5,000 @ A3

Projection: GDA 1994
Zone 56

Map identification number:
7200_COM_FSR_015_005_20121109



(2) 119-123 Cooper Street and 48-50 Adelaide Street, Surry Hills

The Planning Proposal seeks to amend the land use zoning from R1 General Residential to RE1 Public Recreation (Figure 11) in the in the *Sydney Local Environmental Plan 2012*.

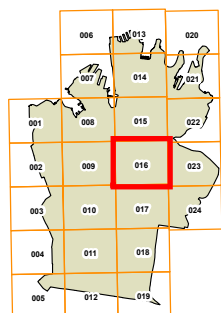
The Planning Proposal seeks to amend the land use zoning from R1 General Residential to RE1 Public Recreation (Figure 11) in the in the *Sydney Local Environmental Plan 2012*.

Zone

- | | |
|------|--|
| B1 | Neighbourhood Centre |
| B2 | Local Centre |
| B3 | Commercial Core |
| B4 | Mixed Use |
| B5 | Business Development |
| B6 | Enterprise Corridor |
| B7 | Business Park |
| B8 | Metropolitan Centre |
| IN1 | General Industrial |
| IN2 | Light Industrial |
| R1 | General Residential |
| R2 | Low Density Residential |
| RE1 | Public Recreation |
| SP1 | Special Activities |
| SP2 | Infrastructure |
| CW | SREP 26 City West |
| DH | Darling Harbour Development Plan No.1 |
| GAHP | Sydney LEP (Glebe Affordable Housing Project) 2011 |
| GS1 | South Sydney LEP 1998 and City of Sydney Planning Scheme Ordinance |
| GS2 | South Sydney LEP 1998 and South Sydney LEP 114 |
| HP | Sydney LEP (Harold Park) 2011 |
| MD | SEPP Major Development 2005 |
| MPS | SEPP 47 Moore Park Showground |
| SCRA | Sydney Cove Redevelopment Authority Scheme |
| SHC | SREP Sydney Harbour Catchment 2005 |
| SLEP | Sydney LEP 2005 |
| SS | South Sydney LEP 1998 |
| WB | SREP 16 Walsh Bay |
| UL | Unzoned Land |
| | Changes |

Cadastre

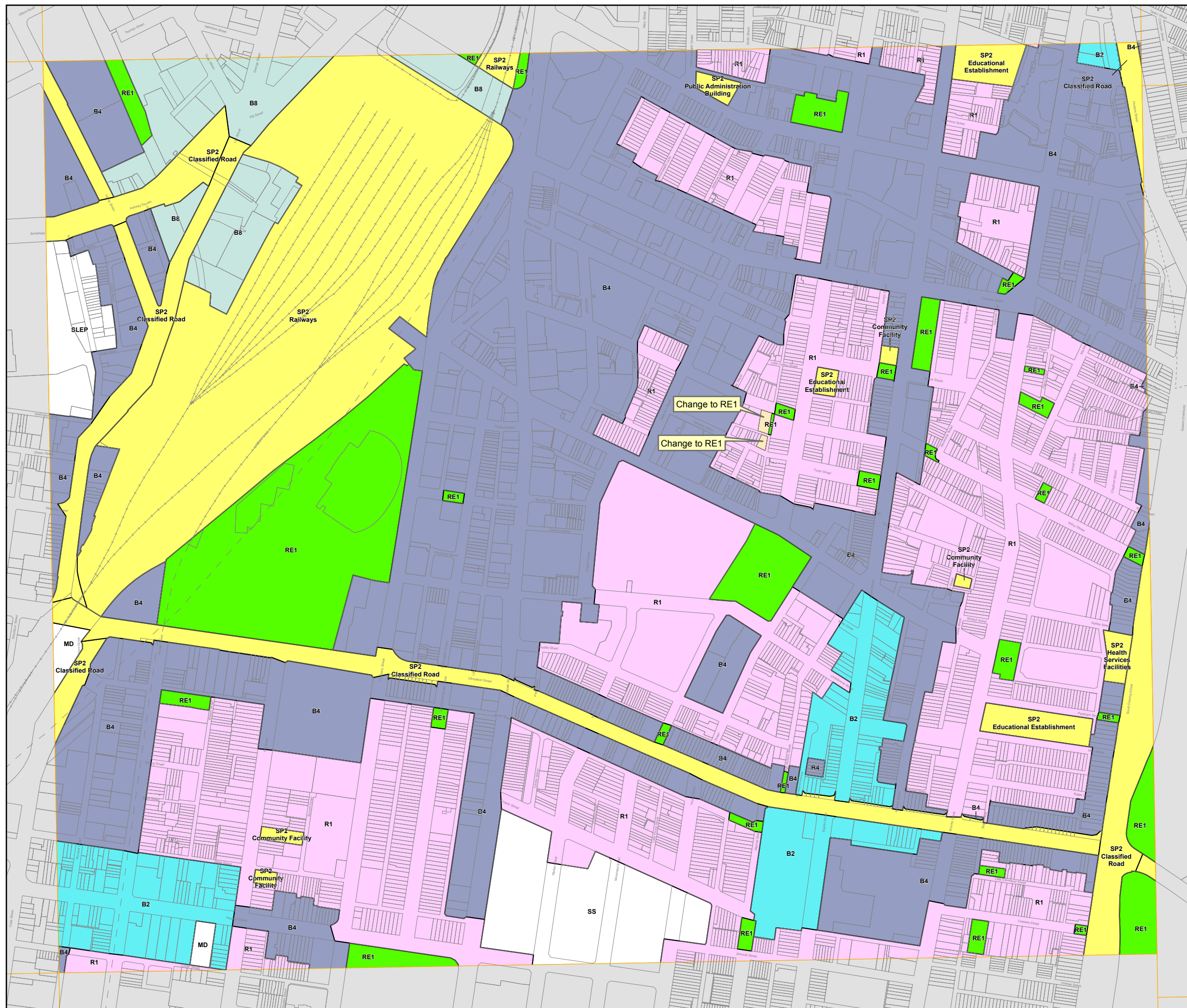
-  Cadastre 9/11/2012 © City of Sydney



Projection: GDA 1994
Zone 56

Scale: 1:5,000 @ A3

Map identification number:
7200_COM_LZN_016_005_20121109



(3) 72-90 Telopea Street, Redfern and 72-90A Telopea Street, Redfern

The Planning Proposal seeks to amend the floorspace ratio (FSR) map to introduce an FSR control of 1.25:1 (Figure 12) in the *Sydney Local Environmental Plan 2012*.



Sydney Local Environmental Plan 2012

Floor Space Ratio Map - Sheet FSR_017

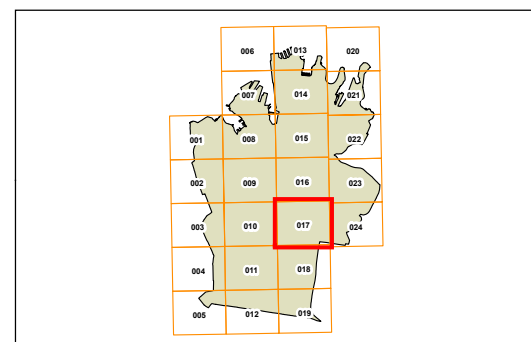
Maximum Floor Space Ratio (n:1)

F	0.6	X	4
H	0.7	Y	4.5
J	0.8	Z	5
L	0.9	AA1	6
N	1	AA2	6.5
P	1.25	AB1	7
S1	1.5	AB2	7.5
S2	1.75	AC	8
T	2	AD	9
U1	2.5	AE	10
U2	2.75	AF	11
V	3		
W1	3.5		
W2	3.75		

Change

Cadastre

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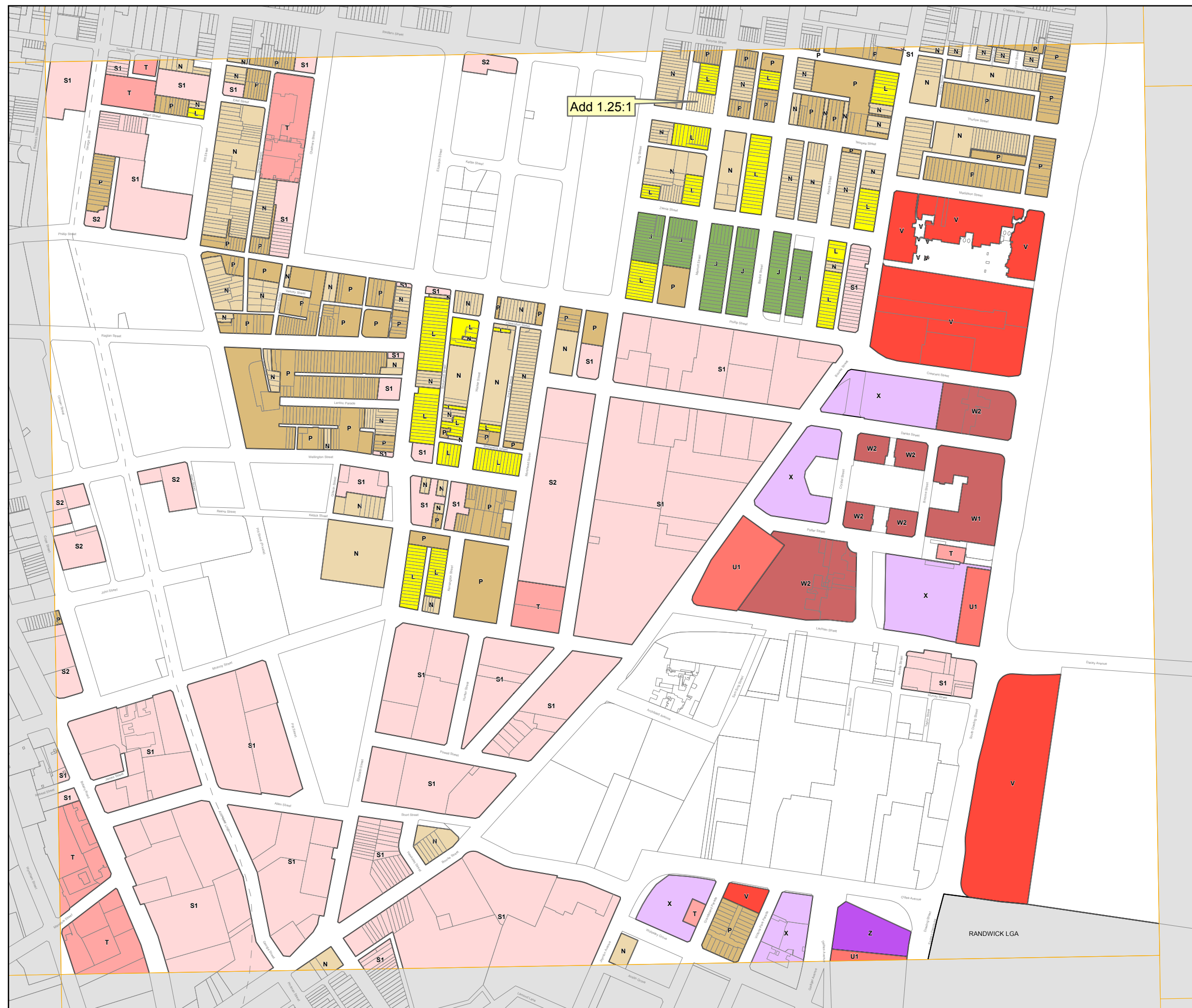


0 200m

Scale: 1:5,000 @ A3

Projection: GDA 1994
Zone 56

Map identification number:
7200_COM_FSR_017_005_20121109



(4) Properties identified within the Alexandria Park neighbourhood bound by Buckland, Fountain, McEvoy and Wyndham Streets

The Planning Proposal seeks to amend the land use zoning for properties identifies within the Alexandria Park neighbourhood bound by Buckland, Fountain, McEvoy and Wyndham Streets from R1 General Residential to B4 Mixed Uses in *Sydney Local Environmental Plan 2012*.



Sydney Local Environmental Plan 2012

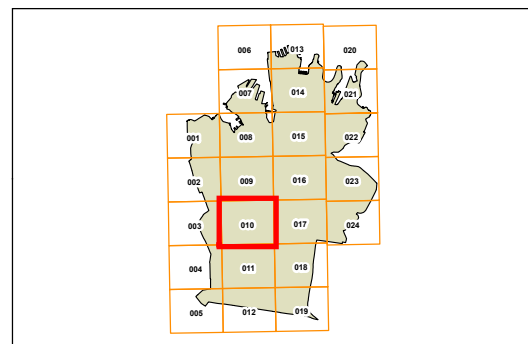
Land Zoning Map - Sheet LZN_010

Zone

- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use
- B5 Business Development
- B6 Enterprise Corridor
- B7 Business Park
- B8 Metropolitan Centre
- IN1 General Industrial
- IN2 Light Industrial
- R1 General Residential
- R2 Low Density Residential
- RE1 Public Recreation
- SP1 Special Activities
- SP2 Infrastructure
- CW SREP 26 City West
- DH Darling Harbour Development Plan No.1
- GAHP Sydney LEP (Glebe Affordable Housing Project) 2011
- GS1 South Sydney LEP 1998 and City of Sydney Planning Scheme Ordinance
- GS2 South Sydney LEP 1998 and South Sydney LEP 114
- HP Sydney LEP (Harold Park) 2011
- MD SEPP Major Development 2005
- MPS SEPP 47 Moore Park Showground
- SCRA Sydney Cove Redevelopment Authority Scheme
- SHC SREP Sydney Harbour Catchment 2005
- SLEP Sydney LEP 2005
- SS South Sydney LEP 1998
- WB SREP 16 Walsh Bay
- UL Unzoned Land
- Changes

Cadastre

- Cadastre 9/11/2012 © City of Sydney

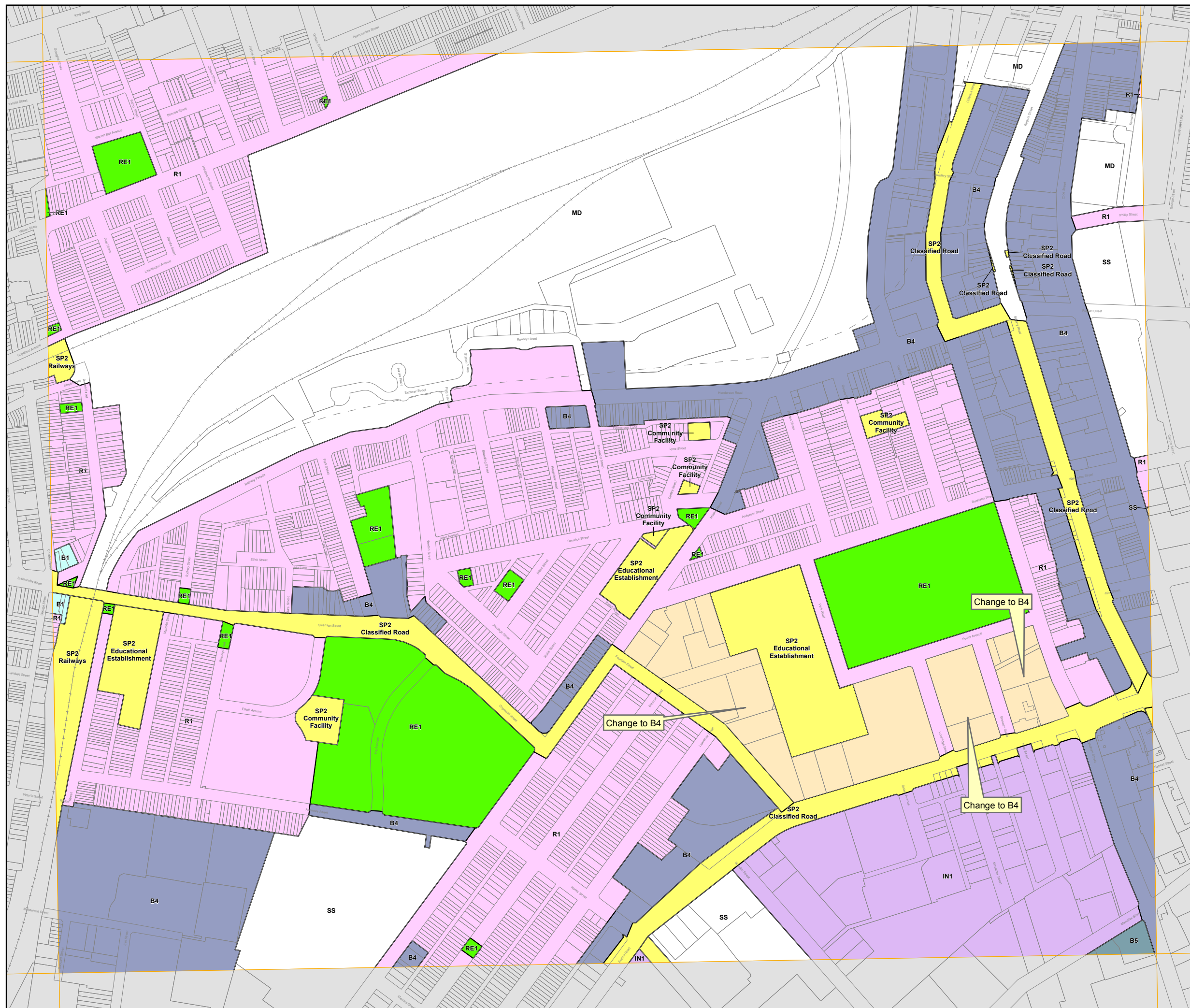


0 200 m

Scale: 1:5,000 @ A3

Projection: GDA 1994
Zone 56

Map identification number:
7200_COM_LZN_010_005_20121109



Part 5 – Community Consultation

Public Exhibition

This Planning Proposal is to be exhibited for a period of not less than 14 days in accordance with section 4.5 of *A Guide to preparing LEPs*.

Notification of the public exhibition will be:

- on the City of Sydney website; and
- in newspapers that circulate widely in the area (The Sydney Morning Herald and relevant local newspaper).

Information relating to the Planning Proposal will be on display at the following customer service centres:

- CBD

Level 2, Town Hall House
456 Kent Street
Sydney NSW 2000

- Kings Cross

50 - 52 Darlinghurst Rd
Kings Cross NSW 2011

- Redfern

158 Redfern Street
Redfern NSW 2016

- Green Square

100 Joynton Avenue
Zetland NSW 2017

Part 6 – Project Timeline

The Project Timeline will assist with tracking the progress of the Planning Proposal through the various stages of consultation and approval. It is estimated that this amendment to *Sydney Local Environmental Plan 2012* will be completed by April 2013.

PROJECT TIMELINE

	12 Nov 2012	19 Nov 2012	26 Nov 2012	3 Dec 2012	10 Dec 2012	17 Dec 2012	24 Dec 2012	1 Jan to 10 Feb 2013	11 Feb 2013	18 Feb	25 Feb	4 Mar	11 Mar	18 Mar	25 Mar	1 Apr
STAGE 1 Submit to Department of Planning and Infrastructure																
Gateway Panel consider Planning Proposal																
STAGE 2 Receive Gateway Determination																
STAGE 3 Preparation of documentation for Public Exhibition																
STAGE 4 Public Exhibition of the Planning Proposal																
Printing of paper for distribution																
STAGE 5 Review/consideration of submission received																
STAGE 6 Council/CSPC report																
STAGE 6 Meetings																
Committee meeting																
CSPC meeting																
Council meeting																
STAGE 7 Forward Planning Proposal to Department of Planning and Infrastructure with request the amendment is made																
STAGE 8 Amendment to Sydney Local Environmental Plan 2012 legally drafted and made																