

Minor Policy and Housekeeping Amendment (May 2017) (0 jobs and 0 dwellings)

Proposal Title : **Minor Policy and Housekeeping Amendment (May 2017) (0 jobs and 0 dwellings)**

Proposal Summary : **The proposal seeks to make a minor policy and several housekeeping amendments. These amendments have been identified through ongoing monitoring and review of Sydney Local Environmental Plan 2012.**

PP Number : **PP_2017_SYDNE_008_00** Dop File No : **17/07556**

Proposal Details

Date Planning Proposal Received : **24-May-2017** LGA covered : **Sydney**

Region : **Metro(CBD)** RPA : **Council of the City of Sydney**

State Electorate : **SYDNEY** Section of the Act : **55 - Planning Proposal**

LEP Type : **Housekeeping**

Location Details

Street : **94-104 Epsom Road**

Suburb : **Zetland** City : **Sydney** Postcode : **2017**

Land Parcel :

Street : **132-140 Joynton Avenue**

Suburb : **Zetland** City : **Sydney** Postcode : **2017**

Land Parcel :

Street : **330-338 Botany Road**

Suburb : **Alexandria** City : **Sydney** Postcode : **2015**

Land Parcel :

Street : **20 O'Riordan Street**

Suburb : **Alexandria** City : **Sydney** Postcode : **2015**

Land Parcel :

Street : **106-112 Burton Street**

Suburb : **Darlinghurst** City : **Sydney** Postcode : **2010**

Land Parcel :

Street : **181 Lawson Street**

Suburb : **Darlington** City : **Sydney** Postcode : **2008**

Land Parcel :

Street : **39-43 Chelsea Street**

Suburb : **Redfern** City : **Sydney** Postcode : **2016**

Land Parcel :

Minor Policy and Housekeeping Amendment (May 2017) (0 jobs and 0 dwellings)Street : **121 Macquarie Street**Suburb : **Sydney**City : **Sydney**Postcode : **2000**

Land Parcel :

Street : **4 Philip Street**Suburb : **Sydney**City : **Sydney**Postcode : **2000**

Land Parcel :

DoP Planning Officer Contact DetailsContact Name : **Ellen Jones**Contact Number : **0292286470**Contact Email : **Ellen.Jones@planning.nsw.gov.au****RPA Contact Details**Contact Name : **Dustin Moore**Contact Number : **0292659426**Contact Email : **dmoore1@cityofsydney.nsw.gov.au****DoP Project Manager Contact Details**Contact Name : **Wayne Williamson**Contact Number : **0292286585**Contact Email : **Wayne.Williamson@planning.nsw.gov.au****Land Release Data**Growth Centre : **N/A**

Release Area Name :

Regional / Sub
Regional Strategy :

Consistent with Strategy :

MDP Number :

Date of Release :

Area of Release (Ha)
:Type of Release (eg
Residential /
Employment land) :No. of Lots : **0**No. of Dwellings **0**
(where relevant) :Gross Floor Area : **0**No of Jobs Created : **0**The NSW Government Yes
Lobbyists Code of
Conduct has been
complied with :

If No, comment :

Have there been **No**
meetings or
communications with
registered lobbyists? :If Yes, comment : **The Department of Planning and Environment's Code of Practice in relation to communication and meetings with lobbyists has been complied with. Sydney Region East has not met any lobbyist in relation to this proposal, nor has the Director been advised of any meetings between other Department officers and lobbyists concerning this proposal.**

Minor Policy and Housekeeping Amendment (May 2017) (0 jobs and 0 dwellings)

Supporting notes

Internal Supporting
Notes :

On 15 May 2017 Central Sydney Planning Committee (CSPC) and on 11 May 2017 City of Sydney Council resolved to approve a planning proposal for housekeeping and minor policy amendments to Sydney Local Environmental Plan 2012.

Council seeks authority to exercise the delegations of the Greater Sydney Commission for all their functions under section 59 of the Act to make the local environmental plan. Given the minor nature of the proposed amendments this is considered appropriate.

External Supporting
Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? Yes

Comment :

The objectives the planning proposal are to:

*** introduce a new exemption in Schedule 2 Exempt development to allow, with some restrictions, the repainting of already painted buildings within heritage conservation areas, excluding heritage items, without development consent.**

*** amend the Floor Space Ratio (FSR) Map to reflect the redistribution of floor space to the individual development parcels to be created with subdivision of Council's sites located at:**

- 94-104 Epsom Road (Epsom Road Depot) and 132-140 Joynton Avenue (Gunyama Park and Aquatic Centre), Zetland; and

- 330-338 Botany Road and 20 O'Riordan Street, Alexandria located along the Green Square to Ashmore Connector.

*** improve the clarity of two current controls:**

- Schedule 1 (1AA) Additional permitted uses which applies to land at Birmingham Street and Botany Road, Alexandria; and

- Clause 7.13A Affordable housing in Zone B7.

*** correct the name details of five heritage items listed in Schedule 5 Environmental heritage:**

- 106-112 Burton Street, Darlinghurst;

- 181 Lawson Street, Darlington;

- 39-43 Chelsea Street, Redfern;

- 121 Macquarie Street, Sydney; and

- 4 Phillip Street, Sydney.

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? Yes

Comment :

The minor policy amendments include the introduction of a new exemption in Schedule 2 Exempt Development. This will allow the repainting of already painted buildings within heritage conservation areas, without development consent. The exemption excludes heritage items.

The housekeeping amendments comprise amending the Floor Space Ratio (FSR) Map to reflect the redistribution of floor space to individual development parcels. These parcels of land are to be created with subdivision of Council sites at Gunyama Park and Aquatic Centre Zetland, as well as property along the Green Square to Ashmore Connector at Alexandria.

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **Yes**

b) S.117 directions identified by RPA :

* May need the Director General's agreement

- 2.3 Heritage Conservation**
- 3.1 Residential Zones**
- 3.4 Integrating Land Use and Transport**
- 3.5 Development Near Licensed Aerodromes**
- 4.1 Acid Sulfate Soils**
- 4.3 Flood Prone Land**
- 5.10 Implementation of Regional Plans**

Is the Director General's agreement required? **No**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

- SEPP No 1—Development Standards**
- SEPP No 55—Remediation of Land**
- SEPP No 60—Exempt and Complying Development**
- SEPP No 64—Advertising and Signage**
- SEPP No 65—Design Quality of Residential Flat Development**
- SEPP No 70—Affordable Housing (Revised Schemes)**
- SEPP (Building Sustainability Index: BASIX) 2004**
- SEPP (Exempt and Complying Development Codes) 2008**

e) List any other matters that need to be considered :

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain : **The proposal is consistent with all relevant SEPPs, REPs and section 117 Directions.**

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment :

An amendment to the Floor Space Ratio Map has been provided, which reflects the redistribution of floor space to the individual development parcels to be created with subdivision of Council's sites located at:
*** 94-104 Epson Road and 132-140 Joynton Avenue, Zetland; and**
*** 330-338 Botany Road and 20 O'Riordan Street, Alexandria.**

This is considered adequate for public exhibition

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment :

Consultation will be undertaken in accordance with the Gateway Determination. Council suggests that an exhibition of 28 days would be appropriate.

TIMELINE

Council has provided an indicative project timeline with a completion date of February 2018. The Department considers a 12 month project timeline for completion is adequate.

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date : **December 2012**

Comments in relation to Principal LEP : **The Sydney LEP 2012 was notified in December 2012**

Assessment Criteria

Need for planning proposal : **A planning proposal is the best means of achieving the objectives and intended outcomes.**

Consistency with strategic planning framework : **The planning proposal is consistent with 'A Plan for Growing Sydney', as it will facilitate the redevelopment of Council-owned sites to increase housing supply. This will also include affordable housing, and key infrastructure support growth in the Green Square renewal area through the redistribution of floor space on subdivided council development sites within Alexandria and Zetland.**

The planning proposal is consistent with the Draft Central District Plan as it will facilitate redevelopment of Council-owned sites to include commercial and retail premises, resulting in the creation of new jobs, whilst also encouraging the supply of diverse and affordable residential accommodations, which are easily accessible by public transport. Relevant priorities and actions include:

*** Productivity Priority 1: Creating opportunities for the growth of commercial floor space;**

*** Liveability Priority 1: Deliver Central District's five-year housing targets; and**

*** Liveability Action 3: Councils to increase housing capacity across the District.**

The planning proposal is consistent with Council's Sustainable Sydney 2030 Strategic Plan.

Environmental social economic impacts : **ENVIRONMENTAL**
The planning proposal will not adversely affect any critical habitat or threatened species, populations or ecological communities, or their habitats.

The proposed amendments will not result in environmental impacts that cannot be controlled through development assessment processes.

HERITAGE
The proposed amendment to exempt repainting of buildings in heritage conservation areas may affect the visual appearance of an area. As this proposal is seeking changes that will affect heritage conservation areas, consultation with the Heritage Office is required.

EOCNOMIC AND SOCIAL IMPACTS
The planning proposal will not have any negative social or economic effects.

Minor Policy and Housekeeping Amendment (May 2017) (0 jobs and 0 dwellings)

Assessment Process

Proposal type : **Routine** Community Consultation Period : **28 Days**

Timeframe to make LEP : **12 months** Delegation : **RPA**

Public Authority Consultation - 56(2)(d) : **Office of Environment and Heritage**

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

| Document File Name | DocumentType Name | Is Public |
|--|---------------------------------|-----------|
| Council Letter - Request for Gateway determination - Sydney LEP 2012 - Minor policy and h....pdf | Proposal Covering Letter | No |
| Planning Proposal - Sydney Local Environmental Plan 2012 - Minor policy and housekeeping amendment - May 2017.pdf | Proposal | No |

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
3.4 Integrating Land Use and Transport
3.5 Development Near Licensed Aerodromes
4.1 Acid Sulfate Soils
4.3 Flood Prone Land
5.10 Implementation of Regional Plans

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

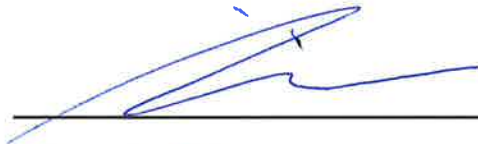
Minor Policy and Housekeeping Amendment (May 2017) (0 jobs and 0 dwellings)

1. The planning proposal be publicly exhibited for a period of not less than 28 days.
2. Council to consult with the Office of Environment and Heritage.
3. A public hearing is not required
4. The timeframe for completing the LEP is to be 12 months.

Supporting Reasons :

The planning proposal is supported because it will facilitate development that aligns with the objective of Sustainable Sydney 2030, as well as the redevelopment of Council-owned lands surplus to the delivery of Gunyama Park and Aquatic and Recreation Centre in Zetland, and the Green Square to Ashmore Connector in Alexandria. It will also improve the clarity and useability of Sydney LEP 2012, whilst also reflecting the significance of heritage items and ensuring they are accurately described.

Signature:



Printed Name:

W. Williamson

Date:

20/6/2017.

