

Sydney LEP 2012 (Green Square Aquatic Centre and Gunyama Park, Epsom Park and Kellick Street, Waterloo)

Proposal Title :	Sydney LEP 2012 (Green Square Aquatic Centre and Gunyama Park, Epsom Park and Kellick Street, Waterloo)		
Proposal Summary :	The proposal seeks to amend the City of Sydney Local Environmental Plan 2012 by: 1. changing the zoning from SP2 Infrastructure (Community Facility) to B4 Mixed Use to facilitate the development of an Aquatic Centre and mixed uses at 132-138 and 140 Joynton Ave and 94-104 Epsom Rd, Zetland; 2. amend the maximum building height for the Aquatic Centre site from 45m to 27m and 12m to 3m for the Gunyama Park site; and 3. change the zoning from SP2 Infrastructure to B4 Mixed Use on Council owned property at 75-77 Kellick Street, Waterloo.		
PP Number :	PP_2014_SYDNE_001_00	Dop File No :	qA279543

Proposal Details

Date Planning Proposal Received :	23-Dec-2013	LGA covered :	Sydney
Region :	Sydney Region East	RPA :	Council of the City of Sydney
State Electorate :	SYDNEY	Section of the Act :	55 - Planning Proposal
LEP Type :	Spot Rezoning		

Location Details

Street :	132-138 Joynton Avenue		
Suburb :	Zetland	City :	Sydney
Land Parcel :	Lot 2 DP 850686		Postcode : 2017
Street :	140 Joynton Avenue		
Suburb :	Zetland	City :	Sydney
Land Parcel :	Lot 2 DP 24134		Postcode : 2017
Street :	94-104 Epsom Road		
Suburb :	Zetland	City :	Sydney
Land Parcel :	Lot 5 DP 235181		Postcode : 2017
Street :	75-77 Kellick Street		
Suburb :	Waterloo	City :	Sydney
Land Parcel :	Lot 1 DP 91298		Postcode : 2017

DoP Planning Officer Contact Details

Contact Name : **Wayne Williamson**
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RPA Contact Details

Contact Name : **Toney Hallahan**
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DoP Project Manager Contact Details

Contact Name :
 Contact Number :
 Contact Email :

Land Release Data

Growth Centre :	N/A	Release Area Name :	N/A
Regional / Sub Regional Strategy :	Metro Sydney City subregion	Consistent with Strategy :	N/A
MDP Number :		Date of Release :	
Area of Release (Ha) :		Type of Release (eg Residential / Employment land) :	
No. of Lots :	0	No. of Dwellings (where relevant) :	0
Gross Floor Area :	0	No of Jobs Created :	0

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**

If No, comment : **The Department of Planning and Infrastructure's Code of Conduct has been complied with. Metropolitan Delivery (CBD) has not met with or communicated with any lobbyist in relation to this planning proposal.**

Have there been meetings or communications with registered lobbyists? : **No**

If Yes, comment :

Supporting notes

Internal Supporting Notes : **The Epsom Park Precinct is 19ha located within the Green Square Renewal Area and owned by seven landowners, with the City of Sydney owning three lots. In April 2010, an Epsom Park Precinct Masterplan was prepared by Conybeare Morrison for the City setting out the desired urban outcomes for the provision of an Aquatic Centre and local park, Gunyama Park. It is the City of Sydney's intention to hold an international architectural design competition for the Aquatic Centre and Gunyama Park site in early 2014, with the intention of completing the facility in 2018.**

Part of the land required for Gunyama Park is owned by Lincon Development Pty Ltd. A

External Supporting Notes :

Voluntary Planning Agreement was established whereby the landowner will dedicate approximately 4,700 sqm of the land for the purpose of open space.

The planning proposal for the rezoning of the Epsom Park site will contribute community infrastructure to the Green Square Urban Renewal Area. The rejuvenation of the area has seen various industrial land uses improved for the purpose of commercial, retail and residential use. The Green Square Aquatic Centre and Gunyama Park site will support the increased population and provide community infrastructure for the south of the city.

Adequacy Assessment

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

Is a statement of the objectives provided? **Yes**

Comment :

The purpose of the Planning Proposal is to change the land zoning to facilitate development in the Green Square Urban Renewal Area. The proposal seeks to:

1. change the zoning from SP2 Infrastructure (Community Facility) to B4 Mixed Use to facilitate the development of an Aquatic Centre and mixed uses at 132-138 and 140 Joynton Ave and 94-104 Epsom Rd, Zetland;

2. amend the maximum building height for the Aquatic Centre site from 45m to 27m and 12m to 3m for the Gunyama Park precinct site; and

3. change the zoning from SP2 Infrastructure to B4 Mixed Use on Council owned property at 75-77 Kellick Street, Waterloo.

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

Is an explanation of provisions provided? **Yes**

Comment :

The Planning Proposal seeks to amend the Sydney Local Environmental Plan 2012 zoning map and height of buildings map.

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

3.4 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

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 6—Number of Storeys in a Building

SEPP No 22—Shops and Commercial Premises

SEPP No 32—Urban Consolidation (Redevelopment of Urban Land)

SEPP No 33—Hazardous and Offensive Development

SEPP No 55—Remediation of Land

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

SEPP (Housing for Seniors or People with a Disability) 2004

SEPP (Infrastructure) 2007

SEPP (Major Projects) 2005

SEPP (Temporary Structures and Places of Public Entertainment) 2007

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 not considered to be inconsistent with any SEPP or section 117 Direction.**

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment :

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **Council suggests a public exhibition period of 28 days, however 14 days is ample. The City of Sydney's website and the relevant local newspapers will provide notification of public exhibition.**

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 gazetted on 14/12/2012.**

Assessment Criteria

Need for planning proposal : **The planning proposal will effectively reflect the objectives for a vibrant Green Square Town Centre. The proposed Aquatic Centre and Gunyama Park site is located within the Green Square Urban Renewal Area which is approximately 19 hectares in size and the centre of urban activity generating growth in the City's south.**

The proposal will ensure that the delivery of community infrastructure in the Green Square Urban Renewal Area supports the City of Sydney's 2030 'Green, Global, Connected' vision. The City's vision identifies targets through the delivery of houses, commercial premises and local infrastructure to further improve community facilities and support growth.

The proposal presents an opportunity for:

- the delivery of significant infrastructure contributing to the local community
- the provision of a 7,000sqm indoor Aquatic Centre at Epsom Park
- provision of a 15,500sqm public park, Gunyama Park
- positive social, health and wellbeing benefits to the local area and the wider City south community.

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Consistency with strategic planning framework :

- the enhancement of economic benefits that may occur through the rezoning of the site allowing for greater permissibility of uses.

The planning proposal is consistent with the Metropolitan Plan for Sydney 2036, the draft Metropolitan Strategy 2031, the draft Sydney City Subregional Strategy and the City's Sustainable Sydney 2030 vision.

Consistency with Metropolitan Plan for Sydney 2036

- The site is located within the Green Square Urban Renewal Centre, close to services and public transport.
- The development of non-residential uses in a prime location will allow the flexibility required for community infrastructure serving the growing population in the planned centre of Green Square.
- The rezoning of the Epsom Park site will utilise existing industrial buildings as a dynamic process of urban renewal that will create public domain and civic spaces.

Consistency with Draft Metropolitan Plan for Sydney 2031

- The public domain factor of the Epsom Park site will be the focus of community infrastructure for the Green Square Urban Renewal Area as it promotes social, cultural and recreational opportunities.
- Deliver a well-designed and active centre that attracts investment and growth.
- Deliver accessible and adaptable recreation and open space.

Consistency with Sydney City Draft Subregional Strategy

- Proximity to Green Square as a centre of employment and commercial activity.
- Provide greater certainty over development provisions for surrounding properties, workers and residents.

Consistency with the City's Sustainable Sydney 2030 vision

- The delivery of housing targets for the Green Square Urban Renewal Area is achievable through the rezoning of Council property.
- The public domain will encourage community inclusiveness and improve open space as places of cultural and recreational activity.

Environmental social economic impacts :

The planning proposal will not have adverse environmental, social or economic impacts.

Assessment Process

Proposal type : **Routine** Community Consultation Period : **14 Days**

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

Public Authority Consultation - 56(2) (d) : **Transport for NSW**
Transport for NSW - Roads and Maritime Services
Other

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 :

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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
Planning Proposal (vA3079817).pdf	Proposal	No
Cover Letter.pdf	Proposal Covering Letter	No
Maps.pdf	Map	No

Planning Team Recommendation

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

S.117 directions: **2.3 Heritage Conservation**
 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:**

1. Council be given plan making delegation;

2. The planning proposal be supported;

3. The planning proposal be considered as routine and exhibited for a period of 14 days;

4. A public hearing is not required;

5. Consultation to be undertaken with Transport for NSW and Roads and Maritime Services; and

6. The Planning Proposal is to be finalised within 12 months from the date of the gateway determination.

Supporting Reasons : **The proposal for the rezoning of the Epsom Park site will contribute community infrastructure to the Green Square Urban Renewal Area. The rejuvenation of the area has seen various industrial land uses improved for the purpose of commercial, retail and residential use. The Green Square Aquatic Centre and Gunyama Park site will support the increased population and provide community infrastructure for the south of the city.**

Signature:



Printed Name:

TIM ARCHER

Date:

3.2.14