

116 Amy Street - Rezoning of land at Amy, Smith and Maunder Streets, Regents Park

Proposal Title : 116 Amy Street - Rezoning of land at Amy, Smith and Maunder Streets, Regents Park

Proposal Summary : To amend Auburn Local Environmental Plan 2010 to rezone land bounded by Amy, Smith and Maunder Streets, Regents Park, from R2 Low Density Residential to R4 High Density Residential, and to amend the principal development controls for the land.

PP Number : PP_2011_AUBUR_005_00 Dop File No : 11/12368

Planning Team Recommendation

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

S.117 directions :
3.1 Residential Zones
3.4 Integrating Land Use and Transport
6.1 Approval and Referral Requirements
6.3 Site Specific Provisions
7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : It is recommended that the Planning Proposal be resubmitted prior to exhibition, upon completion of technical studies relating to urban design, traffic, transport and accessibility, water cycle management/water sensitive urban design and an arborist's report for the site. In addition the proponent/applicant should be asked to demonstrate how the impact of the proposed development on the surrounding low density residential area will be managed.

The studies should be completed and the planning proposal resubmitted within 6 months of the Gateway determination.

Supporting Reasons : There is concern regarding permitting high density residential of up to 5 storeys, with a maximum floor space ratio of 1.4:1, in this location. While some redevelopment of the site is supported in principle, the planning proposal is recommended for resubmission for the following reasons:

1. The increase in height and floor space ratio will create land use conflicts with the immediate surrounding area which is fully developed with predominantly single storey detached dwellings, interspersed with newer two-storey family homes.

2. There is no proposal in the documentation to indicate any attempts at interfacing the proposed development with the existing residential development apart from the fact that the development will take into consideration SEPP 65 provisions which relate to design quality of residential flat development. There is however indication in the Planning Proposal that technical studies on urban design, transport related issues and water cycle management would be undertaken if a Gateway Determination is issued.

3. Notwithstanding that the proponent/applicant is in ownership of most of the properties within the site, the proponent/applicant will need to demonstrate the impacts in terms of design, solar access, privacy and visual impacts of the proposed development on properties at 120, 124 and 128 Amy Street, which are currently in different ownership.

Panel Recommendation

Recommendation Date : 18-Aug-2011 Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : The Planning Proposal should proceed subject to the following conditions:

1. Council is to complete the following additional studies to establish an appropriate development potential for the site:

- a. An urban design study taking into account the potential interface with adjoining lower density residential development in accordance with SEPP 65 design controls and guidance, potential overshadowing, solar access and privacy issues, and also the interface with those properties which have not been acquired by the proponent and which may therefore, remain in separate ownership in the longer term;
- b. A traffic and transport study taking into account how additional traffic generated by an increased development yield on the site will be accommodated in surrounding residential streets, as well as how the site will be integrated with public transport and adjoining cycle and pedestrian routes;
- c. An assessment of the water cycle management options for the site and in particular water sensitive urban design options for the site; and
- d. An arborist and landscape planning and design study taking into account how existing onsite vegetation will be retained and managed and how the site will be landscaped to minimise the potential visual and privacy impacts on adjoining lower density residential development.

2. Council is required to provide the following information as a minimum in the revised planning proposal based on the outcomes of the additional studies required above:

- a. Details of the appropriate zone for the site;
- b. Details of the proposed FSR requirements for development of the site;
- c. Details of the proposed height of buildings for the site;
- d. Details of minimum lot size requirements for the site;
- e. Any additional relevant development standards for potential future development of the site

3. Council is required to undertake an assessment of the revised planning proposal against all relevant Section 117 Directions, SEPPs and other relevant strategic planning framework documents such as the Metropolitan Strategy, and submit this assessment with the revised planning proposal.

4. Council is required to submit a revised planning proposal to the Regional Director, Sydney Region West of the Department of Planning and Infrastructure, prior to the commencement of any community consultation.

5. 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 and must be made publicly available for 28 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).

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

- Department of Education and Communities
- Housing NSW
- Energy Australia
- Department of Health
- NSW Police Service
- Transport NSW
- Rail Corporation of NSW
- Roads and Traffic Authority
- Sydney Water

Consultation with the above authorities should be undertaken as part of completing the required additional background studies. Additional consultation with these and other agencies may also be required during public exhibition required under s56(2)(c) of the Act.

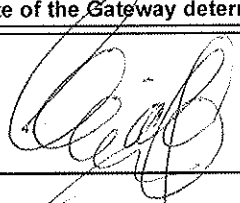
Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may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

7. Consultation is also required with immediately adjoining residents to ascertain their views on the proposed future development of the site and to the proposed site design measures that will be incorporated to minimise the potential impacts of future development. The results of this consultation should be provided with the submission of the revised planning proposal and prior to the broader community consultation required under s56(2)(c) of the Act.

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

9. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

Neil Winfield

Date:

23.8.11