

Sydney Local Environmental Plan - Amendment - 57 Ashmore Street and 165-175 Mitchell Road, Erskineville

Proposal Title :	Sydney Local Environmental Plan - Amendment - 57 Ashmore Street and 165-175 Mitchell Road, Erskineville		
Proposal Summary :	Proposed amendment to Sydney LEP 2012 to apply new planning controls to the land at 57 Ashmore Street and 165-175 Mitchell Road, Erskineville (known as the Goodman land) which was deferred from the plan.		
PP Number :	PP_2013_SYDNE_005_00	Dop File No :	13/10049-1

Planning Team Recommendation

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

- S.117 directions :
- 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 with the following conditions:

1. The proposal be exhibited for at least 28 days,
2. Council consult with Transport for NSW (including Roads and Maritime Services), Office of Environment and Heritage and the Department of Education and Communities. This can occur concurrently with the public exhibition.
3. Council amend the planning proposal to include the urban design studies which formed the basis of the planning controls contained in the proposal.

Supporting Reasons : The planning proposal should proceed. The controls proposed by Council will provide capacity for 1760 new dwellings and ensure that new development delivers good public amenity and appropriate built form. The redevelopment of the Goodman land will also help Council deliver key objectives for the Ashmore Precinct including through site links, essential drainage and storm water works and public open space.

Council has undertaken extensive community consultation already in the preparation of the proposed controls and concerns raised by the landowner and the community have been considered.

In response to concerns raised by the community and landowner, Council has undertaken comprehensive urban design, flood mitigation, traffic and transport, landscape design, economic feasibility and social sustainability studies. This work demonstrates that the development controls proposed will maximise development potential on the Goodman land while ensuring impacts to surrounding development and the local community are kept to a minimum.

Council's studies have indicated that public transport improvements are required as further stages of the Ashmore Precinct are delivered. The proposal indicates that Council will continue to work with Transport for NSW in this regard.

Council is proposing very detailed height controls resulting in multiple height limits across the two Goodman sites. This may limit the site's ability to respond to market conditions and unforeseen urban design issues during the development application stage. This approach does however provide some certainty to the community and landowner about future development on the site and Council advises it has undertaken comprehensive urban design and economic feasibility testing in support of the proposed

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controls. This work should form part of the planning proposal to explain and justify the proposed building envelopes.

Council advises that it intends to finalise the planning proposal by the end of 2013. This is ambitious as the proposed amendments relate to a large parcel of land and will generate a high level of community interest. A 12 month time frame is considered to be more realistic.

Panel Recommendation

Recommendation Date : 27-Jun-2013

Gateway Recommendation : Passed with Conditions

Panel

The planning proposal should proceed subject to the following conditions:

Recommendation :

1. Council is to place on public exhibition with the planning proposal, the urban design studies undertaken to inform the development controls proposed on the subject land at Mitchell Road and Ashmore Street, Erskineville.
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 must be made publicly available for a minimum of 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 5.5.2 of A Guide to Preparing LEPs (Department of Planning & Infrastructure 2013).

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

- Department of Education and Communities
- Transport for NSW
- Roads and Maritime Services
- Office of Environment and Heritage - NSW National Parks and Wildlife Service

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the 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 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 12 months from the week following the date of the Gateway determination.

Signature:



Printed Name:



Date:

