

Planning Services

Gateway Determination Report

LGA	Inner West
RPA	Inner West Council
NAME	Planning proposal to facilitate an extension of the Annandale Conservation Area under Leichhardt LEP 2013
NUMBER	PP 2017 IWEST 014 00
LEP TO BE AMENDED	Leichhardt Local Environmental Plan 2013
ADDRESS	Annandale
DESCRIPTION	Multiple properties on the eastern and western fringes of Annandale
RECEIVED	22 September 2017
FILE NO.	17/07794
QA NUMBER	qA419821
POLITICAL DONATIONS	There are no donations or gifts to disclose and a political donation disclosure is not required
LOBBYIST CODE OF CONDUCT	There have been no meetings or communications with registered lobbyists with respect to this proposal

INTRODUCTION

Description of Planning Proposal

Inner West Council, the proponent, has submitted a planning proposal that seeks to facilitate an extension of the Annandale Heritage Conservation Area (HCA) by amending the Heritage Maps of Leichhardt Local Environmental Plan 2013 (Leichhardt LEP 2013) to include an additional 323 properties in Annandale.

Site Description

The proposed extension is located within the suburb of Annandale in the Inner West Council Local Government Area (LGA). Annandale is located approximately 5km west of the Sydney CBD. Annandale is highly accessible by public transport with numerous bus routes providing frequent services to Central railway station, Sydney CBD and surrounding suburbs. Figure 1 shows the existing Annandale HCA, which currently covers much of the suburb, and the proposed extension.

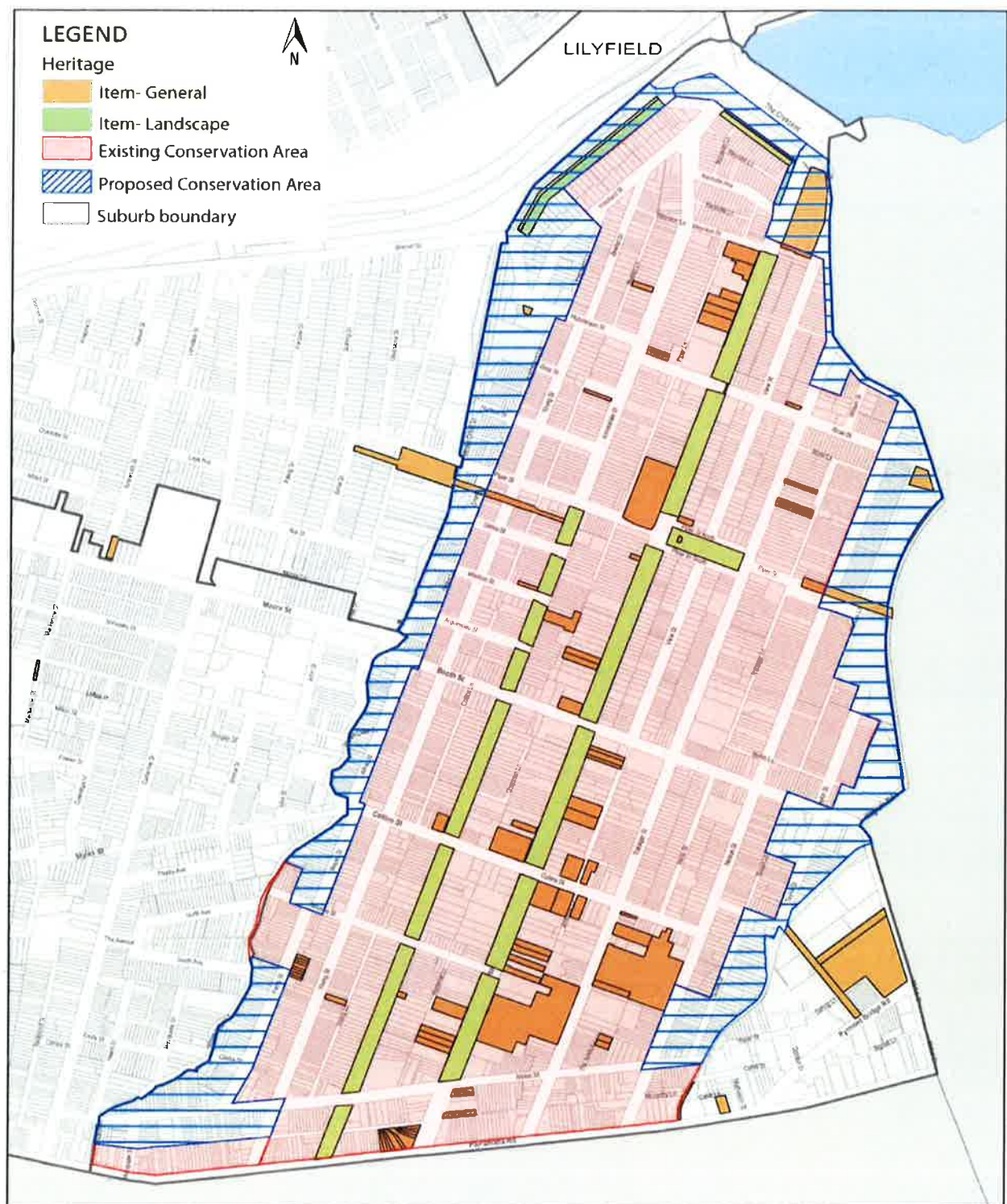


Figure 1: Existing and Proposed Annandale HCA

Surrounding Area

The Annandale HCA is bordered by predominately residential uses in the suburbs of Leichhardt to the west and Forest Lodge to the east. The HCA is near the Leichhardt and Camperdown Transformation precincts of the Parramatta Road Corridor Urban Transformation Strategy (Figure 2) and The Bays Precinct (Figure 3), which have been identified for growth and urban renewal.

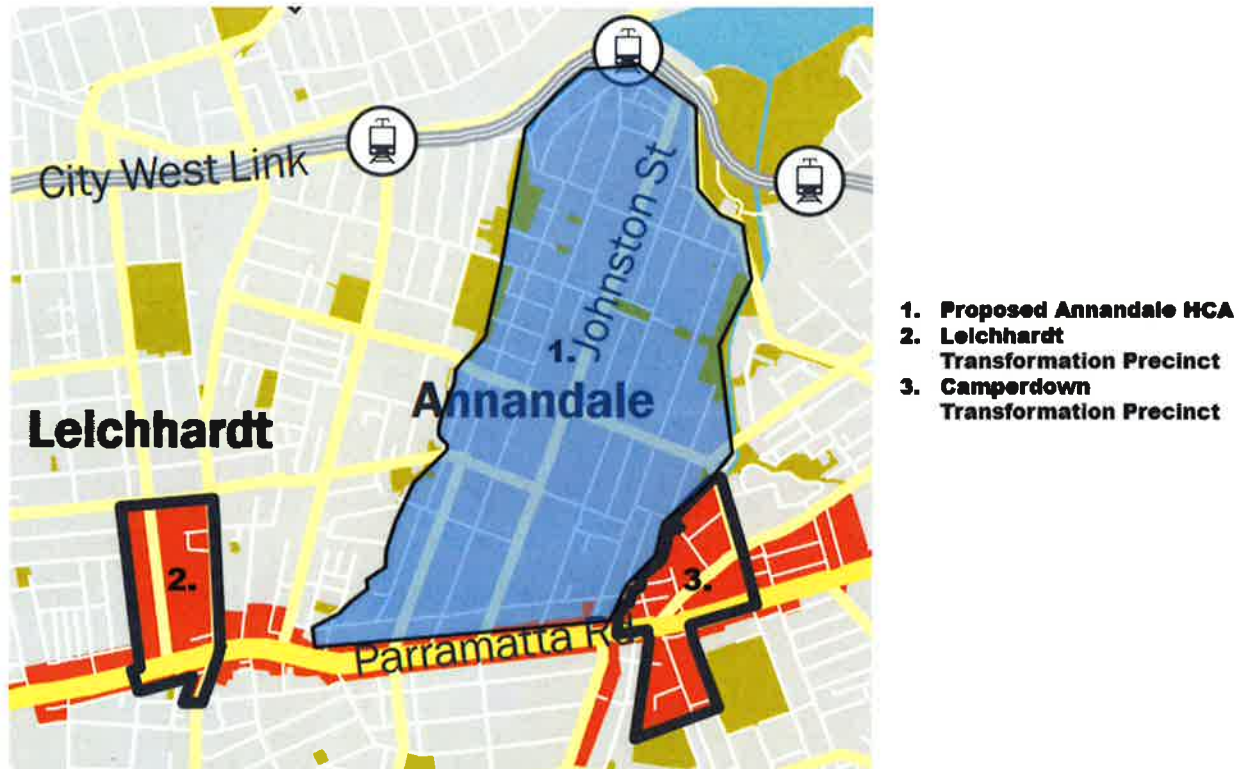


Figure 2: Leichhardt and Camperdown Transformation Precincts

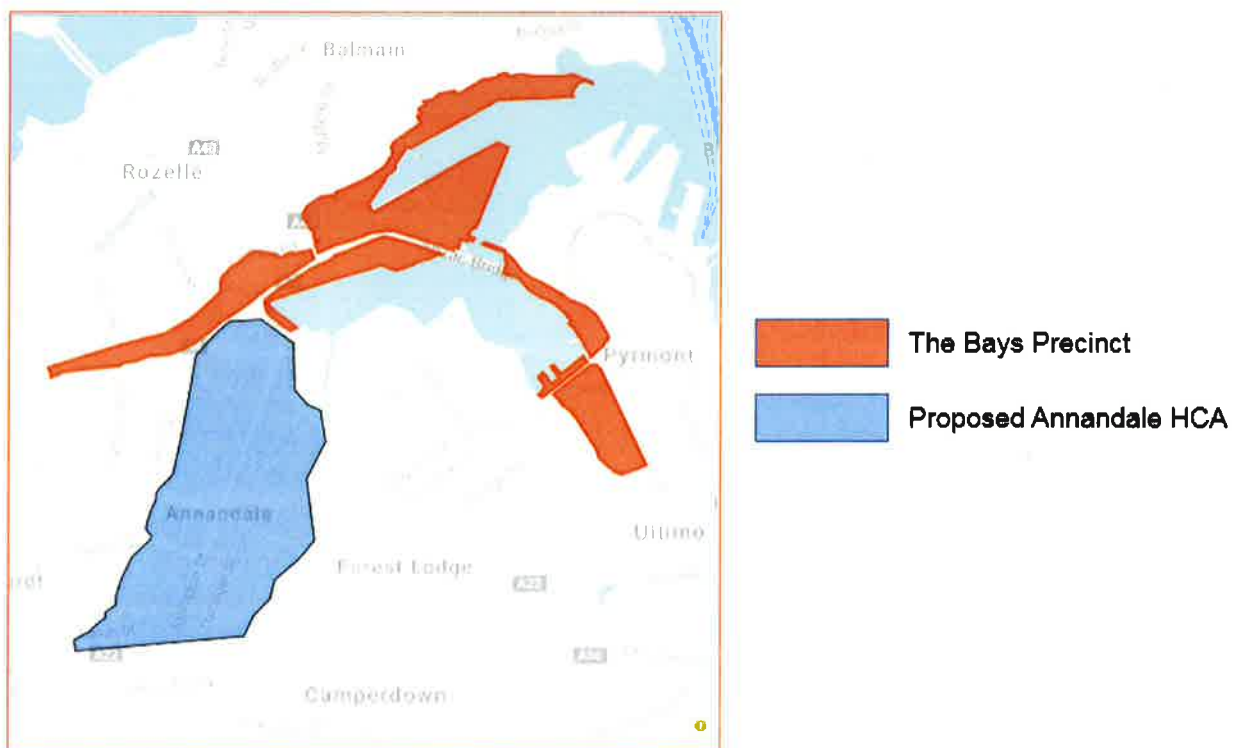


Figure 3: The Bays Precinct

Summary of Recommendation

It is recommended that the planning proposal proceed, subject to conditions.

By extending the Annandale HCA, properties on the fringes of Annandale with identified heritage value which contribute to the character of the HCA will be preserved. This will also help ensure consistent planning as the suburb is managed as a single conservation area. The proposal will still allow development that is sympathetic to the HCA to occur but will prevent demolition under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 ('the Codes SEPP').

PROPOSAL

Objectives or Intended Outcomes

The planning proposal provides a clear objective and adequately describes the intended outcomes. The objective of this planning proposal is to amend Leichhardt LEP 2013 to extend the Annandale HCA to protect properties of local heritage significance.

Explanation of Provisions

The explanation of provisions adequately addresses the intended method of achieving the objective of the planning proposal. The planning proposal intends to amend Leichhardt LEP 2013 Heritage Map Sheet HER_005, HER_008 and HER_009 in accordance with the proposed heritage map shown in Part 4 of the planning proposal.

Mapping

Indicative mapping has been provided with the proposal and is deemed sufficient for public exhibition purposes. Maps which comply with the Standard Technical Requirements for Standard Instrument Datasets and Maps will need to be prepared before the LEP is made.

NEED FOR THE PLANNING PROPOSAL

The planning proposal responds to community concerns about demolition of properties in Annandale raised with the former Leichhardt Council. A 2003 study by heritage consultants Godden Mackay Logan recommended that the Annandale HCA be extended to include the excluded parts of Annandale. The 2003 study was reviewed and updated by heritage consultants NBRS in late 2015 and Council staff in 2016. The 2016 study by Council staff has found that the majority of building/structures in Annandale that are not located in the existing HCA either contribute to, or do not detract from, the collective heritage significance of the conservation area and should be protected from potential demolition.

A planning proposal to extend the HCA is the best mechanism to ensure that properties on the fringes of Annandale with heritage value which contribute to the character of the HCA are preserved. This will require any development proposed in the HCA to be consistent with the aims and objectives of the LEP regarding heritage conservation, and also restrict the ability to demolish properties as complying development under the Codes SEPP.

STRATEGIC ASSESSMENT

State Plans

A Plan for Growing Sydney is intended to guide land use planning decisions for the next 20 years and presents a strategy for accommodating Sydney's forecast population growth over this time. The proposal is broadly consistent with the *A Plan for Growing Sydney*, in particular Action 3.4 Promote Sydney's heritage, arts and culture. The proposal will achieve the following:

- preserve the existing urban form;
- allow for development, including suitable alterations and extensions, of a scale consistent with the existing urban form; and
- continue to provide open spaces for both passive and active recreational uses.

District Plan

The *draft Central District Plan* emphasises the goal to conserve and enhance environmental heritage including Aboriginal, European and natural. The proposal is consistent with the *draft Central District Plan*, specifically Liveability Priority 7: Conserve heritage and unique local characteristics. The proposal will extend the Annandale HCA to protect properties of heritage significance and help ensure this planned suburb is managed as a single conservation entity.

Local Strategies

The proposal outlines that the proposed expansion of the HCA is consistent with local strategies Leichhardt LEP 2013 and Leichhardt 2025+.

The proposal will provide for:

- preservation of urban form in Annandale with identified heritage significance; and
- facilitation of development that is consistent with the character of the area, allowing for sympathetic alterations and additions to existing buildings.

Section 117(2) Ministerial Directions

The proposal is considered to be consistent with the following relevant S117 Directions:

- 2.3 Heritage Conservation;
- 3.1 Residential Zones;
- 3.4 Integrating Land Use and Transport;
- 4.1 Acid Sulfate Soils;
- 4.3 Flood Prone Land;
- 6.3 Site Specific Provisions; and
- 7.1 Implementation of A Plan for Growing Sydney

Direction 7.3 Parramatta Road Corridor Urban Transformation Strategy

The *Parramatta Road Corridor Urban Transformation Strategy* is a vision for revitalising Parramatta Road. The Camperdown precinct of the Strategy covers part of the existing Annandale HCA. The properties proposed to be included in the extension of the HCA are not located in the Camperdown precinct. There is no anticipated impact on implementation of this Strategy, therefore it is considered to be consistent with this Direction.

The Department has contacted the Greater Sydney Commission who have raised no concerns or objections regarding the proposal proceeding as it does not affect land in the Strategy.

State Environmental Planning Policies

The proposal outlines potentially applicable State Environmental Planning Policies (SEPPs) and their relevance to the proposal. The proposal is consistent with all relevant SEPPs.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

Community concerns were raised with Council that demolition of properties just outside the Annandale HCA may be done as complying development if it meets the relevant standards in the Demolition Code of the Codes SEPP. Extension of the HCA will restrict the ability to demolish properties as complying development under the Codes SEPP, requiring any development proposed in the HCA to be consistent with the aims and objectives of the LEP regarding heritage conservation.

SITE SPECIFIC ASSESSMENT

Social

It is expected that the proposal will have a positive social impact by contributing to community well-being, encouraging social cohesion amongst existing and future residents.

Environmental

The proposal seeks to extend the HCA, located within an urban area. The proposed development is not expected to have any adverse impacts on critical habitat or threatened species, populations or ecological communities or their habitats.

The proposal aims to preserve urban form where it contributes to heritage significance and facilitate development that is sympathetic and complimentary to the scale of existing buildings and local streetscape, as identified by Council's heritage consultants. It is recommended that Inner West Council consult with the Office of Environment and Heritage in relation to this proposal.

It is noted that Westconnex tunnels are proposed to run under the HCA, however no properties have been identified for acquisition or for works associated with the project, including ventilation facilities.

Economic

Council staff state that they do not anticipate any economic effects from the extension of the HCA as the development potential of all affected lots remains unchanged. However, the Department notes that the properties in a HCA will be subject to more rigorous assessment and may need to prepare specialists reports.

The proposal makes note of an amendment to Leichhardt LEP 2013 currently being finalised to increase the FSR in the R1 General Residential zone, which most of the extended HCA is zoned. The increase in FSR has potential to allow for economic benefits from building activity and increased property values as a result of greater flexibility and additional floor space.

CONSULTATION

Community

In accordance with *A Guide to Preparing Local Environmental Plans* (the 'Guide'), the proposal is considered low impact, as the proposal is consistent with the strategic planning framework, is consistent with the surrounding land zoning pattern, presents no issues regarding servicing, and does not propose reclassification.

Inner West Council have proposed a community consultation period of 28 days. This is considered appropriate and affected and adjoining properties should be notified in writing.

Agencies

It is recommended that Inner West Council consult with the following agencies which have property holdings and infrastructure in and/or near the proposed expanded HCA:

- Sydney Water;
- Roads and Maritime Services;
- Transport for NSW; and
- Urban Growth NSW.

The Office of Environment and Heritage should also be consulted as the proposal relates to expansion of the HCA.

TIMEFRAME

The planning proposal includes a six month project timeframe for completing the LEP. To ensure the RPA has adequate time to complete community consultation, reporting, and legal drafting, it is recommended that a timeframe of nine months is appropriate.

DELEGATION

Council have requested delegation to make the plan. The planning proposal is deemed to be of local significance and Council is therefore authorised to exercise its delegation.

CONCLUSION

The planning proposal is supported to proceed, subject to conditions as outlined below. The proposal is considered to have planning merit as the extension of the Annandale HCA will:

- protect the properties on the fringes of Annandale with identified heritage value which contribute to the character of the HCA; and
- help ensure consistent planning as the suburb is managed as a single conservation entity.

The proposal will still allow development that is sympathetic to the HCA to occur but will prevent demolition under the Codes SEPP.

RECOMMENDATION

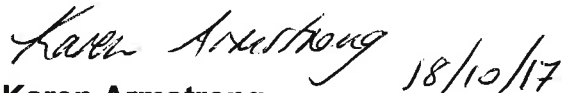
It is recommended that the delegate of the Greater Sydney Commission, determine that the planning proposal should proceed subject to the following conditions:

1. The planning proposal should be made available for community consultation for a minimum of 28 days.
2. Consultation is required with the following public authorities:
 - Sydney Water
 - Roads and Maritime Services
 - Transport for NSW
 - Urban Growth NSW
 - Office of Environment and Heritage
3. The timeframe for completing the LEP is to be 9 months from the date of the Gateway determination.
4. Given the nature of the planning proposal, Council should be authorised to exercise delegation to make this plan.



18/10/2017

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