

To rezone land at 1A Willison Road, Carlton and amend building height and floor space ratio controls for the site.

Proposal Title : To rezone land at 1A Willison Road, Carlton and amend building height and floor space ratio controls for the site.

Proposal Summary : The proposal seeks to amend Rockdale Local Environmental Plan 2011 by rezoning land at 1A Willison Road, Carlton from SP2 Infrastructure (Electricity Generating Works) to R4 High Density Residential and applying a maximum building height of 14.5m and a floor space ratio of 1.26:1.

PP Number : PP_2016_BSIDE_001_00 Dop File No : 16/14328

Proposal Details

Date Planning Proposal Received : 07-Nov-2016 LGA covered : Bayside

Region : Metro(CBD) RPA : Bayside Council

State Electorate : KOGARAH Section of the Act : 55 - Planning Proposal

LEP Type : Spot Rezoning

Location Details

Street : 1A Willison Road

Suburb : Carlton City : Sydney Postcode : 2218

Land Parcel : Lot 1 DP 634007

DoP Planning Officer Contact Details

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RPA Contact Details

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DoP Project Manager Contact Details

Contact Name : Martin Cooper

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Land Release Data

Growth Centre : Release Area Name :

Regional / Sub : Consistent with Strategy :

Regional Strategy :

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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 Lobbyists Code of Conduct has been complied with : **Yes**

If No, comment :

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

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 lobbyists in relation to this proposal, nor has the Director been advised of any meetings between other Department officers and lobbyists concerning this proposal.**

Supporting notes

Internal Supporting Notes : **Council has requested the delegations of the Minister's plan making functions for this planning proposal. The delegation of the Minister's plan making function is considered appropriate in this instance.**

External Supporting Notes : **On 7 September, 2016 Council endorsed a planning proposal for 1A Willison Road, Carlton to rezone the land from SP2 Infrastructure (Electricity Generating Works) to R4 High Density Residential. Council is seeking to apply a maximum building height of 14.5m and a maximum floor space ratio of 1.26:1.**

The site was previously occupied by an electricity substation which has now been decommissioned and demolished.

Adequacy Assessment

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

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

Comment : **The objectives of the proposal are to rezone 1A Willison Road, Carlton from its existing SP2 Infrastructure (Electricity Generating Works) zone to R4 High Density Residential and applying appropriate development standards to facilitate redevelopment for high density residential use including residential flat buildings.**

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

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

Comment : **To achieve the objectives, the following amendments to Rockdale LEP 2011 are sought:**
 • amend the Land Zoning Map (LZN_004) to rezone land from SP2 (Electricity Generating Works) to R4 High Density Residential;
 • amend the Height of Buildings Map (HOB_004) to apply a maximum building height of 14.5m; and
 • amend the Floor Space Ratio Map (FSR_004) to apply a maximum FSR of 1.26:1.

It is noted that the planning proposal submitted seeks a maximum FSR of 1.35:1, however

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an alternative FSR of 1.26:1 was adopted by Council and now forms the basis for this request. It is recommended that the planning proposal be amended prior to exhibition to reflect an FSR of 1.26:1.

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

* May need the Director General's agreement

3.1 Residential Zones

3.3 Home Occupations

3.4 Integrating Land Use and Transport

4.1 Acid Sulfate Soils

6.1 Approval and Referral Requirements

6.2 Reserving Land for Public Purposes

6.3 Site Specific Provisions

7.1 Implementation of A Plan for Growing Sydney

Is the Director General's agreement required?

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

d) Which SEPPs have the RPA identified?

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

SEPP No 55—Remediation of Land

SEPP No 65—Design Quality of Residential Flat Development

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 :

4.1 Acid Sulfate Soils:

The Direction requires that a relevant planning authority must consider an acid sulfate soils study assessing the appropriateness of the change of land use, if an intensification of land uses on land identified as having a probability of containing acid sulfate soils is proposed.

Rockdale's Acid Sulfate Soils Map identifies the site as having Class 5 (least severe category) for acid sulfate soils. Clause 6.1 of the Rockdale LEP requires an acid sulfate soils management plan at development application stage, before carrying out any development on such land. The inconsistency with this Direction is therefore considered to be minor and justifiable.

The planning proposal is not inconsistent with any other applicable SEPPs or section 117 Directions.

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment :

While mapping has been provided, it is of low quality and legibility, and does not meet the Standard Technical Requirements for spatial datasets and maps. Mapping provided does not reflect the FSR adopted by Council. It is recommended that the Gateway Determination be conditioned to require amendments to the mapping prior to the exhibition of the Planning Proposal.

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment :

The planning proposal states Council's intent to publically exhibit the proposal for a period of 28 days with advertising to be placed on Council's website and in a local newspaper with hard copies of the documents being made available at Council's Customer Service Centre. The planning proposal also proposes to notify agencies and

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authorities identified in the 'Gateway Determination' as well as landowners neighbouring the subject site.
A 28 day exhibition period is supported.

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 :

The planning proposal is largely adequate, however it requires amendments prior to exhibition to ensure consistency with the FSR adopted by Council.

Proposal Assessment

Principal LEP:

Due Date :

Comments in relation to Principal LEP : **Rockdale Local Environmental Plan 2011 was notified on 5 December 2011.**

Assessment Criteria

Need for planning proposal :

The Planning Proposal is needed to achieve amendments to Rockdale LEP 2011 to rezone the former Ausgrid electricity substation site to facilitate the development of the land for high density residential use, thereby providing increased housing choice and availability within the Bayside LGA. The land is proposed to be rezoned R4 High Density Residential in line with the adjoining land.

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Consistency with strategic planning framework :

This planning proposal is consistent with A Plan for Growing Sydney's following directions and priorities:

- **Direction 2.1: Accelerate housing supply across Sydney.** The delivery of new housing must be accelerated to meet the needs of a bigger population and to satisfy a growing demand for different types of housing.
- **Direction 2.2: Accelerate urban renewal across Sydney** — providing homes closer to jobs. New urban renewal locations will be selected in or near centres on the public transport network. Locating new housing here will make it easier for people to get to jobs and services and take pressure off congested roads.
- **Direction 2.3: Improve housing choice to suit different needs and lifestyles.** There is currently a shortage of apartments in the middle and outer areas of the city. This is affecting the capacity of people to buy or rent a home. To respond to these issues the Government will introduce planning controls that increase the number of homes in established urban areas to take advantage of public transport, jobs and services.
- **Direction 3.1: Revitalise existing suburbs.** Provision of new housing within Sydney's established suburbs brings real benefits to communities and makes good social and economic sense. This type of development lowers infrastructure costs; reduces the time people spend commuting to work or travelling between places; gives people more time to spend with their families, relaxing and enjoying sport and other activities; and helps people get involved in the local community. Directing new housing to the existing urban area will reduce the impact of development on the environment and protect productive rural land on the urban fringe. It also improves resident's access to jobs, services and recreation and this will enhance the liveability of the city.
- **South Subregion.** The subject land is located within an identified Urban Renewal Corridor in the 'South Sub-Region', where the priority for accelerating housing supply, choice and affordability and building great places to live, is to work with councils to identify suitable locations for housing intensification and urban renewal, including employment agglomerations, particularly around Priority Precincts, established and new centres, and along key public transport corridors.

The planning proposal is consistent with the following actions within the draft Central District Plan.

L3: Councils to increase housing capacity across the District - Creation of housing capacity and increase in diversity of housing choice

The planning proposal will allow for the development of the vacant site for residential flat buildings which will provide an increase in residential dwelling capacity in Carlton and the Central district.

L4: Encourage housing diversity - Increase in diversity of housing choice

The northern portion of Carlton is characterised predominantly by single dwellings. The planning proposal will allow for permissibility of a range of residential uses; with residential flat buildings being the likely outcome upon redevelopment. This development form will increase the diversity of choice available in the suburb.

The Planning Proposal is also consistent with the Rockdale City Community Strategic Plan's community outcomes as it will enable the provision of high quality well designed housing on the subject land in a manner which is compatible with existing high density residential development in the locality; enhances and protects the amenity of the city; and enables residents to live close to public transport and local services.

Environmental social economic impacts :

It is not envisaged the planning proposal will have adverse environmental, social or economic impacts.

ENVIRONMENTAL IMPACTS

The subject land was previously developed for electricity infrastructure purposes and does not contain any vegetation or flora and fauna habitat. The Planning Proposal to facilitate the redevelopment of the land for high density residential purposes will not therefore result in any impact on threatened species, populations, ecological communities or their habitats.

SOCIAL AND ECONOMIC IMPACTS

The Planning Proposal will provide social benefits to the community in the form of the

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additional supply of high density housing in a highly accessible location; and economic multipliers in the form of construction employment and increased demand by residents for services and amenities provided in local service centres.

Assessment Process

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

Timeframe to make LEP : **9 months** Delegation : **RPA**

Public Authority Consultation - 56(2)(d) **Transport for NSW - Sydney Trains**

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
Cover Letter.pdf	Proposal Covering Letter	Yes
Planning Proposal.pdf	Proposal	Yes
Appendix 1 Town Planning Report_Part1.pdf	Proposal	Yes
Appendix 1 Town Planning Report_Part2.pdf	Proposal	Yes
Appendix 1 Town Planning Report_Part3.pdf	Proposal	Yes
Council Report and Resolution.pdf	Proposal	Yes

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**
- 6.1 Approval and Referral Requirements**
- 6.2 Reserving Land for Public Purposes**