

PLANNING PROPOSAL

**APPLICATION ON BEHALF OF AUSGRID TO AMEND
ROCKDALE LOCAL ENVIRONMENTAL PLAN 2011 TO
REZONE LOT 1DP 634007, NO. 1A WILLISON ROAD.
CARLTON, FROM "*SP2 INFRASTRUCTURE (ELECTRICITY
GENERATING WORKS)*" TO "*R4 HIGH DENSITY
RESIDENTIAL*".**

MAY 2016

CONTENTS

1. INTRODUCTION	3
2. SUBJECT LAND	3
3. ROCKDALE LOCAL ENVIRONMENTAL PLAN 2011	9
4. PLANNING PROPOSAL	9
5. STRATEGIC PLANNING CONSIDERATIONS	14
5.1 A Plan for Growing Sydney	14
5.2 Assessment of Consistency of the Planning Proposal with ‘A Plan for Growing Sydney’	16
5.3 Rockdale City Plan 2013 – 2025	17
5.4 Voluntary Planning Agreements Policy	18
6. CONSISTENCY WITH STATE ENVIRONMENTAL PLANNING POLICIES	18
6.1 State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)	18
6.2 Other State Environmental Planning Policies	19
7. CONSISTENCY WITH MINISTERIAL DIRECTIONS (S117 DIRECTIONS)	20
8. ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT	24
9. CONCLUSION	25

LIST OF FIGURES

Figure 1: Locality Plan	4
Figure 2: Locality Aerial Photograph	5
Figure 3: Site Photograph	6
Figure 4: Deposited Plan 634007	7
Figure 5: Zoning Map – Rockdale LEP 2011	8
Figure 6: Proposed Amendment to the Land Zoning Map	10
Figure 7: Proposed Amendment to the Maximum Building Heights Map	11
Figure 8: Proposed Amendment to the Maximum Floor Space Ratio Map	12

LIST OF APPENDICIES

APPENDIX A: Planning Proposal Application Template	
APPENDIX B: Site Photographs.	
APPENDIX C: Site Audit Statement.	
APPENDIX D: Review of Vehicular Access Driveway Locations.	
APPENDIX E: Site Schematic Development Envelope Massing Study.	

1. INTRODUCTION.

Application is made to Rockdale City Council on behalf of Ausgrid to initiate the Local Environmental Plan 'Gateway' process pursuant to section 55 of the Environmental Planning and Assessment Act 1979 to rezone Lot 1 DP 634007, No. 1A Willison Road, Carlton from 'SP2 Infrastructure (Electricity Generating Works)' to "R4 High Density Residential" under Rockdale Local Environmental Plan 2011.

A 'pre-application' meeting was held with Council officers on the 15th November 2013.

The reason for the Planning Proposal application is that the existing *SP2 Infrastructure (Electricity Generating Works)* zoning of the subject land under Rockdale LEP 2011 is redundant as the former Ausgrid Carlton electricity substation has been decommissioned and demolished upon the commissioning of a new substation located nearby on the corner of Railway Parade and English Street, Kogarah. The subject land is now vacant and surplus to Ausgrid's requirements and consequently it is appropriate to apply an alternative zoning to the subject land to enable its redevelopment for high density residential purposes in a manner consistent with metropolitan, regional and local planning strategies.

The following analysis together with the Planning Proposal Application Template provided in Appendix A addresses the requirements issued by the Director-General regarding the specific matters that must be addressed in the justification for preparing a draft local environmental plan.

2. SUBJECT LAND.

The subject land is described as Lot 1 DP 634007, No. 1A Willison Road, Carlton, having an area of 2,027m²:

- a Locality Plan is at Figure 1;
- a Locality Aerial Photograph is at Figure 2;
- a Site Aerial Photograph is at Figure 3;
- a copy of DP 634007 is at Figure 4; and
- site photographs are provided in Appendix B.

The subject land comprises an irregular shaped corner lot with a frontage to Willison Road of 61.61m; a rear boundary of 70.7m; a western side boundary to Carlton Parade of 32.13m; and an irregular eastern side boundary of 45.865m, partly abutting the Illawarra Railway Line.

The subject land has a gentle slope rising towards the eastern boundary and provides for a northern aspect over Willison Road and a western aspect over Carlton Parade, towards residential development opposite.

Surrounding development comprises a mix of 3 – 4 storey residential flat buildings and detached dwelling houses. Local shopping and service facilities are available within the Carlton neighbourhood shopping centre located within walking distance (approximately 200m) to the south-west of the subject land, where Carlton Railway Station also provides public transport connections to the Greater Metropolitan Area.

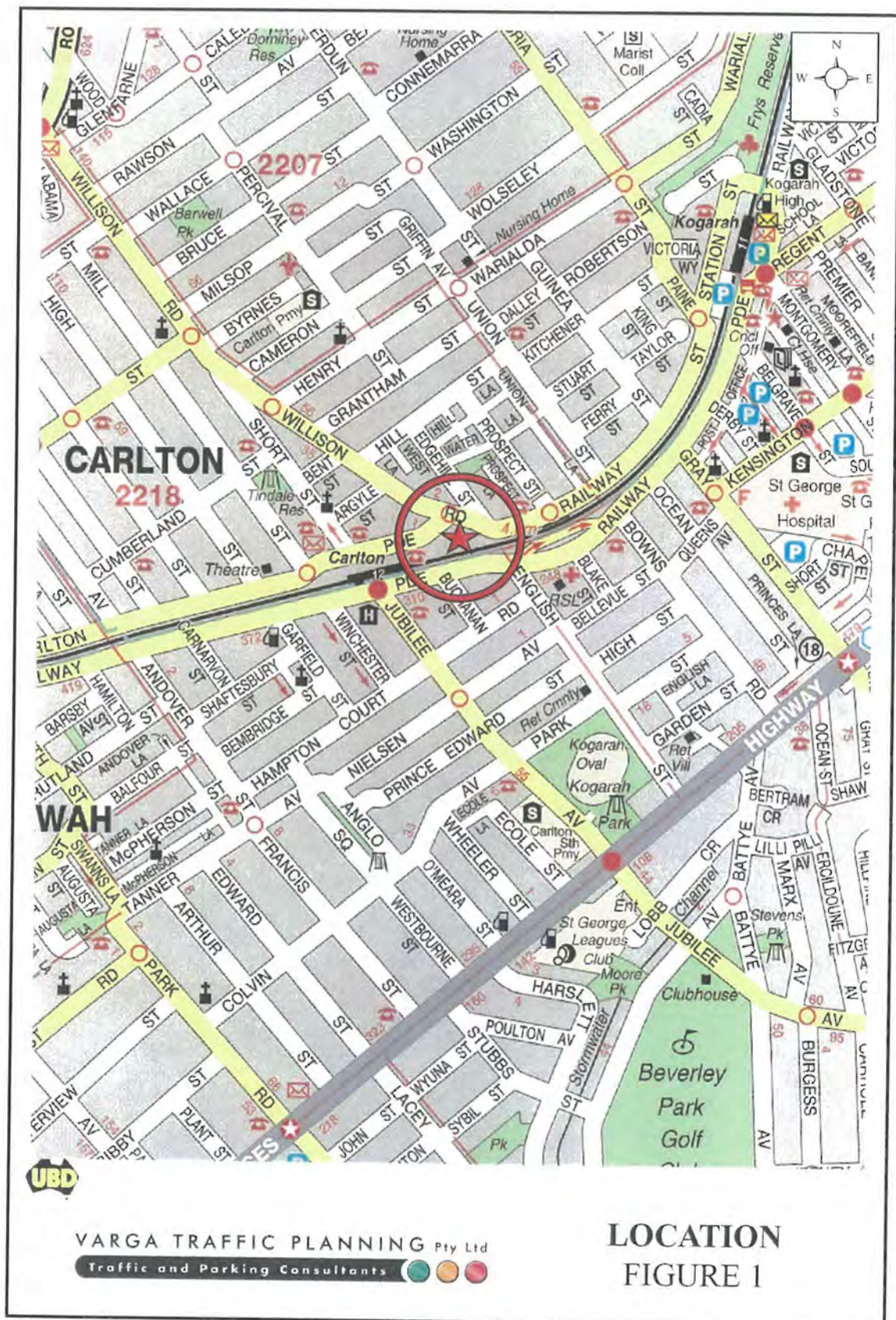


FIGURE 1: LOCALITY PLAN.



FIGURE 2: LOCALITY AERIAL PHOTOGRAPH.



Significance and multi-ethnic

Dr. J. R. R. R.

[illegible]

Council Clerk's Certificate

[illegible][illegible]

D.P. 634007

Registered 4-1-1984

CA _____

Life Systems OLD SYSTEM

NY 100-857577

Ref. Map: U 0937-72

1.462-Plan

PLAN

OF PART FOR. 115

(BEING LAND IN CONVEYANCE
No. 148 BK. 3505)

Reduction Ratio 1: 400
Length 100 mm

ROCKDALE

Locality: CARLTON

Period: **ST. GEORGE**

County: CUMBERLAND

This is what I did my plan in STRESS,
 (Date: 27/11/2014)

[illegible]

Panel for an office for \$450,000 to \$1 million to develop a public transit or an urban public transit, drainage, resources, development or applications in an area.

T.C. KOB. 7 ' 33 ' = K17-07 '10312' (K.B. 5.7)

WARNING: CREAMING OR FOLDING WILL LEAD TO REJECTION

SUBVYGTACFAMCO 5.7401

1, Bruce Richard Davies, Under Secretary for Lands and Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this day.

445 January 1984



Rockdale Local Environmental Plan 2011

Land Zoning Map - Sheet LZN_004

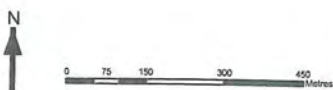
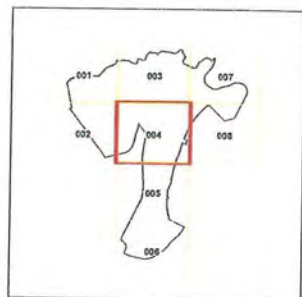
Zone

- B1 Neighbourhood Centre
- B2 Local Centre
- B4 Mixed Use
- B6 Enterprise Corridor
- I1 Light Industrial
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- RE1 Public Recreation
- RE2 Private Recreation
- RU4 Primary Production Small Lots
- SP2 Infrastructure
- SP3 Tourist
- UL Unzoned Land

REP 31 Sydney Regional Environmental Plan No 33 - Cooks Cove

Cadastre

Cadastre 07/05/2012
© Land & Property Information (LPI)



Projection: GDA 1994
Zone 56
Scale: 1:10,000 @ A3
Map identification number:
6650_COM_LZN_004_010_20140325

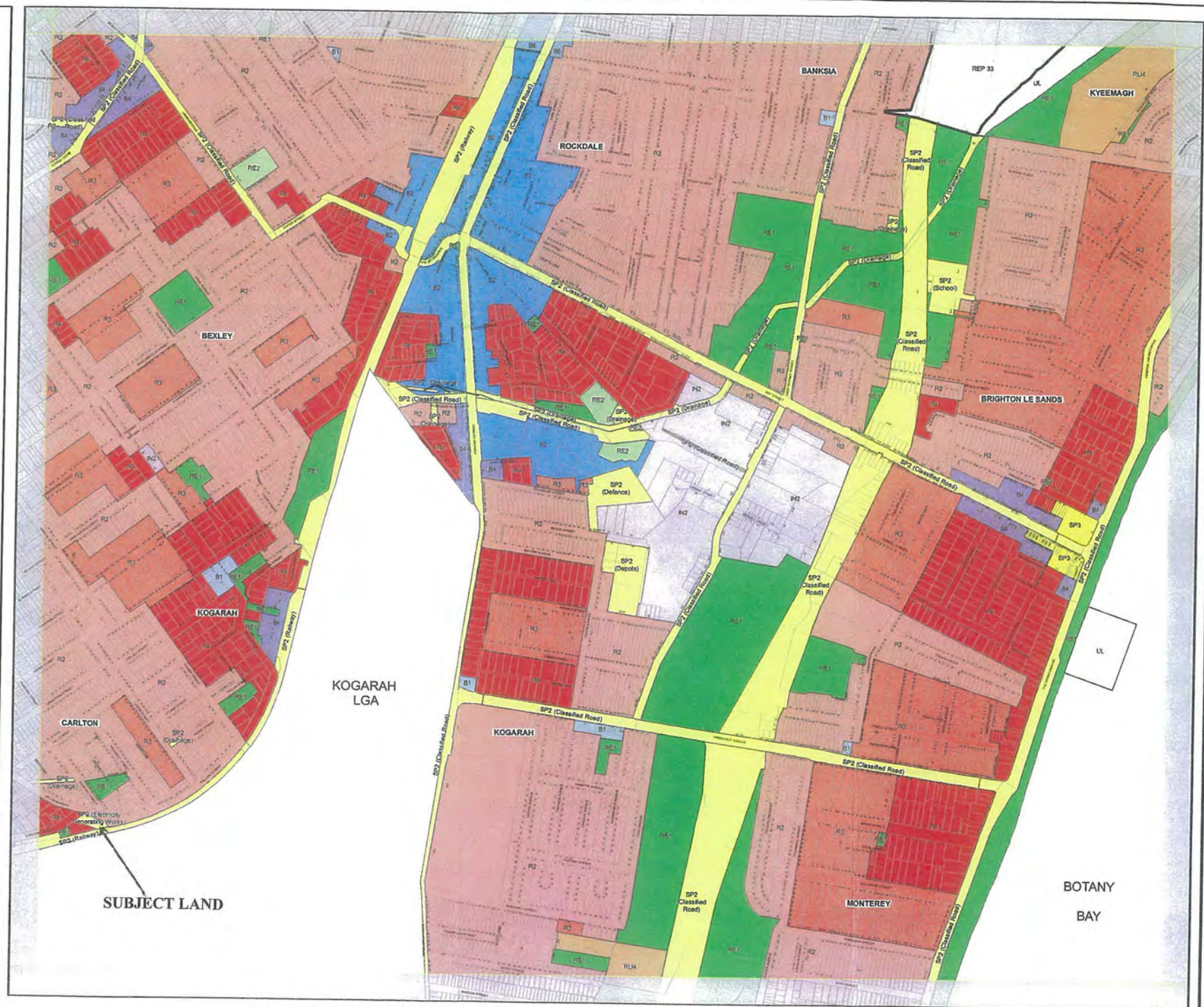


FIGURE 5: ZONING PLAN – ROCKDALE LEP 2011.

Higher order retail/service facilities are available within the Hurstville commercial centre located approximately 2 km to the west. Also located within one kilometre of the subject land are the Kogarah Town Centre, Kogarah Railway Station, St. George Public Hospital and several schools, parks and reserves.

The subject land was previously the site of the Carlton Zone Electricity Substation, which has been decommissioned and demolished and Stage 1 site remediation completed. The subject land is now vacant.

Site Audit Statement No. 0503-1119, dated 20th October 2014 issued under the *Contaminated Land Management Act 1997* (copy provided in Appendix C) certifies that the site can be made suitable for residential use with minimal access to soil, subject to implementation of the remaining Stage 2 remediation works nominated in the Remedial Action Plan (GHD 2013c) (Note: Stage 1 remediation works described in the Remedial Action Plan have been satisfactorily completed). Refer to section 6.1 for further information regarding compliance of the Planning Proposal with the applicable provisions of State Environmental Planning Policy No. 55 – Remediation of Land.

All utility services including water, sewer, electricity, gas and telephone are available and connected to the subject land.

3. ROCKDALE LOCAL ENVIRONMENTAL PLAN 2011.

Under Rockdale Local Environmental Plan 2011 the subject land is zoned *SP2 Infrastructure (Electricity Generating Works)*. A copy of the existing zoning plan is provided at Figure 5.

The land immediately adjacent to the western and southern boundaries of the subject land is zoned *R4 High Density Residential* with a maximum permissible floor space ratio development standard of 1:1 and a maximum permissible building height development standard of 14.5m

4. PLANNING PROPOSAL.

(i) Proposed amendment to Rockdale Local Environmental Plan 2011.

This Planning Proposal application requests Rockdale City Council to initiate the Local Environmental Plan 'Gateway' Process pursuant to Section 55 of the Environmental Planning and Assessment Act 1979 to amend Rockdale Local Environmental Plan 2011 in the following manner:

- amend Land Zoning Map – Sheet LZN_004 as indicated in Figure 6 so as to rezone Lot 1 DP 634007, No. 1A Willison Road, Carlton from '*SP2 Infrastructure (Electricity Generating Works)*' to '*R4 High Density Residential*';
- amend Height of Buildings Map – Sheet HOB_004 as indicated in Figure 7 so as to apply a maximum permissible building height development standard of 14.5m to future residential development on Lot 1 DP 634007, No. 1A Willison Road, Carlton: and
- amend Floor Space Ratio Map – Sheet FSR_004 as indicated in Figure 8 so as to apply a maximum permissible floor space ratio development standard of 1.35:1 for future residential development on Lot 1 DP 634007, No. 1A Willison Road, Carlton.

Significance and model tests

D.F. 634007

Registered 4.1.1984

62

OLD SYSTEM

Suppose P.A. 57577

Ref MFD U 0937-72⁸

Case Plan

PLAN

OF PART POR.115

(BEING LAND IN CONVEYANCE
No. 148 BK. 3505)

Reduction Ratio 1: 400
Lengths are in mm

Municipal City ROCKDALE

Locality: CARLTON

Parish: **ST. GEORGE**

County: CUMBERLAND

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~~to be all in all.~~

ALAN LOUIS BULL
SYDNEY COUNTY COUNCIL

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23 RD. SEPTEMBER, 1982

Signature Alan L. Ball

Surveyor's statement under Juror's Act, 1872, as amended
District of Columbia

"I declare that I am a duly sworn Surveyor of the District of Columbia."

Panel for use only for statements of intention to dedicate public lands or to create public reserves, drainage reserves, easements or restrictions as defined.

Council Clerk's Certificate

Thurday certify page -

(b) the requirements of the Labor Government Act, 1922
rather than the requirements for the registration of
political acts

(c) the requirements of section 343 of the Metropolitan
Halls, Sewerage and Drainage Act, 1924, as amended
Huntley Charles Walter, Sewerage, and Drainage Act,
1922, to amend

(Trans: "new road", "Tribulationen" or "Versuchungen bei") art und Aesthetik

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 3. **Section:** *Geometry*
 4. **Chapter:** *Area and Perimeter*
 5. **Lesson:** *Area of a Rectangle*
 6. **Unit:** *Area and Perimeter*
 7. **Grade:** *5*
 8. **Version:** *1.0*
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 10. **Editor:** *Jane Smith*
 11. **Reviewer:** *Dr. John Doe*
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 166. **Editor:** *Jane Smith*
 167. **Reviewer:** *Dr. John Doe*
 168. **Version:** *1.0*
 169. **Author:** *John Doe*
 170. **Editor:** *Jane Smith*

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CONFIDENTIAL

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CONFIDENTIAL

R4 High Density Residential

Т.С. КДС. 7 31 - К.17-87/0001/К.К.3.2

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

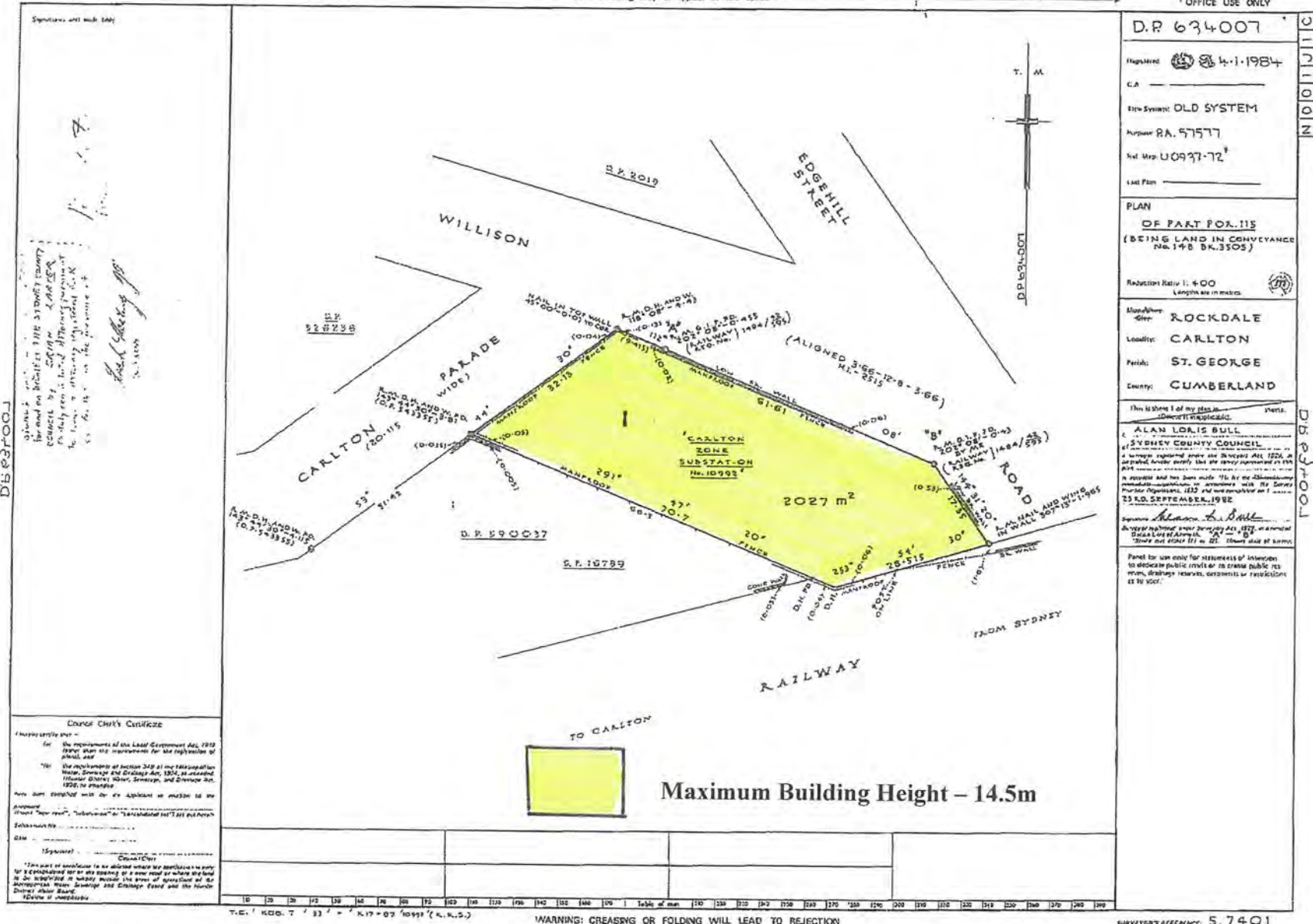
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1. Bruce Richard Davies, Under Secretary for Lands and Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this day.

41b. Insurance 10B

FIGURE 6: PROPOSED AMENDMENT TO THE ZONING MAP,

FIGURE 7: PROPOSED AMENDMENT TO THE MAXIMUM BUILDING HEIGHTS MAP.



1, Bruce Richard Davies, Under Secretary for Lands and Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this day.

4th January 1981.

The reason for the Planning Proposal application is that the existing *SP2 Infrastructure (Electricity Generating Works)* zoning of the subject land under Rockdale LEP 2011 is redundant as the former Ausgrid Carlton Electricity Substation has been decommissioned and demolished and a new substation, located on the corner of Railway Parade and English Street, Kogarah, commissioned to service the locality.

Lot 1 DP 634007, No. 1A Willison Road, Carlton is now vacant and surplus to Ausgrid's electricity infrastructure requirements and consequently it is appropriate to apply an alternative zoning and floor space ratio and building height development standards to the subject land so as to enable its redevelopment for high density residential purposes in a manner consistent with *A Plan for Growing Sydney (2014)*.

In the 'pre-application' meeting held with Council officers, Council advised that given the land was no longer required for infrastructure purposes, its preferred zoning would be *R4 High Density Residential* with a maximum permitted building height development standard of 14.5m and a maximum permitted floor space ratio development standard of 1:1, consistent with the zoning and development standards applicable to the adjoining land.

Other than in regard to the now proposed 1.35:1 maximum permissible floor space ratio development standard, this Planning Proposal application is consistent with the preferred zoning outcomes nominated by council officers at the 'pre-application' meeting.

The Planning Proposal Application Template provided in Appendix A addresses the requirements issued by the Director-General regarding the specific matters that must be addressed in the justification for preparing a draft local environmental plan.

(ii) Site Vehicular Access and Potential Building Massing.

This Planning Proposal application is accompanied by:

- a ***Review of Vehicular Access Driveway Locations for a Residential Development Proposal*** prepared by Varga Traffic Planning Pty Ltd, July 2014, a copy of which is provided in Appendix D.

This review assesses traffic access options and road capacity associated with a future residential development on the subject land.. It examines three options for site access, one in Carlton Parade and two in Willison Road, all of which satisfy the desirable driver sight distance/visibility criteria as specific in *AS2890.1 – 2004* and in *Ausroads 2009*. Option 1 (Carlton Parade) is recommended as the preferred vehicular access option, providing the most flexibility. However, Options 2 and 3 could also be considered from a planning perspective, as these options also satisfy the driver sight distance/visibility criteria: and

- a ***Site Schematic Development Envelope Massing Study (August 2015)*** prepared by Thrum Architects Pty Ltd, a copy of which is provided in Appendix E.

The key points of the Architect's analysis are:

- the 1:1 floor space ratio generally applied by Council to the *R4 High Density Residential* zone in the locality generally and to adjacent land does not achieve the economic and efficient use of residential land located in close proximity to

railway stations and would be inconsistent with the urban consolidation aims and objectives of *A Plan for Growing Sydney (2014)*;

- although the proposed 14.5 metre maximum building height development standard applied by Council to the *R4 High Density Residential* zone in the locality and currently proposed for the subject land by this Planning Proposal would readily accommodate a building of 4 residential stories over car parking provided in a semi-buried undercroft basement (as shown in Drawings SK-03 to SK-05), the most economical building form designed to comply with the 14.5 metre maximum building height and 1:1 maximum FSR development standards applied to adjoining residential land, would be a building only 3 stories high (as shown in accompanying Drawings SK-06 to SK-08);
- the existing neighbouring residential flat buildings at No. 1 Carlton Parade (3 residential levels over ground level car parking) and No. 2 Willison Road (4 residential levels over basement car parking) have the bulk and scale of a four storey buildings above natural ground level;
- a three storey building envelope complying with a maximum 1:1 FSR, produces a building inappropriately low for the subject site in its immediate urban context. An alternative four storey building envelope presented in the accompanying drawings produces a building of the same bulk and scale as its immediate neighbours (i.e. 4 stories above natural ground level), complies with the proposed 14.5 metre maximum building height development standard, but achieves a higher FSR of 1.35:1; and
- a three storey development option at an FSR of 1:1 would achieve a mixed unit yield of 30 apartments, whereas the four storey option at FSR 1.35:1 would achieve a unit yield of 40 apartments, representing a substantial gain (+33%) in the economic use of scarce land resources located around railway stations;

On the basis of the accompanying *Site Schematic Development Envelope Massing Study* prepared by Thrum Architects Pty Ltd, Council is requested to favourably consider applying a maximum permitted FSR development standard of 1.35:1 to development on Lot 1 DP 634007, No. 1A Willison Road, Carlton.

5. STRATEGIC PLANNING CONSIDERATIONS.

5.1 A Plan for Growing Sydney.

A Plan for Growing Sydney, released in December 2014, is the NSW Governments 20 year plan for the Sydney Metropolitan Area. It provides direction for Sydney's productivity, environmental management, and liveability; and for the location of housing, employment, infrastructure and open space.

Section 117 Direction 7.1 requires a planning proposal to be consistent with *A Plan for Growing Sydney*.

To achieve the NSW Government's vision for Sydney as a "*strong global city, a great place to live*", the Government has set down the following goals that Sydney will be:

- *a competitive economy with world class services and transport;*
- *a city of housing choice with homes that meet our needs and lifestyles;*
- *a great place to live with communities that are strong , healthy and well connected;*
and
- *a sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources.*

Goals 2 and 3 are principally relevant to this planning proposal to rezone Lot 1 DP 634007, to *R4 High Density Residential*. The relevant goals, directions and actions for consideration in this planning proposal application are as follows.

(i) GOAL 2: *A city of housing choice, with homes that meet our needs and lifestyles.*

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.

- **ACTION 2.1.1: Accelerate housing supply and local housing choices.**

The most suitable areas for significant urban renewal are those areas best connected to employment and include:

- in and around centres that are close to jobs and are serviced by public transport services that are frequent and capable of moving large numbers of people; and
- in and around strategic centres.

- **ACTION 2.1.2: Accelerate new housing in designated infill areas.**

Locations with large lots within the existing urban area that are close to centres on the rail, light rail and rapid bus systems are particularly well suited to urban renewal.

- **ACTION 2.1.3: Deliver more housing by developing surplus or under-used Government land.**

Making surplus Government land available for housing will be a significant source of new 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.

- **ACTION 2.2.1: Use the Greater Sydney Commission to support Council-led urban infill projects.**

A significant proportion of Sydney's additional housing supply needs to come from urban infill across Sydney.

The Government will support council-led urban infill and local efforts to lift housing production around local centres, transport corridors and public transport access points.

- **ACTION 2.2.3: Undertake urban renewal in transport corridors which are being transformed by investment, and around strategic centres.**

A Plan for Growing Sydney focuses new housing in centres which have public transport that runs frequently and can carry large numbers of passengers.

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.

(ii) GOAL 3: *A great place to live with communities that are strong, healthy and well connected.*

A Plan for Growing Sydney aims to create more vibrant places and revitalised suburbs where people will want to live.

- **ACTION 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.

(iii) Priorities for Subregions.

The subject land is located within an identified Urban Renewal Corridor in the 'South Subregion', 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 including the Illawarra Line, the South Line and Sydney Rapid Transit (along the Bankstown Line).

This Planning Proposal is consistent with the strategic priority for accelerating housing supply within the South Subregion as it provides for high density housing located on a major rail corridor and within walking distance of local centres and community services. It will make a contribution towards accommodating the 66,650 new homes projected to be required within the South Subregion between 2011- 2031.

5.2 Assessment of Consistency of the Planning Proposal with ‘A Plan for Growing Sydney’.

This planning proposal to rezone Lot 1 DP 634007, No. 1A Willison Road, Carlton, having an area of 2,027m², to *R4 High Density Residential*, is consistent with the goals and related actions contained within *A Plan for Growing Sydney* aimed to accelerate housing supply/choice and to revitalise existing suburbs:

- the subject land is located within an urban renewal corridor identified in the South Subregion;
- the subject land is located on the Illawarra Line within walking distance of Carlton Railway Station, which provides high frequency public transport access to employment and services located elsewhere within the Metropolitan area;
- the subject land is located within walking distances of Carlton local centre and a short distance from ‘strategic centres’ at Hurstville and Kogarah, providing ready access to services and amenities;
- the subject land comprises a surplus Government site (Ausgrid is a Crown Authority) to be made available to increase housing supply; and
- the proposed *R4 High Density Residential* zone will increase the supply of apartments in the locality and reduce the impact of development on the urban fringe.

5.3 Rockdale City Plan 2013 - 2025.

In its description of the future, the Rockdale City Plan notes that:

“Over the next 20 years, some parts of the City will have developed and changed in response to economic and population growth, while other parts of the City will be protected to preserve their existing character that is so highly valued by the community. Future growth is likely to occur in the centres of Rockdale, Wolli Creek, Brighton Le Sands, Bexley and Bexley North, which have the most significant opportunities for redevelopment. The City is expected to accommodate approximately 5,900 additional dwellings and 410,000 square metres of additional commercial floor space within the next 10-15 years. It is expected that the large majority of new dwellings will be in the form of medium and high density housing, focussed around existing centres.”

In its discussion of planning for the Rockdale city area, the Rockdale City Plan addresses the implications of various Regional and State Plans which will shape the City of Rockdale. The references to draft metropolitan and regional strategy documents contained in the Rockdale City Plan have now been superseded with the release of *A Plan for Growing Sydney* in December 2014.

This planning proposal to rezone Lot 1 DP 634007, No. 1A Willison Road, Carlton, to *R4 High Density Residential* is consistent with the description of future growth contained within the Rockdale City Plan (i.e. *'It is expected that the large majority of new dwellings will be in the form of medium and high density housing, focussed around existing centres'*).

5.4 Voluntary Planning Agreements Policy.

Rockdale City Council's Voluntary Planning Agreements Policy (December 2007) is not applicable to this Planning Proposal application as Ausgrid is a Crown Agency and is not a 'developer' for the purposes of the Policy.

6. CONSISTENCY WITH STATE ENVIRONMENTAL PLANNING POLICIES.

The matters required to be addressed under the *"Guide to Preparing Planning Proposals – Department of Planning"* are addressed in Appendix A (Section B3). There are no State Environmental Planning Policies which would act to prevent the subject land being zoned *R4 High Density Residential*.

6.1 State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55).

Under the provisions of Clause 6 (1) (a) – (c) of SEPP 55 a planning authority is required to consider the following matters in preparing an environmental planning instrument in respect to land proposed for residential use:

- "(a) the planning authority has considered whether the land is contaminated, and*
- (b) if the land is contaminated, the planning authority is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation for all the purposes for which land in the zone concerned is permitted to be used, and*
- (c) if the land requires remediation to be made suitable for any purpose for which land in that zone is permitted to be used, the planning authority is satisfied that the land will be so remediated before the land is used for that purpose."*

Site Audit Statement No. 0503-1119, dated 20th October 2014, issued under the *Contaminated Land Management Act 1997* (copy provided in Appendix C), certifies that the site can be made suitable for residential use with minimal opportunity for soil access, including units, provided that the site is remediated in accordance with *"Remedial Action Plan, 1A Carlton Parade, Carlton, NSW, GHD, 3rd September 2013 (GHD 2013c)"*.

The Site Audit Statement makes the following overall comments:

"The site assessment activities and Stage 1 remediation and validation works are considered to have met the requirements of the Contaminated Sites: Guidelines for the NSW Site Auditor Scheme (2nd Edition) (DEC 2006).

A RAP (GHD 2013c) has been prepared for the site to address the identified contamination issues. The RAP prepared for the site (GHD 2013c) proposed a two staged approach to remediation, with Stage 1 works occurring prior to divestment and Stage 2 works to occur after divestment as part of the anticipated redevelopment of the site... ..".

The Stage 1 remediation works described in the RAP (GHD 2013c) have been completed in a satisfactory manner in accordance with the RAP (GHD 2013c). The Stage 1 Validation Report confirms the successful remediation of lead contamination at former locations SS01 and CBH06; hydrocarbon contamination at CBH02; removal of the former oil UST; validation beneath the former control building; and removal of visible ACM across the site surface, as at the time of the inspection/clearance works.

Stage 2 remediation works described in the RAP (GHD 2013c) remain to be completed in order to address the remaining issues of asbestos at the site. These remaining actions relate to removal and validation of subsurface asbestos conduits and fragments of asbestos containing materials which may remain below the ground surface in fill materials.

It is considered that the site can be made available for residential use with minimal access to soil subject to implementation of the remaining Stage 2 works in the RAP (GHD 2013c), noting the following comments:

- *The Stage 2 Validation Report should include data and findings from the Stage 1 Validation Report to provide a comprehensive stand-alone report and conclusion on the suitability of the site for the proposed residential use with minimal access to soil;*
- *A Site Audit Statement and accompanying Site Audit Report, certifying the suitability of the site for the intended residential use with minimal access to soil, should be prepared following the successful completion of the Stage 2 remediation and validation activities described in the RAP prepared for the site (GHD 2013c)."*

On the basis of this Site Audit Statement, it is considered that Rockdale City Council can reasonably satisfy the requirements of Clause 6 (1) (a) – (c) in preparing an environmental planning instrument to rezone the subject land to *R4 High Density Residential* to permit its future residential use with minimal opportunity for soil access.

6.2 Other State Environmental Planning Policies.

There are no other State Environmental Planning Policies which would act to prevent the subject land being zoned *R4 High Density Residential* under Rockdale LEP 2011:

- **State Environmental Planning Policy No. 14 - Coastal Wetlands:** There are no State Environmental Planning Policy No. 14 – Coastal Wetlands on the land;
- **State Environmental Planning Policy No. 19 – Urban Bushland,** does not apply as the subject land does not adjoin a public reserve containing bushland;
- **State Environmental Planning Policy No. 26 - Littoral Rainforests:** There are no State Environmental Planning Policy No. 26 –Littoral Rainforests on the subject land; and
- **State Environmental Planning Policy No. 44 - Koala Habitat:** There is no State Environmental Planning Policy No. 44 – Koala Habitat on the subject land; and

This assessment demonstrates that the Planning Proposal to rezone Lot 1 DP 634007, No. 1A Willison Road, Carlton, from *SP2 Infrastructure (Electricity Generating Works)* to *R4 High Density Residential* under Rockdale LEP 2011 is consistent with applicable State Environmental Planning Policies.

7. CONSISTENCY WITH MINISTERIAL DIRECTIONS (S117 DIRECTIONS).

The matters required to be addressed under section B4 of the “*Guide to Preparing Planning Proposals – Department of Planning*” include an assessment of the consistency of a Planning Proposal with applicable S.117 Directions issued by the Minister to planning authorities in regard to the preparation of Planning Proposals.

The following S.117 Directions are applicable to the consideration of this Planning Proposal:

- **Direction 2.1 – Environmental Protection Zones:** The objective of this Direction is to protect and conserve environmentally sensitive areas.

This Direction has no practical application to the Planning Proposal as the subject land is not located within an environmental protection zone and does not contain any environmentally sensitive land requiring protection or conservation.

- **Direction 2.3 – Heritage Conservation:** The objective of this Direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.

This Direction has no practical application to the Planning Proposal as the subject land is not identified as a place (or adjoin a place) of environmental heritage significance or of indigenous heritage significance. Consequently, the Planning Proposal is not required to contain provisions that facilitate the conservation of any items of environmental heritage significance, or indigenous heritage significance.

- **Direction 3.1 - Residential Zones:** This Direction applies when a planning authority prepares a planning proposal that will affect land within an existing or proposed residential zone (including the alteration of any existing residential zone boundary).

The objectives of the direction are:

(a) to encourage a variety and choice of housing types to provide for existing and future housing needs;

(b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services; and

(c) to minimise the impact of residential development on the environment and resource lands.

The planning proposal is consistent with these objectives as it will provide additional opportunity in the locality for the provision of high density housing, well served by public transport, utility infrastructure and local services; and will not have any adverse impact upon the natural environment or resource lands.

The requirements of clauses (4) and (5) of the Direction are satisfied by the planning proposal as:

- in rezoning the subject land to *R4 High Density Residential* under Rockdale LEP 2011, the planning proposal will rely upon the provisions of LEP 2011 and the development design guidelines of Rockdale Development Control Plan 2011 to ensure that future residential development on the subject land is adequately serviced and is of good design;
 - the proposal will broaden the choice of building types and locations available in the housing market;
 - the proposal will result in more efficient use of existing infrastructure and services;
 - the proposal will reduce the consumption of land for housing and associated urban development on the urban fringe; and
 - the planning proposal does not reduce the permissible residential density of land.
- **Direction 3.4 - Integrating Land Use and Transport:** This direction applies when a planning authority prepares a planning proposal that will create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.

The Planning Proposal to rezone the subject land to *R4 High Density Residential* is consistent with the following applicable objectives of Direction 3.4 as it will provide additional housing opportunities within an existing metropolitan transport corridor, offering a choice of transport and enabling people to make fewer and shorter trips:

(a) improving access to housing, jobs and services by walking, cycling and public transport;

The subject land is well served by public transport (rail & bus) and located within walking and cycling distance of nearby local centres.

(b) increasing the choice of available transport and reducing dependence on cars;

The provision of additional high density residential development in the subject locality will enhance the viability of public transport services to the locality through the provision of increased patronage and reduced dependence on cars.

(c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car;

The provision of additional housing opportunities in the subject locality in close proximity to local centres and rail transport will reduce travel demand and distances travelled, especially by car.

(d) supporting the efficient and viable operation of public transport services;

The provision of additional high density residential development in the subject locality will enhance the viability of public transport services to the locality through increased patronage.

(e) providing for the efficient movement of freight.

Not applicable: The planning proposal does not generate a demand for the movement of freight.

Clause (4) of the Direction requires a planning proposal to locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of:

(a) Improving Transport Choice – guidelines for planning and development (DUAP 2001), and

(b) The Right Place for Business and Services – Planning Policy (DUAP 2001).

The land use planning principles underlining these guidelines are that:

- people should be able to walk, cycle and use public transport, and not rely solely on private cars;
- a choice of transport helps the environment, provides more equitable access, and improves the liveability of our urban areas;
- the way we plan for land uses and transport can increase the proportion of trips that can be taken by foot, bicycle and public transport as people go about their daily task;
- when we plan for transport choice, we also help manage the demand for travel by minimising the number and length of individual trips people need to make;
- we need to maximise accessibility (i.e. the ability to undertake a range of daily activities with a minimum of travel); and
- as a general principle, decisions concerning the location of land uses in an LEP, should, represent a practical fit between the needs of a land use and the need to improve transport choice; support a strong pattern of centres and transport corridors; and minimise the need for and distance of travel.

This planning proposal to zone the subject land to *R4 High Density Residential* is consistent with these planning principles and the requirements of this Direction to integrate land use and transport, as it will provide additional housing opportunities located on a major metropolitan rail corridor, enabling people to make fewer trips by car. As the subject land is well served by local centres, schools, health services and recreation areas, residents will have the opportunity to access facilities by walking/cycling and be able to make fewer and shorter trips by car.

- **Direction 4.1 – Acid Sulphate Soils:** The objective of this Direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulphate soils.

This Direction has no application to the Planning Proposal as the subject land is not identified on potential Acid Sulfate Soil Planning Maps.

- **Direction 4.2 – Mine Subsidence and Unstable Land:** The objective of this Direction is to prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence.

The Direction has no application to the Planning Proposal as the subject land is not identified as being unstable or subject to mine subsidence.

- **Direction 4.3 – Flood Prone Land:** The objectives of this direction are to ensure the development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.

The subject land is not identified as being flood liable. Consequently, as the Planning Proposal does not alter a zone, or a provision that affects flood prone land, the planning proposal is consistent with Direction 4.3.

- **Direction 4.4 - Planning for Bushfire Protection:** The objectives of this direction are to protect life, property and the environment from bushfire hazards by discouraging the establishment of incompatible land uses in bush fire prone areas; and to encourage the sound management of bush fire prone areas.

This direction applies when a planning authority prepares a planning proposal that will affect, or is in close proximity to, land mapped as bushfire prone land.

As the subject land is not mapped as bushfire prone land, Direction 4.4 has no practical application to this Planning Proposal. The Planning Proposal is therefore consistent with Direction 4.4.

- **Direction 6.1 – Approval and Referral Requirements:** The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.

The Planning Proposal is consistent with Clause (4) of this Direction as it does not include any requirement for Ministerial or public authority concurrence, consultation or referral and does not identify any development as designated development.

- **Direction 6.2 – Reserving Land for Public Purposes:** The objective of this direction is to facilitate the provision of public services and facilities by reserving land for public purposes and to facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition by a public authority.

The Direction has no practical application to this Planning Proposal as the subject land is not identified as being reserved or required for a public purpose.

- **Direction 6.3 – Site Specific Provisions:** The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.

This direction does not apply to the Planning Proposal, which is not seeking to permit a particular development to be carried out. Rather, it seeks to rezone the subject land to an existing zone under Rockdale LEP 2011 (i.e. *R4 High Density Residential*).

- **Direction 7.1 – Implementation of A Plan for Growing Sydney:** The objective of this direction is to give legal effect to the planning principles; directions; and opportunities for subregions, strategic centres and transport gateways contained in *A Plan for Growing Sydney*.

Clause (4) of the Direction requires a planning proposal to be consistent with the NSW Government's *A Plan for Growing Sydney* published in December 2014.

As indicated in section 4 of this Planning Proposal application, the proposed rezoning of the subject land to *R4 High Density Residential* under Rockdale LEP 2011 is consistent with the goals and related actions contained within *A Plan for Growing Sydney* aimed to accelerate housing supply/choice within the South Subregion and to revitalise existing suburbs.

This assessment demonstrates that the Planning Proposal to rezone Lot 1 DP 634007, No. 1A Willison Road, Carlton, from *SP2 Infrastructure (Electricity Generating Works)* to *R4 High Density Residential* under Rockdale LEP 2011 is consistent with applicable S.117 Directions issued by the Minister to planning authorities in regard to the preparation of Planning Proposals.

8. ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT.

(i) Environmental Impact: The subject land was previously developed for electricity infrastructure purposes and does not contain any vegetation or flora and fauna habitat. The Planning Proposal will not therefore result in any impact on threatened species, populations, ecological communities or their habitats.

(ii) Social Impact: Rezoning of the subject land to *R4 High Density Residential* will provide additional housing supply and choice within the Carlton locality to meet the community's housing needs. It will not result in any adverse social impacts on the community.

(iii) Economic Impact: Rezoning of the subject land to "*R4 High Density Residential*" will have beneficial economic impacts, providing additional well-serviced housing stock within a location well served with infrastructure and services and facilitate employment in the construction and service sectors.

9. CONCLUSION.

This Planning Proposal application demonstrates that amendment of Rockdale Local Environmental Plan 2011 to rezone the site of Ausgrid's decommissioned and remediated former Carlton Electricity Substation so as to enable its future use for high density residential purposes is consistent with the goals, directions and related actions contained within *A Plan for Growing Sydney* aimed to accelerate housing supply/choice and to revitalise existing suburbs; State Environmental Planning Policies; and Ministerial Directions with regard to the preparation of Planning Proposals.

Rockdale City Council is requested to initiate the Local Environmental Plan 'Gateway' process pursuant to section 55 of the Environmental Planning and Assessment Act 1979 to amend Rockdale Local Environmental Plan 2011 in the following manner:

- amend Land Zoning Map – Sheet LZN_004 as indicated in Figure 6 so as to rezone Lot 1 DP 634007, No. 1A Willison Road, Carlton from 'SP2 Infrastructure (Electricity Generating Works)' to "R4 High Density Residential";
- amend Height of Buildings Map – Sheet HOB_004 as indicated in Figure 7 so as to apply a maximum permissible building height development standard of 14.5m for future residential development on Lot 1 DP 634007, No. 1A Willison Road, Carlton; and
- amend Floor Space Ratio Map – Sheet FSR_004 as indicated in Figure 8 so as to apply a maximum permissible floor space ratio development standard of 1.35:1 for future residential development on Lot 1 DP 634007, No. 1A Willison Road, Carlton.



Doug Sneddon
4th May 2016.

APPENDIX A: PLANNING PROPOSAL APPLICATION TEMPLATE.

PLANNING PROPOSAL

Prepared for

ROCKDALE CITY COUNCIL

PART 1 – OBJECTIVES OR INTENDED OUTCOMES OF THE PROPOSED LEP

Section 55(2) (a): A statement of the objectives or intended outcomes of the proposed instrument.

The objective/intended outcome of the draft Local Environmental Plan is to enable the development of Lot 1 DP 634007, No. 1A Willison Road, Carlton for high density residential accommodation.

PART 2 - EXPLANATION OF PROVISIONS TO BE INCLUDED IN THE PROPOSED LEP

Section 55(2) (b): An explanation of the provisions that are to be included in the proposed instrument.

The objectives/intended outcomes are to be achieved by rezoning the subject land to R4 High Density Residential under Rockdale Local Environmental Plan 2011, consistent with the zoning of adjoining land and to apply a maximum permissible building height development standard of 14.5m and a maximum permissible floor space ratio development standard of 1.35:1 to future residential development on Lot 1 DP 634007.

Section 55(2)(d): If maps are to be adopted by the proposed instrument, such as maps for proposed land use zones, heritage areas, flood prone land – a version of the maps containing sufficient detail to indicate the substantive effect of the proposed instrument.

The proposed LEP amendment includes maps (Attachment 1) to amend the Rockdale LEP 2011 zoning map so as to zone Lot 1 DP 634007, 'R4 High Density Residential'; amend the Rockdale LEP 2011 Maximum Building Heights Map so as to apply a 14.5m maximum permissible building height development standard over Lot 1 DP 634007; and amend the Rockdale LEP 2011 Maximum Floor Space Ratio Map to apply a maximum permissible floor space ratio development standard of 1.35:1 over Lot 1 DP 634007.

PART 3 - JUSTIFICATION

Section 55(2) (c): The justification for those objectives, outcomes and provisions and the process for their implementation (including whether the proposed instrument will comply with relevant directions under section 117).

A. Need for the planning proposal.

A1. Is the planning proposal a result of any strategic study or report?

No.

The planning proposal is a consequence of the former Ausgrid Carlton Zone Substation Lot 1 DP 634007 being decommissioned and demolished. The subject land is now vacant and surplus to Ausgrid's electricity infrastructure requirements and consequently it is appropriate to replace the existing redundant *SP2 Infrastructure (Electricity Generating Works)* with an alternative zoning to enable the subject land to be redeveloped in a manner consistent with metropolitan and local planning strategies.

A2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The planning proposal is the best means of achieving the objectives/intended outcomes, as the existing *SP2 Infrastructure (Electricity Generating Works)* zoning of the land is no longer appropriate to the subject land and does not enable the land to be put to an appropriate economic use, providing greater economic and social benefits to the community.

A3. Is there a net community benefit?

The assessment provided in Attachment 2 demonstrates that the planning proposal will produce a net community benefit.

B. Relationship to strategic planning framework.

B1. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including exhibited draft strategies)?

Yes. The planning proposal is consistent with the goals, directions and related actions contained in *A Plan for Growing Sydney* aimed to accelerate housing supply/choice and to revitalise existing suburbs.

Sections 4.1 – 4.2 of the accompanying Town Planning Report address the relevant goals, directions and actions and demonstrate that the rezoning of Lot 1 DP 634007 to "*R4 High Density Residential*" in the manner proposed by this application is consistent with applicable goals, directions and actions aimed to accelerate housing supply within existing urban areas.

B2. Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

Yes. Section 4.3 of the accompanying Town Planning Report demonstrates that the planning proposal is consistent with Rockdale City Plan 2013 – 2025, which expects that the majority of new dwellings within the city will be in the form of medium and high density housing focussed around existing centres.

B3. Is the planning proposal consistent with applicable state environmental planning policies?

Yes. There are no State Environmental Planning Policies which would act to prevent the subject land from being rezoned to *R4 High Density Residential*, to permit its use for residential purposes.

(i) SEPP 55 – Remediation of Land: Under the provisions of SEPP 55 Council is required to consider whether land which is subject to a rezoning proposal and is proposed for residential use, is contaminated. The subject land was contaminated by its former use as an electricity substation.

Section 5.1 of the accompanying Town Planning Report provides further information in relation to site contamination and remediation. Site Audit Statement No. 0503-1119, dated 20th October 2014, certifies that the site can be made suitable for residential use with minimal opportunity for soil access.

(ii) Other SEPP's: No other SEPP has practical application to this planning proposal.

B4. Is the planning proposal consistent with applicable Ministerial Directions (s. 117 directions)?

The following assessment is provided of the consistency of the planning proposal with relevant Section 117 Directions applying to planning proposals lodged after 1st September 2009:

(i) Direction 2.1 Environmental Protection Zones: As indicated in section 7 of the accompanying Town Planning Report, this direction has no practical application to the planning proposal as the subject land is not within an environmental protection zone and does not contain any environmentally sensitive land requiring protection or conservation.

(ii) Direction 2.3 - Heritage Conservation: As indicated in section 7 of the accompanying Town Planning Report, this direction has no practical application to the planning proposal as the subject land is not identified as a place of environmental or indigenous heritage significance.

(iii) Direction 3.1 – Residential Zones: As indicated in section 7 of the accompanying Town Planning Report, the planning proposal is consistent with the direction as it will provide additional opportunity in the locality for the provision of high density housing, well served by public transport, utility infrastructure and local services.

(iv) Direction 3.4 – Integrating Land Use and Transport: As indicated in section 7 of the accompanying Town Planning Report, the planning proposal is consistent with the requirements of the direction to integrate land use and transport, as it will provide additional housing supply and choice within a major metropolitan rail corridor, enabling people to make fewer trips by car.

(v) Direction 4.1 – Acid Sulfate Soils: This direction has no application to the planning proposal as the subject land is not identified on potential Acid Sulfate Soil Planning Maps.

(vi) Direction 4.2 – Mine Subsidence and Unstable Land: This direction has no application to the planning proposal as the subject land is not identified as being unstable or subject to mine subsidence.

(vii) Direction 4.3 – Flood Prone Land: This direction has no application to the planning proposal as the subject land is not identified as being flood prone.

(viii) Direction 4.4 – Planning for Bushfire Protection: This direction has no application to the planning proposal as the subject land is not identified as being bushfire prone land.

(ix) Direction 6.1 – Approval and Referral Requirements: Clause (4) of the Direction requires a planning proposal to minimise the inclusion of concurrence/consultation provisions and not identify development as designated development.

This planning proposal is consistent with this direction as no such inclusions, or designation is proposed.

(x) Direction 6.2 - Reserving Land for Public Purposes: As indicated in section 7 of the accompanying Town Planning Report, this direction has no practical application to the planning proposal as the subject land is not identified as being reserved or required for a public purpose.

(xii) Direction 6.3 – Site Specific Provisions: As indicated in section 7 of the accompanying Town Planning Report, the planning proposal is consistent with this Direction as it is not intended to restrict development of the subject land to a particular development proposal. Rather, it is intended to rezone the subject land to *R4 High Density Residential* under Rockdale Local Environmental Plan 2011 without imposing any land use restrictions, development standards, or requirements in addition to those already contained in the zone proposed to be applied to the land.

(xiii) Direction 7.1 - Implementation of the Metropolitan Plan for Sydney 2036: As indicated in section 7 of the accompanying Town Planning Report, the proposed rezoning of the subject land to *R4 High Density Residential* under Rockdale LEP 2011 is consistent with the goals, directions and related actions contained within *A Plan for Growing Sydney* aimed to accelerate housing supply/choice and to revitalise existing suburbs.

C. Environmental, social and economic impact.

C1. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

No.

The site is cleared of native vegetation in conjunction with its former use for electricity substation purposes and no threatened species, populations or ecological communities, or their habitats would be adversely affected as a consequence of the site being rezoned from *SP2 Infrastructure (Electricity Generation Works)* to *R4 High Density Residential*.

C2. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Redevelopment of the subject land for high density residential purposes will not result in any other likely environmental impacts which would prevent use of the land for high density residential purposes:

(i) the subject land and future residential development is able to be serviced by all utility services, whilst stormwater drainage can be designed/managed to avoid any adverse off site water quality impacts;

(ii) sedimentation and waste management controls can be appropriately conditioned by the council in response to any future development application lodged in respect of the subject land;

(iii) rezoning and future development of the subject land for residential purposes will not have an adverse impacts upon streetscape or scenic views; and

(iv) the subject land is not subject to any environmental hazards which would render its rezoning to *R4 High Density Residential* inappropriate.

C3. How has the planning proposal adequately addressed any social and economic effects?

As indicated in sections 5 and 8 of the accompanying Town Planning Report, the planning proposal will provide social benefits to the community in the form of the additional supply of high density housing in a highly accessible location; and economic multipliers in the form of construction employment and enhanced demand by residents for services and amenities provided in local service centres.

D. State and Commonwealth interests.

D1. Is there adequate public infrastructure for the planning proposal?

Yes. Water, sewer, electricity, telephone and gas utilities are available to the land to service future residential development.

The site is well located with respect to public transport (bus and rail) services operating and is readily accessible to other activity nodes within the Sydney Metropolitan Area.

D2. What are the views of State and Commonwealth Public Authorities consulted in accordance with the gateway determination, and have they resulted in any variations to the planning proposal?

No consultations have yet been undertaken with State and Commonwealth agencies. These consultations will occur following the Gateway Determination.

PART 4 –COMMUNITY CONSULTATION THAT IS TO BE UNDERTAKEN

S55(2)(e) Details of the community consultation that is to be undertaken before consideration is given to the making of the proposed instrument

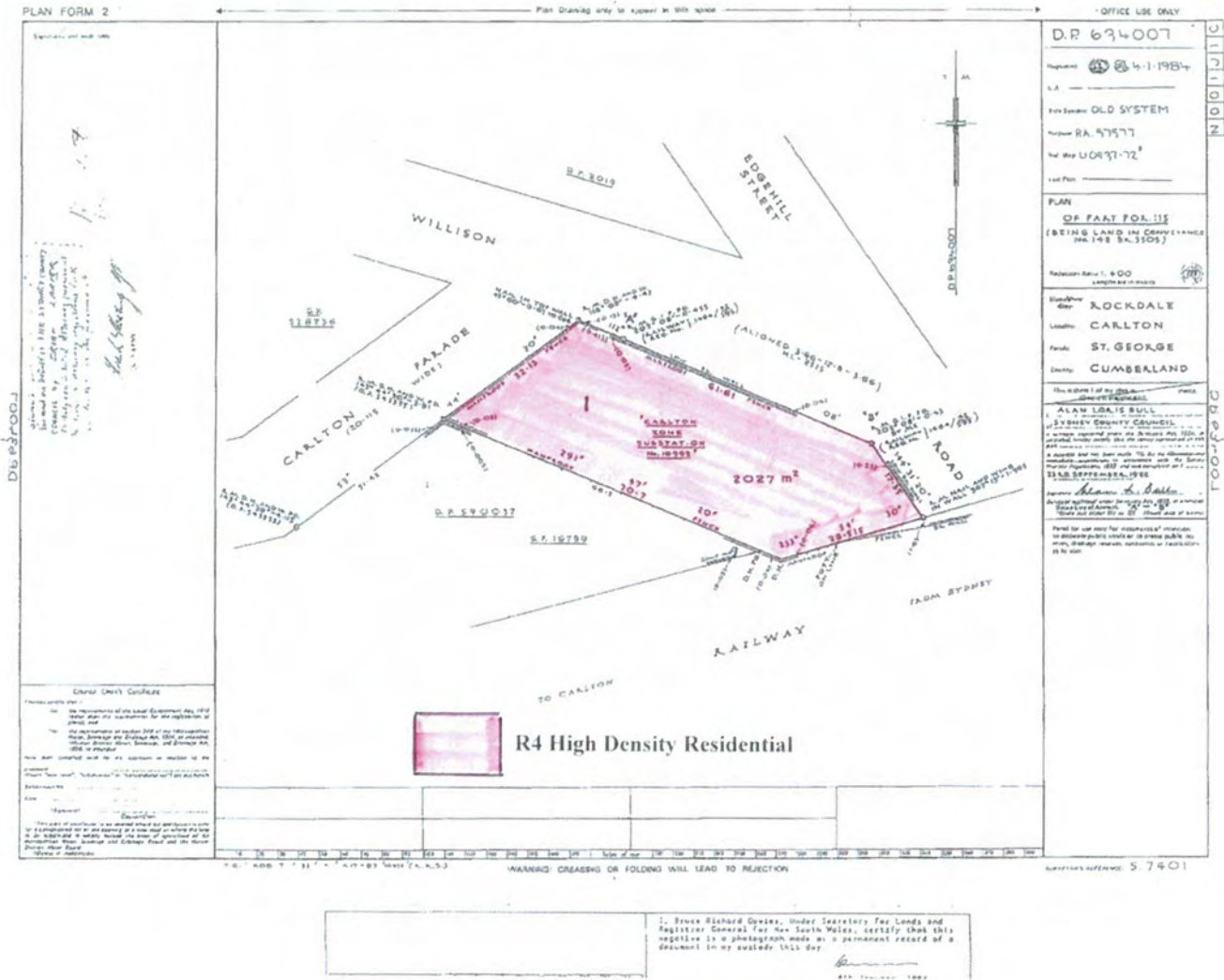
A 28 day exhibition period for community consultation is considered to be appropriate for this planning proposal.

Notice of the public exhibition will be given:

- In a local newspaper circulating in the area;
- On council's website at www.rockdale.gov.au
- In writing to adjoining landowners.

ATTACHMENT 1: PROPOSED ROCKDALE LEP 2011 AMENDMENT MAPS.

FIGURE: PROPOSED AMENDMENT TO LAND ZONING MAP.



ATTACHMENT 2: NET COMMUNITY BENEFIT TEST.

NET COMMUNITY BENEFIT TEST – EVALUATION CRITERIA.

The net community benefit of a planning proposal is to be assessed on the basis of answers to the following questions:

- *Will the LEP be compatible with agreed State and Regional strategic direction for development in the area?*

Assessment: Yes.

A Plan for Growing Sydney, released in December 2014, is the NSW Governments 20 year plan for the Sydney Metropolitan Area. It provides direction for Sydney's productivity, environmental management, and liveability; and for the location of housing, employment, infrastructure and open space.

The analysis provided in section 5 of the accompanying Town Planning Report demonstrates that the planning proposal to rezone Lot 1 DP 634007, No. 1A Willison Road, Carlton, to *R4 High Density Residential*, is consistent with the goals, directions and related actions contained within *A Plan for Growing Sydney* aimed to accelerate housing supply/choice and to revitalise existing suburbs.

- *Is the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/sub-regional strategy?*

Assessment: Yes.

The subject land is located within an identified Urban Renewal Corridor in the 'South Subregion', 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 including the Illawarra Line

- *Is the LEP likely to create a precedent or create or change the expectation of the landowner or other landowners?*

Assessment: No. The reason for the Planning Proposal application is that the existing *SP2 Infrastructure (Electricity Generating Works)* zoning of the subject land under Rockdale LEP 2011 is redundant as the former Ausgrid Carlton electricity substation has been decommissioned and demolished upon the commissioning of a new substation in the locality on the corner of Railway Parade and English Street, Kogarah. The subject land is now vacant and surplus to Ausgrid's requirements and consequently it is appropriate to apply an alternative zoning to the subject land to enable its redevelopment in a manner consistent with metropolitan, regional and local planning strategies.

Consequently, the planning proposal does not create a precedent for the rezoning of other land in the locality.

- *Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations?*

Assessment: There have been no other 'spot rezonings' in the locality of the type included in this planning proposal and consequently there are no cumulative effects requiring consideration.

- *Will the LEP facilitate a permanent employment generating activity or result in a loss of employment lands?*

Assessment: No. The LEP is to facilitate residential development on the land and does not result in the loss of any employment lands.

- *Will the LEP impact upon the supply of residential land and therefore housing supply and affordability?*

Assessment: Yes. The LEP will increase the supply of residential land in the Carlton locality and will increase housing supply, thereby providing a social benefit to the community.

- *Is the existing public infrastructure (roads, rail, utilities) capable of servicing the proposed site? Is there good pedestrian and cycling access? Is public transport currently available or is there infrastructure capacity to support future public transport?*

Assessment: Yes. Existing public infrastructure is capable of servicing residential development on the site, which is well served by public transport, being located in close proximity to Carlton Railway Station.

- *Will the proposal result in changes to the car distances travelled by customers, employees and suppliers? If so. What are the likely impacts in terms of greenhouse gas emissions, operating costs and road safety?*

Assessment: Yes. The subject land is well served by public transport (rail & bus) and located within walking and cycling distance of nearby local centres.

The provision of additional housing opportunities in the subject locality in close proximity to local centres and rail transport will reduce travel demand and distances travelled, especially by car, resulting in lower greenhouse gas emissions, reduced operating costs and improved public safety.

- *Are there significant Government investments in infrastructure or services in the area whose patronage will be affected by the proposal? If so, what is the expected impact?*

Assessment: No. All public utilities are currently available to the land and have the capacity to service future residential development on the land.

The subject land is located on a high capacity rail corridor. The provision of additional high density residential development in the subject locality will enhance the viability of public transport services to the locality through increased patronage.

The planning proposal will not generate a requirement for the provision of additional government investment in services.

- *Will the proposal impact on land that the Government has identified a need to protect (e.g. land with high biodiversity values) or have other environmental impacts? Is the land constrained by environmental factors such as flooding?*

Assessment: No. The land is not identified by the Government for environmental protection and is not constrained by environmental factors which would prevent its rezoning to *R4 High Density Residential*.

- *Will the LEP be compatible /complementary with surrounding land uses? What is the impact on amenity in the location and wider community? Will the public domain improve?*

Assessment: The LEP will apply the same zone to the subject land as applies to neighbouring land (i.e. *R4 High Density Residential*) and will therefore be compatible with surrounding uses. The proposed rezoning will not have any adverse impacts on the amenity of the locality, or the public domain generally and will permit the redevelopment of the subject land for the purposes of a residential flat building of similar bulk and scale to that existing on neighbouring land.

- *Will the proposal increase choice and competition by increasing the number of retail and commercial premises operating in the area?*

Assessment: No. The planning proposal does not involve any retail/commercial zones or land use.

- *If a stand – alone proposal and not a centre, does the proposal have the potential to develop into a centre in the future?*

Assessment: The planning proposal does not constitute a “stand alone centre”.

- *What are the public interest reasons for preparing the draft plan? What are the implications of not proceeding at that time?*

Assessment: The purpose of the LEP is to replace a redundant SP2 Infrastructure (Electricity Generating Works) zone over land where the former electricity substation has been decommissioned, demolished and the land rehabilitated.

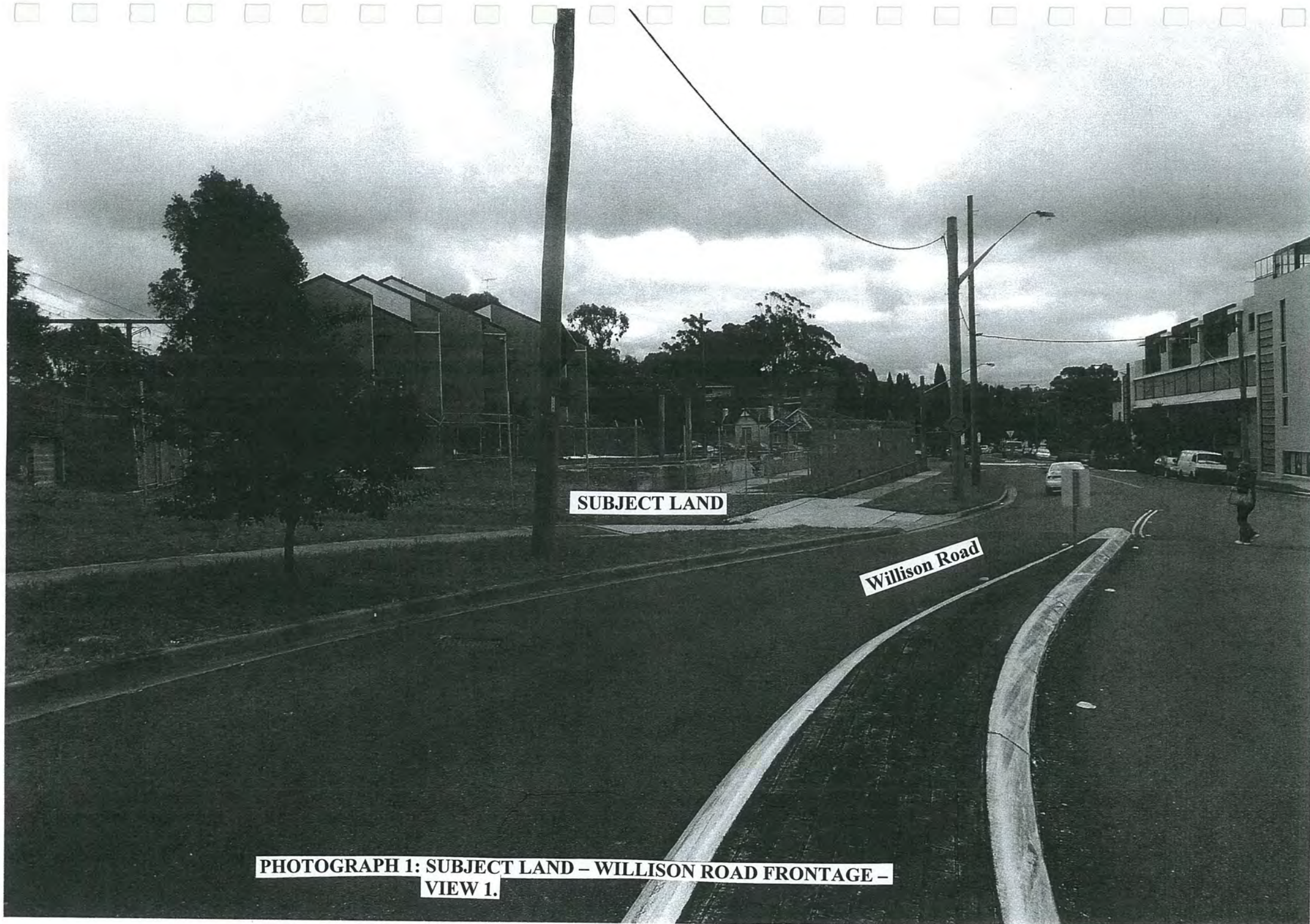
The subject land is now vacant and surplus to Ausgrid’s requirements and consequently it is appropriate to apply an alternative zoning to the subject land to enable its redevelopment in a manner consistent with metropolitan, subregional and local planning strategies.

The planning proposal will enable the future use of the land for high density residential uses in a manner compatible with the adjoining *R4 High Density Residential* zone. It is in the public interest to capture the social and economic community benefits associated with increasing housing supply along a major rail corridor.

The implications of not proceeding with the planning proposal at this time would be to preventing the subject land from being put to an economic use, consistent with metropolitan, regional and local planning strategies.

Conclusion: The answers to the above questions demonstrate that this planning proposal to rezone Lot 1 DP 634007, No. 1A Willison Road, Carlton to *R4 High Density Residential* under Rockdale Local Environmental Plan 2011 will produce a net community benefit.

APPENDIX B: SITE PHOTOGRAPHS.



SUBJECT LAND

Willison Road

PHOTOGRAPH 1: SUBJECT LAND – WILLISON ROAD FRONTAGE –
VIEW 1.