

PLANNING PROPOSAL

2 FACTORY STREET, GRANVILLE

Prepared by Parramatta City Council – August 2013

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PART 1 – Objectives or intended outcomes

The intended outcome of this planning proposal is to amend the Parramatta Local Environmental Plan 2011 (PLEP 2011) to allow for high density residential development at 2 Factory Street, Granville (Lot 22 DP569501).



Site map

PART 2 – Explanation of provisions

The following is sought to achieve the intended outcome of this planning proposal.

1. Change the zoning of the subject site from IN1 General Industrial to R4 High Density Residential by amending the Land Zoning Map (Sheet LZN_011).
2. Change the maximum building height of the subject site from 12m to 16m, 19m and 22m by amending the Height of Buildings Map (Sheet HOB_011).
3. Change the maximum floor space ratio of the subject site from 1:1 to 1.9:1 by amending the Floor Space Ratio Map (Sheet FSR_011).

Current and proposed maps are provided in Part 4.

PART 3 – Justification

A - Need for the planning proposal

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

No, this planning proposal was not generated as a result of a strategic study or report. This planning proposal is the result of an investigation into the subject site conducted by Council officers and liaison with representatives of the landowner.

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

Yes. The planning proposal is the best means of achieving the intended outcome.

All the matters covered by the planning proposal relate to statutory issues under Part 3 of the Environmental Planning and Assessment Act. In this regard, the planning proposal is the only mechanism for achieving the objectives or intended outcomes.

B - Relationship to strategic planning framework

3. Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The planning proposal meets the objectives of Council's draft Residential Development Strategy, the *Metropolitan Plan for Sydney 2036* and *draft Metropolitan Strategy for Sydney to 2031* by encouraging the intensification of residential development around public transport, in this case being the Clyde Railway Station, which provides services to the Parramatta CBD.

The draft Metropolitan Strategy for Sydney contains an Industrial Lands Strategic Assessment Checklist for the rezoning of existing industrial land. The subject site is not considered strategically important in Council and regional strategies. It is a physically isolated site that is disconnected from major roadways and industry clusters. There are sufficient industrial land stocks at a regional and metropolitan level to meet current and future demand and the loss of the subject site from the region's employment land stocks would have minimal impact on the ability to meet future demand. The future viability of this relatively small, isolated site for industrial purposes is not feasible due to current and future macro and micro trends in industrial land development.

This planning proposal will deliver residential development that is feasible, meets local demand and is perfectly positioned adjacent to a suburban rail station to provide a practical and affordable housing outcome.

4. Is the planning proposal consistent with council's local strategy or other local strategic plan?

The planning proposal is consistent with *Parramatta 2038* Community Strategic Plan. Parramatta 2038 identifies key challenges and opportunities to guide future development within the Local Government Area, such as contributing towards the economic vitality of Parramatta, providing for the redevelopment of large properties and providing residential uses in proximity to public transport. The changes sought in this planning proposal are consistent with the identified challenges and opportunities contained in Parramatta 2038.

5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

The discussion below details how the planning proposal is consistent with the applicable State Environmental Planning Policies and does not contain provisions that would affect the application of these policies.

State Environmental Planning Policy No 32—Urban Consolidation (Redevelopment of Urban Land)

The proposal is consistent with the aims of SEPP 32 by promoting the orderly and economic use of land by enabling urban land which is no longer required for the purpose it is currently zoned or used to be redeveloped for multi-unit housing and related development. The proposal also seeks to undertake urban consolidation in proximity to employment, leisure and other opportunities.

State Environmental Planning Policy No 55—Remediation of Land

It is proposed to rezone the site to R4 High Density Residential. A Phase 2 Environmental Site Assessment identifies the presence of contamination at several locations on the site, primarily petroleum hydrocarbon, benzo-a-pyrene and asbestos. The Assessment concludes that the subject site will be suitable for the proposed rezoning and development for high density residential uses, subject to: development of an appropriate remedial/management strategy, culminating in the preparation of a Remedial Action Plan (RAP); the undertaking of additional soil sampling; and the undertaking of a groundwater assessment. These items are not required to be undertaken as part of the rezoning process but rather at the development application stage.

State Environmental Planning Policy No 65—Design Quality of Residential Flat Development

A future redevelopment of the subject site would be required to comply with the requirements of SEPP 65. A development concept for the site has been submitted and reviewed which demonstrates the suitability of the subject site to accommodate a high density residential development. Site-specific provisions are to be incorporated into Council's Development Control Plan in order to provide greater certainty and guidance for the future development of the subject site.

State Environmental Planning Policy (Infrastructure) 2007

The aims of this SEPP are to facilitate the effective delivery of infrastructure through a consistent planning regime, greater flexibility in the location of infrastructure and the early identification of the

matters to be considered in the assessment of a development. This planning proposal does not contain provisions that would affect the application of this SEPP 2007.

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

The planning proposal is assessed against the following applicable Section 117 Ministerial Directions:

1.1 Business and industrial zones

The intentions of this direction are to encourage employment growth and protect existing employment zones.

The proposal does seek to reduce floorspace for employment uses. The continued use of 2 Factory Street for industrial purposes is constrained by: its older, degraded building stock; unsuitability of the site due to its relatively small scale and isolated location; limited access to freight, logistics and distribution; physical constraints, which limit expansion or consolidation of lots; and incompatibility with surrounding residential uses. This has implored the consideration of alternative uses for the subject site.

The Factory Street employment lands are not strategically critical employment assets and other centres in the LGA and in the Sydney region are more appropriate to concentrate employment growth.

3.1 Residential zones

The intentions of this direction are to encourage a variety of housing choice, make efficient use of infrastructure and minimise the impact of residential lands on the environment.

The proposal provides a mix of housing types to suite a varied housing market. The locality would provide an extension of an existing residential zone and assist in renewal of the locality. The proposal is located adjacent to the railway station, near to public transport infrastructure and services. The proposal is consistent with this direction.

3.4 Integrating land use and transport

The intentions of this direction are to improve accessibility by walking, cycling and public transport, reduce car dependency and improve the efficiency and availability of public transport. The site is located adjacent to Clyde Railway Station and is within walking distance of Granville Railway Station, making the site highly accessible by public transport, walking and cycling. The proposal is consistent with this direction.

4.1 Acid sulfate soils

The associated acid sulfate soils management plan identifies that the site is considered suitable for development upon following the plan's recommended management strategies. The proposal is consistent with this direction.

4.3 Flood prone land

The subject site is not affected by the 100 year flood level. The property is however partly affected by floods greater than the 100 year level. Future development of the site will need to comply with all relevant planning and development controls as outlined in Council's Local Floodplain Risk Management Policy and Development Control Plan.

6.3 Site specific provisions

The objective of this direction is to discourage unnecessarily restrictive site specific planning controls. The planning proposal amends the existing site specific provisions without being unnecessarily restrictive, and is therefore consistent with this direction.

7.1 Implementation of the Metropolitan Plan for Sydney 2036.

It is considered that the planning proposal is consistent with the objectives and guidelines of the Metropolitan Strategy.

C – Environmental, social and economic impact

7. 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?

An investigation was undertaken into a Grey-headed flying-fox colony located nearby the subject site. It was concluded that the proposal would not significantly impact the nearby colony if appropriate steps were undertaken to mitigate any potential disruptions prior to and during construction of a future development on the site.

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

Loss of employment land

The proposal does seek to reduce floorspace for employment uses. The continued use of 2 Factory Street for industrial purposes is constrained by: its older, degraded building stock; unsuitability of the site due to its relatively small scale and isolated location; limited access to freight, logistics and distribution; physical constraints, which limit expansion or consolidation of lots; and incompatibility with surrounding residential uses. This has implored the consideration of alternative uses for the subject site.

The Factory Street employment lands are not strategically critical employment assets and other centres in the LGA and in the Sydney region are more appropriate to concentrate employment growth.

Noise and vibration

It is concluded that noise intrusion on the subject site can be addressed through appropriate building construction, particularly the treatment of the façade of a future development. Such matters would be considered in detail during the development application stage.

The assessment of amenity impacts from the Clyde Railway Station would be undertaken during the design phase of the development so as to address compliance with State Environmental Planning Policy (Infrastructure) 2007.

In order to address concerns over amenity at the subject site, site-specific planning controls addressing amenity will be incorporated into the PDGP 2011.

Built form

A development concept has been prepared to demonstrate the potential built form for the subject site that can be achieved under the proposed controls. The proposed building heights and FSR for the subject site are considered acceptable in respect to impacts on surrounding properties. Any future development proposal would be required to undergo the development assessment process and comply with relevant development controls including SEPP 65.

Traffic and parking

The accompanying traffic report concludes that upon calculating the existing and future traffic generation of the development, it is estimated that the increased traffic that would be generated by the development is considered moderate and that the surrounding traffic network can adequately accommodate this traffic increase.

Acid sulfate soils

An Acid Sulfate Soils Management Plan has concluded that there are signs of Potential Acid Sulfate Soils at the site that require treatment prior to development. The site is suitable for development upon following the recommended management strategies outlined in the Acid Sulfate Soils Management Plan.

Site contamination

A Phase 2 Environmental Site Assessment has identified the presence of contamination at several locations on the site, primarily petroleum hydrocarbon, benzo-a-pyrene and asbestos. The report concludes that the subject site will be suitable for the proposed rezoning and development for high

density residential uses, subject to: development of an appropriate remedial/management strategy, culminating in the preparation of a Remedial Action Plan (RAP); the undertaking of additional soil sampling; and the undertaking of a groundwater assessment. These items are not required to be undertaken as part of the rezoning process but rather at the development application stage.

9. Has the planning proposal adequately addressed any social and economic effects?

Yes. The planning proposal seeks to ensure, through its contents and implementation that the future development of the subject site will be done in a manner that considers and provides for the overall social and economic wellbeing of the residents and stakeholders.

D – State and Commonwealth interests

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

The subject site does contain public infrastructure including sewerage, water supply, power and telecommunication services. Upgrades may be required as part of any future development application.

11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

Consultation with public authorities has not yet been undertaken. Appropriate consultation will be conducted when the Gateway determination is issued.

PART 4 – Mapping

The following maps identify the property and changes sought in this planning proposal.

Map	Current LEP Map	Proposed LEP Map
Zoning		
Height		
FSR		

PART 5 – Community consultation

In accordance with Clause 56(2) of the EP&A Act the Gateway determination will indicate the level of community consultation deemed necessary for the proposal. It is proposed that community consultation be held for a minimum of 28 days.

PART 6 – Project timeline

The following table provides an indicative timeline for the planning proposal.

Timeframe	Milestone
August 2013	Referral for Gateway Determination
September 2013	Gateway Determination issued
October 2013	Government agency consultation
October 2013	Public exhibition period
November 2013	Consideration of submissions
December 2013	Reporting to Council
January 2014	Preparation of draft LEP and direct liaison with Parliamentary Counsel
February 2014	Anticipated date for making and notification of instrument

ATTACHMENT 1

EVALUATION CRITERIA FOR THE DELEGATION OF PLAN MAKING FUNCTIONS

Checklist for the review of a request for delegation of plan making functions to councils

Local Government Area: Parramatta City Council

Name of draft LEP: 2 Factory Street, Granville

Address of Land (if applicable): 2 Factory Street, Granville

Intent of draft LEP: To rezone the subject land to allow for high density residential development.

Additional Supporting Points/Information: None

Evaluation criteria for the issuing of an Authorisation (Note: where the matter is identified as relevant and the requirement has not been met, council is attach information to explain why the matter has not been addressed)	Council response		Department assessment	
	Y/N	Not relevant	Agree	Not agree
Is the planning proposal consistent with the Standard Instrument Order, 2006?	Y			
Does the planning proposal contain an adequate explanation of the intent, objectives, and intended outcome of the proposed amendment?	Y			
Are appropriate maps included to identify the location of the site and the intent of the amendment?	Y			
Does the planning proposal contain details related to proposed consultation?	Y			
Is the planning proposal compatible with an endorsed regional or sub-regional planning strategy or a local strategy endorsed by the Director-General?	Y			
Does the planning proposal adequately address any consistency with all relevant S117 Planning Directions?	Y			
Is the planning proposal consistent with all relevant State Environmental Planning Policies (SEPPs)?	Y			
Minor Mapping Error Amendments	Y/N			
Does the planning proposal seek to address a minor mapping error and contain all appropriate maps that clearly identify the error and the manner in which the error will be addressed?	N			
Heritage LEPs	Y/N			
Does the planning proposal seek to add or remove a local heritage item and is it supported by a strategy/study endorsed by the Heritage Office?		N/A		
Does the planning proposal include another form of endorsement or support from the Heritage Office if there is no supporting strategy/study?		N/A		
Does the planning proposal potentially impact on an item of State Heritage Significance and if so, have the views of the Heritage Office been obtained?		N/A		
Reclassifications	Y/N			
Is there an associated spot rezoning with the reclassification?		N/A		

If yes to the above, is the rezoning consistent with an endorsed Plan of Management (POM) or strategy?		N/A		
Is the planning proposal proposed to rectify an anomaly in a classification?		N/A		
Will the planning proposal be consistent with an adopted POM or other strategy related to the site?		N/A		
Will the draft LEP discharge any interests in public land under section 30 of the Local Government Act, 1993?		N/A		
If so, has council identified all interests; whether any rights or interests will be extinguished; any trusts and covenants relevant to the site; and, included a copy of the title with the planning proposal?		N/A		
Has the council identified that it will exhibit the planning proposal in accordance with the department's Practice Note (PN 09-003) Classification and reclassification of public land through a local environmental plan and Best Practice Guideline for LEPs and Council Land?		N/A		
Has council acknowledged in its planning proposal that a Public Hearing will be required and agreed to hold one as part of its documentation?		N/A		
Spot Rezoning	Y/N			
Will the proposal result in a loss of development potential for the site (ie reduced FSR or building height) that is not supported by an endorsed strategy?	N			
Is the rezoning intended to address an anomaly that has been identified following the conversion of a principal LEP into a Standard Instrument LEP format?	N			
Will the planning proposal deal with a previously deferred matter in an existing LEP and if so, does it provide enough information to explain how the issue that lead to the deferral has been addressed?	N			
If yes, does the planning proposal contain sufficient documented justification to enable the matter to proceed?		N/A		
Does the planning proposal create an exception to a mapped development standard?	N			
Section 73A matters				
Does the proposed instrument a. correct an obvious error in the principal instrument consisting of a misdescription, the inconsistent numbering of provisions, a wrong cross-reference, a spelling error, a grammatical mistake, the insertion of obviously missing words, the removal of obviously		N/A		

unnecessary words or a formatting error?; b. address matters in the principal instrument that are of a consequential, transitional, machinery or other minor nature?; or c. deal with matters that do not warrant compliance with the conditions precedent for the making of the instrument because they will not have any significant adverse impact on the environment or adjoining land? (NOTE – the Minister (or Delegate) will need to form an Opinion under section 73(A(1)(c) of the Act in order for a matter in this category to proceed).				
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NOTES

- Where a council responds 'yes' or can demonstrate that the matter is 'not relevant', in most cases, the planning proposal will routinely be delegated to council to finalise as a matter of local planning significance.
- Endorsed strategy means a regional strategy, sub-regional strategy, or any other local strategic planning document that is endorsed by the Director-General of the department.