



Planning Proposal for 20 Waterview Street, Putney

Proposal Title : **Planning Proposal for 20 Waterview Street, Putney**

Proposal Summary : **The planning proposal seeks to amend Ryde Local Environmental Plan 2014 to enable additional permitted uses, including residential and retail, and introduce new height controls for 20 Waterview Street, Putney.**

PP Number : **PP_2014_RYDEC_003_00**

Dop File No : **14/16164**

Proposal Details

Date Planning
Proposal Received : **29-Sep-2014**

LGA covered : **Ryde**

Region : **Metro(CBD)**

RPA : **Sydney East Joint Regional Plan**

State Electorate : **RYDE**

Section of the Act : **55 - Planning Proposal**

LEP Type : **Spot Rezoning**

Location Details

Street : **20 Waterview Street**

Suburb : **Putney**

City : **Sydney**

Postcode : **2112**

Land Parcel : **Lot 1 DP 430647; Lot 1 DP 70489; Lot 2 DP 70488; Lots 440 to 447 in DP 15224; and part of Volume 5018 Folio 1**

DoP Planning Officer Contact Details

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RPA Contact Details

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DoP Project Manager Contact Details

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Land Release Data

Growth Centre :

Release Area Name :

Regional / Sub

Consistent with Strategy :

Regional Strategy :

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- the site could not be satisfactorily remediated;
- residential land use is contrary to the objectives of the IN4 Working Waterfront land use zone;
- Council will exceed residential targets set by the Sydney Metropolitan Strategy and Draft Inner North Subregional Strategy by several thousands of dwellings; and
- the site is the last remaining IN4 Working Waterfront site for small wooden boat repair and maintenance on the western side of the Gladesville Bridge.

The proposal was the subject of a pre-Gateway review and was considered at a Joint Regional Planning Panel meeting on 23 April 2014. At this meeting, the Panel unanimously resolved that the proposed instrument should be submitted for a gateway determination, subject to recommendations (see documents section for the Panel's resolution).

The Panel supported the progression of the planning proposal subject to the following work being completed prior to exhibition:-

- a detailed site investigation to inform a remediation action plan verifying that the site can be remediated to support the proposed residential and commercial uses;
- a review of acid sulfate soils that assesses the appropriateness of the change of land use, given the presence of acid sulfate soils on the site; and
- a heritage review that addresses the archaeological potential of the site

Ryde Council did not accept the offer to be the relevant planning authority (RPA) to progress the planning proposal. Subsequently, the Minister for Planning appointed the Joint Regional Planning Panel as the RPA.

The project timeline is estimated to be 12 months.

External Supporting
Notes :

Adequacy Assessment

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

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

Comment : **The objectives of the planning proposal are:-**
- to introduce additional permitted uses to permit residential and ancillary retail and business premise uses, as well as a marina;
- to introduce new height controls; and
- to facilitate the future development of the site.

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

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

Comment : **The proposed amendment to Ryde Local Environmental Plan 2014 is to Schedule 1 - Additional Permitted Uses.**

The land is currently zoned part IN4 Working Waterfront and part W1 Maritime Waterways. The proposal seeks to introduce a range of new additional permissible uses to the site.

There are no existing height limit controls on the site. The proposal aims to introduce a height of building control of 14 metres to accommodate the existing shed, a maximum height for the portion of the site where the residential flat buildings will be located of 12.5 metres and 11.5 metres for the portion of the site where townhouses are proposed (refer to height of buildings map in Documents section).

The Joint Regional Planning Panel recommended that the maximum height for residential flat buildings be 11.5 metres and for townhouses 9.5 metres. Subsequently, the proponent advised that the proposed 12.5 metres is necessary to accommodate the slope of the land. The proponent's justification for the extra metre is considered reasonable and the gateway determination includes a condition to amend the planning proposal to include a detailed

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The site has been identified as contaminated land and the proponent has prepared Phase 1 and Phase 2 Environmental Assessment Reports. The proponent has committed to preparing a remediation action plan and it is recommended that the gateway determination include a condition requiring the remediation action plan to be prepared prior to public exhibition of the planning proposal.

Mapping Provided - s55(2)(d)

Is mapping provided? **No**

Comment : There are currently no height controls for the site. A height of buildings map is included in the planning proposal.

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : The proponent proposes a 28 day public exhibition period.

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons : In recommending the planning proposal should be submitted for a gateway determination, the Joint Regional Planning Panel required the following work to be completed before exhibition:-
- a detailed site investigation which will inform a remediation action plan;
- a review of acid sulfate soils; and
- a heritage review.

The proponent has submitted these documents, which are considered adequate, to the Department. These documents will be exhibited with the planning proposal if a Gateway Determination is issued.

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date :

Comments in relation to Principal LEP :

Ryde Local Environmental Plan was notified on 19 September 2014.

Assessment Criteria

Need for planning proposal :

The planning proposal will enable additional permitted uses to occur on the site via an amendment to Schedule 1 of Ryde Local Environmental Plan 2014. The planning proposal will introduce height of buildings controls for the site. Please note that the proposal can be accommodated by the current zone and floor space ratio, and as such these would remain the same.

Given the significant contamination present, it is recommended that the remedial action plan be prepared prior to public exhibition. Further investigations may need to be carried out prior to carrying out the remediation works.

The environmental site assessment, prepared by Environmental Investigations, considers that the site can be made suitable for the proposed mix residential and commercial development on completion of the following:

- the preparation of a remedial action plan;
- periodic ground water monitoring'
- further investigation to identify the source of hydrocarbon contamination; and
- the preparation of an acid sulfate soils management plan at development application stage.

Traffic and access

The Urban Design Study contains a preliminary traffic assessment which found that the proposed development is unlikely to have a significant impact on the road network. It is proposed to provide car parking on-site.

Heritage impact

The site is identified as a heritage item under Sydney Harbour Catchment REP 2005 and is in close proximity to a number of locally significant heritage items. The item is listed as the "Naval Refit Centre" and identified as having State significance under SHREP 2005, however, it is not listed on the State Heritage Register under the Heritage Act 1977 (NSW). The planning proposal includes a Statement of Heritage Impact and Supplementary Heritage Assessment. The Assessment recognises the site exhibits cultural significance and that the proposal, which retains the site for marine activities combined with residential land uses, will continue to allow the significance of the site to be interpreted. The adaptive reuse of the shed is considered necessary and appropriate. The condition of the timber wharf renders it unable to be retained.

As part of the gateway determination process, the planning proposal and Heritage Assessment report have been referred to Office of Environment and Heritage for comment. As at 10 November 2014, no response has been received.

Social effects

The planning proposal will enable the development of no more than 70 dwellings on the site. It is considered this will not have a significant impact on surrounding land uses. The planning proposal will enable the provision of public access through the site to connect the foreshore public parks on either side of the site.

Utility infrastructure

The full range of utility services including electricity, telecommunications, water and sewer are all currently available across the site. It is anticipated that these services will be upgraded should redevelopment of the site occur.

Employment

It is anticipated that 52-55 jobs will be provided as a result of the proposed development of the site.

4.1 Acid Sulfate Soils
4.3 Flood Prone Land
6.1 Approval and Referral Requirements
6.2 Reserving Land for Public Purposes
6.3 Site Specific Provisions
7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information :

It is recommended that the planning proposal proceed, subject to the following conditions:-

1. Prior to public exhibition, the planning proposal is to be amended to include detailed justification as to why the maximum height of buildings for residential flat buildings should be retained at 12.5m.
2. That the Secretary's delegate approves the inconsistency with s117 Directions 1.1 Business and Industrial Zones and 4.3 Flood Prone Land.
3. A remedial action plan to guide site remediation and validation procedures, and to manage wastes for offsite disposal is to be prepared prior to public exhibition of the planning proposal.
4. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act, 1979 as follows:-
 - (a) the planning proposal must be made publicly exhibited for a period of not less than 28 days; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of A Guide to Preparing LEPs (Department of Planning and Infrastructure 2013).
5. The planning proposal is to be finalised within 18 months from the date of the gateway determination.
6. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:-
 - Sydney Catchment Authority
 - Sydney Metropolitan Catchment Management Authority
 - Office of Environment and Heritage
 - Transport for NSW - Roads and Maritime Services
 - Department of Planning and Infrastructure - Sydney Harbour Foreshore Authority
 - adjoining Councils.

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

Public authorities may request additional information or additional matters to be addressed in the planning proposal. The planning proposal is to be revised to address submissions from these public authorities and copies of all submissions must be included with the revised proposal.

This can be undertaken during public exhibition.
7. A public hearing is not required to be held into the matter by any person or body under section 56(2) of the EP&A Act.

Supporting Reasons :

The planning proposal is supported because it:-

- delivers additional housing close to employment;
- assists in improving public access to Sydney Harbour; and
- will result in the site being remediated.