

2-32 Junction Street, Forest Lodge

Proposal Title : **2-32 Junction Street, Forest Lodge**

Proposal Summary : **This Planning Proposal seeks to amend the Sydney LEP 2012 to increase the building height from 12 metres to RL 17.0–35.5 metres and retain the existing floor space ratio and allow a 0.56:1 bonus if the development provides publicly accessible open space and a new link through the site at 2-32 Junction Street, Forest Lodge.**

PP Number : **PP_2016_SYDNE_009_00**

Dop File No : **16/14158**

Proposal Details

Date Planning
Proposal Received : **26-Oct-2016**

LGA covered : **Sydney**

Region : **Metro(CBD)**

RPA : **Council of the City of Sydney**

State Electorate : **SYDNEY**

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

LEP Type : **Spot Rezoning**

Location Details

Street : **2-32 Junction Street**

Suburb : **Forest Lodge**

City : **Sydney**

Postcode : **2037**

Land Parcel : **Lot A DP 439209, Lot B DP 439209, Lot C DP 439209, Lot 1 DP 1092420, Lot 1 DP 103720, Lot 1 DP 613650, Lot 1 DP 584394, Lot B DP 87371, Lot 1 DP 575200**

DoP Planning Officer Contact Details

Contact Name : **Mary Su**

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RPA Contact Details

Contact Name : **Jonathon Carle**

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DoP Project Manager Contact Details

Contact Name :

Contact Number :

Contact Email :

Land Release Data

Growth Centre :

Release Area Name :

Regional / Sub

Consistent with Strategy :

Regional Strategy :

2-32 Junction Street, Forest Lodge

MDP Number :

Date of Release :

Area of Release (Ha)

Type of Release (eg

Residential /

Employment land) :

No. of Lots : 0

No. of Dwellings : 87

(where relevant) :

Gross Floor Area : 0

No of Jobs Created : 0

The NSW Government Yes

Lobbyists Code of

Conduct has been

complied with :

If No, comment :

Have there been No

meetings or

communications with

registered lobbyists? :

If Yes, comment :

The Department of Planning and Environment's Code of Practice in relation to communication and meetings with lobbyists has been complied with. Sydney Region East has not met any lobbyist in relation to this proposal, nor has the Director been advised of any meetings between other Department officers and lobbyists concerning this proposal.

Supporting notes

Internal Supporting

Notes :

On 13 October 2016 the Central Sydney Planning Committee (CSPC) and on 24 October the Council of the City of Sydney, resolved to approve a planning proposal for 2-32 Junction Street, Forest Lodge. Council seeks authority to exercise the delegations of the Greater Sydney Commission for all their functions under section 59 of the Act to make the local environmental plan.

The site is currently zoned B4 Mixed Use and has a total area of approximately 4,824 square metres. The site contains a three storey Federation warehouse used for office purposes fronting Junction Street with the remainder of the site used for storage and car parking purposes. The site is surrounded by residential development that transitions in height from 5-6 storey flat buildings to 1-2 storey terraces.

An alternate planning proposal was lodged through a Rezoning Review to the Department. The matter was referred to the Planning Assessment Commission on 5 October 2016. The Commission met on 16 November 2016 to consider the matter and on 1 December 2016 determined the Rezoning Review should not proceed to Gateway.

External Supporting

Notes :

Adequacy Assessment

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

Is a statement of the objectives provided? Yes

Comment :

The objectives of this planning proposal are to:

- Enable the orderly redevelopment of the subject site at 2-32 Junction Street, Forest Lodge only if the development provides publicly accessible open space and links through the site;
- ensure the development contributes to additional infrastructure needs resulting from the increase in density;

- set a building height that is compatible with development in the area and maintains acceptable amenity to surrounding development and open space; and
- enable the delivery of a variety of housing sizes and types to encourage a diversity in the future residential population, subject to the delivery of new public open space.

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

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

Comment : It is proposed to amend the Sydney LEP 2012 as follows:

1. Insert a new site specific clause in section 6.3
2. The objective of the clause is to incentivise the provision of local open space and connections by providing for additional floor space and additional building height. The additional floor space will only be provided if development on the site provides publicly accessible open space and links through the site.
3. The clause is to allow a development to a maximum floor space ratio of 1.56:1 despite clause 4.4 of the plan if development on the site provides publicly accessible open space and links through the site.
4. The clause is to clarify that the additional floor space determined by the consent authority under clause 6.21(b)(7)(b) is up to 10% of the amount permitted as a result of the floor ratio shown for the land on the floor space ratio map and the additional floor space allowed under this clause through Design Excellence.
5. Exclude the operation of clause 4.6 (relating to exceptions to development standards) in relation to the site specific clause.
6. Amend the Height of Buildings Map Sheet 2 of Sydney LEP 2012 to increase the maximum building height from 12 metres to RL 17.0–35.5 metres.

Justification - s55 (2)(c)

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

b) S.117 directions identified by RPA :

1.1 Business and Industrial Zones

* May need the Director General's agreement

2.3 Heritage Conservation

3.4 Integrating Land Use and Transport

4.3 Flood Prone Land

6.1 Approval and Referral Requirements

7.1 Implementation of A Plan for Growing Sydney

Is the Director General's agreement required? **No**

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

d) Which SEPPs have the RPA identified?

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

SEPP No 55—Remediation of Land

SEPP No 65—Design Quality of Residential Flat Development

SEPP (Building Sustainability Index: BASIX) 2004

e) List any other matters that need to be considered :

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

4.3 FLOOD PRONE LAND: This Direction does apply to the planning proposal as it will create, remove or alter a zone or a provision that affects flood prone land.

The proposal is considered to be **INCONSISTENT** with this direction as it contains provisions that apply to the flood planning area that permit development in floodway

areas.

RECOMMENDATION: The Secretary can be satisfied that the inconsistency is of minor significance.

The proposal identifies and requires various flood risk mitigation measures including elevating the car park floor slab to the 5% annual exceedance probability (AEP), using permeable screening, requiring three evacuation points and requiring permanent signage.

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : The mapping provided is adequate for public exhibition.

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : Consultation will be undertaken in accordance with the Gateway Determination. The planning proposal includes a proposed timeline and suggests that an exhibition of 14 days would be appropriate.

Additional Director General's requirements

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

If Yes, reasons :

Overall adequacy of the proposal

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

If No, comment :

Proposal Assessment

Principal LEP:

Due Date : **December 2012**

Comments in relation to Principal LEP : The Sydney LEP 2012 was notified in December 2012.

Assessment Criteria

Need for planning proposal : The planning proposal is not a result of any strategic study or report. The amendments to development standards and site specific clause will facilitate delivery of new residential development, facilitating a variety of housing sizes and types to encourage a diverse residential population and ensuring the development responds appropriately to its context and limits impacts on neighbouring properties.

Consistency with strategic planning framework : The planning proposal is consistent with relevant directions in A Plan for Growing Sydney and directions in Council's Community Strategic Plan Sustainable Sydney 2030. The planning proposal will need to be updated to demonstrate consistency with the draft Central District Plan, released on 21 November 2016.

Environmental social economic impacts : **ENVIRONMENTAL**
The planning proposal will not affect any critical habitats, populations or ecological communities. The site was previously zoned Industrial under Leichhardt LEP 2000 before being rezoned to B4 Mixed Use when Sydney LEP 2012 commenced. An assessment of the site's potential for contamination will need to be undertaken as part of any future

development on the site.

FLOODING

The site is located in a major trapping low point and is subject to significant flooding. Under the City's Interim Floodplain Management Policy, the flood plain level for open above ground car parks is the 5% annual exceedance probability. The flood plain level for closed above ground car parks is the 1% annual exceedance probability.

The car park is not considered fully open as it does not open on the Junction Street, its facades are constructed of permeable screening and residential flat buildings are located overhead. Nevertheless, using the 5% annual exceedance probability for open car parks is considered acceptable.

A detailed flood assessment will be required for any future development of the site.

HERITAGE

The site is in the Hereford and Forest Lodge Conservation Area, but does not contain any listed heritage items. The site contains an existing three storey Federation warehouse building with a height of RL 28.36 metres fronting Junction Street with a contemporary addition to the rear. Sydney DCP 2012 identifies the site's contribution to the conservation area as being 'detracting'.

The building dates from the early 20th century, one of the key development periods of significance of the Hereford and Forest Lodge Conservation Area. As an early warehouse, it contributes to the various periods of development and architectural styles and building types that make up the conservation area. Although the building has been altered, it retains its overall warehouse character and there is a high potential for its facade to be restored, particularly by reinstating original timber framed facade windows and conservation of the face brickwork.

While not part of this planning proposal, a site specific amendment to Sydney DCP 2012 has been prepared concurrent with this planning proposal to require the existing three storey warehouse building to be retained and to change the site's contribution to the conservation area from 'detracting' to 'contributory'.

A heritage assessment will be required to further investigate the significance of the Federation warehouse and the site's contribution to the heritage conservation area.

SOCIAL AND ECONOMIC

The planning proposal will result in positive economic and social flow-on effects for the local area. The residential component will deliver new housing in a location close to public transport, community facilities and jobs. The retention and reuse of the existing warehouse building, new public open space and through site link will help integrate the site with the surrounding locality and improve permeability and accessibility. Overall, the planning proposal will support the integration of new housing and employment opportunities in a socially diverse area.

Assessment Process

Proposal type :	Minor	Community Consultation Period :	28 Days
Timeframe to make LEP :	12 months	Delegation :	DDG
Public Authority Consultation - 56(2)(d)	Office of Environment and Heritage Transport for NSW - Roads and Maritime Services		

2-32 Junction Street, Forest Lodge

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons : **The proposal will not increase the need for infrastructure. Utility services including electricity, telecommunications, water, sewer and stormwater are all currently available on the site. It is expected that these services would be upgraded by the developer, where required, to support the proposed development.**

Documents

Document File Name	DocumentType Name	Is Public
Cover Letter - Request for Gateway.pdf	Proposal Covering Letter	Yes
Planning Proposal - 2-32 Junction Street, Forest Lodge.pdf	Proposal	Yes

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions: **1.1 Business and Industrial Zones**
2.3 Heritage Conservation
3.4 Integrating Land Use and Transport
4.3 Flood Prone Land
6.1 Approval and Referral Requirements
7.1 Implementation of A Plan for Growing Sydney

Additional Information : **It is recommended that the planning proposal proceed, subject to the following conditions:**

1. Prior to community consultation, council is to:

- (a) update the planning proposal to include a heritage assessment;**
- (b) revise the planning proposal to demonstrate consistency with the draft Central District Plan, released on 21 November 2016; and**
- (c) remove draft clauses and drafting instructions from the planning proposal and include a plain english explanation of the intended planning outcomes.**
- (d) update the first objective of the planning proposal to clarify the provision of public accessible open space and links through the site is part of an incentive for additional floor space and not mandatory for redevelopment of the subject site.**

2. The planning proposal be publicly exhibited for a period of not less than 28 days.

3. Council is to consult with the following public authorities:

2-32 Junction Street, Forest Lodge

- Roads and Maritime Services
- Office of Environment and Heritage

4. A public hearing is not required.

5. The timeframe for completing the LEP is to be 12 months.

Supporting Reasons :

The proposal is supported because it will facilitate the delivery of new residential development, facilitating a variety of housing sizes and types to encourage a diverse residential population and ensuring the development responds appropriately to its context and limits impacts on neighbouring properties.

Signature:



Printed Name:

KAREN ARMSTRONG

Date:

19/12/16

