

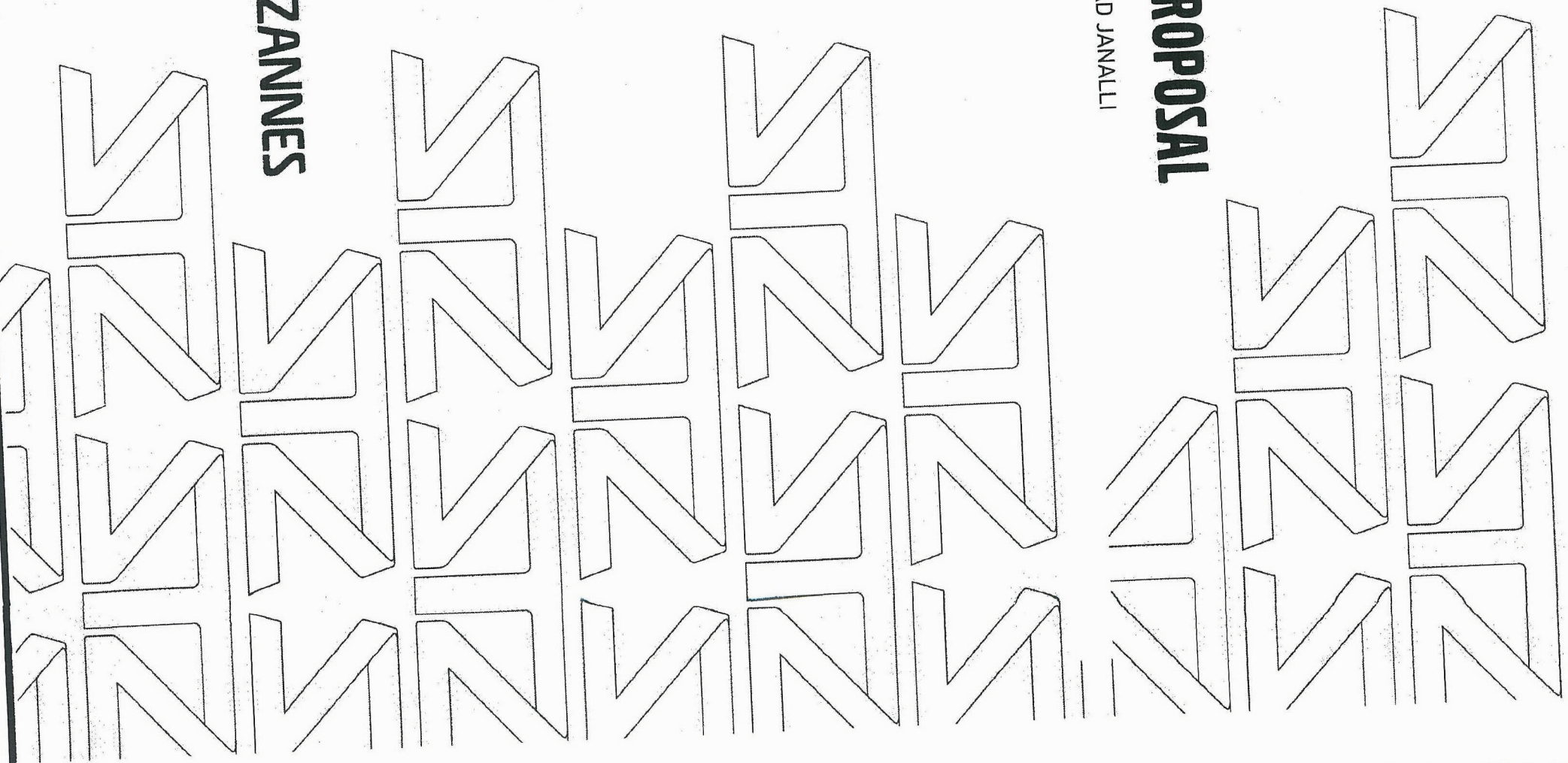
# PLANNING PROPOSAL

121 GEORGES RIVER ROAD JANALLI

TCQ BUILDERS

APRIL 2011

SMITH & TZANNES



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TITLE                    **PLANNING PROPOSAL**  
PROJECT                **121 Georges River Road JANALLI**  
                              [10\_088]  
CLIENT                 **TCA BUILDERS**  
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| REV      | DATE     | REASON FOR ISSUE                    |          |
| A        | 09-03-11 | Issue for Pre-DA/ Planning Proposal | PS       |
| B        | 29-04-11 | Amendments                          | PS       |
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Revisions to previous issue are either in underline (additional/amended) or ~~strike through~~ (deleted) text.  
Document Status:    Pre-DA/ Planning Proposal  
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UD16    STREETSCAPE

# 1 INTRODUCTION

This planning proposal report is being prepared on behalf of TCQ Builders for submission to Sutherland Shire Council.

This report follows a meeting at Council between TCQ Builders and Council's strategic team on 19 November 2010. At this preliminary meeting, Council has recommended that this planning proposal under the Department of Planning (DoP) Gateway Process be prepared with the overall objective of an amendment to Sutherland Shire Council Local Environmental Plan 2006, (SSLEP 2006). The amendment seeks to amend the specified development permissible on the subject land to permit shop top housing, and ~~business premises~~ health services facility, and to amend the maximum floor space ratio for the subject site.

This report will be submitted to Sutherland Shire Council's Environmental Planning Unit and reported to Council who will then resolve whether the planning proposal shall be forwarded to the DoP to be considered by their LEP Panel.

This planning proposal will describe the following:

1. A statement of the objectives and intended outcomes of the proposal
2. An explanation of the provisions that are to be included in the proposal
3. A justification of the objectives and outcomes, including the process of how these are to be implemented and consideration of the impacts.
4. Community Consultation to be undertaken

The documentation also provides maps and diagrams that set out the context, site details impacts of the proposal, existing zoning and development potential.

This planning proposal is structured as set out in Sutherland Shire Council's document 'Guidelines for Planning Proposals'.

## 1.1 DETAILS OF THE SUBJECT LAND

The subject land is located at the 121 Georges River Road in Jannali. It is known as LOT 2 in DP 205183, and is owned by Brodyn Australia Pty Ltd. A survey is included as part of this report. It is a corner site at the junction of Watlie and Georges River Roads and is 1060m<sup>2</sup> in size. The immediate surrounding development is predominantly detached houses with an existing service station diagonally opposite, across the intersection.

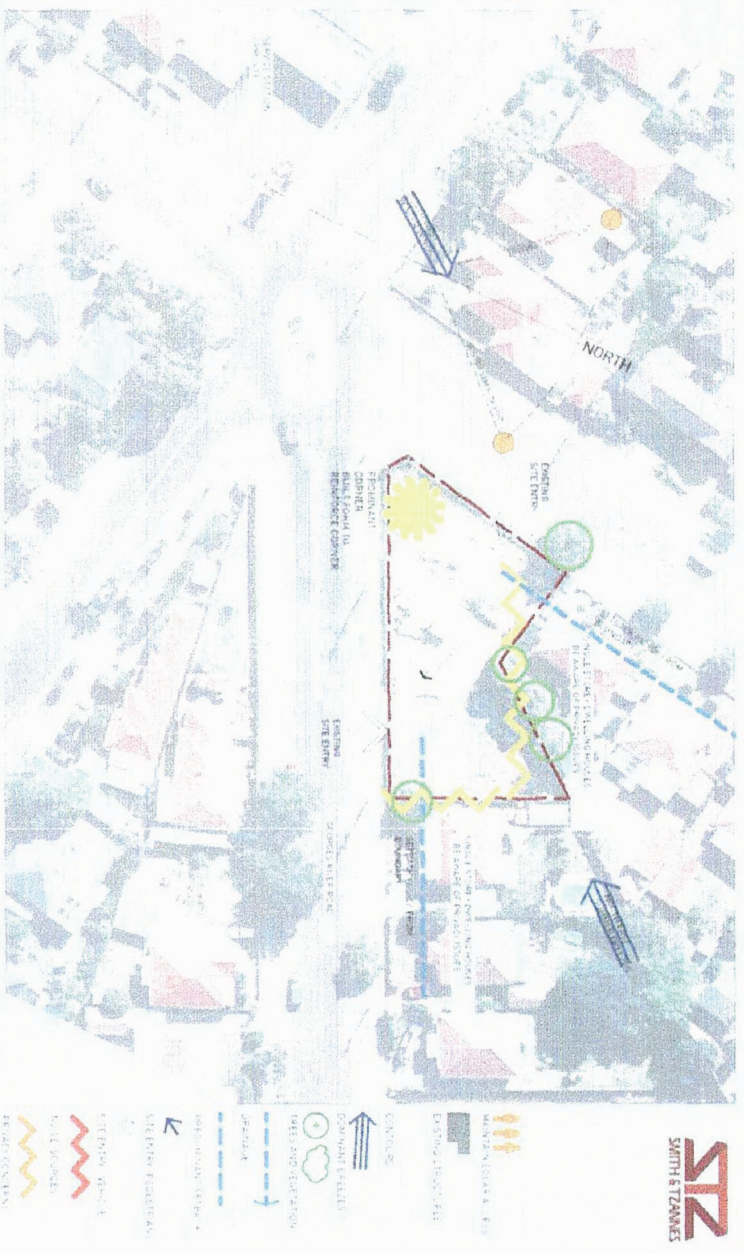


FIGURE 2: SITE ANALYSIS

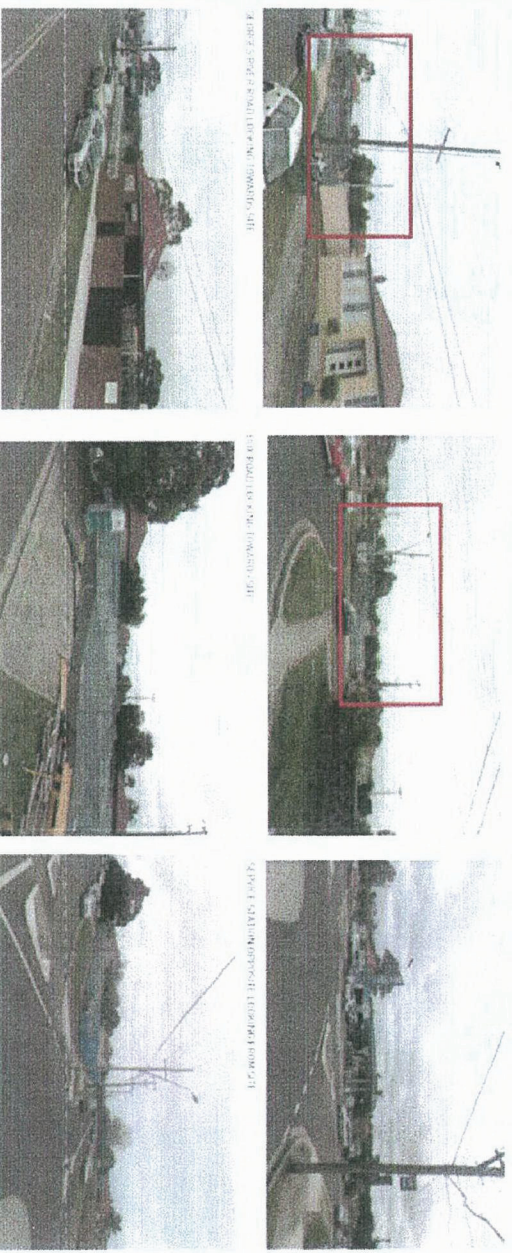


FIGURE 3: CONTEXT

## 1.2 DETAILS OF CURRENT USE OF THE PROPERTY AND SURROUNDING PROPERTIES AND THE POTENTIAL IMPACT OF THE PROPOSAL ON THE SURROUNDING AREA

The lot is currently undeveloped. The site was formerly to be occupied by a service station – the site has been decontaminated and is in a condition suitable for residential purposes.

The following outlines the surrounding uses which are predominantly residential. Figure 3 provides photos of the site and the immediate context.

TABLE 1: NEIGHBOURING USES

| LOCATION         | ADDRESS                  | USE                               |
|------------------|--------------------------|-----------------------------------|
| To the north     | 52 Wattie Road           | Detached house                    |
| To the northeast | 119 Georges River Road   | Detached house                    |
| To the southeast | 146 Georges River Road   | Detached house                    |
| To the south     | 54 Wattie Road           | Detached house                    |
| To the southwest | 97-99 Georges River Road | Service station                   |
| To the west      | 511 Box Road             | Detached house                    |
| To the northwest | 93-95 Wattie Road        | Two storey townhouse development. |

The potential impacts on the surrounding area include the following:

- The site is currently vacant and therefore when developed, visually it will change. The concept plans show a two storey built form for the site.
- There will be a visual change for the detached homes located to the immediate north and east, as now views from these houses will include landscape and built form
- There will be a marginal increase in traffic, however car parking will be accommodated onsite
- There will be a mix of uses on the site which are needed now and in the immediate future
- The proposal will have a positive impact on the local area as it will provide needed uses co-located on site, provide employment and have the outcome of a new mixed use development on a visible and accessible site. This is an efficient use of a valuable land resource.

## 1.3 CURRENT ZONING

The site is currently zoned Local Housing – Zone 4. The objectives of the zone include:

- The objectives of this zone are as follows:
- (a) to allow low density residential buildings that complement the predominantly urban landscape setting of the zone, characterised by dwelling houses on single lots of land,

- (b) to ensure the character of the zone, as one comprised predominantly of dwelling houses, is not diminished by the cumulative impacts of development,
- (c) to allow development that is of a scale and nature that preserves the streetscape and neighbourhood character of the zone,
- (d) to allow residential buildings that provide a variety of housing choices for the needs of the local community,
- (e) to allow non-residential buildings that provide necessary services to the local community without adversely affecting the residential amenity of the zone.

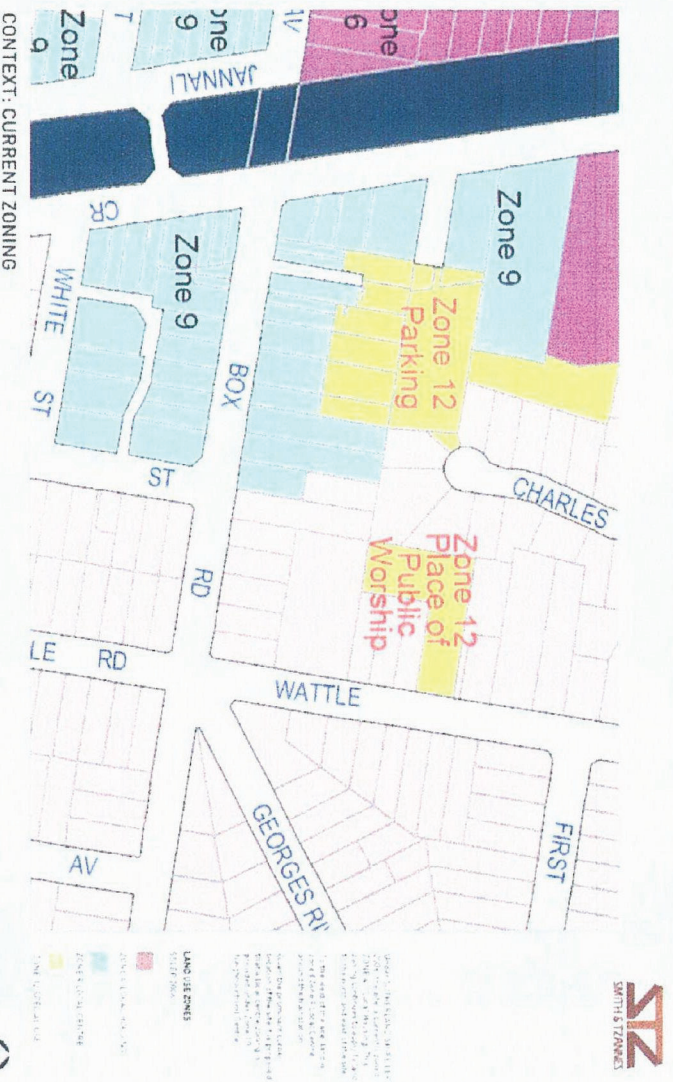


FIGURE 4: ZONING

Development permissible within the zone includes:

- 2 Development allowed without consent**  
Development for the purpose of:  
bush fire hazard reduction work, drainage,  
Exempt development
- 3 Development allowed only with consent**  
Development (other than development included in item 2) for the purpose of:  
boarding houses, childcare centres, community facilities, dual occupancies, dwelling houses, educational establishments, high technology medical industries (but only on land identified on the map for such a purpose), medical facilities (but only on land identified on the map for such a purpose), places of public worship, recreation areas, residential medical practices, roads, seniors housing, tennis courts (private), townhouses (except on internal lots), utility installations (except gas holders or generating works), villa houses (except on internal lots),  
Demolition not included in item 2
- 4 Prohibited development**  
Any development not included in item 2 or 3.

The proposed amendment to SLEP 2006 is consistent with the current objectives of the zone in that:

(d) the proposal provides for residential uses that provide a variety of housing choices for the needs of the local community

(e) the non residential component provides an opportunity for necessary services to the local community. Impacts on the amenity of the residential are managed partly because of the prominent location of the site, and also the proposed siting of the building.

#### **1.4. CONTAMINATION**

The previous use for the site consisted of a service station. The service station contained underground structures for the storage of fuel and sumps.

During 2010, the site was remediated. The remediation process has been completed and a NSW Site Auditor Site Audit Statement has been prepared by Nikki Maksimovic. The site audit is attached as Appendix A. The audit certifies that the site is suitable for the uses proposed by this amendment.

#### **4.4.1.5. DETAILS OF THE LOCALITY**

Jannali is a suburb located in the southern Sydney and is approximately 28 km from the Sydney central business district and is bounded by the suburbs of Como, Bonnet Bay, Oyster Bay and Kareela. The main access by road to the suburb is via the Princes Highway (at the Bates Drive intersection) and by rail (Illawarra Line)

The site is location within a 400 metre, (5 minute walk) of Jannali railway station and associated shops and services. The station is located on the Illawarra line on the city rail network. The immediate area surrounding the site is generally detached residential uses. The site is also serviced by two bus routes – 967 and 968 that provide regular services to Como, Oyster Bay, Bonnet Bay, Kareela, Gymea and Miranda.



FIGURE 5: LOCALITY PLAN

#### 4.51.6 PROPOSED DEVELOPMENT – CONCEPT PLANS

Concept plans appended as part of this proposal. These illustrate how the proposed uses ~~will~~could be configured on the site, the form of the buildings and a discussion on the potential impacts of same. It is understood that a development application will need to be submitted in addition to the amendment of the Local Environmental Plan. It is likely that if a ‘gateway process’ is successful, further resolution of the proposal will take place.

The proposal is for ground level medical / business health services facility uses and upper level residential shop top housing uses. All required car parking will be provided

on site. The proposed built form is set back from the northern and eastern boundary to provide separation between existing detached residential uses and to provide daylight access into the proposed courtyard and buildings on the subject site.

The development in the concept plan