

Planning Proposal - Section 55 of the Environmental Planning and Assessment Act, 1979

LOCAL GOVERNMENT AREA

Sutherland Shire Council

NAME OF PLANNING PROPOSAL

Sutherland Shire Local Environmental Plan 2006 (Draft Amendment No 13)

ADDRESS OF LAND

The planning proposal applies to 121 Georges River Road, Jannali (Lot 1 DP 205183, lot area 1098 sq m)

MAP

Attached showing the location of property affected by this plan.

DETAILS OF THE PLANNING PROPOSAL

1. A statement of the objectives or intended outcomes of the proposed local environmental plan. [Act s. 55(2)(a)]

The planning proposal is to allow two additional uses: 'medical facilities' and 'shop top housing', on a site at 121 Georges River Road, Jannali, with maximum floor space ratio increased from 0.45:1 to 0.65:1 and minimum landscaped area reduced to 35%. The site is currently zoned Zone 4 –Local Housing. This zoning and the current height limit of 2 storeys would remain.

The planning proposal aims to:

- Increase development yields on the site
- Encourage the redevelopment of the site to increase the provision of medical facilities in a location close to Jannali Centre.
- Encourage the redevelopment of the site to increase the provision of small dwellings to meet the needs of the community in a location close to Jannali Centre.
- Encourage redevelopment which maintains the amenity of neighbouring single dwellings.

2. An explanation of the provisions that are to be included in the proposed local environmental plan. [Act s. 55(2)(b)]

An amendment to Sutherland Shire Local Environmental Plan 2006, Clause 14 – '*Exceptions to Zoning Table – specified development on specified land*' to permit two additional uses: 'medical facility' and 'shop top housing' with a maximum floor space ratio of 0.65:1 and minimum landscaped area of 35%, for land at 121 Georges River Road, Jannali. The land is currently zoned Zone 4- Local Housing and this zoning would remain. The proposed amendment to SSLEP2006 Clause 14- Exceptions to Zone Table, is as follows:

Column 1 Land	Column 2 Development for the purpose of the following	Column 3 Requirements
121 Georges River Road Jannali	Shop top housing Medical Facilities	Floor space ratio shall be limited to a maximum of 0.65:1. The minimum landscaped area of the site of any development is 35%

3. Justification for those objectives, outcomes and provisions and the process for their implementation. [Act s. 55(2)(c)]

A. Need for planning proposal

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

The planning proposal is not a direct result of a strategic study, although it is consistent with the aims of the Draft South Subregional Strategy.

The initial planning proposal was submitted to Council by architects Smith & Tzannes Pty Ltd on behalf of TCQ Builders (the owners of the land). The landowner's request has been considered by Council and Council has resolved to submit an amended planning proposal for gateway determination.

The planning proposal submitted by the applicants was to allow a floor space ratio of 0.7:1 on the site. This proposal was supported by a concept plan for a development on the site. An initial assessment of the concept plan revealed some possible shortcomings of a development scheme with FSR 0.7:1, including the adequacy of on-site parking for the proposed use. Consequently, a lesser FSR of 0.65:1 is recommended.

The draft Strategy requires Sutherland Shire Council to make provision for an increase of 10,100 dwellings in Sutherland Shire by 2031 with 80% of dwelling growth to occur within defined radii of identified centres. Jannali is identified in the Strategy as a Small Village, and is served by a railway station and a range of shops and services. The subject site is within 400metres of the railway station.

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

The planning proposal is seen as the best means of achieving the stated objectives and intended outcomes. Amendments to the SSLEP are required to provide additional medical facilities close to Jannali Centre.

It is considered that due to the location of the site at a main intersection close to Jannali Town Centre and Jannali railway station, there is merit in permitting additional uses of medical facilities and shop top housing on the site.

3. Is there a net community benefit?

It is considered that the strategic public benefits of facilitating additional medical facilities for an area with a large proportion of aging population is sufficient to outweigh the public disadvantage of the possible on-site parking deficit, with consequent increased demand for street parking close to the development.

B. Relationship to strategic planning framework

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

Metropolitan Plan for Sydney 2036

The subject site is located within walking distance of Jannali Centre. The planning proposal will make use of existing infrastructure, increase the supply of small dwellings and allow more trips to be made by public transport. As such, it is consistent with Strategic Objective B1 to focus activity in accessible centres. It is also consistent with Strategic Objective B1.3 to locate 80% of new housing within the walking catchment of centres with good public transport.

Draft South Subregional Strategy 2007

The planning proposal will stimulate redevelopment of a site for increased residential development and the provision of medical facilities close to Jannali Centre, which is classified as a Small Village in the Subregional Strategy. As such it is consistent with Housing Objective C2 to plan for a housing mix near jobs, transport and services.

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

Sutherland Shire Council Aging Strategy

The Sutherland Shire's population is aging with significant growth in the 45-64 and 65 years plus age groups in terms of total numbers and proportion of the population. The largest percentage growth is projected to occur in those age groups aged 80 years and over. This will have a direct impact on the type of health services that will need to be provided. It is anticipated that the demand for GP services, both in and after hours, will grow in line with the aging population.

It is consistent with the goals adopted by Council in the policy document 'Aging Well in Sutherland Shire' that Council consider ways to facilitate the development of more small medical practices in Sutherland Shire. This is particularly useful in the Jannali locality, with a large proportion of older residents, and in the location of the subject land, within walking distance of the centre and railway station.

The planning proposal would result in the provision of additional small dwellings close to an existing centre with a railway station which is also consistent with Council's adopted recommendations of the Aging Strategy and Sutherland Draft Housing Strategy (SDC009-09 and SDC004-09) The proposal would provide increased housing choice for the growing number of small households in Sutherland Shire.

The planning proposal is consistent with Council's community plan known as *Our Shire Our Future: Our Guide for Shaping the Shire to 2030*. The Plan seeks to provide greater housing choice. The proposal is aligned with this direction.

- *Standard Instrument LEP- Draft Housing Strategy*

Council is in the process of preparing a new Housing Strategy to inform its Standard Instrument LEP. One of the series of reports that has developed the Housing Strategy was SDC009-09 (9 February 2009). This report examined each of the Sutherland Shire commercial centres for their potential in providing additional dwellings to meet the subregional dwelling targets.

As such the planning proposal is consistent with the broad objectives of the Draft Housing Strategy.

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

The planning proposal does not contravene any state environmental planning policies. The applicant has provided a site audit statement confirming the suitability of the land for the proposed uses.

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

The planning proposal has been assessed against the following applicable s.117 Directions and does not contain any provisions that contradict or would hinder the application of those Directions.

Ministerial Direction	Consistent	Comments
3.Housing Infrastructure and Urban Development 3.1 Residential zones	Yes	Direction 3.1 requires that a planning proposal that affects land within an existing or proposed residential zone must: (a) broaden housing choice in terms of building types and locations. (b) make more efficient use of existing infrastructure and services (c) Minimise the impact of residential development on the environment and resource lands The planning proposal increases the FSR of the site, adding potential for additional small dwellings on the site and making more use of existing infrastructure and services.
3.4 Integrating Land Use and Transport	Yes	Direction 3.4 requires that a planning proposal must improve access to housing, jobs and services by walking, cycling and public transport. The planning proposal increases the FSR of the site, adding potential for additional dwellings on the site in a centre, and potentially increasing public transport use.
5.2 Sydney Drinking Water Catchment	Yes	Direction 5.2 requires that the Sydney drinking water catchment will be protected. The planning proposal is consistent with SEPP

		(Sydney Drinking Water Catchment) 2011.
6.1 Approval and Referral Requirements	Yes	Direction 6.1 requires that a planning proposal must minimise requirements for referral. The planning proposal is consistent with this Direction.
6.3 Site Specific Provisions	Yes	Direction 6.3 requires that a planning proposal must not have unnecessarily restrictive specific planning controls. The planning proposal is consistent with this Direction.
7.1 Implementation of the Metropolitan Plan for Sydney 2036	Yes	Direction 7.1 requires that a planning proposal is consistent with the Metropolitan Plan. The planning proposal is consistent with the objectives of the Metropolitan Plan for Sydney 2036: To focus activity in accessible centres; to meet subregional housing targets (Draft South Subregional Strategy); to locate 80% of new housing within the walking catchments of existing centres with good public transport, and to improve the quality of new housing development.

C. Environmental, social and economic impact.

1. 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 endangered communities exist on or in vicinity of the site. The planning proposal will not have any adverse impacts on critical habitat, threatened species, populations or ecological communities, or their habitats.

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

The previous use of the site was as a service station. The applicants have provided a site audit statement FM82 for the site by AECOM Australia Pty Ltd, commissioned by Mobil Oil Australia Pty to determine land use suitability for residential use. The site audit statement certifies that the land is suitable for the following uses:

- Residential with accessible soil including garden, excluding poultry.
- Day care centre, preschool, primary school
- Residential with minimal soil access including units
- Secondary school
- Park, recreational open space, playing field
- Commercial/industrial

There are no likely environmental effects from the planning proposal. Specific impacts which may result from the development of the site will be assessed and managed as part of the development assessment process.

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

The planning proposal to add additional uses to the site including medical facilities will create employment opportunities.

The planning proposal is unlikely to have significant social and economic effects.

D. State and Commonwealth interests.

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

The planning proposal is minor in nature and unlikely to cause significant impact on public infrastructure.

The concept plan submitted by the proponent to support the planning proposal indicates a possible on-site parking deficit when considered in light of the parking recommendations in the RTA Guide to Traffic Generating Development. The rezoning is likely to result in increased demand for street parking close to the development.

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

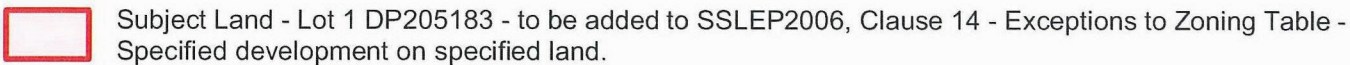
Not applicable at this stage. It is Council's view that the components of the planning proposal will be of limited interest to State and Commonwealth Public Authorities.

3. Details of the community consultation that is to be undertaken on the planning proposal. [Act s. 55(2)(e)]

Council proposes that the planning proposal be exhibited in accordance with any requirements as determined by the gateway process and the requirements of Section 29 of the Local Government Act, 1993 and Section 57 the Environmental Planning and Assessment Act, 1979.

Council proposes to give notice of the public exhibition of the planning proposal:

- In the local newspaper (The St George and Sutherland Shire Leader and the Liverpool City Champion);
- On Council's website;
- In writing to relevant adjoining landowners who may be affected by the proposal.



AMENDS SUTHERLAND SHIRE LOCAL ENVIRONMENTAL PLAN 2006

SUTHERLAND SHIRE LOCAL
ENVIRONMENTAL PLAN 2006
(AMENDMENT No 13) - SHEET 1

THE HON. BRAD HAZZARD MP
MINISTER FOR PLANNING AND INFRASTRUCTURE
DATE

DATE TBA



SSLEP 2006 Zoning - 121 Georges River Road, JANNALI



Subject Site

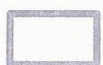
SSLEP 2006: Current Zoning for 121 Georges River Road, Jannali



SSLEP 2006 Floor Space Ratio



Subject Site 121 Georges River Road, JANNALI



Default FSR 0.45 : 1

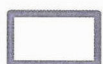
Existing FSR Controls for 121 Georges River Road, Jannali



SSLEP 2006 Building Heights



Subject Site 121 Georges River Road, JANNALI (2 Storeys)



Default Building Heights (2 Storeys)
(SSLEP 2006 Clause 33 (4))

Existing Building Height Controls for 121 Georges River Road, Jannali