

### **Parraween Street Car Park and Early Childhood Health Centre, Cremorne (rezoning and additional uses)**

|                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |               |                 |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-----------------|
| Proposal Title :   | <b>Parraween Street Car Park and Early Childhood Health Centre, Cremorne (rezoning and additional uses)</b>                                                                                                                                                                                                                                                                                                                                                                                                           |               |                 |
| Proposal Summary : | <p>The Planning Proposal seeks to enable the redevelopment of the Council owned Parraween St Car Park and adjacent Early Childhood Health Centre to a mixed use development consisting of key worker accommodation, open space parkland, basement parking, a new early childhood health centre and cafe.</p> <p>The site is proposed to be rezoned from Special Uses - Car Parking and Special Uses - Municipal Purposes to Mixed Use. Under Part 5 site specific provisions, 'car park' is proposed to be added.</p> |               |                 |
| PP Number :        | <b>PP_2012_NORTH_001_00</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Dop File No : | <b>12/04278</b> |

#### **Proposal Details**

|                                   |                           |                      |                               |
|-----------------------------------|---------------------------|----------------------|-------------------------------|
| Date Planning Proposal Received : | <b>04-Apr-2012</b>        | LGA covered :        | <b>North Sydney</b>           |
| Region :                          | <b>Sydney Region East</b> | RPA :                | <b>North Sydney Council</b>   |
| State Electorate :                | <b>WILLOUGHBY</b>         | Section of the Act : | <b>55 - Planning Proposal</b> |
| LEP Type :                        | <b>Spot Rezoning</b>      |                      |                               |

#### **Location Details**

|               |                                                                                                                                                              |            |             |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------|
| Street :      | <b>106-108 Parraween Street</b>                                                                                                                              |            |             |
| Suburb :      | <b>Cremorne</b>                                                                                                                                              | City :     | <b>NSW</b>  |
|               |                                                                                                                                                              | Postcode : | <b>2090</b> |
| Land Parcel : | <b>Part Lot 12, Section 2, DP 4785, Lot 1, DP 980455, Lot 1, DP 572817, Lots A &amp; B, DP 318784 and Lot 1, DP 980451, zoned Special Uses - Car Parking</b> |            |             |
| Street :      | <b>4-6 Langley Avenue</b>                                                                                                                                    |            |             |
| Suburb :      | <b>Cremorne</b>                                                                                                                                              | City :     | <b>NSW</b>  |
|               |                                                                                                                                                              | Postcode : | <b>2090</b> |
| Land Parcel : | <b>Lots 1, 2, 3 &amp; 4, DP 1122786 and Lots 1 &amp; 2 386815, zoned Special Uses - Municipal Purposes</b>                                                   |            |             |

## Parraween Street Car Park and Early Childhood Health Centre, Cremorne (rezoning and additional uses)

### DoP Planning Officer Contact Details

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### RPA Contact Details

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### DoP Project Manager Contact Details

Contact Name : **Juliet Grant**  
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### Land Release Data

|                                    |                                    |                                                      |            |
|------------------------------------|------------------------------------|------------------------------------------------------|------------|
| Growth Centre :                    | <b>N/A</b>                         | Release Area Name :                                  |            |
| Regional / Sub Regional Strategy : | <b>Metro Inner North subregion</b> | Consistent with Strategy :                           | <b>Yes</b> |
| MDP Number :                       |                                    | Date of Release :                                    |            |
| Area of Release (Ha) :             |                                    | Type of Release (eg Residential / Employment land) : |            |
| No. of Lots :                      | <b>0</b>                           | No. of Dwellings (where relevant) :                  | <b>20</b>  |
| Gross Floor Area :                 | <b>0</b>                           | No of Jobs Created :                                 | <b>0</b>   |

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**  
If No, comment :

Have there been meetings or communications with registered lobbyists? : **No**  
If Yes, comment :

### Supporting notes

Internal Supporting Notes : **COMPREHENSIVE LEP 2012**

**This planning proposal seeks to bring forward controls that are included in the draft North Sydney Comprehensive LEP 2012 (the 'draft plan'). The draft plan is currently being prepared by Parliamentary Counsel and likely to be re-exhibited in the first half of this year.**

#### PREVIOUS EXHIBITIONS

**Concept material for the proposed redevelopment was placed on public exhibition from 3**

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November 2009 - 18 January 2010. No objections were raised.

The revised controls were exhibited in the draft plan from 20 January - 31 March 2011. No objections were raised.

**CLASSIFICATION OF LAND**

On 9 August 1993 Council resolved to classify the subject land as "operational land".

In preparing the draft plan, Council proposed to confirm the classification of the site as "operational land" in line with best practice guidelines "Classification and reclassification of public land through a Local Environmental Plan" (2009).

In accordance with s.29 of the Local Government Act 1993, a public hearing was held on 1 June 2011. No objection was raised to the "operational land" classification at the public hearing.

**LAND OWNERSHIP**

The land is jointly owned by North Sydney Council and Mosman Council.

External Supporting  
Notes :

**Adequacy Assessment**

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

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

Comment : The objective of the proposal is to enable new and upgraded community facilities to be constructed on land jointly owned by North Sydney Council and Mosman Council.

The redevelopment proposal consists of:

- 1) affordable housing apartments for key workers such as police, nurses and teachers that work in the area;
- 2) replacing the at grade Parraween Car Park with two levels of basement parking;
- 3) an upgraded early childhood health centre;
- 4) a new landscaped park; and
- 5) a new cafe.

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

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

Comment : The planning proposal will:

- rezone the site from Special Uses to Mixed Uses
- amends the LEP map to set a building height limit of 12m and a non-residential floor space ratio range of 0:0-2:1
- include a site specific provision in Part 5 to allow the additional permitted use of 'car park'
- classify the site as operational land under Schedule 11 - Operational Land.

**Parraween Street Car Park and Early Childhood Health Centre, Cremorne (rezoning and additional uses)**

**Justification - s55 (2)(c)**

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

b) S.117 directions identified by RPA :

\* May need the Director General's agreement

**1.1 Business and Industrial Zones**

**3.1 Residential Zones**

**3.4 Integrating Land Use and Transport**

**6.1 Approval and Referral Requirements**

**6.2 Reserving Land for Public Purposes**

**6.3 Site Specific Provisions**

Is the Director General's agreement required? **Yes**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **No**

d) Which SEPPs have the RPA identified?

**SEPP No 55—Remediation of Land**

**SEPP No 65—Design Quality of Residential Flat Development**

**SEPP (Infrastructure) 2007**

**SEPP (Affordable Rental Housing) 2009**

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 :

**Inconsistencies with section 117 direction 1.1, 6.2 and 7.1 are discussed under the Assessment criteria section of this report.**

**Mapping Provided - s55(2)(d)**

Is mapping provided? **Yes**

Comment :

**Community consultation - s55(2)(e)**

Has community consultation been proposed? **Yes**

Comment :

**Council has not nominated a timeframe for exhibition of the planning proposal. This is considered a low impact proposal.**

**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 : **August 2012**

Comments in relation to Principal LEP :

**The draft North Sydney LEP (draft plan) is currently being prepared by Parliamentary Counsel and is likely to be re-exhibited in the first half of this year.**

**The site is currently proposed to be zoned R4 under the draft plan. However, Council has indicated that it will now seek a B4 mixed use zoning, consistent with this Planning**

**Parraween Street Car Park and Early Childhood Health Centre, Cremorne (rezoning and additional uses)**

**Proposal.**

**Assessment Criteria**

Need for planning proposal :

The planning proposal is being pursued due to the delay of the making of the draft Comprehensive plan. The proposed redevelopment scheme will significantly enhance Council's asset and is in line with the goals of Council Delivery Program.

The proposal will reclassify the land to operational and amend the non residential floor space from 0.5:1-2:1 to 0.0:1-2:1. The proposal will also provide affordable housing to key workers, public open space, increase capacity of the car park from 63 spaces and provide improvements for the early childhood health centre. These resources will be beneficial for the community.

Consistency with strategic planning framework :

The planning proposal is consistent with the Metropolitan Plan and Draft Inner North Subregional Strategy as it seeks to provide for residential accommodation, child care and increase open space that is in close proximity to public transport services. However the proposal is inconsistent with the Subregional Strategy's employment job target and is inconsistent with section 117 direction 7.1. This inconsistency is further discussed below.

The proposal is consistent with all section 117 direction, with the exception of the ones below:

**1.1 Business and Industrial Zones**

The planning proposal is inconsistent with this direction because it reduces the potential commercial floor space for employment uses by reducing the minimum non residential FSR. Council will reduce the minimum non-residential FSR from 0.5:1 to 0.0:1. It is considered that Council does not have to further justify this inconsistency as this reduction in minimum non residential FSR will continue to allow commercial floor space. The planning proposal seeks to have non residential uses including cafe and new early childhood health centre. A large portion of the site will be dedicated for open space purposes. It is not certain if the proposed redevelopment will meet the minimum non residential FSR requirement of 0.5:1, hence the reason for reducing the non residential FSR to 0.0:1.

**6.2 Reserving Land for Public Purpose**

The direction states that a draft LEP shall not create, alter or reduce existing zoning or reservations of land for public purposes without the approval of the Director General. The proposal creates open space and will increase the amount of land reserved for a public purpose. This is considered to be beneficial to the community therefore this non compliance is considered to be of minor significance.

**7.1 Implementation of the Metropolitan Plan for Sydney 2036.**

The planning proposal is inconsistent with the Metropolitan Plan as it will reduce capacity to achieve employment targets (as mentioned in justification for Direction 1.1). This inconsistency is considered to be of minor significance and will be outweighed by the benefits to the community. In addition, North Sydney Centre has an employment target of 11000 jobs. In its preparation of the Standard Instrument LEP, Council has demonstrated sufficiently that it can achieve its 2031 employment targets. Further justification of the inconsistencies from Council are not required.

Environmental social economic impacts :

The planning proposal will not adversely affect the environment.

The planning proposal will provide a social benefit to the community as it provides key worker housing, open space and an early childhood healthcare centre.

The increase in capacity in the public car park will provide an economic benefit through increased visitors, which will support local businesses.

## Parraween Street Car Park and Early Childhood Health Centre, Cremorne (rezoning and additional uses)

### Assessment Process

Proposal type : **Routine** Community Consultation Period : **14 Days**

Timeframe to make LEP : **9 Month** Delegation : **RPA**

Public Authority Consultation - 56(2)(d)

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 :

### Documents

| Document File Name | DocumentType Name | Is Public |
|--------------------|-------------------|-----------|
|--------------------|-------------------|-----------|

### Planning Team Recommendation

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

S.117 directions:

- 1.1 Business and Industrial Zones**
- 3.1 Residential Zones**
- 3.4 Integrating Land Use and Transport**
- 6.1 Approval and Referral Requirements**
- 6.2 Reserving Land for Public Purposes**
- 6.3 Site Specific Provisions**

Additional Information : **The Planning Proposal should proceed subject to the following conditions:**

- (1) Community consultation is required for a period of 14 days.**
- (2) No consultation with public authorities is required.**
- (3) A public hearing is required.**

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(4) The planning proposal is considered to be consistent with the Section 117 Directions and a Director General's approval to proceed under Direction 6.2 Reserving Land for Public Purposes is granted.

(5) The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway Determination.

Supporting Reasons :

The planning proposal should be approved as it provides public open space, key worker housing and an early childhood health centre, which will be beneficial for the community of Cremorne. Relying on the draft Comprehensive LEP to be made will cause delay in the progress of development of this site.

Signature:



Printed Name:

Danijela Karic-Looke

Date:

12 April 2012

