

Sutherland Shire Local Environmental Plan 2006 (Draft Amendment No 18)

Proposal Title : Sutherland Shire Local Environmental Plan 2006 (Draft Amendment No 18)

Proposal Summary : The Planning Proposal seeks to rezone 48-62 Flora St, 68-92 Flora St, 124-138 Acacia Rd, 2A & 2B Fauna Place, and 465-489 President Ave, Kirrawee from Zone 6 Multiple Dwellings B to Zone 5 Multiple Dwelling A. It is also proposed to reduce the maximum permissible height to 2 storey/9 metres, and reduce the maximum permissible floor space from 0.8:1 to 0.7:1 for these properties.

The Planning Proposal also seeks to rezone 64-66 Flora Street, Kirrawee to Zone 13 Public Open Space.

PP Number : PP_2012_SUTHE_002_00 Dop File No : 12/11423-1

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Not Recommended**

S.117 directions : 3.1 Residential Zones
3.4 Integrating Land Use and Transport
6.2 Reserving Land for Public Purposes
7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : It is recommended that the Planning Proposal not proceed in its current form.

Supporting Reasons : It is considered that the Planning Proposal should not proceed in its current form for the following reasons:

- The decision to effectively 'downzone' such a large area located within 400 metres of a railway station and shopping centre will result in approximately 100 less dwellings. This is in conflict with Ministerial Directions 3.1, 3.4 and 7.1. and Government policy to maintain or increase housing supply.
- Council should consider the total area of the block and produce a plan that provides for transition but also identifies sites that could retain higher density, thus providing more housing compared to the current planning proposal.
- If Council can address this issue by a more thorough investigation of opportunities for increased density/heights within the block, then a new Planning Proposal could be considered. The fine grain planning approach contained within the Kirrawee Local Area Masterplan (see Flora Street West precinct plan – Fig 5.2.33) could provide a basis for this further strategic investigation, and identifies corner blocks fronting Acacia Road as possibly containing greater density.

It is acknowledged that the current pattern of zoning in this area may create a poor transition between existing and potential building forms. Following the site visit, the following was concluded:

- In urban design terms, it makes sense to have the Zone 4 Local Housing area around Fauna Place 'buffered' by a 'transitional' medium density zone (however corner sites fronting Acacia Rd could benefit from higher forms).
- The southern side of Flora St has a different character to northern side.
- By zoning for townhouses/villas in this location, it gives greater housing choice (as residential flat buildings are permissible on northern side of Flora St).

Panel Recommendation

Recommendation Date : 09-Aug-2012 Gateway Recommendation : **Rejected**

Panel Recommendation : The Planning Proposal should not proceed for the following reasons:

1. The planning proposal is inconsistent with S117 Directions 3.1 Residential Zones, 3.4

Integrated Land Use and Transport and 7.1 Implementation of the Metropolitan Plan for Sydney 2036 as it proposes to reduce the permissible residential density of land located in close proximity to Kirrawee village and public transport.

2. The planning proposal is not supported by strategic planning and detailed planning work has not been undertaken to justify the proposed rezonings, particularly the proposal to rezone land for open space purposes.

3. The planning proposal is not supported by adequate investigations into the potential of corner sites to accommodate increased residential density and fine grain planning investigations have not been undertaken to support the proposed controls applied to the area.

Signature: _____

Printed Name: _____

Date: _____