

Reclassification of land at 1A Newcombe Street, Paddington from 'Community Land' to 'Operational Land'.

Proposal Title : **Reclassification of land at 1A Newcombe Street, Paddington from 'Community Land' to 'Operational Land'.**

Proposal Summary : **The planning proposal seeks to reclassify public land at 1A Newcombe Street, Paddington from 'Community Land' to 'Operational Land'.
The subject land is currently used for a market stall on Saturdays in association with 'Paddington Markets' held on adjoining land.**

PP Number : **PP_2012_SYDNE_003_00** **Dop File No :** **P12**

Proposal Details

Date Planning Proposal Received : **21-Aug-2012** **LGA covered :** **Sydney**

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

State Electorate : **SYDNEY** **Section of the Act :** **55 - Planning Proposal**

LEP Type : **Reclassification**

Location Details

Street : **1 A Newcombe Street**

Suburb : **Paddington** **City :** **Sydney** **Postcode :**

Land Parcel : **The subject land is zoned 6(a) - Local Recreation Zone under the South Sydney Local Environmental Plan (LEP) 1998 and RE1 Public Recreation under the draft Sydney LEP 2011.**

DoP Planning Officer Contact Details

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RPA Contact Details

Contact Name : **Marie Lerufi**

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DoP Project Manager Contact Details

Contact Name :

Contact Number :

Contact Email :

Land Release Data

Growth Centre : **N/A** **Release Area Name :**

Regional / Sub Regional Strategy : **Metro Sydney City subregion** **Consistent with Strategy :** **Yes**

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MDP Number :		Date of Release :	
Area of Release (Ha) :		Type of Release (eg Residential / Employment land) :	
No. of Lots :	0	No. of Dwellings (where relevant) :	0
Gross Floor Area :	0	No of Jobs Created :	0

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 : **The subject land is located at Newcombe Street, Paddington and has an area of approximately 595.7sqm. The land is owned by the City of Sydney Council and is classified as 'community' under Part 2, Division 1 of the Local Government Act 1993 since June 1994.**

A development application for the redevelopment of adjoining land at 1 Newcombe was submitted to Council on 18th November 2010 for 20 apartments, retail spaces and associated parking. Council granted a deferred commencement approval on 14th May 2012.

The development generated a number of objections primarily raising concerns about parking, traffic and servicing impacts.

To respond to concerns about vehicular access and traffic impacts Council proposes to reopen part of Newcombe Street fronting Oxford Street and closing the remainder of Newcombe Street fronting Gordon Street.

The land must be reclassified from 'community' to 'operational' land to permit the construction and use of this land as a road.

External Supporting Notes :

Adequacy Assessment

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

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

Comment : **The statement of objectives is adequate.**

The objective of the planning proposal is to reclassify Council owned land at 1A Newcombe Street, Paddington from 'community' to 'operational' land by amending the draft Sydney LEP 2012.

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

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

Comment : **The explanation of provisions is adequate.**

The planning proposal will amend Schedule 4 'Classification and Reclassification of Public Land' of draft Sydney LEP 2012. The draft Sydney LEP 2012 is at s59 stage and is anticipated to be made by the end of September.

The planning proposal seeks to discharge any trusts, estates, interests, dedications, conditions, restrictions and covenants affecting the land or any part of the land.

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

3.1 Residential Zones

* May need the Director General's agreement

6.2 Reserving Land for Public Purposes

6.3 Site Specific Provisions

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

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

d) Which SEPPs have the RPA identified?

N/A

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 :

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : **Maps provided includes;**
- aerial photograph
- reclassification map

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **Council has noted that in accordance with the Local Government Act 1993, the public notice must specify a period of not less than 28 days during which submissions may be made.**

Council advised that it will advertise the planning proposal in the local newspaper, on Council's website and its customer service centre. Council will also notify adjoining property owners.

Council will hold a public hearing to meet the requirements of the Local Government Act 1993.

Additional Director General's requirements

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

If Yes, reasons :

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Overall adequacy of the proposal

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

If No, comment :

Proposal Assessment

Principal LEP:

Due Date :

Comments in relation
to Principal LEP :

The draft Sydney LEP 2012 is at s59 stage and is anticipated to be made by the end of September.

The planning proposal is considered to be consistent with the Standard Instrument and will be a second proposed amendment to the draft Sydney LEP 2012.

Assessment Criteria

Need for planning
proposal :

There is a need for the planning proposal. The planning proposal will reclassify 'community' land to 'operational' land so the land can be used for vehicular access to Oxford street to respond to the traffic concerns raised by the community during the public exhibition for the mixed use development at 1Newcombe Street.

The reclassification will support redevelopment of the adjoining site at 1 Newcombe Street for 20 residential apartments and retail adding to additional local jobs and housing in the area.

Consistency with
strategic planning
framework :

The planning proposal is considered to be consistent with the aims of the Draft Sydney City Subregional Strategy and Metropolitan Plan for Sydney 2036. Draft Sydney City Subregional Strategy supports;

- Increased housing in existing areas
- A diverse mix of local open space
- Renewal of local centres to improve economic viability and amenity

The planning proposal supports the redevelopment of adjoining site to accommodate 20 residential apartments, 504sqm of retail and associated car parking. It also supports on allocating a piece of land to use as a park for the local community.

Environmental social
economic impacts :

The planning proposal seeks to reclassify council owned land from 'community' to 'operational' and change the use of land from open space to road. Council intends to close part of Newcombe Street fronting Gordon Street. This road closure will offset the loss of public open space from the subject reclassification.

The opening of the road fronting Oxford Street may result in the loss of some vegetation. However, it is considered that this will not have any major environmental impact in the area.

The redevelopment of the adjoining land will accommodate 504 sqm of retail space which will generate local jobs and supports the local economy.

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Assessment Process

Proposal type : **Minor** Community Consultation Period : **28 Days**

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

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 Proposal_council submission.pdf	Proposal	No
Aerial photo_1A_NewcombeStreet_Pad_LOC.pdf	Photograph	No
Reclassification map_1A_NewcombeStreet_Pad_RCLS.pdf	Map	No

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
6.2 Reserving Land for Public Purposes
6.3 Site Specific Provisions

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

- a)The planning proposal be exhibited for at least 28 days.
- b)The planning proposal be completed within nine months of the Gateway Determination
- c)No consultation with Government agencies is required.
- d)No further studies are required to be carried out for the planning proposal.

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Supporting Reasons : The planning proposal is consistent with the Draft Sydney City Subregional Strategy. The planning proposal supports the redevelopment of adjoining site.

Signature:

Daniela Karac

Printed Name:

Daniela Karac

Date:

7 September 2012.