

Planning Proposal for 55-63 Smith Street, Summer Hill

Proposal Title : **Planning Proposal for 55-63 Smith Street, Summer Hill**

Proposal Summary : **The planning proposal seeks to amend the Ashfield Local Environmental Plan 2013 (Ashfield LEP 2013) by amending "Schedule 1 – Additional Permitted Uses" for 55-63 Smith Street, Summer Hill to allow the following uses on the site:**

- Office premises;
- Business premises;
- Recreation facility (indoor); and
- Self storage units.

PP Number : **PP_2017_IWEST_003_00** Dop File No : **17/02214**

Proposal Details

Date Planning Proposal Received :	24-Jan-2017	LGA covered :	Inner West
Region :	Metro(CBD)	RPA :	Inner West Council
State Electorate :	MARRICKVILLE	Section of the Act :	55 - Planning Proposal
LEP Type :	Spot Rezoning		

Location Details

Street :	55-63 Smith Street		
Suburb :	Summer Hill	City :	Sydney
		Postcode :	2130
Land Parcel :	Lot 13 DP560, Lot 1 DP 796910, Lot 1 DP 905473		

DoP Planning Officer Contact Details

Contact Name : **Douglas Cunningham**

Contact Number : **0292746357**

Contact Email : **douglas.cunningham@planning.nsw.gov.au**

RPA Contact Details

Contact Name : **Con Colot**

Contact Number : **0291761977**

Contact Email : **Con.Colot@innerwest.nsw.gov.au**

DoP Project Manager Contact Details

Contact Name : **Martin Cooper**

Contact Number : **0292746582**

Contact Email : **martin.cooper@planning.nsw.gov.au**

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Land Release Data

Growth Centre :		Release Area Name :	
Regional / Sub Regional Strategy :		Consistent with Strategy :	
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 **Yes**

Lobbyists Code of
Conduct has been
complied with :

If No, comment :

Have there been **No**
meetings or
communications with
registered lobbyists? :

If Yes, comment : **The Department of Planning and Environment is not aware of any meetings or communications with registered lobbyists concerning this proposal.**

Supporting notes

Internal Supporting
Notes : **The planning proposal is supported as it ensures the planning controls reflect the current and historic uses of the land for storage, manufacturing, warehousing and commercial purposes.**

External Supporting
Notes : **The planning proposal seeks amend the Ashfield LEP 2013 to enable the use of office premises, business premises, recreation facilities (indoor) and self storage units at 55—63 Smith Street, Summer Hill.**

Four separate buildings are currently located on the site. All are used for warehousing and manufacturing purposes, with the exception of the building at the front of 61-63 Smith Street which operates as a mixed use development comprising a commercial operation on the ground floor and a residential dwelling on the first floor. Under the previous Ashfield LEP 1985, 55-63 Smith was originally zoned as a "Light Industrial" site, and later rezoned to "2C — Residential" with the buildings currently on the site reflecting the previous light industrial zoning. There is an ongoing reliance on using 'existing use rights' to continue using the sites for light industrial purposes.

The site is zoned R3 Medium Density Residential, which permits a range of uses including multi dwelling housing, attached dwellings and community facilities, however it prohibits commercial premises, recreation facilities (indoor) and self storage units uses.

Adequacy Assessment

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

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

Comment : **The objective of this proposal is to amend Schedule 1 of the Ashfield LEP 2013 in order to permit a number of additional land uses at 55-65 Smith Street, Summer Hill.**

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

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

Comment : **The planning proposal seeks to amend "Schedule 1 – Additional Permitted Uses" for 55-63 Smith Street, Summer Hill to allow the following uses on the site:**

- office premises;
- business premises;
- recreation facility (indoor); and
- self storage units.

Justification - s55 (2)(c)

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

b) S.117 directions identified by RPA :

3.1 Residential Zones

3.4 Integrating Land Use and Transport

* May need the Director General's agreement

6.3 Site Specific Provisions

7.1 Implementation of A Plan for Growing Sydney

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

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

d) Which SEPPs have the RPA identified?

SEPP No 32—Urban Consolidation (Redevelopment of Urban Land)

SEPP No 55—Remediation of Land

e) List any other matters that need to be considered :

A PLAN FOR GROWING SYDNEY

The planning proposal is considered consistent with Goal 1– A competitive economy with world-class services and transport. The proposal maintains and increases employment opportunities close to residential areas whilst providing jobs in easily accessible areas. The site is close to Liverpool Road, a main thoroughfare road, and has good access to public transport.

The planning proposal is considered consistent with Goal 2– A city of housing choice, with homes that meet our needs and lifestyles. The proposal allows for the continuation of residential use on site, whilst also supporting the existing uses of the site.

DRAFT CENTRAL DISTRICT PLAN

The draft District plans, which were released on 21 November 2016, note that employment and urban services zoned land supports activities that are central to Sydney's productivity, sustainability and liveability. Employment and urban services are transitioning away from "traditional" industries towards high technology and emerging industries.

The proposal does not include an assessment against the draft Central District Plan, however the following priorities are considered relevant to the proposal:

- Productive Priority 3 - Manage growth and change in strategic and district centres and, as relevant, local centres; and
- Productive Priority 5 - Protect and support employment and urban services land.

The proposal is considered consistent with these priorities as it will:

- protect and support sites currently used for business and employment uses;
- increases the number of local jobs in a local centre; and
- deliveries jobs close to existing residential areas, that has good public transport service.

Should the proposal proceed to Gateway, it will be conditioned to update the proposal to include an assessment of the proposal against the relevant priorities of the draft Central District Plan.

SECTION 117 DIRECTIONS

Direction 3.1 Residential Zones

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The objectives of this direction are to encourage a variety and choice of housing types to provide for existing and future housing needs, whilst making efficient use of existing infrastructure and services and that the impact of residential development on the environment and resource lands is minimal.

The proposal states consistency with this direction because the subject site is not predominately used for residential purposes and will not limit the sites ability to be used for residential purposes in the future. The Department agrees that the proposal is consistent with this direction as the proposed changes do not contain provisions which will reduce the permissible residential density of land.

ASHFIELD URBAN PLANNING STRATEGY 2010

The Ashfield Urban Planning Strategy 2010 was adopted by Council to inform the Ashfield LEP 2013 and aimed to assist decision making in terms of future infrastructure projects, population growth and economic investment within the local government area. Of particular relevance is the 'Foster Local Business' Direction. The proposal states consistency with this direction as it will ensure the flexible use of the site, allowing it to continue to be used for commercial, industrial and residential uses.

It is agreed that the proposal is consistent with the strategy as it will ensure that planning controls provide opportunities for businesses whilst ensuring the site has flexibility to be used for residential and business opportunities in the future.

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **No**

Comment : **No maps are required as part of this proposal.**

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **It is recommended that the proposal be exhibited for 28 days.**

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 : **Yes, the proposal is considered adequate and sufficient detail has been provided**

Proposal Assessment

Principal LEP:

Due Date : **December 2013**

Comments in relation to Principal LEP : **Ashfield LEP 2013 was published on 23 December 2013.**

Assessment Criteria

Need for planning proposal : **The site comprises of a number of buildings which have historically and presently been used for a combination of storage, manufacturing, warehousing and commercial uses. All**

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of these uses are currently prohibited on the site under the Ashfield LEP 2013, as the site is zoned R3 Medium Density Residential. The planning proposal seeks to amend the "Schedule 1 Additional Permitted Uses" of the Ashfield LEP 2013 to permit site specific additional uses of office premises, business premises, recreation facilities (indoor) and self storage units, to reflect the existing uses of the site.

Consistency with strategic planning framework :

This planning proposal is generally consistent with A Plan for Growing Sydney and the Draft Central District Plan. The planning proposal is largely administrative and does not propose any changes to the strategic direction of the Ashfield Local Environmental Plan 2013.

Environmental social economic impacts :

It is agreed that there are no known critical habitats or threatened species, populations or ecological communities or their habitats which will be affected by the proposal.

It is considered that there will be no adverse environmental, social and economic effects as a consequence of the planning proposal.

Assessment Process

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

Timeframe to make LEP : **9 months** 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
Cover Letter.pdf	Proposal Covering Letter	Yes
Council Resolution.pdf	Proposal	Yes
Planning Proposal - Part 1.pdf	Proposal	Yes
Planning Proposal - Part 2.pdf	Proposal	Yes
Planning Proposal - Part 3.pdf	Proposal	Yes

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Planning Proposal - Part 4.pdf	Proposal	Yes
Planning Proposal - Part 5.pdf	Proposal	Yes
Planning Proposal - Part 6.pdf	Proposal	Yes

Planning Team Recommendation

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

S.117 directions: **3.1 Residential Zones**
 3.4 Integrating Land Use and Transport
 6.3 Site Specific Provisions
 7.1 Implementation of A Plan for Growing Sydney

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

- 1. Prior to exhibition, the planning proposal is to be updated to:**
 - a. include a plain English explanation of the intent of the planning proposal; and**
 - b. amend the planning proposal to include a discussion regarding how the proposal is consistent with the draft Central District Plan.**
- 2. The planning proposal must be made publicly available for a minimum of 28 days.**
- 3. Consultation is required with the Office of Environment and Heritage**
- 4. A public hearing is not required under 56(2)(e).**
- 5. The timeframe for completing the LEP is to be 9 months.**

Supporting Reasons : **The planning proposal is supported as it:**

- ensures the planning controls reflect the existing use of the land;**
- protects the ability to use the sites for residential uses in the future; and**
- does not decrease the current employment or residential potential of the land.**

Signature:



Printed Name:

MARTIN COOPER

Date:

9/02/2017