

To change the zoning and amend development standards applying to land at 33 - 35 Cook Street, Turrella.

Proposal Title : To change the zoning and amend development standards applying to land at 33 - 35 Cook Street, Turrella.

Proposal Summary : The planning proposal seeks to change the zoning, remove minimum lot size requirement and amend height and floor space ratio controls applying to land at 33 and 35 Cook Street, Turrella under the Rockdale Local Environmental Plan 2011 (LEP). The proposal aims to:

- rezone the site from R2 Low Density Residential to R4 High Density Residential zone;
- amend the height of buildings map from 8.5m to 14.5m;
- amend the floor space ratio map from 0.5:1 to 1.25:1; and
- amend the lot size map to remove the minimum lot size requirement applying to the site.

PP Number : PP_2015_ROCKD_006_00 **Dop File No :** 15/12332

Proposal Details

Date Planning Proposal Received : 12-Aug-2015 **LGA covered :** Rockdale

Region : Metro(CBD) **RPA :** Rockdale City Council

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

LEP Type : Spot Rezoning

Location Details

Street : 33-35 Cook Street

Suburb : Turrella **City :** Sydney **Postcode :** 2205

Land Parcel : Lot 17 DP 933980 and Lot 16 Section 4 DP 33396

DoP Planning Officer Contact Details

Contact Name : Deewa Baral

Contact Number : 0292286572

Contact Email : deewa.baral@planning.nsw.gov.au

RPA Contact Details

Contact Name : Josh Ford

Contact Number : 0295621634

Contact Email : jford@rockdale.nsw.gov.au

DoP Project Manager Contact Details

Contact Name : Charlene Nelson

Contact Number : 0292286570

Contact Email : charlene.nelson@planning.nsw.gov.au

To change the zoning and amend development standards applying to land at 33 - 35 Cook Street, Turrella.

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) :	20
Gross Floor Area :	0	No of Jobs Created :	0

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**

If No, comment : **The Department of Planning and Environment is not aware of any meetings or communications with registered lobbyists concerning this planning proposal.**

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

If Yes, comment :

Supporting notes

Internal Supporting Notes :	The planning proposal is supported as it: - is consistent with State and Subregional metropolitan strategy objectives, which encourage developments that will facilitate increased housing provision in locations serviced by good public transport and close to jobs; - contributes towards the need for additional dwellings in Rockdale LGA through the delivery of additional 20 dwellings; and - is consistent with the development controls on adjoining sites.
External Supporting Notes :	The planning proposal reflects Rockdale City Council's resolution of 5 August 2015 to endorse a request to rezone and amend development standards proposed for 33-35 Cook Street, Turrella under the Rockdale LEP. Council has requested delegation of plan making function for this planning proposal. Council's request of delegation is supported.

Adequacy Assessment

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

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

Comment : **The objective of the planning proposal is to change the zoning, remove minimum lot size requirement and amend height and floor space ratio controls applying to the site, which will achieve the desired built form consistent with the surroundings.**

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

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

Comment : **To achieve the objective of the planning proposal the following amendments to Rockdale LEP are sought:**

1. Land Zoning Map:

To change the zoning and amend development standards applying to land at 33 - 35 Cook Street, Turrella.

- change the zoning from R2 Low Density Residential to R4 High Density Residential
- 2. Height of Buildings Map:
 - amend the height from 8.5 m to 14.5 m.
- 3. Floor Space Ratio Map:
 - amend the floor space ratio from 0.5:1 to 1.25:1
- 4. Lot Size Map:
 - remove the minimum lot size requirement for the site

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

* May need the Director General's agreement

3.3 Home Occupations

3.4 Integrating Land Use and Transport

4.1 Acid Sulfate Soils

7.1 Implementation of A Plan for Growing Sydney

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

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 :

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

If No, explain :

Direction 4.1 Acid Sulfate Soils

This Direction applies when the proposed site has probability of containing acid sulfate soils as shown on Acid Sulfate Soils Planning Maps. The site is identified as Class 5 under Rockdale LEP Acid Sulfate Soils Map and in combination with the proposed intensification of use on the site, the proposal is subject to this Direction.

The Direction requires a relevant planning authority to consider an acid sulfate soils study assessing the appropriateness of land use, if an intensification of land use is proposed on land identified as having a probability of containing acid sulfate soils.

To satisfy the inconsistency with the Direction, it is recommended that the Gateway determination include a condition requiring a preliminary acid sulfate soils study to determine the appropriateness of the land use intensification. Prior to public exhibition, Council should update the planning proposal to incorporate findings of the study, and include the acid soils assessment report with the exhibition documentation.

The planning proposal is not inconsistent with other applicable SEPPs and section 117 Directions.

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment :

The planning proposal includes maps showing the current and proposed zoning, lot size, building height and floor space ratio controls for the site. The maps are sufficient for community consultation.

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment :

The planning proposal recommends community consultation for a minimum of 28 days. This is supported by the Department.

To change the zoning and amend development standards applying to land at 33 - 35 Cook Street, Turrella.

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 :

Comments in
relation to Principal
LEP :

Rockdale Local Environmental Plan 2011 was notified on 5 December 2011.

Assessment Criteria

Need for planning
proposal :

Need for planning proposal

The planning proposal seeks to change the zoning and increase the building height and floor space ratio controls to maximise the development capacity of the site. The planning proposal will enable an additional 20 dwellings on the site.

The planning proposal is the only mechanism that would allow for the consideration of rezoning and planning controls outside those currently prescribed under the Rockdale LEP.

Site characteristics

The site is irregular in shape comprising 2 allotments with a total area of 1,190 sq m. It has dual frontage along Cook and Reede Street and is bounded by high density residential zone towards the north and the east and low density residential zone towards the south and the west.

The site is a residual lot adjoining a large parcel of 6 storey residential development. The proposed increase in development controls for the site is considered to enable a development that will provide a transitioning built form for the low density developments across the road.

The site is about 150m south of Turrella Railway Station and is close to bus route servicing Rockdale and Campsie. It is in close proximity to other services such as child care centres, schools and shops. The proposed increase in density is consistent with the surrounding built form.

To change the zoning and amend development standards applying to land at 33 - 35 Cook Street, Turrella.

Consistency with strategic planning framework :

2014 NSW Population and Dwelling Projections – Rockdale LGA

The population of Rockdale LGA is projected to increase by 30,850 for the period 2011-2031, equating to the need for an additional 13,500 dwellings. This indicates that Rockdale Council needs to plan for additional dwellings in the LGA to cater for population growth. This planning proposal will enable an additional 20 dwellings on the site, contributing towards the projected number of dwellings needed in the LGA.

A Plan for Growing Sydney

The following Directions under A Plan for Growing Sydney are considered relevant:

- Direction 2.1: Accelerate housing supply across Sydney
- Direction 2.3: Improve housing choice to suit different needs and lifestyles
- Direction 3.1: Revitalise existing suburbs
- Priorities for the South Subregion:
 - Work with Council to identify suitable locations for housing intensification and urban renewal, particularly around Priority Precincts, established and new centres, and along key public transport corridors.

The planning proposal is consistent with A Plan for Growing Sydney as it:

- increases housing supply in close proximity to transport corridor, services and facilities;
- improves housing choice and affordability; and
- helps to revitalise existing suburbs.

Rockdale City Community Strategic Plan 2013-2025

The proposal is consistent with the objectives and strategic outcomes set in the Rockdale Community Strategic Plan.

Land zoning and planning controls

The planning proposal is seeking to rezone the site from R2 Low Density Residential to R4 High Density Residential to allow development of Residential flat buildings. Residential flat buildings are not permissible under R2 Low Density Residential or R3 Medium Density Residential zone in Rockdale LEP 2011.

The overall objective of the proposal is consistent with the application of a R4 High Density zone as it provides the housing needs of the community within a high density residential environment.

The planning proposal is supported by an Urban Design report which identifies the proposed zoning and increase in the planning controls are consistent with the existing built form and desired future character of the locality.

Environmental social economic impacts :

There are no known critical habitats or threatened species populations or ecological communities, or their habitats affecting the site. There are no other likely environmental impacts resulting from the future development of the site.

The proposed land use zoning will support additional housing opportunities which will have positive social and economic impact.

Given the site's proximity to the train station, it is considered that the impact of the proposal on the local roads will be minimal. Any issues relating to traffic and vehicular access can be appropriately addressed at the development application stage.

To change the zoning and amend development standards applying to land at 33 - 35 Cook Street, Turrella.

Assessment Process

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

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

Public Authority Consultation - 56(2) (d) : **Transport for NSW**
Transport for NSW - Roads and Maritime Services

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	Yes
Planning Proposal.pdf	Proposal	Yes
Urban Design Report.pdf	Study	Yes
Council Report & Minutes_05.08.15.pdf	Proposal	Yes
Attachment 4 - Evaluation criteria.pdf	Proposal	No

Planning Team Recommendation

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

S.117 directions: **3.1 Residential Zones**
3.3 Home Occupations
3.4 Integrating Land Use and Transport
4.1 Acid Sulfate Soils
7.1 Implementation of A Plan for Growing Sydney

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

1. Prior to public exhibition, the planning proposal is to be amended to include the a preliminary acid sulfate soils study to address the requirements of section 117

To change the zoning and amend development standards applying to land at 33 - 35 Cook Street, Turrella.

Direction 4.1 Acid Sulfate Soils.

- 2. The planning proposal is to be publicly exhibited for 28 days.**
- 3. The planning proposal be completed within 9 months of the Gateway determination.**
- 4. Consultation is required with the following public authorities:**
 - Transport for NSW; and**
 - Transport for NSW – Roads and Maritime Services.**
- 5. A public hearing is not required to be held into the matter.**

Supporting Reasons :

The planning proposal is supported as it:

- is consistent with State and Subregional metropolitan strategy objectives;**
- contributes towards the need for additional dwellings in Rockdale LGA through the delivery of additional 20 dwellings; and**
- is consistent with the development controls on adjoining sites.**

Signature:

C. Nelson

Printed Name:

CHARLENE NELSON.

Date:

8/9/2015

