



Council Meeting

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General Report - Meeting Date: 05/08/2015

Public -

Item Number: ORD09
Subject: PLANNING PROPOSAL 33-35 COOK STREET, TURRELLA
File Number: F14/193
Report by: Acting Manager Urban & Environmental Strategy (David Dekel)
Community Engagement: Yes
Financial Implications: No

Precis

Council has received a Planning Proposal for land identified as 33-35 Cook Street, Turrella. The site adjoins land comprising higher density residential development to the North and East, and is located approximately 100 metres from Turrella railway station.

The subject Planning Proposal has the purpose of rezoning the subject site from R2 Low Density Residential zone to R4 High Density Residential zone under the Rockdale Local Environmental Plan 2011 (RLEP 2011). The proposal to rezone the subject land provides an opportunity for consistency in zoning of the block of land bounded by Cook Street, Henry Street, Turrella Street and Reede Street, and would enable Council to consider applications for higher density development, such as residential flat buildings, within the site.

Council Resolution

MOTION moved by Councillors Mickovski and Ibrahim

1 That pursuant to Section 56 of the Environmental Planning & Assessment Act 1979, the Planning Proposal for land known as 33-35 Cook Street, Turrella, be submitted to the Department of Planning & Environment for a Gateway determination.

2 That should a Gateway determination be issued, a further report be presented to Council following the public exhibition period, to demonstrate compliance with the Gateway determination and to provide details of any submissions received throughout that process.

3 That a proposed DCP amendment be exhibited with the planning proposal providing for a wider footpath.

DIVISION

DIVISION on the MOTION called for by Councillors Mickovski and Ibrahim

FOR THE MOTION

Councillors O'Brien, Macdonald, Bezic, P Sedrak, Awada, Barlow, Saravinovski, Kalligas, Nagi, Mickovski, Ibrahim, Hanna, Tsounis and Poulos

AGAINST THE MOTION

Nil

The MOTION was ADOPTED 14 votes to 0.

RECOMMENDATIONS

Officer Recommendation

1. That voting on this matter be by way of a Division.
2. Pursuant to Section 56 of the Environmental Planning & Assessment Act 1979, the Planning Proposal for land known as 33-35 Cook Street, Turrella, be submitted to the Department of Planning & Environment for a Gateway determination.
3. Should a Gateway determination be issued, a further report be presented to Council following the public exhibition period, to demonstrate compliance with the Gateway determination and to provide details of any submissions received throughout that process.

Report Background

Applicant: SJB Planning Pty Ltd
Land Owner: Mourad Investments Pty Ltd
Director: Adnan Mourad

The land is legally described as Lot 17 DP933980 and Lot 16 Sec 4 DP33396, and has a total area of approximately 1,190 m². It is bounded by Reede Street to the West, Cook Street to the South, and residential development to the North and East. The site is situated approximately 100 metres from Turrella Railway Station. The land currently retains a single residential dwelling and associated ancillary structures that have been partially demolished. Residential flat buildings occupy land immediately North and East of the subject site. The site is currently bounded by land zoned R4 High Density Residential zone (North & East) and R2 Low Density Residential (South & West).

The current zoning was applied to the site under the Rockdale LEP 2011 as part of the conversion process from the former Rockdale LEP. In preparing and finalising the Rockdale LEP 2011, Council applied the R4 High Density Residential zone over the land immediately to the North and East of the subject land, while the R2 Low Density Residential zone was applied to the subject land. Based on a review of the historical planning provisions, it is clear that the subject allotments, and the aforementioned adjoining land, were converted to "equivalent zones" under the Rockdale LEP 2011.

A Planning Proposal has been submitted to amend the zoning and planning controls to enable future improvements within the site that are more comparative to the existing residential development within the immediate precinct bounded by Cook Street, Reede Street, Turrella Street and Henry Street. The intended outcome of the Planning Proposal is to achieve a planning outcome that considers the existing high density development in the immediate locality, while accommodating for the constraints of the site and existing adjoining lower density urban development. An aerial photo (Figure 1) and relevant LEP extracts (Figures 2 -5) for the site are provided below.



Figure 3 – RLEP 2011 Minimum Lot Size (Subject Site - Minimum Lot Size 450 m2)

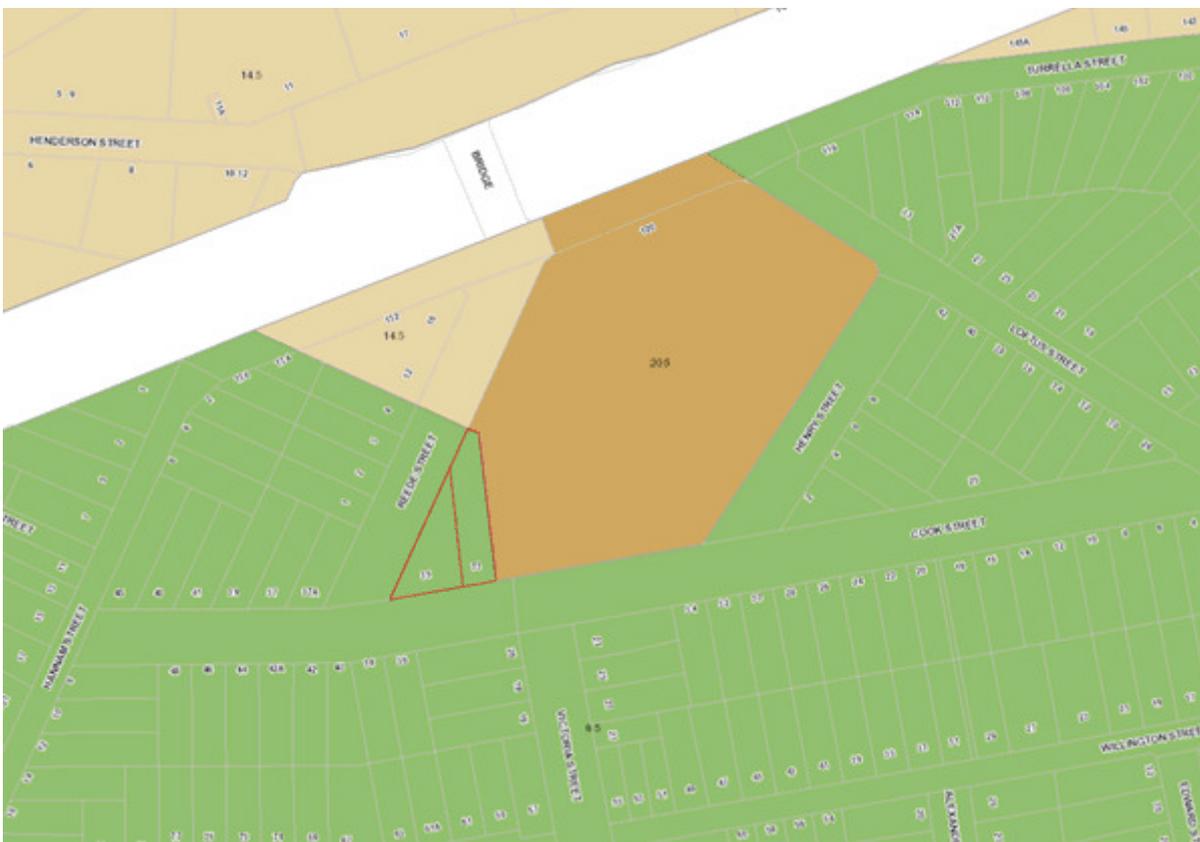


Figure 4 – RLEP 2011 Height of Building (Subject Site - 8.5 metres)

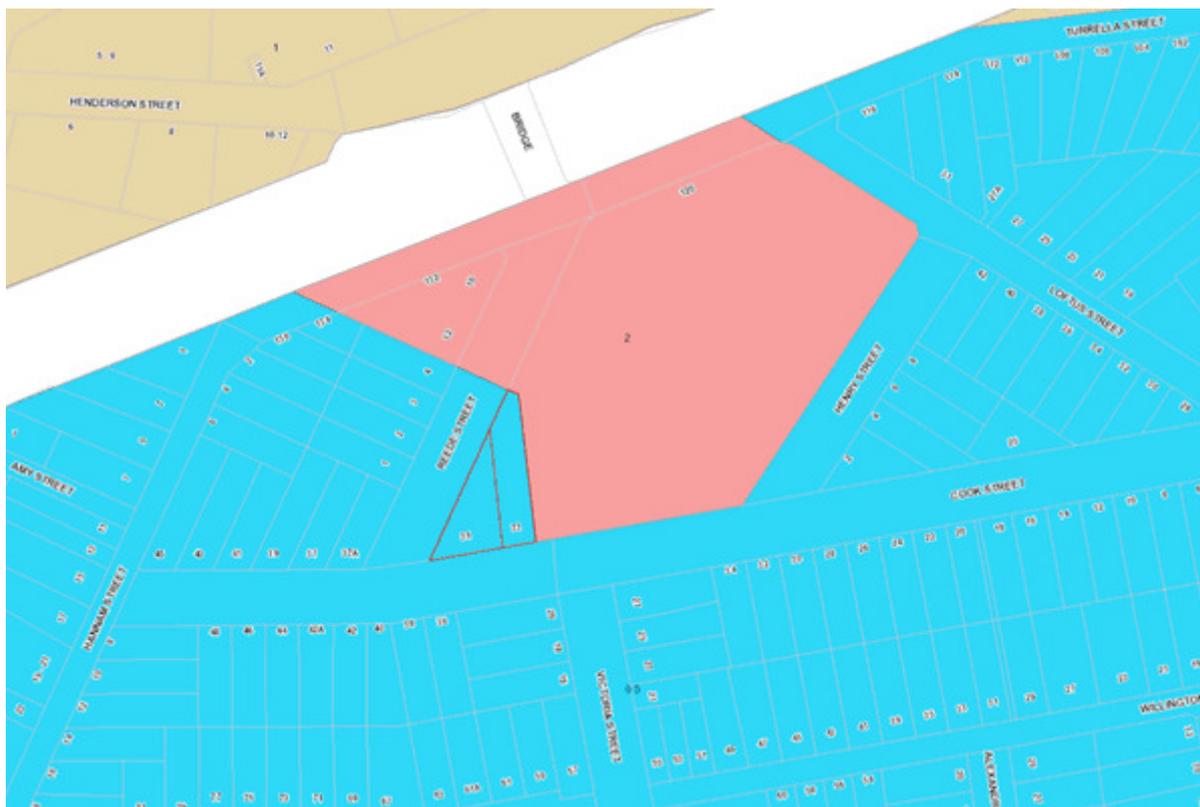


Figure 5 – RLEP 2011 Floor Space Ratio (Subject Site - 0.5:1)

Assessment of the Planning Proposal

Planning Proposal

The topography of the land has been considered, along with the existing higher density developments that have been constructed in the locality, in proposing a suitable set of development standards for the subject land. It should be noted that through this planning proposal, the building height (HOB) and floor space ratio (FSR) development standards for the subject land would be less than those development standards applying to land immediately East of the site, given the higher topography of the subject site and the need to minimise visual impacts from any excessive bulk and scale. The building height proposed would be consistent with the land immediately North of the subject site.

The proponent’s Planning Proposal seeks the following provisions:

- Rezone the entire site from R2 Low Density Residential zone to R4 High Density Residential zone;
- Amend the relevant Height of Building Map to illustrate a 14.5 metre height limit;
- Amend the relevant Floor Space Ratio Map to illustrate a floor space ratio of 1.25:1.
- Amend the relevant Lot Size Map to delete the minimum lot size provisions from the subject land, to show no minimum lot size applying to the subject land.

The following table identifies a comparison of zoning and relevant development standards, based on the existing provisions of the Rockdale LEP 2011 for the site, and the proposed zoning and development standards for the site.

Zone / Development Standard	Current	Proposed
Zoning	R2 Low Density Residential	R4 High Density Residential

Minimum Lot Size	450 sqm	No Minimum Lot Size
Height of Building	8.5 metres	14.5 Metres
Floor Space Ratio	0.5:1	1.25:1

The Planning Proposal provides a mechanism for consolidating a logical zoning outcome for residual lots of land zoned R2 Low Density Residential. Zoning the two subject allotments to be consistent with the adjoining R4 High Density Residential zone would enable improved strategic planning outcomes in the locality.

The submitted Planning Proposal has the primary purpose of seeking amendments to the Rockdale LEP 2011 that can yield a higher density residential development outcome for the subject land.

It is considered unnecessary to undertake environmental investigations to inform the Planning Proposal, given:

- The existing residential zoning of the subject land (R2 Low Density Residential);
- The site is limited in extent and has historically been zoned for residential purposes;
- The zoning and development standards that apply to the land adjoining the site to the immediate North and East;
- The changes proposed to development standards will result in development standards that can permit development outcomes consistent with adjoining land to the immediate North and East of the site.

Proposed Zoning

The proposed R4 High Density Residential zone is considered to be the most logical zoning choice for the subject land given the consistency with the zoning of the adjoining residential development bounded by Cooks Street, Reede Street, Turrella Street and Henry Street, and also when observing the proximity of the site to Turrella Railway Station.

Proposed Height of Building (HOB)

The proposed application of the 14.5 metre building height limit is considered to be appropriate for the subject site when considering the higher elevation and undulating nature of the site. This will result in a building height outcome that is generally consistent with the adjoining building height limit for land currently zoned R4 High Density Residential zone to the immediate East of the subject land.

Proposed Floor Space Ratio (FSR)

The proposed application of a 1.25:1 FSR to the subject land is considered to be an appropriate FSR for the subject site, given that, coupled with the topographical restrictions within the site, this is a compromise between the 0.5:1 FSR of adjoining residential land zoned R2 Low Density Residential and the 2.0:1 FSR of the adjoining land currently zoned R4 High Density Residential zone.

Minimum Lot Size (LSZ)

The proposal requires an amendment to the relevant LSZ map to delete the current minimum lot size of 450 m², as no minimum lot size currently applies to the adjoining land zoned R4 High Density Residential zone. Given the Planning Proposal involves rezoning the subject land to R4 High Density Residential zone, deletion of this minimum lot size provision will create consistency in the application of this development standard across the immediate precinct.

Urban Context and Evaluation

An urban design report has been prepared for the subject Planning Proposal (see Appendix 1 of the Planning Proposal). The mass modelling included in the urban design report includes an indicative maximum building envelope that could result from the amended development standards proposed for the subject land. Should the Planning Proposal be finalised and notified in the future, any proposed Development Application(s) would need to be supported by further detailed urban design analysis, to illustrate the intended built form outcome proposed for the subject land at that time.

The Planning Proposal is attached to this Council report as **Attachment 1**.

Environmental Considerations

Traffic & Vehicular Access

The Planning Proposal is unlikely to place significant additional demand on the local road network. The subject land is located within 100 metres of Turrella railway station, providing opportunities for maximisation of public transport use by future residents in the locality. This is likely to assist in minimising vehicle movements generated from the development of the subject land. Any further traffic and vehicular access issues are deemed to be more appropriate for investigation at a future Development Application stage, should the Planning Proposal proceed to notification in the future. The existing road verge within Reede Street would likely need to be widened in association with any future development of the subject land, to allow for vehicles to pass safely in both directions, and to improve sight distances at the corner of Reede Street and Cook Street.

Other Environmental Considerations

The site comprises two existing residential zoned allotments, including an existing dwelling and ancillary structures that have been partially demolished. By virtue of the existing development and zoning, the land is suitable for residential purposes. It is envisaged that any other environmental studies that are deemed necessary to support a future Development Application (DA) for the land could be assessed at that time, should the Planning Proposal proceed and be notified.

Strategic Context

The Planning Proposal seeks to achieve a planning outcome that will provide higher density residential living opportunities, by introducing development standards that will result in a future built form that is consistent with the existing built environment in the locality (ie the block of land bounded by Cooks Street, Henry Street, Turrella Street and Reede Street). The subject land is located within 100 metres of Turrella railway station, providing opportunities for maximisation of public transport use by future residents in the locality.

One of the key priorities listed for the South Subregion in the NSW Government's strategy document, *A Plan for Growing Sydney* is:

- **Accelerate housing supply, choice and affordability and build great places to live**
Work with Councils to identify suitable locations for housing intensification and urban renewal, including agglomerations, particularly around Priority Precincts, established and new centres, along key public transport corridors including the Illawarra Line, the South Line and Sydney Rapid Transit (along the Bankstown Line).

The opportunity to implement planning provisions that can assist with increasing the population density in proximity to Turrella railway station is considered a positive one, and a planning action that is consistent with the objectives for the South Subregion contained in *A Plan for Growing Sydney*.

Gateway Planning Process

If Council resolves to support the Planning Proposal and forward it to the Department of Planning & Environment (DPE) for a Gateway determination, the next step is for DPE to issue the Gateway determination, which will outline the requirements for community and government agency consultation. The outcomes of community and government agency consultation would be reported to Council in a future Council report, following the exhibition of the Planning Proposal.

Conclusion

The rezoning of the subject land would enable Council to consider applications for higher density development, such as residential flat buildings, consistent with development outcomes on land immediately North and East of the site. The Planning Proposal provides a mechanism for providing a consistent zoning outcome for land bound by Reede Street, Cook Street, Henry Street and Turrella Street. Zoning the two subject allotments to be consistent with the adjoining R4 High Density Residential zone, and applying the proposed development standards would enable improved strategic planning outcomes in the immediate precinct.

Financial Implications

There are no financial implications applicable to this report.

Community Engagement

Should the Planning Proposal proceed through the Gateway, the Planning Proposal will be subject to community consultation, in accordance with Sections 56(2)(c) and 57 of the Environmental Planning & Assessment Act 1979. The specific requirements for community consultation will be listed in the Gateway determination, including any government agencies that are to be consulted in relation to the Planning Proposal.

Rockdale City Plan

Outcome: Outcome 2 - Rockdale is a City with a high quality natural and built environment and valued heritage in liveable neighbourhoods . A City that is easy to get around and has good links and connections to other parts of Sydney and beyond.

Objective: Objective 2.2 - Our City has a well managed and sustainable built environment, quality and diverse development with effective housing choice in liveable neighbourhoods

2.2.2 - Promote high quality, well designed and sustainable development and

Strategy: places that enhances the City

Delivery Program: 2.2.2.A - Demonstrate leadership and commitment in the management of development that enhances the City (DCPD)

Operational Plan: 2.2.2.A.3 - Manage proposals for major development to ensure growth is appropriately scaled and located and delivers communtiy benefits (MUES)

Additional Comments:



[15 38855 Applicants Planning Proposal - PLANNING PROPOSAL.pdf](#)



[15 38858 Applicants Planning Proposal - 1 Urban Design Report.pdf](#)