

COUNCIL MEETING
8th DECEMBER 2009

ATTACHMENT D

HOUSEKEEPING AMENDMENTS TO LEICHHARDT LEP 2000

Attachment D – PLANNING PROPOSAL

ITEM 4

29 & 31 WILLIAM STREET, BALMAIN EAST

Part 1 – Objectives or Intended Outcomes

This amendment proposes to correct an inconsistency between the LEP 2000 heritage schedule and map, where the map fails to identify 29 & 31 William Street, Balmain East as heritage items.

Part 2 – Explanation of the Provisions

Amendment of the Heritage Conservation Map in the Leichhardt LEP 2000 as follows:

- 29 (Lot 1 DP 736305) & 31 (Lot 1 DP 986257) William Street, East Balmain to be coloured orange relating to their listing as heritage items – ‘Built’ on the Heritage Conservation Map (refer to Appendix 1 & 2).

Part 3 – Justification

Section A – Need for planning proposal

1. *Is the planning proposal a result of any strategic study or report?*

No, the discrepancy in the LEP 2000 Heritage Conservation Map was discovered by Council when a development application (DA) was submitted for a property nearby.

The rationale is discussed as follows:

- 29 & 31 William Street are identified as heritage items in the LEP 2000 Heritage schedule, as part of the group of semi detached houses known as 25-31 William Street, Balmain East (refer to Appendix 3).
- The LEP 2000 Heritage Conservation map identifies 25 & 27 William Street as heritage items but does not identify 29 & 31 William Street as heritage items (refer to Appendix 2).
- Investigations by Council’s Heritage Planner and Legal Services Manager have confirmed the two properties are identified heritage items and the anomaly is due to a mapping error.

For more information refer to Council Report “*Housekeeping Amendments to Leichhardt LEP 2000*”.

2. *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

The proposal involves statutory amendments to the Leichhardt LEP 2000 therefore it is considered that the planning proposal is the best way of achieving the intended outcomes and objectives.

3. *Is there a net community benefit?*

The planning proposal will ensure that LEP 2000 heritage schedule and map are consistent in identifying the 29 & 31, William Street Balmain as heritage items.

Section B – Relationship to strategic planning framework.

- 4. *Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?***

The Planning Proposal is consistent with the *Inner West Draft Subregional Strategy* particularly with the following actions:

- *Provide a consistent approach to identify and protect Sydney's Cultural Heritage*
- *Interpret and Promote Sydney's Cultural Heritage*

- 5. *Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?***

The planning proposal is consistent with Objective 3.2 of Council's Community Strategic Plan 'Leichhardt 2020+':

"Develop a clear consistent and equitable planning framework and process that enables people to develop our area according to a shared vision for the community"

- 6. *Is the planning proposal consistent with applicable state environmental planning policies?***

The planning proposal is consistent with State Environmental Planning Policies (refer to Appendix 4 & 5).

- 7. *Is the planning proposal consistent with applicable Ministerial Directions (s.117 Directions) ?***

The planning proposal is consistent with Section 117 Directions (refer to Appendix 6).

Section C – Environmental, social and economic impact

- 8. *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?***

The proposal does not apply to land that has been identified as containing critical habitat or threatened species, populations or ecological communities, or their habitats. Should it be discovered through community consultation, or by another means, that species, populations, communities or habitats may be adversely affected, this will be taken into consideration and the planning proposal will be modified if necessary.

- 9. *Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?***

The proposal being of minor significance will not have any environmental effects. Where future development applications are lodged a full merit assessment of environmental effects will be made at the time.

10. *How has the planning proposal adequately addressed any social and economic effects?*

Given the nature of the proposal it is not expected that the proposal will have any social or economic effects, other than those previously identified.

Section D – State and Commonwealth interests

11. *Is there adequate public infrastructure for the planning proposal?*

Given the nature (minor administrative changes) of the proposal the above question is not considered relevant.

12. *What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?*

Consultation has not been carried out at this stage. This section of the planning proposal is completed following the gateway determination which identifies which State and Commonwealth Public Authorities are to be consulted.

Part 4 – Community Consultation

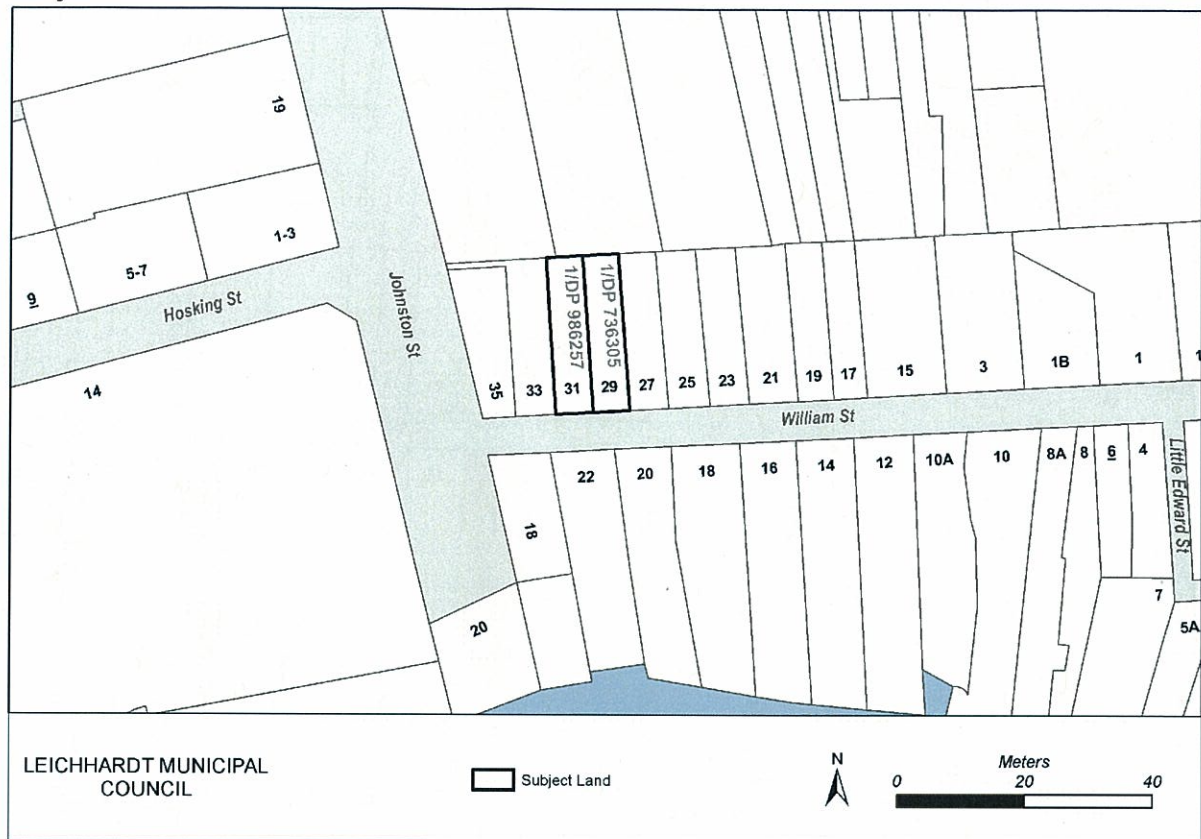
This component of the planning proposal is considered to be low impact, in that:

- it is consistent with the pattern of surrounding land uses;
- it is consistent with the strategic planning framework;
- presents no issues with regards to infrastructure servicing;
- is not a principle LEP and
- does not reclassify public land.

It is outlined in “*A guide to preparing local environmental plans*” that community consultation for a low impact planning proposal is usually 14 days. However it is Councils preference that the Housekeeping Amendment be exhibited for 28 days as other elements of the proposal are not considered low impact.

Appendix 1:

Subject Land



Aerial view of Subject Land



Appendix 2:

Subject Land – Heritage Conservation Map



Appendix 3:

Heritage Schedule pg 72

 Leichhardt Local Environmental Plan 2000					
 TOWN PLAN					
^a Wharf Road, Birchgrove	6	Built	Single storey weatherboard house		Local
^c	20	Built	Single storey brick house		Local
^c	22	Built	Two storey stucco Italianate marine villa		Local
^a Wharf Road and Ronald Street, Birchgrove		Built	Ballast Point (former Caltex Oil facility)	Thirty items of significance (comprising plant and equipment of the former Caltex Oil facility) as shown on Sheets 422-452 of the <i>Leichhardt Inventory of Heritage Items</i> , a copy of which is held at the office of the council	State
White Street, Balmain	8	Built	Bishopsthorpe		Regional
	18	Built	Tilba Tilba		Local
Wigram Road, Glebe	11a, 15, 17	Built	Minerva Terrace		Local
		Landscape	Kirsova Playground		Local
William Street, Balmain	4-6	Built	Terrace houses		Regional
	18	Built	House		Regional
	25-31	Built	Semi-detached houses		Local
^a William Street, East Balmain	10	Built	Two storey stone waterfront house, c 1850		Local
William Street, Leichhardt	100-102	Built	Semi-detached houses		Local
Woolley Street, Glebe		Built	St James RC Church and Presbytery		Local
Wortley Street, Balmain		Landscape	Punch Park		Local
York Place, Rozelle	2-16	Built	York Buildings		Local

Appendix 4:

Consideration of State Environmental Planning Policies (SEPPs)

SEPP Title	Applicable	Consistent	Reason for inconsistency
1. Development Standards	No	N/A	
4. Development without Consent and Miscellaneous Complying Development	Yes	Yes	
6. Number of Storeys in a Building	No	N/A	
14. Coastal Wetlands	No	N/A	
15. Rural Landsharing Communities	No	N/A	
19. Bushland in Urban Areas	No	N/A	
21. Caravan Parks	No	N/A	
22. Shops and Commercial Premises	No	N/A	
26. Littoral Rainforests	No	N/A	
29. Western Sydney Recreation Area	No	N/A	
30. Intensive Agriculture	No	N/A	
32. Urban Consolidation (Redevelopment of Urban Land)	No	N/A	
33. Hazardous and Offensive Development	No	N/A	
36. Manufactured Home Estates	No	N/A	
39. Spit Island Bird Habitat	No	N/A	
41. Casino Entertainment Complex	No	N/A	
44. Koala Habitat Protection	No	N/A	
47. Moore Park Showground	No	N/A	
50. Canal Estate Development	No	N/A	
52. Farm Dams and Other Works in Land and Water Management Plan Areas	No	N/A	
53. Metropolitan Residential Development	No	N/A	
55. Remediation of Land	Yes	Yes	
59. Central Western Sydney Regional Open Space and Residential	No	N/A	
60. Exempt and Complying Development	No	N/A	
62. Sustainable Aquaculture	No	N/A	
64. Advertising and Signage	No	N/A	
65. Design Quality of Residential Flat Development	No	N/A	
70. Affordable Housing (Revised Schemes)	No	N/A	
71. Coastal Protection	No	N/A	
SEPP Affordable Rental Housing 2009	Yes	Yes	
SEPP Building Sustainability Index: BASIX 2004	No	N/A	
Exempt and Complying Development Codes) 2008	No	N/A	
Housing for Seniors or People with a Disability 2004	Yes	Yes	
SEPP Infrastructure 2007	Yes	Yes	
SEPP Kosciuszko National Park – Alpine Resorts 2007	No	N/A	
SEPP Major Development 2005	Yes	Y	
SEPP Mining, Petroleum Production and Extractive Industries 2007	No	N/A	
SEPP Rural Lands 2008	No	N/A	
SEPP Sydney Region Growth Centres 2006	No	N/A	
SEPP Temporary Structures and Places of Public Entertainment 2007	Yes	Yes	
SEPP Western Sydney Employment Area 2009	No	N/A	
SEPP Western Sydney Parklands 2009	No	N/A	

Appendix 5:

Consideration of deemed State Environmental Planning Policies (SEPPs) (former Regional Environmental Plans (REPs))

REP Title	Applicable	Consistent	Reason for Inconsistency
5. Chatswood Town Centre	No	N/A	
8. Central Coast Plateau Areas	No	N/A	
9. Extractive Industry (No 2—1995)	No	N/A	
11. Penrith Lakes Scheme	No	N/A	
13. Mulgoa Valley	No	N/A	
16. Walsh Bay	No	N/A	
17. Kurnell Peninsula (1989)	No	N/A	
18. Public Transport Corridors	No	N/A	
19. Rouse Hill Development Area	No	N/A	
20. Hawkesbury-Nepean River (No 2—1997)	No	N/A	
24. Homebush Bay Area	No	N/A	
25. Orchard Hills	No	N/A	
26. City West	No	N/A	
28. Parramatta	No	N/A	
29. Rhodes Peninsula	No	N/A	
30. St Marys	No	N/A	
33. Cooks Cove	No	N/A	
SREP Sydney Harbour Catchment 2005	No	N/A	

Appendix 6:

Consideration of Ministerial Directions

s.117 Direction Title	Applicable	Consistent	Reason for Inconsistency
1. Employment & Resources			
1.1 Business and Industrial Zones	No	N/A	
1.2 Rural Zones	No	NA	
1.3 Mining, Petroleum Production and Extractive Industries	No	NA	
1.4 Oyster Aquaculture	No	NA	
1.5. Rural lands	No	NA	
2. Environment & Heritage			
2.1 Environment Protection Zones	No	N/A	
2.2 Coastal protection	No	N/A	
2.3 Heritage Conservation	Yes	Yes	
2.4 Recreation Vehicle Areas	No	N/A	
3. Housing Infrastructure & Urban Development			
3.1 Residential Zones	Yes	Yes	
3.2 Caravan parks	No	N/A	
3.3 Home Occupations	No	N/A	
3.4 Integrating Land Use & Transport	No	N/A	
3.5 Development near licensed aerodromes	No	N/A	
4. Hazard & Risk			
4.1 Acid Sulphate Soils	No	N/A	
4.2 Mine Subsidence and Unstable land	No	N/A	
4.3 Flood Prone Land	No	N/A	
4.4 Planning for Bush Fire Protection	No	N/A	
5. Regional Planning			
5.1 Implementation of Regional Strategies	No	N/A	
5.2 Sydney Drinking Water Catchments	No	N/A	
5.3 Farmland of State and Regional Significant on the NSW Far North Coast	No	N/A	
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	No	N/A	
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	No	N/A	
5.6 Sydney to Canberra Corridor (Revoked 10 July 2008. See amended Direction 5.1)	No	N/A	
5.7 Central Coast (Revoked 10 July 2008. See amended Direction 5.1)	No	N/A	
5.8 Second Sydney Airport: Badgerys Creek	No	N/A	
6. Local Plan Making			
6.1 Approval and Referral Requirements	Yes	Yes	
6.2 Reserving Land for Public Purposes	No	N/A	
6.3 Site Specific Provisions	Yes	Yes	
7. Metropolitan Planning			
Implementation of the Metropolitan Strategy	Yes	Yes	