
Planning Matters - 25 November 2014

ITEM 5.5 **Exhibition of the Planning Proposal for part of 1B Donovan Street, Revesby Heights**

DELIVERY PROGRAM (2013-2017) **TA 1. Council will have integrated plans for local areas that recognise each location's unique characteristics and heritage that guides the future development of our city.**

Select item

AUTHOR **City Planning and Environment**

ISSUE

This report summarises the exhibition of the planning proposal for part of the property at No. 1B Donovan in Revesby Heights. In considering the submissions and public hearing report, this report recommends the adoption of the planning proposal.

RECOMMENDATION That –

1. Council adopts the planning proposal for part of the property at No. 1B Donovan Street in Revesby Heights as shown in Attachment A.
2. Council exercises the functions of the Minister for Planning & Environment under section 59 of the Environmental Planning & Assessment Act 1979.
3. Council undertake further investigations of the development controls applying to 1 and 1B Donovan St, Revesby.

BACKGROUND

At the Ordinary Meeting of 23 April 2013, Council resolved to prepare a planning proposal as outlined in the Council report in Attachment B. The intended outcome of the planning proposal is:

- to rezone part of the property at No. 1B Donovan Street in Revesby Heights from Zone 6(a) Open Space to Zone 2(a) Residential, and
- to reclassify the land from community land to operational land.

In April 2014, the Department of Planning & Environment issued a gateway determination to enable Council to proceed to public exhibition. The Department also issued a written authorisation for Council to exercise delegation to make the plan under the Environmental Planning & Assessment Act 1979.

The purpose of this report is to summarise the key issues raised by submissions and the public hearing report.

REPORT

Exhibition

Council exhibited the planning proposal from 3 June to 4 July 2014. The exhibition included:

- Displays at Council's customer service centre and corporate website.
- Public notices in the local newspaper that circulates in the area affected by the planning proposal.
- Notification letters to surrounding property owners.
- Notification letters to public authorities.
- On 4 August 2014, Council held a public hearing on the proposed reclassification. Notification letters were sent to neighbouring property owners inviting them to attend the public hearing.

Council received 6 submissions from property owners, public authorities and residents in response to the exhibition as shown in Attachment C. The key issues are summarised below:

Issue 1: Impact of development on the character and amenity of the surrounding low density residential area

Two submissions raise concern that the planning proposal will impact on the character and amenity of the surrounding low density residential area, particularly in terms of traffic and parking. The locality should remain a low density, quiet residential precinct.

Comment: The intended outcome of the planning proposal is to enable the redevelopment of part of the property at No. 1B Donovan Street in a form that is compatible with the surrounding low density residential area. The proposed 2(a) zone is consistent with the character and amenity of the surrounding area (noting that 2 storey dwellings may occur throughout residential areas).

It is noted that Transport for NSW and the Roads & Maritime Services reviewed the planning proposal and raise no objection in terms of impacts on the road system.

Issue 2: The planning proposal should allow high density housing

A submission is requesting Council to review the planning proposal to allow residential flat buildings with a 1.5:1 FSR (5 storey limit).

Comment: The intended outcome of the planning proposal is to enable the redevelopment of part of the property at No. 1B Donovan Street in a form that is compatible with the surrounding low density residential area.

The proposed 2(a) low density residential zone is an appropriate zone to achieve the intended outcome, and is consistent with the approach of Council's adopted Residential Development Study. An objective of the low density residential zone is to ensure the height and scale of development complements existing buildings and streetscapes.

The scale requested, at 5 storeys and 1.5:1, is therefore not appropriate adjacent to the neighbouring low density residential environment.

The submission is also proposing that the increased building envelope controls should extend to the neighbouring property at No. 1 Donovan Street to create a viable development site.

Comment: The neighbouring property at No. 1 Donovan Street is currently zoned 2(a) and is not part of the Planning Proposal. A separate Planning Proposal would be required to consider any change to that site, however any proposal to do so should review both lots.

It is recommended that further work be undertaken to assess the suitability of these lots to accommodate any further changes in density.

Issue 3: Development will need to comply with the relevant bushfire requirements

The NSW Rural Fire Service raises no objection to the proposed rezoning subject to any future subdivision design or residential development complying with the requirements of the guidelines 'Planning for Bush Fire Protection 2006'.

Comment: The development application process can address the requirements of the guidelines 'Planning for Bush Fire Protection 2006'.

Public Hearing

The gateway determination requires a public hearing to consider the proposed reclassification. Cityscape Planning + Projects consultants facilitated the public hearing on 4 August 2014. In summary, the public hearing report (see Attachment D) states that Council's proposal to reclassify the land is acceptable as:

- The small size, odd shape and land locked status of the land means it provides limited utility for use as open space or local amenity that may otherwise be expected from public open space.
- The loss of the land from the local open space network will cause no material disbenefit to the local community.
- The proposed reclassification will allow the retention of the pedestrian pathway between Sandakan Road and Centaur Street.
- Whilst it is difficult for the community to provide meaningful commentary on future use without detailed plans, the public hearing process does not seek to examine future detailed use, but simply the appropriateness of the reclassification of the site.

- Issues pertaining to development scale, amenity and traffic impacts from any subsequent development would be better addressed and managed as part of any future development application process. The community will be given a further opportunity to provide comments on any future development as part of the development application process.

Next Steps

Should Council decide to adopt the planning proposal, the next step is to exercise Council's delegation to make the plan under the Environmental Planning & Assessment Act 1979.

POLICY IMPACT

This matter has no policy implications for Council

FINANCIAL IMPACT OF RECOMMENDATIONS

This matter does not have financial implications.

RECOMMENDATION That –

1. Council adopts the planning proposal for part of the property at No. 1B Donovan Street in Revesby Heights as shown in Attachment A.
2. Council exercises the functions of the Minister for Planning & Environment under section 59 of the Environmental Planning & Assessment Act 1979.
3. Council undertake further investigations of the development controls applying to 1 and 1B Donovan St, Revesby.

ATTACHMENTS

- A. Planning Proposal
- B. Council Report - Ordinary Meeting of 23 April 2013
- C. Submissions
- D. Public Hearing Report