

DEPARTMENT OF INFRASTRUCTURE PLANNING AND NATURAL RESOURCES

SUBMISSION TO THE MINISTER PURSUANT TO S.80 OF THE EP&A ACT 1979 DEVELOPMENT APPLICATIONJ DA 447-12-2002 PLANNING REPORT

**RE: 8 STOREY RFB CONSISTING OF RESIDENTIAL UNITS, RETAIL UNITS AND ONE BASEMENT
PARKING LEVEL FOR CARS AND BICYCLES**

(file no: S0202768 Pt 1)

SUMMARY

Address/Site: 24-32 Walker Street, Rhodes

DA Number: 447-12-2002

Proposal: 8 storey RFB consisting of residential units, retail units and one basement parking level for cars and bicycles.

1.0 INTRODUCTION

This development application has been submitted by Meriton Apartments Pty Ltd for the determination by the Minister. The proposed development is an eight storey residential flat building that will comprise residential units, ground floor retail/commercial units and basement parking.

Current approvals within Rhodes Peninsula are limited to the southern end of the peninsula near Oulten Avenue and along the Great Northern Rail line.

Sydney Regional Environmental Plan 29 – Rhodes Peninsula (SREP29) and State Environmental Planning Policy 56 – Sydney Harbour Foreshore and Tributaries (SEPP56) identify the Minister as the consent authority for this land. Delegations are available to the Director-General and Team Leader or Director in the Urban Assessments Branch.

An assessment of the proposed development indicates that it is generally consistent with Sydney REP 29, SEPP 56 and the Rhodes DCP prepared in accordance with the Act.

The City of Canada Bay Council has been notified of the application and supplied no response.

It is recommended that the Delegate of the Minister grant consent to the proposed development subject to conditions **tagged A**.

2.0 SUBJECT SITE

The subject site is known in the Rhodes DCP as Precinct D, it is located roughly in the centre of the area covered by the DCP. The site is rectangular in shape with a frontage to Walker Street of approximately metres and an area of m².

The site is bounded by Walker Street to the east, an operating industrial development to the north, an industrial building to the west and a vacant industrial building to the south (this building is the subject of a development application to construct a similar eight storey residential flat building.) The Great Northern Rail line runs parallel to

Walker Street, further to the east. Further to the north and west, beyond Gauthorpe and Marquet Streets are Parramatta River and Homebush Bay, respectively.

Currently the site is bare following the demolition of a disused industrial building. No vegetation is growing on the site. A vehicle access to Walker Street exists near the southern boundary.

3.0 PROPOSAL

The new building is proposed to be a mixed use development of eight storeys in height and one basement level to provide for parking and storage. The proposal will result in 66 residential units spread over the eight storeys, one retail unit on the ground floor facing Walker Street, basement parking for 78 cars and 23 bicycles, on-site facilities including a swimming pool, gym and bbq area.

4.0 STATUTORY CONTEXT AND ASSESSMENT

The attached Statutory Report assesses the proposal in accordance with S79(c) of the EP & A Act (**Tag B**), SEPP 56 (**Tag C**), SREPs 29 and 22 (**Tag D**) and the Renewing Rhodes Development Control Plan (**Tag E**) in detail. The proposed development is consistent with the general principles within SEPP 56, the planning principles in SREP 29 and the matters in the RRDCP.

SEPP 56 identifies the Rhodes Peninsula within Schedule 2 as a site of strategic significance. The requirement for a Masterplan for this development is not necessary and may be waived under cls.14(2) and (3) of that Plan, as:

- the RRDCP provides comprehensive planning controls for the entire peninsula that was adopted on 28 November 2001, which is consistent with cl.14(2) of SEPP 56; and
- the development forms only a part of the site and will not compromise the principles contained in Part 2 of SEPP 56.

SREP 22 applies to this land. This Plan contains broad aims relevant to this land.

The land in the proposed development is identified in the Renewing Rhodes Development Control Plan (RRDCP) as within a 'mixed use' zone.

The State Rail Authority has requested that the applicant pay their required proportion of the Rhodes Train Station upgrade. An agreement for this purpose has been reached. See **Tag F**.

5.0 STATE ELECTORATE AND MEMBER

The site is within the state electorate of Drummoyne. The views of John Murray MP are not known.

6.0 ABORIGINAL ISSUES

There are no known aboriginal matters covering this site.

7.0 PUBLIC CONSULTATION AND VIEWS OF OTHER BODIES

The proposed development was publicly exhibited for 28 days between 6 January 2003 and 3 February 2003 with material available for viewing at the Canada Bay Council and at the Department of Urban and Transport Planning offices at Sydney and Parramatta. The views of 20 statutory and non-statutory bodies were sought and a list of these bodies are **tagged G**. Two submissions were received in response to the notification of the proposal, these are at **Tag H**.

8.0 CONCLUSION

The assessment concludes that, subject to conditions of consent, the proposal will comply with the statutory controls and the relevant aims and objectives.

In this regard it is recommended that the application be approved subject to attached conditions of consent.

9.0 RECOMMENDATIONS

It is recommended that the Minister:

- (a) Grant consent to Development Application No. 447-12-2002 Under section 80(1)(a) of the Environmental Planning and Assessment Act, 1979 (EP&A Act) subject to consent conditions at Schedule 2, and
- (b) Authorise the Director, Urban Assessments, to notify the applicant and Canada Bay Council of the Minister's decision pursuant to s.81 (1) and s.81 (2) of the EP&A Act.

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