

ITEM 9. PLANNING PROPOSAL - VARIOUS SITES TO AMEND DRAFT SYDNEY LOCAL ENVIRONMENTAL PLAN 2011**FILE NO: S105194****SUMMARY**

Draft Sydney Local Environmental Plan 2011 (the draft Local Environmental Plan) was exhibited from 2 February 2011 to 4 April 2011 together with Draft Sydney Development Control Plan 2010, the draft *Green Square Affordable Housing Program* and the draft *City of Sydney Competitive Design Policy*. The exhibition generated over 1,000 submissions.

In March 2012, Council and the Central Sydney Planning Committee endorsed the draft Local Environmental Plan following consideration of a report on the submissions. The report noted that a number of submissions requested changes to the draft Local Environmental Plan that, although considered to have merit and consistent with Council's policy objectives, would result in significant departures from the exhibited Local Environmental Plan. Council and the Central Sydney Planning Committee resolved to address these requested changes through separate planning proposals so as to allow further public consultation and minimise the risk of legal challenge.

This report recommends that the Central Sydney Planning Committee endorse a Planning Proposal for public exhibition to amend the controls in recently endorsed and soon to be gazetted *Sydney Local Environmental Plan 2011* for the following sites:

- 287-289 Crown Street, Surry Hills – proposed amendment to the height and floorspace ratio (FSR) controls;
- 72-90A Telopea Street, Redfern – proposed amendment to correct a mapping error on the FSR map;
- 119-123 Cooper Street and 48-50 Adelaide Street, Surry Hills – proposed amendment to rezone two existing parks from residential to public recreation; and
- properties identified within the Alexandria Park neighbourhood bound by Buckland, Fountain, McEvoy and Wyndham Streets – proposed amendment to rezone the properties from the R1 General Residential zone to B4 Mixed Uses zone.

The site at 287-289 Crown Street, Surry Hills provides an opportunity to facilitate additional housing in a prime location within walking distance of retail services, employment opportunities, education facilities and central Sydney. The site was identified in the Council and Central Sydney Planning Committee resolutions in March 2012 when the draft *Sydney Local Environmental Plan 2011* was endorsed. This Planning Proposal seeks to provide for an increase to the FSR and height controls currently applicable to the site, to accommodate a mixed use development. The recommended controls reflect a scale of development that is appropriate for the site in its context.

The sites at 119-123 Cooper Street and 48-50 Adelaide Street, Surry Hills are parks owned by the City of Sydney, but have historically been zoned residential under the planning controls. This Planning Proposal seeks to recognise the function of the land as a park and rezone it from residential to public recreation.

72-90 Telopea Street, Redfern is a row of two storey terraces along the northern side of the street. 72-90A Telopea Street is a narrow strip of land at the rear of the terraces that is owned by the City of Sydney. The FSR control for the properties was erroneously omitted from the draft *Sydney Local Environmental Plan 2011*. This Planning Proposal seeks to include an appropriate FSR control for the properties in line with the recommendations of the Waterloo and Redfern Urban Design Study completed in 2006.

The various properties located within the Alexandria Park neighbourhood are currently zoned Mixed Use 10(b) pursuant to *South Sydney Local Environmental Plan 1998*. The 10(b) zone is primarily a residential zone that allows some non-residential land uses with a maximum area of 25% of the site. A recent internal review of the properties identified that several non-residential developments have recently been approved near the corner of McEvoy and Fountain Streets. It is therefore considered that the proposed R1 General Residential zone for these sites is not the most suitable zone. This Planning Proposal seeks to introduce the most appropriate Standard Local Environmental Plan template zone for the properties.

It is recommended that the Planning Proposal at Attachment A be endorsed by Council and the Central Sydney Planning Committee for submission to the Minister for Planning and Infrastructure for a Gateway determination.

Given the likelihood of the draft *Sydney Local Environmental Plan 2011* being made prior to the finalisation of this Planning Proposal process, it has been drafted as an amendment to the future Local Environmental Plan. Similarly, an amendment to the recently endorsed *Sydney Development Control Plan 2012* has been prepared to support the Planning Proposal in respect of the site at 287-289 Crown Street, Surry Hills. This will ensure that site-specific controls are incorporated into the new Development Control Plan once it is in force and that the controls are consistent with those in the Local Environmental Plan.

Public authority consultation and public exhibition of the Planning Proposal would then commence, as required under Clause 18 of the *Environmental Planning and Assessment Regulation 2000*.

RECOMMENDATION

It is resolved that:

- (A) the Central Sydney Planning Committee approve the *Planning Proposal: amendment to various sites under draft Sydney Local Environmental Plan 2011*, shown at Attachment A to the subject report, for submission to the Minister for Planning and Infrastructure with a request for a Gateway determination;
- (B) the Central Sydney Planning Committee approve the *Planning Proposal: amendment to various sites under draft Sydney Local Environmental Plan 2011*, for public authority consultation and public exhibition;
- (C) authority be delegated to the Chief Executive Officer to make any minor variations to the Planning Proposal following receipt of the Gateway determination;

- (D) the Central Sydney Planning Committee approve the *draft Sydney Development Control Plan 2012 amendment – 287-289 Crown Street, Surry Hills*, shown at Attachment B to the subject report, for public authority consultation and public exhibition in parallel with the draft Planning Proposal in accordance with the Gateway determination; and
- (E) the Central Sydney Planning Committee approve the *draft Sydney Development Control Plan 2012 amendment – Section 2.5 – 2.5.1 Alexandria Park neighbourhood*, shown at Attachment C to the subject report, for public authority consultation and public exhibition in parallel with the draft Planning Proposal in accordance with the Gateway Determination.

ATTACHMENTS

- Attachment A:** *Planning Proposal: amendment to various sites under draft Sydney Local Environmental Plan 2011*
- Attachment B:** *Draft Sydney Development Control Plan 2012 amendment – 287-289 Crown Street, Surry Hills*
- Attachment C:** *Draft Sydney Development Control Plan 2012 amendment – Section 2 Locality Statements for Section 2.5 Green Square - 2.5.1 Alexandria Park Neighbourhood.*
- Attachment D:** Resolution of Council of 12 March 2012 and Resolution of the Central Sydney Planning Committee of 8 March 2012.

BACKGROUND

1. This report details proposed amendments to the land use controls in the recently endorsed, and soon to be gazetted, *draft Sydney Local Environmental Plan 2011* for the following sites within the City of Sydney Local Government Area, being:
 - (a) 287-289 Crown Street, Surry Hills – proposed amendment to the height and floorspace ratio (FSR) controls from 15m to 18m and from 2.5:1 to 3.25:1;
 - (b) 119-123 Cooper Street and 48-50 Adelaide Street, Surry Hills – proposed amendment to the land use zoning from R1 General Residential to RE1 Public Recreation;
 - (c) 72-90A Telopea Street, Redfern – proposed amendment to the FSR map to include previously omitted FSR controls of 1.25:1 for each property; and
 - (d) various sites within the Alexandria Park neighbourhood in Green Square – proposed amendment to the land use zoning from R1 General Residential to B4 Mixed Uses for each property identified in Figure 11.
2. The proposed amendments to the draft Sydney Local Environmental Plan 2011 are described under separate headings below for each of the sites.
3. This report recommends that the Central Sydney Planning Committee approve the Planning Proposal for referral to the Department of Planning and Infrastructure, with a request for a Gateway determination to allow for public exhibition.

287-289 Crown Street, Surry Hills

4. 287-289 Crown Street, Surry Hills, is located on the south west corner of Crown Street and Reservoir Street. The property is part of a mixed use area to the north on Crown Street and adjoins residential areas to the south on Crown Street and the west on Reservoir Street. Its location is shown in Figure 1 below.



Figure 1: Aerial photograph showing 287-289 Crown Street and surrounds

5. The current three storey building on site operates as the City Crown Motel, a budget style motel. A café operates from the ground floor at the Crown Street frontage.



Figure 2: View of existing building from Crown Street

6. During the public exhibition of the draft Sydney Local Environmental Plan 2011 and draft *Sydney Development Control Plan 2010* in 2011, a submission was made on behalf of the landowner. The submission seeks to increase the maximum height and FSR controls to 22m (6 storeys) and 4:1 respectively. A review of the submission shows that an increase in height from 15m to 18m and an increase in FSR from 2.5:1 to 3.25:1 will have minimal impact on surrounding properties and is recommended in the Planning Proposal at **Attachment A**.
7. The submission notes the current building is identified in the *draft Sydney Development Control Plan 2010* as a 'detracting building' and it is in need of major refurbishment. It proposes redevelopment to provide a residential apartment building with retention of the ground floor café.
8. Furthermore, the submission is consistent with the area's mixed use character and meets the objectives of the City's *Sustainable Sydney 2030* plan to increase housing supply in well-connected existing centres. The proposal also aligns with key strategic directions at a State Government level in that it will result in greater housing choice focussed around an existing well-connected centre.
9. Under the *South Sydney Development Control Plan 1997* the site has a height control of 12m and a maximum FSR of 1:1. The South Sydney Development Control Plan measures building height to the underside of the topmost ceiling. The draft Sydney Local Environmental Plan 2011, being a Standard Instrument Local Environmental Plan, measures building height to the highest point of the building and includes roofs, lift overruns and plant.
10. The recently endorsed, and soon to be gazetted, *Sydney Local Environmental Plan 2011*, sets a maximum height of 15m and maximum FSR of 2.5:1 for the site. These increases were informed by the City East and Surry Hills Urban Design Study 2006 and are largely a translation of the existing built form.
11. The recommended increases are significant if incorporated into the recently endorsed comprehensive Local Environmental Plan and would have triggered re-exhibition. This site, along with 12 others, was identified in the Resolutions of Council and the Central Sydney Planning Committee. Copies of the Resolutions are provided at **Attachment C**.

Planning Proposal

12. The main considerations for the Planning Proposal are the proximity of the site to existing lower scale dwellings and potential overshadowing of neighbouring properties and the public domain.
13. The review of the submission includes extensive analysis of solar access to surrounding properties and the public domain, height in relation to the surrounding context, bulk of the proposed development and appropriate setbacks.
14. The review concludes that the requested 22m height and 4:1 FSR could not be supported, as they would not allow for an appropriate transition to the lower scale adjoining residential premises to the south and west. However, a maximum height of 18m (5 storeys) and maximum FSR of 3.25:1 could be achieved on the site without adversely impacting the surrounding properties. Figure 3 below illustrates the setbacks required to create a height transition along Reservoir Street and limit the overall bulk of the building.

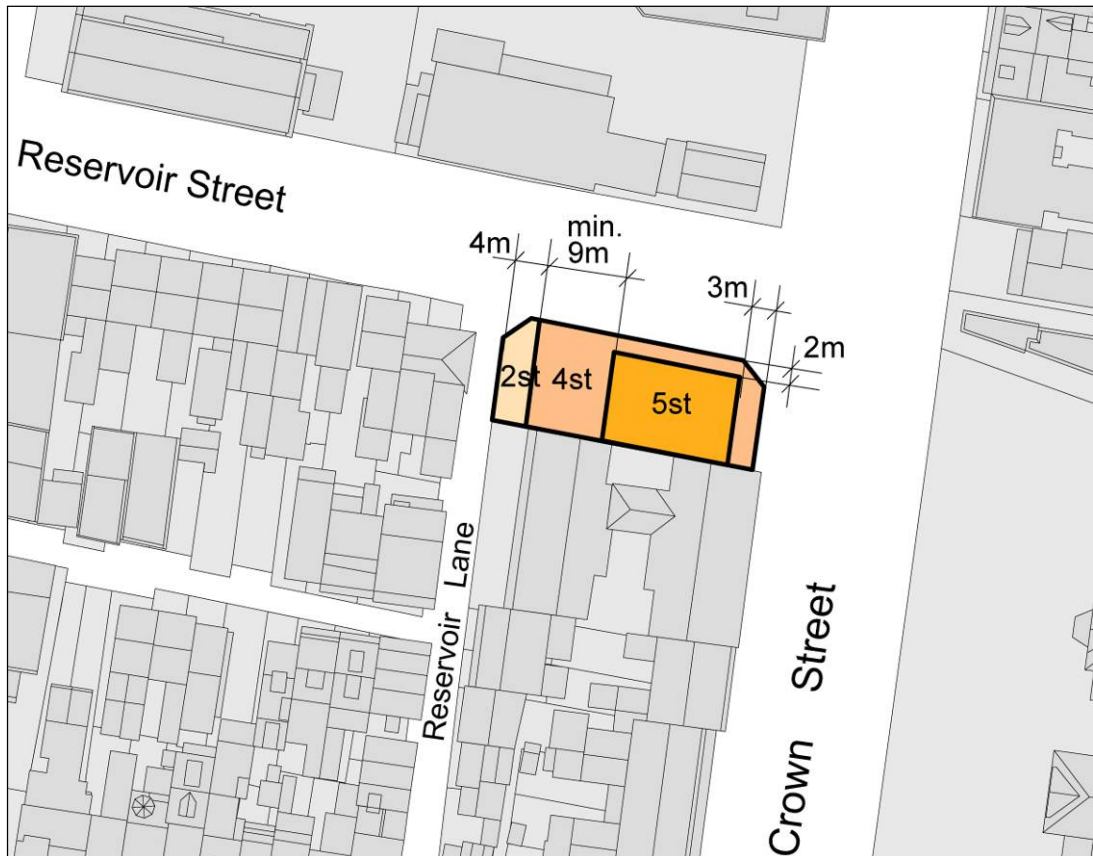


Figure 3: Setbacks to Reservoir Lane, Reservoir Street and Crown Street

15. Figure 4 below demonstrates how a maximum height of 5 storeys can be achieved on the subject site with minimal impact to properties on Reservoir Street. Setbacks allow for an appropriate transition from 5 storeys to the 2 storey dwellings on Reservoir Street. Figure 5 shows a view of the existing building at the rear, showing interface with properties adjacent to Reservoir Street and Reservoir Lane.

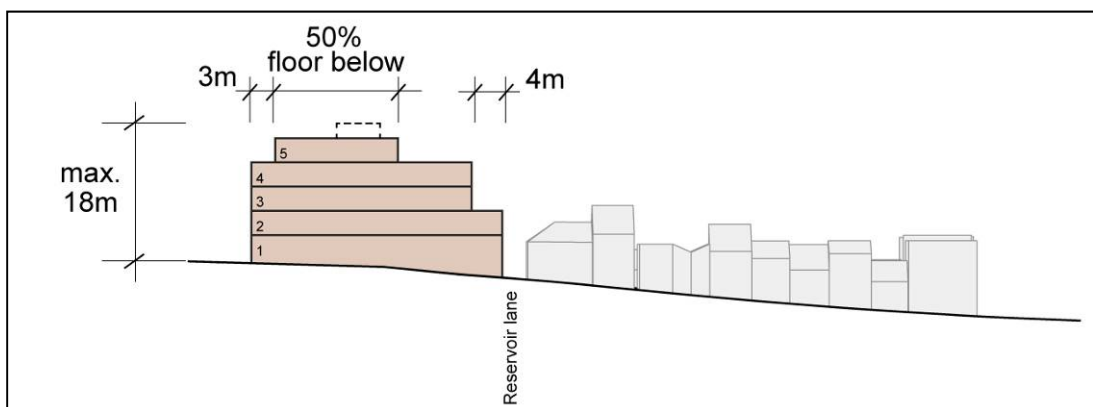


Figure 4: Reservoir Street elevation illustrating transition in height



Figure 5: View of existing building at the rear

16. As such, it is recommended that height and FSR controls of 18m and 3.25:1 respectively for 287-289 Crown Street, Surry Hills be included in a Planning Proposal for public exhibition following receipt of a Gateway determination by the Department of Planning and Infrastructure. A copy of the Planning Proposal is provided at **Attachment A**. It is also recommended that site-specific planning controls be included in an amendment to the *Sydney Development Control Plan 2012*. This is provided at **Attachment B**.

72-90 and 72 – 90A Telopea Street, Redfern

17. The properties at 72-90 Telopea Street, Redfern are two storey terraces located within a predominantly residential neighbourhood. The properties each have a lot size of over 80sqm. 72-90A Telopea Street, Redfern is a narrow strip of land that runs behind the terraces and is owned by the City of Sydney. It appears to be a former dunny lane. No public access is available to this laneway.



Figure 6: Aerial photograph showing location of properties at 72-90A Telopea Street, Redfern

18. The properties are zoned Residential (2)(b) under the *South Sydney Local Environmental Plan 1998* and are included in the Baptist Street Conservation Area. The *South Sydney Development Control Plan 1997* stipulates a height control of 6m and an FSR control of 1:1.
19. The properties are zoned R1 General Residential under the draft Sydney Local Environmental Plan 2011 and are still within the Baptist Street Conservation Area. The draft Sydney Local Environmental Plan 2011 stipulates a maximum height control of 9m, but the FSR controls for the properties were erroneously omitted from the maps. The purpose of this Planning Proposal is to correct this error and include appropriate FSR controls on the relevant map in the draft Sydney Local Environmental Plan 2011. An extract of the draft Sydney Local Environmental Plan 2011 Floor Space Ratio Map is shown in Figure 7 below.

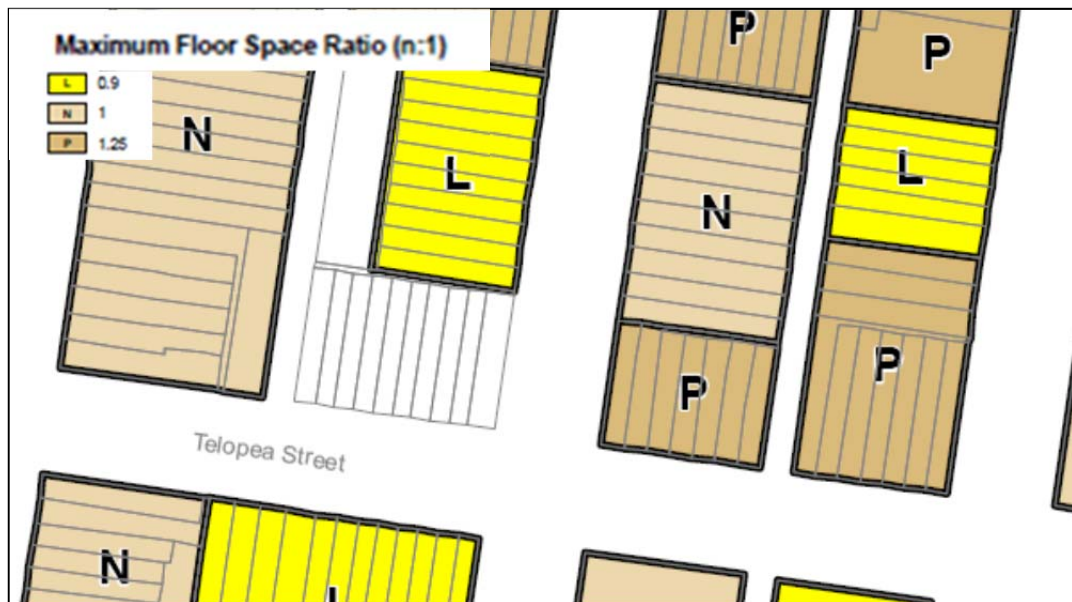


Figure 7: Extract from draft Local Environmental Plan FSR map showing properties at 72-90A Telopea Street without applicable FSR controls

20. The analysis undertaken as part of the Waterloo and Redfern urban design study proposed an FSR of 1.25:1 for the properties fronting Telopea Street. Given the 2 storey height of these properties, an FSR of 1.25:1 for these properties is appropriate in the context. The proposed FSR of nearby 2 storey terraces on Telopea Street is 1.25:1 under the draft Sydney Local Environmental Plan 2011. Subsequent testing undertaken for 2 storey terrace houses on lots greater than 80sqm recommended that a maximum FSR of 1.25:1 is appropriate and supports the proposed building height of 9m.
21. As such, it is recommended that an FSR control of 1.25:1 for 72-90 and 72-90A Telopea Street, Redfern be included in a Planning Proposal for public exhibition following receipt of a Gateway determination by the Department of Planning and Infrastructure. A copy of the Planning Proposal is provided at **Attachment A**.

119 – 123 Cooper Street and 48 – 50 Adelaide Street, Surry Hills

22. 119-123 Cooper Street, Surry Hills is known as the Cooper Street Reserve and is located at the eastern-most end of Cooper Street, at the intersection with Little Riley Street. 48-50 Adelaide Street, Surry Hills is known as the Adelaide Street Reserve and is located at the eastern-most end of Adelaide Street, at the intersection with Little Riley Street. The location of the sites is shown in Figures 8 and 9 below.



Figure 8: Aerial photograph showing location of Cooper Street Reserve and Adelaide Street Reserve, Surry Hills



Figure 9: View of Adelaide Street Reserve (foreground) and Cooper Street Reserve (background) as seen from Little Riley Street

23. Both sites are owned by the City of Sydney and are parks. Under the *South Sydney Local Environmental Plan 1998*, the sites were zoned 2(b) Residential (Medium Density). This was translated directly into the *draft Sydney Local Environmental Plan 2011* to the R1 General Residential zone. However, as both sites are Council-owned parks, it is appropriate to rezone them to RE1 Public Recreation, consistent with the zoning of the adjacent Cooper Street street closure. Zoning Council owned parks RE1 Public Recreation is consistent with the approach undertaken across the whole Local Government Area.
24. Council's Asset Strategy and Systems Unit have confirmed that the sites have been included in the City's asset register as parks for a number of years and they have no objection to the rezoning of the land.
25. The purpose of this Planning Proposal is to rezone the sites from R1 General Residential to RE1 Public Recreation to reflect the actual function of the land as Council-owned parks. Figure 10 is an extract from the zoning map for draft Sydney Local Environmental Plan 2011 which zones the parks as R1 General Residential. It is proposed to rezone them to RE1 Public Recreation, consistent with the adjacent road closure and Cooper Street street closure.



Figure 10: Extract from zoning map of draft Sydney Local Environmental Plan 2011 with the two parks to be rezoned shown outlined in red.

26. The rezoning will ensure that the existing and intended use of the land is clear to the community. These parks are part of an important network of local pocket parks which contribute to the open space and amenity of the Surry Hills neighbourhood.
27. As such, it is recommended that an RE1 Public Recreation zone for 119-123 Cooper Street and 48-50 Adelaide Street, Surry Hills be included in a Planning Proposal for public exhibition following receipt of a Gateway determination by the Department of Planning and Infrastructure. A copy of the Planning Proposal is provided at **Attachment A**.

Various properties zoned R1 General Residential within the Alexandria Park neighbourhood

28. The properties are located within the Alexandria Park neighbourhood in the Green Square development area. The properties are bound by Alexandria Park, McEvoy Street, Fountain Street, Wyndham Street and Buckland Street, as shown in Figure 11. The neighbourhood character strategy for Alexandria Park is for a primarily residential area that draws its character from the large park (Alexandria Park) and the quiet tree-lined streets.
29. The properties are currently zoned Mixed Use 10(b) pursuant to *South Sydney Local Environmental Plan 1998*. The Mixed Use 10(b) zone is a predominantly residential zone that allows some non-residential land uses with a maximum area of 25% of the site. The recently endorsed, and soon to be gazetted, *Sydney Local Environmental Plan 2011* proposes an R1 General Residential zone for the properties.

Planning Proposal

34. The purpose of this Planning Proposal is to rezone the subject properties in the Alexandria Park neighbourhood zoned R1 General Residential to B4 Mixed Uses to reflect the current uses of the properties within the Alexandria Park neighbourhood. Figure 12 below is an extract from the zoning map for draft Sydney Local Environmental Plan 2011 which shows the properties zoned as R1 General Residential.

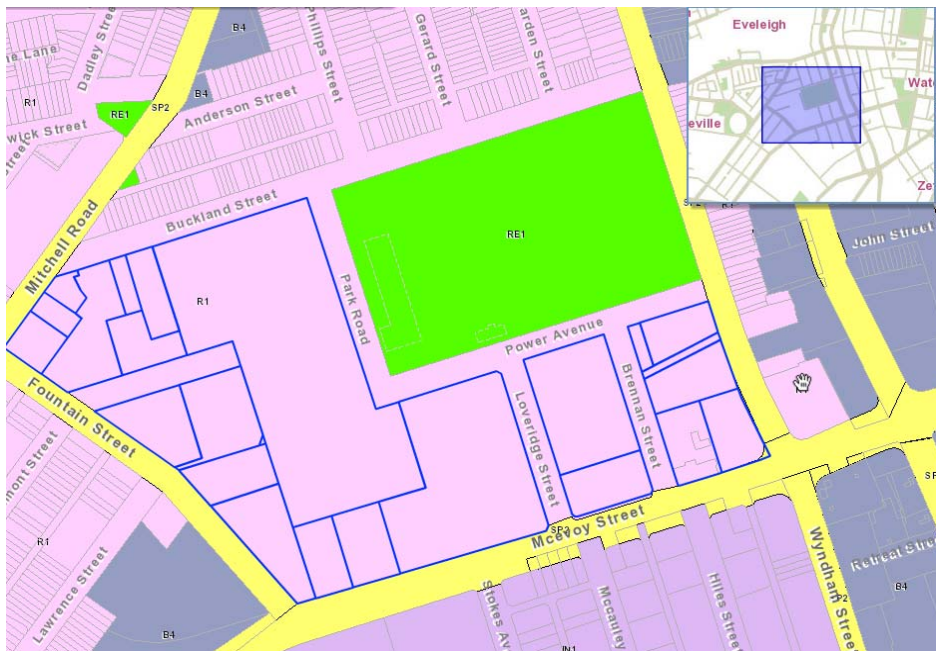


Figure 12: Extract from zoning map of draft Sydney Local Environmental Plan 2011 with the properties to be rezoned to B4 Mixed Uses shown outlined in blue.

35. It is also recommended that Section 2.5.1 Alexandria Park locality statement, within Section 2 Locality Statements in the Sydney Development Control Plan 2012, is amended to reflect the intent of the changes to the proposed land use zoning controls.

Zoning

36. The objectives of the R1 General Residential zone is to maintain existing land use patterns of residential uses and provide for a variety of housing types and densities and enable land uses that provide facilities or services for the day needs of residents. The objectives of the B4 Mixed Uses zone is to provide for a mixture of compatible land uses and integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
37. The R1 General Residential and the B4 Mixed Uses zones both permit residential development. The B4 Mixed Uses zone will allow for all retail premises with a maximum of 1,000sqm, while only neighbourhood shops with a maximum floorplate of 80sqm are permissible in the R1 General Residential zone. This limitation of 80sqm for neighbourhood shops under the R1 General Residential zone does not promote the type of ground floor activation envisaged to enliven the area.

Development Activity and Recent development approvals

38. A recent review of development applications in the neighbourhood revealed that several non-residential developments have been approved, particularly near the corner of McEvoy and Fountain Streets. While major retail development should not be encouraged in this location due to the close proximity to the Green Square Town Centre and Ashmore Precinct, smaller retail development and commercial uses are required to activate the ground floor of mixed use development. The limitation of 80sqm for neighbourhood shops under the R1 General Residential zone does not promote the type of ground floor activation envisaged to enliven the area.
39. The area has also been subject to more existing light industrial buildings being proposed for adaptive re-use for mixed use development (retail floor space at ground level with residential uses above). Other uses in the area include warehouse storage and distribution with ancillary offices, cafes, medical centre, fresh food markets, factory outlet retailing and a high school. Industrial land uses are also located to the south of the neighbourhood (south of McEvoy Street).
40. A total of three properties have been redeveloped primarily for residential purposes. The remaining 24 properties have existing and proposed residential and retail uses and are also currently being used for other non-residential purposes prohibited under the R1 General Residential zone. However, these non-residential uses fulfil the vision for the Green Square development area as a vibrant mixed use area. Some of the sites are also underdeveloped, making them potentially good locations for mixed use development.
41. The area has also been identified in the Green Square and Southern Areas Retail Study 2008 as an appropriate location for a factory outlet shopping precinct, uses which are not permitted under the R1 General Residential zone. The Sydney Development Control Plan 2012 also nominates active frontages to properties fronting McEvoy Street and Power Avenue, which requires non-residential uses at the ground level in most instances, particularly for busy locations such as McEvoy Street. Non-residential uses at the ground level in this location, in addition to activating the street, will also assist with shielding traffic noises.
42. Mixed use development is encouraged in Green Square to create a vibrant public domain and more opportunities for pedestrian movement in the area. A mixed use zone, such as the B4 Mixed Uses zone, also allows development exclusively for residential purposes and, as such, the three properties currently used primarily for residential development will not be affected by the zoning amendment. The B4 Mixed Uses zone will also provide an appropriate transition between the industrial uses to the south and residential uses to the north of the Alexandria Park neighbourhood.
43. It is recommended that properties within the Alexandria Park locality, identified in Figure 12 be rezoned from R1 General Residential to B4 Mixed Uses in the *draft Sydney Local Environmental Plan 2011* and included in the Planning Proposal for public exhibition following receipt of a Gateway Determination by the Department of Planning and Infrastructure. A copy of the Planning Proposal is provided at **Attachment A**.

Planning Proposal process

44. Given the likelihood of *draft Sydney Local Environmental Plan 2011* being gazetted prior to the finalisation of this Planning Proposal process, it has been drafted as an amendment to the future gazetted Sydney Local Environmental Plan rather than a standalone instrument. Similarly, an amendment to the recently endorsed *Sydney Development Control Plan 2012* has been prepared to support the Planning Proposal for 287-289 Crown Street, Surry Hills. This will ensure that site-specific controls are incorporated into the new Development Control Plan once it is in force.
45. Should Council and the Central Sydney Planning Committee endorse the attached Planning Proposal for exhibition and consultation, it will be forwarded to the Minister for Planning and Infrastructure in accordance with Section 56 of the *Environmental Planning and Assessment Act 1979*). The Minister will then provide a Gateway determination to either proceed – with or without variation – to consultation, or to resubmit the Planning Proposal.
46. Public authority consultation of the Planning Proposal would then commence. The outcomes of the public authority consultation and public exhibition would then be reported to Council and the Central Sydney Planning Committee.

KEY IMPLICATIONS

Strategic Alignment - Sustainable Sydney 2030 Vision

47. *Sustainable Sydney 2030* is a vision for the sustainable development of the City to 2030 and beyond. It includes 10 strategic directions to guide the future of the City, as well as 10 targets against which to measure progress, of which the following are most relevant to the Proposal:
 - (a) Direction 6 - Vibrant Local Community and Economies. The Planning Proposal will facilitate the redevelopment of the site at 287-289 Crown Street, Surry Hills and sites in the Alexandria Park neighbourhood. Such a redevelopment will contribute to the vibrancy of the local community and allow for the orderly and economic use and development of the land.

The Planning Proposal will also facilitate the orderly and economic use and development of properties within the Alexandria Park neighbourhood. The permissible uses under the B4 Mixed Uses zone will encourage development that will complement the planned Major Green Square Town Centre and local village at Ashmore Estate. The change in zone will also promote the concentration of factory outlets along McEvoy Street. This is also in line with the recommendations of the Green Square and Southern Areas Retail Study 2008.

The B4 Mixed Uses zone will also encourage a vibrant mixed use area and uses that will promote the type of ground floor activation envisaged to enliven the area.

- (b) Direction 8 - Housing for a Diverse Population. The Planning Proposal for 287-289 Crown Street, Surry Hills will enable an increase in residential development within the established urban footprint, in an area well serviced with infrastructure, including public transport, shops, parks and employment opportunities. This residential growth is consistent with the broader strategic housing strategies of the *Metropolitan Strategy*, draft *Sydney Subregional Strategy* and Ministerial Directions. Introducing residential uses on site would complement existing residential developments in the area.

A B4 Mixed Uses zone in the Alexandria Park area will allow residential uses, mixed with retail and commercial uses for the Alexandria Park neighbourhood.

Direction 9 - Sustainable Development, Renewal and Design. The Planning Proposal for 287-289 Crown Street, Surry Hills will allow for the redevelopment of the existing building to optimise the site and revitalise the area through increased height and FSR controls. Site-specific controls for height in storeys, setbacks and building envelope controls are contained in the proposed amendment to the *Sydney Development Control Plan 2012*.

Any future residential development on the site would also be required to comply with *State Environmental Planning Policy 65 - Design Quality of Residential Flat Development*, to ensure any overshadowing and overlooking is minimised. A residential development would also be required to comply with the provisions of BASIX in order to improve its environmental performance. This proposal will enable an increase in residential in an area well connected to transport, shops and employment.

The underdeveloped sites (and buildings) located within the Alexandria park neighbourhood represent a good opportunity for adaptive re-use and to introduce a mix of uses.

RELEVANT LEGISLATION

48. The *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulation 2000*.

CRITICAL DATES / TIME FRAMES

49. The typical timeframes, once a Gateway has recommended proceeding to consultation, are for a minimum of 21 days for public authority consultation and 28 days public exhibition. The Gateway will also determine the timeframe for the completion of the Local Environmental Plan amendment.

PUBLIC CONSULTATION

50. The public exhibition process for the Planning Proposal will be subject to the conditions on the Gateway Determination issued by the Department of Planning and Infrastructure. It is proposed that public exhibition for the Planning Proposal and public exhibition of the draft *Sydney Development Control Plan 2012* amendment coincide. As such, the consultation will take place in accordance with the Gateway determination made by the Minister for Planning and Infrastructure under s.56 of the *Environmental Planning and Assessment Act 1979* and the relevant provisions of the *Environmental Planning and Assessment Regulation 2000*.

51. This would most likely mean the public exhibition would be a minimum of 28 days, with notification:
- (a) on the City of Sydney website;
 - (b) in newspapers that circulate widely in the City of Sydney Local Government Area; and
 - (c) in writing to the owners, the adjoining landowners, relevant community groups, and the surrounding community in the immediate vicinity of the sites.
52. Following public authority consultation and public exhibition, the outcomes would be reported to Council and the Central Sydney Planning Committee.

GRAHAM JAHN

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(Tim Aldham, Planner)