

**ITEM 8. REPORT SUMMARISING DETERMINATIONS DELEGATED BY THE
CENTRAL SYDNEY PLANNING COMMITTEE TO THE CITY OF
SYDNEY COUNCIL**

FILE NO: S040864

SUMMARY

This report is to inform members of the Central Sydney Planning Committee of determined development applications involving a State Environmental Planning Policy Number 1 (SEPP1) variation to a development standard or similar provisions under the standard instrument and costing less than \$50 million relating to the period from 1 October to 31 December 2012.

RECOMMENDATION

It is resolved that the subject report be received and noted.

ATTACHMENTS

Attachment A: SEPP1 variations determined by Council and reported to the Department of Planning for the period 1 October to 31 December 2012

BACKGROUND

1. On 24 June 2004, the Central Sydney Planning Committee (CSPC) delegated authority to the City of Sydney for the determination of development applications involving variation to a development standard (SEPP1 variations) and costing less than \$50 million. A report to the CSPC on the applications determined under the delegation is required on a minimum six-monthly basis. As the Department of Planning also requires a report of applications determined with variations to development standards on a quarterly basis, the report to the CSPC is scheduled to be submitted to the CSPC meeting following the end of each reporting period.
2. With the adoption of the Sydney Local Environmental Plan (LEP) 2012 on 14 December 2012, SEPP1 variations will no longer apply in the City of Sydney (except to the land within the City of Sydney that the LEP 2012 does not currently apply). Due to the savings clause in the LEP, any applications lodged before that date with a SEPP1 variation will be reported if and when the application is approved.
3. Twenty (20) applications were approved under delegation of the CSPC involving a SEPP1 variation to a development standard during the period 1 October to 31 December 2012. Details of the applications determined during this period are in the table in Attachment A.
4. Seventeen (17) of the 20 applications approved with SEPP1 variations in the quarter were located in Glebe or Forest Lodge. Of the 17 applications, 14 related to residential proposals, 13 of which varied floor space ratio or landscaping control and one for subdivision lot size variation. Another three variations were for commercial premises and related to floor space ratio. Three variations outside of Glebe/Forest Lodge included one in Waterloo for variation to the 25% non-residential standard, one in Sydney relating to site coverage, and one in Newtown which varied the parking requirement.

RELEVANT LEGISLATION

5. *Environmental Planning and Assessment Act 1979.*
6. *City of Sydney Act 1988.*

GRAHAM JAHN

Director City Planning, Development and Transport

(Steven Meyer, Planning Systems Advisor)