

ATTACHMENT A

<p>UPDATED TABLE OF PROPOSED AMENDMENTS</p>
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Proposed amendments resulting from public exhibition and community consultation

1. Planning Proposal: Sydney Local Environmental Plan 2012 – 87 Bay Street Glebe

No proposed amendments

2. Sydney Development Control Plan 2012 – 87 Bay Street Glebe

Section	Details of proposed amendment	Reason for proposed amendment
Objectives	Include the following words within the Objective (a): <i>‘allows for visual connections and sunlight access through and over the site to and from the public domain and adjacent development.’</i>	To strengthen the objective and embed the principle of a dominant street wall interspersed with taller elements, as recommended in the Hill Thallis Feasibility and Urban Design Study (2009) undertaken for the precinct
6.1.10.1 Land Uses	<i>Insert an extra provision at the end of the Section to read: ‘Provide a development mix that ensures the envelope described in this Development Control Plan is not exceeded. Note: As the controls permit a variable development mix, the building envelopes prevail and must guide the mix to achieve compliance with the building envelopes.’</i>	<i>To ensure that the built form envelope in the DCP, and the relationship between the development mix and compliance with the building envelope, is properly considered in the design process.</i>
6.1.10.2 Built Form	Insert an additional provision to read: <i>‘Building heights to the Wentworth Park Road frontage should allow for visual connections and sunlight access through and over the site by adopting a form that has a 5 to 6 storey dominant street wall punctuated by up to 3 slender taller elements.’</i>	As above
Figure 6.32 Height in Storeys map	Amend the map to more closely describe the built form outcome in the exhibited Proposal.	As above
Figure 6.32 Height in Storeys map	<i>Further amend the map to widen from 18 metres to 24 metres the east-west dimension of the areas identified for taller buildings; and show these areas without dimensions.</i>	<i>The proposed amendments will allow for increased flexibility and architectural articulation in the design process, while maintaining the principle of a lower street wall interspersed with slender taller elements.</i>

3. Planning Agreement – 87 Bay Street Glebe

Section	Details of proposed amendment	Reason for proposed amendment
16.1 <i>Obligations if relevant legal challenge</i>	Remove this part of the Planning Agreement.	To eliminate perceived ambiguities in the operation of the Planning Agreement. Removing this part will have no material impact on Council's interests.
16.2 <i>Retransfer of land and release of covenants</i>	Remove this part of the Planning Agreement.	To eliminate perceived ambiguities in the operation of the Planning Agreement. Removing this part will have no material impact on Council's interests.
Definitions	Inclusion within the definition of Affordable Housing Lot of a minimum number of 7 residential and 3 visitor car parking spaces to be dedicated to the Affordable Housing Lot.	To ensure appropriate division of car parking spaces between the market housing and the affordable housing