

RELEVANT INFORMATION FOR CENTRAL SYDNEY PLANNING COMMITTEE

FILE: S107972 **DATE:** 17 October 2013
TO: Central Sydney Planning Committee Members
FROM: Graham Jahn, Director City Planning, Development and Transport
SUBJECT: Information Relevant To Item 7 – Public Exhibition – Planning Proposal for Various Sites in Waterloo and Amendments to Sydney Development Control Plan 2012 in Alexandria and Waterloo - At CSPC 17 October 2013

Alternative Recommendation

It is resolved that:

- (A) the Central Sydney Planning Committee approve the *Planning Proposal: Sydney Local Environmental Plan 2012 – Various sites in the Waterloo Park Precinct* 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: Sydney Local Environmental Plan 2012 – Various sites in the Waterloo Park Precinct* for public authority consultation and public exhibition in accordance with the Gateway Determination;
- (C) the Central Sydney Planning Committee note the recommendation to Council's Planning and Development Committee on 15 October 2013 that Council approve *draft Sydney Development Control Plan 2012 – Amendment X*, shown at Attachment B to the subject report, for public exhibition in accordance with the *Environmental Planning and Assessment Act 1979*;
- (D) the Central Sydney Planning Committee note the *Planning Proposal: Sydney Local Environmental Plan 2012 – Various sites in the Waterloo Park Precinct* and the *draft Sydney Development Control Plan 2012 – Amendment X* will be exhibited concurrently and reported back to Council and the Central Sydney Planning Committee following their exhibition;
- (E) the Central Sydney Planning Committee note that a planning proposal for changes to the height and floor space ratio controls that apply to 2-10 Fountain Street, Alexandria under *Sydney Local Environmental Plan 2012* will not be progressed, as the current controls are appropriate given the site's context and constraints;
- (F) the Central Sydney Planning Committee note that a planning proposal for changes to the height and floor space ratio controls that apply to 18 Huntley Street, Alexandria under *Sydney Local Environmental Plan 2012* will not be progressed, as the current controls are appropriate given the site's context and constraints, and note changes to indicative building envelopes and associated provisions are included in the *draft Sydney Development Control Plan 2012 – Amendment X* proposed for the site;

- (G) authority be delegated to the Chief Executive Officer to make minor variations and/or corrections to the *Planning Proposal: Sydney Local Environmental Plan 2012 – Various sites in the Waterloo Park Precinct* to correct any minor errors and enable public authority consultation and public exhibition following receipt of the Gateway Determination;
- (H) the Central Sydney Planning Committee note the recommendation to Council's Planning and Development Committee on 15 October 2013 that Council delegate authority to the Chief Executive Officer to correct any minor errors in the *draft Sydney Development Control Plan 2012 – Amendment X* and ensure its consistency with the *Planning Proposal: Sydney Local Environmental Plan 2012 – Various sites in the Waterloo Park Precinct*; **and**
- (I) ***the Central Sydney Planning Committee note the recommendation to Council's Planning and Development Committee on 15 October 2013 that authority be delegated to the Chief Executive Officer to vary the provisions and diagram in Section 6.2.4 of the draft Sydney Development Control Plan 2012 – Amendment X for 18 Huntley Street, Alexandria, if and as required to provide appropriate flexibility to accommodate the requirements for stormwater infrastructure.***

Background

Sydney Development Control Plan 2012 contains site-specific provisions for 18 Huntley Street, Alexandria at Section 6.2.4. These include development objectives and an indicative built form diagram to illustrate how building footprints and heights may respond to the context of the site.

The proposed *draft Sydney Development Control Plan 2012 – Amendment X* shown at Attachment B to the subject report seeks to amend the development objectives and indicative building envelopes for the site in response to a more detailed review of the context and the Sydney Water and Transgrid easements. The easements affect approximately 25% of the site area in its western corner and along its north-western boundary.

The City received Information on 15 October 2013 on behalf of the new owner of 18 Huntley Street, Alexandria, which indicates Sydney Water may be amenable to a diversion of their stormwater culvert under the easement. This will potentially reduce the proportion of the site affected by easements and may allow for a larger site area for development.

The site owner is to further investigate the issue and demonstrate Sydney Water's agreement to the diversion of the stormwater culvert, which may result in a larger developable area on the site and an amendment to the building footprints proposed in the *draft Sydney Development Control Plan 2012 – Amendment X* shown at attachment B to the subject report.

An additional recommendation shown in ***bold italics*** text is added at Clause (I) of the Alternative Recommendation, to note the recommendation to be put to Council for authority to be delegated to the Chief Executive Officer to vary the site-specific provisions for 18 Huntley Street. This would be done prior to exhibition if and as required, depending on the outcomes of investigations of culvert diversion mentioned above.

Prepared by: Samantha Bird, Specialist Planner

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Approved

A handwritten signature in black ink, appearing to read 'GJahn', written over a light grey rectangular background.

**Graham Jahn, Director City Planning,
Development and Transport**