

ITEM 8. POST EXHIBITION - NORTH ROSEBERY PRECINCT - PLANNING PROPOSAL AND DRAFT DEVELOPMENT CONTROL PLAN AMENDMENT**FILE NO: S111824****SUMMARY**

Redevelopment of the North Rosebery precinct presents an opportunity to make a positive contribution to the City's *Sustainable Sydney 2030* vision and targets through the delivery of approximately 3,300 new dwellings and 6,050 square metres of public open space. It will also deliver significant public domain improvements, including four new streets, approximately 300 square metres of footpath widening along Epsom Road and pedestrian and bicycle only links.

The North Rosebery precinct is situated between the Epsom Park precinct to the north and the Rosebery Estate to the south, and is within the Green Square Urban Renewal Area. It is generally bounded by Epsom Road, Dalmeny Avenue, Kimberley Grove and Rothschild Avenue. A site map is at Figure 1.

In early 2013, the City undertook a detailed urban design review of the precinct which examined the current planning controls and identified potential changes which would guide its redevelopment. The outcomes of this review formed the basis of a planning proposal to amend *Sydney Local Environmental Plan 2012* (Sydney LEP 2012) and draft amendment to *Sydney Development Control Plan 2012* (Sydney DCP 2012).

On 13 May 2013 and 9 May 2013, Council and the Central Sydney Planning Committee, respectively, resolved to seek a Gateway Determination to allow public exhibition of the planning proposal alongside the draft amendment to Sydney DCP 2012. The Department of Planning and Infrastructure issued a Gateway Determination on 1 July 2013 allowing the draft controls to be publicly exhibited. To improve the plan-making process, the Minister for Planning and Infrastructure delegated his plan-making powers under Section 59 of the *Environmental Planning and Assessment Act 1979* to Council in December 2012. The Gateway Determination, at **Attachment E**, authorises Council to exercise this delegation and liaise directly with Parliamentary Counsel to draft and make the local environmental plan, giving effect to the Planning Proposal.

The draft controls were placed on public exhibition for 60 days from 30 July 2013 to 27 September 2013. The City received a total of eight submissions from landowners, a local resident living adjacent to the precinct, Randwick and Botany Bay City Councils and Transport for NSW. This report summarises the issues raised and addresses specific relevant issues.

Submissions expressed general support for the objective of the draft controls to facilitate redevelopment of the precinct in a coordinated manner. Matters relating to density, open space, building heights and increased traffic were also raised. A summary of all submissions, including responses from the City, is at **Attachment C** to this report. A list of minor changes to the controls arising from submissions and internal review is at **Attachment D** to this report.

This report recommends no significant changes to the exhibited draft controls as a result of the public exhibition. It recommends that the Central Sydney Planning Committee approve the finalised Planning Proposal and note the amendment to Sydney DCP 2012, shown at **Attachment A** and **Attachment B**, respectively.

RECOMMENDATION

It is resolved that:

- (A) the Central Sydney Planning Committee note the matters raised in response to the public exhibition of *Planning Proposal: North Rosebery Precinct* and *Draft Sydney Development Control Plan 2012 Amendment - North Rosebery Precinct*, as shown at **Attachment C** to the subject report;
- (B) under section 39(1) of the *City of Sydney Act 1988*, the Central Sydney Planning Committee approve the *Planning Proposal: North Rosebery Precinct*, as amended and shown at **Attachment A** to the subject report, to be made as a local environmental plan under section 59 of the *Environmental Planning and Assessment Act 1979*;
- (C) the Central Sydney Planning Committee note the recommendation to Council's Planning and Development Committee on 3 December 2013 that Council approve the draft *Sydney Development Control Plan 2012 Amendment – North Rosebery Precinct*, as amended and shown at **Attachment B** to the subject report, noting that the approved development control plan comes into effect on the date of publication of the subject local environmental plan in accordance with clause 21 of the *Environmental Planning and Assessment Regulation 2000*; and
- (D) authority be delegated to the Chief Executive Officer to make any minor amendments to the Planning Proposal.

ATTACHMENTS

Attachment A: Planning Proposal: North Rosebery Precinct dated December 2013

Attachment B: Draft Sydney Development Control Plan 2012 Amendment: North Rosebery Precinct dated December 2013

Attachment C: Summary of submissions received during the public exhibition and responses from the City

Attachment D: Table of proposed changes arising from public exhibition

Attachment E: Gateway Determination dated 1 July 2013

Attachment F: Graphical summary of recommended changes to FSR, height and heritage controls

BACKGROUND

1. This report recommends the Central Sydney Planning Committee approve *Planning Proposal: North Rosebery Precinct* (the Planning Proposal), shown at Attachment A to this report. If approved, the Planning Proposal will amend *Sydney Local Environmental Plan 2012* (Sydney LEP 2012).
2. The report also recommends the Central Sydney Planning Committee note the provisions contained within draft *Sydney Development Control Plan 2012 Amendment – North Rosebery Precinct* (the draft DCP Amendment), shown at Attachment B to this report and note the recommendation to Council's Planning and Development Committee on 3 December 2013 that Council approve the finalised draft DCP Amendment.
3. The Planning Proposal and draft DCP Amendment were approved by the Central Sydney Planning Committee and Council for public exhibition on 9 May 2013 and 13 May respectively. They were exhibited between 30 July 2013 and 27 September 2013. Key issues raised during the exhibition are summarised at Attachment C to this report and discussed in the body of this report.
4. Attachment F includes key maps showing the amendments recommended for approval.

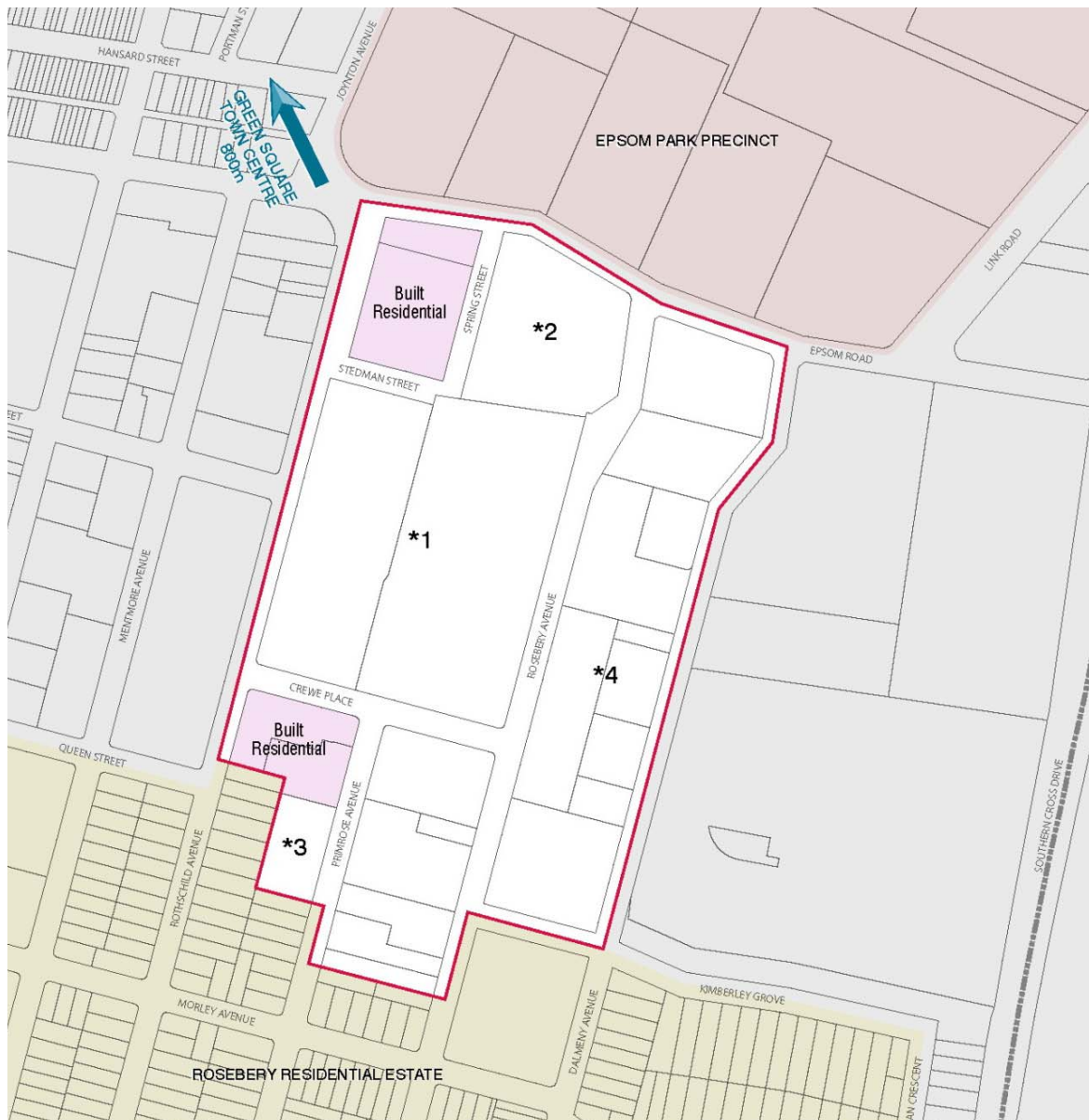
The North Rosebery Precinct

5. The North Rosebery precinct (the Precinct) is situated in the suburb of Rosebery between the Epsom Park precinct to the north and the Rosebery Residential Estate to the south. It is generally bounded by Epsom Road, Dalmeny Avenue, Kimberley Grove and Rothschild Avenue. Figure 1 shows the location and extent of the Precinct.
6. The Precinct has a total area of approximately 18 hectares. It consists of 46 lots in 14 ownerships. There are also 23 lots held in a single strata plan and 3 strata owned residential developments that have been completed in recent years.
7. Land uses are predominantly light industrial and commercial, with some new residential as noted above. Approximately 15 hectares remain in non-residential use.
8. The Precinct is characterised by large footprint, low-rise buildings, generally within large street blocks. Landscaped setbacks, verges and mature street trees are a defining feature.

Current planning controls

9. The Precinct is subject to planning controls contained in Sydney LEP 2012 and Sydney DCP 2012. Key controls include:
 - (a) B4 Mixed Use zone;
 - (b) a maximum building height of 15 metres (4 storeys), except for sites at 1-3 Rosebery Avenue and 57-65 Epsom Road which have a maximum of 18 metres (4 storeys) and 29 metres (8 storeys) respectively;

- (c) a maximum base 1:1 FSR (Floor Space Ratio), except for 57-65 Epsom Road which has a maximum 1.5:1 (shown in the FSR map in Sydney LEP 2012);
- (d) an achievable additional 0.5:1 FSR on all sites subject to the provision of “community infrastructure”, being roads, open space and other such public domain improvements (set out in Clause 6.14 Community Infrastructure Floorspace in Sydney LEP 2012);
- (e) heritage listings for the full extent of 1-3 Rosebery Avenue and part of 23-25 Rosebery Avenue; and
- (f) new streets, setbacks and open space identified in Sydney DCP 2012.



***1 - 25-55 Rothschild Avenue & 5-13 Rosebery Avenue**

***2 - 1-3 Rosebery Avenue**

***3 - 3-11 Primrose Avenue**

***4 - 95-102 Dalmeny Avenue and 50-54 Rosebery Avenue**

Figure 1 - North Rosebery Precinct

Review of the planning controls

10. At the time of endorsing the comprehensive Sydney LEP 2012 and Sydney DCP 2012, Council and the Central Sydney Planning Committee noted that the City would further review the planning controls for 1-3 Rosebery Avenue on the basis of a landowner submission. The submission sought a change to the site's heritage listing and uplift in height and FSR. Council and the Central Sydney Planning Committee noted that a planning proposal may be prepared.
11. The City reviewed the heritage listing of 1-3 Rosebery Avenue and appropriateness of the planning controls applying to the site. In examining the site's context, the City widened the scope of the review to include the entire Precinct. This was driven by developer interest and recognition that the Precinct is already experiencing change and, that to manage this change, clearer direction and precinct-specific planning controls are required.
12. The review of controls involved consultation with key landowners. It sought to establish the best possible location for new streets and open space. It also included a lot by lot review of FSR and height controls to ensure that they are achievable, whilst ensuring residential amenity and high quality public domain.
13. The review of the heritage listing of 1-3 Rosebery Avenue proposed that the listing be amended to remove the southern-most lot of the site (Lot 1, DP 19528). Part 2 and Map 5 of the Planning Proposal, shown at Attachment A, illustrates this amendment.
14. The review resulted in some modest proposed changes to FSR controls throughout the Precinct, as shown at Attachment F. This is proposed to be achieved through a change to the additional floorspace available through Clause 6.14 Community Infrastructure Floorspace in Sydney LEP 2012. No changes to the base FSR are proposed.
15. This approach will ensure that where an increase to the total achievable FSR is proposed, the resulting increased density will only be permitted if an appropriate public benefit is secured via a voluntary Planning Agreement at the development application stage. Similarly, where a decrease to the total achievable FSR is proposed, the need to provide a public benefit is equally reduced.
16. The current height controls for the Precinct are broad, with little variation across individual lots. The review of controls sought to provide more detail to maximise built form variety and architectural diversity. The exhibited controls proposed a range of heights across each site and included some increases and some decreases and are shown at Attachment F.
17. The review also sought to provide more detail on requirements for the public domain. Precinct-specific controls have been developed and are contained within the draft DCP Amendment, as shown at Attachment B to this report. These address the provision and design of streets, pedestrian and cycle lanes and links, public open space, setbacks, street trees and active frontages.
18. In summary, the draft controls, as shown at Attachment A and Attachment B to this report, introduce detailed height, FSR, heritage, and public domain controls to ensure that redevelopment occurs in a coordinated manner and benefits the community.

19. The draft controls allow for an estimated 3,350 dwellings, while current controls allow for an estimated 2,950 dwellings. The draft controls therefore allow for an increase of approximately 400 dwellings over and above that permitted by current controls. This represents an additional population of approximately 700 people.
20. The key draft controls include:
 - (a) a maximum base FSR of 1:1 for all sites, except for 57-65 Epsom Road which remains at 1.5:1, and 18 Primrose Avenue which is reduced to 0.8:1;
 - (b) changes to the additional floorspace achievable through the community infrastructure provisions of Sydney LEP 2012 (clause 6.14). The current controls allow 0.5:1 FSR on all sites, while the draft controls allow 1:1 on one site, 0.75:1 on two sites, 0.25:1 on two sites, zero additional floorspace on two sites and 0.5:1 on all remaining sites;
 - (c) a variety of building heights ranging from 33 metres (10 storeys) in two locations in the north of the precinct to 12 metres (3 storeys) on the southern-most lot in the precinct;
 - (d) a heritage listing across part of the site at 1-3 Rosebery Avenue and part of 23-25 Rosebery Avenue; and
 - (e) new streets, setbacks and 6,050 square metres of public open space across two local parks.

Public exhibition and consultation

21. Prior to the start of the public exhibition, City staff met with representatives from Rosebery Residents Action Group on 28 May 2013 to discuss the proposed changes.
22. Feedback from the Action Group's representatives at the meeting was largely positive with regard to the built form proposed. Concern was raised about how the growth of the area would be handled from a traffic management perspective and how traffic impacts on the Rosebery Estate would be mitigated.
23. The Action Group did not make a formal submission on the public exhibition of the draft controls.
24. City staff also held a public drop-in session at Sydney Park Pavilion, Alexandria on 11 June 2013 to explain the proposed changes, outline the process and discuss any concerns. The drop-in session was to also capture the public exhibition of the City's Employment Lands Strategy. Approximately 30 people attended this session.
25. The Department of Planning and Infrastructure issued a Gateway Determination on 1 July 2013 to allow public consultation to take place. A copy of the determination is at Attachment E to this report.
26. Public authority consultation was undertaken in accordance with the Gateway Determination. The City added Randwick City Council to the four nominated agencies due to their proximity to the Precinct. Randwick and Botany Councils and Transport for NSW made submissions raising points for consideration, but not any objections.

27. The 60 day public exhibition period ran from Tuesday 30 July 2013 to Friday 27 September 2013. Exhibition materials were made available for viewing at the One Stop Shop and Green Square Library, and on the City's website.
28. The City letterbox-dropped approximately 3,000 surrounding properties and sent letters to approximately 1,000 landowners to notify the public exhibition. The exhibition was also advertised in the *Southern Courier* newspaper.
29. A total of five community submissions were received, four from major landowners in the Precinct and one from a nearby resident. The submissions are discussed in the following sections of this report and at Attachment C.
30. No significant changes are proposed as a result of matters raised in submissions. Review by City staff has resulted in some minor proposed changes to the draft DCP Amendment. Some minor editorial changes are also proposed. These changes are discussed below and identified in Attachment D to this report.

KEY IMPLICATIONS

Site specific issues arising from public exhibition

25-55 Rothschild Avenue and 5-13 Rosebery Avenue

31. The proposed draft controls, as exhibited, include an increase in the FSR achievable through Clause 6.14 Community Infrastructure Floorspace in Sydney LEP 2012 from 0.5:1 to 0.75:1. This increases the total FSR achievable to 1.75:1. More detailed height controls, including some increases in maximum permissible height, are also proposed. Land on this site is also identified for dedication to Council to achieve the local park and key streets. These changes are illustrated in Attachment F.
32. A submission made by the landowner objects to the proposed FSR control and argues that it is neither commercially viable, nor does it recognise the strategic importance of the site in the transformation of the Precinct.
33. The proposed FSR control for this site was determined by detailed urban design testing undertaken by the City. A higher FSR, as requested by the landowner, would result in building height and bulk that would have an unacceptable impact on the amenity of neighbouring sites and the Precinct more widely.
34. The City worked closely with the landowner in developing the proposed controls and they are considered to achieve the best outcome when considering the site in its context in terms of built form height and bulk, solar access and overall residential amenity.
35. The landowner's submission also states that the dedication to Council of land required for the park, streets and other public domain is a burden that is unlikely to be offset by the proposed FSR controls.
36. Prior to redevelopment to higher order uses, such as mixed use/residential, urban renewal areas like the North Rosebery Precinct generally have poor public domain infrastructure and amenity. Redevelopment and the increased densities that result require new open space, streets, pedestrian and cycle links and road/footpath widening where necessary to support the increased population. The provision of this public domain requires dedication of land to Council.

37. In masterplanning urban renewal precincts, the City identifies opportunities for the optimal location of public open space having regard to location and the size of available lots. The subject site is 4.9ha and centrally located in the precinct, therefore offering a good opportunity to deliver public open space.
38. The improvements to the public domain achieved through dedication of land identified in the draft controls will significantly enhance the amenity of the Precinct and directly benefit the subject site. Furthermore, future delivery of public domain improvements on the site and dedication of land to Council may be offset against future Section 94 contributions. For these reasons, the amount of land identified for dedication to Council is not considered overly onerous.
39. A minor change to the setback controls that apply to this site is proposed. During internal review, the City's Access and Transport Unit identified the need to slightly increase the road reservation on Rosebery Avenue to accommodate a potential future light rail route. The route is directly connected to the Eastern Transit Corridor which continues north through the Epsom Park precinct.
40. To accommodate this, a 2 metre dedication along the eastern boundary of the site on the Rosebery Avenue frontage is proposed. The private landscape setback requirement has been adjusted accordingly from 6 metres to 4 metres. Building envelope controls remain unchanged.

1-3 Rosebery Avenue

41. The draft controls include a reduction in the extent of the heritage listing over this site and an increase in the FSR achievable under Clause 6.14 Community Infrastructure Floorspace in Sydney LEP 2012 from 0.5:1 to 0.75:1. This increases the total FSR achievable to 1.75:1. More detailed height controls, including some increases in maximum permissible height are also proposed. Land on this site is also identified for dedication to Council to achieve key streets and footpath widening. These changes are illustrated in Attachment F.
42. An additional 10% floorspace is potentially achievable under Clause 6.21 Design Excellence in Sydney LEP 2012.
43. The 'base' FSR, when combined with the potential FSR achievable through clauses 6.14 and 6.21 of Sydney LEP 2012 would result in a maximum potential FSR of 1.92:1.
44. The landowner made a submission to the public exhibition requesting that the controls for their site be amended to reflect their preferred development outcome.
45. This would require an increase in the 'base' FSR from 1:1 to 1.1:1 so that a total FSR of 2.035:1 could potentially be achieved through Clauses 6.14 Community Infrastructure Floorspace and Clause 6.21 Design Excellence.
46. The submission also quotes paragraph 36 of the report to the Planning and Development Committee (Transport, Heritage and Planning Sub-Committee) on 6 May 2013 (Item 9) which sought Council and Central Sydney Planning Committee approval of the draft controls for public exhibition. This stated that the maximum achievable FSR on the site is 2:1. This was an error in the report text and the accompanying maps in the draft controls did not show development at this increased density.

47. City staff worked closely with the landowner prior to public exhibition to determine appropriate amendments to the heritage controls on the site and to work towards a built form outcome that would be acceptable to both parties.
48. The City has made significant concessions in reducing the extent of the heritage listing on the site to exclude the southern-most bays of the warehouse building. Significant increases to the permissible height, particularly in the southern part of the site, are also proposed.
49. The proposed controls, as exhibited, will result in the most appropriate built form outcome. No changes are proposed to the exhibited controls for this site.

3-11 Primrose Avenue

50. The proposed draft controls for this site include a reduction in the FSR achievable under clause 6.14 Community Infrastructure Floorspace in Sydney LEP 2012 from 0.5:1 to 0.25:1. This reduces the total FSR achievable from 1.5:1 to 1.25:1.
51. The owner of this site made a submission to the public exhibition requesting that the amount of community infrastructure floorspace under Clause 6.14 be retained, with the maximum total FSR achievable therefore remaining at 1.5:1 FSR, as per the current controls. Indicative drawings were included with the submission which illustrated the built form outcome at 1.5:1.
52. The City has reviewed the plans submitted. The additional urban design testing undertaken shows that the built form required to achieve an FSR of 1.5:1, as proposed by the landowner does not achieve the setbacks to Rosebery Avenue as required and does not achieve the same degree of height transition as the City's proposed option. As such, no changes are recommended to the controls as exhibited.

95-102 Dalmeny Avenue and 50-54 Rosebery Avenue

53. The proposed draft controls for this site include an increase in the FSR achievable under clause 6.14 Community Infrastructure Floorspace in Sydney LEP 2012 from 0.5:1 to 1:1. This increases the total FSR achievable to 2:1. More detailed height controls, including some increases in maximum permissible height, are also proposed. Land on this site is also identified for dedication to Council to achieve a key east-west local street these changes are illustrated in Attachment F.
54. The landowner made a submission to the public exhibition in support of the proposed changes to height and FSR controls. Some minor points relating to clarity of required setbacks were also made. These are summarised and addressed in Attachment C.

General issues arising from public exhibition

High Density residential

55. A submission from a nearby resident raised some general concerns about the proposed changes. One of these was an objection to high density housing "flooding" into Rosebery from the north.

56. The Planning Proposal provides for an increase in FSR on only three of the 15 sites. Detailed urban design testing shows that an acceptable built form outcome can be achieved on these three sites at the proposed higher densities. The majority of the precinct will retain the maximum FSR control of 1.5:1 that has been in place for several years, both under the previous *South Sydney Local Environmental Plan 1998* and Sydney LEP 2012.
57. Where an increased FSR control is proposed, the increased floorspace can only be achieved through Clause 6.14 Community Infrastructure Floorspace. By taking this approach, the City is ensuring that increased density will only be delivered where public benefit is also achieved.
58. In terms of scale of buildings, the proposed controls allow for a predominant five and six storey built form, with taller eight and ten storey buildings in the north of the precinct and lower three storey buildings in the south of the precinct.
59. This built form will respect the low scale and character of the Rosebery residential estate to the south and integrate well with the taller buildings in the Epsom Park precinct to the north.

Amount of proposed open space

60. The abovementioned resident submission expressed concern that the amount of open space provided by the draft controls is tokenistic and not sufficient for the present and future local community. This issue was also raised by Randwick City Council.
61. The proposed controls allow for a total 6,050 square metres of public open space. This amount is marginally in excess of the total 6,000 square metres identified in the City's *Open Space and Recreational Needs Study*, endorsed by Council in 2007.
62. The 6,050 square metres of open space will be delivered across two parks: one local park of 4,500 square metres in the centre of the Precinct; and one linear park of 1,550 square metres as a continuation of the existing open space adjacent to Kimberly Grove. These open spaces will be 'local' in nature and have been designed to cater for the needs of the immediate local community.
63. In addition to the new public open space within the Precinct, other existing and proposed parks are located within walking distance of the Precinct and will serve the community. These include Turruwul Park in Rosebery, the future Gunyama Park in the Epsom Park precinct and future parks on the former RTA site on the western side of Rothschild Avenue and the Dolina site to the east of Dalmeny Avenue.

Traffic

64. Both the local resident submission and Randwick City Council's expressed concerns about the increased traffic that will result from redevelopment of the Precinct.
65. The City has engaged a consultant to undertake a precinct-specific traffic and transport study. It will assess the impact that redevelopment of the Precinct will have over time and focus on the performance of specific intersections.

66. It should be noted that this study follows previous traffic and transport studies undertaken for the Green Square Urban Renewal Area over several years to address travel demand managements, including the Zetland Area Traffic Study 2005 and the Green Square Transport Management and Accessibility Plan 2008 which is currently being updated by Transport for NSW.
67. The study will recommend measures to mitigate the traffic and transport impacts. Some of these measures will be aimed at discouraging through-traffic using lower order residential streets in Rosebery. The study will be completed in early 2014.
68. It should be noted that the redevelopment of the Precinct to accommodate the projected 3,350 new dwellings will be an incremental process. It is estimated that full redevelopment may take between 10 and 15 years. Furthermore, increases in density over and above the current controls equate to about 400 additional dwellings.
69. The intent of the North Rosebery traffic and transport study, therefore, is to provide an indication of at what stage traffic management measures should be implemented. These will be implemented over a 10-15 year timeframe and, therefore, it is not recommended that the findings of the traffic study precede the recommended approval of the planning controls.
70. Transport for NSW and Roads and Maritime Service are undertaking separate, broader studies to understand the impact of development in Green Square and the Sydney Metropolitan area to recommend management measures. The City is working with both agencies in the development of these broader models and plans.

Developer Friendly Controls

71. The local resident submission argues that the proposed changes are as attractive as possible to developers at the expense of 'ghettoising' the suburb.
72. The proposed changes to controls are intended to encourage coordinated and orderly redevelopment while ensuring that a high level of amenity and public benefit is achieved.
73. Controls within the draft DCP Amendment further aim to create a precinct that is highly permeable and connected with a clear network of streets, pedestrian links, open spaces and landscape setbacks.
74. The controls, as recommended, will lead to the creation of a vibrant, active precinct and ensure that redevelopment does not occur in an ad hoc manner. This is in the greater public interest and does not favour developers over the community.

Strategic Alignment - Sustainable Sydney 2030 Vision

75. *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.
76. The draft planning controls are aligned with the following *Sustainable Sydney 2030* strategic directions and objectives:

- (a) Direction 4 - A City for Walking and Cycling – The layout of streets, pedestrian links and open space within the precinct has been informed by a broader principle of encouraging cycling or walking. Streets and pedestrian links seek to reflect desire lines and to link future community nodes, such as the new public open spaces and the commercial uses at the Rothschild/Epsom/Joynton junction and beyond towards Epsom Park and the Green Square Town Centre
- (b) Direction 6 - Vibrant Local Communities and Economies – The refinement of planning controls for the precinct will allow the B4 Mixed Use zoning to be better articulated by facilitating residential development while also encouraging active non-residential uses. The amendments will provide an incentive for landowners to redevelop and a vibrant precinct with a mix of residential and other uses will be realised.
- (c) Direction 8 - Housing for a Diverse Population – The Precinct will provide a mix of residential dwelling types. It is expected that apartment buildings will be the dominant type in the northern part of the Precinct. The southern part will have some lower-rise townhouse style development which will integrate with the low rise single dwellings of the Rosebery Estate. By including different types of dwelling, the Precinct will cater to a diverse population.
- (d) Direction 9 - Sustainable Development, Renewal and Design – This Precinct, once fully developed, will provide an important transition from the Green Square Town Centre and higher density residential areas, such as Victoria Park in the north to the important low-rise and low-density Rosebery Estate in the south. In this way, an important urban renewal project will be realised in a sustainable way with high quality public domain and building design.

Social / Cultural / Community

- 77. If adopted, the new planning controls will provide greater certainty to the local community, landowners and developers by laying out in greater detail the City's intended outcomes for the Precinct.
- 78. A positive implication for the local community is the significant upgrade of the public domain that will accompany development. This will include new streets, pedestrian links, landscaped setbacks and public open space. A location for a potential childcare centre has also been identified in the draft DCP amendment.

Economic

- 79. While the current controls allow a maximum FSR of 1.5:1 for most sites, this is subject to the resulting development achieving an appropriate built form as well as contributing to community infrastructure. The urban design testing has shown that, for some sites, achieving this FSR while also achieving acceptable residential and environmental amenity is not possible.
- 80. In these cases, the FSR is proposed to be lowered to reflect more accurately the capacity of the site to respond to site constraints.
- 81. Provisions that aim to facilitate orderly and staged redevelopment of the precinct are included in the draft DCP amendment.

RELEVANT LEGISLATION

82. *Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulation 2000.*

CRITICAL DATES / TIME FRAMES

83. The Gateway Determination requires that the amendment to the local environmental plan is to be completed by 8 July 2014.
84. Under the relevant legislation mentioned above, Council is required to provide public notification of any approval of a new development control plan within 28 days of its adoption.

GRAHAM JAHN, AM

Director City Planning, Development and Transport

(Tim Aldham, Planner)