

ITEM 5. PUBLIC EXHIBITION - LACHLAN PRECINCT WATERLOO, PLANNING PROPOSAL AND DRAFT SYDNEY DEVELOPMENT CONTROL PLAN 2012 AMENDMENT**FILE NO: S108513****SUMMARY**

The Lachlan Precinct (the precinct) provides a significant opportunity to contribute to the vision and targets of *Sustainable Sydney 2030* through the potential for 4,000 new dwellings and over 15,000 square metres of public open space. The precinct will also include major infrastructure including stormwater management, pedestrian and cycle links, a new road network and a transport corridor for the light rail connection between the Green Square Town Centre and Central.

This report seeks approval to submit a planning proposal to amend *Sydney Local Environmental Plan 2012* (Sydney LEP 2012), as it applies to the precinct, to the Minister for Planning and Infrastructure for a Gateway Determination. Approval is also sought to publicly exhibit the Planning Proposal in accordance with the Gateway Determination, concurrently with a *Draft Sydney Development Control Plan 2012 (Amendment No.XX) - Lachlan Precinct* (draft DCP amendment).

The Planning Proposal and draft DCP amendment seek to incorporate the current controls which apply to the precinct under *South Sydney Local Environmental Plan 1998* (South Sydney LEP 1998) and *South Sydney Development Control Plan 1997: Urban Design – Part G: Special Precinct No. 9: Green Square* (Green Square DCP 1997) into Sydney LEP 2012 and *Sydney Development Control Plan 2012* (Sydney DCP 2012).

When Council and the Central Sydney Planning Committee approved the final City-wide planning controls, now Sydney LEP 2012 and Sydney DCP 2012, in March 2012, some sites were excluded from approval. The Lachlan precinct was excluded at that time to enable further testing of the controls and additional consultation.

Following this further urban design testing and additional public consultation, Council adopted the current precinct-specific controls as an amendment to the Green Square DCP 1997 in March 2013. The Planning Proposal and draft DCP amendment, the subject of this report, are a translation of these controls and substantially the same.

The key amendments are to apply a B4 Mixed Uses zone consistent with Sydney LEP 2012 and a translation of the current *Building height in storeys map* to a *Building height in metres map* consistent with the LEP mapping requirements. Floor Space Ratio and design excellence provisions are also included in the Planning Proposal. The draft DCP amendment establishes the street network and open space requirements, in addition to detailed urban form provisions.

In summary, the key controls that will continue to apply to the precinct are a maximum Floor Space Ratio of 2:1 and floor space bonus of up to 2.2:1, subject to demonstrating design excellence. A maximum Floor Space Ratio of 2.5:1 is also to be continued for commercial uses, recognising that commercial developments are more efficient in absorbing floor space than residential development within the same building envelope. Building heights ranging from four to eight storeys, with four 20 storey towers and a 25 storey tower, are also carried forward.

The Green Square Affordable Housing levy will continue to apply to the precinct under Sydney LEP 2012. Assuming full residential redevelopment of the precinct at an FSR of 2.2:1, a contribution of \$55.5M (at current rates) towards the provision of affordable housing in Green Square will be secured. This is equivalent to 177 affordable housing units to be delivered by a recommended affordable housing provider.

RECOMMENDATION

It is resolved that:

- (A) the Central Sydney Planning Committee approve the *Planning Proposal: Lachlan 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: Lachlan Precinct* for public authority consultation and public exhibition in accordance with the Gateway Determination;
- (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 note the recommendation to Council's Planning and Development Committee on 1 April 2014 that Council approve the *Draft Sydney Development Control Plan 2012 (Amendment No.XX) - Lachlan Precinct*, as shown at Attachment B to the subject report, for public authority consultation and public exhibition in parallel with the Planning Proposal;
- (E) the Central Sydney Planning Committee note that following consideration of any submissions, and refinements as necessary, the *Planning Proposal: Lachlan Precinct* and the *Draft Sydney Development Control Plan 2012 (Amendment No.XX) - Lachlan Precinct*, will be reported back to the Central Sydney Planning Committee and Council for final approval; and
- (F) the Central Sydney Planning Committee note that following consideration of any submissions, and refinements as necessary, the *Draft Sydney Development Control Plan 2012 (Amendment No.XX) - Lachlan Precinct*, will be reported back to Council for final approval.

ATTACHMENTS

Attachment A: Planning Proposal: Lachlan Precinct, dated April 2014

Attachment B: Draft Sydney Development Control Plan 2012 (Amendment No.XX) - Lachlan Precinct, dated April 2014

BACKGROUND

1. The purpose of this report is to recommend that the Central Sydney and Planning Committee (CSPC) approve the submission of *Planning Proposal: Lachlan Precinct* (Planning Proposal) to the Minister for Planning and Infrastructure to request a Gateway Determination to amend the *Sydney Local Environmental Plan 2012* (Sydney LEP 2012). An amendment is also proposed to the *Sydney Development Control Plan 2012* (Sydney DCP 2012) to include detailed supporting provisions for the Lachlan Precinct (draft DCP amendment).
2. The Lachlan Precinct (the precinct) is located in the north-east of the Green Square Urban Renewal Area, and is bounded by Lachlan Street, Bourke Street, South Dowling Street and O’Dea Avenue. It is located between the Crown Square development to the north and Victoria Park to the south and provides a strategic link between these two areas. Critically, redevelopment of the precinct will enable the realisation of the Eastern Transit Corridor, a major transport corridor on Gadigal/Defries Avenue, connecting the Green Square Town Centre with Central. **Figure 1** shows the location of the precinct.
3. Whilst forming part of the precinct, the street block bounded by Murray, Amelia, Lachlan and South Dowling Streets in the north-eastern corner has different characteristics to the sites in the remainder of the precinct, being of smaller lot size and with existing public infrastructure. The street block is shown at **Figure 1**. Key controls for this street block are already included in Sydney LEP 2012, namely zoning, height and floor space ratio (FSR), and as such are not contained in the Planning Proposal. The draft DCP amendment, however, contains some controls for this street block to address the interfaces with and transition to the remainder of the precinct.

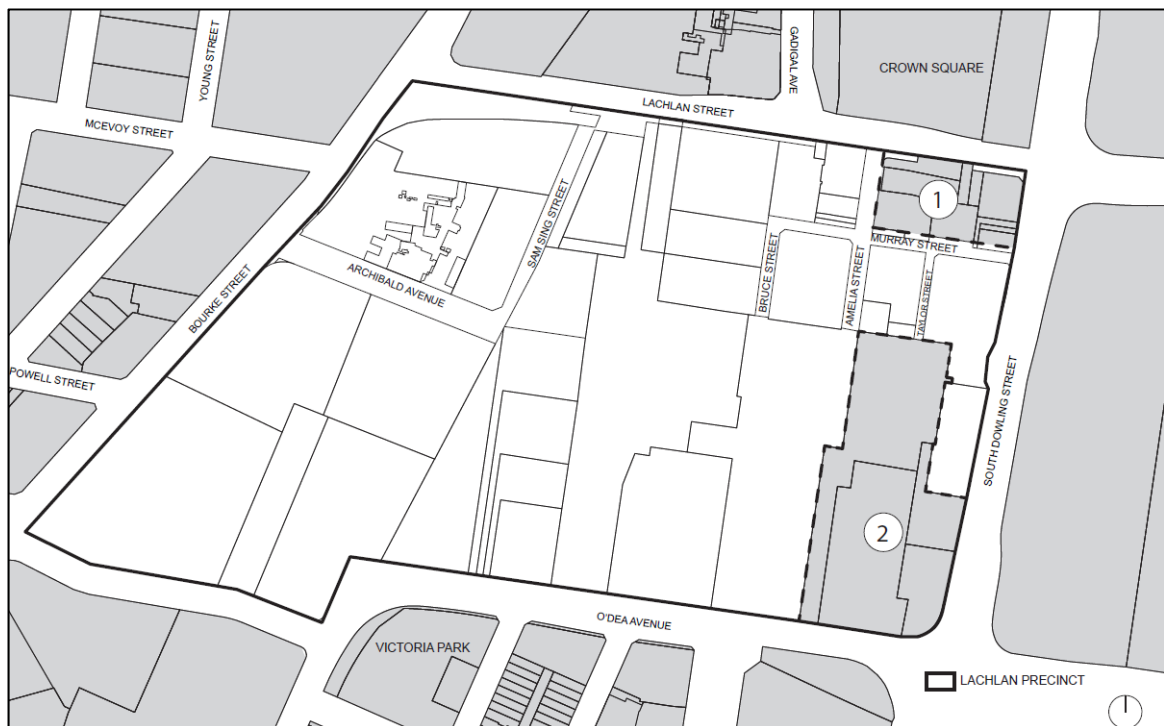


Figure 1. Lachlan Precinct Boundaries.

Murray/Amelia/Lachlan/South Dowling street block numbered ①, excluded from the Planning Proposal but covered by the Draft DCP Amendment.

‘Wulaba Park Site’ numbered ②

4. The precinct is located within the former Redfern Waterloo/Sydney Metropolitan Development Authority area, which became UrbanGrowth NSW on 1 January 2013.
5. The precinct has a total site area of approximately 170,000 square metres and is made up of 46 lots in 33 ownerships, ranging in size from 80 square metres to 33,000 square metres. There are also three lots held in strata, comprising multiple landowners, both residential and commercial. The irregular and complex land ownership pattern and lack of access within the precinct, has proved challenging in the planning for the redevelopment of some sites and the coordination of the delivery of drainage and road infrastructure.

Lachlan Precinct Development Control Plan Amendment 2013

6. In 2009/2010 an urban design study was undertaken for the precinct to establish appropriate built form controls, having regard to the arrangement of lots and the need for public infrastructure provision. The study identified the best possible location of the road and open space network to ensure a rational hierarchy of streets, maximising open space and flood mitigation whilst ensuring that lots remain developable and can achieve high quality built form outcomes.
7. The study was translated into planning controls that were incorporated into an amendment to the *South Sydney Development Control Plan 1997: Urban Design – Part G: Special Precinct No. 9: Green Square* (Green Square DCP 1997) which was publicly exhibited in late 2010. The draft controls were also exhibited in 2011 as part of the then draft Sydney LEP 2012 and draft Sydney DCP 2012.
8. When Council and the CSPC approved Sydney LEP 2012 and Sydney DCP 2012 in March 2012 some sites were excluded from approval. The precinct was excluded at that time to enable further testing of development density and built form controls and additional consultation.
9. The City undertook further urban design testing and additional public consultation took place in December 2012/February 2013.
10. In March 2013, Council adopted *South Sydney Development Control Plan 1997: Urban Design – Part G: Special Precinct No. 9: Green Square (Lachlan Precinct)* (Lachlan Precinct DCP). It excluded the 'Wulaba Park Site' which is discussed below.
11. The Lachlan Precinct DCP was progressed then as a more expedient way of updating the controls rather than amending Sydney LEP 2012. This was in response to development activity and to ensure redevelopment took place in line with the City's vision for urban renewal areas in *Sustainable Sydney 2030*.
12. This report recommends that the Lachlan Precinct DCP controls be translated and integrated into Sydney LEP 2012 and Sydney DCP 2012. The controls are discussed later in this report.

Wulaba Park Site Development Control Plan Amendment 2012

13. In July 2012, Council adopted an amendment to the Green Square DCP 1997 in relation to the sites known as the 'Wulaba Park Site', located in the south-east corner of the precinct. The City progressed the site-specific DCP amendment ahead of the planning controls for the entire precinct to enable redevelopment of the site and so as to facilitate a significant step in the precinct's renewal. The site, at 16,000 square metres, is the third largest landholding in the precinct and has strategic importance for the management of stormwater and public domain infrastructure. Public infrastructure requirements account for approximately 60 per cent of the site and include a 4,000 square metre park.
14. The amendment was largely consistent with the draft Lachlan Precinct controls exhibited in late 2010 mentioned above. It provides for building heights from six to nine storeys, with a single 25 storey tower and a 2:1 FSR, with an additional 10% for design excellence. Applied together with the Lachlan Precinct DCP adopted in 2013, the controls achieve a coherent urban renewal outcome.
15. Following a competitive design process, a Stage 2 development application was approved for the site in May 2013 and development is now under construction.

Current Planning Controls

16. The current planning controls applying to the precinct are contained in *South Sydney Local Environmental Plan 1998* (South Sydney LEP 1998) and the Green Square DCP 1997, which includes the Lachlan Precinct DCP and the Wulaba Park DCP.
17. The primary controls are:
 - (a) Zone 10(b) Mixed Uses over the eastern third of the precinct and Zone 10(e) Mixed Uses over the two western thirds (South Sydney LEP 1998);
 - (b) a 1.5:1 FSR across the whole site, with the potential for an additional FSR of up to 0.5:1 available for the provision of public benefits and infrastructure, and up to a total of 2.5:1 for additional retail and/or commercial development (Lachlan Precinct DCP);
 - (c) a maximum building height generally varying from four to eight storeys, with four 20 storey towers possible within the southern half of the precinct and a 25 storey tower located on the corner of South Dowling Street and O'Dea Avenue, within the Wulaba Park Site (Lachlan Precinct DCP);
 - (d) public domain and infrastructure requirements, including new streets, parks and setbacks to be dedicated to Council in order to access additional floor space up to the maximum FSR (Lachlan Precinct DCP); and
 - (e) up to an additional 10% FSR for the demonstration of design excellence through one or more competitive design processes (Lachlan Precinct DCP).
18. These primary controls are discussed in more detail below, in relation to their proposed inclusion in Sydney LEP 2012 and Sydney DCP 2012.

19. These controls were established after rigorous testing to ensure that the development potential of individual sites can be achieved whilst providing for the necessary infrastructure to support redevelopment of the precinct and achieving a high standard of amenity.
20. The planning controls enable the precinct to achieve at full development potential approximately 4,000 new dwellings and 15,000 square metres of public open space. Full development will also deliver major infrastructure including stormwater management, pedestrian and cycle links, a new road network and a transport corridor for the light rail connection between the Green Square Town Centre and Central.

Draft Planning Proposal and Development Control Plan Amendment

21. To provide greater certainty and consistency, the current principal DCP controls are proposed to be included in Sydney LEP 2012. There continues to be a significant level of developer interest since adoption of the Lachlan Precinct DCP, and incorporating the controls within Sydney LEP 2012 and Sydney DCP 2012 will apply appropriate LEP/DCP weight to the controls, in line with the rest of the City.
22. No significant amendment to the current controls is proposed. However, some minor amendments are necessary to translate the controls into a format compatible with a *Standard Instrument* compliant LEP. Some minor updating amendments are also proposed to reflect additional technical infrastructure design work undertaken since adoption of the 2013 controls.
23. The amendment to Sydney LEP 2012 requires the consideration of a Planning Proposal by the Minister for Planning and Infrastructure, contained in **Attachment A** to this report. The proposed amendment to Sydney DCP 2012 is to support the LEP controls and to continue the detailed provisions in the Lachlan Precinct DCP. These controls will form a "Specific Area" within Section 5 of Sydney DCP 2012 and are shown at **Attachment B** to this report.
24. Key controls are discussed in more detail in the following sections.

Land Use Zoning

25. The zones currently applying to the precinct are to be translated into a *Standard Instrument* compliant zoning. The Planning Proposal seeks to amend the land use zoning from Mixed Uses Zones 10(b) and 10(e) under South Sydney LEP 1998 to Zone B4 Mixed Uses under Sydney LEP 2012.
26. The current Zone 10(b) provides for a predominantly residential land use mix with up to 25 per cent non-residential uses, and Zone 10(e) seeks to enable the continuation of existing industrial/high-tech land uses whilst allowing the transitioning to residential uses on appropriate sites.
27. In the lead up to the review of planning controls in preparation of the now made Sydney LEP 2012, the City undertook in 2006 a *Review of Zoning and Land Use in the Green Square Urban Renewal Area*. This review proposed a land use structure plan and sought to rationalise existing zones based on observed development patterns and trends. It proposed zones consistent with the *Standard Instrument*.

28. The review's land use structure is based around residential uses to the east, north and north-west of the renewal area and business uses to the area west of the Green Square Town Centre. Accordingly, a B4 Mixed Uses zoning, allowing for the Lachlan Precinct, in the east of the renewal area, to transition to predominantly residential uses, was exhibited during the exhibition of Sydney LEP 2012 in 2011.
29. Zone B4 Mixed Uses provides for a mix of compatible uses which would enable the integration of suitable business, office, residential, retail and other developments. Whilst heavy industrial storage establishments and heavy industries are prohibited in the zone, other light industrial and storage uses would be permissible by virtue of not being prohibited. This would enable the existing storage and light industrial uses to continue whilst the area transitions to a primarily residential area.
30. It would also allow for the inclusion of non-residential uses along the heavy traffic streets which bound the precinct and for a café/retail strip within the centre, along the future Archibald Avenue, which is set to become the community focus for the new residential population.

Floor Space Ratio

31. No change is proposed to the current FSR control for the precinct. A base FSR of 1.5:1 currently applies, with a maximum of 2:1 achievable upon the provision of material public benefit, including land dedication for roads, open space and drainage/flood mitigation. Sydney LEP 2012 enables a similar FSR incentive for sites in Green Square, through the provision of a base FSR indicated on the FSR Map and Clause 6.14 *Community infrastructure floor space at Green Square*. Clause 6.14 enables additional floor space to be awarded for the provision of similar public benefits. Up to an additional 10 per cent FSR is also possible through the undertaking of a competitive design process in accordance with *Division 4 Design Excellence*. This is further discussed below.
32. Currently, where a development proposes only retail or commercial uses, with no residential use, the Lachlan Precinct DCP allows for a 2.5:1 FSR. This higher floor space available for non-residential uses is to be achievable generally within the same building envelope as if it were residential, as commercial and retail buildings require less floor space for internal circulation than residential buildings. The intention of this provision is to encourage a true mixed use precinct and less sensitive uses along the heavy traffic roads that bound the precinct.
33. It is therefore proposed that, in addition to the 'community infrastructure' floor space permitted under provision 6.14, discussed above, an additional provision be included in Sydney LEP 2012 to provide for the 2.5:1 FSR for non-residential buildings.

Building Height

34. No significant change is proposed to the heights of buildings in the precinct. Some minor amendments are proposed, where appropriate, to reflect development proposals that have come forward since adoption of the controls in 2013.

35. The building height for the precinct is currently framed as a height in storeys control, with the maximum height applied to indicative building footprints rather than a maximum building height across a lot or block, as in Sydney LEP 2012. These detailed footprints are proposed to be translated into 'bands' of height consistent with how heights are shown in other masterplanned sites in Green Square. This approach can achieve both certainty of development outcomes and sufficient flexibility for the evolution of development proposals.
36. Whilst it is more common for the height controls in Sydney LEP 2012 to be expressed as height in metres, it is sometimes more appropriate for heights to be expressed in 'reduced levels', which reduce or equate levels to a common datum, where detailed urban design work has established an appropriate built form outcome and new ground levels will arise from new infrastructure constructed. The Green Square Town Centre height controls, for example, are also mapped in reduced levels rather than metres. Reduced levels can reflect topography, finished street levels and flood levels, whereas height in metres is measured from the existing ground level.
37. In addition, expressing the height in metres is subject to rounding of building heights to three metre intervals in order to follow the *Standard Instrument* mapping conventions. In this precinct, rounding the heights up or down to this magnitude has the potential to significantly impact upon either residential amenity and solar access or to reduce development capacity.
38. Due to the extensive urban design testing undertaken to establish appropriate building footprints and heights, and detailed technical and public domain design work, it is therefore proposed to utilise reduced levels for heights mapping rather than height in metres.
39. It is also noted that, for key public domain elements, the reduced levels will incorporate a three metre height control on top of the finished ground level to be established for streets and open spaces. This is in line with the approach to height mapping in the rest of the Green Square renewal area and some of the City's other urban renewal areas, which shows a maximum three metre height limit for proposed key public domain.

Design Excellence

40. No change is proposed to the current design excellence controls applying to the precinct.
41. The design excellence provisions in the current Lachlan Precinct DCP were introduced to ensure that new development, particularly the towers, demonstrates a high standard of design and urban form. The provisions reference requirements and considerations established in *Part 6, Division 4 Design Excellence* of Sydney LEP 2012, the accompanying Competitive Design Policy and the Design Excellence section of Sydney DCP 2012. As in Sydney LEP 2012, the Lachlan Precinct DCP permits an additional 10 per cent FSR or height achievable through successful completion of a competitive design process. It is therefore proposed to adopt these same requirements in carrying the controls across to Sydney LEP 2012.

42. The exception, however, is the trigger for requiring a competitive design process which, in the precinct, is nine storeys (approximately 30 metres), rather than seven storeys (25 metres) or a site area of 5,000 square metres under Sydney LEP 2012. It is proposed to continue this alternative trigger.
43. The nine-storey trigger was established in recognition of the constraints to achieve additional development capacity matched with high residential amenity, solar access and overall built form outcomes. Given that the majority of landholdings would exceed either or both of the Sydney LEP 2012 triggers, the nine storey trigger aims to reduce the likely additional design excellence floor space that the precinct would need to absorb. It is also less onerous to landowners in that where significant infrastructure and dedication is required, fewer competitive processes are required. This alternative trigger, which would be expressed as a reduced level, is proposed as an additional clause in Sydney LEP 2012.

Streets

44. The map in **Figure 2** shows the street and open space layout to be included in the draft controls. The proposed street network is without significant amendment from the current controls. The key elements are:
 - (a) the north-south Gadigal Avenue, which is part of the Eastern Transit Corridor linking the Crown Square development in the north and Victoria Park in the south, and Archibald Avenue, which forms the main east-west street where the precinct's 'community hub' is located. These two primary streets are to be identified in the LEP through a three metre height limit and in the DCP; and
 - (b) a network of smaller local streets that provides access and circulation within the precinct, to be shown in the DCP.
45. The street configurations have been refined since adoption of the Lachlan Precinct DCP, following detailed technical design work by the City's engineers to establish optimal movement patterns through the precinct and development levels for management of stormwater. Relevant controls in the draft DCP amendment therefore reflect this work.

Public open space

46. Public open space provisions from the Lachlan Precinct DCP will also be carried across without significant amendment. These provide for three parks, shown at **Figure 2**:
 - (a) The Rope Walk – A local park of approximately 8,860 square metres which links Lachlan Street and O'Dea Avenue in the western third of the precinct. This park is to incorporate a stormwater culvert to drain Lachlan Street.
 - (b) Wulaba Park – A local park of a minimum of 4,000 square metres, to be located in the southeast (within the Wulaba Park site), to also provide for drainage management.
 - (c) Dyuralya Park – A park/plaza of approximately 2,000 square metres located near the future light rail stop along the eastern alignment of Gadigal Avenue.

47. The above parks are proposed to be identified in the LEP Height of Buildings Map with a three metre height limit above the finished ground level, shown in reduced levels.



Figure 2. Location of new streets and open space.

Other Controls

48. The remainder of the provisions in the Lachlan DCP are consistent with the current controls in Sydney DCP 2012. Any variations, for example, the provision which identifies the amalgamation of lots which will be required to realise the proposed built form controls, and infrastructure and public open space requirements, will be included within the "Specific Area" to apply to the precinct within Section 5 of Sydney DCP 2012.
49. General provisions applicable to the precinct which are currently contained within South Sydney LEP 1998 will also be carried forward. These include the heritage listing of the self-storage building at 866-882 Bourke Street and the RMS land reservation required to achieve road widening along Lachlan Street.
50. The Green Square Affordable Housing levy, which currently applies to the precinct through *Division 3* of South Sydney LEP 1998, will also continue to apply to the precinct under Sydney LEP 2012, which already contains a translation of the Green Square affordable housing provisions. Assuming full residential redevelopment of the precinct at an FSR of 2.2:1, a contribution of \$55.5M (at current rates) towards the provision of affordable housing in Green Square will be secured, equivalent to 177 affordable housing units.

51. It will also be necessary to insert the precinct into many of the more general Sydney LEP 2012 maps, including, for example, the Acid Sulphate Soils map, the Locality and Site Identification map, and the Public Transport Accessibility Level (PTAL) and Land Use and Transport Integration (LUTI) parking rate maps. It is proposed to utilise the information shown on these maps and exhibited in 2011 for the precinct as part of the then draft Sydney LEP 2012.

KEY IMPLICATIONS

Strategic Alignment - Sustainable Sydney 2030 Vision

52. *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.
53. The Planning Proposal and draft DCP controls for the Lachlan Precinct are aligned with the following *Sustainable Sydney 2030* strategic directions and objectives:
- (a) Direction 3 - Integrated Transport for a Connected City – The provision of the north-south spine, Gadigal Avenue, through the precinct will contribute to part of the light rail public transport route between the Green Square Town Centre and Central.
 - (b) 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 walking and cycling. The proposed street network will include separated cycleways and shared paths – providing route choice through the precinct and linking with cycleways in the wider area.
 - (c) Direction 8 - Housing for a Diverse Population – The precinct will provide an opportunity for residential development in close proximity to employment opportunities and transportation to the City and Green Square Town Centre. Other requirements such as the provisions of a mix of dwelling sizes within a development and the Green Square affordable housing contributions will continue to apply to the precinct and thus contribute to diverse housing options.
 - (d) Direction 9 - Sustainable Development, Renewal and Design – The redevelopment of the precinct will be founded on robust planning provisions that are based on principles for sustainable development. They include, for example, a ‘fine grain’ urban pattern for accessibility and legibility, built form that responds to its context, quality open space and equitable distribution, cycle/pedestrian friendly spaces and streets and contributing to the green links through the area. Design excellence will also be pursued through the application of the design excellence provisions from Sydney LEP 2012 and proposed incentive.

Social / Cultural / Community

54. The Planning Proposal and draft DCP amendment will provide greater certainty to the local community, landowners and developers by establishing the City’s intended outcomes for the precinct in a consistent manner through the application of the City-wide Sydney LEP 2012 and Sydney DCP 2012.

55. The current provisions that establish the requirements for public domain improvements and land dedication for public open space and the road network will be continued. Public benefits derived from the redevelopment of the precinct will deliver a fine grained network of local roads, will improve the connectivity through the area, provide a vital public transport and cycling link between Victoria Park and Crown Square, and enhance the local public open space provision.

Economic

56. The Planning Proposal continues the existing FSRs from the Lachlan Precinct DCP. These FSRs and supporting DCP controls have been robustly tested to ensure that they can be achieved on individual sites, when amalgamated in accordance with the draft DCP controls, and that land is dedicated for public infrastructure.
57. There continues to be significant interest in progressing development schemes under the Lachlan Precinct DCP. The controls represent an appropriate balance to incentivise development within acceptable amenity and environmental impacts.

RELEVANT LEGISLATION

58. *Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulations 2000.*
59. *State Environmental Planning Policy (Urban Renewal) 2010* (the Urban Renewal SEPP) – The Urban Renewal SEPP applies to the Precinct and seeks to facilitate orderly and economic development and redevelopment of sites in and around urban renewal precincts in the Sydney Metropolitan Area. The Planning Proposal and draft DCP amendment are consistent with the objectives of the Urban Renewal SEPP.

CRITICAL DATES / TIME FRAMES

60. The Lachlan Precinct is currently excluded from Sydney LEP 2012 and Sydney DCP 2012. This was necessary to undertake additional consultation and testing and refinement of the controls. This additional work culminated in the adoption of the Lachlan Precinct DCP in 2013. The DCP amendments for the Wulaba Park Site were also a result of this work.
61. To provide greater certainty, clarity and consistency for redevelopment across the Green Square renewal area, these built form controls are proposed to be included as an amendment to Sydney LEP 2012, supported by the draft DCP amendment. Significant developer interest continues in the precinct. It is timely to incorporate the precinct-specific controls within Sydney LEP 2012 and Sydney DCP 2012 to apply the appropriate LEP/DCP weight to the controls, in line with the rest of the City controls.
62. If approved, the time frame for the progression of the Planning Proposal and draft DCP amendment will be in accordance with the Gateway Determination.

PUBLIC CONSULTATION

63. The Planning Proposal will be publicly exhibited in accordance with the Gateway Determination. It is anticipated that the Planning Proposal will be exhibited for a period of not less than 28 days in accordance with Section 5.2.2 of *A Guide to Preparing Local Environmental Plans*.
64. If approved, the Planning Proposal will be exhibited with the draft DCP amendment and will include:
- (a) notification of the public exhibition through the City of Sydney website and newspapers that circulate widely in the area (*Southern Courier* and *Central*);
 - (b) written notification of the public exhibition to be sent to all landowners and residents in the precinct and adjacent sites;
 - (c) information relating to the Planning Proposal and draft DCP amendment will be made available on the City of Sydney website and on display at Council locations at:
 - (i) Town Hall House, 456 Kent Street, Sydney;
 - (ii) Redfern, 158 Redfern Street, Redfern; and
 - (iii) Green Square, 100 Joynton Avenue, Zetland; and
 - (d) notification of the public exhibition and request for comment from relevant public authorities as determined by the Gateway Determination, and including UrbanGrowth NSW, Randwick City Council, Roads and Maritime Services, Transport for NSW and Sydney Airports Corporation.
65. Following public authority consultation and public exhibition, the outcomes will be reported to Council and the CSPC.

GRAHAM JAHN, AM

Director City Planning, Development and Transport

(Samantha Bird, Specialist Planner)