

ATTACHMENT A

**PLANNING PROPOSAL: LACHLAN
PRECINCT – DATED OCTOBER 2014**

(POST EXHIBITION CHANGES MARKED IN RED)



Planning Proposal

Lachlan Precinct, Waterloo, Green Square

April 2014 October 2014

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Note: Post exhibition changes to this Planning Proposal are illustrated with deleted text shown in ~~strikethrough~~ and new or replacement text shown red underlined.

Introduction

The Lachlan Precinct (the precinct), in the suburb of Waterloo, is bounded by Lachlan Street, Bourke Street, O'Dea Avenue and South Dowling Street. It is approximately 170,000 square metres in size and its redevelopment will deliver **a total of** approximately ~~4,000~~ **3,060 new** dwellings and over 15,000 square metres of public open space. It will also secure new stormwater management infrastructure, a new street network including a light rail corridor, and pedestrian and cycle links to the wider network.

The precinct consists of 46 landholdings, many of which are currently in industrial and warehouse use and a few in residential use. The transition of the precinct to predominantly residential mixed uses is however underway and is subject to planning controls contained in *South Sydney Local Environmental Plan 1998* and *South Sydney Development Control Plan 1997*.

This Planning Proposal explains the extent of, and justification for, the proposed amendment to the *Sydney Local Environmental Plan 2012* (Sydney LEP 2012). The precinct is currently deferred from Sydney LEP 2012, and therefore the proposed amendment seeks to incorporate the current planning controls within Sydney LEP 2012. These controls primarily involve land use zoning, building height, floor space ratio and design excellence provisions.

This Planning Proposal has been prepared in accordance with section 55 of the *Environmental Planning and Assessment Act 1979* (the EP&A Act) and the relevant Department of Planning and Infrastructure Guidelines including *A Guide to Preparing Local Environmental Plans* and *A Guide to Preparing Planning Proposals*.

This Planning Proposal addresses matters that are intended to be included in Sydney LEP 2012. More detailed planning matters will be guided by an amendment to *Sydney Development Control Plan 2012* (Sydney DCP 2012) for the precinct to support the LEP provisions.

The land subject to this Planning Proposal is shown in **Figure 1**.

Site Identification

This Planning Proposal proposes an amendment to the controls for 46 landholdings located to the north-east of the Green Square Urban Renewal Area (Green Square), within the City of Sydney Local Government Area (LGA), as detailed in **Table 1** below.

The precinct is generally bounded by Lachlan Street, Bourke Street, O'Dea Avenue and South Dowling Street. It is adjacent to the Crown Square development to the north and the Victoria Park development to the south (see **Figure 1**). It has as a total site area of approximately 170,000 square metres with lots ranging in size from 80 square metres to 33,000 square metres.

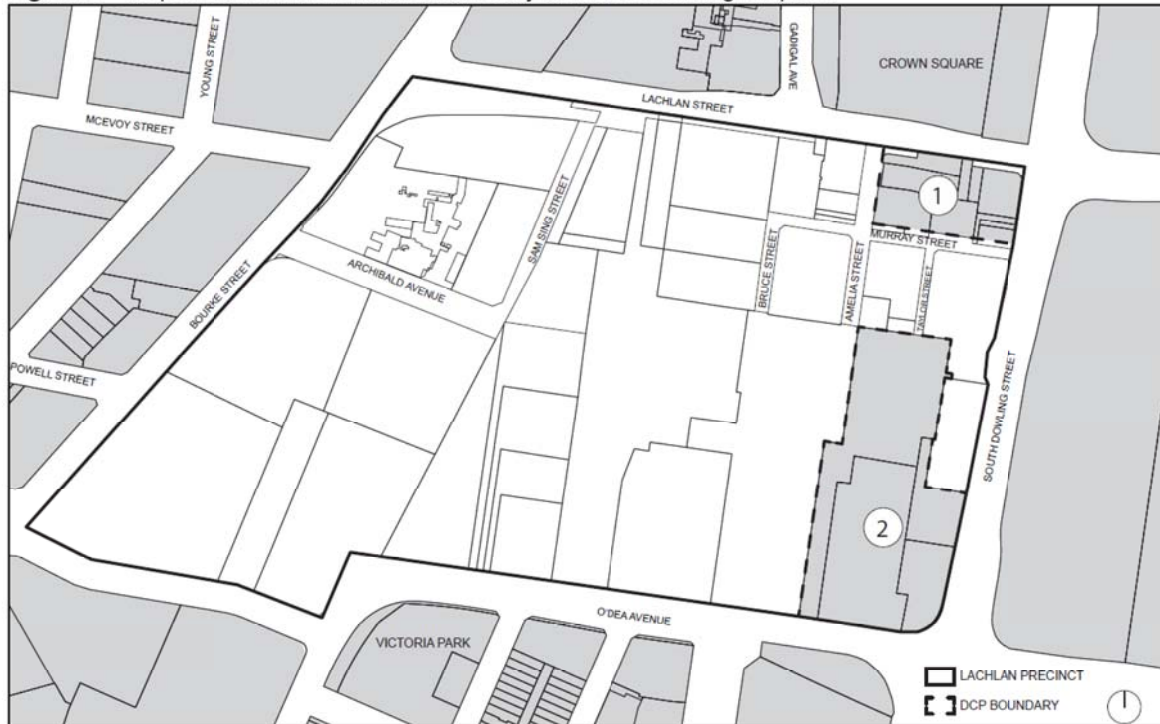
The Wulaba Park site, shown as site ② in **Figure 1**, consists of four lots in the south-east corner of the precinct. Planning controls were progressed for this site as an amendment to the *South Sydney Development Control Plan 1997: Urban Design – Part G: Special Precinct No. 9: Green Square* (Green Square DCP 1997) in July 2012, prior to the remainder of the precinct. Controls amending the Green Square DCP 1997 for the remainder of the precinct followed in April 2013.

Whilst being part of the precinct, principal development standards are already included in Sydney LEP 2012 for the sites located in the north-eastern street block of the precinct, bounded by Lachlan Street, South Dowling Street, Murray Street and Amelia Street (shown as site ① in **Figure 1**). As such, this street block is not subject to this Planning Proposal.

There are two heritage items in the precinct. One, at 853-855 South Dowling Street, sits within the street block already included in Sydney LEP 2012 and as such is not subject to this Planning Proposal. The other is at 866-882 Bourke Street, in the southwest corner of the precinct, and is included in this Planning Proposal.

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Figure 1 – Map of Lachlan Precinct and land subject to this Planning Proposal



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

Table 1 - Site Description and Proposed Amendments

Site	Property Description	Proposed Amendment
1-9 Lachlan Street, 2 Sam Sing Street, 830, 832 and 834 Bourke Street, 1 Thread Lane, 1-13, 6 and 10 Archibald Avenue, Waterloo ("Sydneygate Site")	Lot 45 DP 624898, Lot 104 DP 1172110, Lot 200 DP 1175405, Lot 100 DP 1172110, Lot 401 DP 1177224, Lot 103 DP 1172110, Lot 398 DP 1180150, Lot 399 DP 1180150, Lot 400 DP 1180150, Lot 102 DP 1172110	Zoning, FSR, Height, Design Excellence. General mapping for inclusion of precinct into Sydney LEP 2012.
866-882 Bourke Street, Waterloo	Lot 1 DP 169870, Lot 1 DP 81572, Lot 1 DP 956385	Zoning, FSR, Height, Design Excellence, Heritage General mapping for inclusion of precinct into Sydney LEP 2012.
18 O'Dea Avenue, 20 O'Dea Avenue, Waterloo	Lot 21 DP 862254, Lot 22 DP 862254	Zoning, FSR, Height, Design Excellence. General mapping for inclusion of precinct into Sydney LEP 2012.
30-36 O'Dea Avenue, Waterloo	Lot 4 DP 227936	Zoning, FSR, Height, Design Excellence. General mapping for inclusion of precinct into Sydney LEP 2012.
11A Lachlan Street, Waterloo	Lot 222 DP 1079790, Lots 1-75 SP 74573, Lot 221 DP 1079790, Lots 1-48 SP 74572	Zoning, FSR, Height, Design Excellence. General mapping for inclusion of precinct into Sydney LEP 2012.
11B Lachlan Street, Waterloo	Lot 21 DP 739700	Zoning, FSR, Height, Design Excellence. General mapping for inclusion of precinct into Sydney LEP 2012.
40A and 40B O'Dea Avenue, Waterloo	Lot 11 DP 530422, Lot 12 DP 546231	Zoning, FSR, Height, Design Excellence. General mapping for inclusion of

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Site	Property Description	Proposed Amendment
		precinct into Sydney LEP 2012.
40 and 42 O'Dea Avenue, Waterloo	Lot 10 DP 530422, Lot 9 DP 530422	Zoning, FSR, Height, Design Excellence. General mapping for inclusion of precinct into Sydney LEP 2012.
44-48 O'Dea Avenue, Waterloo	Lot 1 DP 789878, Lots 1-7 SP 44338	Zoning, FSR, Height, Design Excellence. General mapping for inclusion of precinct into Sydney LEP 2012.
50 O'Dea Avenue, Waterloo	Lot 2 DP 789878	Zoning, FSR, Height, Design Excellence. General mapping for inclusion of precinct into Sydney LEP 2012.
2 and 4 Bruce Street, 13 and 15-17 Lachlan Street, Waterloo	Lot 3 DP 317851, Lot 2 DP 317851, Lot 1 DP 668228, Lot 1 DP 664690	Zoning, FSR, Height, Design Excellence. General mapping for inclusion of precinct into Sydney LEP 2012.
19-21 Lachlan Street, Waterloo	Lot 18 DP 610311	Zoning, FSR, Height, Design Excellence. General mapping for inclusion of precinct into Sydney LEP 2012.
23 Lachlan Street, Waterloo	Lot 1 DP 606445	Zoning, FSR, Height, Design Excellence. General mapping for inclusion of precinct into Sydney LEP 2012.
25-27 Lachlan Street, 1-1A, 3 and 5 Amelia Street, Waterloo	Lot 1 DP 76985, Lot 4 DP 86722, Lot 14 DP 80326, Lot 100 DP 1171452, Lot 101 DP 1171452, Part Lot 17 DP 610311, Part Lot 17 DP 610311	Zoning, FSR, Height, Design Excellence. General mapping for inclusion of precinct into Sydney LEP 2012.
7-19 Amelia Street, Waterloo	Lot 1 DP 817715	Zoning, FSR, Height, Design Excellence. General mapping for inclusion of precinct into Sydney LEP 2012.
52 O'Dea Avenue, Waterloo	Lot 3 DP 789878	Zoning, FSR, Height, Design Excellence. General mapping for inclusion of precinct into Sydney LEP 2012.
18-22 Amelia Street, Waterloo	Lot 1 DP 85781, Lot 1 DP 88230, Lots 21-32 DP 978754	Zoning, FSR, Height, Design Excellence. General mapping for inclusion of precinct into Sydney LEP 2012.
24-26 Amelia Street, Waterloo	Lot 34 DP 79378, Lot 36 DP 79378, Lot 35 DP 79378	Zoning, FSR, Height, Design Excellence. General mapping for inclusion of precinct into Sydney LEP 2012.
12 Taylor Street, Waterloo	Lot 19 DP 79378	Zoning, FSR, Height, Design Excellence. General mapping for inclusion of precinct into Sydney LEP 2012.
56-60 O'Dea Avenue, Waterloo ("Wulaba Park Site")	Lot 2 DP 581676, Lot 2 DP 792163, Lot 201 DP 835758, Lot 11 DP 849026	Zoning, FSR, Height, Design Excellence. General mapping for inclusion of precinct into Sydney LEP 2012.
867-877 South Dowling Street, Waterloo	Lot 10 DP 849026	Zoning, FSR, Height, Design Excellence. General mapping for inclusion of precinct into Sydney LEP 2012.
879 South Dowling Street, Waterloo	Lot 1 DP 792163	Zoning, FSR, Height, Design Excellence. General mapping for inclusion of precinct into Sydney LEP 2012.

Background

The precinct lies within the former Redfern Waterloo Authority area, whose planning functions were transferred to the Sydney Metropolitan Development Authority (SMDA) in January 2012. In January 2013, the SMDA merged with Landcom to become UrbanGrowth NSW.

The precinct was subject to a detailed urban design study in 2009/2010 to determine the most appropriate built form and an optimal road and open space network. The recommendations from this review were proposed as an amendment to the Green Square DCP 1997 in 2010 and were publicly exhibited. They were also incorporated into the *draft Sydney Local Environmental Plan* and *draft Sydney Development Control Plan*, which were publicly exhibited in early 2011.

In response to public comment on the exhibition of the draft controls, the City undertook further testing to establish development density and strike an appropriate balance between maximised development capacity and a high quality urban design outcome. The revised controls were adopted by Council in April 2013 as an amendment to the Green Square DCP 1997, for all sites in the precinct, with the exception of the Wulaba Park site. The controls for this site had progressed as an amendment to the DCP in August 2012 to facilitate development.

Current Planning Controls

The precinct was therefore excluded from Sydney LEP 2012 and Sydney DCP 2012 when these were approved by Council and the Central Sydney Planning Committee in March 2012 so as to allow further consultation and determination of an appropriate development density. As mentioned above, planning controls applying to the precinct were progressed, subsequent to the making of Sydney LEP 2012 and Sydney DCP 2012, as an amendment to the Green Square DCP 1997.

The current controls applying to the precinct are contained in *South Sydney Local Environmental Plan 1998* (South Sydney LEP 1998), *South Sydney Development Control Plan 1997: Urban Design – Part G: Special Precinct No. 9: Green Square (Lachlan Precinct)* and *(Specific Sites – Wulaba Park Site)*.

South Sydney Local Environmental Plan 1998

Land use zoning

The precinct is currently zoned Zone 10(b) Mixed Uses for the eastern third of the precinct and Zone 10(e) Mixed Uses for the western and central thirds (see **Figure 2**).

Zone 10(b) Mixed Uses provides for primarily residential development with up to 25% of the total floorspace for each site permitted to be compatible, non-residential uses. Non-residential uses permissible with consent include light industrial uses, shops and commercial premises.

Zone 10(e) Mixed Uses is a predominantly employment based zone, which permits residential uses on appropriate sites where it will not adversely affect the operations of existing lawfully operating industrial uses.

Zone 9(a) Arterial Road Reservation affects the frontage of sites along Lachlan Street.

Figure 2 – Current Land Use Zoning for land subject to this Planning Proposal
South Sydney Local Environmental Plan 1998



NB – The zoning applying to the Murray/Amelia/Lachlan/South Dowling street block and some of the arterial road reservation are already included in Sydney LEP 2012.

Heritage

The site at the south-western corner of the precinct, 866-882 Bourke Street, is listed as a heritage item under. It is described as “Item No. 114A, Millers Self Storage, Federation Warehouse with art deco additions, at corner of O’Dea Avenue and Bourke Street”.

Affordable Housing

Contributions towards the provision of affordable housing are required under *Division 3 Affordable Housing at Green Square* of South Sydney LEP 1998 and the *Green Square Affordable Housing Program*.

A developer may choose to provide affordable housing on-site or pay an equivalent monetary contribution to allow housing units to be built elsewhere in Green Square.

Affordable housing contributions form a condition of development consent.

South Sydney Development Control Plan 1997: Urban Design – Part G: Special Precinct No. 9: Green Square (as amended August 2012 and April 2013)

Floor Space Ratio

A Floor Space Ratio (FSR) range is achievable within the precinct, dependent on securing public benefit and design excellence. A higher FSR may also be achievable if purely commercial uses are provided. The FSR achievable is summarised in **Table 2** below.

Table 2 – FSR range available in Lachlan Precinct

	FSR incentive	Achievable FSR
Base	-	1.5:1
Public benefits	up to 0.5:1	up to 2:1
Design excellence	up to 10%	up to 2.2:1
Commercial uses	-	up to 2.5:1

Building height

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Height controls in the Green Square DCP are expressed as height in storeys, with indicative building footprints which have been subject to in depth testing for solar access, amenity and development capacity.

The maximum building height generally varies from 4 to 8 storeys, with four 20 storey towers possible within the southern half of the precinct. A further tower, of up to 25 storeys, may be located on the corner of South Dowling Street and O'Dea Avenue, within the Wulaba Park Site.

Design Excellence

An appropriate built form outcome is dependent on carefully designed and finished towers and well-modulated building bulk within street blocks. A high standard of design is expected to be demonstrated by all development.

Undertaking a competitive design process is mandated for all street blocks which contain buildings of 9 storeys or greater. This captures only those sites which include a tower (20 or 25 storeys).

A 10% floor space incentive is offered for successfully demonstrating design excellence. This additional 10% FSR is assumed in the building envelopes shown for the affected street blocks, such that it is reflected in the permissible height in storeys control for those sites which include a tower.

Design excellence is demonstrated where a high standard of architectural design, materials and detailing is achieved alongside a form and external appearance that will improve the quality and amenity of the public domain.

Streets

New streets are proposed across the precinct, with the primary north south street, Gadigal Avenue, providing a linkage between the Crown Square development in the north and the Victoria Park development in the south. Gadigal Avenue is also proposed to provide a strategic public transport corridor between Green Square Town Centre and the City. Archibald Avenue forms the main east-west street, which will also become an 'activity hub' for the new residential population with retail and café uses. A network of smaller local streets is also proposed to provide access within the precinct.

Public open space

Three public open spaces are to be secured to serve the redeveloped precinct:

- The Rope Walk – A local park of approximately 8,860 square metres will link Lachlan Street and O'Dea Avenue in the western third of the precinct. This will provide passive recreation opportunities, including informal games and one set of play equipment and may incorporate stormwater infrastructure to drain Lachlan Street.
- Wulaba Park - A local park, a minimum of 4,000 square metres, is to be located in the southeast of the precinct (within the Wulaba Park site) and may also provide for stormwater detention.
- Dyuralya Park – A park or plaza of approximately 2,000 square metres located along the eastern alignment of Gadigal Avenue. It will be an adaptable space suitable for a range of community activities and interaction with the future light rail stop on Gadigal Avenue.

Other Controls

The DCP also identifies the amalgamation of lots which will be required to realise the proposed built form controls, and infrastructure and public open space requirements.

The Planning Proposal

In July 2012, Council resolved to adopt *South Sydney Development Control Plan 1997: Urban Design – Part G: Special Precinct No. 9: Green Square (Specific Sites – Wulaba Park Site)*. In March 2013, Council resolved to adopt *South Sydney Development Control Plan 1997: Urban Design – Part*

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G: *Special Precinct No. 9: Green Square (Lachlan Precinct)* and also noted that the Lachlan Precinct controls would be incorporated into Sydney LEP 2012 and Sydney DCP 2012 at a later date.

The amendments to South Sydney DCP 1997, being a shorter process, were progressed ahead of a planning proposal to integrate these controls into the Sydney LEP 2012 and Sydney DCP 2012. This was to ensure a timely adoption of appropriate controls for the precinct to guide development.

This Planning Proposal follows this resolution and seeks to incorporate the controls into Sydney LEP 2012 and Sydney DCP 2012.

The key factor in excluding the controls from Sydney LEP 2012 and Sydney DCP 2012 was to allow time for further review to ensure an appropriate development outcome could be balanced with economic feasibility. Further stakeholder consultation, including with the SMDA as it was then, was undertaken, together with extensive testing of the built form controls on every site.

The resultant controls strike an appropriate balance and have been accompanied by significant developer interest since adoption. The controls are now proposed as an amendment to Sydney LEP 2012 and Sydney DCP 2012 to ensure consistency with the City-wide controls and greater certainty for the site owners and other stakeholders.

Under the current South Sydney LEP and DCP controls, land use zoning is contained within the LEP with other principal development standards, including FSR and height contained in the DCP alongside other more detailed built form controls and public domain requirements. In order to comply with the *Standard Instrument Local Environmental Plan* template, FSR and building height controls must be contained within the LEP, as should controls with a direct relationship to these, including design excellence provisions.

This Planning Proposal seeks to integrate the following controls for the precinct into Sydney LEP 2012:

- land use zoning;
- FSR;
- building heights;
- design excellence;
- parking; and
- heritage item(s).

The details of these changes are discussed in more detail below.

Land Use 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. The current zones provide for a mix of uses with Zone 10(b) providing for a predominantly residential land use mix, whilst Zone 10(e) seeks to enable the continuation of existing industrial land uses whilst allowing the transitioning to residential uses on appropriate sites.

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.

A B4 Mixed Uses zoning is consistent with that exhibited in 2011 for the precinct as part of the *draft Sydney Local Environmental Plan* and represents the best fit to allow for appropriate existing uses to continue whilst also allowing complementary uses such as retail, cafes and offices to support the increasing residential population.

Floor Space Ratio

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The existing floor space ratio differential for the precinct is proposed to be carried forward into Sydney LEP 2012 – that being a ‘base’ FSR of 1.5:1, with additional FSR achievable for provision of material public benefit (including land dedication for roads, open space and drainage/floor mitigation), achievement of design excellence and provision of commercial development.

Sydney LEP 2012 already contains provisions in *Division 2 Additional floor space outside of Central Sydney* which enable additional floor space to be achieved in Green Square subject to delivery of similar public benefit (community infrastructure). It is proposed that a base FSR of 1.5:1 be shown for the precinct on the Floor Space Ratio Map. The majority of the precinct would also be identified on the FSR Map as “Area 6”. This then allows for up to an additional 0.5:1 FSR to be accessed under the current *Clause 6.14 Community infrastructure floor space at Green Square* upon the provision of recreation areas, roads, drainage or flood mitigation works.

In line with the current controls, three redeveloped sites in the precinct would be identified within “Area 8” on the FSR map: 866-882 Bourke Street; 30-36 O’Dea Avenue; and 11A Lachlan Street. Area 8 allows for an additional 1:1 FSR to be accessed under Clause 6.14, bringing the total achievable FSR to 2.5:1 for these three sites and reflecting the FSR which has already been built. The site 18-22 Amelia Street, which is under construction with a 2.5:1 FSR, is also proposed to be shown as Area 8.

Further additional floor space, up to 0.2:1, is currently achievable in the precinct through the undertaking of competitive design processes. This is discussed under Design Excellence.

The current controls also recognise the greater floor space efficiencies in use of floor space that can be achieved by non-residential development, within a similar building envelope to a residential or mixed use development. As such, a total FSR of up to 2.5:1 (including community infrastructure floorspace) is currently available for developments providing only commercial or retail uses. In order to carry this control forward under Sydney LEP 2012, an additional provision will be required in *Division 2 Additional floor space outside of Central Sydney*.

Building Height

The building height for the precinct is currently framed as a height in storeys control in the Green Square DCP 1997, with the maximum height applied to indicative building footprints rather than a maximum building height across a lot or block, as for most sites 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.

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 (RLs), 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 mapped in RLs rather than metres. RLs can reflect topography, finished street levels and flood levels, whereas height in metres is measured from the existing ground level.

In addition, expressing the height in metres is subject to rounding of building heights to 3-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.

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 proposed to use RLs rather than height in metres on the Height of Buildings Map in Sydney LEP 2012.

It is also noted that for key public domain elements, the RLs will incorporate a 3 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 Green Square and the City’s other urban renewal areas, which shows a maximum 3 metre height limit for proposed key public domain elements.

Design Excellence

The current design excellence provisions for the precinct already 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. It is therefore proposed to adopt the requirements for demonstration of design excellence under Sydney LEP 2012.

As in Sydney LEP 2012, an additional 10% FSR or height is achievable through successful completion of a competitive design process.

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.

The 9 storey trigger was established in recognition of the constraints on achieving additional development capacity and high residential amenity, solar access and overall built form outcome. It recognises that the majority of landholdings will exceed either or both of the Sydney LEP 2012 triggers.

The 9 storey trigger was established to reduce the likely additional design excellence floor space that the precinct will need to absorb. It is less onerous to landowners in that fewer competitive processes are required, particularly when significant public infrastructure is required on site.

This alternate trigger, to be expressed in RLs, is proposed to be specified as an additional clause in *Part 6, Division 4* of Sydney LEP 2012.

Parking

Maximum parking controls for the precinct are currently contained in *South Sydney Development Control Plan 11: Transport Guidelines for Development 1996*.

Sydney LEP 2012 continues a maximum provision of parking spaces approach, but categorises sites based on their accessibility to public transport and/or services and prescribes a parking rate for a range of land uses based on their accessibility categorisation. This allows for parking rates associated with developments to be reviewed over time as their accessibility to public transport and services improves over time.

Under Sydney LEP 2012, a Land Use Transport Integration (LUTI) categorisation guides parking rates for residential development and a Public Transport Accessibility Level (PTAL) categorisation guides parking rates for non-residential development.

It is proposed to categorise the precinct under LUTI and PTAL for incorporation into Sydney LEP 2012, adopting the categories exhibited in 2011 for the precinct as part of the draft Sydney LEP.

Heritage Item(s)

The self-storage building at the south-western corner of the precinct, 866-882 Bourke Street, is listed as a heritage item under South Sydney LEP 1998.

It is proposed to carry the listing forward in *Schedule 5 Environmental Heritage, Part 1 Heritage items* under Sydney LEP 2012.

NB – The affordable housing provisions at *Division 3 Affordable Housing at Green Square* of South Sydney LEP 1998 and the *Green Square Affordable Housing Program* have already been carried

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forward into Sydney LEP 2012. It is proposed that the relevant provisions continue to apply in the precinct.

Part 1 – Objectives or Intended Outcomes

The Planning Proposal will enable the orderly and appropriate redevelopment of the precinct whilst ensuring that adequate infrastructure, public domain and amenities are provided to service existing, proposed and future development in the precinct.

The translation of the current planning controls into the Sydney LEP 2012 will provide certainty to landowners, the community and other stakeholders as to the intended development outcome for the area and the requirements for the provision of essential infrastructure associated with development.

The Planning Proposal does not seek to significantly amend the planning controls from those contained in the Green Square DCP 1997 as amended in 2012 and 2013, but to translate relevant land use zoning, built form, design excellence and heritage provisions into the Sydney LEP 2012, as detailed previously in this document. The integration of the relevant provisions into Sydney LEP 2012 is proposed as outlined below.

Part 2 – Explanation of the Provisions

To achieve the intended outcomes, the Planning Proposal seeks to introduce amended planning controls in Sydney LEP 2012 as follows:

- Amend **Land Zoning Map** – Sheet LZN_017 to show 'B4 Mixed Use' for the precinct.
- Amend **Floor Space Ratio Map** – Sheet FSR_017 to show an FSR of 1.5:1. Sites at 866-882 Bourke Street, 30-36 O'Dea Avenue, 11A Lachlan Street and 18-22 Amelia Street to be nominated as Area 8, with the remainder of the precinct identified as Area 6, indicating additional floor space achievable under *Clause 6.14(2)(b)* and *(d)*.
- Introduce a new provision in **Division 2 Additional floor space outside of Central Sydney** to enable up to an additional 1:1 FSR, including community infrastructure floorspace, above that shown in the Floor Space Ratio Map for developments in the precinct consisting of commercial ~~or retail uses~~ premises only.
- Amend **Height of Buildings Map** – Sheet HOB_017 to show RLs for buildings and key infrastructure.
- Amend **Division 4 Design excellence**, *Clause 6.21(5)(a)* to establish a trigger of 30 metres (RL equivalent) for land in the precinct and exclude the precinct from the requirement at subclause *(c)*.
- Amend **Division 4 Miscellaneous**, *Clause 7.20(2)* to ensure the trigger for preparation of a development control plan for land in the precinct is consistent with the trigger for holding a competitive design process established in the proposed amendment to *Clause 6.21(5)(a)*.
- Amend **Locality and Site Identification Map, Foreshore Building Line Map** – Sheet CL1_017 to include the precinct, identifying it as 'Green Square' and also edging it to define the 'Lachlan Precinct' – to work in conjunction with the new provisions to be introduced regarding design excellence and commercial/retail FSR which apply to the precinct only.
- Amend **Heritage Map** – Sheet HER_017 to identify 866-882 Bourke Street, Waterloo as 'Item – General'.
- Amend **Schedule 5 Environmental Heritage, Part 1 Heritage items** to list 866-882 Bourke Street, Waterloo.

The following maps currently exclude the Lachlan Precinct and require amendment to include the precinct:

- Amend **Acid Sulphate Soils Map** – Sheet ASS_017 to include the precinct and identify it as 'Class 5'.
- Amend **Special Character Areas Map, Retail Premises Map** – Sheet CL2_017 to include the precinct, identifying it as an area of 'Restricted Retail Development'.
- Amend **Land Reservation Acquisition Map** – Sheet LRA_017 to identify the required arterial road reservation along the southern side of Lachlan Street as 'Classified Road (SP2)'.

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- Amend **Land Use and Transport Integration Map** – Sheet LUT_017 to show 'Category B' for 3 sites - at 866-882 Bourke Street, 18-20 O'Dea Avenue and 1-13 Archibald Avenue - and 'Category C' for the remainder of the precinct.
- Amend **Public Transport Accessibility Level Map** – Sheet TAL_017 to show 'Category F' for the precinct.

(NB – changes requested to these 6 maps reflect the proposed mapping categories included in *draft Sydney Local Environmental Plan 2011* and have not been revisited as part of the preparation of this Planning Proposal.)

Further detail is shown in the maps provided in **Part 4** and in the LEP drafting notes at **Attachment A** of this Planning Proposal.

Part 3 – Justification

Section A – Need for the planning proposal

Is the planning proposal a result of any strategic study or report?

A detailed urban design study was undertaken for the precinct in 2009/2010 in order to develop appropriate planning controls for inclusion in the City-wide *Standard Instrument* compliant LEP and DCP. The study included determining an appropriate development density and built form outcome. It also established the optimal location and hierarchy of streets and public spaces to allow for orderly redevelopment and independent redevelopment of sites.

The proposed controls resulting from this study were initially exhibited as an amendment to the Green Square DCP in June/July 2010. At the same time, the draft controls were included in the then draft Sydney LEP and DCP, which were exhibited from February to April 2011. When Sydney LEP 2012 and DCP 2012 came into effect in December 2012, the precinct was excluded to allow more time to address the public submissions on the exhibition. Refined controls were later placed on public exhibition as an amendment to the Green Square DCP in December 2012 to February 2013.

The public exhibitions in 2010 and 2011 raised concerns regarding development capacity and incentives, and the built form and public domain requirements for individual sites. As a result, FSRs of 2.4:1 were explored to address economic feasibility concerns. However, further extensive urban design testing established that a maximum FSR of 2.2:1 is the maximum achievable across the precinct, whilst maintaining a high quality urban form and appropriate amenity for the development and public domain. Corresponding building heights and public domain controls were also established.

Since their adoption in April 2013, there has been considerable uptake of the controls by developers. The integration of the controls into the City-wide LEP and DCP aims to ensure consistency with the City-wide controls and greater certainty by applying the appropriate LEP/DCP weight to the controls.

Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

A planning proposal to progress an amendment of Sydney LEP 2012, is the most effective way of providing certainty for the local community and landowners about the future development of the precinct and allowing orderly and economic development of the land.

Section B – Relationship to strategic planning framework

Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

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In March 2013 the NSW Government published the draft *Metropolitan Strategy for Sydney to 2031*. Once adopted, it will replace the *Metropolitan Plan for Sydney 2036*. The draft *Sydney City Subregional Strategy* is also applicable.

The Planning Proposal has strategic merit and is consistent with the *Metropolitan Plan for Sydney 2036* and draft *Sydney City Subregional Strategy*.

Metropolitan Plan for Sydney 2036

The Metropolitan Plan is a State Government strategic document that outlines a vision for Sydney to 2036. The Metropolitan Plan identifies key challenges facing Sydney including a population increasing to 6 million by 2036 – an increase of 1.7 million since 2006 – requiring 770,000 new homes and 760,000 new jobs.

In responding to these and other challenges the Metropolitan Plan sets out five aims to enhance liveability, strengthen economic competitiveness, ensure fairness, protect the environment and improve governance.

It proposes nine strategic directions to achieve those aims including: Strengthening a City of Cities, Growing and Renewing Centres, Transport for a Connected City, Housing Sydney's Population, Growing Sydney's Economy, Balancing Land Uses on the City Fringe, Tackling Climate Change, Protecting Sydney's Environment, Achieving Equity, Liveability and Social Inclusion and Delivering the Plan. These are discussed below.

Strategic Direction A: Strengthening a City of Cities

The Metropolitan Plan continues to envisage Sydney as a 'City of Cities' and the continued success of Central Sydney as a global and iconic centre. It identifies Green Square as a 'Planned Major Centre' that will support central Sydney within a transport and economic network, offering a focus for housing, commercial activity and local services at a different scale to that of central Sydney. The Planning Proposal will facilitate the development of a significant area of Green Square, and enable the provision of a significant transport corridor, in the form of Gadigal Avenue, between the Green Square Town Centre and the City.

Strategic Direction B and E: Growing Sydney's Economy and Growing and Renewing Centres

The Green Square Urban Renewal Area is identified as being located within the Global Economic Corridor with the Green Square Town Centre a 'Planned Major Centre'. The Metropolitan Plan identifies the need to achieve well-connected, strong and viable centres which provide employment, retail and residential functions for the wider metropolitan area (Action B1.3). The provision of the Gadigal Avenue transport corridor through the precinct, and the provision of substantial residential development will support the role of the Town Centre as a major centre.

Strategic Direction C: Transport for a Connected City

The Planning Proposal will support the provision of the Gadigal Avenue transport corridor through the precinct. This forms part of the Eastern Transit Corridor, identified in the Green Square Transport Management ~~Action~~ **and Accessibility** Plan (TMAP), providing a key transport route between the Green Square Town Centre and the City. The realisation of this link will result in more sustainable travel behaviour with a key public transport route through the neighbourhood and wider Green Square area. The street network within the precinct will also make provision for increased cycling and pedestrian routes which link with wider networks.

Strategic Direction D: Housing Sydney's Population

The Metropolitan Plan provides dwelling targets. The redevelopment of the precinct, facilitated by the Planning Proposal, will assist in achieving these targets (Objective D1, Action D1.2), delivering approximately 4,000 dwellings when fully redeveloped.

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Strategic Direction F: Balancing Land Uses on the City Fringe

The Metropolitan Plan aims to build 70 per cent of new homes in existing urban areas. The Planning Proposal is consistent with this aim, facilitating the transition of former industrial land to residential mixed uses, aiding the containment of Sydney's urban footprint (Objective F1).

Strategic Direction G: Tackling Climate Change and Protecting Sydney's Natural Environment

The Planning Proposal seeks to further consolidate the projected employment and population growth of Sydney within the existing urban footprint through the redevelopment of underutilised industrial sites for a significant residential development (Objective G4, Action G4.1, G5.2).

Strategic Direction H: Achieving Equity, Liveability and Social Inclusion

The Planning Proposal will provide for residential development and will promote a mix of housing types, including affordable housing, supported by and in close proximity to services, transport and employment. The Lachlan Precinct will provide for significant increases in public open space which will serve the needs of the future residents and workers, and the wider community (Objective H3, Action H3.1).

Draft Metropolitan Strategy for Sydney to 2031

Balanced growth

The development of the precinct will provide new housing opportunities within an existing urban environment.

A Liveable City

The Planning Proposal will support the development of new housing within the city to assist in meeting the housing targets. The supporting DCP controls will also provide for public open space consistent with these objectives.

Accessibility and Connectivity

The Planning Proposal will facilitate development to achieve the Gadigal Avenue link between Victoria Park and Crown Square, which is vital for the realisation of the Eastern Transit Corridor connecting Green Square and Central.

Sydney City Draft Subregional Strategy

The State Government's draft *Sydney City Subregional Strategy* sets directions and actions for the implementation of the Metropolitan Strategy at a more detailed local level. Subregional planning provides a framework for coordinating planning, development, infrastructure, transport, open space networks and environmental actions across local and state government agencies. The draft Subregional Strategy sets targets for 55,000 new dwellings and 58,000 new jobs to be provided in the Sydney City Subregion by 2031.

Economy and Employment

The Planning Proposal zones the precinct for mixed use which will allow for development that can contribute to the subregional jobs target (Action A1.4). The Planning Proposal will not result in a loss of employment lands identified as Category 1 and 2 land in the 'Schedule of Future Employment Lands' in the draft Subregional Strategy (Figure 4, p29). The proposed B4 Mixed Uses zoning is also consistent with the general land use structure for Green Square, based around residential uses to the east, north and north-west of the renewal area and business uses in the area west of the Town Centre.

Housing

The Planning Proposal will deliver the provision of around 4,000 new dwellings which will support the State Plan priority for 'jobs closer to homes' by increasing the number of people living within 30

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minutes of a major centre by public transport (Action C2.1.1). A supporting DCP will encourage various housing scale and dwelling mix as well as adaptable and accessible housing to provide for a broad demographic mix of residents (Action C2.3). The Planning Proposal will also promote design excellence in housing delivery, requiring the consideration of design excellence in the development approval process (Action C5.1).

Transport

The Planning Proposal seeks to take advantage of surrounding public transport. ~~The precinct is located on the Miranda to City Strategic Bus Corridor which will target a 25km/hr average bus speed and new integrated bus network.~~ In December 2013, Transport for NSW released 'Sydney's Bus Future'. This strategy outlines existing and future bus networks across Sydney. Both the Chatswood to Airport and Lane Cove to Eastgardens suburban routes identified in this strategy service the Lachlan Precinct. The Planning Proposal will facilitate the provision of a transport corridor that will link Green Square Town Centre with the City and Central. The achievement of this corridor is key to ensure appropriate transport services to the Green Square area.

Environment, Heritage and Resources

The Planning Proposal assists in containing the urban footprint of the metropolitan region by providing dwellings within an existing urban area (Action E3.1).

Is the proposal consistent with a council's local strategy or other local strategic plan?

Sustainable Sydney 2030 Strategic Plan

The City's *Sustainable Sydney 2030* Strategic Plan is the 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 targets against which to measure progress. **Table 3** shows the consistency of this Planning Proposal with key directions of *Sustainable Sydney 2030*.

Table 3 - Consistency with *Sustainable Sydney 2030*

Consistency with Sustainable Sydney 2030	
Direction	Comment
Direction 1 – A globally competitive and innovative city	The Planning Proposal does not contain any elements which are inconsistent with this direction.
Direction 2 – A leading environmental performer	The redevelopment of the precinct will lead to new building stock with significantly improved environmental performance than the current industrial and warehouse buildings. The design excellence provisions which are proposed to be carried forward for the precinct under Sydney LEP 2012 require Environmentally Sustainable Design elements to be considered by new development.
Direction 3 – Integrated transport for a connected city	<p>The centre of the precinct is approximately 1,500m from Green Square Train Station which offers regular services to the airport and central Sydney. It will also be served by a new public transport corridor, Gadigal Avenue, which will provide a connection to the Green Square Town Centre and Central.</p> <p>This will be complemented by the encouragement of active transport, including walking and cycling, through the provision of greater route choice and connectivity within the precinct.</p> <p>Maximum car parking rates as stipulated in the Sydney LEP 2012 will be enforced in the precinct which will assist with managing car travel demand.</p>

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Consistency with Sustainable Sydney 2030	
Direction	Comment
Direction 4 – A city for walking and cycling	<p>The Planning Proposal will facilitate the introduction of a finer grain street pattern, new pedestrian links and open space. These will provide greater route choice for pedestrians and cyclists, reflecting desire lines and encouraging short trips to be taken by bicycle and by foot.</p> <p>New separated cycleways are also proposed along key streets, linking into wider cycle networks.</p> <p>The creation of open space and the transition to residential development will lead to greater activation of the public domain and a greater sense of security. Appropriate built form controls also seek to achieve a pedestrian scale along the new streets.</p> <p>Proposed non-residential uses fronting the key streets and open space will further activate the public domain and provide an environment more conducive to active transport.</p>
Direction 5 – A lively and engaging city centre	The Planning Proposal does not contain any elements which are inconsistent with this direction.
Direction 6 – Vibrant local communities and economies	<p>The Planning Proposal will facilitate the redevelopment of a large area of land for mixed use purposes. Open space, shops/cafes and an increased population will lead to a renewed vibrancy. Proposed open spaces will also meet a variety of recreational and community needs.</p> <p>Integration of existing and new compatible non-residential uses will achieve a mix of activity and provide opportunities for work within the precinct.</p>
Direction 7 – A cultural and creative city	The Planning Proposal does not contain any elements which are inconsistent with this direction.
Direction 8 – Housing for a diverse population	<p>The Planning Proposal will facilitate the provision of residential accommodation by the private market in accordance with objective 8.1. Development in the precinct will also continue to be subject to the Green Square affordable housing contributions levy requirements under Sydney LEP 2012.</p> <p>Redevelopment of the precinct will facilitate 4,000 new dwellings in the inner city.</p>
Direction 9 – Sustainable development, renewal and design	<p>The Planning Proposal seeks to establish a finer grain block pattern that integrates with the surrounding street pattern. New streets and open space provided in the precinct will also enhance the pedestrian experience, in accordance with objective 9.2 of direction 9.</p> <p>The built form that can be achieved under the controls has been carefully developed to secure a variety of heights throughout the precinct, enhancing pedestrian amenity and legibility, visual interest, and good solar access within the public domain.</p> <p>Provisions relating to design excellence are also proposed to be continued.</p>
Direction 10 – Implementation through effective partnerships	<p>The Planning Proposal does not contain any elements which are inconsistent with this direction.</p> <p>The additional floor space potentially achievable for the provision of "community infrastructure" seeks to ensure that private developers partner with the City in the provision of infrastructure.</p>

Is the planning proposal consistent with applicable State Environmental Planning Policies?

The consistency of the Planning Proposal with applicable State Environmental Planning Policies (SEPPs) is outlined in **Table 4**. Those SEPPs which have been repealed or were not finalised are not included in this table.

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Table 5 shows the consistency of the Planning Proposal with former Regional Environmental Plans (REPs) for the Sydney and Greater Metropolitan Regions, which are deemed to have the weight of SEPPs.

Table 4 - Consistency with State Environmental Planning Policies (SEPPs)

State Environmental Planning Policy (SEPP)	Comment
SEPP No 1—Development Standards	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.
SEPP No 4—Development Without Consent and Miscellaneous Exempt and Complying Development	Not applicable.
SEPP No 6—Number of Storeys in a Building	Consistent - The Planning Proposal seeks to translate the current DCP height in storeys control to a maximum height expressed in RLs within an LEP. This will ensure a consistent interpretation of height controls for the precinct, both within the precinct and compared with the wider City of Sydney.
SEPP No 10—Retention of Low Cost Rental Accommodation	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.
SEPP No 14—Coastal Wetlands	Not applicable.
SEPP No 15—Rural Landsharing Communities	Not applicable.
SEPP No 19—Bushland in Urban Areas	Not applicable.
SEPP No 21—Caravan Parks	Not applicable.
SEPP No 22—Shops and Commercial Premises	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.
SEPP No 26—Littoral Rainforests	Not applicable.
SEPP No 29—Western Sydney Recreation Area	Not applicable.
SEPP No 30—Intensive Agriculture	Not applicable.
SEPP No 32—Urban Consolidation (Redevelopment of Urban Land)	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP. It presents an opportunity for urban renewal and enables a range of uses appropriate to the precinct.
SEPP No 33—Hazardous and Offensive Development	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.
SEPP No 36—Manufactured Home Estates	Not applicable.
SEPP No 39—Spit Island Bird Habitat	Not applicable.
SEPP No 41—Casino Entertainment Complex	Not applicable.
SEPP No 44—Koala Habitat Protection	Not applicable.
SEPP No 47—Moore Park Showground	Not applicable.
SEPP No 50—Canal Estate Development	Not applicable.
SEPP No 52—Farm Dams and Other Works in Land and Water Management Plan Areas	Not applicable.
SEPP No 53—Metropolitan Residential Development	Not applicable.
SEPP No 55—Remediation of Land	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP. The proposed zoning change from Mixed Uses Zones 10(b) and 10(e) to B4 Mixed Uses will permit similar land uses as currently permissible. Assessment of contamination is required at development application stage to ensure that sites can be remediated appropriately for their proposed use.
SEPP No 59—Central Western Sydney Regional Open Space and Residential	Not applicable.
SEPP No 60—Exempt and Complying Development	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.
SEPP No 62—Sustainable Aquaculture	Not applicable.

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State Environmental Planning Policy (SEPP)	Comment
SEPP No 64—Advertising and Signage	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.
SEPP No 65—Design Quality of Residential Flat Development	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP. The built form analysis which underpins the proposed density, height and building envelope controls reflects the requirements of the Residential Flat Design Code.
SEPP No 70—Affordable Housing (Revised Schemes)	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP. The Green Square Affordable Housing Scheme will continue to apply to the precinct under Sydney LEP 2012.
SEPP No 71—Coastal Protection	Not applicable.
SEPP (Building Sustainability Index: BASIX) 2004	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.
SEPP (Housing for Seniors or People with a Disability) 2004	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.
SEPP (Major Development) 2005	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.
SEPP (Sydney Region Growth Centres) 2006	Not applicable.
SEPP (Infrastructure) 2007	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.
SEPP (Kosciuszko National Park—Alpine Resorts) 2007	Not applicable.
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Not applicable.
SEPP (Temporary Structures) 2007	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.
SEPP (Exempt and Complying Development Codes) 2008	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.
SEPP (Rural Lands) 2008	Not applicable.
SEPP (Western Sydney Parklands) 2009	Not applicable.
SEPP (Affordable Rental Housing) 2009	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.
SEPP (Western Sydney Employment Area) 2009	Not applicable.
SEPP (Development on Kurnell Peninsula) 2005	Not applicable.

Table 5 - Consistency with former Sydney and Greater Metropolitan Regional Environmental Plans (REPs)

Regional Environmental Plan (REPs)	Comment
Sydney REP No 5—(Chatswood Town Centre)	Not applicable.
Sydney REP No 8 (Central Coast Plateau Areas)	Not applicable.
Sydney REP No 9—Extractive Industry (No 2—1995)	Not applicable.
Sydney REP No 11—Penrith Lakes Scheme	Not applicable.
Sydney REP No 13—Mulgoa Valley	Not applicable.
Sydney REP No 16—Walsh Bay	Not applicable.
Sydney REP No 17—Kurnell Peninsula (1989)	Not applicable.
Sydney REP No 18—Public Transport Corridors	Not applicable.
Sydney REP No 19—Rouse Hill Development Area	Not applicable.
Sydney REP No 20—Hawkesbury- Nepean River (No 2—1997)	Not applicable.
Sydney REP No 24—Homebush Bay Area	Not applicable.
Sydney REP No 25—Orchard Hills	Not applicable.
Sydney REP No 26—City West	Not applicable.
Sydney REP No 28—Parramatta	Not applicable.

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Regional Environmental Plan (REPs)	Comment
Sydney REP No 29—Rhodes Peninsula	Not applicable.
Sydney REP No 30—St Marys	Not applicable.
Sydney REP No 33—Cooks Cove	Not applicable.
Sydney REP (Sydney Harbour Catchment) 2005	Consistent - The Planning Proposal will not contradict or hinder application of this REP.
Drinking Water Catchments REP No 1	Not applicable.
Greater Metropolitan REP No 2— Georges River Catchment	Not applicable.

Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The Planning Proposal has been assessed against each Section 117 Direction. The consistency of the Planning Proposal with these directions is shown in **Table 6** below.

Table 6 - Consistency with applicable Ministerial Directions under Section 117

No.	Title	Comment
1. Employment and Resources		
1.1	Business and Industrial Zones	Consistent. Whilst the Planning Proposal seeks to rezone part of the precinct from a predominantly employment based zone, the proposed B4 Mixed Use zone will allow the continued operation and introduction of new employment uses compatible with the area. The proposed FSR controls also seek to encourage non-residential uses by permitting a higher FSR for such developments. Supporting DCP controls seek to achieve non-residential uses at ground level across much of the precinct and to establish activity strips of non-residential uses along the key north-south and east-west street in the precinct.
1.2	Rural Zones	Not applicable.
1.3	Mining, Petroleum Production and Extractive Industries	Not applicable.
1.4	Oyster Aquaculture	Not applicable.
1.5	Rural Lands	Not applicable.
2. Environment and Heritage		
2.1	Environment Protection Zones	Not applicable.
2.2	Coastal Protection	Not applicable.
2.3	Heritage Conservation	Consistent. The Planning Proposal seeks to list the existing heritage item at 866-882 Bourke Street, Waterloo in <i>Schedule 5 Environmental Heritage, Part 1 Heritage items</i> under Sydney LEP 2012.
2.4	Recreation Vehicle Areas	Not applicable.
3. Housing Infrastructure and Urban Development		
3.1	Residential Zones	Consistent. The Planning Proposal will facilitate delivery of 4,000 dwellings in the precinct, increasing the amount and variety of housing in the City of Sydney LGA area.
3.2	Caravan Parks and Manufactured Home Estates	Not applicable.
3.3	Home Occupations	Consistent. The Planning Proposal does not contradict or hinder

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		application of the home occupation provisions of Sydney LEP 2012.
3.4	Integrating Land Use and Transport	<p>Consistent.</p> <p>The Planning Proposal is consistent with the aims, objectives and principles of <i>Improving Transport Choice – Guidelines for planning and development</i> (DUAP 2001) and <i>The Right Place for Business and Services – Planning Policy</i> (DUAP 2001).</p> <p>Integrating the Lachlan Precinct within Sydney LEP 2012 will apply the Land Use and Transport Integration and Public Transport Accessibility Level parking restrictions to the precinct. This should help to discourage private vehicle use. The planning controls will also facilitate delivery of a key public transport corridor and new cycling and pedestrian links.</p>
3.5	Development Near Licensed Aerodromes	Not applicable.
3.6	Shooting Ranges	Not applicable.
4. Hazard and Risk		
4.1	Acid Sulfate Soils	<p>Consistent.</p> <p>The Planning Proposal does not contradict or hinder application of acid sulphate soils provisions in Sydney LEP 2012.</p>
4.2	Mine Subsidence and Unstable Land	Not applicable.
4.3	Flood Prone Land	<p>Consistent.</p> <p>The Planning Proposal does not contradict or hinder application of flood prone land provisions in Sydney LEP 2012.</p>
4.4	Planning for Bushfire Protection	Not applicable.
5. Regional Planning		
5.1	Implementation of Regional Strategies	Not applicable.
5.2	Sydney Drinking Water Catchments	Not applicable.
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable.
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable.
5.8	Second Sydney Airport, Badgerys Creek	Not applicable.
6. Local Plan Making		
6.1	Approval and Referral Requirements	<p>Consistent.</p> <p>The Planning Proposal does not include any concurrence, consultation or referral provisions nor does it identify any development as designated development.</p>
6.2	Reserving Land for Public Purposes	<p>Consistent.</p> <p>The Planning Proposal will not affect any land reserved for public purposes. The reservation along the southern side of Lachlan Street, required by the NSW Roads and Maritime Services for road widening, will be shown in the relevant LEP map as 'Classified Road SP2'.</p>
6.3	Site Specific Provisions	<p>Consistent.</p> <p>The Planning Proposal does not contradict or hinder the application of this s.117 Direction.</p>
7. Metropolitan Planning		
7.1	Implementation of the Metropolitan Plan for Sydney 2036	Consistent.

	The Planning Proposal does not contradict or hinder achievement of the vision, land use strategy, policies, outcomes or actions of the <i>Metropolitan Plan for Sydney 2036</i> .
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Section C – Environmental, social and economic impact

Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The land subject to this Planning Proposal has been previously developed and has not be identified as containing critical habitat or threatened species, populations or ecological communities, or their habitats.

The Planning Proposal provides the opportunity for the enhancement of local biodiversity through the establishment of new parks and landscaped setbacks.

In considering a development proposal in the precinct, the consent authority must have regard to the suitability of the land for development and any environmental impact which may be generated by the development.

Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

The proposed amendments to Sydney LEP 2012 are a translation of current controls for the precinct into a *Standard Instrument* format. They are unlikely to result in environmental effects beyond those currently impacting the precinct or that cannot be managed through other existing policies and regulations. The key environmental considerations arising from the Planning Proposal relate to transport and traffic, flooding, contamination, and amenity, and are discussed in detail below.

Transport and traffic

Since early 2000 in the long term planning for the Green Square Urban Renewal Area (including the precinct), the City has carried out or has partnered in a number of transport studies and management plans to address road capacity, traffic management and transport infrastructure to support the redevelopment of Green Square. In general, studies have shown that while there is some capacity in the road network, this is limited, and transport measures must be implemented as development occurs. Some key actions to address this are outlined below:

- Continuing advocacy by the City for improved public transport in the Green Square area.
- Securing, as development occurs, the key transport corridor, the Eastern Transit Corridor, which connects Green Square Town Centre with Central, along Gadigal Avenue through the eastern residential precincts of Green Square. Gadigal Avenue is the primary north-south link through the precinct. The City has acquired land within the precinct along this corridor. Some land still needs to be secured before the full corridor can be realised. The City continues to work with the NSW Government to secure the corridor.
- Planning and design work for increased and improved pedestrian and cycle connections throughout the precinct, the wider area and to public transport networks to encourage sustainable travel behaviour and achieve better integration between transport modes.
- Continuing to advocate with Transport for NSW for **completing an update to the public release of the 2012 update of** the 2008 *Green Square Transport Management and Accessibility Plan* (TMAP). The update **is to** review assumptions contained in the 2008 TMAP and **establishes** clear directions and agency responsibility for managing transport demand and improving public transport accessibility and services as the area redevelops.
- Continuing work by the City with Transport for NSW to develop measures to improvement transport in **this the** area. This includes for example measures to improve the capacity of the existing public transport corridors, and improve reliability and travel times for buses.

- [Participation by the City of Sydney on the Green Square Transport Steering Committee. This Committee was established in late 2013 to oversee all transport planning for Green Square and includes UrbanGrowth NSW, Roads and Maritime Services and Transport for NSW.](#)

Flooding

The location of streets and open space has been determined to ensure that the impacts of flooding in the precinct are mitigated, providing overland flow paths to drain ponding and release trapped low points in and around the precinct. An associated drainage network, under the proposed public domain, has also been designed to alleviate above ground flooding. The precinct will also be subject to the flooding provisions contained in clause 7.15 Flooding of the Sydney LEP 2012.

The local park to be provided within the Wulaba Park site can be designed to provide stormwater detention and water treatment benefits. New streets will also incorporate Water Sensitive Urban Design (WSUD) features such as bio-swales and rain gardens, which will act to slow stormwater flows and improve the quality of run off.

Contamination

As with all brownfield urban renewal, contaminated land is a potential environmental issue. The precinct is currently occupied by a variety of industrial uses which are likely to have an associated risk of contamination. However, given that residential development is already permitted within the precinct, the proposal to establish a B4 Mixed Uses zoning does not give rise to additional implications in this regard. Detailed information relating to contamination will be required at the development application stage and remediation will be required where necessary.

Amenity

The detailed built form provisions, particularly development density and building height and distribution, have been rigorously tested to ensure that amenity to existing and future residents is maximised. Supporting controls will be provided within the amendment to the Sydney DCP 2012 to ensure that appropriate levels of amenity are achieved. Further, SEPP 65 would ensure any overshadowing or overlooking is minimised at development application stage to protect the amenity of surrounding properties.

Has the planning proposal adequately addressed any social and economic effects?

The Planning Proposal does not seek to significantly amend the current controls relating to the precinct in terms of permissible land uses and built form. It seeks to incorporate controls into Sydney LEP 2012 and Sydney DCP 2012 to provide consistency and certainty in the development process, and in accordance with the *Standard Instrument (Local Environmental Plans) Order 2006*.

The Planning Proposal does not seek to impact upon the operation of existing viable businesses operating in the precinct, instead providing controls to enable the development of sites which are vacant or available for redevelopment.

Redevelopment of the precinct will realise a number of social and economic benefits, including the delivery of ~~4,000~~ 3,060 dwellings **in total**, in turn providing greater housing choice, and new public infrastructure, including streets, open spaces, pedestrian links and cycle routes. An 'activity strip' in the central third of the precinct, lined with new café, retail and service uses, will link the precinct's open spaces and provide a community hub for both workers and residents.

Section D – State and Commonwealth interests

Is there adequate public infrastructure for the planning proposal?

The precinct is located approximately 1,500 metres from the Green Square rail station and is fairly well serviced by bus routes between the City, Bondi Junction, Eastgardens and Botany. The

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redevelopment of the precinct will also support the realisation of the light rail corridor between the Green Square Town Centre and Central.

New social infrastructure is also to be provided within walking and cycling distance, including 15,000sqm of public open space within the precinct, an aquatic centre and playing fields in Epsom Park to the south, and a library and other civic and community facilities in the Town Centre. Some of this infrastructure is being delivered through the private development of sites, whilst some is being delivered by the City.

However, improvements to existing public infrastructure are required to support the growth of the precinct and the wider Green Square Urban Renewal Area. This includes improvements to public transport connections and to services and education facilities. This infrastructure is the responsibility of the NSW Government. The City continues to advocate for these improvements. Consultation with public agencies through the preparation public exhibition of the Planning Proposal will has provided opportunity for feedback. Responses received are discussed in the next section. Further discussions with the NSW Government are anticipated during the preparation of the City's Green Square Essential and Social Infrastructure Plan which is currently underway and due for completion by the end of 2014.

NSW Government-provided Facilities and Services

Provision of a range of facilities and services accessible to the Lachlan Precinct are the remit of NSW Government agencies. These include health and education services and a range of community services, such as aged care, early childhood health and homelessness support services.

The City advocates on behalf of the wider community to seek to ensure that adequate facilities and services provided by other levels of government are available to those living and working within the LGA.

As part of this agenda, the City participates in cross-government forums. In recent years, it participated in an inter-agency Steering Group coordinated by the NSW Department of Premier and Cabinet, which was established to consider the social infrastructure needs arising from the urban renewal of Green Square. This group included representatives from a range of agencies including NSW Health, NSW Police and DEC.

The City understands that the re-establishment of this working group is currently being considered by relevant agencies. The City will seek to continue to participate in these discussions, to ensure that relevant NSW agencies are aware of development in the Lachlan Precinct and are able to plan for adequate services to be in place as development occurs.

Education

NSW Department of Education (NSW DEC) has responsibility for ensuring sufficient primary and secondary school places are available to meet local communities' needs. The agency manages school enrolment demand on an ongoing basis, in cooperation with school principals. The City supports this work through assisting with information on forecast population growth, including that associated with urban renewal areas such as the Lachlan Precinct.

City staff are in regular contact with the NSW DEC regarding the forecasted growth in the local population (an increase of 35.8% (5,300 residents) between the 2006 and 2011 census, compared to 10.8% across the City of Sydney and a projection of over 50,000 residents living in the Green Square Urban Renewal Area by 2030).

Healthcare

NSW Government health services are now delivered on a localised basis through Local Health Districts, which are supported by local boards. Lachlan is located within the Inner West Medicare Local Area. This network includes GPs, hospitals and allied health services. The clinical service, including psychological services, affordable paediatric speech therapy, and dental services for health care card holders, will complement existing public, private and NGO services.

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In September 2013, services provided by NSW Family and Community Services (FACS) were restructured to a localised delivery model aligned with local health district boundaries. The District Director is responsible for housing, disability and community services service planning and development. Through this structure, FACS provides services to:

- Aboriginal and Torres Strait Islanders;
- children and young people;
- families;
- the homeless;
- people with a disability, their families and carers;
- women; and
- older people.

The City will continue to work with the relevant stakeholders in the Sydney South FACS District to help ensure that appropriate and effective services are available to the emerging Lachlan [Precinct](#) community.

Childcare

The City has recently completed a comprehensive Child Care Needs Analysis Study to investigate issues associated with child care supply and demand across the LGA, including the changing policy context impacting on supply, and changing population trends.

The study is published on the City's website, and its findings indicate a very strong and growing demand for child care facilities across all parts of the City. The current supply shortfall is estimated at more than 3,000 places.

The current estimated gap in demand has been assessed across every Village Group, and the Village Groups within the City South Area have been identified as a high priority with the current undersupply of places estimated as a 353 place shortfall for the Green Square and City South village area.

The study concludes that a range of strategies are urgently needed to increase the supply of childcare places to meet this shortfall, including increased delivery by the private and not-for-profit sectors, in part facilitated by the City, and increased action at all levels of government.

The City has committed to investing \$55M to fast track the direct delivery of new childcare centres and will continue to facilitate delivery of new centres by the private sector through its planning instruments.

Open Space Provision

The City has identified a total of 73,000 square metres of new open space across the Green Square Urban Renewal Area and around 15,000 square metres in [the Lachlan Precinct](#) (Rope Walk Park, Wulaba Park and Dyuralya Park). There are also large existing open spaces close to the Lachlan precinct, at Moore Park and Joynton Park.

Plans are underway to provide a new aquatic facility and gym in the Epsom Park Precinct, at Joynton Avenue in Zetland. It is anticipated that this will be delivered in late 2018, and is located approximately 800 metres from [the Lachlan Precinct](#). The newly completed Prince Alfred Park Pool is also approximately two kilometres from [Lachlan the precinct](#).

Community Support

The City understands that communities in high density areas need to be supported and employs a Community Development Coordinator who is responsible for community engagement across a number of communities in the LGA that are affected by major redevelopment. This work to date includes helping a number of groups in Green Square in building community business partnerships, applying for grants and running pilot programmes like 'Infohub', a resident drop-in information centre in Zetland.

ATTACHMENT A

What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

State and Commonwealth public authorities will be consulted in accordance with the Gateway Determination.

The Gateway Determination required consultation to be undertaken with the Department of Education and Communities, Transport for NSW, Roads and Maritime Services, the Office of Environment and Heritage, Sydney Water Corporation and Ausgrid. The City considered it would also be appropriate to consult Randwick City Council, UrbanGrowth NSW and Sydney Airport Corporation.

Submissions were received from Transport for NSW, Randwick City Council, Roads and Maritime Services and Sydney Water Corporation.

Roads and Maritime Services and Sydney Water Corporation raised no objections to the Planning Proposal.

Randwick City Council was generally supportive of the Planning Proposal, noting that it does not represent any significant changes to existing planning controls. However, concern was raised about the impact that development in the Lachlan Precinct may have on the volume of vehicle traffic travelling in to the Randwick LGA. In responding to this concern, it should be noted that this Planning Proposal does not seek to amend the FSR controls for the Lachlan Precinct and as such would not give rise to any additional dwellings over and above what is already permissible under the existing planning controls. Notwithstanding this, the City is aware of the traffic and transport issues in the Lachlan Precinct and surrounding areas and continues to work closely with Transport for NSW and Roads and Maritime Services to address these issues. Concern was also raised about the operation of the Community Infrastructure Floorspace incentive in the Lachlan Precinct and the adverse urban design outcomes that this can result in. In response, it should be noted that this Planning Proposal does not seek to amend the FSR controls permissible under the current controls. Further, rigorous testing has been undertaken to ensure that the built form controls specified in this Planning Proposal and the supporting DCP Amendment achieve high residential amenity and minimise adverse urban design outcomes.

Transport for NSW expressed in principle support for the Planning Proposal and suggested some minor amendments to ensure the Planning Proposal references both the Green Square Transport Steering Committee and updated suburban bus networks. These amendments have been made accordingly.