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Part 4 – Mapping

This Planning Proposal seeks to introduce zoning, FSR, height, parking and heritage controls for the precinct in Sydney LEP 2012 in accordance with the maps on the following pages.

Land Zoning Map – Sheet LZN_017

As current:



As proposed:



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Floor Space Ratio Map – Sheet FSR_017

As current:



As proposed:



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Height of Buildings Map – Sheet HOB_017

As current:



As proposed:



NB – For ease of viewing, a larger version of the proposed heights map is presented at Appendix B.

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Heritage Map – Sheet HER_017

As current:



As proposed:



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As detailed in Part 2 of this Planning Proposal, minor amendments are also required to include the Lachlan Precinct in other relevant maps in Sydney LEP 2012 and to define the boundaries of the precinct for the purpose of framing additional local provisions relating specifically to the 'Lachlan Precinct', as follows:

Locality and Site Identification Map, Foreshore Building Line Map – Sheet CL1_017

As current:



As proposed:



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Acid Sulphate Soils Map – Sheet ASS_017

As current:



As proposed:



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Special Character Areas map, Retail Premises Map – Sheet CL2_017

As current:



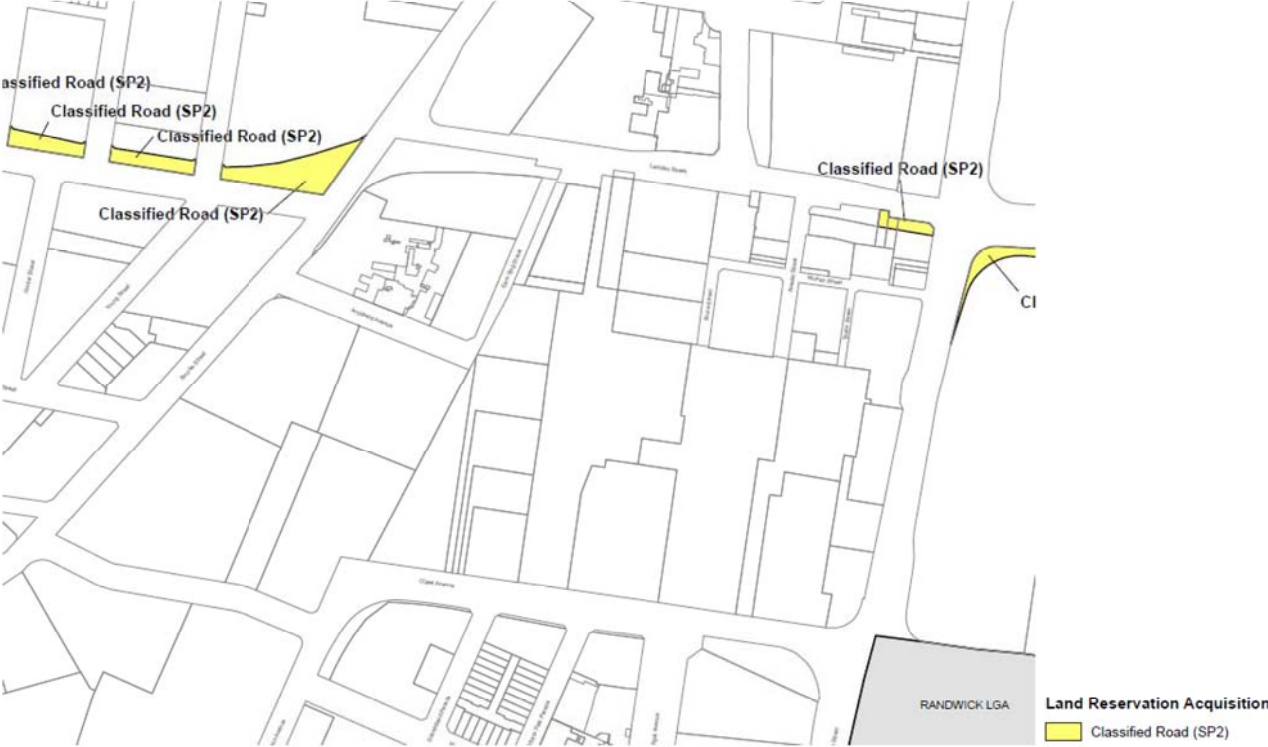
As proposed:



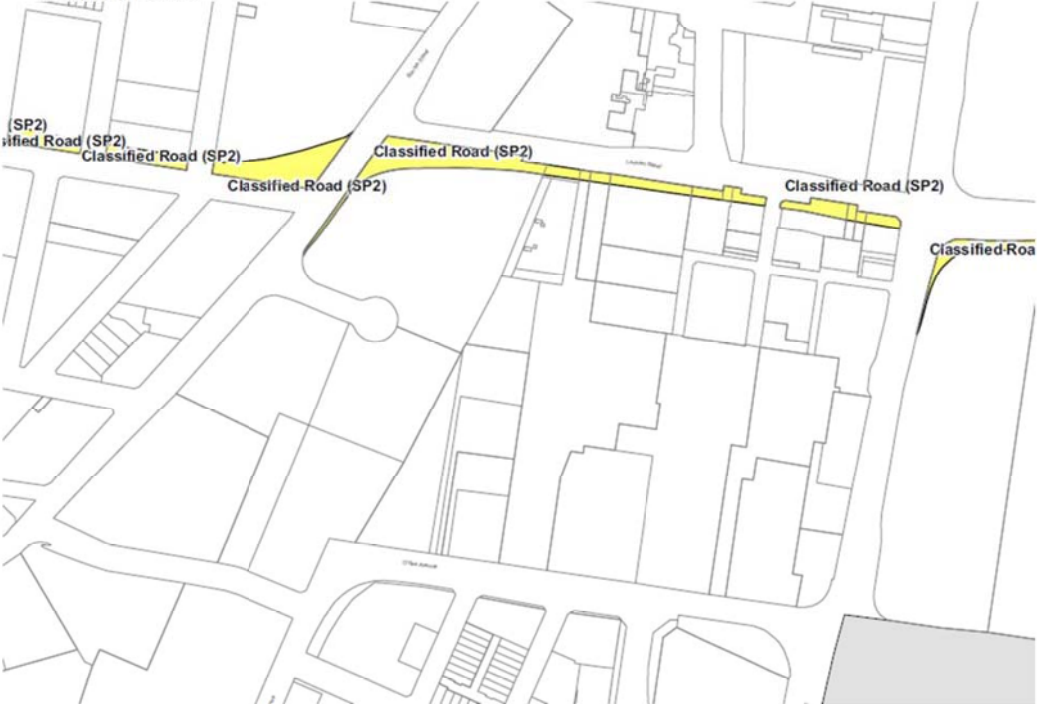
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Land Reservation Acquisition Map – Sheet LRA_017

As current:



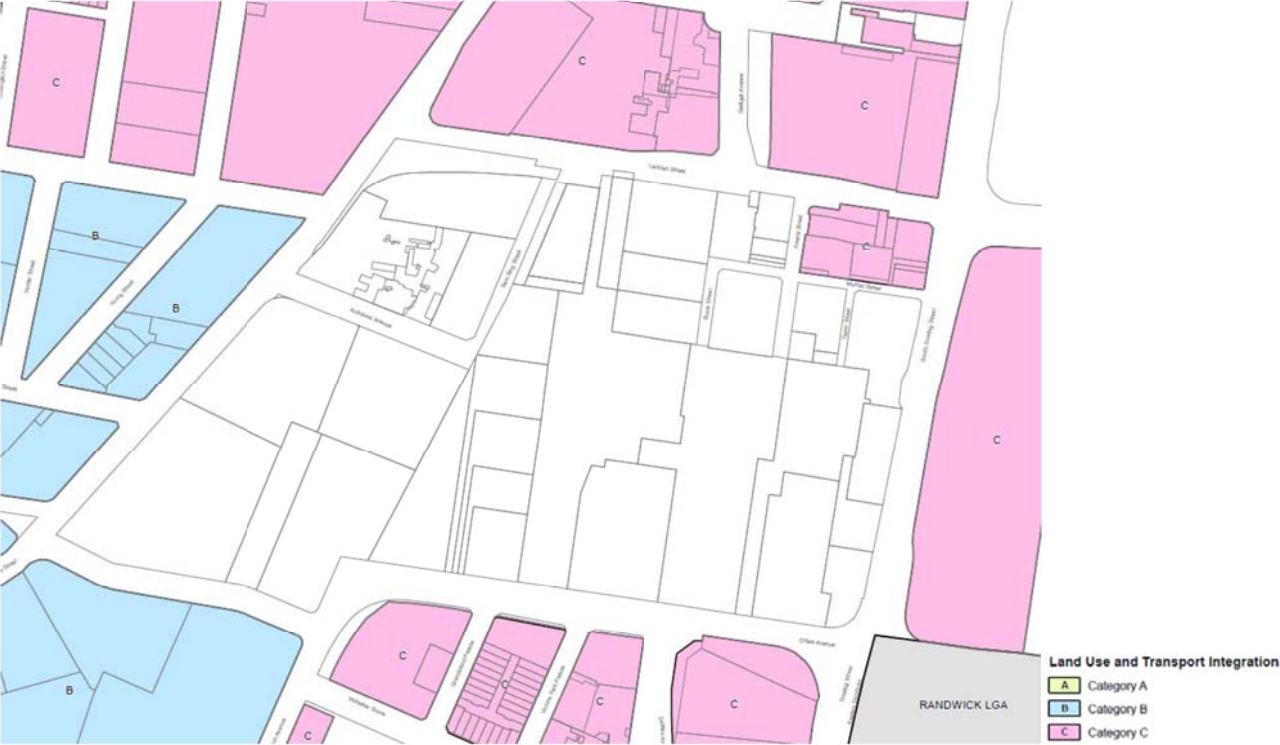
As proposed:



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Land Use and Transport Integration Map – Sheet LUT_017

As current:



As proposed:



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Public Transport Accessibility Level Map – Sheet TAL_017

As current:



As proposed:



Part 5 – Community Consultation

Public Exhibition

Details of the required community consultation will be established through 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*.

It is proposed that notification of the public exhibition of the Planning Proposal will be through:

- the City of Sydney website;
- newspapers that circulate widely in the area (the Southern Courier and Central); and
- letters to landowners within the precinct and immediately adjacent area.

Information relating to the Planning Proposal will be made available on the City of Sydney website and on display at Council locations at:

- Town Hall House, 456 Kent Street, Sydney
- Redfern, 158 Redfern Street, Redfern
- Green Square, 100 Joynton Avenue, Zetland.

Consultation with relevant NSW agencies and authorities and other relevant organisations will be undertaken in accordance with the Gateway Determination.

The Planning Proposal was placed on public exhibition in accordance with the Gateway Determination from Tuesday 22 July 2014 to Monday 18 August 2014. The City sent notification letters to approximately 2,700 landowners and residents within the precinct and the immediately adjacent area. Details of the exhibition were also advertised in the Southern Courier and Central local newspapers and on the City of Sydney website. A copy of the Planning Proposal and associated documentation was sent to relevant NSW agencies and authorities in accordance with the Gateway Determination.

A package of public exhibition materials was made available for viewing at Town Hall House, the Redfern and Green Square Neighbourhood Service Centres and the City of Sydney website.

A total of five submissions were received in response to the public exhibition. Four of these submissions were from public authorities and these are discussed in Section D of this Planning Proposal. The remaining submission was received from a resident living in close proximity to the Lachlan Precinct. The issues outlined in this submission, and the City of Sydney's response, are detailed in the table below. No changes to the Planning Proposal have arisen from this submission.

<p><u>Building Height</u></p> <p><u>1. Previous advice has been that most buildings would be 7 or 8 storeys maximum.</u></p> <p><u>2. The amended building heights will block views from private dwellings.</u></p> <p><u>3. What is the justification for buildings of 20 storeys and higher</u></p>	<p><u>1. The Lachlan Precinct DCP, adopted by Council in April 2013, and the Wulaba Park DCP, adopted by Council in July 2012, introduced changes to permissible building heights across the Lachlan Precinct from a predominant 7 and 8 storey limit to a more varied range with some tower elements. The height controls in the Planning Proposal and draft DCP amendment are a direct translation of the heights in the Lachlan Precinct DCP with the exception of some minor amendments to reflect development proposals that have been approved since adoption of the controls in April 2013. As such, the Planning Proposal and draft DCP amendment do not introduce any significant changes to permissible building heights.</u></p> <p><u>2. It should be noted in the first instance that this</u></p>
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	<p><u>Planning Proposal and draft DCP amendment do not introduce building heights any greater than those already permissible under the existing controls. As such, the proposed controls do not exceed potential view impacts that could result from the application of the existing controls.</u></p> <p><u>Notwithstanding this, Sydney DCP 2012 makes no provision for the retention of private views, rather Section 3.2.1.1 and 4.2.3.10 seek to protect public views and private outlook respectively. Specifically, 4.2.3.10 (1) requires that development provides “a pleasant outlook, as distinct from views, from all apartments” and that “views and outlooks from existing residential development should be considered in the site planning and massing of new development”. It is clear that the DCP provisions make a distinction between ‘view’ and ‘outlook’, with priority given to ensure residential apartments have outlook and reasonable amenity, as opposed to the protection of private views. Future development applications for development throughout the Lachlan Precinct will be subject to assessment against these provisions.</u></p> <p><u>3. As explained in the response to 1, the 20 storey towers in the Planning Proposal and draft DCP amendment are a translation of the current Lachlan Precinct DCP controls and do not represent a departure from what is currently permissible. Notwithstanding this, the rationale for taller towers within the precinct is to achieve a balance between feasible development capacity and a varied built form. While the precinct contains four towers of 20 storeys and one tower of 25 storeys, this also allows lower scale development throughout the precinct of 4, 6, 7 and 8 storeys. The result is that the built form outcome is varied and diverse in character and scale and there is greater public domain amenity.</u></p> <p><u>Recommendation: No change</u></p>
<p><u>Affordable Housing</u></p> <p><u>4. Housing in this area does not represent affordable living</u></p>	<p><u>4. 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. 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 approximately 177 affordable housing units.</u></p> <p><u>Furthermore, redevelopment of the Lachlan Precinct, facilitated by the Planning Proposal and draft DCP amendment, will deliver a total of 3,060 new dwellings, bringing new housing supply onto the market and addressing housing affordability.</u></p> <p><u>As such, the Planning Proposal and draft DCP</u></p>

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	<p>amendment will ensure that development in the <u>Lachlan Precinct addresses and improves housing affordability in the City of Sydney.</u></p> <p>Recommendation: No change</p>
<p><u>Quality of design</u></p> <p><u>5. The quality of buildings is not sufficient and layouts do not represent good living</u></p>	<p><u>5. The Planning Proposal and draft DCP amendment do not propose any change to the current design excellence controls that apply to the Lachlan Precinct. These controls seek to ensure that new development, particularly towers, demonstrates a high standard of design and urban form. Furthermore, the building footprints and envelopes set out in the Planning Proposal and draft DCP amendment have been determined to allow compliance with the provisions of the Residential Flat Design Code. As and when they are submitted, development applications for individual developments will be assessed by the City for compliance with the requirements of the Residential Flat Design Code. As such, future development within the Lachlan Precinct will exhibit a high standard of design and offer a high quality of residential accommodation.</u></p> <p>Recommendation: No change</p>

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Part 6 – Project Timeline

The following project timeline will assist with tracking the progress of the Planning Proposal through its various stages of consultation and approval. It is estimated that this amendment to Sydney LEP 2012 will be completed by ~~December 2014~~ in early 2015.

Stage	Timeframe
Submit to Department of Planning and Infrastructure seeking Gateway Determination	April 2014
Gateway Determination received	May June 2014
Public Exhibition of Planning Proposal and draft DCP amendment	May- July 2014 – August June 2014
Review of submissions received during public exhibition	July August 2014 – September 2014
Council and CSPC approval of Planning Proposal and DCP amendment	September <u>November</u> 2014
Forward approved Planning Proposal to Department of Planning and Infrastructure with request that the amendment is made	October 2014
Amendment to <i>Sydney Local Environmental Plan 2012</i> legally drafted and made	November/December 2014 <u>Early 2015</u>

Appendix A – LEP drafting notes

Issue	Provision/Map	Amendment
Acid Sulphate Soils	Acid Sulphate Soils Map – sheet ASS_017	Amend to indicate 'Class 5' area
Locality and site identification	Locality and site identification Map Foreshore Building Line Map – Sheet CL1_017	Amend to indicate Green Square (necessary for affordable housing provisions, community infrastructure floor space etc.) with boundary identifying 'Lachlan Precinct' area (necessary to apply to new design excellence provision and new commercial/retail FSR provision)
Retail Premises	Special Character Areas Map/Retail Premises Map – Sheet CL2_017	Amend to indicate 'Restricted Retail Development'
Floor Space Ratio	Floor Space Ratio Map – Sheet FSR_017	Amend to show FSR of 1.5:1 with a reference to Clause 6.14 and annotated Area 6 and Area 8 in accordance with proposed map
Floor Space Ratio	Part 6 Local provisions–height and floor space, Division 2 Additional floor space outside Central Sydney – New Provision following 6.15 'Caritas Site'	Amend to add text in <u>underline</u> : 6.16 Lachlan Precinct (1) <u>The objective of this clause is to allow additional floor space for a fully commercial premises on land in Lachlan Precinct where that additional floor space can be provided within similar building envelopes to those permitted for a mixed use development incorporating residential accommodation.</u> (2) <u>A building on land in Lachlan Precinct is eligible for an additional amount of floor space, in excess of that permitted by the Floor Space Ratio Map and clause 6.14, up to a maximum of 2.5:1, but only if the development of the land is solely for the purposes of commercial premises uses and the floor space can be accommodated within the maximum building heights shown for the land on the Height of Buildings Map.</u> (3) <u>If the additional floor space under this clause is utilised, no further additional floor space may be sought in the development of the land, except for 'end of journey floor space' under Clause 6.13.</u>
Heritage	Heritage Map – Sheet HER_017	Amend to identify 866-882 Bourke Street, Waterloo as 'Item – General'
Heritage	Schedule 5 Environmental heritage, Part 1 Heritage items	Amend to include Kennards Self Storage building, 866-882 Bourke Street, Waterloo, Lot 1 DP 169870, Lot 1 DP 81572, Lot 1 DP 956385.
Height of Buildings	Height of Buildings Map – Sheet HOB_017	Amend map to indicate height of buildings in RLs in accordance with proposed map
Land Application	Land Application Map – Sheet LAP_001	Amend to show included in LEP
Land Reservation Acquisition	Land Reservation Acquisition Map – Sheet LRA_017	Amend to indicate RMS-required road widening on southern side of Lachlan Street as 'Classified Road (SP2)'

Issue	Provision/Map	Amendment
Land Zoning	Land Zoning Map – Sheet LZN_017	Amend to indicate a 'B4 Mixed Uses' land use zone in accordance with proposed map
Land Use and Transport Integration	Land Use and Transport Integration Map – Sheet LUT_017	Amend to indicate LUTI category in accordance with proposed map
Public Transport Accessibility Level	Public Transport Accessibility Level Map – Sheet TAL_017	Amend to indicate PTAL category in accordance with proposed map
Design Excellence	Part 6 Local Provisions–height and floor space, Division 4 Design Excellence 6.21(5)	<p>Amend to add text in underline and delete text in strikethrough:</p> <p>(5) Development consent must not be granted to the following development to which this clause applies unless a competitive design process has been held in relation to the proposed development:</p> <ul style="list-style-type: none"> (a) development in respect of a building that has, or will have, a height above ground level (existing) greater than: <ul style="list-style-type: none"> (i) 55 metres above ground level (existing) on land in Central Sydney, or (ii) RLXX (30m equivalent) on land in Lachlan Precinct, or (iii) 25 metres above ground level (existing) on any other land, (b) development having a capital value of more than \$100,000,000, (c) development in respect of which a development control plan is required to be prepared under clause 7.20, except on land in Lachlan Precinct, (d) development for which the applicant has chosen such a process.
Development requiring preparation of a development control plan	Part 7 Local Provisions – general, Division 4 Miscellaneous, Development requiring preparation of a development control plan 7.20(2)	<p>Amend to add text in <i>italics</i>:</p> <p>(2) Development consent must not be granted to development to which this clause applies on the following land unless a development control plan that provides for the matters in subclause (4) has been prepared for the land:</p> <ul style="list-style-type: none"> (a) land in Central Sydney, if the site area for the development is more than 1,500 square metres or if the development will result in a building with a height greater than 55 metres above ground level (existing), (b) land in Lachlan Precinct, if the site area for the development is more than 5,000 square metres or if the development will result in a building with a height greater than RLXX (30m equivalent), (c) land (other than land in Central Sydney, Lachlan Precinct or in Zone IN1 General Industrial), if the site area for the development is more than 5,000 square metres or if the development will result in a building with a height greater than 25 metres above ground level (existing).

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Appendix B – LEP Height of Buildings Map (Proposed)



KEY
 [Red line] PRECINCT BOUNDARY
 [Red outline] EXTENT OF AREA SUBJECT TO EACH HEIGHT CONTROL

RL XX.XX Number denotes MAXIMUM height (RL) including roof features, plant rooms and lift overruns.
 Heights shown are maximum permissible and represent the maximum FSR achievable without design excellence except for those sites where towers are shown, where a competitive design process is compulsory and where the resultant FSR therefore may exceed 2%.



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KEY

- PRECINCT BOUNDARY
- EXTENT OF AREA SUBJECT TO EACH HEIGHT CONTROL

RL XX.XX Number denotes MAXIMUM height (RL) including roof features, plant rooms and lift overruns.
 Heights shown are maximum permissible and represent the maximum FSR achievable without design excellence except for those sites where lowers are shown, where a competitive design process is compulsory and where the resultant FSR therefore may exceed 2:1.