

RELEVANT INFORMATION FOR THE CENTRAL SYDNEY PLANNING COMMITTEE

FILE: S108285 **DATE:** 25 March 2015
TO: Members of the Central Sydney Planning Committee
FROM: Graham Jahn, Director City Planning, Development and Transport
SUBJECT: Information Relevant To Item 9 - City of Sydney Employment Lands
Planning Proposal and Draft Sydney Development Control Plan 2012
Amendment and Affordable Housing Program - At the CSPC - 26 March
2015

Alternative Recommendation

It is resolved that the Central Sydney Planning Committee:

- (A) note the matters raised in response to the public exhibition of *Draft Planning Proposal: City of Sydney Employment Lands*, shown at Attachment A to the subject report, the *Draft Sydney Development Control Plan 2012 – Southern Employment Lands Amendment*, shown at Attachment B to the subject report, and the *Draft Employment Lands Affordable Housing Program*, shown at Appendix J of Attachment A;
- (B) approve, under section 39 (1) of the *City of Sydney Act 1988*, *Planning Proposal: City of Sydney Employment Lands*, shown at Attachment A, to be made as a local environmental plan under section 59 of the *Environmental Planning and Assessment Act 1979*;
- (C) delegate to the Chief Executive Officer the authority to make minor variations to the *Planning Proposal: City of Sydney Employment Lands*, shown at Attachment A, to correct any minor drafting errors;
- (D) note the recommendation to Council's Planning and Development Committee on 24 March 2015 that Council approve *Draft Sydney Development Control Plan 2012 – Southern Employment Lands Amendment 2015*, shown at Attachment B, which if approved by Council will come into effect on the date of publication of the subject local environmental plan;
- (E) note the recommendation to Council's Planning and Development Committee on 24 March 2015 that Council adopt the *Employment Lands Affordable Housing Program 2015*, as shown at Appendix J of Attachment A, noting that the approved Affordable Housing Program will come into effect on the date of publication of the subject local environmental plan;
- (F) note the City will enter into a funding agreement with the NSW Department of Family and Community Services, which establishes the terms for the collection, management and distribution of funds resulting from the *Employment Lands Affordable Housing Program*, as shown at Appendix J of Attachment A;

- (G) note the *Employment Lands Affordable Housing Program 2015*, as shown at Appendix J of Attachment A, contains provisions which Council may, at a future time, review to take more direct responsibility for the allocation of funding;
- (H) note the recommendation to Council's Planning and Development Committee on 24 March 2015 that Council approve the public exhibition of the draft *Guideline to Preparing Site Specific Planning Proposal Requests in the City of Sydney Employment Lands Investigation Areas*, as shown at Attachment D to the subject report, for a period of no less than 28 days;
- (I) note the recommendation to Council's Planning and Development Committee on 24 March 2015 that authority be delegated to the Chief Executive Officer to finalise the *Guideline to Preparing Site Specific Planning Proposal Requests in the City of Sydney Employment Lands Investigation Areas*, as shown at Attachment D, following its public exhibition, provided any changes following consideration of submissions are of a minor nature;
- (J) note the recommendation to Council's Planning and Development Committee on 24 March 2015 that Council adopt draft Guideline to Preparing Site Specific Planning Proposal Requests in the City of Sydney Employment Lands Investigation Areas, as shown at Attachment D, as an interim guideline, noting that if approved by Council it will guide discussions with landowners and developers seeking to provide infrastructure in association with a site specific planning proposal request in the employment lands investigation areas;
- (K) note the recommendation to Council's Planning and Development Committee on 24 March 2015 that Council endorse the *Southern Employment Lands Infrastructure Plan 2014*, as shown at Appendix I of Attachment A, to be used as the framework document to continue engagement with the relevant NSW agencies, developers and the community on the provision of infrastructure in and around the southern employment lands;
- (L) note the recommendation to Council's Planning and Development Committee on 24 March 2015 that authority be delegated to the Chief Executive Officer to make minor variations to correct any minor oversights or drafting errors in the:
- (i) *Planning Proposal: City of Sydney Employment Lands 2015*, shown at Attachment A;
 - (ii) *Sydney Development Control Plan 2012 – Southern Employment Lands Amendment 2015*, shown at Attachment B;
 - (iii) *Employment Lands Affordable Housing Program 2015*, shown at Appendix J to Attachment A; and
 - (iv) *Southern Employment Lands Infrastructure Plan 2015*, as shown at Appendix I of Attachment A; ~~and~~
- (M) note the City will continue to work with Roads and Maritime Services and Transport for NSW to develop the parameters of a stage 2 transport and access study to guide growth in the southern employment lands, and that the recommendations of the future study may inform subsequent amendments to planning controls; **and**
- (N) **approve amendment to the boundary of the area marked (ii) on Map 3C (Final) - Locality and Site Identification Map, shown at Appendix A of Attachment A, to include the property at 98 O'Riordan Street, Alexandria.**

Background

The purpose of the additional recommendation (N) above, highlighted in **bold**, is to correct a mapping error on Map 3C (Final) - Locality and Site Identification Map, shown in the Map book at Appendix A of the Planning Proposal at Attachment A. The mapping error relates to the omission of a site proposed to be included within the O’Riordan Street precinct for bulky goods or vehicle hire and sales premises.

The boundary of the precinct is defined with a red line and shown as Area (ii) in Map 3C (Final). Area (ii) is listed in Schedule 1 of the *Sydney Local Environmental Plan 2012* allowing additional permissible uses including ‘bulky goods’ or ‘vehicle hire and sales premises’.

The Area (ii) boundary shown in Map 3C (Final) as amended post-public exhibition, adds the site at 94-96 O’Riordan Street, Alexandria. However, it was intended to also add 98 O’Riordan Street, Alexandria within the boundary of Area (ii).

Both sites are recommended for inclusion within the O’Riordan Street precinct following consideration of a submission made to the public exhibition of the *Draft Planning Proposal: City of Sydney Employment Lands*. The submission relates to both 94-96 and 98 O’Riordan Street, Alexandria which are owned by John Newell Mazda and currently operate as vehicle sales premises. The use was approved in 2008.

Given the existing use and its long standing consent, it is recommended that both sites 94-96 and 98 O’Riordan Street, Alexandria be included within the Area (ii) boundary.

The alternative recommendation put forward shows deleted text ~~struckthrough~~ and added text in **bold**.

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TRIM Document Number: 2015/127688

Approved



**Graham Jahn, Director City Planning,
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