

**ITEM 9. POST EXHIBITION - SYDNEY LOCAL ENVIRONMENTAL PLAN 2012
- 51-55 MISSENDEN ROAD CAMPERDOWN - PLANNING
PROPOSAL - DRAFT DEVELOPMENT CONTROL PLAN -
VOLUNTARY PLANNING AGREEMENT**

FILE NO: X000797

SUMMARY

The proposal for 51-55 Missenden Road, Camperdown, provides an opportunity to introduce additional visitor accommodation in an area of high demand near the Royal Prince Alfred Hospital with access to goods, services and public transport. The proposal will also contribute to the conservation of a heritage item and improve the streetscape through improved urban design.

The purpose of this report is to inform the Central Sydney Planning Committee of the outcomes of the recent public exhibition of a Planning Proposal, draft Development Control Plan and voluntary Planning Agreement for 51-55 Missenden Road, Camperdown.

This report recommends that the Central Sydney Planning Committee (CSPC) endorse the Planning Proposal for finalisation and making as a Local Environmental Plan (LEP). This report also recommends the CSPC note the recommendations to Council's Planning and Development Committee on 23 February 2016 to approve a draft Development Control Plan and delegate authority to the Chief Executive Officer to finalise and enter into the Planning Agreement.

In November 2014, Don Fox Planning Pty Ltd submitted a planning justification report, on behalf of Dolwest Pty Ltd (the proponent and landowner), requesting a change to the height and FSR planning controls that apply to 51-55 Missenden Road, Camperdown in *Sydney Local Environmental Plan 2012* (the LEP) and *Sydney Development Control Plan 2012* (the DCP).

The purpose of the change is to remove a barrier to the supply of visitor accommodation by introducing 'serviced apartments' as an additional permitted use for the site. This is not possible under the current controls as 'serviced apartments' is a prohibited use in the B1 Neighbourhood Centre zone. Other key amendments to the LEP include an increase in the maximum height of building control from 15 metres to 27 metres (7 storeys) and increase in the floor space ratio (FSR) from 1.75:1 to 2.7:1. When combined with the possible design excellence bonus, a maximum FSR of 3:1 could possibly be achieved.

Both the City's and the NSW Government's plans and strategies identify the importance and the need to support a diverse supply of visitor accommodation in the Council area, particularly in locations that generate visitor accommodation demand.

Redevelopment of the site offers an opportunity to introduce visitor accommodation in an area of high demand serving the Royal Prince Alfred Hospital and University of Sydney.

It will contribute to the objectives of the City's Visitor Accommodation (Hotels and Serviced Apartments) Action Plan which aims to increase the supply of visitor accommodation through the City's planning framework. The redevelopment will also contribute to the conservation of a heritage item and improve the streetscape through design excellence.

Following consideration of a report on the landowner's request, Council and the Central Sydney Planning Committee resolved to seek a Gateway Determination from the Department of Planning and Environment to allow public exhibition of a Planning Proposal to amend the LEP, alongside a supporting site specific draft Development Control Plan.

The Council also authorised the Chief Executive Officer to prepare a voluntary Planning Agreement based on the proponent's offer of a range of public benefits on the site, and that it be exhibited concurrently with the Planning Proposal. The public benefits offered include securing the serviced apartment use for a minimum of five years, heritage conservation works to the Alfred Hotel, the installation of solar panels, green roof and walls and a commitment to BASIX requirements.

A Gateway Determination was issued on 31 August 2015, allowing public consultation to take place. The Planning Proposal, draft DCP and draft voluntary Planning Agreement were placed on public exhibition for 29 days from 10 November to 8 December 2015. The current planning proposal process and delegations are preserved in spite of the recent establishment of the Greater Sydney Commission.

Two submissions were received in response to the public exhibition. One public submission expresses concerns about the proposed height and FSR and precedent the proposal will create. The second submission received from the proponent is seeking minor amendments to the proposed controls.

No changes are recommended to the Planning Proposal as a result of matters raised in submissions. Some minor changes to the draft DCP are recommended to clarify and strengthen the intent and introduce new provisions relating to design excellence. One editorial change is recommended to the draft Planning Agreement. The change is consistent with Council's previous resolution and the Proponent's original offer to Council. The Proponent is aware of, and has agreed to, the change.

Two changes are recommended to the exhibited Planning Agreement. The changes are to provide further clarity and extend the serviced apartment use from five years to a minimum of ten years, securing the use for the visitor economy for a longer period.

RECOMMENDATION

It is resolved that:

- (A) the Central Sydney Planning Committee note the matters raised in response to the public exhibition of *Planning Proposal: Sydney Local Environmental Plan 2012 - 51-55 Missenden Road, Camperdown*, as shown at **Attachment A** to the subject report, and the *draft Sydney Development Control Plan - 51-55 Missenden Road, Camperdown*, as shown at **Attachment B** to the subject report;
- (B) the Central Sydney Planning Committee approve the *Planning Proposal: Sydney Local Environmental Plan 2012 - 51-55 Missenden Road, Camperdown*, shown at **Attachment A**, to be made as a local environmental plan under section 59 of the Environmental Planning and Assessment Act 1979;

- (C) the Central Sydney Planning Committee note the recommendation to Council's Planning and Development Committee on 23 February 2016 to approve *Sydney Development Control Plan 2012: 51-55 Missenden Road, Camperdown*, shown at **Attachment B**, specifying the date of publication of the subject local environmental plan as the date the approved development control plan comes into effect, in accordance with Clause 21 of the Environmental Planning and Assessment Regulation 2000;
- (D) the Central Sydney Planning Committee note the recommendation to Council's Planning and Development Committee on 23 February 2016, that authority be delegated to the Chief Executive Officer to make any minor changes to *Planning Proposal - Sydney Local Environmental Plan 2012 - 51-55 Missenden Road, Camperdown*, and the draft *Sydney Development Control Plan 2012 - 55-55 Missenden Road, Camperdown* to correct drafting errors prior to finalisation of the local environmental plan;
- (E) the Central Sydney Planning Committee note the recommendation to Council's Planning and Development Committee on 23 February 2016, that authority be delegated to the Chief Executive Officer to give public notice of the amended Planning Agreement, shown at **Attachment C** to the subject report, and make it available for inspection by the public, and following this enter into the Agreement on behalf of Council with the relevant proponent(s) in accordance with the *Environmental Planning and Assessment Act 1979*;
- (F) the Central Sydney Planning Committee note that the local environmental plan will not be made until the Planning Agreement, shown at **Attachment C**, has been entered into by the Council and the relevant proponents, and registered on title of the relevant properties; and
- (G) the Central Sydney Planning Committee note the recommendation to Council's Planning and Development Committee on 23 February 2016 that Council require a covenant on title with any development application consistent with this proposal to prohibit residential use on the site for a minimum of ten years.

ATTACHMENTS

Attachment A: Planning Proposal - Sydney Local Environmental Plan 2012: 51-55 Missenden Road, Camperdown
(Note - This attachment will be circulated separately from the Agenda Paper in limited numbers. It will be available for inspection on Council's website and at the One Stop Shop and Neighbourhood Service Centres.)

Attachment B: Sydney Development Control Plan 2012: 51-55 Missenden Road, Camperdown

Attachment C: Revised Planning Agreement: 51-55 Missenden Road, Camperdown

BACKGROUND

1. In November 2014, the City received a request to prepare a planning proposal to amend Sydney Local Environmental Plan (the LEP) and Sydney Development Control Plan 2012 (the DCP) that apply to 51-55 Missenden Road, Camperdown (the site).
2. The purpose of the request was to build new serviced apartments and upgrade the existing heritage pub. The current zoning and height and FSR controls restrict the use and any additions to the existing building. The request sought to amend the planning controls that apply to 51-55 Missenden Road including the maximum permissible building height and floor space ratio and to include 'serviced apartments' as an additional permitted use.
3. The proponent also offered to enter into a voluntary Planning Agreement with the City to deliver a range of benefits. In summary, these public benefits offered include various heritage conservation works to the Alfred Hotel, a commitment to BASIX requirements for energy and water efficiency, six solar panels to supply energy to serviced apartments, non-trafficable green roof and walls to the top roof plant. The voluntary Planning Agreement offer also included a commitment to a minimum of 660 sqm of floor space at the rear of the Alfred Hotel to accommodate serviced apartments.
4. In June 2015, Council and the Central Sydney Planning Committee (CSPC) considered a report on the request to change the planning controls. Council and the CSPC resolved to seek a Gateway Determination from the Department of Planning and Environment to allow public exhibition of a Planning Proposal to amend the LEP, alongside a supporting site specific draft Development Control Plan (draft DCP). The Council also authorised the Chief Executive Officer to prepare a draft voluntary Planning Agreement based on the proponent's public benefit offer and that this be exhibited concurrently with the Planning Proposal and the draft DCP.

Purpose of this report

5. This report recommends the Central Sydney Planning Committee approve the Planning Proposal at Attachment A for making as an LEP. It also recommends the Central Sydney Planning Committee note the recommendations to Council's Planning and Development Committee to approve a development control plan and delegate authority to the CEO to finalise and enter into the voluntary planning agreement.
6. The Department of Planning and Environment issued a Gateway Determination in October 2015 allowing public exhibition of the planning proposal. The current planning proposal process is preserved under the *Environmental Planning and Assessment Regulation 2000* despite the recent establishment of the Greater Sydney Commission.
7. The Planning Proposal and draft DCP were publicly exhibited in accordance with the Gateway Determination from 28 November 2015 to 21 December 2015.
8. Two submissions were received. One from a local resident and one from the Proponent's planning consultant. A summary of issues raised and the City's response is addressed in this report.

Supporting Visitor Accommodation

9. The visitor economy is a major source of jobs and economic growth for the City and the State. Visitors increase international knowledge, business, networks and cultural awareness and contribute to Sydney's reputation as a great place to visit, live, work and invest. City and NSW Government plans and strategies identify the importance of visitors to Sydney and the need to support a diverse supply of visitor accommodation.
10. The City's *Visitor Accommodation (Hotels and Serviced Apartments) Action Plan* recognises the importance of accommodation to the success of the visitor economy and proposes a series of actions to support short term accommodation in site specific instances.
11. The NSW Government's *A Plan for Growing Sydney* proposes directions to support education and health related land uses and infrastructure around Sydney University and the Royal Prince Alfred Hospital. The provision of visitor accommodation in this key location services the visitor demand of the health and education precinct.
12. This Planning Proposal will remove a barrier to the supply of visitor accommodation in an appropriate location and is consistent with the City's Action Plan. By facilitating visitor accommodation through strategic land use planning, the City can contribute to the supply and renewal of visitor accommodation.

The Site

13. The subject site, 51-55 Missenden Road, Camperdown is shown in the aerial photograph in Figure 1. The site is bounded by Missenden Road and Dunblane Street. The site has an area of 440 square metres and is located on the corner of Missenden Road and Dunblane Street. The site is located approximately 5km from the Sydney CBD. An aerial photo of the site is provided at Figure 1 and the subject site is outlined in red.



Figure 1: 51-55 Missenden Road, Camperdown outlined in red

14. Owned by Dolwest Pty Ltd, the site is currently occupied by a pub, known as the Alfred Hotel, dating from the late 1930's and consists of a public bar at ground level and single room accommodation on the first floor. The existing building has a height of 10.4m and a floor space ratio of 1.15:1. The hotel has a height of two storeys, but appears as a third storey due to its parapet and drops down towards the rear fronting Dunblane Street. The western portion of the site includes a courtyard and single level enclosure with light-weight roofing over some of the ground floor.

Current Planning Controls

15. 51-55 Missenden Road is zoned B1 Neighbourhood Centre. The maximum building height is 9 metres and the maximum floor space ratio is 1.5:1, which reflect the built form of the existing two storey building. The Alfred Hotel, including its interiors is listed as an item of local heritage significance under Schedule 5 of the LEP.
16. The DCP requires a maximum building height of two storeys and an active frontage and a continuous awning along the Missenden Road frontage.
17. The site is one of six properties zoned B1 Neighbourhood Centre along Missenden Road. East and south of the site is land zoned SP2 Infrastructure representing health service facilities and education establishments part of the University of Sydney and Royal Prince Alfred Hospital. West of the site is land zoned B4 Mixed Use.
18. The height control in metres and FSR for surrounding sites ranges between 9 metres to 22 metres, and 1.25: to 3:1. Taller building height controls are generally located along Missenden Road on the approach to Parramatta Road to reflect the existing built form. There are not height and floor space controls for the land zoned SP2 Infrastructure. The extent of development is typically determined through the NSW Government's State Significant development process.

The Planning Proposal

19. The Planning Proposal at Attachment A sets out the proposed changes to the LEP and the justification for the changes.
20. The Planning Proposal is to introduce 'serviced apartments' as an additional permitted use for the site, increase the building height control from 9m to 27m, and increase the floor space ratio from 1.75:1 to 2.7:1. Up to an additional 10% floor space may be able to be developed if a competitive design process is undertaken and the development achieves design excellence. The changes will enable the development of a new seven storey slender building to the rear of the Alfred Hotel for use as a serviced apartment.
21. 51-55 Missenden Road, Camperdown is currently zoned B1 Neighbourhood Centre. 'Serviced Apartments' is a prohibited land use in the B1 zone. The current zoning restricts serviced apartments in an area close to major demand drivers for visitor accommodation. The proposal is to add 'serviced apartments' as an additional permitted use for the site. Additional permitted uses for specific sites are set out in Schedule 1 of the LEP despite any prohibition in the underlying zoning.
22. The proposed change will allow for an increase in the supply and diversity of visitor accommodation, consistent with the objectives of the actions in the *Visitor Accommodation (Hotels and Serviced Apartments) Action Plan* and directions in *A Plan for Growing Sydney*. It will also service the education and health uses in the Broadway and Camperdown Precinct.

23. The maximum height will be approximately one storey higher than the adjoining development and will not encroach on the heritage part of the existing hotel. The maximum built form can only be realised if a competitive design excellence process is undertaken ensuring an improved outcome for the street and retention of heritage significance.
24. No changes are proposed to the planning proposal as a result of the exhibition.

Sydney Development Control Plan 2012

25. The proposed DCP is at Attachment B. The provisions set out the built form and design controls for the serviced apartment building to achieve an acceptable relationship with surrounding development and ensure the heritage significance of the Alfred Hotel is protected. The controls address height in storeys, setbacks and the retention of heritage fabric.
26. A number of changes are proposed to the attached DCP as a result of the exhibition. The changes will provide clarity between the provisions relating to the proposed tower form and conservation works to the heritage listed Alfred Hotel and are discussed under key issues raised in submissions below. New design excellence strategy provisions are also inserted to ensure the DCP meets the requirements of the City's Competitive Design Policy.

Exhibited Voluntary Planning Agreement

27. A Voluntary Planning Agreement (VPA) was prepared and exhibited concurrently with the Planning Proposal and draft DCP. The key public benefits exhibited were:
 - (a) the landowner will undertake various heritage conservation works detailed in the Schedule of Conservation Works Report prepared by NBRS + Partners dated October 2014 and provided in Appendix A of the Planning Proposal at Attachment A to this report. The works are to be undertaken prior to the issue of a construction certificate to commence works on the additional tower;
 - (b) landowner will commit to BASIX requirements for energy and water efficiency that apply to residential apartments and install 5-6 solar panels to supply energy to common areas of the serviced apartments building;
 - (c) the provision of a non-trafficable green roof and green walls to the top roof plant; and
 - (d) the landowner will include a minimum of 660 sqm of floor space (up to 12 serviced apartments) at the rear of the Alfred Hotel to accommodate serviced apartments for a minimum of five years, commencing from the date of the issue of the Occupation Certificate for the use of the whole or any part of the building, altered portion of, and the extension of the existing building.

28. Two changes are recommended to the draft voluntary Planning Agreement at Attachment C. The proponent's original planning agreement offer included a commitment that the serviced apartments would be designed to meet the same BASIX requirements that apply to residential apartments. Serviced and residential apartments are effectively the same type of building, however, serviced apartments are not required to comply with BASIX. The exhibited planning agreement referred to the BASIX requirements for energy and water efficiency that apply to "serviced" rather than "residential" apartments as one of the public benefits identified on page 34 of the agreement. It is recommended the planning agreement be amended to make clear that serviced apartments are to meet the BASIX requirements for residential apartments.
29. The second amendment is to extend the restriction on the use of 660 square metres of serviced apartments from a minimum of five years to a minimum of ten years. This change secures the visitor accommodation use for a longer period and will prevent any application to convert the use to residential apartments for 10 years if capable of conversion at the time. The Act requires the public be given notice of this change to the planning agreement and for it be made available for public inspection after which the revised agreement will be entered into by the Chief Executive Officer under the delegation of Council.

Public exhibition and consultation

30. The Planning Proposal, draft DCP and draft VPA were publicly exhibited for 28 days between 10 November and 8 December 2015. The documents were available for viewing at the One Stop Shop – Town Hall House, Glebe Neighbourhood Centre and on the City's website. Notices were placed in the Sydney Morning Herald and two local newspapers, Central Sydney magazine and Inner West Courier and letters were sent to 260 landowners within a 75m metre radius of the site.
31. Two submissions were received in response to the public exhibition. One submission, from DFP Planning on behalf of the landowner, recommended minor changes to the LEP and DCP controls. Another submission was received from a nearby resident supports the land use and heritage restoration works to the Alfred Hotel but objects to the proposed height and floor space with concerns this will set an undesirable precedent. The City's response is discussed below.
32. No changes are proposed to the Planning Proposal as a result of matters raised in submissions. Some minor changes to the draft DCP are proposed to clarify and strengthen its intent, particularly in relation to design excellence. The minor changes are identified in Attachment B, with deleted wording shown in strikethrough and additional wording shown in underlined.
33. Key issues raised in public consultation are discussed below. Submissions did not raise any matters relating to the exhibited draft voluntary Planning Agreement.

Key Issues raised in submissions

Proposed height control and floor space

34. The proposed change to the building height from 9 metres to 27 metres is much higher than the current maximum and adjacent buildings. The proposed FSR is significantly greater than surrounding buildings of 2.5:1. This development will set an undesirable precedent and subsequent planning controls.

Response

35. The proposed building envelope is an appropriate built form outcome within the context of existing surrounding buildings and streetscapes. The proposed seven storey building will sit comfortably within the context of existing buildings and will result in an acceptable scale of development and an improved architectural expression.
36. The slope of Dunblane Street, down from Missenden Road, reduces the perceived building bulk and scale and any potential overshadowing on adjacent properties. The location of the tower at the rear will respect and respond to the existing two-storey Alfred Hotel. A tall and slender seven storey building improves the streetscape by shielding a blank concrete wall with a building that will be required to show a high standard of architectural expression via a design excellence process. The maximum building envelope can only be achieved if the additional floor space is awarded. If the design excellence bonus is not granted, the building will have one storey less, lowering the building to the height of the adjoining building. The proposal is consistent with the Statement of Significance in the City's heritage inventory sheet for the item stating *"any additions and alterations should be confined to the rear in areas of less significance"*.
37. The Planning Proposal provides an incentive to redevelop and deliver a strategic use (serviced apartments) as well as improved sustainability and heritage outcomes. The precedent in this Planning Proposal shows that working within heritage and broader planning constraints a redevelopment can provide numerous outcomes identified in the NSW Government and Council strategic documents.

Zoning

38. The submission from an adjoining landowner notes serviced apartments currently exist within the B1 zone along Missenden Road.

Response

39. "Tourist and Visitor Accommodation" including 'serviced apartments' are prohibited in the B1 Neighbourhood Centre zone. This section of Missenden Road was zoned B1 in the LEP to reflect the strategic direction of the draft Sydney City Subregional Strategy which identified the area as the 'Camperdown Small Village'. Existing serviced apartments operate under existing use rights serviced apartments are not permitted in the zone unless they are added as an additional permissible use for an identified site under Schedule 1 of the Sydney LEP 2012.

Height Map

40. The proponent is concerned that the draft LEP height map does not include the area of balcony projections. If this area is not provided for with the 27m building height limit, any future development applications would need to rely on Clause 4.6 variation to the building height development. The proponent requests that a 27 metre building height apply to the whole site and proposed DCP can restrict the tower element to the rear.

Response

41. The application of a 27 metre building height to the whole site is not supported in order to protect the heritage significance of the hotel.
42. The attached DCP identifying an articulation zone above the hotel roof line where balconies can be located. This diagram is supported by a control which states that 'balconies may be introduced to levels 2-6 on the eastern elevation of the proposed tower'. These controls provide sufficient guidance and certainty for balconies that may overhang the existing hotel.

Sustainability

43. The inclusion of solar panels, green roof and walls and commitment to BASIX requirements has no bearing on the impact of the proposed tower on surrounding streetscape and have been used as a bargaining chip.

Response

44. The site presents an opportunity to facilitate development that provides visitor accommodation, a strategic land use, conserves heritage and improves the urban form.
45. The landowner has offered to enter into a voluntary Planning Agreement to secure the serviced apartment use, heritage conservation works, the installation of solar panels, green roof and walls and a commitment to BASIX requirements that apply to residential apartments (serviced apartments are not required to meet BASIX requirements). The proposed changes to the planning controls are justified on planning merit regardless of the public benefit offer.

Development Control Plan

46. The proponent recommends the draft DCP is amended to clarify which controls are relevant to the existing hotel or the new building. This change is supported. The proponent also recommends additional provisions relating to the built form and heritage.

Response

47. The introduction of additional provisions is supported as they will ensure the DCP meets the requirements of the LEP in relation to the site specific DCPs. Clause 7.20 of the LEP requires a DCP to be prepared for development over 25m and sets the matters to be addressed in the DCP. The new provisions address those matters including views, environmental impacts, sustainability, access and the public domain.
48. The proponent also requests the relevant provision and diagram is amended to increase balcony depths from 1.25 metres to 2 metres. This is supported as it is consistent with the requirements of SEPP 65 and the Apartment Design Guideline for 1 bedroom apartments and will not have any greater visual impact.

Design Excellence

49. The proponent requests provisions setting out a design excellence strategy are inserted into the DCP. This will enable the proponent to undertake a competitive design process without the need for a Stage 1 DA approval.

Response

50. The introduction of a design excellence strategy in the site specific DCP is supported and the provisions are in accordance with Section 1.2 Design Excellence Strategy of the City of Sydney's Competitive Design Policy.

Exhibition Process

51. There is little point in exhibiting the proposed controls as Council has already recommended approval.

Response

52. In June 2015, Council and the CSPC only approved the planning proposal for public exhibition. They did not approve the final planning controls or the making of the plan. The planning proposal, draft DCP and VPA have been prepared and exhibited in accordance with the legislation. All issues raised during the public exhibition period are addressed in this report.

KEY IMPLICATIONS

Strategic Alignment - Sustainable Sydney 2030 Vision

53. *Sustainable Sydney 2030* is a vision for the sustainable development of the City to 2030 and beyond. It includes 10 strategic directions to guide the future of the City, as well as 10 targets against which to measure progress. This report is aligned with the following SS2030 strategic directions and objectives:
- (a) Direction 1 - A Globally Competitive and Innovative City – This direction seeks to support the City's key economic sectors, including tourism. The planning proposal will allow a small increase in supply in an area, the use supports and complements the Broadway and Camperdown Health and Education Precinct identified in the NSW Government's *A Plan for Growing Sydney*. The Planning Proposal is consistent with Objective 1.6 to enhance tourism infrastructure, assets and branding of the City.
 - (b) Direction 2 provides a road map for the City to become A Leading Environmental Performer - development of this site, as permitted by this Planning Proposal, will deliver a building with significantly better environmental performance.
 - (c) Direction 6 - Vibrant Local Communities and Economies – The planning proposal will support the diverse range of land uses and economic activity in this important Health and Education hub. Visitors to the area will support the range of businesses in the existing neighbourhood centre. The establishment of serviced apartments will support the diverse range of land uses and economic activity in a major education and health hub.

- (d) Direction 9 - Sustainable Development, Renewal and Design - The planning proposal responds to objective 9.3 for the City to be recognised for design excellence. The proposed height of the seven storey tower (25m) triggers the need for a competitive design process to be undertaken. A slender seven storey building in this location improves the streetscape by filling a gap and shielding a blank concrete wall and external stairwell with a building that will undergo design excellence to achieve a high quality architectural outcome.

Environmental

54. Under the voluntary Planning Agreement terms, the landowner will be required to meet BASIX requirements that apply to residential apartments, install approximately five to six solar panels to supply energy to common areas of the tower building and provide a non-trafficable green roof and walls to the top roof plant.

RELEVANT LEGISLATION

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

CRITICAL DATES / TIME FRAMES

56. The Gateway Determination set the completion date for the Planning Proposal as 31 May 2016.

GRAHAM JAHN, AM

Director City Planning, Development and Transport

(Marie Ierufi, Planner)