

RELEVANT INFORMATION FOR THE CENTRAL SYDNEY PLANNING COMMITTEE

FILE: X001126 **DATE:** 20 July 2016
TO: Members of the Central Sydney Planning Committee
FROM: Graham Jahn, Director City Planning, Development and Transport
SUBJECT: Information Relevant To Item 6 - Post Exhibition - 45 Murray Street
Pymont - Planning Proposal and Sydney Development Control Plan 2012
Amendment - At Central Sydney Planning Committee - 21 July 2016

That the Central Sydney Planning Committee note the information contained in this memo.

Purpose

To inform the Central Sydney Planning Committee about issues raised in a submission received after the close of the public exhibition period for the Planning Proposal: Sydney Local Environmental Plan 2012 – 45 Murray Street, Pymont ('the Planning Proposal') and Draft Sydney Development Control Plan 2012 – 45 Murray Street, Pymont Amendment ('the draft DCP amendment').

Background

The Planning Proposal and draft DCP amendment were publicly exhibited from 10 May until 8 June 2016. Five submissions were received during the exhibition period.

A submission was received from Pymont Action, a local resident group, on 4 July 2016, after the close of the public exhibition period and drafting of the subject report. This memo addresses the issues raised in that submission.

Issues and consideration

Pymont Action does not support the proposed hotel use citing the number of hotels already located in the area and traffic and parking impacts. Other submitters raised these issues and the City's response is outlined in the report to the Central Sydney Planning Committee.

Hotel use is a permissible land use in the site's B4 Mixed Use zone. Additionally, the City's Visitor Accommodation Action Plan targets increased hotel development and the site is located close to public transport and tourism attractions.

Any future development application for a hotel will need to comply with traffic and parking provisions in Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012. Provisions relate to transport impact studies, green travel plans, transport access guides, car parking spaces, service vehicles and bus parking. The City can also condition a consent to ensure traffic and parking impacts are managed.

Overall, no changes are recommended to the Planning Proposal or draft DCP amendment in response to the issues raised in Pymont Action's submission.

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Attachments Nil

Approved

A handwritten signature in black ink, appearing to read 'G Jahn', is centered within a white rectangular box.

**Graham Jahn, Director City Planning,
Development and Transport**