

RELEVANT INFORMATION FOR COUNCIL

FILE: D/2015/1888 **DATE:** 24 June 2016
TO: Lord Mayor and Councillors
FROM: Graham Jahn, Director City Planning, Development and Transport
SUBJECT: Information Relevant To Item 9.12 - Development Application: 87
Parramatta Road Camperdown - At Council - 27 June 2016

That the Lord Mayor and Councillors note the information contained in this memo.

Background

At the meeting of the Planning and Development Committee on 21 June 2016, further information was sought to describe the development controls for the locality and the desired future character, together with the options available to landowners who wish to redevelop their land consistent with the planning controls.

The figure below identifies an area surrounding the subject site that permits a building height of 22 metres (6 storeys) and a floor space ratio of 3:1. The boundaries of the subject DA site has been identified by a solid red line.



The properties located within the marked area above are not within a Heritage Conservation Area, nor listed as Heritage Items within the Sydney Local Environmental Plan 2012. The demolition of the buildings within this marked area are not prohibited under Council's planning controls.

The Camperdown Locality Statement as prescribed in clause 2.3.4 of the Sydney Development Control Plan 2012 states the following: '*Camperdown is to continue its transformation from industrial uses to a vibrant high density mixed use neighbourhood*'. The proposed development is consistent with the desired future character of the area.

The site is also located within an Urban Renewal Corridor identified under the State Government's *Plan for a Growing Sydney* and forms part of the *Draft Parramatta Road Urban Transformation Strategy*, which aims at providing 40,000 new dwellings along Parramatta Road over the next 30 years.

The scale of development proposed by the subject application is consistent with the emerging character of the area. More development of this scale is expected to occur along Parramatta Road once the State Government's vision under the *Plan for a Growing Sydney* comes to fruition.

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Approved



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