

RELEVANT INFORMATION FOR COUNCIL

FILE: S064204 **DATE:** 22 July 2016
TO: Lord Mayor and Councillors
FROM: Graham Jahn, Director City Planning, Development and Transport
SUBJECT: Information Relevant To Item 9.4 - the Central Sydney Planning Strategy - Planning Proposal to Amend Sydney Local Environmental Plan 2012 - Amendments to Sydney Development Control Plan 2012 - At Council - 25 July 2016

Alternative Recommendation

It is resolved that:

- (A) Council endorse the **draft** Central Sydney Planning Strategy, shown at Attachment A to the subject report, **for public exhibition**;
- (B) authority be delegated to the Chief Executive Officer to prepare a draft *Guideline to Preparing Site-Specific Planning Proposal Requests in Central Sydney* document in accordance with the following principles to:
 - (i) provide opportunities for strategic floor space on appropriate sites that serve the workforce, visitors and wider community;
 - (ii) provide opportunities on Strategic Opportunity Sites for additional height where significant public benefit can be demonstrated;
 - (iii) ensure planning proposals align with the aims, objectives and actions of the **draft** Central Sydney Planning Strategy and have planning and architectural merit;
 - (iv) ensure that planning proposals commit to achieving sustainable development above minimum requirements;
 - (v) provide for an intensity of development that is commensurate with the capacity of existing and planned infrastructure, particularly public transport, open space and pedestrian infrastructure;
 - (vi) describe the City's priorities for public infrastructure needed to support growth;
 - (vii) provide a transparent and consistent approach to the evaluation of planning proposals in Central Sydney; and
 - (viii) describe the process for preparing site-specific planning proposals, including required supporting documentation, and the decision making process;
- (C) Council endorse the nine aims in Section 1 of the **draft** Central Sydney Planning Strategy as matters to be addressed in any Planning Proposal for a site in Central Sydney which seeks to amend Sydney Local Environmental Plan 2012;

- (D) Council approve the Planning Proposal: Central Sydney, shown at Attachment B to the subject report, for submission to the Greater Sydney Commission with a request for a Gateway determination;
- (E) Council approve the Planning Proposal: Central Sydney, shown at Attachment B, for public authority consultation and public exhibition in accordance with any conditions imposed under the Gateway determination;
- (F) Council seek authority from the Greater Sydney Commission to exercise delegation of the Greater Sydney Commission of all the functions under section 59 of the Environmental Planning and Assessment Act 1979 to make the local environmental plan to put into effect Planning Proposal: Central Sydney amendments to Sydney Local Environmental Plan 2012;
- (G) Council approve for public exhibition the amendments to Sydney Development Control Plan 2012, shown at Attachment C to the subject report, concurrently with the Planning Proposal: Central Sydney;
- (H) Council note that the **draft** Central Sydney Planning Strategy, shown at Attachment A, will be made available for public comment concurrently with the public exhibition of Planning Proposal: Central Sydney and amendments to Sydney Development Control Plan 2012;
- (I) authority be delegated to the Chief Executive Officer to make any minor changes, and any changes required by the Greater Sydney Commission to the Planning Proposal: Central Sydney, or Sydney Development Control Plan 2012 following receipt of the Gateway Determination prior to the exhibition;
- (J) authority be delegated to the Chief Executive Officer to exhibit a draft Guideline to Preparing Site-Specific Planning Proposal Requests in Central Sydney document at the same time as the Planning Proposal: Central Sydney;
- (K) Council approve the Draft Central Sydney Affordable Housing Program, shown at Attachment D to the subject report, for public exhibition with Planning Proposal: Central Sydney;
- (L) authority be delegated to the Chief Executive Officer to make minor changes to the Draft Central Sydney Affordable Housing Program, shown at Attachment D, prior to public exhibition; and
- (M) authority be delegated to the Chief Executive Officer to write to the Secretary of the Department of Planning and Environment requesting the Department of Planning and Environment and the City work together to:
 - (i) prepare a new section 117 Direction from the Minister for Planning limiting any new additional floor space in Central Sydney to employment generating floor space;
 - (ii) streamline the Gateway process for planning proposals consistent with the **draft** Central Sydney Planning Strategy and Guideline;
 - (iii) monitor the ongoing net growth of employment floor space in conjunction with the Central Sydney Planning Committee;
 - (iv) expand the application of the Central Sydney provisions of the Sydney Local Environmental Plan 2012 to The Rocks, Central Station, Darling Harbour and Central Park;

- (v) revise State-Significant cost thresholds for the City of Sydney; and
- (vi) investigate how changes in strata or ownership models can enable the renewal of buildings as they approach the end of their economic life.

Purpose

The intent of the proposed amendments to the recommendation is to ensure that it is clear that the Council is being asked to endorse Central Sydney Planning Strategy at Attachment A as a draft document and that the draft will be made available for public comment concurrently with the statutory public exhibition of the Planning Proposal: Central Sydney.

Background

The following information provides an outline of the forthcoming plan making steps following discussion at Committee.

- If endorsed by Council and the Central Sydney Planning Committee (CSPC), the City will submit Planning Proposal: Central Sydney to the Greater Sydney Commission with a request for a Gateway determination. The Gateway determination may take up to 6 weeks.
- When received the Determination will provide direction on the minimum consultation period and government agencies to be consulted.
- The Environmental Planning and Assessment Act 1979 requires a Gateway Determination by the Greater Sydney Commission before Council can exhibit a planning proposal.
- Following Council and CSPC endorsement and the Gateway Determination, the package of documents are recognised as draft documents. The package includes:
 - (a) the draft Central Sydney Planning Strategy;
 - (b) draft Planning Proposal: Central Sydney;
 - (c) amendments to Sydney Development Control Plan 2012 – draft Central Sydney Planning Strategy amendment;
 - (d) draft Central Sydney Affordable Housing Program; and
 - (e) draft Guideline to Preparing Site-Specific Planning Proposal Requests.
- Following endorsement, City Staff will commence consultation with Federal Airport authorities and progress the increased height strategies. Other stakeholder consultation, including industry representatives, planning practitioners and relevant community interest groups, may also progress. This consultation will be done in the short term, prior to the statutory public exhibition period.
- Expanded consultation, as described above, has not occurred at this date, due to the nature of the planning proposal and the draft Strategy and their potential to lead to speculation.
- Outcomes of the consultation and public exhibition will be reported back to Council and the CSPC in the new year and, subject to consideration of submissions and appropriate amendments, the package of documents will be recommended for approval.

Prepared by: Tim Wise, Senior Specialist Planner

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Approved

A handwritten signature in black ink, appearing to read 'GJahn', is written over a vertical line.

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