

RELEVANT INFORMATION FOR COUNCIL

FILE: S114564 **DATE:** 21 October 2016
TO: Lord Mayor and Councillors
FROM: Louise Kerr, Acting Director City Planning, Development and Transport
SUBJECT: Information Relevant To Item 9.2 – Post Exhibition – 12-40 Rosebery Avenue and 108 Dalmeny Avenue Rosebery – Planning Proposal and Draft Amendment to Sydney Development Control Plan 2012 - At Council - 24 October 2016

Alternative Recommendation

It is resolved that:

- (A) Council note the matters raised in response to the public exhibition and public authority consultation of *Planning Proposal: 12-40 Rosebery Avenue and 108 Dalmeny Avenue, Rosebery* and draft *Sydney Development Control Plan 2012 – 12-40 Rosebery Avenue and 108 Dalmeny Avenue, Rosebery Amendment*, as shown at Attachment E to the subject report;
- (B) Council approve *Planning Proposal: 12-40 Rosebery Avenue and 108 Dalmeny Avenue, Rosebery*, as shown at Attachment A to the subject report, to be made as a local environmental plan under section 59 of the *Environmental Planning and Assessment Act 1979*;
- (C) Council approve draft *Development Control Plan 2012 – 12-40 Rosebery Avenue and 108 Dalmeny Avenue, Rosebery Amendment*, as shown at Attachment B to the subject report, **subject to the following revisions**, noting that the approved development control plan will come into effect on the date of publication of the subject local environmental plan; ~~and~~
 - (i) **change the 6 metre wide easement for public access on the northern boundary of the subject site to 12 metre wide public domain dedication for a street. Add a provision noting that the design and access arrangements of the street are subject to approval by the relevant roads authority and that, should approval not be granted, the land will be used for a pedestrian through site link;**
 - (ii) **increase the public domain dedication for a street on the southern boundary of the site from 7 metres to 12 metres; and**
 - (iii) **amend setbacks and building footprints on the subject site and adjacent sites, as required, to accommodate the additional public domain dedication, noting that this will not require any amendment to maximum building heights or floor space; and**

- (D) authority be delegated to the Chief Executive Officer to amend the planning proposal and development control plan to correct any minor errors or omissions **and reflect the revisions described in clause (C)**.

Purpose

To address concerns relating to the layout and design of the public domain raised by the Planning and Development Committee at its meeting on 10 October 2016.

Background

At its meeting on 10 October 2016, Council's Planning and Development Committee considered the officer's recommendation that Council approve draft *Sydney Development Control Plan 2012 – 12-40 Rosebery Avenue and 108 Dalmeny Avenue, Rosebery Amendment* (the draft DCP amendment).

At the meeting, the Committee requested further analysis of the public domain layout to achieve better east-west connectivity across the subject sites. The Committee requested consideration be given to greater land dedication for streets and landscaped setbacks.

Staff have undertaken further analysis and determined that the street on the southern boundary of the site can be widened from 7 metres to 12 metres and the easement for public access on the northern boundary of the site can be widened from 6 metres to 12 metres and dedicated. The intended purpose of this dedication for a street is subject to approval by the relevant roads authority at the time of development of the sites.

The Alternative Recommendation reflects this analysis and delegates authority to the CEO to revise the draft DCP amendment accordingly.

At its meeting on 13 October 2016, the Central Sydney Planning Committee (CSPC) approved the Planning Proposal and noted the recommendation to Council's Planning and Development Committee on 10 October 2016 that Council approve the draft DCP amendment. The Committee's request to revise the draft DCP amendment was brought to the attention of the CSPC by way of a 'Relevant To' memo.

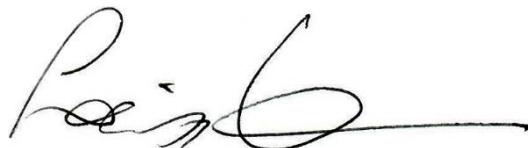
Prepared by: Tim Aldham, Specialist Planner

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Attachments

Attachment A Plan showing areas for public domain dedication

Approved



**Louise Kerr, Acting Director City Planning,
Development and Transport**

ATTACHMENT A

**PLAN SHOWING AREAS FOR
PUBLIC DOMAIN DEDICATION**

