

Relevant Information for Central Sydney Planning Committee

FILE: D/2020/45 **DATE:** 22 July 2021

TO: The Central Sydney Planning Committee

FROM: Graham Jahn AM, Director City Planning, Development and Transport

SUBJECT: Information Relevant To Item 5 – Development Application: 207-229 Young Street, 881-885 and 887-893 Bourke Street, Waterloo – D/2020/45

Alternative Recommendation

It is resolved that:

- (A) authority be delegated to the Chief Executive Officer to determine Development Application No. D/2020/45, following the conclusion of the public exhibition of the draft Voluntary Planning Agreement and considering any public submissions received in response;
- (B) authority be delegated to the Chief Executive Officer to determine whether the Design Excellence Strategy for 881-887 Bourke Street and 207-231 Young Street, Waterloo prepared by Ethos Urban on behalf of Jeffman Pty Ltd and Red Breast Pty Ltd and dated 19 April 2021, as shown in Attachment F to the subject report, ought to be approved pursuant to Section 3.3.1 of the Sydney Development Control Plan 2012 and Section 1.2 of the Competitive Design Policy;
- (C) if the Chief Executive Officer determines to approve the application, consideration be given, pursuant to Section 4.16(3) of the Environmental Planning and Assessment Act 1979, to granting a deferred commencement consent to Development Application No. D/2020/45, subject to the conditions detailed in Attachment A to the subject report to the Central Sydney Planning Committee on 22 July 2021, subject to the following amendments (additions shown in ***bold italics***, deletions shown in ~~strikethrough~~):

(92) LANDSCAPE STRATEGY

- (a) Prior to the commencement of a competitive design process for a development parcel or parcels, a high-level landscape strategy is to be submitted to and approved by Council's Area Planning Manager / Coordinator for the relevant development parcel or parcels.

- (b) The landscape strategy should incorporate the following:
- (i) a drawing of the development parcel, in plan. The drawing must:
 - a. illustrate the envelope footprint, as approved by this consent;
 - b. illustrate and note the dimensions of any deep soil zone contained within the development parcel, as approved by this consent;
 - c. illustrate and note the dimensions of any building, landscape and public domain **setbacks** (i.e. footpath widenings on Bourke Street) ~~setbacks~~;
 - d. illustrate the location and tree number (as per the report approved in accordance with the **ABORICULTURAL IMPACT ASSESSMENT REPORT** ~~[TREE MANAGEMENT CONDITION]~~ condition of this consent) of trees to be retained or removed in accordance with *the TREES APPROVED FOR REMOVAL and TREES THAT MUST BE RETAINED* ~~[TREE MANAGEMENT]~~ conditions of this consent;
 - (iii) note that tree canopy cover is to be provided to 15% of the area of the development parcel (in accordance with provision 3.5.2 of the Sydney DCP 2012) and identify opportunities for any additional tree plantings required to achieve this target;
 - (iv) images of the desired character of landscaped areas identified in the landscape strategy;
- (c) The landscape strategy as approved in accordance with (a) above is to be appended to any competitive design process brief for the relevant development parcel.

Background

Upon further review of the recommended conditions a minor error in condition (92) LANDSCAPE STRATEGY was identified.

The alternative recommendation detailed above includes corrections to condition (92) LANDSCAPE STRATEGY to cross-reference the relevant consent conditions contained elsewhere in Attachment A.

Prepared by: Ben Chamie, Area Planning Coordinator

Approved

A handwritten signature in black ink, appearing to read 'GJAM', positioned to the right of the 'Approved' text.

GRAHAM JAHN AM

Director City Planning, Development and
Transport