

## Relevant Information for Council

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**FILE:** X020058 **DATE:** 14 September 2018

**TO:** Lord Mayor and Councillors

**FROM:** Amit Chanan, Director City Projects and Property

**THROUGH:** Kim Woodbury, Acting Chief Executive Officer

**SUBJECT:** Information Relevant To Item 6.10 – Property Disposal – Surplus Land 19-21 Lachlan Street, Waterloo

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### For Noting

This memo is for the information of the Lord Mayor and Councillors.

### Purpose

This memo clarifies the history and planning regarding the consolidation of the residual land (proposed to be sold by Council) with the adjoining private site for development.

### Background

The renewal of what is known as the Lachlan Estate and the creation of Gadigal Avenue as an important north south connector was led by the City of Sydney Strategic Planning unit. A section of Gadigal Avenue approaching Lachlan Street is built on Council owned land that was acquired for this purpose (as shown in the below plan).

As required by the Development Control Plan 2012 (DCP 2012), the residual land was to be sold to the adjoining development to create a street frontage on Gadigal Avenue for a consolidated development.

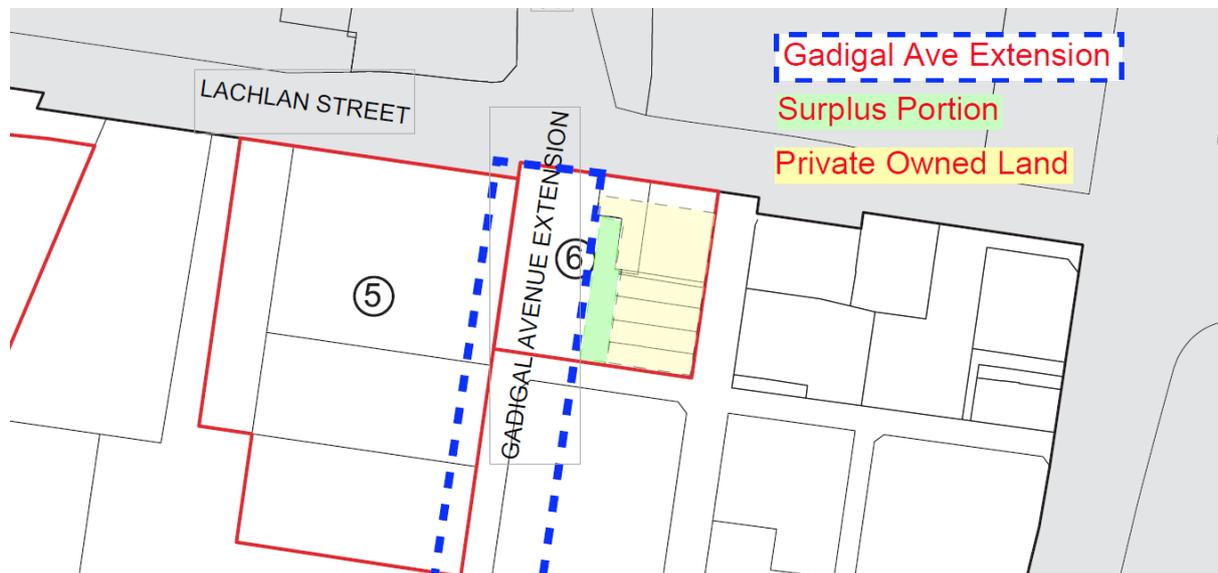
## Development of the Residual Lot

The City's remnant portion of land is 297.1sqm (7.74m width and 43.9m length).

In previous discussions with City Planning, it was determined that the site has limited development potential in isolation.

It is unlikely that either the adjoining developer's site or the City's residual site could both be developed for residential purposes due to the separation requirements of State Environmental Planning Policy No. 65 and the Apartment Design Guide, which requires a separation of between 6-12 metres for the first four storeys of development and 9-18 metres for five to eight storeys.

As the City's residual portion is only seven metres wide, this would preclude an elevation with any openings facing east towards the developer's lot and significantly impede floor plans and layout of any residential development on the City's site.



## Memo from Amit Chanan, Director City Projects and Property

Prepared by: Nicholas Male-Perkins, Commercial Manager

Approved

**KIM WOODBURY, ACTING CHIEF  
EXECUTIVE OFFICER**