

Resolution of Central Sydney Planning Committee

10 December 2020

Item 4

Post Exhibition - Planning Proposal - Central Sydney 2020 - Draft Sydney Development Control Plan 2012 - Central Sydney - Draft Central Sydney Development Contributions Plan

Moved by the Chair (the Lord Mayor), seconded by Councillor Scully –

It is resolved that:

- (A) the Central Sydney Planning Committee note the matters raised in submissions to the public exhibition of Planning Proposal: Central Sydney 2020, Draft Development Control Plan: Central Sydney, Draft Central Sydney Development Contributions Plan 2020 and draft amendments to the Competitive Design Policy as shown at Attachment A to the subject report;
- (B) the Central Sydney Planning Committee note the recommendation to the Transport, Heritage and Planning Committee on 7 December 2020, that Council request the Minister for Planning and Public Spaces amend Clause 25K of the Environmental Planning and Assessment Regulation 2000 to allow for a contributions levy of up to three per cent to apply to new development;
- (C) the Central Sydney Planning Committee approve the Planning Proposal: Central Sydney 2020 as shown at Attachment B to the subject report, to be made as a local environmental plan under s3.36 of the Environmental Planning and Assessment Act 1979 subject to Clause 25K of the Environmental Planning and Assessment Regulation 2000 being amended as requested in clause (B), with the following amendment (additions shown in ***bold italics***):
 - (i) ***the residential and serviced apartment use bonus in the accommodation floor space provisions are reduced by 50 per cent after one year of, and 100 per cent after two years from the making of the local environmental plan, except for the City Core (Area 1) which is to be reduced by 100 per cent on the making of the local environmental plan;***

- (D) the Central Sydney Planning Committee note the recommendation to Council's Transport, Heritage and Planning Committee on 7 December 2020 that Council approve the Draft Development Control Plan: Central Sydney, shown at Attachment D to the subject report, noting that it will come into effect on the date of publication of the subject local environmental plan, in accordance with Clause 21 of the Environmental Planning and Assessment Regulation 2000;
- (E) the Central Sydney Planning Committee note the recommendation to Council's Transport, Heritage and Planning Committee on 7 December 2020 that Council approve the Draft Central Sydney Development Contributions Plan 2020 at Attachment E to the subject report, noting it will commence only following the amendment of Clause 25K of the Environmental Planning and Assessment Regulation 2000 and the making of the amendment to the local environmental plan;
- (F) the Central Sydney Planning Committee note the recommendation to Council's Transport, Heritage and Planning Committee on 7 December 2020 that Council approve the draft amendments to the Competitive Design Policy, as shown at Attachment F to the subject report, noting that it will come into effect on the date of publication of the subject local environmental plan;
- (G) the Central Sydney Planning Committee note the Guideline for Site Specific Planning Proposals in Central Sydney, as shown at Attachment G to the subject report, will be used guide the preparation of planning proposals in Central Sydney;
- (H) the Central Sydney Planning Committee note the recommendation to Council's Transport, Heritage and Planning Committee on 7 December 2020 that Council approve the draft Central Sydney Planning Strategy as shown at Attachment C to the subject report;
- (I) authority be delegated to the Chief Executive Officer to make minor amendments to the Planning Proposal: Central Sydney 2020, Draft Development Control Plan: Central Sydney, Draft Central Sydney Development Contributions Plan 2020, draft amendments to the Competitive Design Policy and draft Guideline for Site Specific Planning Proposals in Central Sydney, including to correct drafting errors; and
- (J) the Central Sydney Planning Committee request that Council investigate:
 - (i) the inclusion of additional non-residential uses in the uses that may be eligible for accommodation floor space including Public Administration building, Indoor recreation facilities, Registered clubs, Place of public worship and Local distribution premises;
 - (ii) additional floor space for employment uses in Tower Cluster Areas; and
 - (iii) incentives for the retention of existing buildings in development for the purposes of reducing waste and embodied energy; and
- (K) the Central Sydney Planning Committee request that Council carry out workshops with industry stakeholders on the Guideline for Site Specific Planning Proposals in Central Sydney, and Schedule 11 of the Development Control Plan.

Carried unanimously.

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