

Post Exhibition - Planning Proposal: 4-6 Bligh Street, Sydney - Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012 Amendment and Planning Agreement

File No: X011838

Summary

This planning proposal will allow redevelopment of the land at 4-6 Bligh Street, Sydney (the Site) for a new 205 metre mixed use commercial and hotel building. Located in the heart of the financial district, close to the future metro station, it will support the New South Wales economy by providing capacity for employment growth and investment in Central Sydney.

The proposal allows a total maximum FSR of 22:1 within an envelope supporting great streets, minimising public amenity impacts and achieving high sustainability ratings. Monetary contributions to affordable housing and infrastructure in Central Sydney are also made as part of the Planning Agreement.

The planning proposal, draft Development Control Plan (draft DCP) and Voluntary Planning Agreement were placed on public exhibition from 24 July 2018 to 20 August 2018. Five submissions were received, three submissions from an individual and on behalf of surrounding landowners, and two from government agencies.

Minor amendments are recommended to the draft DCP to address concerns raised during public exhibition.

This report details the outcomes of the recent public exhibition of the planning proposal, draft Development Control Plan (draft DCP), and Planning Agreement for the Site, and recommends Council and the Central Sydney Planning Committee (CSPC) approve the planning proposal, the draft DCP and notes that the City has entered into the Voluntary Planning Agreement.

Council is not authorised to exercise delegation to make the local environmental plan as the planning proposal is the result of a rezoning review. If approved by Council, the planning proposal will be forwarded to the Department of Planning and Environment with a request to draft and publish the local environmental plan.

Recommendation

It is resolved that:

- (A) Council note the matters raised in response to the public exhibition of Planning Proposal - 4-6 Bligh Street, Sydney, and the Draft Sydney Development Control Plan 2012 - 4-6 Bligh Street, Sydney, as shown in Attachment A to the subject report;
- (B) Council approve Planning Proposal - 4-6 Bligh Street, Sydney, as shown at Attachment B to the subject report, and request the relevant local plan making authority make as a local environmental plan under section 3.36 of the Environmental Planning and Assessment Act 1979;
- (C) Council approve Draft Sydney Development Control Plan 2012 - 4-6 Bligh Street, Sydney, as shown in Attachment C to the subject report, noting that the approved development control plan will come into effect on the date of publication of the subject local environmental plan;
- (D) authority be delegated to the Chief Executive Officer to make any minor amendments to the Planning Proposal - 4-6 Bligh Street, Sydney and Sydney Development Control Plan 2012 - 4-6 Bligh Street, Sydney to correct any minor errors or omissions prior to finalisation; and
- (E) Council note that the Planning Agreement, as shown at Attachment D to the subject report, has been executed on behalf of Council in accordance with Environmental Planning and Assessment Act 1979.

Attachments

- Attachment A.** Summary of Submissions
- Attachment B.** Planning Proposal - 4-6 Bligh Street, Sydney
- Attachment C.** Draft Sydney Development Control Plan 2012 - 4-6 Bligh Street, Sydney
- Attachment D.** Planning Agreement - 4-6 Bligh Street, Sydney

Background

1. In August 2017 Architectus, on behalf of site owner SC Capital Partners Group, provided preliminary information to the City for a potential planning proposal for 4-6 Bligh Street, Sydney, to increase the maximum Floor Space Ratio (FSR) to enable a hotel tower above an office podium. The information was generally in line with the City's proposed Central Sydney Planning Strategy adopted by Council and the Central Sydney Planning Committee (CSPC) in July 2016, however, yet to be supported for public exhibition by the Department of Planning and Environment.
2. The estimated value of the future hotel and office development, being over \$100 million, categorises it as State Significant Development under State Environmental Planning Policy (State and Regional Development) 2011. As such, Council and the CSPC would not be the consent authority for the future development application and Sydney Development Control Plan 2012 would not apply unless delegated, as was the case with 201 Elizabeth Street, Sydney.
3. In September 2017, the City responded to the potential planning proposal welcoming continued dialogue in line with the proposed Strategy; however, noting that an increase in FSR of this scale should not be considered until the NSW Government had issued a Gateway Determination for the Central Sydney planning proposal to enable public exhibition of the proposal and the proposed Strategy.
4. On 27 October 2017, a Rezoning Review request was lodged and referred to the Planning Assessment Commission. Independently, on the same day, taking into consideration the Department's opinion, the City advised it would consider a planning proposal request if lodged.
5. On 1 December 2017, the Commission reviewed the proposal and recommended it proceed to Gateway Determination because it has strategic and site specific merit.
6. On 11 January 2018, the Department issued a letter inviting Council to be the planning authority to prepare a planning proposal for Gateway Determination. Council accepted this role at its 19 February 2018 meeting.
7. On 2 February 2018, the proponent formally lodged a planning proposal request with the City including some refinements and clarifications to the building envelope, additional studies and updated letter of offer.
8. On 4 June 2018, the Department of Planning and Environment issued a conditional Gateway Determination requiring amendments to the planning proposal prior to exhibition which do not alter the proposal's intent.
9. In June 2018, Council and the CSPC resolved to request an amended gateway to revise the NABERS energy rating requirement for the hotel component to 4.5 stars from 5 stars.
10. On 14 July 2018, the Department of Planning and Environment issued an amended Gateway Determination reflecting the request.
11. The plan making functions of the Minister for Planning have not been delegated to the Council for this planning proposal. The Gateway Determination noted the proposal is the result of a rezoning review.

12. The planning proposal, draft Development Control Plan (draft DCP) and voluntary Planning Agreement were placed on public exhibition from 24 July to 20 August 2018.
13. On 3 August, a development application was lodged for the demolition of the existing commercial building and the excavation of the site to accommodate the future mixed use development.
14. On 6 August 2018, a request for the Secretary's environmental assessment requirements was lodged for a mixed use hotel, commercial and retail development for the site.

Site details

15. 4-6 Bligh Street, Sydney (the Site) comprises an 18 storey commercial office building known as “Bligh House”, on four lots, being Lot 1 DP 919932, Lot 1 and 2 DP 134866 and Lot A DP 184770, with a total area of 1,218 square metres.
16. The site is located within the northern part of Central Sydney in a block bounded by Bligh Street, Bent Street, Phillip Street and Hunter Street. It is in a highly accessible location, with access to train, bus and ferry services, including the new Sydney Metro station currently under construction at 55 Hunter Street within 100 metres. The site location and surrounding context are shown in Figure 1.

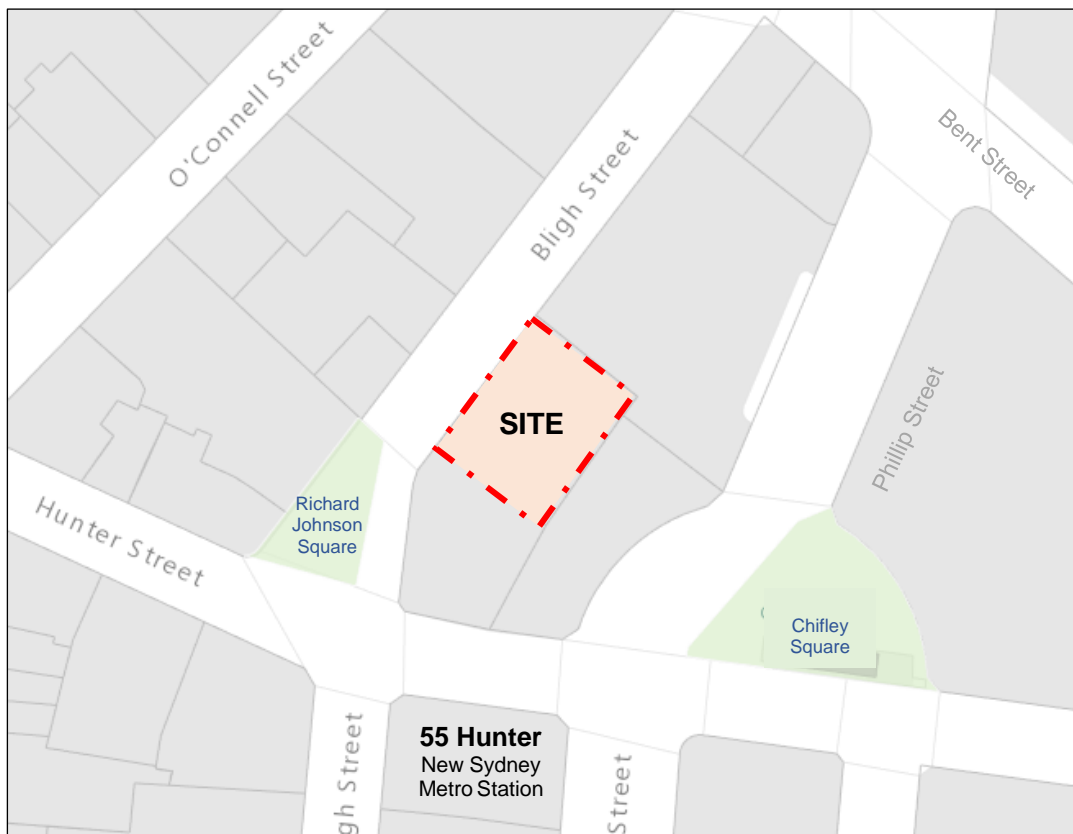


Figure 1: Location Plan

17. The site is surrounded by a number of State and local heritage listed buildings, including the Sofitel Sydney Wentworth Hotel to the north, the former “Qantas House” building to the east and the former “City Mutual Life Assurance” building to the south, as shown in Figure 2.

18. The maximum permissible height is 235 metres, and maximum floor space ratio is 8:1. Located within Area 1 on the floor space ratio map of SLEP 2012, this site is eligible for additional floor space of 6:1 for hotel or motel accommodation and 4.5:1 for office, business or retail premises. Further, the proposal is eligible for 10% bonus floor space or height if a competitive design process is carried out and design excellence demonstrated.
19. The existing building located on site was constructed in 1964 and is known as Bligh House. The building is a B grade commercial office building comprising approximately 16,500 square metres of retail (ground floor) and commercial floor space. It is 74 metres in height (20 storeys) and has basement level car parking, accessed via Bligh Street.

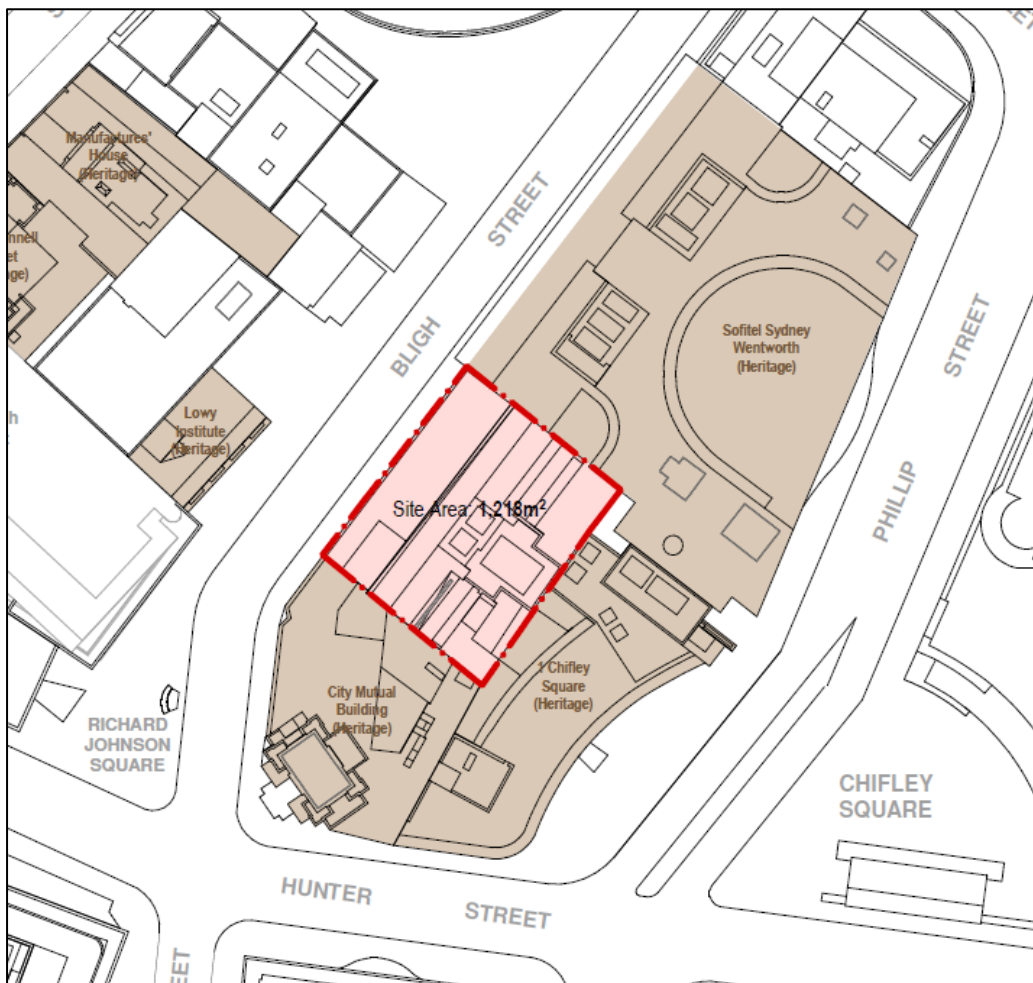


Figure 2: Surrounding heritage items

Planning Proposal - Amendments to SLEP 2012

20. The planning proposal request has a building envelope for a new 56 storey mixed use building with a total gross floor area of 26,793 square metres comprising:
 - (a) a 10 storey podium, including hotel and commercial lobbies, food and beverage facilities, and 8,135 square metres of commercial office floor space;
 - (b) a 37 storey tower of hotel (407 rooms);

- (c) four (4) levels at rooftop, including hotel club lounge, function space, restaurant bar and publicly accessible landscape terrace; and
 - (d) four basement levels, including 10 car parking spaces, gym, pool and end-of-trip facilities.
21. SLEP 2012 amendments will include:
- (a) Allowing additional FSR to achieve a maximum of 22:1, but only for uses other than residential and serviced apartments. This maximum FSR is inclusive of all other bonuses, for example, accommodation floor space, end-of-trip facilities and the like, as well as any floor space eligible to be awarded as a result of design excellence.
 - (b) Setting a maximum FSR of 21.2:1 above ground level, including all other bonuses, and any floor space eligible to be awarded as a result of design excellence.
 - (c) A maximum floor plate area of any floor above the podium limited to 600 square metres.
 - (d) A maximum height of 205m, however, within a specified distance from the boundaries, the maximum height control is 45m.
 - (e) Requiring:
 - (i) Provision of an end-of-journey facility.
 - (ii) A full architectural design competition for the development.
 - (iii) Meeting 5.5 star NABERS Energy rating for commercial, 4.5 stars for hotel and 4 star NABERS water score for commercial and hotel.
 - (f) Not allowing development standards within these site specific controls to be varied under Clause 4.6.

Planning Proposal – Amendments to SDCP 2012

22. Notwithstanding future development is likely to be State Significant, it is also proposed to amend Sydney Development Control Plan 2012 to establish detailed controls to guide development.
23. The draft DCP at Attachment B includes provisions relating to:
- (a) setback;
 - (b) heritage;
 - (c) managing wind impacts;
 - (d) parking and vehicular access;
 - (e) design excellence strategy; and
 - (f) sustainability.

24. The draft DCP will provide guidance on the development and the architectural design competition and allow timely development of the site. In the event that the detailed application is not delegated to the City of Sydney for assessment and determination, the jury composition should consist of five members and follow the draft Government Architect's Design Excellence Competition Guidelines.

Voluntary Planning Agreement

25. A Voluntary Planning Agreement (VPA) at Attachment D was prepared and exhibited concurrently with the planning proposal and draft DCP. The public benefits that will be delivered are:
 - (a) monetary contribution for affordable housing;
 - (b) monetary contribution for infrastructure; and
 - (c) achieving sustainability measures.
26. No issues were raised during the public consultation about the Planning Agreement. The Planning Agreement has been signed by both parties and was registered on title on 10 October 2018.

Key Implications

Outcomes of public exhibition and public authority consultation

27. Public authority consultation was carried out in accordance with the Gateway Determination. The Gateway required consultation with the Office of Environment and Heritage and Transport for NSW.
28. Five submissions were received. The Office of Environment and Heritage supported the scale and height of the proposal, and did not object to the proposal provided the heritage significance of Bligh House, Aboriginal Cultural Heritage, Archaeology, Green roof and building design were considered. Transport for NSW raised no significant issues but noted the site is within the Sydney metro corridor. Two letters were received on behalf of surrounding landowners and one letter of support from an individual.
29. Key issues raised are discussed below and in the submissions table at Attachment A.

Reduced tower setbacks

Submission

30. Two submissions object to the proposed tower setbacks stating they do not comply with the existing Sydney Development Control Plan (DCP) 2012 (SDCP2012) controls or proposed Central Sydney DCP amendments. The reduction in tower setback would affect light to 1 Chifley Square and 25 Bligh Street.

Response

31. Section 5.1.2 of SDCP2012 relates to setbacks, and defines a hotel as a commercial building. Above a height of 45 metres, windows and balconies of commercial buildings are to be set back at least 3 metres from side and rear property boundary. While the proposal does not comply with the building setbacks in the proposed Sydney DCP 2012 - Central Sydney amendment, the proposed DCP allows variation to side and rear setback if it provides equivalent or improved wind comfort, wind safety and daylight levels in adjacent public places. As part of the request, analysis of wind and daylight levels of the proposed envelope demonstrates acceptable wind and daylight impacts on the public domain.
32. 4-6 Bligh Street is immediately west of 1 Chifley Square. The light well to the rear of 1 Chifley Square is a design feature of the heritage listed building and is of significance. DCP provisions have been clarified to ensure new development adjacent to heritage items respect and reinforce the significance of the items, including any significant light well areas. The extent of the light impact of the proposed envelope on 25 Bligh Street, known as Bligh Chambers is discussed below.

Podium setbacks

Submission

33. The reference design has a 4m setback from the south-eastern boundary. This is not reflected in the draft DCP.

Response

34. The proposal provides a building envelope within which articulation and heritage considerations can shape detail design, especially during the architectural design competition. The reference design is one example of how a proposed building on the site. As the light well to the rear of 1 Chifley Square is a design feature of the heritage listed building and is considered to be of considerable significance. DCP provisions have been clarified to ensure new development adjacent to heritage items respect and reinforce the significance of the items, including maintaining daylight to light well areas.

Excessive floor space ratio

Submission

35. The proposal should also adhere to a floor space ratio (FSR) of 14:1 excluding design excellence under the draft planning controls. These have been very recently reviewed. The proposed FSR of 22:1 creates a bulkier building with an increased footprint which unnecessarily reduces the useability and value of surrounding buildings.

Response

36. The existing controls allows a maximum FSR of 14:1 excluding any bonus floor space available as a result of design excellence. The proposed controls is for a maximum of 20:1 excluding any design excellence bonus, and 21.2:1 above ground. The FSR represents an increase in current controls but a reduction in maximum height. The development must be the result of an architectural design competition and exhibit design excellence. The maximum floor plate area above podium is to be 600 square metres, which is not considered large. The proposal to increase floor space capacity is consistent with the nine aims of the proposed Central Sydney Planning Strategy which allows development potential for this site and provides economic opportunities and growth for Central Sydney.

37. The extent of the view impact of the proposed envelope on 25 Bligh Street is discussed below.

View loss to 25 Bligh Street

Submission

38. The proposal will result in view loss towards the Domain, Rushcutters Bay and further to the eastern suburbs, exacerbated by non-compliance with the required building setbacks and proposed increase in FSR for 25 Bligh Street.
39. There is no contemplation of private view loss to private buildings, as a result of the reduced side setbacks. The proposed reference design should not be supported as, with a more skilful design approach, lower FSR and compliant setbacks, view sharing of a modest nature can be facilitated to protect the amenity enjoyed by 25 Bligh Street.
40. In the interest of preserving the view to the east, having regard to what is currently enjoyed from Bligh Chambers, request that the side setback be amended to a distance of 10 metres to the northern boundary and 8 metres to the southern boundary.

Response

41. 4-6 Bligh Street is immediately south east of 25 Bligh Street, known as Bligh Chambers. Bligh Chambers currently benefits from views to the Domain and beyond by heritage items and lower scaled buildings, allowing enjoyment of district views. The subject site at 4-6 Bligh Street is directly between Bligh Chambers and the Domain. It means that any major development of the site would impact current views, as shown in Figures 3 and 4.

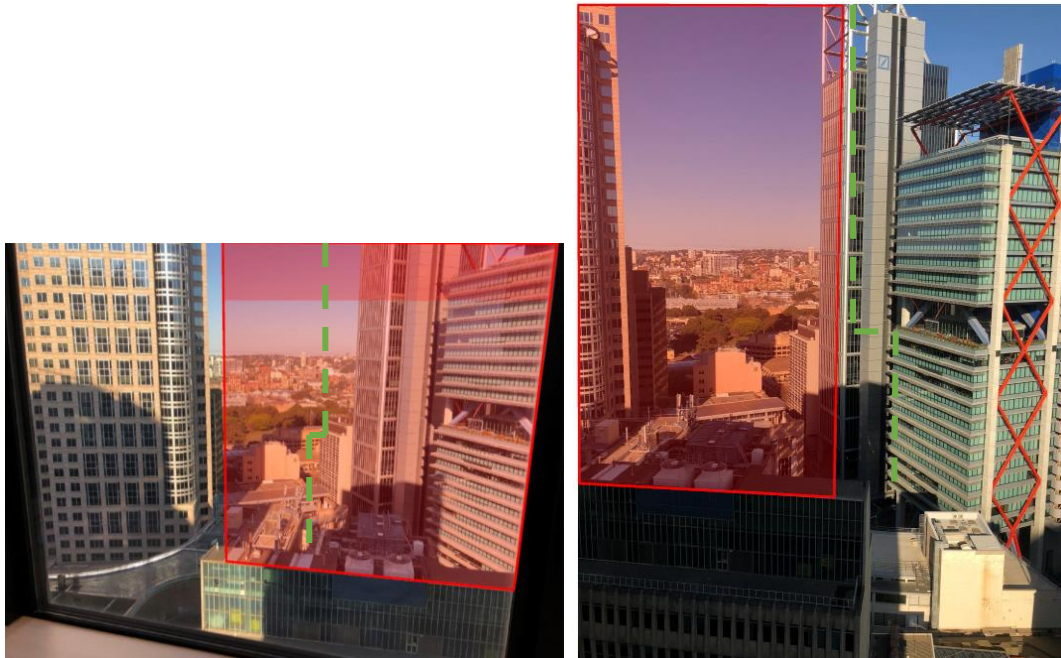


Figure 3: Photographs showing view from level 25 across the subject site from 25 Bligh Street. The proposed building envelope is shown in red, complying setback is shown dotted green.



Figure 4: Diagram showing views from 25 Bligh Street to the Domain and location of the site

42. Increased setbacks would provide a glimpse of the view currently enjoyed by 25 Bligh Street. The view loss is of a district view and does not include any iconic views or landmarks. The view is also not considered to be a whole view, as only a cross section of the Domain and surrounding suburbs are visible. The principles established under Tenacity Consulting vs Warringah Council also consider how reasonable it is to retain the view and the extent of the impact. Views from sitting positions and from living areas where people spend more time are considered more significant than from serviced areas. As Bligh Chambers is a commercial building, not directly fronting the Domain, allowing 4-6 Bligh Street to reach development potential and provide increase employment floor space in central Sydney, is reasonable.

Loss of natural light to 25 Bligh Street

Submission

43. The position of the proposed building form will likely result in almost complete loss of natural morning light to 25 Bligh Street given the extent of the proposed frontage to Bligh Street and limited setbacks. The eastern facade of 25 Bligh Street accounts for 75% of natural light and views to the existing offices, with less than half of the western facade of the building containing windows. The reference design will limit natural light to these offices by up to 75% as a starting position. To further reduce the available natural light to the eastern face of the building is of significant detriment to the amenity enjoyed by Bligh Chambers, particularly having regard to non-compliance with the setback requirements, which are representative of the current and future position of suitable development controls anticipated by the Council.
44. The lack of side setbacks proposed should not be supported due to the significant reduction of natural light enjoyed by Bligh Chambers. It is inconsistent with Clause 1.3(c) of the Environmental Planning and Assessment Act 1979 which requires the orderly and economic use and development of land. There is no contemplation of loss of natural light to private buildings, as a result of the reduced side setbacks.

Response

45. The orientation of Bligh Street results in sites with buildings that predominantly face east and west. 25 Bligh Street currently benefits from surrounding heritage items and lower scaled buildings that allow ambient light.
46. Analysis shows, due to the angle of the sun and the siting of the buildings, there will be no shadow cast upon 25 Bligh Street from the proposed building envelope during the winter solstice, see Figure 5.

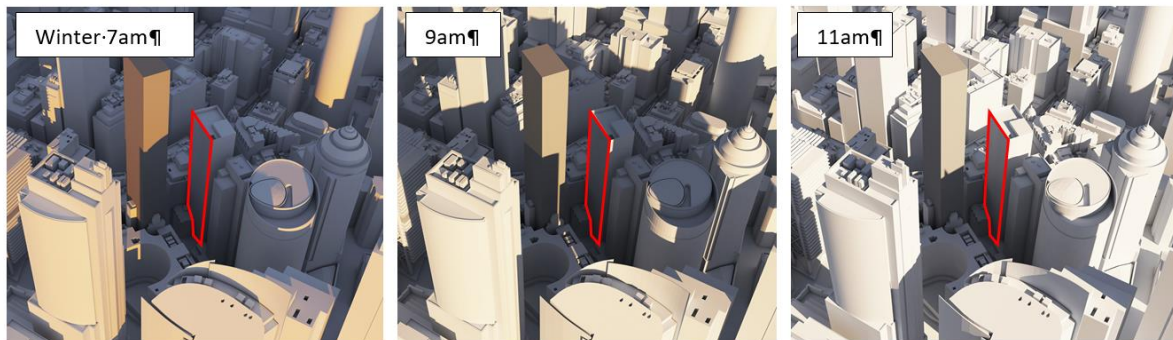


Figure 5: Shadow analysis of impact of proposed envelope on eastern façade of 25 Bligh Street in winter (shown outlined in red)

47. During the summer solstice, there will be some loss of direct sunlight at 7am, negligible loss at 9am and by 11am the proposed envelope had no impact on the eastern façade of 25 Bligh Street.

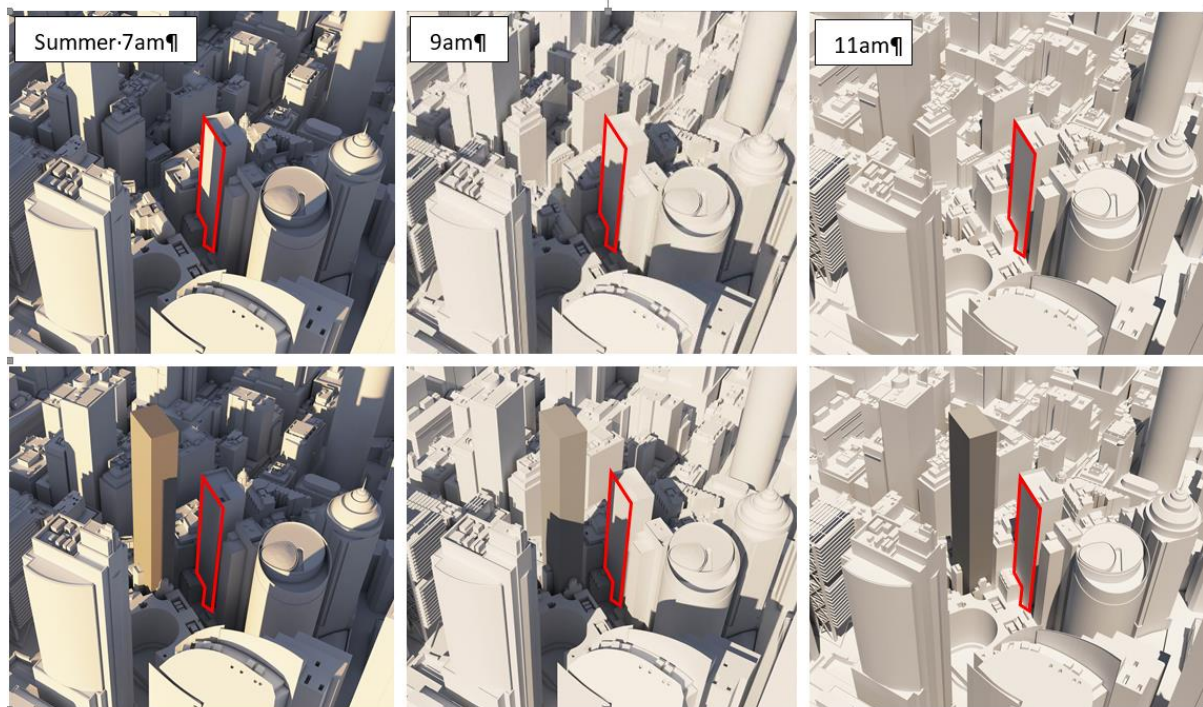


Figure 6: Shadow analysis of impact of proposed envelope on eastern façade of 25 Bligh Street in summer (shown outlined in red)

48. The slight reduction in direct sunlight to 25 Bligh Street as a result of the proposed envelope in the early morning at the summer solstice is acceptable. In Central Sydney's dynamic and dense development environment, certainty for the protection of private amenities such as sunlight and views cannot be guaranteed. The maintenance of sunlight access and private views to existing development should not unduly restrict the economic performance and economic growth of Central Sydney and therefore is consistent with the objects of the Environmental Planning and Assessment Act as it does promote the orderly and economic use and development of land.

Limit development potential of 25 Bligh Street

Submission

49. Bligh Chambers, 25 Bligh Street, benefits from future planning controls that would allow for a similar redevelopment outcome to be achieved. If such an outcome were to be pursued for residential purposes, the design and form of the current planning proposal would heavily restrict the ability for a redeveloped Bligh Chambers to achieve a residential population on this site. The planning proposal will result in a significant loss of natural light to Bligh Chambers and hinder development potential particularly under State Environmental Planning Policy (SEPP) 65 and the Apartment Design Guide.

Response

50. Bligh Chambers is one of many sites within central Sydney. In this dense urban environment certainty for the protection of private amenities such as sunlight and views cannot be guaranteed. Redevelopment opportunities are often dependent on the location and characteristics of a site. Residential development potential on the site would need to comply with SEPP 65 and the Apartment Design Guide, like any other sites within central Sydney seeking such a use. If like the subject site, Bligh Chambers sought to increase site potential through a planning proposal it will also need to be consistent with the proposed Strategy and amendments.

Changes to Planning Proposal and draft DCP

51. As a result of the public exhibition, the following changes are proposed in the draft DCP:
- (a) Setback - require rear podium setback to adjacent heritage items to respect the significant features of the item including maintaining daylight to light wells, particularly 1 Chifley Square;
 - (b) Heritage - require an Aboriginal Cultural Heritage and archaeological assessment, as recommended by the Office of Environment and Heritage;
 - (c) Sustainability - include green roof as part of the development and encourage cool roofs and green walls, as recommended by the Office of Environment and Heritage.
 - (d) Design excellence - the jury composition is to consist of five members in accordance with the Government Architect's Design Competition Guidelines should the detailed application not be delegated to the City of Sydney for assessment and determination.

Strategic Alignment - Greater Sydney Region Plan, Eastern City District Plan, Sustainable Sydney 2030, proposed Central Sydney Planning Strategy

52. The Greater Sydney Region Plan is the state government strategic document that outlines a vision for Greater Sydney over the next 40 years. The Plan outlines how Greater Sydney will manage growth and change and guide infrastructure delivery, and is to be implemented at a local level by District Plans.
53. It identifies key challenges facing Greater Sydney, which is forecast to grow from 4.7 million people to 8 million people by 2056. Greater Sydney must provide for an additional 817,000 jobs by 2036 and will need to provide 725,000 more homes over the next 20 years.
54. The planning proposal is consistent with the following relevant objectives and planning priorities of the draft Greater Sydney Region Plan:
 - (a) Objective 2: Infrastructure aligns with forecast growth – growth infrastructure compact.
 - (b) Objective 18: Harbour CBD is stronger and more competitive.
 - (c) Objective 22: Investment and business activities in centres.
 - (d) Objective 24: Economic sectors are targeted for success.
 - (e) Objectives 33, 34 and 35: A low carbon city contributes to net-zero emissions by 2050 and mitigates climate change.
55. The Eastern City District Plan sets the local planning context for the City of Sydney local government area. It provides a 20-year plan to manage growth and achieve the 40-year vision of the Greater Sydney Region Plan.
56. The planning proposal is consistent with the following relevant planning priorities and actions of the Eastern City District Plan:
 - (a) Planning Priority E7: Growing a stronger and more competitive Harbour CBD.
 - (b) Planning Priority E9: Growing international trade gateways.
 - (c) Planning Priority E11: Growing investment, business opportunities and jobs in strategic centres.
 - (d) Planning Priority E13 Supporting growth of targeted industry sectors.
 - (e) Planning Priority E19: Reducing carbon emissions and managing energy, water and waste efficiently.
57. This planning proposal supports the above key objectives and priorities as it will: provide for a high-quality office and hotel building in a highly accessible location; promote sustainable development; complement the new metro and proposed cycle network in Central Sydney; and provide for hotel accommodation.
58. Sustainable Sydney 2030 is a vision for the sustainable development of the City to 2030 and beyond. It includes 10 strategic directions to guide the future of the City, as well as 10 targets against which to measure progress. This proposal is aligned with the following strategic directions and objectives:

- (a) Direction 1 – A globally competitive and innovative city - The proposal will support a future high quality urban design outcome that will provide new employment opportunities. The investment into the site will help contribute to make Sydney attractive to global investors, including through ensuring a mixed use building is delivered on the site.
 - (b) Direction 2 – A leading environmental performer - The planning proposal will support a more ecologically sustainable development on the site, with a target to meet a NABERS energy rating of 5.5 stars for the commercial component and 4.5 stars for the hotel component of the development, and 4 star NABERS water score for commercial office and hotel.
 - (c) Direction 3 – Integrated transport for a connected city - The proposal will capitalise on its close proximity to existing heavy rail train stations, future light rail, and a significant number of high frequency bus and ferry routes. The site's proximity to a broad range of services will also further limit potential future trips by vehicle and encourage sustainable transport behaviour.
 - (d) Direction 5 – A lively and engaging city centre - The mix of uses on the site will continue and significantly improve the levels of activation in this part of the City.
 - (e) Direction 6 – Vibrant local communities and economies - The planning proposal facilitates development that will enhance the CBD and Harbour area by increasing business opportunities for workers, local residents, and tourists. This Planning Proposal will allow a significant investment into Central Sydney and provide for commercial floor space and hotel facilities.
 - (f) Direction 9 – Sustainable development, renewal and design - The planning proposal includes building envelope controls that are aimed at delivering design excellence. In addition, the proposal will support a future development that is expected to include a range of sustainable building features.
59. Council and the CSPC also endorsed the aims of the proposed Central Sydney Planning Strategy as matters to be addressed in any planning proposal for a site in Central Sydney that seeks to amend Sydney Local Environmental Plan 2012 (SLEP 2012).
60. The planning proposal is generally consistent with the aims of the proposed Strategy. It will enable the redevelopment as a hotel tower above an office podium to contribute to a resilient and diverse economy. Increasing floor space capacity for employment uses is an efficient use of land, as the site is well serviced by public transport and benefits from a lower scale context of adjoining heritage items, in which an appropriately designed tower could respectfully respond.
61. The development is required to undertake an architectural design competition and achieve sustainability ratings, and a building envelope supporting great streets with minimal amenity impacts. The proposal also contributes to some community and service infrastructure.
62. As this planning proposal request was submitted prior to the granting of a Gateway Determination in relation to the Central Sydney Planning Proposal and the exhibition process for the Central Sydney Planning Proposal, it is noted that it does not provide a precedent of the process and manner in which such planning proposals should proceed in the future.

Budget Implications

63. There are no budget implications for the planning proposal itself, however, the Planning Agreement will provide monetary contributions towards achieving the public benefit objectives under the City's affordable housing program and contribute to the construction of infrastructure in the City North Public Domain Plan. Contribution amounts are based on the applicable rate and floor space in the Planning Agreement.

Relevant Legislation

64. Environmental Planning and Assessment Act 1979.
65. Environmental Planning and Assessment Regulations 2000.

Critical Dates / Time Frames

66. The Gateway Determination requires that the amendment to Sydney LEP 2012 is completed by June 2019. The Greater Sydney Commission may take action under section 3.32(2)(d) of the Environmental Planning and Assessment Act 1979 if this timeframe is not met.
67. The Gateway Determination states that the Council is not authorised to exercise delegation to make the local environmental plan. If approved by Council, the planning proposal will be forwarded to the Department of Planning and Environment with a request to draft and publish the LEP.
68. If approved by Council, the amendment to Sydney DCP 2012 will come into effect on the same day as the amendment to Sydney LEP 2012.

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