

Public Exhibition – Planning Proposal – 4-22 Wentworth Avenue, Surry Hills - Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012 Amendment

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Summary

Sydney's tourism industry makes a significant contribution to the local and state economy. During the 2017/18 financial year, over 6 million international and domestic overnight visitors stayed in visitor accommodation located in the City of Sydney local government area. The availability of visitor accommodation in the City of Sydney is important to the success of the local, regional and national economies. Domestic and international overnight visitors stay in Sydney annually for a range of purposes including leisure, education and business travel.

Analysis by the City of Sydney in 2013 found that a sustainable supply of visitor accommodation is needed to support projected tourism growth. The City's Sustainable Sydney 2030 and Visitor Accommodation Action Plan (2015) aim to facilitate development of additional visitor accommodation. This planning proposal will provide for additional hotel accommodation supply in a highly central and accessible location.

When the Sydney Local Environmental Plan was adopted in 2012, Council and the Central Sydney Planning Committee noted consideration was being given to potential planning control changes for the subject site. In June 2018, the proponent requested site-specific amendments to Sydney Local Environmental Plan 2012 (Sydney LEP 2012) and Sydney Development Control Plan 2012 (Sydney DCP 2012) for five adjoining sites at 4-22 Wentworth Avenue, Surry Hills. The request sought to increase the height and floor space ratio for the primary use of hotel or motel accommodation only.

The site's location in close proximity to Central Sydney and public transport options, including Central Station, means it is well connected to employment hubs, many of Sydney's tourist attractions, and the City villages of Darlinghurst and Surry Hills. The site is well-suited to a variety of visitors, including those travelling for business, family and leisure.

The planning proposal, at Attachment A1-A4, encourages the delivery of new visitor accommodation by changing the height to enable the allowable floor space to be achieved plus a marginal floor space addition in a built form that retains and conserves the heritage listed group of commercial warehouses and meets appropriate overshadowing requirements.

The planning proposal seeks to amend the average existing floor space ratio (FSR) across the site from 5.22:1 to 5.6:1. This provides for a maximum FSR of 6.15:1 across the whole site if design excellence is awarded at development application stage. It further seeks to amend the maximum height control for the site from 22m at 4-6 Wentworth Avenue and 18m at 8-22 Wentworth Avenue, to 62.25m and 23.13m respectively. These increased development standards will only apply to hotel or motel accommodation uses, with ancillary uses at the ground floor. The proposed development standards are based on retaining the existing listed warehouse buildings, with an 8 to 10 storey tower above the previously modified taller building at the northern end of the site and a two storey rooftop podium addition across the lower-scale warehouse buildings to the south.

