

## Relevant Information for Central Sydney Planning Committee

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**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

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### 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

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Approved



**GRAHAM JAHN AM**

Director City Planning, Development and  
Transport