Attachment D

Resolutions of Central Sydney Planning Committee and Council

Resolution of Central Sydney Planning Committee

25 June 2020

Item 5

Public Exhibition - Planning Proposal - 600-660 Elizabeth Street, Redfern - Sydney Local Environmental Plan 2012 Amendment and Draft Design Guide

Moved by the Chair (the Lord Mayor), seconded by Councillor Thalis -

It is resolved that:

(A) the Central Sydney Planning Committee approve the Planning Proposal – 600-660 Elizabeth Street, Redfern, shown at Attachment A to the subject report, for submission to the Department of Planning, Industry and Environment with a request for a Gateway Determination, subject to the following amendments: (additions shown in ***bold italics,*** deletions shown in ~~strikethrough~~):

In the Planning Proposal –

Section 2.5 on page 18, amend the following text:

The revised reference scheme allocates 3,500 square metres of land on the corner of Elizabeth Street and Kettle Street for community facilities. Demolition of the existing PCYC on the site is not to commence until after ~~**the new PCYC has received a full occupation certificate or**~~ arrangements have been made for the community facilities to be secured ***on site or*** elsewhere in the locality.

Section 3 on page 19, amend the following text (along with associated relevant changes throughout the Planning Proposal):

Insert a site-specific local clause for community facilities, affordable ***and social*** housing, BASIX, and overshadowing. The proposed site-specific provision will facilitate:

a. A bonus FSR is available if land for community facilities is provided in the development or if arrangements are made by the land owner to provide community facilities elsewhere in the locality.

b. A bonus FSR is available if the development exceeds BASIX commitments for water and energy.

c. Any development must include at least 10% of total floor area, used for the purposes of residential development, being used for the purposes of affordable housing.

d1. Any development must include at least 30% of total floor area, used for the purposes of residential development, being used for the purposes as social housing premises.

d2. In this clause, social housing premises has the same meaning as in the Residential Tenancies Act 2010.

~~d.~~***e.*** Any development on the site must not overshadow Redfern Park and Oval between 9.00-15.00.

~~e.~~***f.*** The consent authority must not consent to development of the site unless it is satisfied the redevelopment has taken into consideration any guidelines adopted by the City of Sydney (Note– clause only required if Department does not confirm that the development will be assessed as local development).

(B) the Central Sydney Planning Committee approve the Planning Proposal – 600-660 Elizabeth Street, Redfern, shown at Attachment A to the subject report for public authority consultation and public exhibition in accordance with any conditions imposed under the Gateway Determination;

(C) the Central Sydney Planning Committee note the recommendation to Council's Transport, Heritage and Planning Committee on 22 June 2020 that Council seek authority from the Department of Planning, Industry and Environment to exercise the delegation of all functions under the relevant local plan making authority of all functions under Section 3.36 of the Environmental Planning and Assessment Act 1979 to make the local environmental plan to put into effect the Planning Proposal – 600-660 Elizabeth Street, Redfern;

(D) the Central Sydney Planning Committee note the recommendation to Council's Transport, Heritage and Planning Committee on 22 June 2020 that Council approve the draft Design Guide – 600-660 Elizabeth Street, Redfern shown at Attachment B to the subject report for public authority consultation and public exhibition together with the Planning Proposal, ***subject to the following amendments: (additions shown in bold italics, deletions shown in ~~strikethrough~~):***

In the draft Design Guide (or draft DCP) Section 2.1 Desired Future Character Statement on page 4, amend the following text:

Objective

The primary objective of the Guideline is to create development consistent with the following desired future character statement.

The future development has:

(a) substantial social and affordable housing occupying the land

(b) a ~~**3,500sqm**~~ ***PCYC or similar*** community facility on site, or has facilitated the delivery of a ~~**minimum 3500sqm**~~ ***PCYC or similar*** community facility in the locality

(c) very high levels of environmental performance…..[continues as per the draft]

(D) In the draft Design Guide (or draft DCP) Section 3.3 Uses and Flooding

Objectives

[as per draft]

Guidance

(1) A ~~**3500sqm**~~ ***PCYC or similar*** community facility is to be provided predominately located with Development Section 1A, as shown in blue in Figure 4: Community Facility Predominant Location with frontages to Elizabeth and Kettle Streets and ***may*** ~~**making**~~ ***make*** use of the pedestrian part of Kettle Street. Alternatively, the community facility may be provided on land not subject to the Guide. The consent authority ***or delegate must be satisfied that suitable arrangements have been made for the replacement of the PCYC or similar community facility on site or in the locality prior to approval for its demolition.*** ~~**not grant development consent until a site, development consent and funding are committed for the community facility that will replace the PCYC on site. Demolition of the existing PCYC on the site is not to commence until after the new PCYC has been built and received any occupation certificate**~~.

(2) The functional brief for the community facility must be ~~**agreed by**~~ ***developed with*** the City of Sydney in consultation with the PCYC.

(E) authority be delegated to the Chief Executive Officer to translate the draft Design Guide – 600-660 Elizabeth Street, Redfern shown at Attachment B to the subject report to a draft Development Control Plan and approve for public authority consultation and public exhibition together with the Planning Proposal (should future development application(s) for the site be delegated to the City); and

(F) authority be delegated to the Chief Executive Officer to make any minor variations to Planning Proposal – 600-660 Elizabeth Street, Redfern and the draft Design Guide (or site-specific Development Control Plan) – 600-660 Elizabeth Street, Redfern, to correct any drafting errors or to ensure it is consistent with the Planning Proposal following the Gateway Determination.

Carried unanimously.

X011236

29 June 2020

Item 9.4

Public Exhibition - Planning Proposal - 600-660 Elizabeth Street, Redfern - Sydney Local Environmental Plan 2012 Amendment and Draft Design Guide

Moved by Councillor Thalis, seconded by the Chair (the Lord Mayor) -

It is resolved that:

(A) Council approve the Planning Proposal – 600-660 Elizabeth Street, Redfern, shown at Attachment A to the subject report, for submission to the Department of Planning, Industry and Environment with a request for a Gateway Determination, subject to the following amendments: (additions shown in ***bold italics,*** deletions shown in ~~***strikethrough***~~):

In the Planning Proposal –

Section 2.5 on page 18, amend the following text:

The revised reference scheme allocates 3,500 square metres of land on the corner of Elizabeth Street and Kettle Street for community facilities. Demolition of the existing PCYC on the site is not to commence until after ~~**the new PCYC has received a full occupation certificate or**~~ arrangements have been made for the community facilities to be secured ***on site or*** elsewhere in the locality.

Section 3 on page 19, amend the following text (along with associated relevant changes throughout the Planning Proposal):

Insert a site-specific local clause for community facilities, affordable ***and social*** housing, BASIX, and overshadowing. The proposed site-specific provision will facilitate:

a. A bonus FSR is available if land for community facilities is provided in the development or if arrangements are made by the land owner to provide community facilities elsewhere in the locality.

b. A bonus FSR is available if the development exceeds BASIX commitments for water and energy.

c. Any development must include at least 10% of total floor area, used for the purposes of residential development, being used for the purposes of affordable housing.

d1. Any development must include at least 30% of total floor area, used for the purposes of residential development, being used for the purposes as social housing premises.

d2. In this clause, social housing premises has the same meaning as in the Residential Tenancies Act 2010.

~~d.~~***e.*** Any development on the site must not overshadow Redfern Park and Oval between 9.00-15.00.

~~e.~~***f.*** The consent authority must not consent to development of the site unless it is satisfied the redevelopment has taken into consideration any guidelines adopted by the City of Sydney (Note– clause only required if Department does not confirm that the development will be assessed as local development).

(B) Council approve the Planning Proposal – 600-660 Elizabeth Street, Redfern, shown at Attachment A to the subject report for public authority consultation and public exhibition in accordance with any conditions imposed under the Gateway Determination;

(C) Council seek authority from the Department of Planning, Industry and Environment to exercise the delegation of all functions under the relevant local plan making authority of all functions under Section 3.36 of the Environmental Planning and Assessment Act 1979 to make the local environmental plan to put into effect the Planning Proposal – 600-660 Elizabeth Street, Redfern;

(D) Council approve the draft Design Guide – 600-660 Elizabeth Street, Redfern shown at Attachment B to the subject report for public authority consultation and public exhibition together with the Planning Proposal, ***subject to the following amendments: (additions shown in bold italics, deletions shown in ~~strikethrough~~):***

In the draft Design Guide (or draft DCP) Section 2.1 Desired Future Character Statement on page 4, amend the following text:

Objective

The primary objective of the Guideline is to create development consistent with the following desired future character statement.

The future development has:

(a) substantial social and affordable housing occupying the land

(b) a ~~**3,500sqm**~~ ***PCYC or similar*** community facility on site, or has facilitated the delivery of a ~~**minimum 3500sqm**~~ ***PCYC or similar*** community facility in the locality

(c) very high levels of environmental performance…..[continues as per the draft]

(D) In the draft Design Guide (or draft DCP) Section 3.3 Uses and Flooding

Objectives

[as per draft]

Guidance

(1) A ~~**3500sqm**~~ ***PCYC or similar*** community facility is to be provided predominately located with Development Section 1A, as shown in blue in Figure 4: Community Facility Predominant Location with frontages to Elizabeth and Kettle Streets and ***may*** ~~**making**~~ ***make*** use of the pedestrian part of Kettle Street. Alternatively, the community facility may be provided on land not subject to the Guide. The consent authority ***or delegate must be satisfied that suitable arrangements have been made for the replacement of the PCYC or similar community facility on site or in the locality prior to approval for its demolition.*** ~~**not grant development consent until a site, development consent and funding are committed for the community facility that will replace the PCYC on site. Demolition of the existing PCYC on the site is not to commence until after the new PCYC has been built and received any occupation certificate**~~.

(2) The functional brief for the community facility must be ~~**agreed by**~~ ***developed with*** the City of Sydney in consultation with the PCYC.

(E) authority be delegated to the Chief Executive Officer to translate the draft Design Guide – 600-660 Elizabeth Street, Redfern shown at Attachment B to the subject report to a draft Development Control Plan and approve for public authority consultation and public exhibition together with the Planning Proposal (should future development application(s) for the site be delegated to the City); and

(F) authority be delegated to the Chief Executive Officer to make any minor variations to Planning Proposal – 600-660 Elizabeth Street, Redfern and the draft Design Guide (or site-specific Development Control Plan) – 600-660 Elizabeth Street, Redfern, to correct any drafting errors or to ensure it is consistent with the Planning Proposal following the Gateway Determination.

The motion was carried on the following show of hands –

Ayes (9) The Chair (the Lord Mayor), Councillors Chung, Forster, Kok, Miller, Scott, Scully, Thalis and Vithoulkas

Noes (1) Councillor Phelps.

Motion carried.

X011236

Resolution of Central Sydney Planning Committee

25 March 2021

Item 11

Gateway Determination - Planning Proposal - 600-660 Elizabeth Street, Redfern - Sydney Local Environmental Plan 2012 Amendment and Draft Design Guide

Moved by the Chair (the Lord Mayor), seconded by Councillor Thalis -

It is resolved that:

(A) the Central Sydney Planning Committee note the Gateway determination from the Department of Planning, Industry and Environment at Attachment A to the subject report;

(B) the Central Sydney Planning Committee approve Planning Proposal – 600-660 Elizabeth Street, Redfern and the draft Design Guide – 600-660 Elizabeth Street, Redfern for public authority consultation and public exhibition in accordance with the conditions imposed by the Gateway determination;

(C) authority be delegated to the Chief Executive Officer to vary the Planning Proposal – 600-660 Elizabeth Street, Redfern and the draft Design Guide – 600-660 Elizabeth Street, Redfern, to be consistent with the Gateway determination; and

(D) the Central Sydney Planning Committee note that in proceeding to public exhibition the City is waiving their right to have the Gateway conditions reviewed by the Independent Planning Commission.

Carried unanimously.

X011236

Resolution of Council

29 March 2021

Item 9.7

Gateway Determination - Planning Proposal - 600-660 Elizabeth Street, Redfern - Sydney Local Environmental Plan 2012 Amendment and Draft Design Guide

It is resolved that:

(A) Council note the Gateway determination from the Department of Planning, Industry and Environment at Attachment A to the subject report;

(B) Council approve Planning Proposal – 600-660 Elizabeth Street, Redfern and the draft Design Guide – 600-660 Elizabeth Street, Redfern for public authority consultation and public exhibition in accordance with the conditions imposed by the Gateway determination;

(C) authority be delegated to the Chief Executive Officer to vary the Planning Proposal – 600-660 Elizabeth Street, Redfern and the draft Design Guide – 600-660 Elizabeth Street, Redfern, to be consistent with the Gateway determination; and

(D) Council note that in proceeding to public exhibition the City is waiving their right to have the Gateway conditions reviewed by the Independent Planning Commission.

Carried unanimously.

X011236