

Relevant Information for Transport, Heritage, Environment and Planning Committee

FILE: X031159 **DATE:** 20 June 2022

TO: Lord Mayor and Councillors

FROM: Graham Jahn AM, Director City Planning Development and Transport

SUBJECT: Information Relevant To Item 5 – Post Exhibition - Planning Proposal – Botany Road Precinct – Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012 Amendment

For Noting

This memo is for the information of the Lord Mayor and Councillors.

Purpose

This memo outlines an additional submission not addressed in Attachment A - Summary of submissions.

Background

A submission was made by Ethos Urban on behalf of the owners of 172-182 Botany Road and 1-5 Moores Lane, Waterloo during the public exhibition period.

The submission was considered by staff and their recommended response is outlined below.

The submission was inadvertently omitted from Attachment A – Summary of Submissions. A summary of the submission and the staff response is outlined below.

172-182 Botany Road and 1-5 Moores Lane, Waterloo

Submitter

Council Response

States broad support for the planning proposal.

Noted.

The submission seeks adjustment to the proposed location of a future east-west laneway along the north of the subject site connecting Botany Road to Wyndham Street opposite the corner of Alexandria Park.

The site is identified in the planning proposal as 'Opportunity land' and the proposed maximum FSR of 3.75:1 for employment uses and 2.75:1 for a mix of employment and affordable housing uses. A direct laneway dedication is proposed against the northern boundary of the site.

The submission proposes realignment of the laneway to reduce the quantity of land to be dedicated to the City, increase the potential floorplate size within a future building and enable site amalgamation with other properties to the north.

The submission was reviewed and the proposed dog leg alignment of the alternate laneway was found to be inconsistent with the planning proposal objectives which aim to increase the direct permeability of the Precinct.

The submitter's option removes the lane on the northern boundary by including a 3m wide east-west easement to the south of the subject site along Moores Lane and 4.5m wide dedication along the internal western boundary of the site to achieve a north-south connection in the form resulting in a dog leg lane running against the rear fences of Wyndham street houses.

The City's proposed east-west laneway is key for connectivity to and from Botany Road and the park. Direct north-south and east-west connections are needed for line of sight and to ensure safety and compliance with crime prevention through environmental design (CPTED) principles.

Summary: The submission requests realignment of the proposed laneway as well as an increase to the alternative FSR for the site from 3.75:1 to 3.9:1.

The western extension of the lane is a single site that has not been provided any uplift but identified in the DCP for a future lane. Its acquisition will be considered in a future review of the relevant contributions plan.

The submission notes that the full extent of the laneway may not be able to be achieved.

Any laneway would require a dedication of land, not an easement, to ensure a functional public connection. If land dedications are required with the laneway alignment recommended in the submission, the overall increased building footprint is not significantly higher.

The dog leg alternative and the additional floor area is not supported.

No changes to the planning proposal and draft DCP are recommended in response to this submission.

Prepared by: Rebecca Jacobs, Senior Specialist Planner

Approved

A handwritten signature in black ink, appearing to read 'GJahn', positioned to the right of the 'Approved' text.

GRAHAM JAHN AM

Director City Planning, Development and
Transport