



8.0 PROPOSED LEP AMENDMENTS

This report provides the background and planning justification for the Planning Proposal. The report does not include detailed amendments to the existing environmental planning instrument for GSTC, as these may be drafted following a resolution to proceed with the proposal.

In summary, the amendments considered necessary in order to achieve the objectives and intent of the Planning Proposal are:

- Updated zoning map reflecting the increased and altered street and public domain layout and private development sites
- Less prescriptive gross floor area, land use mix and building height provisions for individual development sites. This may include consequential amendments to the existing provisions relating to *conforming development* and *non-conforming development*
- New maximum building height provisions
- New maximum floor space provisions
- New land use mix provisions
- Specific provisions permitting retail buildings and uses in the public plazas
- Provisions permitting the temporary use of building(s) on the existing Police site associated with the proposed Stage 1 works

8.1 New format and structure to GSTC statutory provisions

While the Planning Proposal includes proposed amendments to gross floor space, land use mix and building heights, it is recommended that these be accommodated within an updated instrument with in-built flexibility, rather than simply being accommodated within the existing highly prescriptive format and content of the current provisions for development sites within GSTC.

The instrument requires redrafting in order to allow much more flexibility in the allocation of floor space and the land use mix given the scale of the future centre and individual development sites and that the project will be rolled-out over the next 10-15 years. Including prescriptive development standards, down to the last square metre of floor space is considered unrealistic and inappropriate in the context of this major urban renewal project.

The need for a less rigid instrument has been acknowledged by the Council's senior planning officers and officers of the Department of Planning. It is the proponent's understanding that Council officers will be recommending needed amendments to the instrument whether or not this Planning Proposal proceeds.

8.2 New zoning map

If the Planning Proposal proceeds a new zoning map will be required, reflecting the new street layout and public domain and the amended location of development sites.

8.3 Maximum Height

The maximum height map attached to the GSTC LEP is proposed to be amended to reflect the new building heights in the Planning Proposal.



It is also recommended that the heights be documented in metres above ground level rather than the current use of RLs. The proposed building heights are included in the architectural drawing package at Annexure B and if accepted will need to be translated into a draft planning instrument.

8.4 Schedule 5 – Part 1 – Development Sites

If an amended planning instrument is proposed to retain Schedule 5 – Part 1 – Development sites, then this schedule will be required to be amended in order to reflect the reconfigured development sites. Figure 19 on page 80 provides an indicative map, showing the redefined sites within the context of the updated public domain.

Figure 19: (following page) Proposed development sites.



If the Planning Proposal proceeds the amended location and configuration of the development sites will need to be translated into a draft planning instrument.

8.5 Maximum floor space and land use mix

The table below includes the gross floor area and land use mix of development generally envisaged in the Planning Proposal however, as discussed in Section 8.1, it is not proposed that Schedule 5 – Part 2 – Gross Floor Area and Total Mix of Development in the instrument be amended to simply reflect these figures.

Development site	Total Gross Floor Area	Commercial Development	Residential Development	Retail Development
5	26,810	Nil	87%	13%
7	20,828	93.52%	Nil	6.48%
8	71,561	55.15%	38.53%	6.23%
15	39,907	Nil	97%	3%
16	16,024	Nil	89%	11%
17	10,452	Nil	91%	9%
18	10,098	Nil	95%	5%
19	27,400	Nil	93%	7%

Table 8: Gross floor area and total mix of development.

It is recommended that maximum floor space ratios for “precincts” across the GSTC be nominated, with a range of maximum and minimum land use components also identified. This approach would be generally consistent with the drafting of instruments within the City of Sydney, and again recognise the need for more general and flexible maximum provisions.

The distribution of built form, height, setbacks etc, consistent with the details in this Planning Proposal, are then capable of being documented in detail in amended DCP provisions for GSTC.

8.6 Retail development within the public plazas

The Planning Proposal includes privately owned and operated retail buildings within the public plazas, as shown in Figure 13 on page 40. Again, if the Planning Proposal is to proceed, specific provisions will need to be included in the draft planning instrument to allow retail buildings and uses, likely including specific floor space controls. The detailed design provisions relating to building locations, footprints, form, height, setting etc are capable of being addressed in amended DCP provisions for GSTC, reflecting the details contained in the Planning Proposal.

8.7 Interim retail uses on development site 15

The proposed staging of development on the subject sites includes a clear focus on retail development to meet the needs of the growing population and to provide life and vitality to the evolving town centre. As well as ground level retail along Dunning Avenue, it is proposed that Stage 1 include the adaptive re-use of building(s) on the current Police site, in an area nominated as development site 15. It is proposed to use these sound building(s) for fresh produce markets and the like.

In order to accommodate the interim use of existing building(s) on future development site 15 at Stage 1 of the roll-out of the retail heart of the Town Centre, specific provisions will be required in an amended planning instrument to allow this with development consent.

Again, specific draft LEP provisions have not been drafted, but are readily capable of being prepared in the event that the Planning Proposal proceeds.