

Planning Team Report

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Danks Street South Precinct

Proposal Title :	Danks Street Sout	n Precinct			
Proposal Summa			o make the following amer ehead Street, Waterloo:	ndments to the Danks Street, Bourke	
			ding heights ranging from 50 metres and one buildin	a 15 to 22 metres to predominately 24 g height of 65 metres;	
	o introduce a local	clause to ex	clude existing road reserve	vations; and	
	o introduce a local additional building			design excellence is eligible for	
PP Number :	PP_2016_SYDNE_0	011_00	Dop File No :	16/15739	
Proposal Details					
Date Planning Proposal Receive	09-Jan-2017		LGA covered :	Sydney	
Region :	Metro(CBD)		RPA :	Council of the City of Sydney	
State Electorate :	SYDNEY		Section of the Act :	55 - Planning Proposal	
LEP Type :	Precinct				
Location Details					
Street :	207-229 Young Street				
Suburb :	Waterloo	City :	Sydney	Postcode : 2017	
Land Parcel :	Lot 3 DP775039				
Street :	241 Young Street				
Suburb :	Waterloo	City :	Sydney	Postcode : 2017	
Land Parcel :	Lot 201 DP 1203340				
Street :	198 -222 Young Street				
Suburb :	Waterloo	City :	Sydney	Postcode : 2017	
Land Parcel :	Lot 1 DP 792863; Lots 1-	15 SP 36039;	Lots 17-55 SP 36721; Lot	s 57-59 SP 37210; Lots 60-61 SP	
Street :	64460 224-248 Young Street				
Suburb :	Waterloo	City :	Sydney	Postcode : 2017	
Land Parcel :	Lot 1 DP 68206				
Street :	230-234 Young Street				
Suburb :	Waterloo	City :	Sydney	Postcode : 2017	
Land Parcel :	Lot 2 DP 592165				

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MDP Number :		Date of Release :	
Area of Release (Ha)		Type of Release (eg	
1		Residential / Employment land) :	
No. of Lots	0	No. of Dwellings (where relevant) :	1,275
Gross Floor Area :	0	No of Jobs Created :	0
The NSW Government Lobbyists Code of Conduct has been complied with :	Yes		
If No, comment :	The Department of Planning and E communication and meetings with has not met any lobbyists in relati any meetings between other Depa	l lobbyists has been complied on to this proposal, nor has th	l with. Sydney Region East ne Director been advised of
Have there been meetings or communications with registered lobbyists? :	Νο	#:	
If Yes, comment :			
Supporting notes			
Internal Supporting Notes :	The Danks Street South precinct (by Bourke Street to the east, Dank McEvoy Street to the south. Appro Green Square urban renewal area	s Street to the north, Morehea ximately 80% of the land in th	ad Street to the west and
	Separate requests to amend the pl for the sites at 824 Bourke Street, requests have informed this propo	Waterloo and 903-921 Bourke	
	The precinct is approximately one and 1.4 kilometres to the proposed under the Sydney LEP (Green Squ The current B4 zone and floor spa increase building height and introd integrate heritage into the design of	d Sydney Metro Waterloo stati are Town Centre) 2013. It is w ce ratio will remain unchange duce active street frontage pro	on. The site is not covered ithin the Sydney LEP 2012. d. The proposal seeks to
	The precinct is made up of 11 lots land. The lots range in size from 19		-
	The majority of the land is privatel 1 DP 88482 and Lot B DP 88095) w application for 72 affordable rental approved by Council in April 2016.	hich is owned by City West H housing apartments and gro	ousing. A development
	The current land uses in the precip building and retail and offices.	nct include vacant land, one to	o two storey light industrial
	The precinct is surrounded by resi 20 storeys.	dential apartment buildings v	arying in scale from four to
	Council is seeking delegation to ca section 59 of the Environmental Pl Delegation is considered appropria	anning and Assessment Act 1	1979 (the EP&A Act).

Danks Street South Precinct 6.1 Approval and Referral Requirements 6.2 Reserving Land for Public Purposes 6.3 Site Specific Provisions 7.1 Implementation of A Plan for Growing Sydney Is the Director General's agreement required? c) Consistent with Standard Instrument (LEPs) Order 2006 : d) Which SEPPs have the RPA identified? SEPP No 6—Number of Storeys in a Building **SEPP No 22—Shops and Commercial Premises** SEPP No 32-Urban Consolidation (Redevelopment of Urban Land) SEPP No 33—Hazardous and Offensive Development SEPP No 55—Remediation of Land SEPP No 60—Exempt and Complying Development SEPP No 64—Advertising and Signage SEPP No 65—Design Quality of Residential Flat Development SEPP No 70—Affordable Housing (Revised Schemes) SEPP (Building Sustainability Index: BASIX) 2004 SEPP (Exempt and Complying Development Codes) 2008 SEPP (Housing for Seniors or People with a Disability) 2004 SEPP (Infrastructure) 2007 SREP (Sydney Harbour Catchment) 2005 e) List any other matters that need to be considered : Have inconsistencies with items a), b) and d) being adequately justified? If No, explain : Mapping Provided - s55(2)(d) Is mapping provided? Yes Comment : The mapping provided is considered adequate for the purposes of public exhibition. Community consultation - s55(2)(e) Has community consultation been proposed? Yes Comment : Public consultation will be undertaken in accordance with the Gateway determination. Council suggests an exhibition period of 28 days. **PROJECT TIMELINE** Council has provided an indicative project timeline with a completion date of July 2017. The Department considers a 12 month project timeline for completion is adequate. Additional Director General's requirements Are there any additional Director General's requirements? No If Yes, reasons : Overall adequacy of the proposal Does the proposal meet the adequacy criteria? Yes If No, comment :

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Road Reservation

Approximately 2,200 square metres at the intersection of Bourke Street and McEvoy Street is zoned for arterial road reservation. RMS is the designated acquisition authority for the reservation. RMS are currently developing designs to upgrade the intersection to improve traffic flows between the WestConnex portal at Sydney Park and South Dowling Street. Council will be required to consult with the RMS as part of the Gateway determination.

Contamination

Most sites in the precinct have a history of industrial uses. The planning proposal notes that there is a court order to remediate the land around 887-893 Bourke Street. Remediation is underway and the landowner has advised that adjacent sites have been remediated. The proposal enables redevelopment of the precinct for residential and commercial/retail uses which may have an associated risk of contamination. It is recommended that the contamination study be updated to include all sites in the precinct. Remediation of land may be required through future development approval if deemed necessary.

Obstacle Limitation Surface

The Sydney Airport Obstacle Limitation Surface (OLS) for the site is 70-90m AHD. While the proposal does not penetrate the OLS, it seeks to allow development up to a maximum of 65 metres in one location. Council will be required to consult with the Sydney Airport as part of the Gateway determination.

SOCIAL AND ECONOMIC IMPACTS

The proposal will create the following positive social and economic impacts:

New Public Domain

Two new local parks of approximately 2,750 and 1,600 square metres will be dedicated to Council through the community infrastructure and planning agreement process. A new plaza area around the Sydney Water heritage buildings of approximately 1,500 square metres will also be provided. This forms part of a pedestrian and cycle connection from Danks Street through the central park.

Retail

Redevelopment of the precinct would provide for additional retail opportunities, particularly along the western side of Bourke Street and close to the proposed central park and the plaza area.

Assessment Process

Proposal type :	Routine		Community Consultation Period :	28 Days
Timeframe to make LEP :	12 months		Delegation :	RPA
Public Authority Consultation - 56(2)(d)	Department of Educa Office of Environmen Transport for NSW Transport for NSW - F Sydney Water Other	it and Heri	tage	
Is Public Hearing by the	PAC required?	Νο		
(2)(a) Should the matter	proceed ?	Yes		
If no, provide reasons :				

anks Street South Pre	ecinct		
	6. The planning proposal is to be finalised within 12 months from the date of the gateway determination.		
Supporting Reasons :	The proposal is supported because it will enable redevelopment of the precinct, which in close to existing and future infrastructure, retail, recreation opportunities, public accessible open spaces and new community facilities in the Green Square Town Centre Redevelopment will deliver major new public domain areas and potential to accommodate close to 2,500 residents.		
Signature:	Larts Artishong		
Printed Name:	KAREN ARMSTRONK Date: 1/2/17		