

Danks Street South Precinct

Proposal Title : **Danks Street South Precinct**

Proposal Summary : **The planning proposal seeks to make the following amendments to the Danks Street, Bourke Street, McEvoy Street and Morehead Street, Waterloo:**

o Increase the permissible building heights ranging from 15 to 22 metres to predominately 24 metres, one building height of 50 metres and one building height of 65 metres;

o introduce a local clause to exclude existing road reservations; and

o introduce a local clause to specify that demonstrating design excellence is eligible for additional building height only.

PP Number : **PP_2016_SYDNE_011_00**

Dop File No :

16/15739

Proposal Details

Date Planning **09-Jan-2017**

Proposal Received :

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; Lots 57-59 SP 37210; Lots 60-61 SP 64460**

Street : **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 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 Environment's Code of Practice in relation to communication and meetings with lobbyists has been complied with. Sydney Region East has not met any lobbyists in relation to this proposal, nor has the Director been advised of any meetings between other Department officers and lobbyists concerning this proposal.**

Have there been meetings or communications with registered lobbyists? : **No**

If Yes, comment :

Supporting notes

Internal Supporting Notes : **The Danks Street South precinct (the precinct) is in the suburb of Waterloo. It is bounded by Bourke Street to the east, Danks Street to the north, Morehead Street to the west and McEvoy Street to the south. Approximately 80% of the land in the precinct is within the Green Square urban renewal area identified by City of Sydney.**

Separate requests to amend the planning controls have been submitted to City of Sydney for the sites at 824 Bourke Street, Waterloo and 903-921 Bourke Street, Waterloo. These requests have informed this proposal.

The precinct is approximately one kilometre from Green Square train station and 1.4 kilometres to the proposed Sydney Metro Waterloo station. The site is not covered under the Sydney LEP (Green Square Town Centre) 2013. It is within the Sydney LEP 2012. The current B4 zone and floor space ratio will remain unchanged. The proposal seeks to increase building height and introduce active street frontage provisions which will integrate heritage into the design of the precinct.

The precinct is made up of 11 lots across approximately 92,500 square metres of land. The lots range in size from 19,350 square metres to 140 square metres.

The majority of the land is privately owned, except for 895-899 and 901 Bourke Street (Lot 1 DP 88482 and Lot B DP 88095) which is owned by City West Housing. A development application for 72 affordable rental housing apartments and ground floor retail was approved by Council in April 2016.

The current land uses in the precinct include vacant land, one to two storey light industrial building and retail and offices.

The precinct is surrounded by residential apartment buildings varying in scale from four to 20 storeys.

Council is seeking delegation to carry out the Minister's plan-making functions under section 59 of the Environmental Planning and Assessment Act 1979 (the EP&A Act). Delegation is considered appropriate as the matter is of local significance.

- 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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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 is 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:



Printed Name:

KAREN ARMSTRONG

Date:

1/2/17