

ITEM 5.1 Planning Proposal 149-171 Milton Street, Ashbury - Post-Exhibition Outcomes

AUTHOR Planning

PURPOSE AND BACKGROUND

A Council initiated Planning Proposal and site-specific Development Control Plan (DCP) for land at 149-171 Milton Street Ashbury have been prepared and publicly exhibited. This report provides an outline and response to submissions received, advice from the Local Planning Panel and seeks Council endorsement for the proposal to be finalised.

The Planning Proposal has a long and complex history dating back to the submission of two landowner requests in 2014 and 2015 for the land to be rezoned from IN2 Light Industrial to R4 High Density Residential to permit residential development up to 10 storeys. These landowner requests were not supported and have led to Council initiating its own Planning Proposal to rezone the land and set planning controls that are more considerate of the site's surrounds.

Extensive community engagement was undertaken including meetings with representative groups. Over 130 submissions were received.

The matter was reported to the Canterbury Bankstown Local Planning Panel (LPP) for advice. The LPP supports the proposal however made recommendations to reduce selected building heights as well as amendments to the exhibited DCP. Council officers have reviewed the recommendations of the Panel however consider the urban design rationale, scale and density as exhibited would continue to deliver a positive environmental and built form outcome for this site. In this regard, not all panel suggestions have been incorporated into the final plan.

ISSUE

The Planning Proposal and site specific DCP controls require Council endorsement to finalise the plan.

This report recommends that Council support the planning proposal, and draft DCP controls to guide the future development of the site. Amendments are proposed in response to the LPP recommendations.

RECOMMENDATION That -

1. The Planning Proposal to rezone land at 149-171 Milton Street, Ashbury from IN2 Light Industrial to R4 High Density Residential, amend the floor space ratio control from 1:1 to 1.1:1 and introduce height controls ranging from 8.5 to 21 metres is endorsed.

2. The proposed amendments to Canterbury Development Control Plan 2012, as outlined in this report, are adopted and will be brought into effect once the Planning Proposal is made.
3. All persons and organisations who made submissions to the exhibited documents be advised of Council's decision.

ATTACHMENTS

- A. Attachment B - Local Planning Panel Meeting Minutes 29 July 2019
- B. Attachment A - Local Planning Panel Report 29 July 2019
- C. Attachment A 1-9 - Attachments from LPP report 29 July 2019
- D. Attachment A 10A - Attachment to LPP report 29 July 2019
- E. Attachment A 10B - Attachment to LPP report 29 July 2019
- F. Attachment E - Urban Design Statement
- G. Attachment F - Extent of written notification
- H. Attachment C - Amended Development Control Plan
- I. Attachment D - Summary table

POLICY IMPACT

This Planning Proposal presents no policy impact. The 'Towards 2032 – Canterbury Economic Development and Employment Strategy' recognised this site as one which had a limited future as employment land once the then current uses ceased. Rezoning the subject land as proposed would be consistent with the recommendations of this study.

FINANCIAL IMPACT

There is no financial impact arising from this Planning Proposal. Any future development will be required to pay Section 7.11 Development Contributions under Council's Development Contributions Plan.

COMMUNITY IMPACT

There has been a relatively high level of community interest in this planning proposal. Over 130 submissions were received during the exhibition period from 28 November 2017 to 16 February 2018, and it is estimated that around 80 people attended drop in sessions.

External consultants were engaged to assist with the community engagement process and collating submissions. Their report is at Attachment A5 and a detailed response to submissions report prepared by Council staff is at Attachment A6.

The key benefits of this planning proposal are:

- better pedestrian access to Wagener Oval from Milton Street
- pedestrian access from Yabsley Avenue through the site to Wagener Oval
- variety of housing types and styles
- removal of existing unsightly industrial/commercial buildings
- improved streetscape along Milton Street + informal publicly accessible open spaces within the site
- rejuvenation of a deteriorating industrial site
- remediation of the site
- removal of opportunity for industrial use related truck movements to/from the site
- potential neighbourhood shops to service the everyday needs of the local area

DETAILED INFORMATION

Introduction

This report discusses the public exhibition of a planning proposal (and draft Development Control Plan) relating to land at 149-171 Milton Street, Ashbury. A map showing the site is at Figure 1 below.

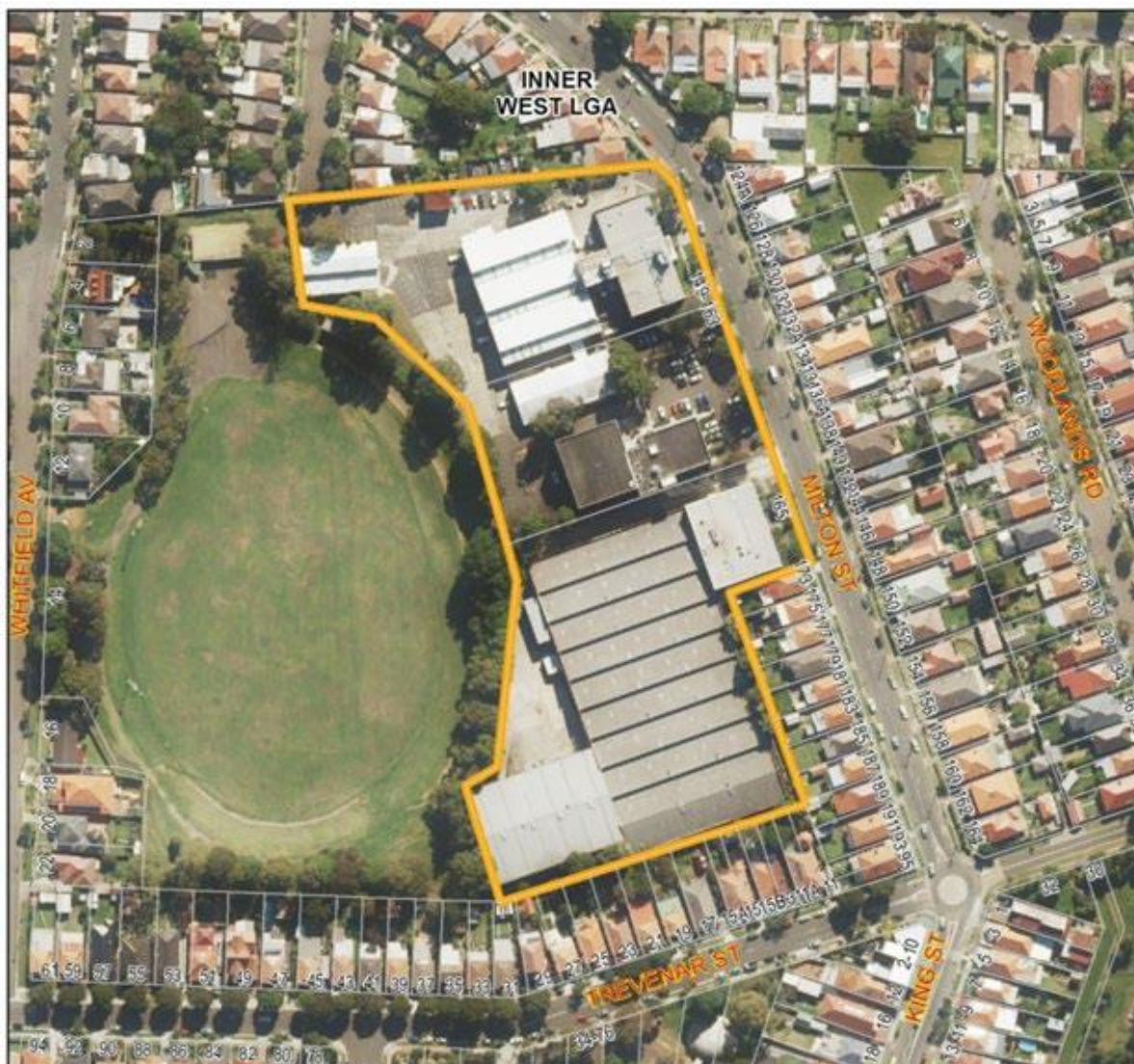


Figure 1. Subject Site – (identified by yellow marking)

Site location and description

The site is located in the northern part of the suburb of Ashbury. The area of the site is 31,320m² (3.1 hectares).

Address	Description	Site Area (m ²)
149-163 Milton Street	Lots B & C in DP30778	16,450
165-171 Milton Street	Lot A in DP30778	14,870
Total Area		31,320

The two properties that comprise the site are held in separate ownership. They are referred to as the “Chubb site” and the “Tyres 4U site”. They are occupied by two, three and four storey commercial and warehouse buildings.

The area surrounding the site is shown in Figure 2 below.



Figure 2: Site and surrounding area plan (Site edged yellow, Ashbury Heritage Conservation Area shown hatched and Wagener Oval shown green)

The majority of the suburb of Ashbury is within a Heritage Conservation Area (HCA) under the Canterbury Local Environmental Plan 2012. The only parts of the suburb not within a HCA are the subject land and the adjoining Wagener Oval. The HCA was introduced because of the consistent Federation and Inter War residential character of the suburb. The subject site was not included in the HCA because it has an industrial character with buildings dating from the 1960s.

The site borders and slopes down towards the Council owned property at Whitfield Reserve (including Wagener Oval). Wagener Oval is a former brick pit and landfill site.

Current planning controls

The site is currently zoned IN2 Light Industrial and has a Floor Space Ratio (FSR) of 1:1 under the Canterbury Local Environmental Plan (CLEP) 2012 as shown in Figures 3 and 4 below. There is no prescribed maximum building height under CLEP 2012. Building height is controlled by Canterbury Development Control Plan DCP 2012.

The site is immediately adjacent to R2 Low Density Residential zoned land, to the north east and south (Figure 3). That residential land has a current maximum building height of 8.5m. All surrounding R2 Low Density Residential zoned land shown in Figure 3 is within Ashbury Heritage Conservation Area.



Figure 3 Existing Zoning Map – site is that land zoned IN2 Light Industrial



Figure 4 Existing FSR Map – site identified as N with a FSR of 1:1

Planning Background

The site has previously been the subject of separate owner initiated planning proposals which were lodged in 2014 (165-171 Milton Street) and 2015 (149-163 Milton Street). A detailed history has been provided at Attachment A1. Both planning proposals sought rezoning from the current IN2 Light Industrial zone to R4 High Density Residential, along with substantial building height and floor space ratio increases (up to 34 metres or 10 storeys, and 2:1 were proposed respectively). The image below shows the proposal for 149-163 Milton Street.



Proposed development of 149-163 Milton Street, Ashbury (CMT Architects)

Council did not support these two planning proposals as the proposed height and density were considered excessive. Instead, it resolved on 27 September 2016 to prepare a single, Council-led planning proposal to rezone the sites to R4 High Density Residential, with a range of building heights from 8.5m to 21m (six storeys), and an increase to the existing maximum FSR from 1:1 to 1.1:1. Council also resolved that an amendment to Canterbury Development Control Plan 2012 be prepared to contain additional site specific development controls.

Council's decision to prepare its own planning proposal prompted one of the two owners to seek a Rezoning Review through the then Department of Planning and Environment. This request was subsequently rejected by the Sydney South Planning Panel in February 2017.

The planning proposal was consequently sent to the former Department of Planning, Environment for a Gateway Determination. This was obtained on 12 July 2017.

Public Exhibition

The planning proposal (Attachment A2 and A3) and draft development control plan (Attachment A4) were placed on public exhibition for 12 weeks from 28 November 2017 until 16 February 2018. The extended public exhibition period was due to the exhibition taking place during the Christmas/New Year Holiday period, and the high degree of community interest.

The following engagement measures were undertaken:

- Written notification to owners in Ashbury;
- Have Your Say page on the Council website;
- A notice in the Council Column; and
- Display posters at the Campsie and Bankstown Customer Service Centres

The extent of written notification is shown in Attachment F.

Community Engagement

Beyond the ordinary mandated consultation requirements and in response to a high level of community interest shown in the planning proposal, independent community engagement experts were engaged by Council to assist with engaging with the community. This also provided an increased level of transparency and degree of separation from Council to ensure that feedback from the community would be independently managed and responded to.

Meetings were held with stakeholders such as the Ashbury Community Group in advance of the formal exhibition process, including a “town hall” style meeting on 27 November 2017 which was attended by over 100 people. A briefing session was also held for Ward councillors prior to the exhibition commencing.

Two ‘display and discuss sessions’ were held during the public exhibition period at the Ashbury Senior Citizens Centre. This format involved a number of display boards being set up with information on the proposal. This format provided Council staff the opportunity to discuss various aspects of the proposal directly with members of the community. It is estimated that around 80 people attended these sessions.

Exhibited Planning Proposal and Development Control Plan

In summary, the planning proposal aims to:

- Rezone the site at 149- 171 Milton Street, Ashbury from IN2 Light Industrial to R4 High Density Residential under the Canterbury LEP 2012 (See Figure 5).
- Amend the FSR control from 1:1 to 1.1:1 (See Figure 6).
- Introduce height controls ranging from 8.5 metres to 21 metres (See Figure 7).

The exhibited Zoning, FSR and Building Height plans can be viewed at Attachment A3 A-C.

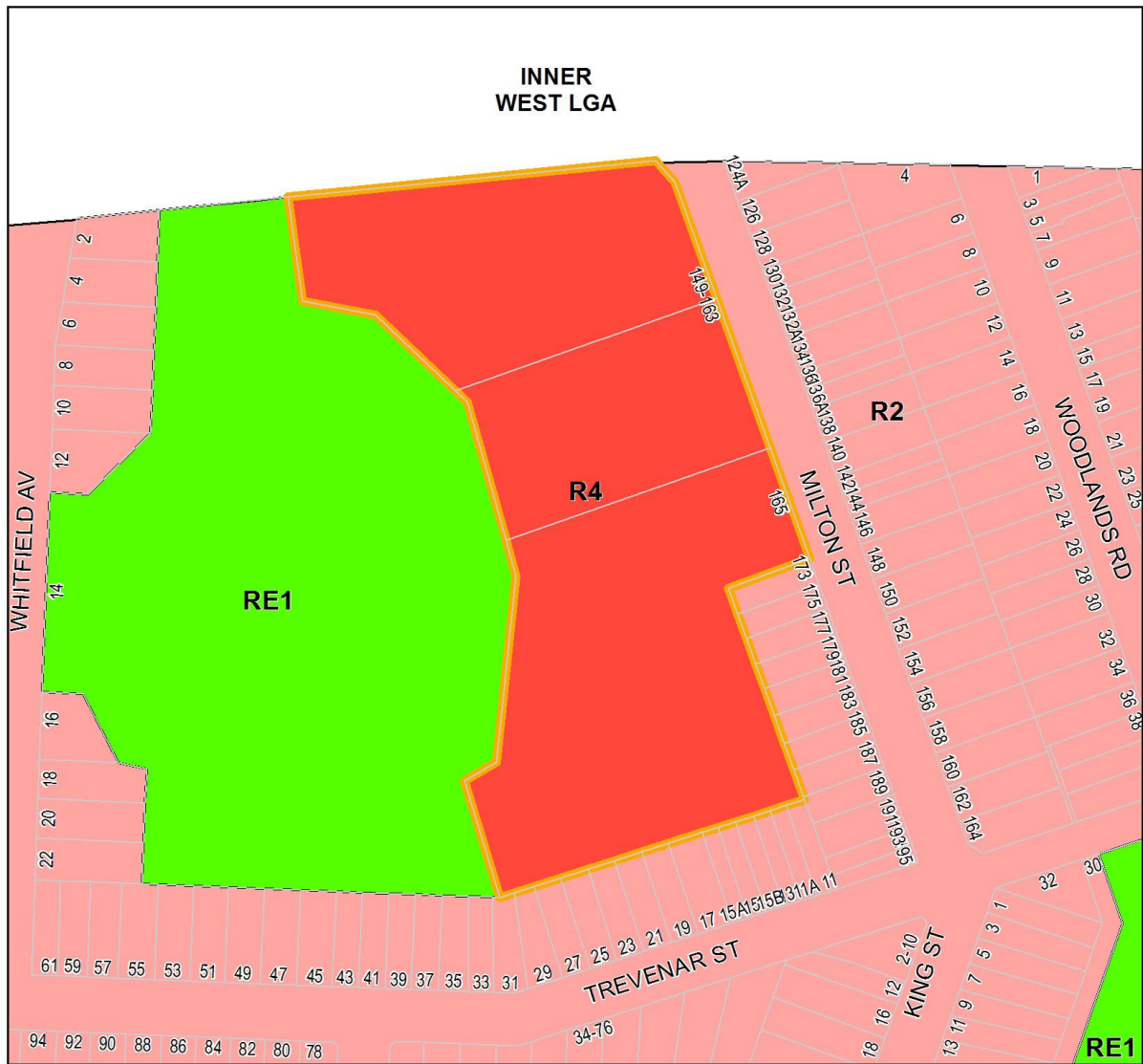


Figure 5 Proposed Zoning R4 High Density Residential Map (site outlined in yellow)

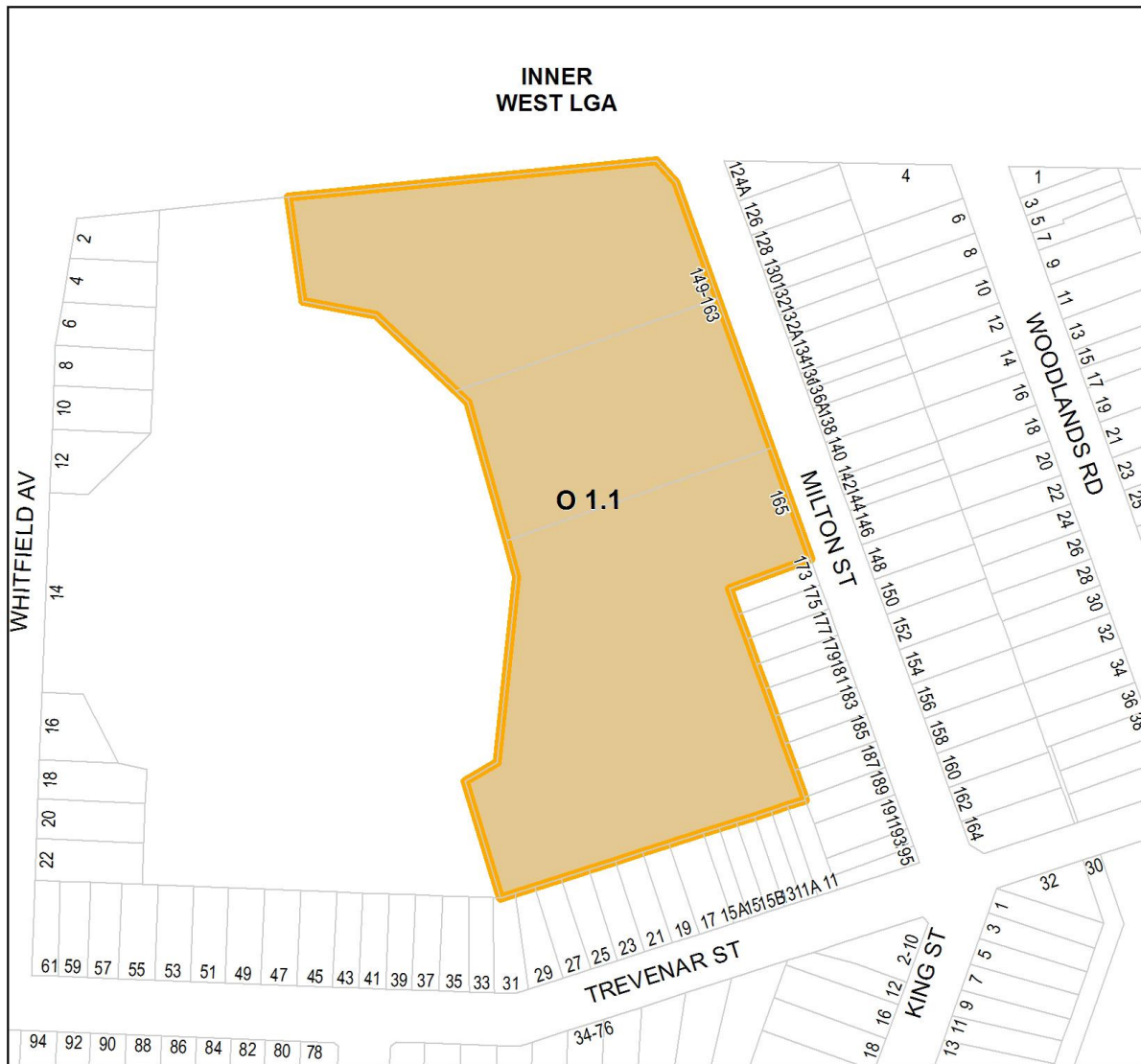


Figure 6 Proposed FSR map (1.1:1)

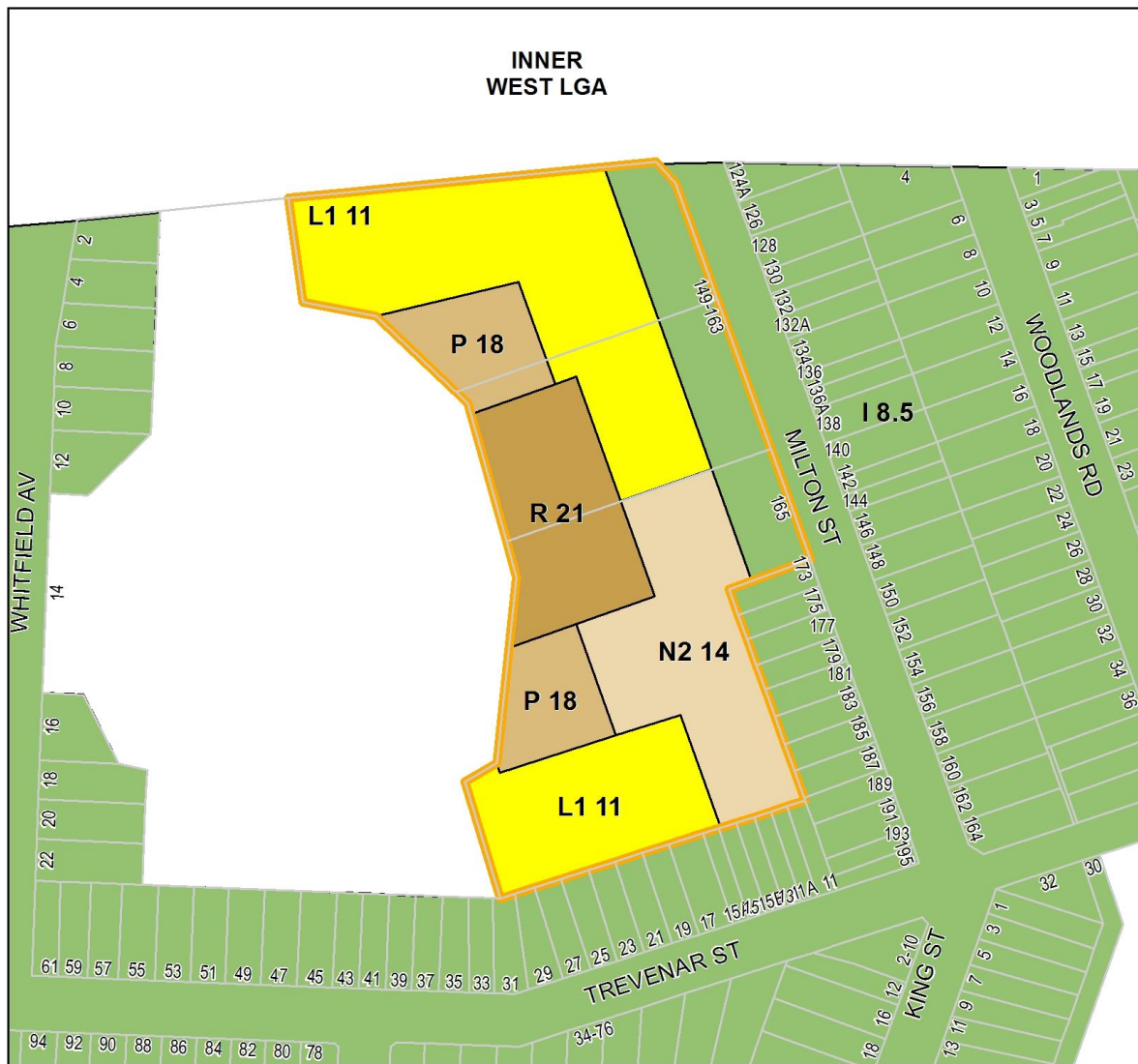


Figure 7 Proposed building height map [number reflects maximum building height in metres]

Figure 8 below shows the indicative building footprint, communal open space and maximum number of storeys for the site. This built form plan was prepared subsequent to detailed consideration of the site, its constraints, appropriate development forms and layout, along with a desire to minimise impacts on the surrounding residential areas.



Figure 8 Indicative footprint, communal open space and number of storeys for the site (formed part of the exhibition)

Source: GMU Urban Design and Architecture

A draft Development Control Plan amendment was also concurrently exhibited with the Planning Proposal (Attachment A4). It contains further site specific controls, including building height plane controls to minimise the visual impact of future development and to provide an appropriate scale and massing sensitive to the adjoining Ashbury Heritage Conservation Area.

Submissions

Council received 129 public submissions and three government agency submissions in response to the public exhibition of the planning proposal in 2017-18. This included a detailed submission and petition from the Ashbury Community Group. An additional two government agency submissions were received after the exhibition period had closed.

Key Issues

In summary, the key issues raised in the submissions included:

- Impact on the adjacent heritage conservation area (HCA)
- Excessive height and density
- Transport and traffic impacts
- Inconsistency with surrounding neighbourhood
- Interface with surrounding low density residential area
- Aesthetics and view loss
- Lack of public transport to support the increased development, particularly given distance to rail transport
- Inappropriate urban design e.g. building envelope and setbacks
- Conflicts with the NSW Apartment Design Guideline (ADG)
- Lack of other public infrastructure for the local neighbourhood
- Contamination and groundwater
- Sustainability
- Water management
- All user access and circulation, in and around the site
- Impact on recreation facilities
- Need for developer contributions
- Concern about on site open space and future landscaping selection

A full assessment of these issues is contained in the Local Planning Panel Meeting report (Attachment A).

Contamination

Wagener Oval and the development site was previously used as a landfill site in the 1960s and 1970s, which included both putrescible waste and non-putrescible waste. Detailed site investigations by independent specialists have been carried out that identified that the site was subject to contamination associated with former land uses and the adjoining landfill at Wagener Oval. Site Audit Statements (Attachments A10 A and B) have been carried out for the site on behalf of both land owners which concluded that the site is capable of remediation and will be suitable for residential use provided that it is remediated in accordance with a Remediation Action Plan.

This is discussed in more detail in the Local Planning Panel report in Attachment A.

Local Planning Panel Meeting

The Planning Proposal and draft DCP controls were reported to the Canterbury Bankstown Local Planning Panel meeting held on 29 July 2019. A copy of the minutes of this meeting can be viewed at Attachment B.

The Local Planning Panel received 24 written submissions including two submissions from the Ashbury Community Group. A total of 19 people addressed the meeting objecting to the planning proposal. Planning consultants representing the two land owners also addressed the Panel.

The Panel considered the report and attachments prepared by Council, and the submissions and representations received. It noted that submissions received from residents do not support the planning proposal. Generally, the submissions suggested a heavily reduced level of development with some suggestion that the land should not be rezoned from its current industrial zoning.

The panel recommendation to Council is as follows:

- (i) *The submissions received during the exhibition period and responses from the Council staff and the responses received at the meeting of the Panel be noted.*
- (ii) *The Planning proposal to rezone the site at 149-171 Milton Street, Ashbury from IN2 Light Industrial to R4 High Density Residential be generally endorsed subject to the following:*
 - (a) the reductions in height and consequential FSR as referred to above;*
 - (b) further details being provided of pedestrian access and thoroughfare.*
 - (c) RMS confirmation regarding the McLaren report and traffic generally;*
 - (d) allowing some extension of excavation beyond the building footprints flexibility;*
 - (e) comprehensive assessment of trees and how the existing trees on the western boundary can be retained and ensuring that the existing trees on the eastern boundary of Wagener Oval will be protected;*
 - (f) further investigations be carried out to address the drainage of the site and how this will be directed to the appropriate public trunk drainage system including discussions and agreement with Council.*
 - (g) the buildings being designed so that appropriately (and reasonably) sized garbage trucks can access the basement of buildings for waste collection;*
 - (h) consequential changes to the proposed DCP;*
- (iii) *Following these changes, the matter be reported to the Council for adoption and submission if necessary to the Department for the making of the final plan and DCP.*

Local Planning Panel Comments

The panel supported the proposal, but raised the following specific issues:

Building Height

The Panel agreed that the site should be rezoned from IN2 Light Industrial to R4 High Density Residential, which permits residential flat buildings.

The Panel believed the extent of the development especially at the rear of the site is excessive and should be reduced. It was primarily concerned about the visual impact of the height of the proposed development as viewed from Wagener Oval and from around the site. It concluded that a reduced building height would be more compatible with the residential and open space areas around the site.

Specifically, the Panel recommended that two parts of the site be reduced in height. The two six-storey buildings on the western edge of the site should be reduced to four storeys, and the two four storey buildings in the south-east corner of the site be reduced from four to three storeys. It was concluded by the Panel this height reduction should be carried out with no increase in the footprint size and will also result a reduction in the floor space ratio.

Comment: The support of the Panel for the rezoning of the site is noted. However, the Panel's recommendation to reduce the six-storey buildings to 4-storeys would see the tallest elements of the development moved to two widely separated and undesirable locations and would result in a more level skyline that would lack variety and interest.

Concentrating height at the focal point of this development, where the new road meets the park, is a stronger urban design rationale. Staff are therefore recommending that the two six-storey buildings adjacent to the new road be supported by Council but with generous setbacks at the fifth storey of the buildings to further emphasise the western high points and provide variety in building heights. Furthermore, a top floor setback of 3m is proposed for the five storey components.

For these reasons, Council staff do not recommend implementing the changes as proposed by the Panel.

The changes recommended by staff provide variety in roof form, setbacks to utilise roof area, and visual interest in differing building heights and forms.

Heritage

The Panel agreed that the site should not be part of a heritage conservation area especially as there is no heritage value with the existing buildings on the site.

It noted that the southern site has common areas with the Ashbury Conservation area that will need to be sensitively treated. It considered that the 12 metre set back requirement in this area addresses this issue with further fine tuning possible at DA stage.

Comment: The Panel's comments are noted.

Internal Changes

The Panel was concerned that the internal facades of the three storey buildings in the north eastern part of the site facing Milton Street will result in a poor streetscape internally. The Panel has suggested that these buildings should be designed "back to back" so that there is an active edge to the internal roads, pathways and communal open space.

The three-storey built form in the middle of the northern site could be re-orientated to a North South direction to create the active edge mentioned above and to provide better and more useable communal space areas.

Communal open space throughout the site should be designed as public domain with active edges, street furniture, lighting and planting. All buildings (other than those fronting Milton Street), must have an entry and identifiable address to a street or pathway within the development with clear and legible pathways for all residents, visitors and deliveries.

The Panel is also of the opinion that the existing vegetation around the western side of the site should be carefully analysed by an arborist report, so the current trees can be identified for retention in the DCP and the appropriate setbacks for deep soil can be specified to ensure that these existing trees are easily retained on the site and in the adjacent park area.

Comment: The DCP diagrams showing the orientation of the three storey built form in the northern site have been removed to allow for flexibility in design of this component.

It is proposed to extend the Panel's recommendation on vegetation to cover all trees on site, and that the arborist report requirement be dealt with at the Development Application stage. Controls have been added to protect trees during the construction phase, and require an alteration to setbacks to protect trees if trees are at risk.

All of the other recommendations are agreed with and incorporated into proposed DCP amendments. It is also proposed to have a requirement that all buildings facing the internal spaces have an active edge, which will also provide passive surveillance to these areas.

Pedestrian Access

The Panel has identified an opportunity to improve pedestrian access to and from the site as follows:

- Generally from east to west across the site to Wagener Oval
- Onto the site from Yabsley Avenue
- On new pathways along the interface along the western edge of the site/eastern edge of Wagener Oval

In addition, it recommends there should be DCP controls relating to the treatment of the Western end of the new road as to how that will integrate with Wagener Oval, including appropriate pedestrian access from the site onto and into Wagener Oval.

Comment: This is agreed with and it is proposed to amend the DCP controls accordingly with additional requirements to also integrate landscaping as part of this interface treatment.

Traffic

The Panel noted traffic is going to be an issue given the increased density of development on the site. An updated traffic report on the Planning Proposal was prepared for Council by McLaren Traffic Engineering and revised in response to comments by Roads and Maritime Services (RMS).

The Panel is of the opinion that the updated traffic report should be referred to RMS for confirmation that the requirements of the RMS have been met.

Comment: The updated traffic report was referred to RMS. RMS responded and did not raise any objection on the Planning Proposal on traffic and transport grounds.

Parking

The Panel notes that the proposed parking is to be within the building footprints other than a suggested amendment to allow some extension of excavation beyond the building footprint for flexibility without affecting landscape and the Panel would not object to this suggested change to the DCP.

Comment: Noted - it is proposed to amend the DCP controls accordingly.

Design Excellence

The Panel agrees with the deletion of a Design Excellence requirement and is comfortable with the proposal suggested in the report as follows: "Any proposed future developments on the site will also need to comply with Council's DCP and Apartment Design Guideline requirements and be subject to a design peer review."

Comment: Noted - it is proposed to amend the DCP controls accordingly.

Drainage

In the Panel's opinion storm water drainage is an issue that should be considered at this stage of the process because of the relationship between the property and Wagener Oval.

There are contamination issues in relation to Wagener Oval which are referred to in the documentation noting that Wagener Oval was previously a brick pit which was filled with landfill waste and redeveloped into an Oval.

There are leachate issues within the landfill in the Oval and the presence of the historic landfill is a fact that was taken into account in the contamination report and is referred to in the RAPs (particularly in relation to the presence of ground gas).

Currently, the Panel understands that surface water and ground water from the site is likely to be running to the West onto Wagener Oval (roof water unknown).

Clearly, the natural flow of the land is for the water to flow to the West. The difficulty is that the Wagener Oval is community land under the Local Government Act 1993 which raises complicated issues about easements that may or may not be available to the Developer.

A lower point may be in the north-west corner where the site adjoins the Yabsley Avenue and there may be options to drain to this road. However, this is a road within the adjoining Inner West Council and issues of water from one Council area to another may need to be addressed, if this was a viable drainage solution.

The Panel is of the opinion that this needs to be considered further so that any special requirements can be considered and incorporated into any of the relevant controls.

The Panel understands that often this level of detail would be considered at the DA stage, however, in the unusual circumstances of this site with the adjoining community land and a road in another local government area as the low points and together with the potential contamination issues within that community land, the drainage of the site needs further investigation and certainty at this stage of the process.

Drainage works should be part of an overall environmental sustainability plan for the construction of the development and for the ongoing use and management of the land.

In relation to the comments about easements through Wagener Oval, there is currently an existing Council drainage easement along the northern edge of Wagener Oval to Whitfield Avenue that serves the – “Chubb site” –. This easement can be utilised to service this site if it is redeveloped.

Furthermore, the – “Tyres 4U site” – also benefits from a drainage easement through – “The Chubb site” – that connects with the abovementioned Council drainage easement within Wagener Oval.

Any redevelopment of the sites will be required to use these easements to ensure satisfactory discharge of water.

Allowing any discharge into Wagener Oval is not acceptable because it will increase leachate production through increases in groundwater.

Comment: The DCP has been amended to include a new section F11.16 which addresses surface and groundwater flows and controls to ensure that waters are conveyed to the stormwater drainage system and mitigate waters from entering Wagener Oval from the development site. This will assist in ensuring that leachate waters do not enter the stormwater drainage system or the downstream water table.

Waste Collection

The Panel is of the opinion that the waste collection points should be within the basement areas, so the basements must be designed to enable the smaller garbage disposal trucks to access the underground basements.

Comment: It is agreed that the waste collection points should be within the basement areas not visible from the street and it is proposed to amend the DCP controls accordingly. However, residents fronting Milton Street would be able to wheel bins to the street for collection. The majority of residents would have their garbage collected from underground basements.

However, as Council only operates larger garbage trucks, it is not possible to agree to the Panel’s specific suggestion to utilise smaller garbage trucks.

A new section has also been added to the DCP controls to generally address waste collection, management and disposal from the site.

Other changes

The Panel has also recommended a number of other amendments to DCP controls which are agreed with. These are documented in the summary table (see below).

Summary Table

A table has been prepared that presents each of the key issues identified by the Panel. This Table provides an explanation of the Panel’s recommendations, provides Council’s response and also outlines the proposed new DCP objectives and controls that result from those

Panel recommendations. It also includes the specific DCP amendments (objectives and controls) requested by the Panel. This can be viewed at Attachment D.

Consideration of Local Planning Panel recommended amendments to building height

Because the recommendations of the Local Planning Panel represented a departure from the original urban design concepts for this site, the independent urban design specialist (GMU) who prepared the original work, was engaged to comment on the recommendations.

The Panel recommendations have been reviewed by GMU and it has advised that it does not generally support the amendments recommended by the Panel.

GMU has subsequently submitted a 'Design Justification Statement' that documents and explains the architectural design context and conclusions reached. A copy of this document can be viewed at Attachment E. The conclusions reached by GMU are set out below.

Built form – Height/FSR – Western portion of the site

GMU supports the principle that residential development on the subject site should be compatible with the surrounding context and that appropriate built form transition has to be in place.

It did not support the Panel's proposed change to reduce the two 6-storey buildings to 4 storeys as it would make the two adjacent 5-storey buildings the highest elements across the development which would result in a concave built-form towards the central road. This is contrary to the urban design principles put forward for the site.

GMU considers that 6 storeys is an appropriate height and believes that the buildings on both sides of the road should be the "markers" or "bookends" signalling the new road termination at the end of the oval. GMU does recommend however concentrating the 6-storey elements that would provide a part 5, part 6 storey built form and result in a more variable and interesting roof form and enable activation of the roof as private open space.

GMU considers that this recommendation is a positive outcome that addresses the Panel's comments whilst upholding the original agreed urban design principles for the site.

Built form – Height/FSR – South-East portion of the site

GMU considers that the Panel's recommendation to reduce the 4-storey buildings in the south-east corner of the site is unnecessary and not warranted. As there is a 2-3 metre height difference between the rear of the existing Milton Street properties and the subject site, the future buildings would already be almost a storey lower than the existing adjacent dwellings. Therefore the proposed 4-storey buildings on the south-east part of the site have the same appearance as the 3-storey buildings in the north-eastern part.

GMU therefore recommends keeping the 4 storey heights in this location.

The GMU work also provides commentary on some of the Panel's proposed DCP amendments. It is not proposed to amend any of the Panel recommendations in response to these comments.

Development Control Plan Amendments

A revised copy of the DCP that includes all new amendments from the Local Planning Panel and officer recommendations can be viewed at Attachment C. Some further changes have been made to the document to further clarify provisions.

Further, the requirements concerning the New Road in Section F.11.13 of the DCP are proposed to be amended. This is to allow for the situation if the two sites are developed separately, and there has been modification of the road widths. It is also now specified that the road is to be a private road.

Conclusion

The planning proposal now presented to Council for endorsement represents a significant improvement from the original landowner proposals in 2014 and 2015, with a reduced built form outcome and amenity for surrounding residents.

The proposed R4 High Density Residential Zone and increase in FSR from 1:1 to 1.1:1, combined with detailed height controls, will allow this land to be remediated and redeveloped in a way that is sympathetic to the surrounding heritage conservation area and Wagener Oval.

The exhibited Council-led Planning Proposal provides a more logical urban design outcome with the visually dominant part of the built form located on the central access of the site.

The remainder of the recommendations of the Local Planning Panel, which includes amendments to internal facades of the buildings, improvements to pedestrian access to the oval and across the site, basement car parking, drainage and contamination, waste collection; and other amendments to the exhibited DCP are supported.

Next Steps

Should Council decide to agree with the recommendation to adopt the revised planning proposal and revised DCP, the next steps would be to:

- exercise Council's delegation to finalise the LEP Amendment
- inform submitters of Council's decision, and
- take the necessary steps to bring the DCP into effect at the time of gazettal of the LEP.