

Planning Proposal

Lachlan Precinct, Waterloo, Green Square

April 2014

Introduction

The Lachlan Precinct (the precinct), in the suburb of Waterloo, is bounded by Lachlan Street, Bourke Street, O'Dea Avenue and South Dowling Street. It is approximately 170,000 square metres in size and its redevelopment will deliver approximately 4,000 new dwellings and over 15,000 square metres of public open space. It will also secure new stormwater management infrastructure, a new street network including a light rail corridor, and pedestrian and cycle links to the wider network.

The precinct consists of 46 landholdings, many of which are currently in industrial and warehouse use and a few in residential use. The transition of the precinct to predominantly residential mixed uses is however underway and is subject to planning controls contained in *South Sydney Local Environmental Plan 1998* and *South Sydney Development Control Plan 1997*.

This Planning Proposal explains the extent of, and justification for, the proposed amendment to the *Sydney Local Environmental Plan 2012* (Sydney LEP 2012). The precinct is currently deferred from Sydney LEP 2012, and therefore the proposed amendment seeks to incorporate the current planning controls within Sydney LEP 2012. These controls primarily involve land use zoning, building height, floor space ratio and design excellence provisions.

This Planning Proposal has been prepared in accordance with section 55 of the *Environmental Planning and Assessment Act 1979* (the EP&A Act) and the relevant Department of Planning and Infrastructure Guidelines including *A Guide to Preparing Local Environmental Plans* and *A Guide to Preparing Planning Proposals*.

This Planning Proposal addresses matters that are intended to be included in Sydney LEP 2012. More detailed planning matters will be guided by an amendment to *Sydney Development Control Plan 2012* (Sydney DCP 2012) for the precinct to support the LEP provisions.

The land subject to this Planning Proposal is shown in **Figure 1**.

Site Identification

This Planning Proposal proposes an amendment to the controls for 46 landholdings located to the north-east of the Green Square Urban Renewal Area (Green Square), within the City of Sydney Local Government Area (LGA), as detailed in **Table 1** below.

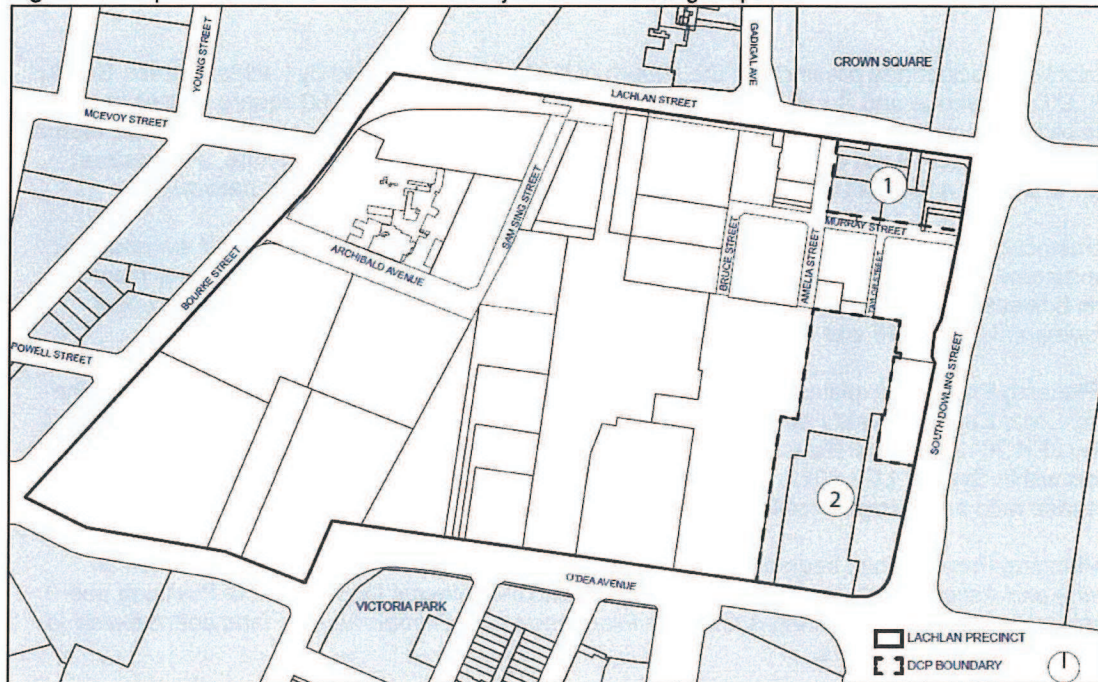
The precinct is generally bounded by Lachlan Street, Bourke Street, O'Dea Avenue and South Dowling Street. It is adjacent to the Crown Square development to the north and the Victoria Park development to the south (see **Figure 1**). It has as a total site area of approximately 170,000 square metres with lots ranging in size from 80 square metres to 33,000 square metres.

The Wulaba Park site, shown as site ② in **Figure 1**, consists of four lots in the south-east corner of the precinct. Planning controls were progressed for this site as an amendment to the *South Sydney Development Control Plan 1997: Urban Design – Part G: Special Precinct No. 9: Green Square* (Green Square DCP 1997) in July 2012, prior to the remainder of the precinct. Controls amending the Green Square DCP 1997 for the remainder of the precinct followed in April 2013.

Whilst being part of the precinct, principal development standards are already included in Sydney LEP 2012 for the sites located in the north-eastern street block of the precinct, bounded by Lachlan Street, South Dowling Street, Murray Street and Amelia Street (shown as site ① in **Figure 1**). As such, this street block is not subject to this Planning Proposal.

There are two heritage items in the precinct. One, at 853-855 South Dowling Street, sits within the street block already included in Sydney LEP 2012 and as such is not subject to this Planning Proposal. The other is at 866-882 Bourke Street, in the southwest corner of the precinct, and is included in this Planning Proposal.

Figure 1 – Map of Lachlan Precinct and land subject to this Planning Proposal



Murray/Amelia/Lachlan/South Dowling street block numbered ①, excluded from the Planning Proposal but covered by the Draft DCP Amendment. 'Wulaba Park Site' numbered ②

Table 1 - Site Description and Proposed Amendments

Site	Property Description	Proposed Amendment
1-9 Lachlan Street, 2 Sam Sing Street, 830, 832 and 834 Bourke Street, 1 Thread Lane, 1-13, 6 and 10 Archibald Avenue, Waterloo ("Sydneygate Site")	Lot 45 DP 624898, Lot 104 DP 1172110, Lot 200 DP 1175405, Lot 100 DP 1172110, Lot 401 DP 1177224, Lot 103 DP 1172110, Lot 398 DP 1180150, Lot 399 DP 1180150, Lot 400 DP 1180150, Lot 102 DP 1172110	Zoning, FSR, Height, Design Excellence. General mapping for inclusion of precinct into Sydney LEP 2012.
866-882 Bourke Street, Waterloo	Lot 1 DP 169870, Lot 1 DP 81572, Lot 1 DP 956385	Zoning, FSR, Height, Design Excellence, Heritage General mapping for inclusion of precinct into Sydney LEP 2012.
18 O'Dea Avenue, 20 O'Dea Avenue, Waterloo	Lot 21 DP 862254, Lot 22 DP 862254	Zoning, FSR, Height, Design Excellence. General mapping for inclusion of precinct into Sydney LEP 2012.
30-36 O'Dea Avenue, Waterloo	Lot 4 DP 227936	Zoning, FSR, Height, Design Excellence. General mapping for inclusion of precinct into Sydney LEP 2012.
11A Lachlan Street, Waterloo	Lot 222 DP 1079790, Lots 1-75 SP 74573, Lot 221 DP 1079790, Lots 1-48 SP 74572	Zoning, FSR, Height, Design Excellence. General mapping for inclusion of precinct into Sydney LEP 2012.
11B Lachlan Street, Waterloo	Lot 21 DP 739700	Zoning, FSR, Height, Design Excellence. General mapping for inclusion of precinct into Sydney LEP 2012.
40A and 40B O'Dea Avenue, Waterloo	Lot 11 DP 530422, Lot 12 DP 546231	Zoning, FSR, Height, Design Excellence. General mapping for inclusion of precinct into Sydney LEP 2012.

Site	Property Description	Proposed Amendment
40 and 42 O'Dea Avenue, Waterloo	Lot 10 DP 530422, Lot 9 DP 530422	Zoning, FSR, Height, Design Excellence. General mapping for inclusion of precinct into Sydney LEP 2012.
44-48 O'Dea Avenue, Waterloo	Lot 1 DP 789878, Lots 1-7 SP 44338	Zoning, FSR, Height, Design Excellence. General mapping for inclusion of precinct into Sydney LEP 2012.
50 O'Dea Avenue, Waterloo	Lot 2 DP 789878	Zoning, FSR, Height, Design Excellence. General mapping for inclusion of precinct into Sydney LEP 2012.
2 and 4 Bruce Street, 13 and 15-17 Lachlan Street, Waterloo	Lot 3 DP 317851, Lot 2 DP 317851, Lot 1 DP 668228, Lot 1 DP 664690	Zoning, FSR, Height, Design Excellence. General mapping for inclusion of precinct into Sydney LEP 2012.
19-21 Lachlan Street, Waterloo	Lot 18 DP 610311	Zoning, FSR, Height, Design Excellence. General mapping for inclusion of precinct into Sydney LEP 2012.
23 Lachlan Street, Waterloo	Lot 1 DP 606445	Zoning, FSR, Height, Design Excellence. General mapping for inclusion of precinct into Sydney LEP 2012.
25-27 Lachlan Street, 1-1A, 3 and 5 Amelia Street, Waterloo	Lot 1 DP 76985, Lot 4 DP 86722, Lot 14 DP 80326, Lot 100 DP 1171452, Lot 101 DP 1171452, Part Lot 17 DP 610311, Part Lot 17 DP 610311	Zoning, FSR, Height, Design Excellence. General mapping for inclusion of precinct into Sydney LEP 2012.
7-19 Amelia Street, Waterloo	Lot 1 DP 817715	Zoning, FSR, Height, Design Excellence. General mapping for inclusion of precinct into Sydney LEP 2012.
52 O'Dea Avenue, Waterloo	Lot 3 DP 789878	Zoning, FSR, Height, Design Excellence. General mapping for inclusion of precinct into Sydney LEP 2012.
18-22 Amelia Street, Waterloo	Lot 1 DP 85781, Lot 1 DP 88230, Lots 21-32 DP 978754	Zoning, FSR, Height, Design Excellence. General mapping for inclusion of precinct into Sydney LEP 2012.
24-26 Amelia Street, Waterloo	Lot 34 DP 79378, Lot 36 DP 79378, Lot 35 DP 79378	Zoning, FSR, Height, Design Excellence. General mapping for inclusion of precinct into Sydney LEP 2012.
12 Taylor Street, Waterloo	Lot 19 DP 79378	Zoning, FSR, Height, Design Excellence. General mapping for inclusion of precinct into Sydney LEP 2012.
56-60 O'Dea Avenue, Waterloo ("Wulaba Park Site")	Lot 2 DP 581676, Lot 2 DP 792163, Lot 201 DP 835758, Lot 11 DP 849026	Zoning, FSR, Height, Design Excellence. General mapping for inclusion of precinct into Sydney LEP 2012.
867-877 South Dowling Street, Waterloo	Lot 10 DP 849026	Zoning, FSR, Height, Design Excellence. General mapping for inclusion of precinct into Sydney LEP 2012.
879 South Dowling Street, Waterloo	Lot 1 DP 792163	Zoning, FSR, Height, Design Excellence. General mapping for inclusion of precinct into Sydney LEP 2012.

Background

The precinct lies within the former Redfern Waterloo Authority area, whose planning functions were transferred to the Sydney Metropolitan Development Authority (SMDA) in January 2012. In January 2013, the SMDA merged with Landcom to become UrbanGrowth NSW.

The precinct was subject to a detailed urban design study in 2009/2010 to determine the most appropriate built form and an optimal road and open space network. The recommendations from this review were proposed as an amendment to the Green Square DCP 1997 in 2010 and were publicly exhibited. They were also incorporated into the *draft Sydney Local Environmental Plan* and *draft Sydney Development Control Plan*, which were publicly exhibited in early 2011.

In response to public comment on the exhibition of the draft controls, the City undertook further testing to establish development density and strike an appropriate balance between maximised development capacity and a high quality urban design outcome. The revised controls were adopted by Council in April 2013 as an amendment to the Green Square DCP 1997, for all sites in the precinct, with the exception of the Wulaba Park site. The controls for this site had progressed as an amendment to the DCP in August 2012 to facilitate development.

Current Planning Controls

The precinct was therefore excluded from Sydney LEP 2012 and Sydney DCP 2012 when these were approved by Council and the Central Sydney Planning Committee in March 2012 so as to allow further consultation and determination of an appropriate development density. As mentioned above, planning controls applying to the precinct were progressed, subsequent to the making of Sydney LEP 2012 and Sydney DCP 2012, as an amendment to the Green Square DCP 1997.

The current controls applying to the precinct are contained in *South Sydney Local Environmental Plan 1998* (South Sydney LEP 1998), *South Sydney Development Control Plan 1997: Urban Design – Part G: Special Precinct No. 9: Green Square (Lachlan Precinct)* and *(Specific Sites – Wulaba Park Site)*.

South Sydney Local Environmental Plan 1998

Land use zoning

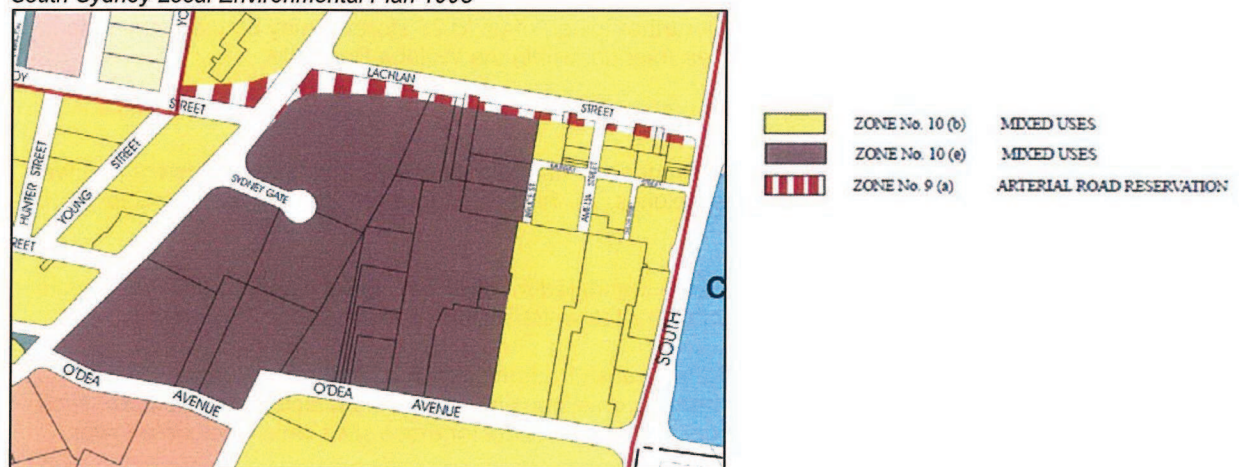
The precinct is currently zoned Zone 10(b) Mixed Uses for the eastern third of the precinct and Zone 10(e) Mixed Uses for the western and central thirds (see **Figure 2**).

Zone 10(b) Mixed Uses provides for primarily residential development with up to 25% of the total floorspace for each site permitted to be compatible, non-residential uses. Non-residential uses permissible with consent include light industrial uses, shops and commercial premises.

Zone 10(e) Mixed Uses is a predominantly employment based zone, which permits residential uses on appropriate sites where it will not adversely affect the operations of existing lawfully operating industrial uses.

Zone 9(a) Arterial Road Reservation affects the frontage of sites along Lachlan Street.

Figure 2 – Current Land Use Zoning for land subject to this Planning Proposal
South Sydney Local Environmental Plan 1998



NB – The zoning applying to the Murray/Amelia/Lachlan/South Dowling street block and some of the arterial road reservation are already included in Sydney LEP 2012.

Heritage

The site at the south-western corner of the precinct, 866-882 Bourke Street, is listed as a heritage item under. It is described as "Item No. 114A, Millers Self Storage, Federation Warehouse with art deco additions, at corner of O'Dea Avenue and Bourke Street".

Affordable Housing

Contributions towards the provision of affordable housing are required under *Division 3 Affordable Housing at Green Square* of South Sydney LEP 1998 and the *Green Square Affordable Housing Program*.

A developer may choose to provide affordable housing on-site or pay an equivalent monetary contribution to allow housing units to be built elsewhere in Green Square.

Affordable housing contributions form a condition of development consent.

South Sydney Development Control Plan 1997: Urban Design – Part G: Special Precinct No. 9: Green Square (as amended August 2012 and April 2013)

Floor Space Ratio

A Floor Space Ratio (FSR) range is achievable within the precinct, dependent on securing public benefit and design excellence. A higher FSR may also be achievable if purely commercial uses are provided. The FSR achievable is summarised in **Table 2** below.

Table 2 – FSR range available in Lachlan Precinct

	FSR incentive	Achievable FSR
Base	-	1.5:1
Public benefits	up to 0.5:1	up to 2:1
Design excellence	up to 10%	up to 2.2:1
Commercial uses	-	up to 2.5:1

Building height

Height controls in the Green Square DCP are expressed as height in storeys, with indicative building footprints which have been subject to in depth testing for solar access, amenity and development capacity.

The maximum building height generally varies from 4 to 8 storeys, with four 20 storey towers possible within the southern half of the precinct. A further tower, of up to 25 storeys, may be located on the corner of South Dowling Street and O'Dea Avenue, within the Wulaba Park Site.

Design Excellence

An appropriate built form outcome is dependent on carefully designed and finished towers and well-modulated building bulk within street blocks. A high standard of design is expected to be demonstrated by all development.

Undertaking a competitive design process is mandated for all street blocks which contain buildings of 9 storeys or greater. This captures only those sites which include a tower (20 or 25 storeys).

A 10% floor space incentive is offered for successfully demonstrating design excellence. This additional 10% FSR is assumed in the building envelopes shown for the affected street blocks, such that it is reflected in the permissible height in storeys control for those sites which include a tower.

Design excellence is demonstrated where a high standard of architectural design, materials and detailing is achieved alongside a form and external appearance that will improve the quality and amenity of the public domain.

Streets

New streets are proposed across the precinct, with the primary north south street, Gadigal Avenue, providing a linkage between the Crown Square development in the north and the Victoria Park development in the south. Gadigal Avenue is also proposed to provide a strategic public transport corridor between Green Square Town Centre and the City. Archibald Avenue forms the main east-west street, which will also become an 'activity hub' for the new residential population with retail and café uses. A network of smaller local streets is also proposed to provide access within the precinct.

Public open space

Three public open spaces are to be secured to serve the redeveloped precinct:

- The Rope Walk – A local park of approximately 8,860 square metres will link Lachlan Street and O'Dea Avenue in the western third of the precinct. This will provide passive recreation opportunities, including informal games and one set of play equipment and may incorporate stormwater infrastructure to drain Lachlan Street.
- Wulaba Park - A local park, a minimum of 4,000 square metres, is to be located in the southeast of the precinct (within the Wulaba Park site) and may also provide for stormwater detention.
- Dyuralya Park – A park or plaza of approximately 2,000 square metres located along the eastern alignment of Gadigal Avenue. It will be an adaptable space suitable for a range of community activities and interaction with the future light rail stop on Gadigal Avenue.

Other Controls

The DCP also identifies the amalgamation of lots which will be required to realise the proposed built form controls, and infrastructure and public open space requirements.

The Planning Proposal

In July 2012, Council resolved to adopt *South Sydney Development Control Plan 1997: Urban Design – Part G: Special Precinct No. 9: Green Square (Specific Sites – Wulaba Park Site)*. In March 2013, Council resolved to adopt *South Sydney Development Control Plan 1997: Urban Design – Part G: Special Precinct No. 9: Green Square (Lachlan Precinct)* and also noted that the Lachlan Precinct controls would be incorporated into Sydney LEP 2012 and Sydney DCP 2012 at a later date.

The amendments to South Sydney DCP 1997, being a shorter process, were progressed ahead of a planning proposal to integrate these controls into the Sydney LEP 2012 and Sydney DCP 2012. This was to ensure a timely adoption of appropriate controls for the precinct to guide development.

This Planning Proposal follows this resolution and seeks to incorporate the controls into Sydney LEP 2012 and Sydney DCP 2012.

The key factor in excluding the controls from Sydney LEP 2012 and Sydney DCP 2012 was to allow time for further review to ensure an appropriate development outcome could be balanced with economic feasibility. Further stakeholder consultation, including with the SMDA as it was then, was undertaken, together with extensive testing of the built form controls on every site.

The resultant controls strike an appropriate balance and have been accompanied by significant developer interest since adoption. The controls are now proposed as an amendment to Sydney LEP 2012 and Sydney DCP 2012 to ensure consistency with the City-wide controls and greater certainty for the site owners and other stakeholders.

Under the current South Sydney LEP and DCP controls, land use zoning is contained within the LEP with other principal development standards, including FSR and height contained in the DCP alongside other more detailed built form controls and public domain requirements. In order to comply with the *Standard Instrument Local Environmental Plan* template, FSR and building height controls must be contained within the LEP, as should controls with a direct relationship to these, including design excellence provisions.

This Planning Proposal seeks to integrate the following controls for the precinct into Sydney LEP 2012:

- land use zoning;
- FSR;
- building heights;
- design excellence;
- parking; and
- heritage item(s).

The details of these changes are discussed in more detail below.

Land Use Zoning

The Planning Proposal seeks to amend the land use zoning from Mixed Uses Zones 10(b) and 10(e) under South Sydney LEP 1998, to Zone B4 Mixed Uses under Sydney LEP 2012. The current zones provide for a mix of uses with Zone 10(b) providing for a predominantly residential land use mix, whilst Zone 10(e) seeks to enable the continuation of existing industrial land uses whilst allowing the transitioning to residential uses on appropriate sites.

Zone B4 Mixed Uses provides for a mix of compatible uses which would enable the integration of suitable business, office, residential, retail and other developments. Whilst heavy industrial storage establishments and heavy industries are prohibited in the zone, other light industrial and storage uses would be permissible by virtue of not being prohibited. This would enable the existing storage and light industrial uses to continue whilst the area transitions to a primarily residential area.

A B4 Mixed Uses zoning is consistent with that exhibited in 2011 for the precinct as part of the *draft Sydney Local Environmental Plan* and represents the best fit to allow for appropriate existing uses to continue whilst also allowing complementary uses such as retail, cafes and offices to support the increasing residential population.

Floor Space Ratio

The existing floor space ratio differential for the precinct is proposed to be carried forward into Sydney LEP 2012 – that being a ‘base’ FSR of 1.5:1, with additional FSR achievable for provision of

material public benefit (including land dedication for roads, open space and drainage/flood mitigation), achievement of design excellence and provision of commercial development.

Sydney LEP 2012 already contains provisions in *Division 2 Additional floor space outside of Central Sydney* which enable additional floor space to be achieved in Green Square subject to delivery of similar public benefit (community infrastructure). It is proposed that a base FSR of 1.5:1 be shown for the precinct on the Floor Space Ratio Map. The majority of the precinct would also be identified on the FSR Map as "Area 6". This then allows for up to an additional 0.5:1 FSR to be accessed under the current *Clause 6.14 Community infrastructure floor space at Green Square* upon the provision of recreation areas, roads, drainage or flood mitigation works.

In line with the current controls, three redeveloped sites in the precinct would be identified within "Area 8" on the FSR map: 866-882 Bourke Street; 30-36 O'Dea Avenue; and 11A Lachlan Street. Area 8 allows for an additional 1:1 FSR to be accessed under Clause 6.14, bringing the total achievable FSR to 2.5:1 for these three sites and reflecting the FSR which has already been built. The site 18-22 Amelia Street, which is under construction with a 2.5:1 FSR, is also proposed to be shown as Area 8.

Further additional floor space, up to 0.2:1, is currently achievable in the precinct through the undertaking of competitive design processes. This is discussed under Design Excellence.

The current controls also recognise the greater floor space efficiencies in use of floor space that can be achieved by non-residential development, within a similar building envelope to a residential or mixed use development. As such, a total FSR of 2.5:1 is currently available for developments providing only commercial or retail uses. In order to carry this control forward under Sydney LEP 2012, an additional provision will be required in *Division 2 Additional floor space outside of Central Sydney*.

Building Height

The building height for the precinct is currently framed as a height in storeys control in the Green Square DCP 1997, with the maximum height applied to indicative building footprints rather than a maximum building height across a lot or block, as for most sites in Sydney LEP 2012. These detailed footprints are proposed to be translated into 'bands' of height consistent with how heights are shown in other masterplanned sites in Green Square. This approach can achieve both certainty of development outcomes and sufficient flexibility for the evolution of development proposals.

Whilst it is more common for the height controls in Sydney LEP 2012 to be expressed as height in metres, it is sometimes more appropriate for heights to be expressed in Reduced Levels (RLs), which reduce or equate levels to a common datum, where detailed urban design work has established an appropriate built form outcome and new ground levels will arise from new infrastructure constructed. The Green Square Town Centre height controls, for example, are mapped in RLs rather than metres. RLs can reflect topography, finished street levels and flood levels, whereas height in metres is measured from the existing ground level.

In addition, expressing the height in metres is subject to rounding of building heights to 3-metre intervals in order to follow the Standard Instrument mapping conventions. In this precinct, rounding the heights up or down to this magnitude has the potential to significantly impact upon either residential amenity and solar access, or to reduce development capacity.

Due to the extensive urban design testing undertaken to establish appropriate building footprints and heights, and detailed technical and public domain design work, it is proposed to use RLs rather than height in metres on the Height of Buildings Map in Sydney LEP 2012.

It is also noted that for key public domain elements, the RLs will incorporate a 3 metre height control on top of the finished ground level to be established for streets and open spaces. This is in line with the approach to height mapping in the rest of Green Square and the City's other urban renewal areas, which shows a maximum 3 metre height limit for proposed key public domain elements.

Design Excellence

The current design excellence provisions for the precinct already reference requirements and considerations established in *Part 6, Division 4 Design Excellence* of Sydney LEP 2012, the accompanying Competitive Design Policy and the Design Excellence section of Sydney DCP 2012. It is therefore proposed to adopt the requirements for demonstration of design excellence under Sydney LEP 2012.

As in Sydney LEP 2012, an additional 10% FSR or height is achievable through successful completion of a competitive design process.

The exception however, is the trigger for requiring a competitive design process which in the precinct is nine storeys (approximately 30 metres) rather than seven storeys (25 metres) or a site area of 5,000 square metres under Sydney LEP 2012. It is proposed to continue this alternative trigger.

The 9 storey trigger was established in recognition of the constraints on achieving additional development capacity and high residential amenity, solar access and overall built form outcome. It recognises that the majority of landholdings will exceed either or both of the Sydney LEP 2012 triggers.

The 9 storey trigger was established to reduce the likely additional design excellence floor space that the precinct will need to absorb. It is less onerous to landowners in that fewer competitive processes are required, particularly when significant public infrastructure is required on site.

This alternate trigger, to be expressed in RLs, is proposed to be specified as an additional clause in *Part 6, Division 4* of Sydney LEP 2012.

Parking

Maximum parking controls for the precinct are currently contained in *South Sydney Development Control Plan 11: Transport Guidelines for Development 1996*.

Sydney LEP 2012 continues a maximum provision of parking spaces approach, but categorises sites based on their accessibility to public transport and/or services and prescribes a parking rate for a range of land uses based on their accessibility categorisation. This allows for parking rates associated with developments to be reviewed over time as their accessibility to public transport and services improves over time.

Under Sydney LEP 2012, a Land Use Transport Integration (LUTI) categorisation guides parking rates for residential development and a Public Transport Accessibility Level (PTAL) categorisation guides parking rates for non-residential development.

It is proposed to categorise the precinct under LUTI and PTAL for incorporation into Sydney LEP 2012, adopting the categories exhibited in 2011 for the precinct as part of the draft Sydney LEP.

Heritage Item(s)

The self-storage building at the south-western corner of the precinct, 866-882 Bourke Street, is listed as a heritage item under South Sydney LEP 1998.

It is proposed to carry the listing forward in *Schedule 5 Environmental Heritage, Part 1 Heritage items* under Sydney LEP 2012.

NB – The affordable housing provisions at *Division 3 Affordable Housing at Green Square* of South Sydney LEP 1998 and the *Green Square Affordable Housing Program* have already been carried forward into Sydney LEP 2012. It is proposed that the relevant provisions continue to apply in the precinct.

Part 1 – Objectives or Intended Outcomes

The Planning Proposal will enable the orderly and appropriate redevelopment of the precinct whilst ensuring that adequate infrastructure, public domain and amenities are provided to service existing, proposed and future development in the precinct.

The translation of the current planning controls into the Sydney LEP 2012 will provide certainty to landowners, the community and other stakeholders as to the intended development outcome for the area and the requirements for the provision of essential infrastructure associated with development.

The Planning Proposal does not seek to significantly amend the planning controls from those contained in the Green Square DCP 1997 as amended in 2012 and 2013, but to translate relevant land use zoning, built form, design excellence and heritage provisions into the Sydney LEP 2012, as detailed previously in this document. The integration of the relevant provisions into Sydney LEP 2012 is proposed as outlined below.

Part 2 – Explanation of the Provisions

To achieve the intended outcomes, the Planning Proposal seeks to introduce amended planning controls in Sydney LEP 2012 as follows:

- Amend **Land Zoning Map** – Sheet LZN_017 to show 'B4 Mixed Use' for the precinct.
- Amend **Floor Space Ratio Map** – Sheet FSR_017 to show an FSR of 1.5:1. Sites at 866-882 Bourke Street, 30-36 O'Dea Avenue, 11A Lachlan Street and 18-22 Amelia Street to be nominated as Area 8, with the remainder of the precinct identified as Area 6, indicating additional floor space achievable under *Clause 6.14(2)(b) and (d)*.
- Introduce a new provision in **Division 2 Additional floor space outside of Central Sydney** to enable up to an additional 1:1 FSR above that shown in the Floor Space Ratio Map for developments in the precinct consisting of commercial or retail uses only.
- Amend **Height of Buildings Map** – Sheet HOB_017 to show RLs for buildings and key infrastructure.
- Amend **Division 4 Design excellence**, *Clause 6.21(5)(a)* to establish a trigger of 30 metres (RL equivalent) for land in the precinct and exclude the precinct from the requirement at subclause (c).
- Amend **Locality and Site Identification Map, Foreshore Building Line Map** – Sheet CL1_017 to include the precinct, identifying it as 'Green Square' and also edging it to define the 'Lachlan Precinct' – to work in conjunction with the new provisions to be introduced regarding design excellence and commercial/retail FSR which apply to the precinct only.
- Amend **Heritage Map** – Sheet HER_017 to identify 866-882 Bourke Street, Waterloo as 'Item – General'.
- Amend **Schedule 5 Environmental Heritage, Part 1 Heritage items** to list 866-882 Bourke Street, Waterloo.

The following maps currently exclude the Lachlan Precinct and require amendment to include the precinct:

- Amend **Acid Sulphate Soils Map** – Sheet ASS_017 to include the precinct and identify it as 'Class 5'.
- Amend **Special Character Areas Map, Retail Premises Map** – Sheet CL2_017 to include the precinct, identifying it as an area of 'Restricted Retail Development'.
- Amend **Land Reservation Acquisition Map** – Sheet LRA_017 to identify the required arterial road reservation along the southern side of Lachlan Street as 'Classified Road (SP2)'.
- Amend **Land Use and Transport Integration Map** – Sheet LUT_017 to show 'Category B' for 3 sites - at 866-882 Bourke Street, 18-20 O'Dea Avenue and 1-13 Archibald Avenue - and 'Category C' for the remainder of the precinct.