

## Appendix A – LEP drafting notes

| Issue                            | Provision/Map                                                                                                                                          | Amendment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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| Acid Sulphate Soils              | Acid Sulphate Soils Map – sheet ASS_017                                                                                                                | Amend to indicate 'Class 5' area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Locality and site identification | Locality and site identification Map<br>Foreshore Building Line Map – Sheet CL1_017                                                                    | Amend to indicate Green Square (necessary for affordable housing provisions, community infrastructure floor space etc.) with boundary identifying 'Lachlan Precinct' area (necessary to apply to new design excellence provision and new commercial/retail FSR provision)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Retail Premises                  | Special Character Areas Map/Retail Premises Map – Sheet CL2_017                                                                                        | Amend to indicate 'Restricted Retail Development'                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Floor Space Ratio                | Floor Space Ratio Map – Sheet FSR_017                                                                                                                  | Amend to show FSR of 1.5:1 with a reference to Clause 6.14 and annotated <b>Area 6</b> and <b>Area 8</b> in accordance with proposed map                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Floor Space Ratio                | Part 6 Local provisions–height and floor space, Division 2 Additional floor space outside Central Sydney – New Provision following 6.15 'Caritas Site' | Amend to add text in <i>italics</i> :<br><u>6.16 Lachlan Precinct</u><br>(1) <u>The objective of this clause is to allow additional floor space for a fully commercial premises on land in Lachlan Precinct where that additional floor space can be provided within similar building envelopes to those permitted for an mixed use development incorporating residential accommodation.</u><br>(2) <u>A building on land in Lachlan Precinct is eligible for an additional amount of floor space, up to a maximum of 2.5:1, but only if the development of the land is for the purposes of solely commercial uses and the floor space can be accommodated within the maximum building heights shown for the land on the Height of Buildings Map.</u><br>(3) <u>If the additional floor space under this clause is utilised, no further additional floor space may be sought in the development of the land.</u> |
| Heritage                         | Heritage Map – Sheet HER_017                                                                                                                           | Amend to identify 866-882 Bourke Street, Waterloo as 'Item – General'                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Heritage                         | Schedule 5 Environmental heritage, Part 1 Heritage items                                                                                               | Amend to include Kennards Self Storage building, 866-882 Bourke Street, Waterloo, Lot 1 DP 169870, Lot 1 DP 81572, Lot 1 DP 956385.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Height of Buildings              | Height of Buildings Map – Sheet HOB_017                                                                                                                | Amend map to indicate height of buildings in RLs in accordance with proposed map                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Land Application                 | Land Application Map – Sheet LAP_001                                                                                                                   | Amend to show included in LEP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Land Reservation Acquisition     | Land Reservation Acquisition Map – Sheet LRA_017                                                                                                       | Amend to indicate RMS-required road widening on southern side of Lachlan Street as 'Classified Road (SP2)'                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Land Zoning                      | Land Zoning Map – Sheet LZN_017                                                                                                                        | Amend to indicate a 'B4 Mixed Uses' land use zone in accordance with proposed map                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

| Issue                                | Provision/Map                                                                        | Amendment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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| Land Use and Transport Integration   | Land Use and Transport Integration Map – Sheet LUT_017                               | Amend to indicate LUTI category in accordance with proposed map                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Public Transport Accessibility Level | Public Transport Accessibility Level Map – Sheet TAL_017                             | Amend to indicate PTAL category in accordance with proposed map                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Design Excellence                    | Part 6 Local Provisions–height and floor space, Division 4 Design Excellence 6.21(5) | <p>Amend to add text in <i>italics</i> and delete text in <del>strikethrough</del>:</p> <p>(5) Development consent must not be granted to the following development to which this clause applies unless a competitive design process has been held in relation to the proposed development:</p> <ul style="list-style-type: none"> <li>(a) development in respect of a building that has, or will have, a height <del>above-ground-level</del> <i>(existing)</i> greater than: <ul style="list-style-type: none"> <li>(i) 55 metres <del>above ground level</del> <i>(existing)</i> on land in Central Sydney, or</li> <li>(ii) 25 metres <del>above ground level</del> <i>(existing)</i> on any other land, <del>or</del> <i>RLXX (30m equivalent) on land in Lachlan Precinct.</i></li> <li>(iii) <i>RLXX (30m equivalent) on land in Lachlan Precinct.</i></li> </ul> </li> <li>(b) development having a capital value of more than \$100,000,000,</li> <li>(c) development in respect of which a development control plan is required to be prepared under clause 7.20, <del>except on land in Lachlan Precinct.</del></li> <li>(d) development for which the applicant has chosen such a process.</li> </ul> |