

Sydney Local Environmental Plan 2012 - Amendment - AMP circular Quay Precinct

Proposal Title : **Sydney Local Environmental Plan 2012 - Amendment - AMP circular Quay Precinct**

Proposal Summary : **This proposal applies to land known as the AMP Circular Quay Precinct which is located on the blocks bounded by Loftus Street, Loftus Lane and Young Street (Young and Loftus Street block) and the block bounded by Alfred, Young, Bridge and Phillip Streets (Bridge and Alfred Street block) in Circular Quay, Sydney.**

The proposed amendments will facilitate a scheme to re-distribute latent floor space from the Young and Loftus Street block to the Bridge and Alfred Street block to allow for an increase to the gross floor area of the AMP centre (50 Bridge Street) in the Bridge and Alfred Street block.

PP Number : **PP_2013_SYDNE_007_00** Dop File No : **13/10760-1**

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions : **1.1 Business and Industrial Zones
2.3 Heritage Conservation
3.5 Development Near Licensed Aerodromes
4.1 Acid Sulfate Soils
5.1 Implementation of Regional Strategies
6.2 Reserving Land for Public Purposes
6.3 Site Specific Provisions
7.1 Implementation of the Metropolitan Plan for Sydney 2036**

Additional Information : **It is recommended that the planning proposal proceeds with the following conditions.**

- 1. The proposal be exhibited for at least 28 days,**
- 2. Council consults with the following agencies:**
 - Office of Environment and Heritage,**
 - Transport for NSW ,**
 - Transport for NSW - RailCorp,**
 - Transport for NSW - Roads and Maritime Services,**
 - Department of Planning and Infrastructure - Sydney Harbour Foreshore Authority,**
 - Sydney Opera House Trust, and**
 - The Royal Botanic Gardens and Domain Trust.**

Supporting Reasons : **The proposal should proceed because it:**

- will release latent floor space and improve the amenity and connectivity of the AMP Precinct. This is consistent with the objectives of the draft Metropolitan Strategy in that it provides capacity for employment growth and improves the public domain to drive investment,**
- responds to recent research undertaken by BIS Shrapnel -- as part of Council's Central Sydney Planning Review -- that a major constraint to office development is the irregular and small lot configuration in the CBD and mechanisms to promote lot consolidation are needed,**
- is consistent with the Circular Quay Strategic Framework being coordinated by the Sydney Harbour Foreshore Authority.**

Panel Recommendation

Sydney Local Environmental Plan 2012 - Amendment - AMP circular Quay Precinct

Recommendation Date : **04-Jul-2013**

Gateway Recommendation : **Passed with Conditions**

Panel

The planning proposal should proceed subject to the following conditions:

Recommendation :

1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

- (a) the planning proposal must be made publicly available for a minimum of 28 days; and
- (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of A Guide to Preparing LEPs (Department of Planning & Infrastructure 2013).

2. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

- Office of Environment and Heritage
- Transport for NSW
- RailCorp
- Roads and Maritime Services
- Department of Planning and Infrastructure - Sydney Harbour Foreshore Authority
- Sydney Opera House Trust
- The Royal Botanic Gardens and Domain Trust

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

3. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

4. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

Signature:



Printed Name:



Date:

