

24 April 2014

The Secretary
Department of Planning and Environment
GPO Box 39,
Sydney NSW 2001

Dear Sir/Madam,

Carter Street Urban Activation Precinct

The Urban Taskforce understands that the Carter Street Urban Activation Precinct will facilitate the rezoning of the precinct to permit new development including residential apartments, employment generating land uses, open space and community facilities thereby supporting much needed urban renewal in the vicinity of Sydney Olympic Park. We support this approach to planning where key urban renewal precincts are identified and then site specific planning is carried out to enable the amendment of a Local Environmental Plan to permit otherwise prohibited development. It is essential that the State Government be able to drive local planning reforms such as this. In this regard, we are strong supporters of the Urban Activation Precinct process and the proposal for the Carter Street precinct.

We have reviewed the documentation placed on exhibition including the proposal, planning report and draft Development Control Plan. We find this package of material to be comprehensive, hopefully sufficient to demonstrate to local communities that the planning for urban renewal is carefully considered by planning authorities.

We are encouraged to note that the Carter Street Urban Activation Precinct Proposal states that:

Flexible planning controls are proposed to guide development throughout construction, with ongoing planning powers for the site remaining with Auburn City Council.

We pleased to see that the Department of Planning understands that major urban renewal projects must be supported by flexible planning controls as the market will change over the life of the project. However, the state and local government must drive renewal and this would be further facilitated with the introduction of a code assessment approval system for the precinct. That is, because there has been significant community consultation in the preparation of the planning proposal, supported by detailed urban design studies, agreement on detailed development controls should be possible and these controls could be formulated into a development code for the precinct. It follows that development that complies with the code should be afforded a guarantee of approval. This certainty will encourage investment in the precinct and hence drive renewal.

We note that the draft development controls are rather prescriptive and go as far as to identify the actual sites where additional height will be permitted. We understand that this may have been derived from urban design studies and the desire to reinforce gateway sites, but we believe that the Carter Street precinct could easily support more sites where heights in excess of twenty storeys are permitted.

Furthermore we note that the maximum FSR in the Precinct is only 2.0:1. We argue that this precinct should permit buildings of up to 30 storeys, consistent with other parts of Sydney Olympic Park and FSR of at least 3.5 -4.5:1

Notwithstanding the above, we continue to support the Urban Activation Process and encourage the urgent selection of additional precincts for consideration.

Yours sincerely

Urban Taskforce Australia



Chris Johnson AM
Chief Executive Officer