

Relevant Information for Central Sydney Planning Committee

FILE: X087762 **DATE:** 19 June 2025

TO: The Central Sydney Planning Committee

FROM: Graham Jahn AM, Chief Planner / Executive Director City Planning,
Development and Transport

SUBJECT: Information Relevant To Item 13 – Post Exhibition – Planning Proposal – 47-
51 Riley Street, Woolloomooloo - Sydney Local Environmental Plan 2012 and
Sydney Development Control Plan 2012 Amendment

For Noting

That the Central Sydney Planning Committee note the information contained in this memo.

Purpose

To provide comparison images which show the difference between the exhibited draft planning controls and the recommended changes to the draft planning controls following public exhibition.

Background

At the meeting of Council's Transport, Heritage and Planning Committee on 16 June 2025, reference was made to the images at Figures 6 and 7 in the subject report (reproduced below with dimensions and notes added). AHD RL is measured above sea level datum where as LEP height is typically above the footpath. The images show:

- the separation distance between the Paramount Apartments (60-70 William Street, Woolloomooloo) and the subject site is approximately 25.5 metres,
- the proposed maximum building height is recommended to be reduced by 7.1m to RL 25.5m from the exhibited maximum height of RL 32.6m which means the max height above the footpath is 17.9m compared to the current control of 12m,

- it is recommended that there be no allowance above the RL25.5m maximum height control for a roof top lift overrun, building plant, pergola structure or communal open space, and
- the recommended reduction in height will result in a smaller building envelope, and therefore the Floor Space Ratio (FSR) control is recommended to be reduced from 3.8:1 to 3.2:1 to match.

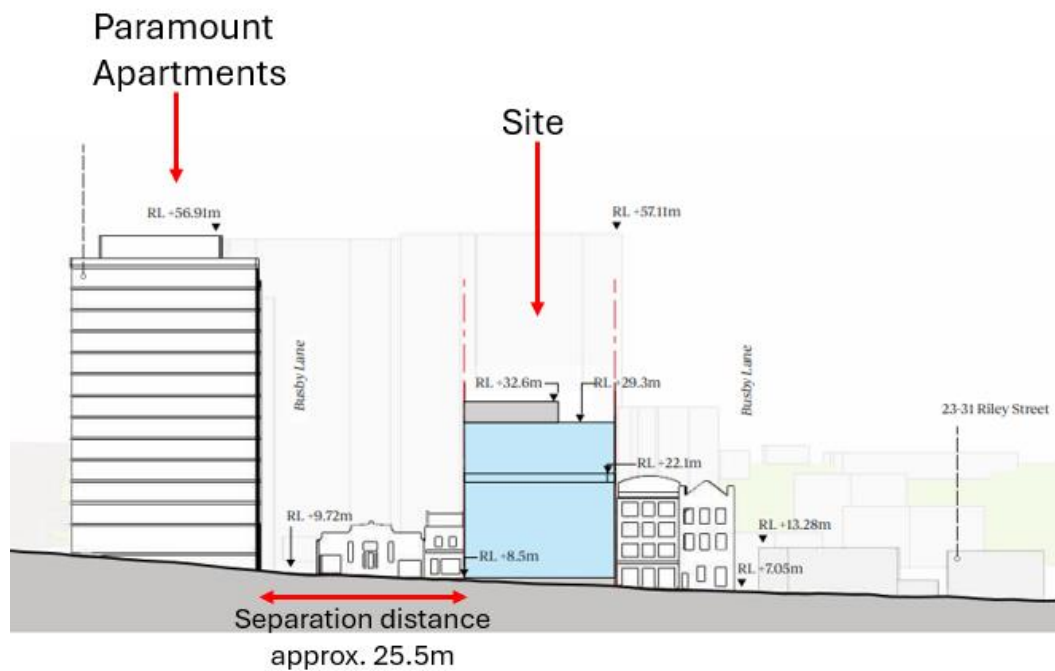


Figure 6: Riley Street elevation in context of surrounding development - exhibited draft planning controls

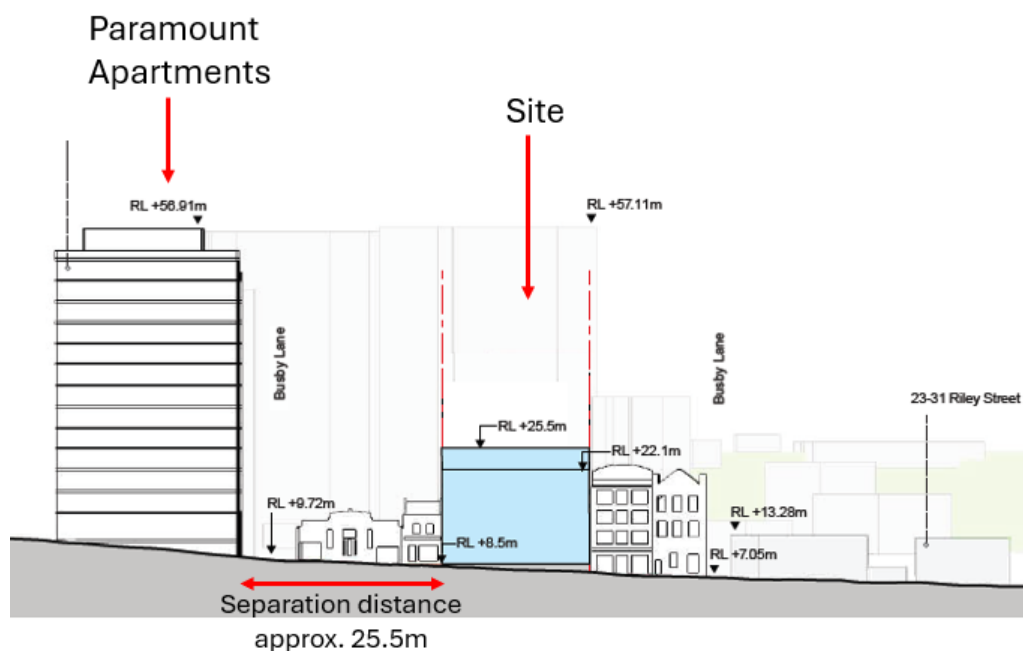


Figure 7: Riley Street elevation in context of surrounding development - recommended amendments to draft planning controls following public exhibition

**Memo from Graham Jahn AM, Chief Planner / Executive Director City Planning,
Development and Transport**

Prepared by: Siobhan Fox-Roberts, Senior Specialist Planner

Approved

A handwritten signature in black ink, appearing to be 'GJahn', written over a horizontal line.

GRAHAM JAHN AM

Chief Planner / Executive Director
City Planning, Development and Transport