

7th March 2013

Chase Property
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ADDENDUM – BAY STREET GLEBE

It is noted that at the time of the production of this report MT Management and St George Community Housing had entered into an agreement regarding the future provision of affordable housing on the Bay Street site as referred to on page 2 of the report. Since this time the agreement has lapsed and St George Community Housing may not necessarily be the community housing provider for the development.

Yours Sincerely



Gavin Duane
Director
LOCATIONIQ

20th September 2012

Mr Anthony Elias
M .T. Management Pty Ltd
P.O. Box 770
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87 BAY STREET, GLEBE – AFFORDABLE HOUSING

This letter has been prepared in response to a request from the City of Sydney for further formation on the economic feasibility of the affordable housing component within the proposed rezoning of 87 Bay Street Glebe development.

This submission outlines:

- Recent examples of affordable housing contribution within the City of Sydney
- Outlines the proposed contribution at 87 Bay Street, Glebe and compares these to the other examples
- Compares the contribution to a monetary in lieu contribution

The results of our assessment demonstrate that the proposal would result in significantly more affordable housing being provided than in other examples and the cost contribution to the developer would also be higher.

Community Housing Provider

M.T. Management has executed a letter of intent with St George Community Housing Limited and are currently negotiating the terms of a formal heads of agreement which will secure St George Housing as the community housing provider for the project. Annexure 'A' contains an example of what can be achieved in the 893sq.m of affordable housing.

Recent Examples

Location IQ prepared an Affordable Housing Study for M . T. Management in September 2011. A number of examples of recently approved projects were reviewed in relation to affordable housing. An update of this information includes:

- i. In the Green Square urban development area, 3% of Gross Floor Area (GFA) will be provided for affordable housing, with an in lieu monetary contribution currently at \$136.57 per sq.m.
- ii. The redevelopment of the Harold Park harness racing track by Mirvac recently received approval from Sydney City Council. The planning agreement requires 1,000 sq.m of land for at least 50 affordable dwellings (out of a total of 1,250). In total, some 3.8% of the total GFA of the project (equivalent to 5,000 sq.m) of affordable housing will be provided.
- iii. At Barangaroo, a development agreement with Lend Lease has allocated 2.3% of residential GFA within Barangaroo South to be devoted to affordable housing. This would translate to approximately 18 units, or around 2,000 sq.m.

In summary, a review of other major development projects in Inner City Sydney indicates that around 2.3% - 3.8% of GFA is typically devoted to affordable housing. In cases where land is being dedicated, the affordable housing provider is then required to fund the building of the actual housing and have a builder undertake the works. In other cases, a

monetary contribution in lieu of developing affordable housing on the site is typically occurring.

87 Bay Street, Glebe

M.T. Management, the owners of 87 Bay Street Glebe, are looking at a new model to provide more affordable housing at the site than is typically being achieved at other Inner City Sydney sites. This model involves M.T. Management actually providing the built affordable housing to be operated by an affordable housing provider, rather than providing a monetary in lieu contribution. This model is similar to that used in the Green Square Affordable Housing Program.

The current proposal to maximise affordable housing at the site is that 7% of floorspace above the floorspace ratio of 1.5 : 1 would be developed as affordable housing. On the basis of a proposed total of 20,894 sq.m of floorspace at the site, with some 12,735 sq.m provided above the ratio of 1.5 : 1. This results in some 893 sq.m of floorspace devoted to affordable housing.

As compared with other developments, this is well above the other figures in the range of 2.3% - 3.8% at other projects in Inner Sydney and the affordable housing is actually built for the affordable housing provider to lease and/or buy.

Monetary In Lieu Contribution

If a monetary in lieu contribution was made by the developer, for the floorspace above the 1.5 : 1 ratio, at a rate of \$136.57, this would correspond to a contribution of \$1.741 million (i.e. 12,753 sq.m multiplied by \$136.57). The rate of \$136.57 is the current (1 March 2012 to 28 February 2013) City of Sydney Council affordable housing rate for in lieu monetary contributions under the Green Square Affordable Housing Scheme.

If the proposed operator of the affordable housing at the Bay Street Glebe site was to purchase housing from the market housing stock in the Glebe or Ultimo area, the value of units available would require a minimum of \$9,500 per sq.m to purchase. Dividing the monetary contribution of \$1.74 million by \$9,500 per sq.m indicates around 184 sq.m of affordable housing floorspace would be developed as a result of an in lieu contribution. This is significantly lower than the 893 sq.m proposed to be built on site by the developer.

The model of providing housing built by the developer itself to then be leased and/or sold to an operator, such as St George Community Housing, therefore, is providing four times the amount of floorspace at 893 sq.m as compared with the monetary in lieu contribution which would provide 184 sq.m of affordable housing (i.e. an additional 709 sq.m).

Typical Number of Units

The typical areas for different affordable housing product types are as follows:

- i. Studio – a minimum of 35 sq.m of net lettable area.
- ii. One bedroom – a minimum of 50 sq.m of net lettable area.
- iii. Two bedroom – a minimum of 70 sq.m of net lettable area.

Taking an average of 50 sq.m, or the equivalent of a one bedroom unit, an in lieu monetary contribution at 87 Bay Street would contribute around four units as compared with 17 units being provided under the scheme proposed by the developer.

Equivalent Monetary Value

The equivalent monetary value that will be provided by the developers of 87 Bay Street Glebe by providing 893 sq.m of built affordable housing floorspace comprising approximately 17 units would be as follows:

- i. The 893 sq.m would be valued at \$9,500 per sq.m as indicated previously. This is equivalent to an end value of around \$8.48 million.
- ii. An affordable housing operator such as St George Community Housing would pay M.T. Management the equivalent of around \$5,400 per sq.m of FSR for the affordable housing units. This corresponds to a payment of roughly \$4.82 million.
- iii. The difference is the value being contributed by the developer, M.T. Management, including land value and some construction costs at around \$3.66 million, is \$1.92 million or 110% above the in lieu monetary contribution calculation of \$1.741 million outlined previously.

Conclusions

In summary, the new model that M.T. Management is providing for the 87 Bay Street Glebe development will provide more affordable housing across any of the measures proposed in comparison with existing proposals including:

- i. Some 7% of gross floor area that will be added to the development as a result of the rezoning on the site as compared with existing developments at Green Square, Harold Park and Barangaroo providing less than 3.8% of floorspace in each instance, and in some cases 2.3%.
- ii. A total number of 17 units, which is well above the amount which could be developed from in lieu contributions (four units).

- iii. The equivalent contribution by the developer at \$3.66 million (including land and some construction costs) would be 110% above the up front monetary in lieu contribution of \$1.74 million.

On the basis of all of the above measures, the proposal would optimise the amount of affordable housing that can be delivered at this site, subject to the constraints of the land and in comparison to other projects in Inner Sydney.

Yours Sincerely

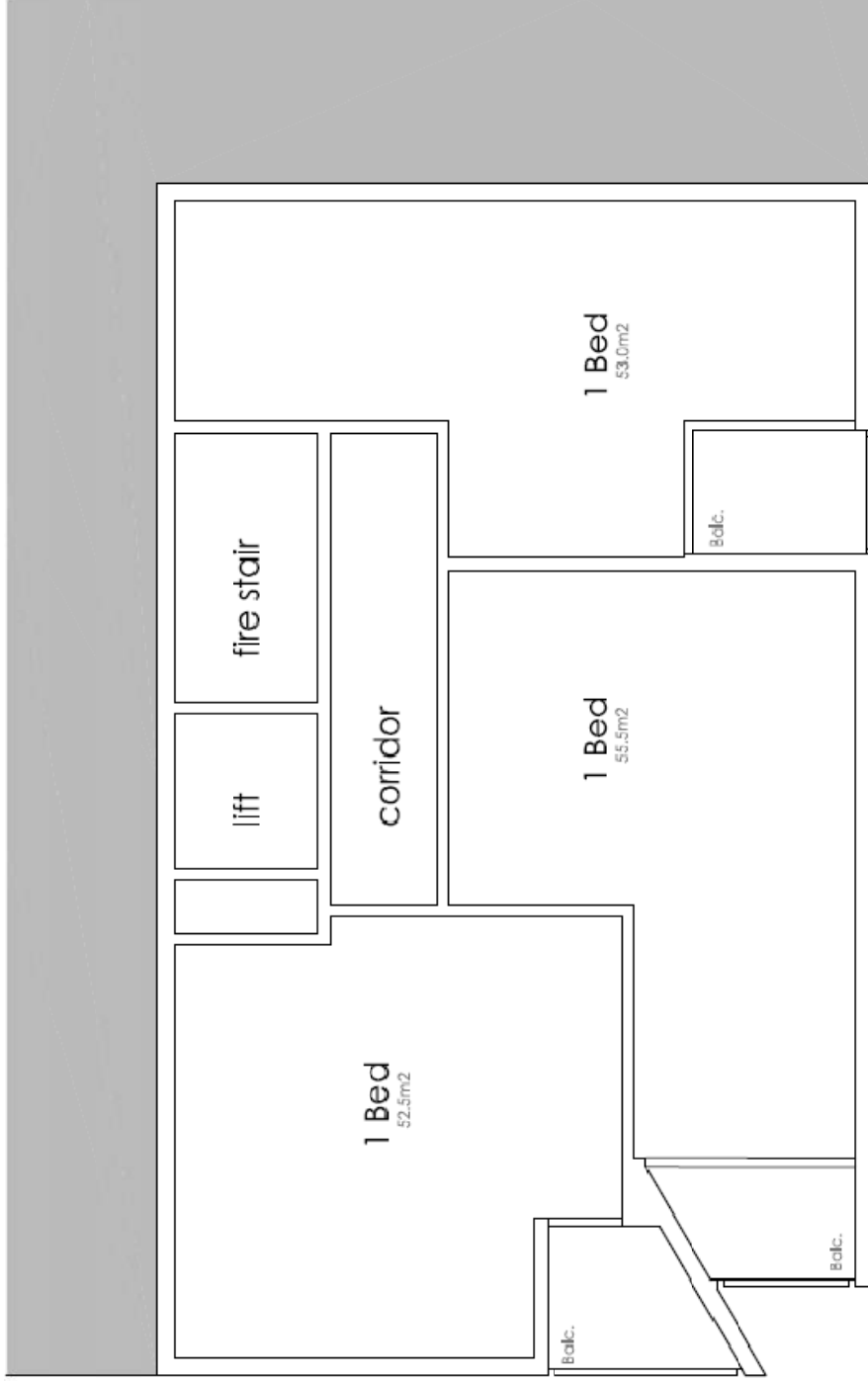


Gavin Duane

Director

LOCATI**Q**N

ANNEXURE A

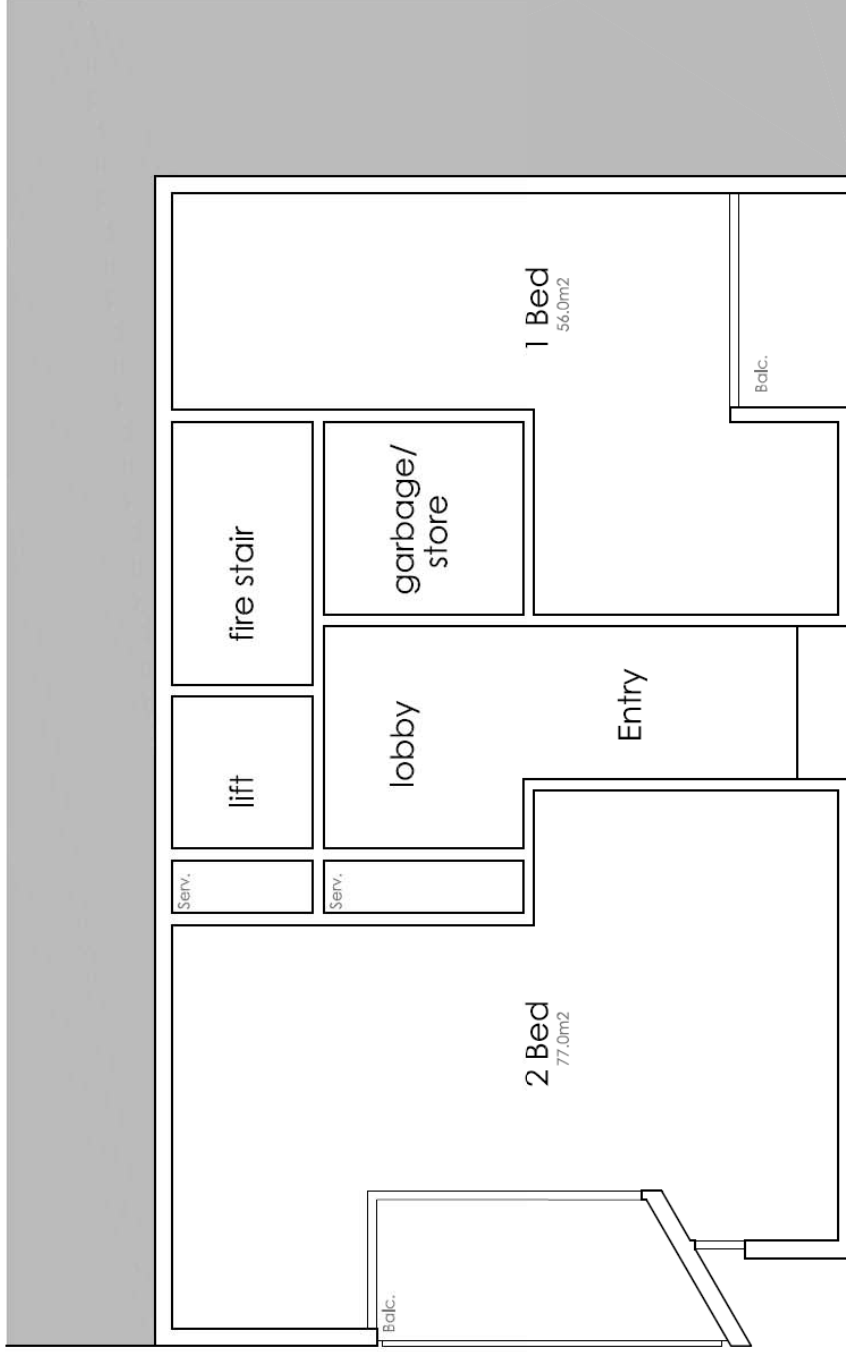


87 Bay St, Glebe

1 Bed Apt Level

Affordable Housing

scale 1 : 100 @ A4 date : September 2012

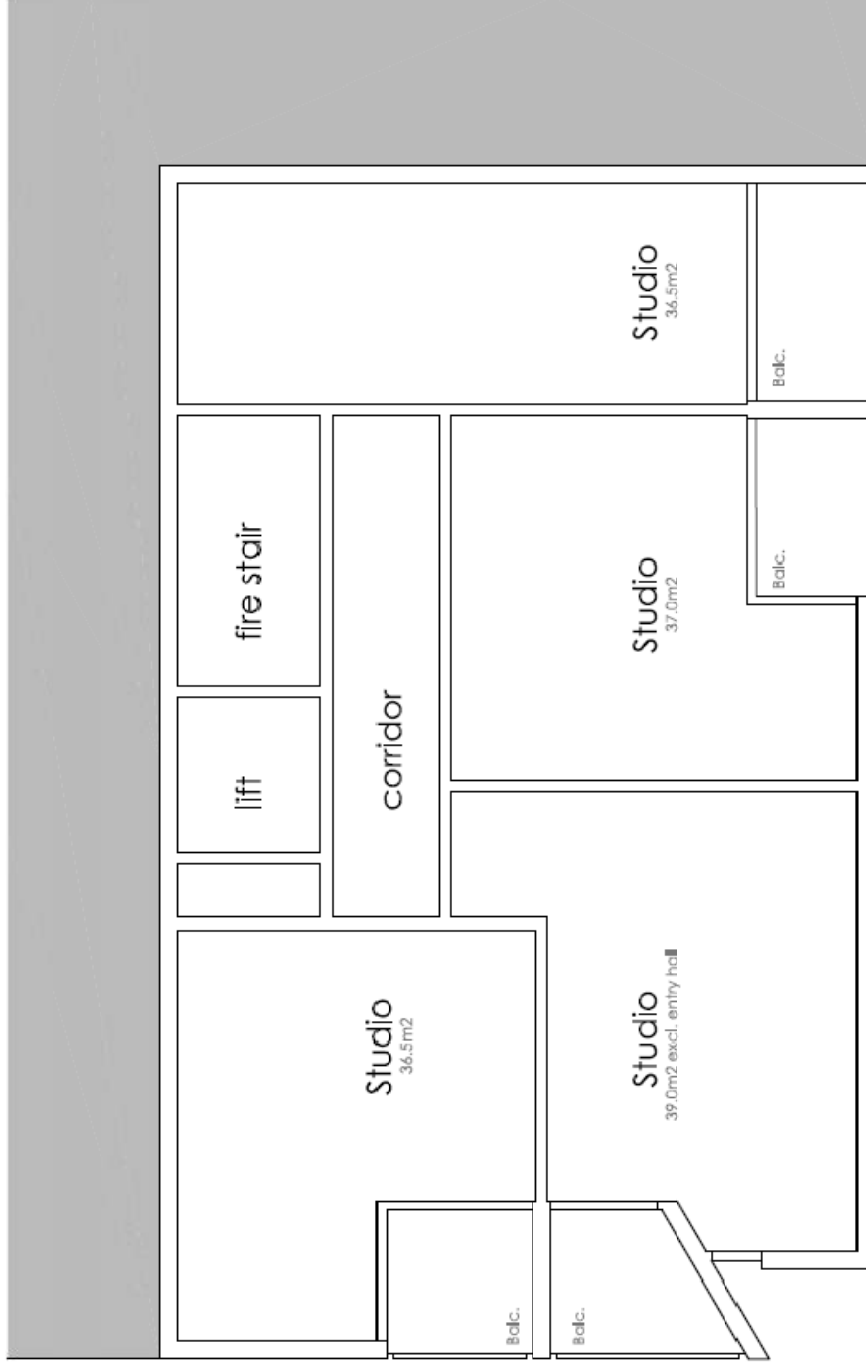


87 Bay St, Glebe

Ground Floor

Affordable Housing

scale 1 : 100 @ A4 date : September 2012



87 Bay St, Glebe

Studio Apt Level

Affordable Housing

scale 1 : 100 @ A4 date : September 2012

Appendix 5:

Flood and Stormwater Study



87 Bay Street Glebe

Flood Investigation Letter

September 2011

87 Bay Street Glebe

Flood Investigation Letter

September 2011

Issue and revision record

Revision	Date	Originator	Checker	Approver	Description
1	30/08/2011	JT	GS	CA	DRAFT
2	26/09/2011	DR	CA	CA	FOR INFORMATION
3	28/09/2011	DR	CA	CA	FOR INFORMATION – MINOR AMMENDMENTS

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1. Introduction

Mott MacDonald Hughes Trueman have been commissioned by MT Management to undertake a preliminary flooding and drainage assessment to support the Stage 1 redevelopment of 87 Bay Street, Glebe.

The aim of this report is to discuss stormwater and flooding issues related to the subject site and demonstrate how the proposed design is to meet the relevant statutory requirements. In particular, the following items are discussed:

- Understand the existing flooding conditions for the local area and determine flooding issues affecting the subject site;
- Identify flooding requirements from regulatory authorities;
- Discuss the implementation of flooding and drainage requirements into design and make an assessment on whether impacts are positive, negative or negligible.

1.1 Site Description & Proposed Works

The subject site is situated at 87 Bay Street, Glebe, and falls within the municipality of City of Sydney Council. The development area is bound by Bay Street to the east, Wentworth Street to the south, Cowper Street to the west, and Wentworth Park to the north. The existing site is occupied by small to medium sized industrial buildings “from boundary to boundary” and has no landscaping or pervious areas.

The site falls generally from south to north in the direction of Wentworth Park. Due to its low lying and relatively flat nature, the site is affected by flooding; this has been confirmed in the *Bay Street Redevelopment Blackwattle Bay, Ultimo – 2d Flood Modelling Stage 1* flood report.

Figure 1.1 – Site Layout



The proposed site works consists of the demolition of the existing buildings and structures on site and the construction of a new multi storey mixed-use development. The proposed development is to include a mix of residential (approximately 183 dwellings), commercial (approximately 10,000m² GFA) and open space uses. The proposed buildings are to rise approximately 10 storeys with 2 levels of underground car parking capacity.

A major regional stormwater upgrade has been proposed in the nearby area, involving the construction of a large stormwater culvert which will run from nearby Macarthur Street and extend along Wentworth Park to discharge into Blackwattle Bay. These works may lower localised flood levels adjacent to the site in the future.

2. Flooding & Drainage Assessment

2.1 Existing Site Flooding Conditions

The *Bay Street Redevelopment Blackwattle Bay, Ultimo – 2d Flood Modelling Stage 1* (dated 5 December 2008) prepared by Bewsher Consulting for the City of Sydney Council indicates that the subject site is located in a flood affected area. Based on the results of this study, it is our understanding that flooding issues both (a) on site; and (b) in the local area, are not dictated by on site drainage issues but instead from mainstream flooding (i.e. on a catchment wide level).

The development site forms part of the larger “Blackwattle Bay” catchment area. Based on the Flood Study prepared by Bewsher Consulting, overland flows are conveyed south-north across the catchment to Sydney Harbour (Blackwattle Bay), approximately 600m north of the subject site. The local topography of this area forms a natural depression which acts to trap and attenuate overland flows during large storm events. Once the banks of Blackwattle Bay are breached, floodwaters are conveyed overland through the development area and across the floodplain.

Based on the results of the Flood Study, we note the following peak flood levels for the 1 in 100 year ARI storm event (assuming 50% blockage on all inlet structures):

- 3.50m AHD – Overland flowpaths in Bay Street, Cowper Street, and Wentworth Park; and
- 3.70m AHD – Flood level at intersection of Wentworth Street and Bay Street.

Figure 2.1 illustrates the extent of flood inundation across the existing site. Here the flood depth for the 100yr ARI storm event ranges from 0.2 to 1m AHD. Due to the nature of mainstream flooding, there is little to no velocity.

Figure 2.1 – Peak Flood Levels 100yr ARI event



Source: Bewsher Consulting Bay Street Redevelopment Blackwattle Bay, Ultimo – 2d Flood Modelling Stage 1

It should be noted that, because major upgrades of the existing trunk drainage network are proposed, the **existing flood levels are considered a worst case scenario** and as such have been adopted as the design constraint for this application.

2.2 Council Requirements

All flood planning controls for the proposed development are to be designed in accordance with the following:

- City of Sydney Council's *Draft Sydney Development Control Plan (DCP) 2010*;
- City of Sydney *Sydney Development Control Plan 2011 – Glebe Affordable Housing Project*; and
- NSW Floodplain Development Manual (2005).

2.3 Proposed Site and Flood Planning Levels

As discussed in Section 2.1, it is understood that flooding issues both (a) on site; and (b) in the local area, are not dictated by on site drainage issues but instead from mainstream flooding items (i.e. on a catchment wide level). **That is, the proposed re-development works on the subject site will have a negligible effect on the overall flooding of the area.** Subsequently, the design requirements for the proposed development works are instead aimed at minimising risks associated with both property and life.

Preliminary assessment of the proposed re-development indicates that the subject site will typically be improved from the existing scenario, with flooding issues to be managed by on-site measures. In particular, the following benefits are noted:

- **Improved floor levels** – Council's *Sydney Development Control Plan 2011 – Glebe Affordable Housing Project* specifies a minimum flood planning level for habitable areas of the 1 in 100yr ARI top water level plus 0.5m freeboard. As such, the proposed re-development is to incorporate a **minimum habitable floor level of 4.0m AHD** ($3.5 + 0.5 = 4.0\text{m AHD}$) which will reduce risks associated with both property damage and life. Habitable floor levels at the Wentworth Street/Bay Street intersection are to be a minimum 4.2m AHD ($3.7 + 0.5 = 4.2\text{m AHD}$) to protect the site from overland flows in Bay Street. The flood planning level for all **commercial areas is to be above the 1 in 100 year flood top water level** (3.7m AHD at Wentworth Street/Bay Street intersection and 3.5m AHD for the rest of the development area) in accordance with Council's DCP. Currently, the majority of existing buildings on the subject site have floor levels below the minimum level required by council. Access to the basement carpark areas from Wentworth Street is to have a crest at the building boundary of minimum 4.2m AHD to minimize the risk of flooding to the basement carpark in larger storm events;
- **Improved Overland Flowpaths** - Civil works along the boundary of the site will better define overland flows in these area and help to keep surface flows in the roadways away from the proposed buildings;
- **Improved Safety** - In addition to the raised floor levels, proposed site levels are generally higher than the existing site. As such, the resulting design minimizes the ponded depth and extent of flooding on-site, increasing public safety.

Proposed site Flood Management controls are shown below in Figure 2.2

2.4 Potential Effects of Climate Change

Global warming and climate change refer to an increase in average global temperatures. Here natural events and human activities are believed to be contributing to an increase in average global temperatures. This is caused primarily by increases in “greenhouse” gases such as Carbon Dioxide (CO₂). *The earth has warmed, on average, by about 0.7 °C since 1910 with nine of the ten warmest years on record occurring in the past decade. There has been an increase in heatwaves, fewer frosts, and a warming of the lower atmosphere and raises in ocean levels. Australian temperatures have increased by almost 0.9 °C over the last hundred years, which is slightly more than the global average. (CSIRO website, 2009).*

The subject site is located approximately 600m to the south of Blackwattle Bay (Sydney Harbour). In accordance with the NSW Floodplain Development Manual (2005), due to the close proximity to the eastern coastline, the site is also assessed against the potential effects of climate change, sea level rise and an increase in rainfall intensity.

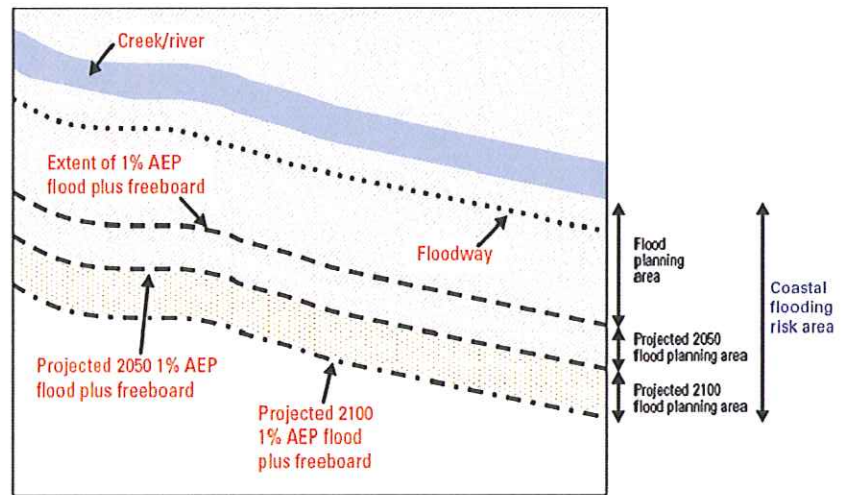
In 2009, the NSW Government provided a guideline entitled “Sea Level Rise Policy Statement” which details the Government’s plan of approach to climate change (in particular sea level rise), identifies risks to property owners as a result of sea level rise and provides a framework for Councils to help develop local strategies and risk assessment. In addition the policy also outlines the sea level rise benchmarks that have been adopted by the NSW Government. As a result a number of other planning tools and guidelines have been developed with the NSW Government’s strategy in mind, for example this is supported by the “NSW Coastal Planning Guideline: Adapting to Sea Level Rise” released by the Department of Planning (DoP) which provides guidance on how sea level rise should be considered in land use planning and development assessment

The NSW Government guidelines suggest that the following be considered for rises in ocean level up to the year 2100:

- 2050: 1990 Mean sea level plus 0.40m.
- 2100: 1990 Mean sea level plus 0.90m.

Figure 2.3 demonstrates how these benchmarks would be applied to traditional flood planning in creeks and rivers, where the above mentioned benchmarks are added to the 1% AEP flood event (1 in 100 yr Flood event) plus freeboard.

Figure 2.2: Coastal Flood Risk Areas and Sea Level Rise



Source: NSW Coastal Planning Guideline: Adapting to Sea Level Rise, DoP, 2010

Recent king tide levels in Sydney (12th January 2009) reached a peak RL of 1.96m. By applying the recommended values for potential ocean level rises, results indicate that the minimum floor level of 4.00m AHD remains above these levels (2.36m and 2.86m AHD). Subsequently, the **potential future effects of climate change on the proposed development can be considered to be negligible** based on the specifications outlined in the NSW Government’s publication “NSW Coastal Planning Guideline: Adapting to Sea Level Rise”.

Yours faithfully,



Mott MacDonald
Hughes Trueman

CHRIS AVIS
 ASSOCIATE DIRECTOR
 BE (CIVIL), MIEAUST

Appendix 6:

Sustainability Report

Sustainable Design Initiatives and Planning Principles

87 Bay Street, Glebe

M&T Management Pty Ltd

Prepared for
M&T Management
Pty Ltd

Date: 23 September 2011

Reference: 10049

Revision: 04

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Document control

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02	05 Sept 2011	Revised issue for review	AA		
03	19 Sept 2011	Updated as per Planner comments	AA	BK	BMD
04	23 Sept 2011	General updates	AA	BK	BMD

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1. Executive summary

This report has been prepared to outline the Sustainable Design initiatives and Planning principles to be established for the proposed Bay Street Development located in Glebe, Sydney. This report has been prepared on behalf of M&T Management Pty Ltd and forms part of the planning submission documents.

Project Specific Sustainable Requirements

The Planning approach for this development has been to prepare a project specific planning document to inform the design and meet the City of Sydney expectations. The development will apply best practice to Sustainable Development through:

- o Sustainable Design considerations that demonstrates how the project will incorporate ESD principles in the design, construction and ongoing operation phases of the development
- o Assessment of the project against industry best practice standards for sustainable design
- o Description of how the project will incorporate the principles of ecologically sustainable development in the design, construction and ongoing operation of the project; and
- o Description of the measures to be implemented to minimise consumption of resources, especially energy and water

Project Sustainable Commitment

The Design team for the proposed Bay Street development is committed to minimise the impact on the environment through implementation of sustainable design initiatives within their discipline.

Below are some of the key Sustainable initiatives identified and adopted by the project;

- o Environmental Urban Planning framework
- o Sustainable Building design initiatives
- o Energy Initiatives
- o Water Initiatives
- o Waste minimisation
- o Material selection
- o Transport and accessibility
- o Greening Landscape

The proposed development is looking at adopting sustainable design initiatives derived from both International and National environmental scheme in achieving the following environmental rating benchmarks. For further details on the proposed initiatives we refer to Section 4.3 of this report.

2. Introduction

This report has been prepared to outline the Sustainable Design initiatives and Planning principles to be established for the proposed Bay Street Development located in Glebe, Sydney. The project includes the establishment of new mixed use development of multi-residential dwelling buildings with retail and commercial facilities. This report has been prepared on behalf of M&T Management and forms part of the planning submission documents.

2.1 Project Description

The development includes the demolition of existing site buildings and establishment of new mixed use development which includes a number of multi-residential buildings with retail and commercial facilities. The proposed development will include through site links that will add connection to the surrounding residential developments and local retail outlets along with communal external spaces that can be utilised by the site population.

The proposed development is looking at implementing environmental and social integration by developing effective design initiatives which will add value to the existing district and community.



Figure 1: Proposed development location and site area

2.2 Ecological Sustainable Development

The Design team for the proposed Bay Street development is committed to minimise the impact on the environment through implementation of sustainable design initiatives for the proposed development. The objective of undertaking these initiatives is to build an environmentally friendly development which will integrate with the existing surroundings and community to promote best practices for sustainable living.

The approach is to identify site specific ESD opportunities in relation to the urban landscape of the proposed site and derived sustainable design initiatives for the proposed development during the design, construction and operation phase. This approach is aim at improving the overall environmental performance of the development throughout its lifecycle and promotes ecological sustainable living within the community.

The following initiatives have been considered and described in the later sections of the report.

- o Environmental Urban Planning framework
- o Sustainable Building design initiatives
- o Energy Initiatives
- o Water Initiatives
- o Waste minimisation
- o Material selection
- o Transport and accessibility
- o Greening Landscape

2.3 Reference Documents

This report and assessment has been undertaken in reference to following reference documents.

Table 1: Reference Documents

Description	Version	Reference
BASIX	2010	BASIX
Green Star Multi Unit Residential Tool	Version 1	GBCA
NABERS Office	Version 8	NABERS
NABERS Home	Version 1	
NSW Benchmark	2006	DEUS
AIRAH Technical Hand Book	Edition 4	AIRAH

3. Environmental Urban Planning Framework

3.1 Commitment

An Environmental Urban Planning framework has been derived to include the following design considerations for the proposed development which looked into both the environmental and social aspect of integrating the proposed development into the existing community.

Environmental Goals and Objectives

The project is to adopt ecological sustainable design practices to minimise the carbon footprint of the development during the design, construction and operation phase. The design team is to incorporate 'good practice' design guidelines to minimise energy, water and material usage to improve the environmental performance of the development. This is also aim to create awareness within the community in relation to sustainable living.

Integration and rejuvenation plan

The project aims to rejuvenate existing site and value-add to the community through implementation of a holistic sustainable urban development plan for the proposed development. The plan also considers the environmental contributions of the proposed development to the community which includes the use of onsite renewable energy, water conservation measures, waste minimisation, effective transportation system and greening of the landscape.

3.2 Environmental Targets and Benchmarks

A review of the market planning environmental targets and benchmarks has been undertaken to derive appropriate planning commitment standards for Bay Street, these relate to BASIX, NABERS, Green Star and LEED (Leadership in Energy and Environmental Design).

The current environmental performance benchmarks for Residential and Office developments in NSW are as follows:

Market Tool	Applicable to	Environmental Measure	Project Target
BASIX Water	Residential	40% reduction against NSW Benchmark consumptions	Target = 45% reduction
BASIX Energy	Residential	30% reduction against NSW Benchmark consumption	Target = 40% reduction
NABERS Energy	Commercial, Retail and Residential	Benchmarks [2.5 stars NABERS ratings] NABERS Office Energy: 313 kg CO ₂ per m ² NABERS Homes Energy: 6,631 kg CO ₂ per annum NABERS Retail Energy: 70 kg CO ₂ per m ²	Under review for the project Possible target = 4 star NABERS Energy for Offices
NABERS Water	Commercial, Retail and Residential	Benchmark [2.5 stars NABERS ratings] NABERS Office Water: 0.7 kL per m ² NABERS Homes Water: 180 kL per annum NABERS Retail Water: 0.86 kL per m ²	Under review for the project
Green Star	Whole development	Green Star Office Design v3 tool Green Star Communities Framework NABERS Energy 4 stars for Commercial Offices	Under review for the project Planning objectives in Communities tool is being considered for integration
LEED	Whole development	Leadership in Energy and Environmental Design (LEED) Neighbourhoods tool	Under review for the project Site planning initiatives for layouts are being considered for integration

The below graph indicates the NSW water consumption benchmarks that have been derived for the project based on the proposed targets for improvement against the baseline consumption data for households. The NSW Water consumption household consumption has been taken as 75kL per capita as per Australian Bureau of Statistics 2008-2009 household water consumption.

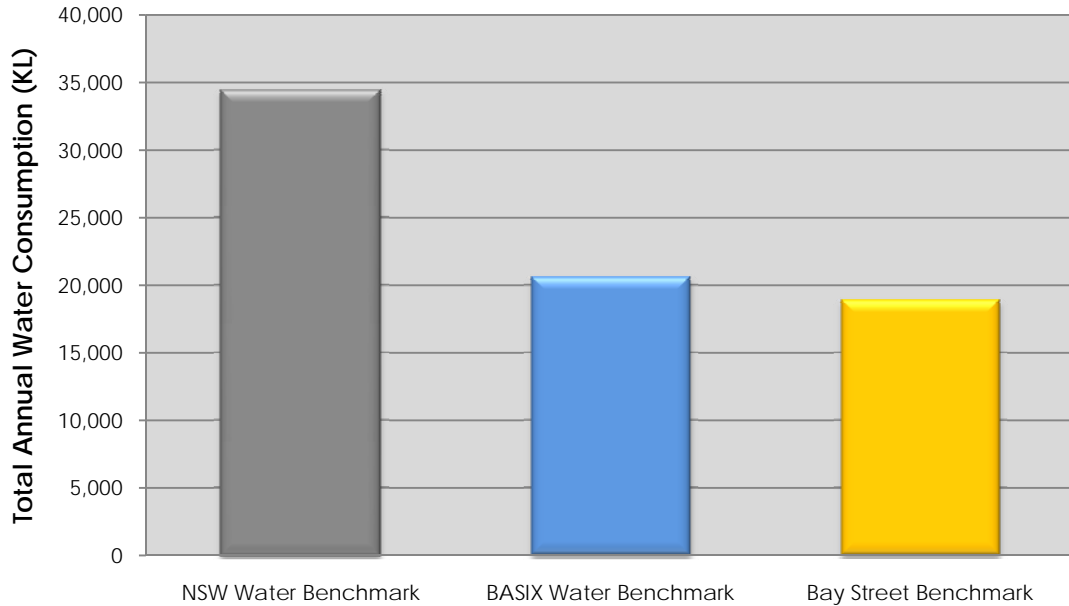


Figure 2: Water consumption benchmarks for households in NSW 2008-2009 with benchmark comparison to BASIX targets and the Bay Street development.

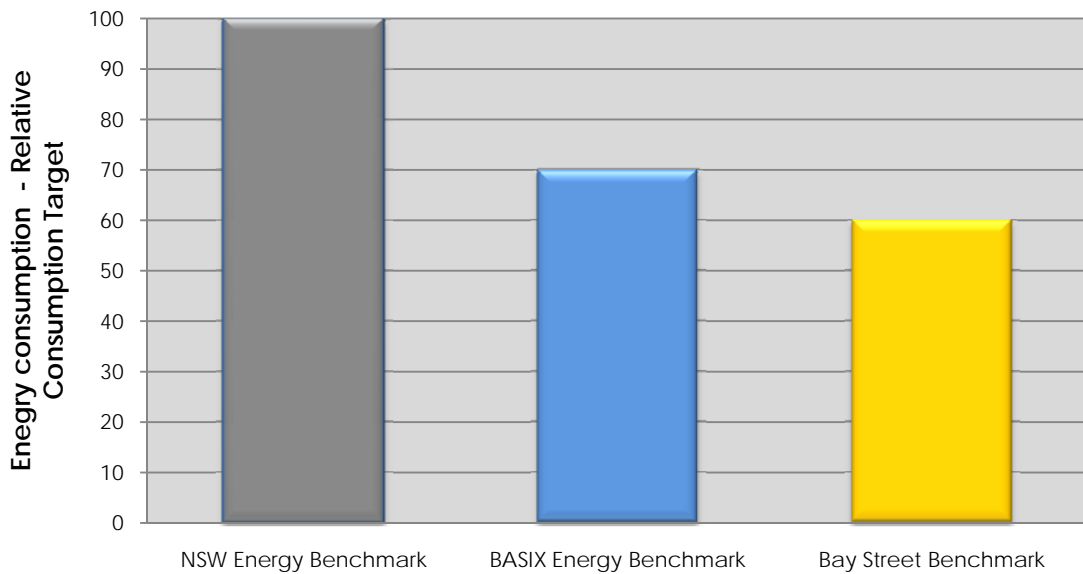


Figure 3: Energy consumption target improvements for Bay Street households relative to baseline benchmarks comparison NSW BASIX and average consumption levels.

4. Voluntary Planning Agreement

This Section of the report has been prepared to supplement the proposed Voluntary Planning Agreement that is to be established for the 87 Bay Street Multi-Residential development, Glebe NSW. This section defines the sustainability objectives to be implemented as part of the baseline planning instrument for the design of this multi-residential precinct development. The targets set relate to the proposed building and site-wide planning goals. Since the major component of the proposed development will be Residential the initiatives that form part of the minimum planning agreement focus primarily on residential design standards.

4.1 Current Planning Provisions

The current planning provisions that apply in NSW include 40% and 30% improvement in Water and Energy consumption respectively. The development is proposing to improve on these values which consider the elements of the site context and current best practice market tools.

4.2 Bay Street Objectives

Baseline

The Bay Street development has set the following Sustainable Design objectives to achieve as part of the minimum planning provisions:

- 5% improvement above BASIX Water benchmark for the overall site
BASIX Water target = 45%
- 10% improvement above BASIX Energy benchmark for the overall site
BASIX Energy target = 40%
- Thermal comfort heat and cooling demand within allowable limits for Sydney East climate for each dwelling type
- Site landscaping that provides social interactions and site thoroughfares
- Providing alternative transportation options for occupants
- 4 star NABERS Energy rating is achieved in design for the Commercial facilities

Aspirations

There is an aspiration that one (1 off) of the buildings achieves a third party certified building rating and this is to be defined during the design development stage of the project. Currently the tools that are being explored for adoption in Green Star Multi-Residential v1 tool administered by the Green Building Council of Australia, NABERS Homes and LEED (Leadership in Energy and Environmental Design) NC 2009.

4.3 Minimum Planning Initiatives

At the site and dwelling level the above targets are to be met with through the adoption of the following design initiatives which will form the basis of the environmental planning provisions to apply to the development:

BASIX Water Target 45%

Central Water Systems

Initiatives	Description
Rainwater tanks	Rainwater tanks and harvesting systems to be provided such that all site landscaping can be served by the tanks and are to be sized to serve proposed landscape types
Water Fixtures	Common fixtures types to meet the following provisions: Showers: 3 WELS rating, consumption ≤ 9 L/ min Basins: 3 WELS rating Kitchens: 3 WELS rating Toilets: 3 WELS rating
Hot water	Solar hot water with gas booster and storage tanks to be provided. No hot water reticulation circuits.
Pools / Spas	No pools or spas are proposed, however if the planning provisions change to include these facilities then pool covers are to be provided to reduce water loss
Central Laundry Facilities	No central washing facilities to be provided. All washing facilities are to be provided within each dwelling

Dwelling Water Efficiency

Rainwater tanks	Rainwater tanks and harvesting systems to be provided to serve dwelling landscaping that may be provided at ground level
Water Fixtures	Dwelling fixtures types to meet the following provisions: Showers: 3 WELS rating, consumption > 6 L/ min but less than 7.5 L/min Basins: 4 WELS rating Kitchens: 3 WELS rating Toilets: 4 WELS rating
Hot water	All dwellings to be served by the central hot water systems
Equipment	All clothes washers to meet minimum 3 WELS rating or better where provided by the developer All dishwasher to meet minimum 3 WELS rating or better where provided by the developer
Pools / Spas	No pools or spas are proposed to the dwellings

BASIX Energy Target 40%**Central Energy Systems**

Heating & Cooling Systems	No central heating or cooling systems are proposed to the residential development. Dwellings are to be provided with dedicated units
Lifts	Lift motors to achieve efficiency of geared traction V V A C motor or equivalent Lighting to lift cars to be metal halide fittings or better. All lighting is to be linked to lift call buttons
Building Management System	A central building management system is to be provided to the development. This may be provided at a building or overall development level to monitor energy consumption of the relevant central services
Hot water	Central hot water systems to include Solar hot water with Gas booster systems. A dedicated area on each building roof is to be included for the solar hot water systems with a minimum of 20m ² provided per 50 dwellings. All external and internal hot water pipes are to be lagged within insulation to minimum of R0.60 (25mm thk insulation) to reduce energy losses in operation
Pools / Spas	No pools or spas are proposed, however if the planning provisions change to include these facilities then pool covers are to be provided to improve energy efficiency and solar heating systems are to apply
Central Laundry Facilities	No central washing facilities are to be provided. Laundry facilities are to be provided within each dwelling
Facilities	No common are drying facilities are nominated
Car park	Underground car parks are to be provided. Provision for supply and exhaust with carbon monoxide controls and VSD fan controls is to be made All lighting to car park areas to be florescent fittings linked to motion sensors
Plant rooms	Plant rooms to be exhausted only unless additional supply is required to meet Australian Standards. All exhaust systems for these rooms are to be linked to light controls. All lighting fixtures to these rooms are to be fluorescents or equivalent efficiency. Fittings are to include manual on/off switching or motion sensors to commonly accessed rooms such as garbage rooms
Hallways	All hallways throughout the building are to be ventilated with supply air only or equivalent efficiency system, no conditioning is to be provided. All supply air systems to be linked to the BMS for the buildings. All hallways are to be fitted with halogen or more efficient light fittings that operate from motion sensors
Ground Lobbies	All entry lobbies are to be conditioned which are linked to the BMS such that operate during peak periods only All lobby areas are to be fitted with halogen or more efficient light fitting that operate from motion sensors

Dwelling Energy Efficiency

Kitchens	Kitchens to be fitted with exhaust fans that are manually operated and not ducted
Bathrooms	Bathrooms to be fitted with exhaust fans not ducted that are linked with the light switches
Laundry Facilities	Laundries are to be fitted either with exhaust fans that are manually operated and not ducted OR naturally ventilated
Facilities	All dwellings to be provided with a clothes line within an internal area for clothes drying or an equivalent system that provides alternative to using clothes dryers
Heating & Cooling Systems	All living / dining rooms spaces to be fitted with ceiling fans and 1 phase air conditioning system with minimum 2.5 star Energy star rating or equivalent All bedrooms to be fitted with ceiling fans and no air conditioning systems
Lighting	Fluorescent and Led lighting is to incorporated into dwelling living rooms
Equipment	All clothes washers to meet minimum 2.5 Energy star rating or better where provided by the developer All dishwasher to meet minimum 2.5 Energy star rating or better where provided by the developer All clothes dryers to meet minimum 2.5 Energy star rating or better where provided by the developer
Pools / Spas	No pools or spas are proposed to the dwellings
Natural / cross ventilation	The utilisation of natural ventilation via effective cross ventilation is to be met for minimum 20% of all dwellings

Commercial Office Energy Efficiency

Lighting	Maximum lighting density of 8W/m ² is to be achieved on average generally for all office spaces All lighting is to be zoned at a maximum of 100m ² Lighting design is to incorporate daylight sensors along perimeter zones that enable ballasts to operate between 10-100% output when natural daylight levels are sufficient
Building fabric	Facade design is to incorporate performance glazing to mitigate heat gains or losses through the facade. External building constructions are to exceed minimum R2.80 requirements as defined in the Building Code of Australia for external walls and R3.20 for roof structure.
Natural daylighting	Building form and the facade is to be designed to promote natural daylighting of internal spaces to reduce the reliance on artificial lighting. Window sizes are to balance heat gains and
Central Services	Proposed central services are to incorporate timers, sensors and logic controls that enable efficient operation of HVAC systems in operation. These controls are to be linked to the Building Management Systems to enable Facilities Management to identify any issues with the systems in operation.
Meters	Non-utility energy meters are to be fitted to all major equipment which include equipment that exceeds 100kVA. Meters are to be Class 1 or better meters and current Transformers.

Commercial Office Water Efficiency

Water Fixtures	Common fixtures types to meet the following provisions or better: Showers: 3 WELS rating, consumption ≤ 9 L/ min Basins: 4 WELS rating Kitchens: 4 WELS rating Toilets: 4 WELS rating Urinals: 6 WELS rating or better
Meters	Water meters are to be installed for the following potable water uses as a minimum: Bathroom water consumption Recycled water systems Fire systems Irrigation systems Meters are to be linked to Building Management System
Building Management System	A building management system is to be installed to monitor water and energy usage within the building. System is to include alarms when system is not operating as intended and alert Facilities Management
Water Based Heat Rejection Systems	All Water Based Heat rejection systems are to be installed with a Legionella Risk Management plan has been prepared in accordance with AS/NZS3666.2:2002 or AS/NZS 3666.3:2000 and has been included in the O&M manual provided to the building owner

Overall Environmental Site Initiatives

Small Car Parking	Parking is to be provided on site for small vehicles such as scooters and motorcycles with a minimum of 1 space per 1000m ² Commercial / Retail GFA
Cyclist Parking	Cyclist parking is to be provided either on grade or within basement car park to the following allowances: Commercial: 1 bike rack per 400m ² GFA Residential: 1 bike rack per 500m ² GFA Retail: 1 bike rack per 200m ² GFA Cyclist support facilities to be provided for visitors / staff commercial parking to the following allowances: Commercial: 1 shower per 10 bike racks Commercial: 1 locker per bike rack
Landscaping	Minimum 80% of landscaping species is to be indigenous

Low Volatile Organic Compound Finishes	<p>All paints and carpets to be used within the buildings are to be have a low Volatile Organic Compound limit as per the following limits</p> <p>Carpets:</p> <p>Total VOC limit: 0.5mg/m2 per hour 4-PC (4-Phenylcyclohexene): 0.05mg.m2 per hour</p> <p>Paints</p> <table border="1" data-bbox="568 497 1193 1137"> <thead> <tr> <th data-bbox="568 497 1024 589">Product Type</th> <th data-bbox="1024 497 1193 589">VOC Limit (g/L of ready to use product)</th> </tr> </thead> <tbody> <tr> <td data-bbox="568 589 1024 629">Walls and ceilings - interior gloss</td> <td data-bbox="1024 589 1193 629">75</td> </tr> <tr> <td data-bbox="568 629 1024 669">Walls and ceiling – interior semi gloss</td> <td data-bbox="1024 629 1193 669">16</td> </tr> <tr> <td data-bbox="568 669 1024 710">Walls and ceiling – interior low sheen</td> <td data-bbox="1024 669 1193 710">16</td> </tr> <tr> <td data-bbox="568 710 1024 750">Walls and ceiling – interior flat washable</td> <td data-bbox="1024 710 1193 750">16</td> </tr> <tr> <td data-bbox="568 750 1024 790">Ceilings – interior flat</td> <td data-bbox="1024 750 1193 790">14</td> </tr> <tr> <td data-bbox="568 790 1024 853">Trim – gloss, semi gloss, satin, varnishes and woodstains</td> <td data-bbox="1024 790 1193 853">75</td> </tr> <tr> <td data-bbox="568 853 1024 893">Timber and binding primers</td> <td data-bbox="1024 853 1193 893">30</td> </tr> <tr> <td data-bbox="568 893 1024 934">Latex primer for galvanized iron and zincalume</td> <td data-bbox="1024 893 1193 934">60</td> </tr> <tr> <td data-bbox="568 934 1024 974">Interior latex undercoat</td> <td data-bbox="1024 934 1193 974">65</td> </tr> <tr> <td data-bbox="568 974 1024 1014">Interior sealer</td> <td data-bbox="1024 974 1193 1014">65</td> </tr> <tr> <td data-bbox="568 1014 1024 1077">One and two pack performance coatings for floors</td> <td data-bbox="1024 1014 1193 1077">140</td> </tr> <tr> <td data-bbox="568 1077 1024 1137">Any solvent-based coatings whos purpose is not covered in table</td> <td data-bbox="1024 1077 1193 1137">200</td> </tr> </tbody> </table>	Product Type	VOC Limit (g/L of ready to use product)	Walls and ceilings - interior gloss	75	Walls and ceiling – interior semi gloss	16	Walls and ceiling – interior low sheen	16	Walls and ceiling – interior flat washable	16	Ceilings – interior flat	14	Trim – gloss, semi gloss, satin, varnishes and woodstains	75	Timber and binding primers	30	Latex primer for galvanized iron and zincalume	60	Interior latex undercoat	65	Interior sealer	65	One and two pack performance coatings for floors	140	Any solvent-based coatings whos purpose is not covered in table	200
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Rooftop gardens	Vegetated roof top garden is to be provided for at least one building within the site for the community to enjoy.																										
Site links	At through site link and piazza is to be provided to create a liveable` environment for the community																										
Planning and Layouts	Site urban structures are to promote self shading from adjacent forms																										
External spaces	Individual external / balconies spaces are to be provided to a minimum of 40% of apartments																										

4.4 Aspiration Planning Initiatives

The following lists some of the sustainable design initiatives that may become future minimum planning provisions during the design development stage of the project:

Energy Initiatives

Natural / cross ventilation	The utilisation of natural ventilation via effective cross ventilation is to be met for minimum 70% of all dwellings
Dwelling Energy meters	Energy smart metering can be provided to each dwelling to allow occupants to record and track all of their energy consumption in real time. By tracking energy consumption this will encourage occupants to reduce usage
Energy metering	All major plant and equipment installed to the buildings that exceed load of 25kVA is to be provided with sub-meters that relay energy consumption to the building management system. This will allow building manager to monitor usage and identify if excess usage has occurred
Dwelling Equipment	All clothes washers to have minimum 3.5 Energy star rating or better where provided by the developer All dishwasher to have minimum 3.5 Energy star rating or better where provided by the developer All clothes dryers to have minimum 3.5 Energy star rating or better where provided by the developer
Heating & Cooling Systems	All living / dining rooms spaces to be fitted with ceiling fans and 1 phase air conditioning system with minimum 3.5 star Energy star rating or equivalent All bedrooms to be fitted with ceiling fans and no air conditioning systems
Commercial Energy Efficiency	4.5 star NABERS Energy rating is achieved in design and operation for the commercial facilities

Water Efficiency

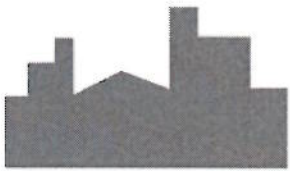
Water Fixtures	All water fixtures within the development to meet the following provisions: Showers: 3 WELS rating, consumption 6 L/ min but less than 7.5 L/min Basins: 5 WELS rating Kitchens: 4 WELS rating Toilets: 4 WELS rating
Blackwater treatment	On site greywater/blackwater treatment system is provided which captures all wastewater produced from the residential, retail and commercial facilities for reuse
Stormwater management	On site retention systems are provided which capture and treat stormwater to ANZECC guidelines

Overall Environmental Site Initiatives

External spaces	Individual external spaces are to be provided to a minimum of 60% of apartments
External areas	All public walkways and areas around the buildings are landscaped with mature trees that improve microclimate

Appendix 7:

Contamination Assessment Report



URBAN ENVIRONMENTAL

**STAGE 1
CONTAMINATION ASSESSMENT
87 BAY STREET
GLEBE, NSW**

Prepared for:

MT Management Pty Ltd

4 June, 2010

Project Ref: UES030.R02



URBAN ENVIRONMENTAL SERVICES PTY LTD

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DISTRIBUTION LIST

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1	UES030.R02	Final	4/6/10	MT Management Pty Ltd	
1	UES030.R02	Final	4/6/10	Urban Environmental	

PREPARED BY

Franco Fuccenecco BSc (Hons) MAppSc
Principal Consultant

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APPENDICES

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APPENDIX B	Title Records
APPENDIX C	Aerial Photography

EXECUTIVE SUMMARY

Urban Environmental Services Pty Ltd was commissioned by MT Management Pty Ltd to undertake a Stage 1 contamination assessment of the site located at 87 Bay Street, Glebe. The site comprises Lot 1 DP874988.

A preliminary contamination assessment as per the *NSW EPA (1997) Guidelines for Consultants Reports* – Stage 1 assessment was undertaken to determine potential contamination issues associated with the future rezoning and redevelopment of the site.

The site currently comprises commercial offices, furniture showroom and educational facilities. The surrounding landuse is predominantly residential.

Review of the geological and hydrological setting indicates the site occurs near a boundary between the Blacktown Residual Soil Landscape or Gynea Erosional Soil Landscape. Review of acid sulphate soil maps indicates the site is within a disturbed terrain which may include filled areas which often occur during reclamation of low lying swamps for urban development. This was confirmed by a previous geotechnical investigation on site which noted man made fill.

The nearest surface water feature is Blackwattle Bay located 200m to the north of the site.

Review of historical title information indicates that the site was owned predominantly by the Minister for Public Works with part of the site used as the state motor workshop.

Review of historical aerial photography indicates that the site has had a history of commercial landuse with warehousing evident since 1951.

A search of the NSW EPA website register indicated that there are no notices pertaining to environmental issues under the Contaminated Land Management Act (1997) for the sites.

Urban Environmental Services Pty Ltd concludes based on the historical evaluation of site usage that the subject site has a history of potential contaminating activities as the Public Works - state motor workshop and is underlain by man made fill. Based on the past history and geological setting a stage 2 contamination investigation is warranted

1 INTRODUCTION

1.1 Background

Urban Environmental Services Pty Ltd was commissioned by MT Management Pty Ltd to undertake a Stage 1 contamination assessment of the site located at 87 Bay Street, Glebe. The site comprises Lot 1 DP874988. A survey plan is contained in Appendix A.

1.2 Objectives

The objective of the assessment was to determine the likelihood of site contamination by undertaking a Stage 1 Site Assessment as per the *NSW EPA (1997) Guidelines for Consultants Reports*.

1.3 Scope of Works

To achieve the objective, the following work scope was undertaken:

- Site review and discussions with the client;
- Review of background geological and hydrogeological information;
- Review of historical title deeds associated with the property;
- Review of historical aerial photography;
- Review of readily available reports and records;
- Preparation of a report detailing the findings of the assessment.

2 BACKGROUND INFORMATION

2.1 Site Identification

The site is located at 87 Bay Street, Glebe and comprises Lot 1 DP874988.

2.2 Regional Geology

Review of the Department of Land and Water Conservation Sydney Soil Landscape Series Sheet 9130 (2004) indicates the site is near a boundary between the Blacktown Residual Soil Landscape and the Gymea Erosional Soil Landscape.

The Blacktown Residual Soil Landscape comprising gently undulating rises on Wianamatta Group Shales. The soils in this landscape are described as shallow to moderately deep (<100cm) red and brown podzolic soils on crests, upper slopes and well drained areas and deep (150 – 300cm) yellow podzolic soils and soloths on lower slopes and in areas of poor drainage. These soils are moderately reactive, highly plastic subsoil, low soil fertility with poor drainage soil.

The Gymea Erosional Soil Landscape consisting of undulating to rolling rises and low hills on Hawkesbury Sandstone. Soils comprise shallow to moderately deep yellow earths and earthy sands on crests, localised podsolic soils on shale lenses and shallow to moderately deep siliceous and leached sands along drainage lines. The soils are described as having, high erosion hazard, shallow highly permeable soil and very low soil fertility.

Review of the DLWC Acid Sulfate Soil Risk Map – Botany Bay, Edition 2, 1997 indicates the site is within a disturbed terrain which may include filled areas which often occur during reclamation of low lying swamps for urban development. Other disturbed terrain includes areas which have been mined or dredged, or have undergone heavy ground disturbance through general urban development or construction of dams or levees. Acid sulphate soils may occur between 2 – 4m below ground surface.

2.3 Regional Hydrology and Hydrogeology

The nearest surface water feature is Blackwattle Bay located 200m to the north of the site.

2.4 Site Condition and Surrounding Environment

The site comprises commercial buildings. The surrounding landuse is residential.

2.5 Previous Investigations

A preliminary geotechnical investigation was undertaken by Martens Consulting Engineers (2008) Geotechnical Investigation 87 Bay Street, Glebe, NSW. The report confirms the geology as man made fill consisting of gravels, silts and sands (dredged material?).

3 SITE HISTORY

3.1 Site Title Deeds

The site title deeds indicated the properties have evolved as follows:

Year	Proprietor (Lot 1 DP 874988)
1998 – to date	MT Management Pty Limited
1998 – 1998	Minister for Public Works and Services
(1998 to date)	(various current commercial leases see Folio Identifier 1/874988)
(1998 to date)	(various commercial leases see Historical Folio 1/874988)
	(Lot 1 DP 588634)
1992 – 1998	The Minister for Administrative Services
1988 – 1992	Minister for Public Works
	(Lot 1 DP 588634 – CTVol 13548 Fol 244)
1978 – 1988	Minister for Public Works

See Notes (a), (b), (c), (d), (e), (f), (g) & (h)

Note (a)

	(Portion 49 Parish Petersham – Area 5 Perches – CTVol 1131 Fol 1)
1978 – 1978	Minister for Public Works
1909 – 1978	The Minister for Public Instruction
1904 – 1909	Martha Bond, wife of lamplighter
1902 – 1904	Kate Clay, wife of professional vocalist
1900 – 1902	Alfred Albert Low, livery shop proprietor
1894 – 1900	James Robert Mannall, gardener / grantee

Note (b)

	(Portion 70 Parish Petersham – Area 3 ¾ Perches – CTVol 1284 Fol 29)
1920 – 1978	Minister for Public Works
1899 – 1920	William Atkinson, builder
1899 – 1899	James Ball, plumber / grantee

Note (c)

	(Portion 74 Parish Petersham – Area 5 ¼ Perches – CTVol 1298 Fol 197)
1978 – 1978	Minister for Public Works
1953 – 1978	Her Most Gracious Majesty Queen Elizabeth the Second
1949 – 1953	John Martin Bowen, house painter

1932 – 1949	Permanent Trustee Company of New South Wales Andrew Bertram Aitken, storekeeper
1926 – 1932	William Aitken, gentleman
1926 – 1926	Public Trustee
1899 – 1926	James Brownlee, cab proprietor

Note (d)

	(Portions 78, 79, 80, 81 & 82 Parish Petersham – Area 19 Perches – CTVol 1300 Fol 64)
1978 – 1978	Minister for Public Works
1927 – 1978	His Most Gracious Majesty King George V
1926 – 1927	Geoffrey Evan Fairfax James Heath Nicholson Francis Bertie Boyce, archdeacon William Apedale Charlton, reverend canon Joshua Hargraves, reverend
1899 – 1926	James Reading Fairfax, grantee James Stuart Harrison, grantee

Note (e)

	(Portion 75 Parish Petersham – Area 8 ¼ Perches – CTVol 1304 Fol 92)
1978 – 1978	Minister for Public Works
1952 – 1978	Her Most Gracious Majesty Queen Elizabeth the Second
1941 – 1952	Kathleen Jurd, wife of clerk
1926 – 1941	William Cliff Parker, orchardist
1899 – 1926	William Henry Parker, milk vendor

Note (f)

	(Portions 62 & 63 Parish Petersham – Area 15 ½ Perches – CTVol 1306 Fol 114)
1920 – 1978	Minister for Public Works
1919 – 1920	Mary Ann McKeown, wife of carrier
1899 – 1919	William Herron, dealer / grantee

Note (g)

	(Portion 77 & part Portion 76 Parish Petersham – Area 8 ¼ Perches – CTVol 1309 Fol 124)
1978 – 1978	Minister for Public Works
1952 – 1978	Her Most Gracious Majesty Queen Elizabeth the Second
1946 – 1952	Ann Sykes, widow

1900 – 1946	James Sykes, milkman
-------------	----------------------

Note (h)

	(Portions 49 to 87 & parts closed lane Parish Petersham – PA 52854)
1976 – 1978	Minister for Public Works

See (hi), (hii), (hiii), (hiv), (hv), (hvi) & (hvii)

Note (hi)

	(Closed Lane – Parish Petersham – Govt Gaz 27th July 1945 Fol 355 & 6)
1945 – 1976	Minister for Public Works <i>(for state motor garage)</i>
	(Park Lane, Glebe – Parish Petersham)
Prior – 1945	Crown Land

Note (hii)

	(Closed Lane Parish Petersham – Govt Gaz 8th July 1921 Fol 4024)
1921 – 1976	Minister for Public Works <i>(for state motor garage)</i>
	(Park Lane, Glebe – Parish Petersham)
Prior – 1921	Crown Lane

Note (hiii)

	(Portions 83 to 87 Parish Petersham – Govt Gaz 29th Oct 1913)
1913 – 1976	Minister for Public Works <i>(for state motor garage)</i>

Note (hiv)

	(Portions 50 to 61 Parish Petersham – Govt Gaz 05th Mar 1913)
1913 – 1976	Minister for Public Works <i>(for state motor workshop site)</i>

Note (hv)

	(Portions 66 to 69 Parish Petersham – Govt Gaz 16th Feb 1935)
1978 – 1978	Minister for Public Works
1935 – 1978	Minister for Education

Note (hvi)

	(Portions 63 & 64 Parish Petersham – Govt Gaz 16th Oct 1953 Fol 3425)
1953 – 1976	Minister for Public Works <i>(for state motor workshop site)</i>
	(Portions 63 & 64 Parish Petersham)
Prior – 1953	Crown Land

Note (hvii)

	(Closed Lane Parish Petersham – Govt Gaz 16th Oct 1953 Fol 3425)
1953 – 1976	Minister for Public Works <i>(for state motor garage extension site)</i>
	(Part of Park Lane, Glebe – Parish Petersham)
Prior – 1953	Crown Lane

Review of historical title information indicates that the site has the following history:

The site was owned predominantly by the Minister for Public Works and used in part as the state motor workshop.

Detailed title information is contained in Appendix B.

3.2 Aerial Photography

Review of historical aerial photographs held by the Department of Land & Water Conservation indicates the site has undergone the following changes since 1930. A summary of photographs reviewed is outlined below:

- Sydney 1:16,000 2004 Run 6 Photo 01 -13

The site appears as commercial warehousing with hardstand parking.

- Sydney 1:6,000 1999 Run 6 Photo 145 -173

The site appears as above.

- *Sydney* *1:16,000* *1986* *Run 22* *Photo 21 -67*

The site appears as above.

- *Port Jackson* *1972* *Run 9* *Photo 2011-5058*

The site appears as above

- *Sydney* *1:8,000* *1968* *Run 7* *Photo 1561 - 5177*

The site appears as above.

- *Cumberland* *No Scale* *1961* *Run 35e* *Photo 1058 - 5093*

The site appears as above with reduction in warehouse space.

- *Sydney* *1:12,200* *1951* *Run 14* *Photo 467-48*

The site appears as above.

- *Sydney* *No Scale* *1942* *Run 5* *Map 3577*

The site appears as separate buildings.

Review of historical aerial photography indicates that the site has had a history of commercial landuse.

A copy of select aerial photography is contained in Appendix C.

3.3 Notices, Permits and Licences

A search of the NSW EPA website register indicated that there are no notices pertaining to environmental issues under the Contaminated Land Management Act (1997) for the site.

4 CONCLUSIONS

Based on the results of the preliminary stage 1 site assessment, Urban Environmental Services Pty Ltd concludes the following:

- The site comprises commercial offices, furniture showroom and educational facilities in a residential area of Glebe.
- Review of geological maps and previous geotechnical investigations indicates the site is underlain by man made fill with potential for acid sulphate soil between 2 – 4m below ground surface.
- Review of historical title deeds indicates the site was owned predominantly by the Minister for Public Works used in part as the state motor workshop.
- Review of historical aerial photography indicates that the site has had a history of commercial landuse with warehousing evident since 1951.
- A search of the NSW EPA website register indicated that there are no notices pertaining to environmental issues under the Contaminated Land Management Act (1997) for the site.
- Urban Environmental concludes that based on the historical evaluation of site usage, the subject site has a history of commercial use as the Public Works - state motor workshop.
- The site has a history of potential contaminating activities as the Public Works - state motor workshop and is underlain by man made fill. Based on the past history and geological setting a stage 2 contamination investigation is warranted.

5 REFERENCES

NSW Department of Mineral Resources (1983). Sydney Geological Series Sheet 9130 (Edition 1) 1:100,000 scale.

Department of Land and Water Conservation (2004). Sydney Soil Landscape Series Sheet 9130

DLWC (1997). Acid Sulfate Soil Risk Map – Prospect/Parramatta River, Edition 2

NSW EPA (1997). Guidelines for Consultants Reporting on Contaminated Sites.

NEPC (1999). The National Environment Protection – Assessment of Site Contamination Measure (NEPM), National Environment Protection Council, December 1999.

Martens Consulting Engineers (2008). Geotechnical Investigation 87 Bay Street, Glebe, NSW.

DISCLAIMER

Urban Environmental Services Pty Ltd have conducted work concerning the environmental status of the property which is the subject of this report, and has prepared this report on the basis of that assessment.

The work was conducted, and the report has been prepared, in response to specific instructions from the client to whom this report is addressed, within the time and budgetary requirements of the client, and in reliance on certain data and information made available to Urban Environmental Services Pty Ltd. The analyses, evaluations, opinions and conclusions presented in this report are based on that information, and they could change if the information is in fact inaccurate or incomplete.

Urban Environmental Services Pty Ltd will not update the report and has not taken into account events occurring after the time its assessment was conducted.

This report is intended for the sole use of the client and only for the purpose for which it was prepared. Any representation contained in the report is made only to the client. Any third party who relies on the report or on any representation contained in it does so at their own risk.

APPENDIX A
BACKGROUND RECORDS

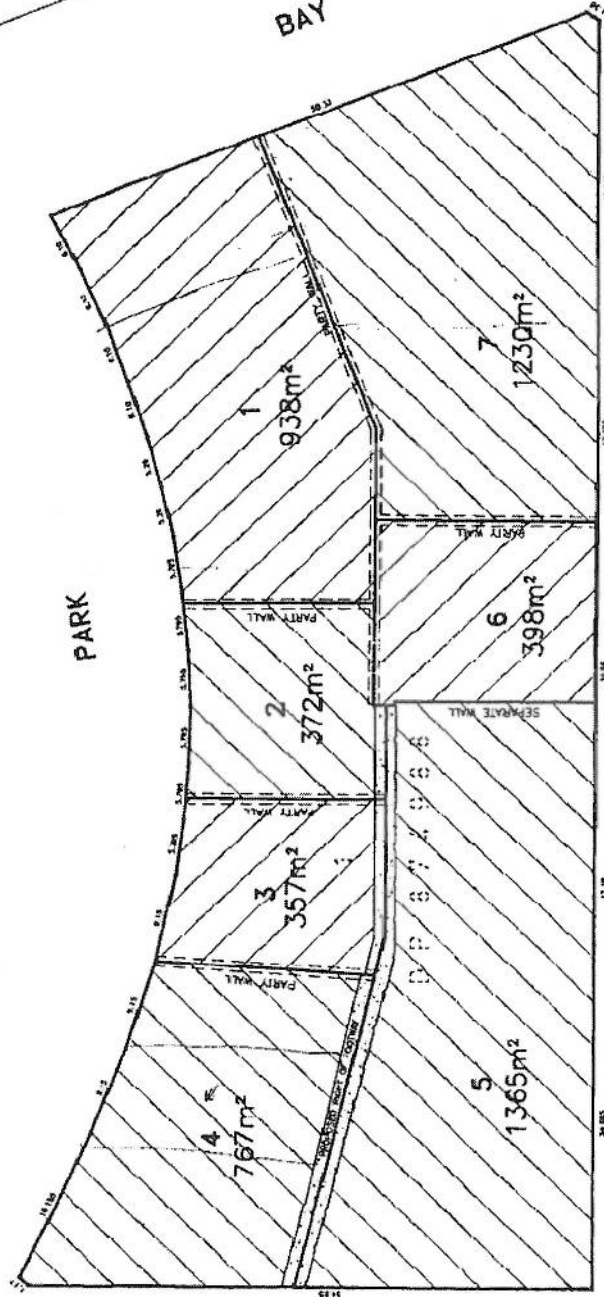


D P 81999

ROAD

BAY

STREET



STREET

STIRLING STREET

WENTWORTH

COWPER

WENTWORTH

STREET

D P 81999

Charge 6,000
 D.O.H 11,000

City of Sydney
 Sydney 30,000

NOTE
 1. DIMENSIONS & AREA SHOWN ARE FROM D.P. 81999 BY SCALE
 & ARE SUBJECT TO CORRECTION BY FIELD SURVEY
 2. IF IT IS PROPOSED TO CREATE A RIGHT OF FOOTWAY VARIABLE WIDTH AS INDICATED
 WITH RECREATIONAL BENCHES OR ACCESS BETWEEN LOTS 2,3,4,5 & 6

Whelans Whelans Australia Pty Ltd Whelans Australia Pty Ltd		PLAN SHOWING PROPOSED SUBDIVISION OF EXISTING BUILDINGS LOT 1 D.P. 81999 AT 1:1000
Whelans Australia Pty Ltd Level 5, 141 St Georges Street, Sydney New South Wales 2000 Australia Facsimile (02) 9281 5312 Telephone (02) 9283 2400	Whelans Australia Pty Ltd Level 5, 141 St Georges Street, Sydney New South Wales 2000 Australia Facsimile (02) 9281 5312 Telephone (02) 9283 2400	Whelans Australia Pty Ltd Level 5, 141 St Georges Street, Sydney New South Wales 2000 Australia Facsimile (02) 9281 5312 Telephone (02) 9283 2400

**APPENDIX B
TITLE RECORDS**

ADVANCE LEGAL SEARCH PTY LIMITED

(ACN 077 067 068)

ABN 49 077 067 068

PO Box 149
Yagoona NSW 2199

Telephone: +612 9754 1590
Mobile: 0412 169 809
Facsimile: +612 9754 1364
Email: alsearch@optusnet.com.au

31st May 2010

URBAN ENVIRONMENTAL SERVICES PTY LTD

PO Box 1070,
ROZELLE NSW 2039

Attention: Franco Fuccenecco

**RE: 87 Bay Street,
Glebe**

Current Search

Folio Identifier 1/874988 (title attached)
DP 874988 (plan attached)
Dated 20th May 2010
Registered Proprietor:
MT MANAGEMENT PTY LIMITED

**Title Tree
Lot 1 DP 874988**

Folio Identifier 1/874988

Folio Identifier 1/588634

Certificate of Title Volume 13548 Folio 244

See Notes (a), (b), (c), (d), (e), (f), (g) & (h)

(a)

CTVol 1131 Fol 1

(b)

CTVol 1284 Fol 29

(c)

CTVol 1298 Fol 197

(d)

CTVol 1300 Fol 64

(e)

CTVol 1304 Fol 92

(f)

CTVol 1306 Fol 114

(g)

CTVol 1309 Fol 124

(h)

PA 52854

Government Gazette

22 October 1976

Folio 4543

Note (c)

	(Portion 74 Parish Petersham – Area 5 ¼ Perches – CTVol 1298 Fol 197)
1978 – 1978	Minister for Public Works
1953 – 1978	Her Most Gracious Majesty Queen Elizabeth the Second
1949 – 1953	John Martin Bowen, house painter
1932 – 1949	Permanent Trustee Company of New South Wales Andrew Bertram Aitken, storekeeper
1926 – 1932	William Aitken, gentleman
1926 – 1926	Public Trustee
1899 – 1926	James Brownlee, cab proprietor

Note (d)

	(Portions 78, 79, 80, 81 & 82 Parish Petersham – Area 19 Perches – CTVol 1300 Fol 64)
1978 – 1978	Minister for Public Works
1927 – 1978	His Most Gracious Majesty King George V
1926 – 1927	Geoffrey Evan Fairfax James Heath Nicholson Francis Bertie Boyce, archdeacon William Apedale Charlton, reverend canon Joshua Hargraves, reverend
1899 – 1926	James Reading Fairfax, grantee James Stuart Harrison, grantee

Note (e)

	(Portion 75 Parish Petersham – Area 8 ¼ Perches – CTVol 1304 Fol 92)
1978 – 1978	Minister for Public Works
1952 – 1978	Her Most Gracious Majesty Queen Elizabeth the Second
1941 – 1952	Kathleen Jurd, wife of clerk
1926 – 1941	William Cliff Parker, orchardist
1899 – 1926	William Henry Parker, milk vendor

Note (f)

	(Portions 62 & 63 Parish Petersham – Area 15 ½ Perches – CTVol 1306 Fol 114)
1920 – 1978	Minister for Public Works
1919 – 1920	Mary Ann McKeown, wife of carrier
1899 – 1919	William Herron, dealer / grantee

Note (g)

	(Portion 77 & part Portion 76 Parish Petersham – Area 8 ¼ Perches – CTVol 1309 Fol 124)
1978 – 1978	Minister for Public Works
1952 – 1978	Her Most Gracious Majesty Queen Elizabeth the Second
1946 – 1952	Ann Sykes, widow
1900 – 1946	James Sykes, milkman

Note (h)

	(Portions 49 to 87 & parts closed lane Parish Petersham – PA 52854)
1976 – 1978	Minister for Public Works

See (hi), (hii), (hiii), (hiv), (hv), (hvi) & (hvii)

Note (hi)

	(Closed Lane – Parish Petersham – Govt Gaz 27th July 1945 Fol 355 & 6)
1945 – 1976	Minister for Public Works <i>(for state motor garage)</i>
	(Park Lane, Glebe – Parish Petersham)
Prior – 1945	Crown Land

Note (hii)

	(Closed Lane Parish Petersham – Govt Gaz 8th July 1921 Fol 4024)
1921 – 1976	Minister for Public Works <i>(for state motor garage)</i>
	(Park Lane, Glebe – Parish Petersham)
Prior – 1921	Crown Lane

Note (hiii)

	(Portions 83 to 87 Parish Petersham – Govt Gaz 29th Oct 1913)
1913 – 1976	Minister for Public Works <i>(for state motor garage)</i>

Note (hiv)

	(Portions 50 to 61 Parish Petersham – Govt Gaz 05th Mar 1913)
1913 – 1976	Minister for Public Works <i>(for state motor workshop site)</i>

Note (hv)

	(Portions 66 to 69 Parish Petersham – Govt Gaz 16th Feb 1935)
1978 – 1978	Minister for Public Works
1935 – 1978	Minister for Education

Note (hvi)

	(Portions 63 & 64 Parish Petersham – Govt Gaz 16th Oct 1953 Fol 3425)
1953 – 1976	Minister for Public Works <i>(for state motor workshop site)</i>
	(Portions 63 & 64 Parish Petersham)
Prior – 1953	Crown Land

Note (hvii)

	(Closed Lane Parish Petersham – Govt Gaz 16th Oct 1953 Fol 3425)
1953 – 1976	Minister for Public Works <i>(for state motor garage extension site)</i>
	(Part of Park Lane, Glebe – Parish Petersham)
Prior – 1953	Crown Lane

APPENDIX C
AERIAL PHOTOGRAPHY



SYDNEY 1:12,200 RUN 14 PHOTO 467-48 1951

Appendix 8:

Consistency with the Sydney Metropolitan Strategy and draft Sydney City Subregional Strategy

Consistency with the Metropolitan Plan for Sydney 2036 and Sydney City Draft Subregional Strategy

Response to the *Metropolitan Plan for Sydney 2036*

Relevant Action	Description	Planning proposal response
B1.1	Plan for centres to grow and change over time.	Being located within five minutes walk of the existing retail and commercial centre of Glebe, the proposal would provide additional housing, employment and services in an area well-suited for redevelopment.
B1.3	Aim to locate 80 per cent of all new housing within the walking catchments of existing and planned centres of all sizes with good public transport.	The site is located within walking distance of several existing centres as well as Broadway Shopping Centre, TAFE and the University of Technology Sydney. It has easy access to public transport from Central station, as well as a variety of local bus routes.
D1.1	Locate at least 70 per cent of new housing within existing urban areas and up to 30 per cent of new housing in new release areas.	The proposal would establish medium density residential development in an existing urban area already well-served by public transport, educational facilities, infrastructure and commercial activity.
D1.2	Reflect new subregional dwelling targets in <i>Subregional Strategies</i> and <i>Local Environmental Plans</i> , and monitor their achievement.	The proposal would see approximately 200 residential units being located on a site which does not currently contain any residential development. This will contribute to achieving the City's subregional dwelling targets.
D2.1	Ensure local planning controls include more low rise medium density housing in and around smaller centres.	The redevelopment proposed would deliver medium density housing of a sympathetic scale to surrounding medium to low density residential development. The site is ideally located next to Bay Street and the local centre of Glebe.
D3.1	Explore incentives to deliver moderately priced rental and purchase housing across all subregions.	As part of the public benefits package being offered, the proposal includes 7.5 per cent affordable housing to offset a proposed uplift in height and FSR.
E2.1	Plan for more commercial and retail jobs in highly accessible Strategic Centres.	The site is not within an identified Strategic Centre. The redevelopment would see the continuation of small-scale commercial and retail uses. The site would complement and extend the existing retail and commercial uses existing to the south of Bay Street at Broadway.

Relevant Action	Description	Planning proposal response
E4.1	Ensure all new LEPs provide for a broad range of local employment types.	The proposal would see small-scale retail uses introduced on site, as well as the retention of employment generating commercial uses in the redeveloped premises.
G3.1	Integrate environmental targets into infrastructure and land use planning.	The proposal meets environmental targets by providing Water Sensitive Urban Design and exceeding BASIX requirements.
G5.2	Ensure integrated water cycle management for new release areas and sites for urban renewal.	The proposal is supported with stormwater and sustainability technical reports (Attachments G and H respectively), which aim to reduce the development's water and carbon usage.
H3.1	Design and plan for healthy, safe, accessible and inclusive places.	The redevelopment would open the site to connect with adjoining roads, the Glebe Affordable Housing Project to the south, and Wentworth Park to the north. Residential and retail development would increase passive surveillance and safety in the area. The proposed through-site link would act as a gathering and focal point of the renewed site, encouraging inclusiveness among residents and the broader community.

Response to the Sydney City Draft Subregional Strategy

Strategy A: Economy and employment	
Directions	Statement of consistency
<p>A1: Provide suitable commercial sites and employment lands in strategic areas.</p> <p>A2: Increase innovation and skills development.</p> <p>A3: Improve opportunities and access to jobs for disadvantaged communities.</p>	<p>The site currently contains Class 2 employment land fronting Wentworth Park. During the preparation of the <i>Sydney Local Environmental Plan 2012</i>, rezoning of the site to B4 Mixed Uses zone from its current General Industrial zone was supported. A mixed use zoning would allow continuation of existing commercial and business uses, while enabling future redevelopment of an isolated and small pocket of industrially zoned land surrounded by residential uses.</p> <p>The Planning Proposal would support <i>Objective A3.2 Increase Integration of Employment and Housing Markets</i> through providing a diversity of housing opportunities, including an affordable housing component, in close proximity to employment opportunities in central Sydney, Broadway Town Centre, RPA hospital, and nearby universities.</p>
Strategy B: Centres and corridors	
Directions	Statement of consistency
<p>B1: Provide places and locations for all types of economic activity and employment across the Sydney region.</p> <p>B2: Increase densities in centres whilst improving liveability.</p> <p>B3: Cluster business and knowledge-based activities in strategic centres.</p> <p>B4: Concentrate activities near public transport.</p> <p>B5: Protect and strengthen the primary role of economic corridors.</p> <p>B6: Focus development in renewal corridors to maximise infrastructure use where demand and opportunities exist.</p> <p>B7: Recognise the role of enterprise corridors as locations for local employment.</p>	<p>The Proposal increases residential capacity adjacent to Broadway Town Centre, and would have minimal impact on potential employment lands within the centre, consistent with <i>Objective B2.1 Establish a typology of centres</i>.</p> <p>The Proposal enables retail activity within 400m of a major bus corridor on Broadway and 700m of two light rail stations, which is consistent with <i>Objective B4.1: Concentrate retail activity in centres, business development zones and enterprise corridors</i>, and with <i>Action SC B4.1.2</i>, which seeks to locate retail where it supports Strategic Centres.</p>
Strategy C: Housing	
Directions	Statement of consistency
<p>C1: Ensure adequate supply of land and sites for residential development.</p> <p>C2: Plan for a housing mix near jobs, transport and services.</p> <p>C3: Renew local centres.</p>	<p>The Proposal enables approximately 200 new dwellings towards the housing targets of the Strategy, consistent with <i>Objective C1.3 Plan for increased housing capacity targets in existing areas</i>, and with <i>Action SC C1.3.1</i>, which seeks to ensure planning controls accommodate the housing targets.</p>

<p>C4: Improve housing affordability.</p> <p>C5: Improve the quality of new development and urban renewal.</p>	<p>The Proposal creates additional residential capacity within 400m of the Broadway Town Centre. This centre is one of the City of Sydney's five town centres identified in the Subregional Strategy, and provides good access to public transport and strategic bus corridors along Broadway, King Street and Parramatta Road.</p> <p>The Broadway Centre is vibrant and successful with restaurants, shops and social services, all of which are in walking distance from the subject site. The subject site is also within 1km of central Sydney, 400m of the Sydney Education and Health Precinct and 400m of the Pyrmont Ultimo Precinct.</p> <p>This is consistent with <i>Objective C2.1 Focus residential development around Centres, Town Centres, Villages and Neighbourhood Centres</i> and with <i>Action SC C2.1.1</i>, which seeks to locate housing near public transport and <i>Action SC C2.1.1</i>, which seeks to locate housing near centres. Optimising the density and redevelopment potential of the subject site reduces pressure on areas that are not as well located and serviced.</p> <p>The Proposal enables the development of diverse housing types, including the potential for new affordable housing and new market housing. This is consistent with <i>Objective C2.3: Provide a mix of housing</i>, and with <i>Action SC C2.3.2</i>, which requires planning controls to cater for changing housing needs.</p> <p>The Proposal improves upon the existing urban design and public domain, providing through links to surrounding streets. This is consistent with <i>Objective C5.1: Improve the design quality of new development</i>.</p> <p>The DCP associated with the Proposal would be based upon SEPP 65 design codes, to further ensure a high quality design is achieved, as required by <i>Action SC C5.1.1</i>.</p>
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Strategy D: Transport

Directions	Statement of consistency
<p>D1: Improve transport between Sydney's centres.</p> <p>D2: Improve the existing transport system.</p> <p>D3: Influence travel choices to encourage more sustainable travel.</p> <p>D4: Improve transport decision making: planning, evaluation and funding.</p> <p>D5: Ensure sufficient port capacity is available to serve Sydney.</p>	<p>The Proposal, through the accompanying DCP, requires the inclusion of a through site link to connect local cycle and pedestrian routes, consistent with <i>Objective D3.1 Improve local and regional walking and cycling networks</i>, and with <i>Action SC D3.1.2</i>, requiring upgraded walking and cycling facilities to improve access within and across Strategic Centres.</p> <p>The Proposal reinforces the need for compliance with draft SLEP 2011's car parking rates, which set an upper limit on the amount</p>

<p>D6: Improve efficiency of all types of freight movements in Sydney.</p> <p>D7: Connect the regions and economic gateways within the greater metropolitan region.</p> <p>D8: Minimise the adverse impacts of freight movements.</p>	<p>of car parking that can be provided for residential dwellings, which seek to discourage car ownership and increase the modal share of cycling, walking and public transport. This is consistent with <i>Objective D3.2 Implement a metropolitan parking policy</i> and <i>Objective D3.3 Implement TravelSmart voluntary travel behaviour change programs</i>, particularly <i>Action SC D3.3.1</i>, which seeks to develop programs that manage travel demand.</p> <p>The Proposal is also considered consistent with the NSW Government's <i>Metropolitan Transport Plan</i>. It seeks to decrease reliance of private vehicles, it positions residential growth near public transport, and it supports the Cities and Centres defined in the <i>Sydney Metropolitan Strategy</i>.</p>
<p>Strategy E: Environment and resources</p>	
<p>E1: Establish targets for sustainable growth.</p> <p>E2: Protect Sydney's natural environment.</p> <p>E3: Achieve sustainable use of natural resources.</p> <p>E4: Protect valuable rural activities and resource lands.</p> <p>E5: Adapting to climate change.</p> <p>E6: Conserve Sydney's cultural heritage.</p>	<p>The Proposal is within the existing urban footprint, consistent with <i>Objective E3.1 Contain Sydney's urban footprint</i>. The Proposal requires the exceedance of BASIX SEPP requirements by 25 per cent, so is consistent with <i>Objective E3.2 Achieve sustainable use of water</i> and <i>Objective E3.3 Use energy efficiently and reduce greenhouse intensity of energy supply</i>.</p> <p>The Proposal, through the comprehensive DCP, requires a waste management plan, which is consistent with <i>Objective E3.4 Minimise and recycle waste</i>.</p> <p>A preliminary flood study is attached as part of the justification report. This is consistent with <i>Objective E5.3 Councils to identify natural hazards and risk management measures in principal LEPs</i> and with <i>Action SC E5.3.1</i>, which requires Council to plan for land affected by flooding in accordance with the Government's <i>Flood Prone Land Policy</i> and <i>Floodplain Development Manual</i>.</p> <p>A heritage report is attached to the justification report. The site is currently within a heritage conservation area and, although being removed from that heritage conservation area, would remain adjacent to it and any response to a design competition would be required to consider this context. This is consistent with <i>Objective E6.2 Recognise where Sydney's cultural heritage contributes to its character and quality and manage change appropriately</i>, and with <i>Action SC E6.2.1</i> requiring growth to consider the significance of conservation areas.</p>
<p>Strategy F: Parks and public places</p>	

<p>F1: Increase access to quality parks and public places.</p> <p>F2: Provide a diverse mix of parks and public places.</p> <p>F3: Improve Sydney's major sporting and cultural event facilities.</p>	<p>The Proposal is located near, and improves connections to, the established Wentworth Park open space. This is consistent with <i>Objective F1.2 Improve the quality of regional open space</i>; and <i>Objective F2.1 Improve the quality of local open space</i>.</p>
<p>Strategy G: Implementation and governance</p>	
<p>G1: Align subregional and local planning with strategy aims.</p> <p>G2: Improve state involvement in strategic places and projects.</p> <p>G3: Inform state investment priorities.</p> <p>G4: Consider funding, pricing and project delivery.</p> <p>G5: Keep the strategy current.</p> <p>G6: Ensure stakeholder involvement.</p>	<p>The Proposal would be assessed by the Department of Planning, consistent with <i>Action SC G1.2.6</i>, requiring such an assessment.</p>

Appendix 9:

Consistency with Sustainable Sydney 2030

Consistency with Sustainable Sydney 2030

Direction 1: A globally competitive and innovative city	
Objectives	Statement of consistency
<p>1.1 Plan for growth and change in the City Centre.</p> <p>1.2 Strengthen globally competitive clusters and networks and develop innovative capacity.</p> <p>1.3 Plan for global city support functions.</p> <p>1.4 Develop innovative capacity and global competitiveness.</p> <p>1.5 Strengthen business competitiveness.</p> <p>1.6 Enhance tourism infrastructure, assets and branding of the City.</p>	<p>The proposal will strengthen business competitiveness in the area of retail and commercial development in Broadway and Glebe by maintaining commercial uses and incorporating small-scale retail uses on site. This outcome is consistent with Action 1.1.1: <i>Ensure the City Plan provides capacity for employment growth in the City</i>, and Action 1.4.1: <i>Support local community economic development and continuous learning</i>.</p> <p>Further, the provision of residential development in this location, being proximate to Central Sydney, will help to strengthen the economic role of the City centre by accommodating for future job growth.</p>
Direction 2: A leading environmental performer	
Objectives	Statement of consistency
<p>2.1 Increase the capacity for local energy generation and water supply within city boundaries.</p> <p>2.2 Reduce waste generation and stormwater pollutant loads to the catchment.</p> <p>2.3 Improve the environmental performance of existing buildings.</p> <p>2.4 Demonstrate leadership in environmental performance through the City of Sydney's operations and activities.</p>	<p>In order to access an FSR bonus, the Proposal requires BASIX requirements are exceeded by 25 per cent for water. This meets Action 2.1.3: <i>Increase the use of recycled water</i>.</p> <p>The redevelopment will also upgrade existing stormwater infrastructure on the site. Rooftop terraces and the landscaping of the proposed through-site link will be required to meet water sensitive urban design requirements through provisions in the comprehensive DCP. This meets Action 2.2.1: <i>Renew stormwater infrastructure by installing water sensitive urban design in the catchment</i>.</p>
Direction 3: Integrated transport for a connected City	
Objectives	Statement of consistency
<p>3.1 Support and plan for enhanced access by public transport from the Sydney Region to the City of Sydney.</p> <p>3.2 Develop and integrated Inner Sydney public transport network.</p> <p>3.3 Reduce the impact of transport on public space in the City Centre and Activity Hubs.</p> <p>3.4 Manage regional roads to support increased public transport use and reduced car traffic in City streets.</p>	<p>The subject site is located within a ten minute walk of Central Railway Station, which connects with all other Sydney suburban rail lines. The site is also serviced by numerous bus routes which run along Parramatta Road, as well as a local route that runs along Glebe Point Road. The site is also within walking distance to central Sydney.</p> <p>Car parking requirements consistent with SLEP 2011 will be enforced on the site, with no eligibility for residents to hold street parking permits. This will help achieve Action 3.3.3: <i>Manage car travel demand</i>.</p>

Direction 4: A city for pedestrians and cyclists	
Objectives	Statement of consistency
<p>4.1 Develop a network of safe, linked pedestrian and cycle paths integrated with green spaces throughout both the City and Inner Sydney.</p> <p>4.2 Give greater priority to cycle and pedestrian movements and amenity in the City Centre.</p> <p>4.3 Promote green travel for major workplaces and venues in the City.</p>	<p>The proposal sees a more legible and permeable built form that will enable increased movement across the site which accords with Action 4.1.4: <i>Continue to ensure walking and cycling facilities and networks are designed so that they are safe and meet the needs of everyone.</i></p> <p>Cyclists and pedestrians will be better catered for by way of the through-site link connecting southern development with Wentworth Park. Increased passive surveillance of the site will also be achieved by establishing residential development on site.</p> <p>Bike racks and end of trip facilities will also be requirements of any new development under SDCP 2011. This meets Action 4.3.1: <i>Establish or improve end of trip facilities to encourage walking and cycling.</i></p>
Direction 5: A lively, engaging City Centre	
Objectives	Statement of consistency
<p>5.1 Strengthen the City's public domain identity and create more places for meeting, rest and leisure.</p> <p>5.2 Provide an activity focus for the City Centre worker and visitor communities.</p> <p>5.3 Manage and strengthen precincts in the City Centre.</p> <p>5.4 Increase the supply of small scale spaces for retail and small businesses on streets and lanes.</p> <p>5.5 Assist appropriate small businesses to locate and thrive in the City Centre.</p> <p>5.6 Support the development of diverse new bars and restaurants in the City Centre.</p>	<p>A through-site link will be required as part of redevelopment, with landscaping and public art elements also required. This will provide a local meeting place.</p> <p>New retail development will provide an activity focus for the site, while the commercial uses will retain an employment base and support the continuation of local business in the area.</p>
Direction 6: Vibrant local communities and economies	
Objectives	Statement of consistency
<p>6.1 Maintain and enhance the role and character of the Villages.</p> <p>6.2 Create a network of Activity Hubs as places for meeting, shopping, creating, learning and working for local communities.</p> <p>6.3 Provide a rich layer of accessible community-level social infrastructure,</p>	<p>To the south of Bay Street, Broadway Shopping Centre is a regionally significant hub. Smaller scale commercial uses can be found within close proximity to the site along Glebe Point Road and Parramatta Road. Commercial uses will eventually extend down Bay Street once small commercial units are established within the redeveloped Housing NSW site. The retention of commercial uses on the subject site meets Action 6.2.3: <i>Plan</i></p>

<p>services and programs across the City.</p> <p>6.4 Develop and support local economies and employment.</p> <p>6.5 Build opportunities for lifelong learning in new literacies.</p>	<p><i>for development to support the core elements of future Activity Hubs.</i></p>
<p>Direction 7: A cultural and creative city</p>	
<p>Objectives</p> <p>7.1 Encourage the appreciation and development of Aboriginal and Torres Straight Islander cultural heritage and its contemporary expression.</p> <p>7.2 Support cultural activity, participation and interaction.</p> <p>7.3 Support the development of creative industries.</p> <p>7.4 Provide cultural leadership and strengthen cultural partnerships.</p>	<p>Statement of consistency</p> <p>The proposal does not contain any elements which are inconsistent with this direction.</p>
<p>Direction 8: Housing for a diverse population</p>	
<p>Objectives</p> <p>8.1 Facilitate the supply of housing by the private market.</p> <p>8.2 Ensure that housing developments provide a diversity of housing opportunities for different lifestyle choices and housing types.</p> <p>8.3 Ensure that a substantial portion of housing is aimed at the lower end of the market.</p> <p>8.4 Facilitate and promote growth in the 'affordable housing' sector including by Not-For-Profit (NFP) and other housing providers.</p> <p>8.5 Facilitate and promote growth in the social housing sector to provide housing opportunities for those with very low incomes.</p> <p>8.6 Promote partnerships and develop advocacy strategies for the delivery of housing for very low through to moderate income households.</p>	<p>Statement of consistency</p> <p>Any future residential development on the site will be required to comply with SDCP 2011's percentage mixes of varying dwelling sizes which meets both <i>Action 8.1.4: Monitor the availability of private and public land for residential development</i>; and <i>Action 8.2.2: Ensure the City Plan requires a mix of housing types to suit a wide range of people and a wide range of social diversity.</i></p> <p>By linking a higher FSR to affordable housing provision, the Proposal meets <i>Action 8.3.1: Encourage the development industry to provide lower priced housing</i> and <i>Action 8.4.1: Support the NFP sector in providing affordable housing.</i></p>
<p>Direction 9: Sustainable development, renewal and design</p>	
<p>Objectives</p> <p>9.1 Ensure renewal areas make major contributions to the sustainability of the City.</p>	<p>Statement of consistency</p> <p>The SDCP 2011 amendment accompanying this Proposal contains clear provisions that will direct future built form on site, consistent</p>

<p>9.2 Define and improve the City's streets, squares, parks and open space, and enhance their role for pedestrians and in public life.</p> <p>9.3 Plan for a beautiful City and promote design excellence.</p> <p>9.4 Continually improve development controls and approvals processes to minimise compliance and supply side cost.</p> <p>9.5 Ensure new development is integrated with the diversity and 'grain' of the surrounding City.</p> <p>9.6 Plan for the longer term structure of the City.</p>	<p>with <i>Action 9.3.2: Move towards 'block planning', including simply building envelope controls for heights, setbacks and bulk.</i></p> <p>Consideration of the site as having additional development capacity meets both <i>Action 9.4.1: Regularly review and streamline development controls;</i> and <i>Action 9.6.4: Identify renewal</i> and regeneration opportunities in and around Department of Housing areas.</p>
Direction 10: Implementation through effective partnerships	
Objectives	Statement of consistency
<p>10.1 Align corporate planning and organisational arrangements to deliver Sustainable Sydney 2030 priorities.</p> <p>10.2 Give priority to community involvement, engagement and partnerships with the City of Sydney.</p> <p>10.3 Ensure the long-term financial stability of the City of Sydney.</p> <p>10.4 Establish and monitor partnerships for change.</p> <p>10.5 Consider innovative financing and funding approaches.</p> <p>10.6 Review and monitor the development and implementation of Sustainable Sydney 2030.</p> <p>10.7 Participate in broader governance reform processes.</p>	<p>The proposed height uplift is supported on the basis that a percentage of affordable housing is provided. This is considered one way to capture the value received from the proposed uplift, meeting <i>Action 10.5.2: Investigate 'capital capture' where rezoning will increase land values and ways to share revenue.</i></p>

