

ITEM 11. PLANNING PROPOSAL AND DRAFT DEVELOPMENT CONTROL PLAN: 51-55 MISSENDEN ROAD CAMPERDOWN**FILE NO: S113124****SUMMARY**

The City's planning controls establish the framework for the city to grow and provide the quantity and quality of space for its residents, businesses, workers and visitors. From time to time the City will work with proponents to unlock strategic opportunities for development that would otherwise not be realised under existing planning controls. This report presents an opportunity to facilitate development that provides visitor accommodation, a strategic land use, conserves heritage and improves the urban form through design excellence.

Don Fox Planning Pty Ltd has submitted a planning justification report, on behalf of Dolwest Pty Ltd, requesting a change to the height and FSR planning controls that apply to 51-55 Missenden Road, Camperdown in *Sydney Local Environmental Plan 2012* (SLEP2012) and *Sydney Development Control Plan 2012* (SDCP2012).

51-55 Missenden Road, Camperdown includes a heritage listed two storey Inter War pub known as the Alfred Hotel. It is close to the University of Sydney and Royal Prince Alfred Hospital, which form the Broadway and Camperdown Health Precinct identified in the State Government's Plan for Growing Sydney, a major driver of demand for visitor accommodation.

Both the City's and the NSW Government's plans and strategies identify the importance and the need to support a diverse supply of visitor accommodation in the Council area, particularly in locations that generate visitor accommodation demand.

The education and health sectors are also key economic, employment and service sectors. The NSW Government's Plan for Growing Sydney identifies the need to support land uses related to the Broadway and Camperdown Health Precinct. Visitor accommodation is a complementary supporting land use for the health and education sectors.

Redevelopment of the site offers an opportunity to introduce visitor accommodation in an area of high demand with access to goods, services and public transport. It will contribute to the objectives of the City's Draft Visitor Accommodation (Hotels and Serviced Apartments) Action Plan which is the subject of a separate report to this round of Committee meetings. The proposal will also contribute to the conservation of a heritage item and improve the streetscape through design excellence.

This report seeks approval from the Central Sydney Planning Committee to amend SLEP 2012 to the Minister for Planning for a Gateway Determination. The Planning Proposal is at Attachment A to this report. This report also seeks Council approval to publicly exhibit the Planning Proposal, in accordance with the Gateway Determination, alongside the draft site specific Sydney Development Control Plan at Attachment B.

Key amendments to SLEP 2012 include an increase in the maximum height of building control from 15 metres to 27 metres (7 storeys) and increase in the floor space ratio (FSR) from 1.75:1 to 2.7:1. When combined with the proposed design excellence bonus, a maximum FSR of 3:1 can be achieved. The proposal also seeks to amend Schedule 1 "Additional Permitted Uses" by introducing serviced apartments as an additional permitted use for the site only. This is to allow the Neighbourhood centre zone to be retained while enabling serviced apartments. The City will further investigate opportunities for visitor accommodation in other areas zoned B1 Neighbourhood Centre as part of the broader review of visitor accommodation in the Council area.

Key amendments to SDCP 2012 include site specific provisions and diagrams to guide the detailed design of the built form. This includes provisions relating to the height in storeys, location of the new seven (7) storey slender building and how it responds to the heritage significance of the Alfred Hotel.

The building footprint will be extended and result in the part demolition of the existing single storey element located to the rear of the hotel along Dunblane Street with the exception of two horizontal bands of original brickwork in the single storey façade fronting Dunblane Street. The proposal is consistent with the Heritage Register's Statement of Significance for the item stating "*any additions and alterations should be confined to the rear in areas of less significance*".

The landowner has offered to enter into a voluntary Planning Agreement to secure the serviced apartment use, heritage conservation works, the installation of solar panels, green roof and walls and a commitment to BASIX requirements. This report recommends the Planning Agreement is prepared and exhibited with the Planning Proposal.

This report recommends that the Central Sydney Planning Committee approve the Planning Proposal for Gateway Determination from the Minister for Planning and subsequent public exhibition. It also recommends that a draft site specific development control plan is approved for public exhibition at the same time as the Planning Proposal, and that the voluntary Planning Agreement is prepared and exhibited concurrently.

RECOMMENDATION

It is resolved that:

- (A) the Central Sydney Planning Committee approve *Planning Proposal: 51-55 Missenden Road, Camperdown*, shown at Attachment A to the subject report, for submission to the Minister for Planning with a request for a Gateway Determination;
- (B) the Central Sydney Planning Committee approve *Planning Proposal: 51-55 Missenden Road, Camperdown* for public authority consultation and public exhibition in accordance with any conditions imposed under the Gateway Determination;
- (C) the Central Sydney Planning Committee note the recommendation to Council's Planning and Development Committee on 23 June 2015, that Council approve the amendment to *Sydney Development Control Plan 2012: 51-55 Missenden Road, Camperdown*, shown at Attachment B to the subject report, for public exhibition with the Planning Proposal;

- (D) the Central Sydney Planning Committee note the recommendation to Council's Planning and Development Committee on 23 June 2015, that Council delegate authority to the Chief Executive Officer to prepare a draft Voluntary Planning Agreement in accordance with the *Environmental Planning and Assessment Act 1979* with the following terms:
- (i) the landowner will undertake heritage conservation works to the Alfred Hotel as described in the Schedule of Conservation Works Report prepared by NBRS + Partners, dated October 2014. The works are to be undertaken prior to the issue of a construction certificate to commence works on the additional seven storeys;
 - (ii) the landowner will commit to the BASIX requirements that apply to residential apartments;
 - (iii) the landowner will install 5 to 6 solar panels to supply energy to common areas of the serviced apartment building;
 - (iv) the landowner will provide non-trafficable green roof and green walls to the top roof plant; and
 - (v) the landowner will include a minimum of 660 square metres (up to 12 serviced apartments) of floor space at the rear of the Alfred Hotel to accommodate serviced apartments. The use of the floorspace for serviced apartments must be for a minimum of five years;
- (E) the Central Sydney Planning Committee note the recommendation to Council's Planning and Development Committee on 23 June 2015, that the Voluntary Planning Agreement will be exhibited with the Planning Proposal and the Development Control Plan amendment for the site;
- (F) the Central Sydney Planning Committee note the recommendation to Council's Planning and Development Committee on 23 June 2015, that Council delegate authority to the Chief Executive Officer to make any minor variations to *Planning Proposal: 51-55 Missenden Road, Camperdown* and *Draft Sydney Development Control Plan: 51-55 Missenden Road, Camperdown* following the receipt of the Gateway Determination; and
- (G) the Central Sydney Planning Committee note the recommendation to Council's Planning and Development Committee on 23 June 2015, that Council seek authority from the Secretary of the Department of Planning and Environment to exercise delegation of the Minister for Planning of all the functions under section 59 of the *Environmental Planning and Assessment Act 1979* to make the local environmental plan to put into effect *Planning Proposal: 51-55 Missenden Road, Camperdown*.

ATTACHMENTS

- Attachment A:** Planning Proposal: Sydney Local Environmental Plan 2012: 51- 55 Missenden Road, Camperdown
(Note – This attachment will be circulated separately from the Agenda Paper in limited numbers. It will be available for inspection on Council’s website and at the One Stop Shop and Neighbourhood Service Centres.)
- Attachment B:** Draft Sydney Development Control Plan 2012: 51-55 Missenden Road, Camperdown

BACKGROUND

1. The City has received a request to prepare a planning proposal to amend *Sydney Local Environmental Plan 2012* (SLEP 2012). The owner of 51–55 Missenden Road, Camperdown would like to build new serviced apartments and upgrade the existing heritage listed pub. However, serviced apartments are not permissible under the current zoning and the height and FSR controls restrict additions.
2. This Planning Proposal seeks to amend the primary development standards that apply to 51-55 Missenden Road (the site) under SLEP 2012 to include 'serviced apartments' as an additional permitted use, and amend the maximum permissible building height and floor space ratio.
3. The proposed changes also introduce site specific provisions for 51- 55 Missenden Road, Camperdown and diagrams to guide the detailed design of the built form for the site under Sydney Development Control Plan 2012 (SDCP 2012), for exhibition with the Planning Proposal.

Supporting Strategic Land Uses

4. The visitor economy is a major source of jobs and economic growth for the City and the State. Visitors increase international knowledge, business, networks and cultural awareness and contribute to Sydney's reputation as a great place to visit, live, work and invest.
5. City and NSW Government plans and strategies identify the importance of visitors to Sydney and the need to support a diverse supply of visitor accommodation. The NSW Government's *Plan for Growing Sydney* also seeks to provide capacity for visitors in Global Sydney precincts.
6. The City recently exhibited its *Draft Visitor Accommodation (Hotels and Serviced Apartments) Action Plan*. The Draft Action Plan recognises the importance of accommodation to the success of the visitor economy. The Draft Action Plan proposes a series of actions related to the City's planning framework required to support investment in new and existing visitor accommodation, particularly supporting short term accommodation in site specific instances.
7. In December 2014, the NSW Government published a Plan for Growing Sydney, the new overarching strategic plan for metropolitan Sydney to 2031. The Plan recognises the important role of Sydney in driving the national economy and prioritises intensive development of strategic locations. The Plan proposes a series of directions to support education and health related land uses and infrastructure.
8. The Plan identifies two Strategic Centres in the City of Sydney as a focus for employment growth and economic activity – Global Sydney which includes the Broadway and Camperdown Education and Health Precinct. The Plan proposes directions to support education and health related land uses and infrastructure around Sydney University and the Royal Prince Alfred Hospital. The provision of visitor accommodation in this key location supports the intent of the health and education precinct.

- The redevelopment of this site provides an opportunity to introduce visitor accommodation in an area of high demand with access to goods, services and public transport. It will contribute to the objectives of the Draft Visitor Accommodation (Hotels and Serviced Apartments) Action Plan and the Plan for Growing Sydney and provide a use which supports the health and education precinct.

Site details and context

- Owned by Dolwest Pty Ltd, the site is currently occupied by a pub, known as the Alfred Hotel, dating from the late 1930s. The hotel has a height of two storeys, but appears as a third storey due to its parapet and drops down towards the rear of the site fronting Dunblane Street. The western portion of the site includes a courtyard and single level enclosure with light-weight roofing over some of the ground floor.
- 51-55 Missenden Road, Camperdown has an area of 440 square metres and is on the corner of Missenden Road and Dunblane Street. The existing building on site consists of a public bar at ground level and single room accommodation on the first floor. The existing building has a height of 10.4m and a floor space ratio of 1.15:1. The site is located approximately 5km from the Sydney CBD. An aerial photo of the site is provided at Figure 1 and the subject site is outlined in red.



Figure 1: 51-55 Missenden Road, Camperdown outlined in red

- The site is in the suburb of Camperdown, close to the Royal Prince Alfred Hospital, the University of Sydney and a mix of residential accommodation, retail and commercial uses. It is located immediately adjacent to Camperdown Rehabilitation Centre. Directly across from the site is Sancta Sophia College and St Johns College which form part of the University of Sydney. The site is also close to public transport, primarily the Sydney bus network operating to and from the University, hospital and Central Sydney.

13. The surrounding land uses include a mix of retail, commercial and residential accommodation, with a strong presence of educational and hospital uses. The area is characterised by a diversity of building heights ranging from 1 storey to buildings over 10 storeys. Many of the taller buildings front Missenden Road, with the exception of the Queen Mary Building located west of the subject site. Adjacent to the site, located to the south, is the Queen Elizabeth II Building, a three to four storey building, which is part of the Royal Prince Alfred Hospital.
14. North of the site, on the corner of Dunblane Street and Missenden Road is a two storey heritage item, currently used as shop top housing. A mixed use development with ground floor retail and four storey residential units above is located north of the site with frontage to Missenden Road and Dunblane Street. Photos of the site and surrounds are provided below.



Figure 2: 51-55 Missenden Road, Camperdown – The Alfred Hotel



Figure 3: Shop Top housing at 49-49A Missenden Road, Camperdown (heritage item) and 35-47 Missenden Road, Camperdown - 5 storey mixed-use development



Figure 4: 57-65 Missenden Road, Camperdown – Queen Elizabeth II Building (part of RPA)

Figure 5: 67-73 Missenden Road, Camperdown - (part of the north-west precinct in RPA)

Current Planning Controls

15. The site is zoned B1 Neighbourhood Centre, the objectives of which are to “provide a range of small scale retail, business and community uses that serve the needs of the people who live and work in the surrounding development”. The zone allows a broad range of uses, including boarding houses, child care centres, community facilities, neighbourhood shops and medical centres. The site has a maximum building height of 9 metres and floor space ratio of 1.5:1 which reflects the built form of the existing two-storey Alfred Hotel .

16. The Alfred Hotel, including its interiors, is listed as an item of local heritage significance under Schedule 5 of the LEP. The State Heritage Inventory describes the building as:

“Of local historic, social and aesthetic significance as a fine and intact example of an interwar Functionalist style hotel designed by prominent architects Copeman, Lemont & Keesing. It is a prominent visual element in the historical precinct of Camperdown due to its position on the corner of the street block and its stream line modern style. It is important for its association with the earlier hotel of the same name, its role in the development of the locality and its role in providing a venue of meeting and socialising in the locality.”
17. The DCP requires a maximum building height of two storeys, an active frontage and a continuous awning along the Missenden Road frontage.
18. The site is one of six properties zoned B1 Neighbourhood Centre along Missenden Road. East and south of the site is land zoned SP2 Infrastructure, representing health service facilities and education establishments part of the University of Sydney and Royal Prince Alfred Hospital. West of the site is land zoned B4 Mixed Use.
19. The LEP does not establish height and floor space controls for land zoned SP2 Infrastructure, including the University of Sydney and Royal Prince Alfred Hospital. Height and floor space controls are determined in the detailed masterplans for each precinct.
20. The height control in metres and FSR for surrounding sites ranges between 9 metres and 22 metres, and 1.25:1 and 3:1. Taller building height controls are generally located along Missenden Road on the approach to Parramatta Road to reflect the existing built form and desired character to support the emerging centre.

Landowner’s request to amend the planning controls

21. In November 2014, Don Fox Planning Pty Ltd (DFP) submitted a planning justification report on behalf of Dolwest Pty Ltd (the landowner) to the City of Sydney requesting the following changes to the existing planning controls to provide 12 serviced apartments for 51-55 Missenden Road, Camperdown:
 - (a) amend the height control from 9m to 27m;
 - (b) amend the floor space ratio control from 1.75:1 to 3.2:1;
 - (c) rezone the site to B4 Mixed Use; and
 - (d) amend the height in storeys control from 2 to 7 storeys.
22. The landowner has also provided a public benefit offer to be secure through a voluntary planning agreement which includes heritage conservation works to the Alfred Hotel, commitment to BASIX requirements (serviced apartments are not required to meet BASIX requirements), installation of 6 solar panels to the common areas of the tower and a non-trafficable green roof and walls to the top roof plant.

23. The landowner's request is an opportunity to facilitate visitor accommodation in a high demand location within an existing neighbourhood centre and complements a major education and health precinct. The proposal also conserves the existing heritage item and will improve the streetscape.

The Planning Proposal

24. The City has prepared the Planning Proposal at Attachment A which responds to the request from the owner of 51-55 Missenden Road, Camperdown. The Planning Proposal sets out the intended outcomes from the change to the LEP, the proposed LEP provisions and justification for the change. The land owner's submission is an appendix to the Planning Proposal.
25. The Planning Proposal will remove a barrier to the supply of visitor accommodation by introducing 'serviced apartments' as an additional permitted use for the site. This change, in addition to proposed amendments to the building height from 9m to 27m, and floor space ratio from 1.75:1 to 2.7:1, will facilitate the development of a new seven storey slender building to the rear of the Alfred Hotel in the western portion of the site by removing the gutted and highly altered courtyard.

Land Use

26. 51-55 Missenden Road, Camperdown is currently zoned B1 Neighbourhood Centre. An extract of the zoning map is shown at Figure 6. 'Serviced Apartments' is a prohibited land use in the B1 Neighbourhood Centre Zone. The current zoning restricts serviced apartments in an area close to major demand drivers for visitor accommodation.

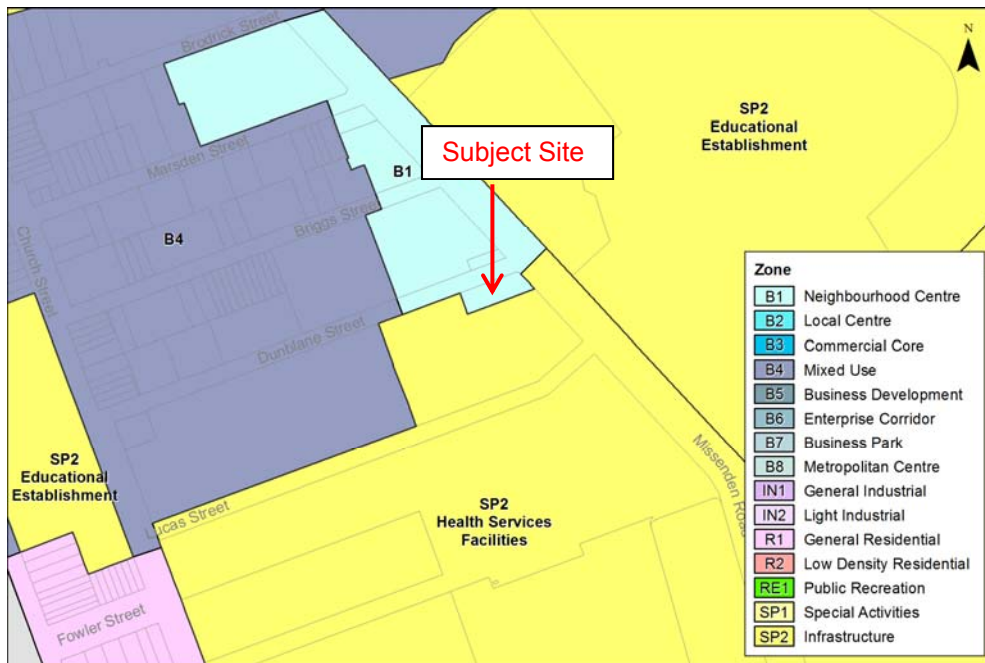


Figure 6: Extract of zoning map

27. The objectives of the B1 Neighbourhood Centre zone are to *provide a range of small scale retail, business and community uses that serve the needs of people who live and work in the surrounding development and to allow appropriate residential uses to support the vitality of neighbourhood centres.*
28. The proposal is to add 'serviced apartments' as an additional permitted use for 51-55 Missenden Road. Additional permitted uses for specific sites are set out in Schedule 1 of the LEP. If a use is identified in this schedule it can be approved despite any prohibition in the underlying zoning. Adding 'serviced apartments' as an additional permitted use for 51-55 Missenden Road will enable the site will retain its B1 Neighbourhood Centre zoning but also facilitate the provision of serviced apartments, subject to development approval. The objectives of the B1 Neighbourhood Centre zone will continue to apply to the site.
29. The justification for the proposal is set out in the Planning Proposal and addresses the City's aims to support a diverse supply of visitor accommodation and the compatibility of the proposed land use with the uses in the surrounding area.
30. The proposed change to permitted land uses is justified for the following reasons:
 - (a) it will allow for an increase in the supply and diversity of visitor accommodation that is an additional 12 serviced apartments within a major health and education hub. This is consistent with the objectives of the actions in the Draft Visitor Accommodation (Hotels and Serviced Apartments) Action Plan, including removing planning system barriers, assisting demand led supply of new accommodation;
 - (b) it responds to the growth in the demand for rooms in the City, particularly in mid-rated stock. The proposal responds to recommended actions in the draft Visitor Accommodation (Hotels and Serviced Apartments) Action Plan to assist new accommodation development to facilitate new supply and carrying out specific reviews of planning controls. The City will investigate opportunities for visitor accommodation in other areas zoned B1 Neighbourhood Centre as part of the broader review of visitor accommodation in the Council area;
 - (c) rezoning the site to a B4 Mixed Use is not recommended, as it would permit residential accommodation which is likely to displace visitor accommodation uses. Rezoning the site to match the SP2 Infrastructure zone of adjacent properties is not an appropriate response, as the existing and intended uses are not infrastructure; and
 - (d) retaining the existing B1 Neighbourhood Centre zone is consistent with the directions in the Plan for Growing Sydney and actions identified for the Broadway/Camperdown Precinct to support education and health related land uses and infrastructure around Sydney University and the Royal Prince Alfred Hospital.

Built Form Controls

31. The Planning Proposal seeks to amend the maximum height and floor space ratio to enable a 27 metre slender building (7 storeys) to accommodate 12 serviced apartments in the western portion of the site by removing the gutted and highly altered courtyard. This section of the hotel retains no original internal fixtures or finishes. In addition, the Planning Proposal also seeks to amend the FSR control to 2.7:1.
32. Development with a proposed height of greater than 25 metres and outside of Central Sydney is required to undertake a competitive design process in accordance with clause 6.21(5) under SLEP 2012. Consent will not be granted unless a competitive design process has been held to demonstrate design excellence. This process is in place to achieve high architectural quality and built form that is compatible with the character of the surrounding area. The Planning Proposal also seeks to amend the FSR control for the site from 1.5:1 to 2.7:1, with an opportunity of up to 10 per cent bonus FSR, or an FSR of 2.97:1 if Council's design excellence requirements are met through the competitive design process.
33. To support these changes, an urban design study was prepared by Don Fox Planning Pty Ltd on behalf of the landowner. The preferred design concept respects and responds to the heritage significance of the Alfred Hotel, the diversity of building forms and heights of the surrounding area and the site's location along Missenden Road. A copy of this study is included in the Planning Proposal at Attachment A.
34. The objective of the proposal is to allow new development, while retaining the original character, façade, features and structure of the Alfred Hotel. The proposed built form retains the significant two storey Alfred Hotel and locates the new seven storey building (plus roof plant) at the rear of the hotel. The building footprint will be extended and result in the part demolition of the existing single storey element located to the rear of the hotel along Dunblane Street, with the exception of two horizontal bands of original brickwork in the single storey façade fronting Dunblane Street.
35. The proposed seven storey building will sit comfortably within the context of existing buildings and will result in an acceptable scale of development and an improved architectural expression. The slope of Dunblane Street, down from Missenden Road, combined with a building setback from Missenden Road reduces the perceived overall building bulk and scale and any potential overshadowing on adjacent properties.
36. The location of the tower at the rear is an appropriate built form outcome that will respect and respond to the existing two-storey Alfred Hotel. A tall and slender seven storey building improves the streetscape by filling a gap and shielding a blank concrete wall with a building that will be required to show design excellence. The proposal is consistent with the State Heritage Register's Statement of Significance for the item stating "*any additions and alterations should be confined to the rear in areas of less significance*".



Figure 7: Existing single storey element at the rear of the Alfred Hotel



Figure 8: Proposed development - Missenden Road elevation



Figure 9: Proposed development – Dunblane Street elevation

37. A SEPP 65 report was also submitted with the Planning Proposal. SEPP 65 applies to residential flat development of three or more floors and containing four or more apartments. The City requires appropriate scaled serviced apartments to meet SEPP 65 requirements, as they can be readily converted to residential flat buildings. A number of matters relating to design quality, including 10 design quality principles, were considered. The report notes:
- (a) the proposal provides good residential amenity. North facing apartments are well orientated, have good solar access, ventilation and privacy. All apartments are provided with balconies to ensure adequate visual and acoustic privacy from each apartment can be achieved. Proximity to adjacent development was also considered and appropriate setbacks have been established;
 - (b) living areas, private outdoor spaces and bedrooms are located on the northern and eastern façade to allow for sunlight access; and
 - (c) 5 of the 12 apartments will not achieve full cross ventilation, however, will be well ventilated and north facing.
38. Notwithstanding this analysis, compliance with SEPP 65 will need to be demonstrated at the development application stage and this will ensure any overshadowing and overlooking are within acceptable limits.

Draft Sydney Development Control Plan 2012

39. The LEP amendment is supported, with new site specific controls in the DCP shown at Attachment B to this report. This section introduces detailed provisions, height in storeys maps and diagrams to facilitate the realisation of the proposal for this site. The key controls in the draft DCP set out the building envelope for serviced apartments to achieve an acceptable relationship with the surrounding development and ensure the heritage significance of the Alfred Hotel is protected.

Draft Voluntary Planning Agreement

40. The landowner's submission included an offer for a range of public benefits. A copy of the letter of offer and clarifying correspondence is included in the Planning Proposal at Attachment A. In summary, the public benefit is:
- (a) the landowner will undertake various heritage conservation works detailed in the Schedule of Conservation Works Report prepared by NBRS + Partners dated October 2014 and provided in Appendix A of the Planning Proposal at Attachment A to this report. The works are to be undertaken prior to the issue of a construction certificate to commence works on the additional tower;
 - (b) the landowner will commit to the BASIX requirements for energy and water efficiency that apply to residential apartments;
 - (c) the landowner will install approximately 6 solar panels to supply energy to common areas of the serviced apartments building;
 - (d) the provision of a non-trafficable green roof and green walls to the top roof plant; and
 - (e) the landowner will include a minimum of 660sqm of floor space (up to 12 serviced apartments) at the rear of the Alfred Hotel to accommodate serviced apartments. The use of the floorspace for serviced apartments must be for a minimum of five years, commencing from the date of the issue of the Occupation Certificate for the use of the whole or any part of the building, altered portion of, and the extension of the existing building.

Planning Proposal process

41. This report recommends Council approve the Planning Proposal at Attachment A for submission to the Minister for Planning with a request for a Gateway Determination and then undertake public consultation.
42. It is recommended that a Voluntary Planning Agreement be prepared to secure the public benefits offered, including the requirement for 660sqm of floor space for serviced apartments. The recommendation requests that, upon receipt of a Gateway Determination, the City will prepare a Voluntary Planning Agreement to be publicly exhibited alongside the Planning Proposal and DCP.
43. Should Council and the Central Sydney Planning Committee endorse the attached Planning Proposal for exhibition and consultation, it would be forwarded to the Minister for Planning and Infrastructure in accordance with Section 56 of the *Environmental Planning and Assessment Act 1979* (the EP&A Act). The Minister would then provide a Gateway determination to either proceed, with or without variation, to consultation, or to resubmit the Planning Proposal, or to not proceed with the Planning Proposal.
44. Public authority consultation of the Planning Proposal would then commence, followed by the simultaneous public exhibition of the draft voluntary Planning Agreement and SDCP 2012 amendment, as required under Clause 18 of the *Environmental Planning and Assessment Regulation 2000*. The outcomes of the public authority consultation and public exhibition would then be reported to Council and the Central Sydney Planning Committee.

45. It is a recommendation of this report that Council approve the draft amendment to *Sydney Development Control Plan 2012* for 51-55 Missenden Road, Camperdown, shown at Attachment B to this report, for public exhibition in parallel with the draft Planning Proposal.

KEY IMPLICATIONS

Strategic Alignment - Sustainable Sydney 2030 Vision

46. *Sustainable Sydney 2030* is a vision for the sustainable development of the City to 2030 and beyond. It includes 10 strategic directions to guide the future of the City, as well as 10 targets against which to measure progress. This report is aligned with the following SS2030 strategic directions and objectives:
- (a) *Direction 1 - A Globally Competitive and Innovative City* - This direction seeks to support the City's key economic sectors, including tourism. Even though the planning proposal will allow a small increase in supply in an area, the use supports and complements the Broadway and Camperdown Health and Education Precinct identified in the NSW Government's Plan for Growing Sydney. The Planning Proposal is consistent with Objective 1.6 to enhance tourism infrastructure, assets and branding of the City.
 - (b) Direction 2 provides a road map for the City to become *A Leading Environmental Performer* – development of this site, as permitted by this Planning Proposal, will deliver a building with significantly better environmental performance.
 - (c) *Direction 6 - Vibrant Local Communities and Economies* - The planning proposal will support the diverse range of land uses and economic activity in this important Health and Education hub. Visitors to the area will support the range of businesses in the existing neighbourhood centre. The establishment of serviced apartments will support the diverse range of land uses and economic activity in a major education and health hub.
 - (d) *Direction 9 – Sustainable Development, Renewal and Urban Design* - The planning proposal responds to objective 9.3 the city is recognised for design excellence. The proposed height of the seven storey tower (25m) triggers the need for a competitive design process to be undertaken. A slender seven storey building in this location improves the streetscape by filling a gap and shielding a blank concrete wall and external stairwell with a building that will undergo design excellence to achieve a high quality architectural outcome.

Environmental

47. Under the terms of the Public Benefit Offer letter, the landowner will commit to the BASIX requirements that apply to residential apartments. The landowner has also agreed to install approximately five to six solar panels to supply energy to common areas of the tower building and the new tower component will include the provision of a non-trafficable green roof and green walls to the top roof plant.

RELEVANT LEGISLATION

48. *Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulation 2000.*

PUBLIC CONSULTATION

49. The public exhibition process and requirements will be informed by the Gateway Determination. Subject to the Gateway Determination, it is proposed to publicly exhibit the Planning Proposal, the draft DCP and the Voluntary Planning Agreement concurrently for at least 28 days with notification:
- (a) on the City of Sydney website;
 - (b) in newspapers that circulate widely in the area; and
 - (c) in writing to nearby landowners.
50. A full package of exhibition material will be made available for viewing on the City of Sydney website, at the One Stop Shop at Town Hall House, and at the Glebe Neighbourhood Service Centre.

GRAHAM JAHN, AM

Director City Planning, Development and Transport

(Marie Ierufi, Planner)