

Relevant Information for Council

FILE: X031277 **DATE:** 26 March 2021

TO: Lord Mayor and Councillors

FROM: Graham Jahn, Director City Planning, Development and Transport

SUBJECT: Information Relevant To Item 9.4 Post Exhibition – Planning Proposal – 17-31 Cowper Street and 2A-2D Wentworth Park Road, Glebe – Sydney LEP Amendment and Draft Sydney DCP

For Noting

This memo is for the information of the Lord Mayor and Councillors.

NSW Government announcement for 100 per cent social housing

On the 22 March 2021, the NSW Minister for Water, Property and Housing, Melinda Pavey, announced that the NSW Government will now deliver 100 per cent social housing on the site (see Attachment A). This will increase the number of social housing dwellings on site from 19 to 75. The announcement did not indicate any commitment that the 100 per cent social housing would be provided for a particular time.

The announced increase exceeds the City's requirement in the planning proposal which secures the north site for social housing in perpetuity, being 47 per cent of all housing. As described in the report to Council's Transport, Heritage and Planning Committee, NSW Land and Housing Corporation objects to any planning requirement for social housing on the site.

Community concerns about heritage and infrastructure have been considered and the proposal is supported as it provides a significant increase in social housing, in a quality development on Crown land

At the meeting of the Transport, Heritage and Planning Committee on 22 March 2021, community members spoke to their concerns about the proposal including heritage, removal of the site from the conservation area and the lack of supporting community and public space infrastructure. These concerns were addressed by Councillors and City staff at the meeting and in detail in the report to the Committee. On balance, given the proposal provides for a significant increase in much needed social housing, in a quality development on Crown land, the proposal is supported.

Heritage

The existing buildings are listed as having a neutral contribution to the conservation area. The buildings are not considered to be significant enough to warrant their retention. NSW Heritage have not objected to the demolition of the existing buildings.

Conservation area

The character of the area has evolved since the existing buildings were constructed in the late 1980s. The area is now characterised by one and two storey residential terraces sitting adjacent to 5-10 storey residential mixed-use developments, particularly at the eastern edge of the conservation area, along Cowper Street. It is appropriate therefore that the scale of the proposed controls responds to this contemporary context. The proposed three to eight storey scale responds appropriately to the established context.

Public space infrastructure

The Draft DCP requires conversion of Mitchell Lane East to a pedestrian priority shared surface and a footpath continuation along Wentworth Park Road across Cowper Street. The site is adjacent to public open space including Wentworth Park immediately north of the site and MJ Doherty Reserve immediately west of the site. The NSW Government's Pyrmont Place Strategy committed to facilitating the return of Wentworth Park to the community as public open space which will result in a significant increase to open space.

Wind

Wind impacts were addressed in the planning proposal. The proposed envelopes are under 45 metres in height and promote street wall building as opposed to a tower form. The street wall buildings are not expected to significantly impact the environmental conditions at ground level, meaning people will be able to walk and sit comfortably, with no safety concerns created.

Prepared by: Tim Wise, Manager Planning Policy

Attachments

Attachment A. Media Release - NSW Minister for Water, Property and Housing

Approved



GRAHAM JAHN AM

Director City Planning, Development and
Transport

Attachment A

**Media Release – NSW Minister for Water,
Property and Housing**



Melinda Pavey
Minister for Water, Property & Housing

MEDIA RELEASE

Monday, 22 March 2021

DOUBLING DOWN ON NEW SOCIAL HOUSING IN GLEBE

The NSW Government is continuing to deliver more new, high-quality social housing across Sydney, by reimagining its visionary housing development on Cowper Street and Wentworth Park Road in Glebe to now deliver 100 per cent new social housing.

The \$34 million project, initially expected to increase the number of social housing dwellings on site from 19 to 35, will now deliver more than twice that number again, with a total of 75 new social homes to be completed, including five three-bedroom terrace homes for larger families.

Minister for Water, Property and Housing, Melinda Pavey, said the reimagination of the project from mixed-tenure to 100 per cent social will provide additional homes in a popular urban area and provide the Government with greater flexibility to help bring forward other redevelopment projects in the City of Sydney.

Minister Pavey said the government was now working to deliver almost 4,300 new homes across the City of Sydney Local Government Area, of which about 1,300 will be social housing homes – a 41 per cent increase in social homes across the redevelopment sites.

“This exciting project showcases the vision and quality of new social housing we’re delivering across the city – homes that complement and enhance the character of the Glebe area, and connect residents to jobs, transport links and vital community services,” Mrs Pavey said.

“This landmark development will not only revitalise and increase social housing in this highly accessible and well serviced area, it will also provide a timely boost to the local economy and create around 160 jobs.”

Inspired by historic woolstore buildings and Glebe’s iconic Victorian terraces, the project was designed by award-winning Sydney architectural firm Johnson Pilton Walker with the Prince’s Trust Australia also providing advice around sustainability and traditional architecture.

It will see ageing units and terraces transformed into two modern apartment buildings and a row of five new terrace homes that will blend seamlessly into an historic urban environment and are of a quality more than comparable to that of neighbouring buildings.

The apartment buildings, comprising a mix of studio, one- and two-bedroom apartments, are each up to eight storeys high and feature spacious rooftop common areas as well as best-practice standards for accessibility and environmental sustainability.

A development application for the project will be lodged with the City of Sydney by the NSW Land and Housing Corporation in the coming weeks.

This development is part of the NSW Government’s Future Directions for Social Housing – a plan to deliver more and better social housing that blends in with local communities. Visit <https://www.dpie.nsw.gov.au/land-and-housing-corporation/greater-sydney/glebe>

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