

Item 7.

Pre Exhibition – Planning Proposal – 12-22 and 24 Rothschild Avenue, Rosebery – Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012 Amendment

File No: X009371

Summary

This report seeks Central Sydney Planning Committee (CSPC) approval of Planning Proposal: 12-22 and 24 Rothschild Avenue, Rosebery (Planning Proposal) for submission to the Greater Sydney Commission with a request for a Gateway Determination to allow public exhibition.

In December 2017, Ethos Urban planning consultants on behalf of the landowner, Maville Park Pty Ltd, submitted a request to amend the planning controls for the site at 12-22 and 24 Rothschild Avenue, Rosebery (the site).

The site is located in North Rosebery within the Green Square Urban Renewal Area (Green Square). Development within the area to date has seen the provision of mixed use buildings comprising retail, commercial and residential uses to create a diverse and vibrant community in an accessible location with a high quality public domain.

The site comprises two individual development lots, with the lot to the south containing a locally listed heritage item, and the lot to the north being the area of future development. The Planning Proposal is to facilitate:

- on the heritage lot, the retention of the heritage building, a widened heritage curtilage, and the adaptive reuse of the building for over 2,000 square metres of commercial, retail or office floor space;
- on the development lot, a mixed use development comprising about 180 dwellings, basement car parking, completion of a through site link through the street block, and a retail frontage to a through site link.

The planning proposal request sought by the landowner has been reviewed by the City. The review resulted in a number of changes to the planning controls proposed by the landowner to address issues relating to building articulation, bulk and scale, relationship to surrounding buildings (including the heritage building) and public domain amenity.

The Planning Proposal, at Attachment A, has been prepared by the City and seeks amendment to the Sydney Local Environmental Plan 2012 (Sydney LEP 2012) to:

- decrease the maximum building height on the heritage site from 22 metres to 9 metres;
- increase the maximum building height on the development site from 22 metres to 29 metres fronting Rothschild Avenue and 27 metres fronting Mentmore Avenue;

- transfer available floor space from the heritage site to the development site by decreasing the FSR on the heritage site from 1.5:1 to 1:1 and increasing the mapped FSR on the development site from 1.5:1 to 1.75:1; and
- require all floor space in the heritage building be used for non-residential purposes.

Amendment to Draft Sydney Development Control Plan 2012: 12-22 and 24 Rothschild Avenue, Rosebery (draft DCP), at Attachment B, provide additional site specific provisions to guide the development of the site. Provisions relate to land use, building street wall heights and setbacks, the activation of the through-site link, street activation, parking and vehicular access, flooding and stormwater, noise, design excellence and public domain improvements.

The resulting built form facilitated by the Planning Proposal and the draft DCP can be achieved in compliance with the Apartment Design Guide and has been designed and situated to minimise impact on the public domain and reduce height impacts from overshadowing on the heritage building and to neighbouring residential buildings.

Recommendation

It is resolved that:

- (A) the Central Sydney Planning Committee approve Planning Proposal: Local Environmental Plan - 12-22 and 24 Rothschild Avenue, Rosebery, shown at Attachment A to the subject report, for submission to the relevant local plan making authority with a request for Gateway Determination;
- (B) the Central Sydney Planning Committee approve Planning Proposal: Local Environmental Plan - 12-22 and 24 Rothschild Avenue, Rosebery, 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 Transport, Heritage and Planning Committee on 10 September 2018 that Council approve Sydney Development Control Plan 2012 - 12-22 and 24 Rothschild Avenue, Rosebery, shown at Attachment B to the subject report, for public authority consultation and public exhibition with the Planning Proposal;
- (D) the Central Sydney Planning Committee seek authority from the relevant local plan making authority to exercise the delegation of all the functions under section 3.36 of the Environmental Planning and Assessment Act 1979 to make the local environmental plan to put into effect Planning Proposal: 12-22 and 24 Rothschild Avenue, Rosebery;
- (E) authority be delegated to the Chief Executive Officer to make any minor variations to Planning Proposal: Local Environmental Plan -12-22 and 24 Rothschild Avenue, Rosebery, following receipt of the Gateway Determination; and
- (F) authority be delegated to the Chief Executive Officer to make any minor variations to Draft Sydney Development Control Plan 2012 - 12-22 and 24 Rothschild Avenue, Rosebery, to correct any drafting errors and/or to ensure it is consistent with the Planning Proposal following the Gateway Determination.

Attachments

Attachment A. Planning Proposal: Local Environmental Plan - 12-22 and 24 Rothschild Avenue, Rosebery

Attachment B. Sydney Development Control Plan 2012 - 12-22 and 24 Rothschild Avenue, Rosebery

Background

1. This report seeks Central Sydney Planning Committee (CSPC) approval of Planning Proposal: 12-22 and 24 Rothschild Avenue, Rosebery (Planning Proposal), at Attachment A, for submission to the Greater Sydney Commission with a request for a Gateway Determination to allow public exhibition.
2. In December 2017, the City received a planning proposal request to change the planning controls that apply to 12-22 and 24 Rothschild Avenue, Rosebery. The planning proposal request comprises two individual lots on separate titles.
3. The southern portion of the site, referred to as 'Site H' contains a two-storey inter-war warehouse style building, which is a local heritage item identified under the *Sydney Local Environmental Plan 2012* (Sydney LEP 2012).
4. The northern portion of the site, referred to as 'Site D', currently comprises three interconnected buildings which accommodate office uses and associated open-air at grade car parking. These buildings are at the end of their economic life. The sites are shown at Figure 1.
5. The Planning Proposal, that has been prepared in response to the land owner's request by the City and is the subject of this report, seeks to amend the *Sydney Local Environmental Plan 2012* (Sydney LEP 2012) to increase building heights on Site D, reduce building heights on Site H, and redistribute floor space across the sites to facilitate:
 - (a) on Site H, the retention of the heritage building comprising 2,000 square metres of commercial office space, and improvement of the heritage curtilage; and
 - (b) on Site D, a mixed use development comprising about 180 dwellings and retail frontage to a through site link at the north of the site.
6. The proposed controls will allow an improved development outcome across both sites that will result in:
 - (a) protection of the heritage listed warehouse from the encroachment of potentially unsympathetic development;
 - (b) a new built form envelope on Site D that sensitively responds to the site's surrounding context, particularly towards the adjacent heritage building, through appropriate building heights and secondary setbacks for upper levels;
 - (c) establishment of heritage curtilage to the north of the heritage listed warehouse creating a six metre separation between the warehouse and the new buildings on Site D;
 - (d) a deep soil landscaped setback along Rothschild Avenue and Mentmore Avenue to align with the heritage item and contribute to the public domain; and
 - (e) an improved mix and distribution of uses that result in the viable reuse of the heritage listed warehouse and contribute retail activity to the area.

7. This report also seeks the Central Sydney Planning Committee note the recommendation to Council's Transport, Heritage and Planning Committee on 10 September 2018 to approve *Sydney Development Control Plan 2012: 12-22 and 24 Rothschild Avenue, Rosebery* (draft DCP), at Attachment B, for public exhibition. The DCP seeks amendment to the Sydney Development Control Plan 2012 (Sydney DCP 2012) to include detailed built form provisions, which will guide redevelopment of the sites.

Site description

8. The subject sites are located at 12-22 Rothschild Avenue and 24 Rothschild Avenue, Rosebery and are identified as Lot 1 DP 314957, Lot 5 DP 309149, Lot A DP 322620, Lot B DP 308922, Lot 408 DP 315228, Lot 1 DP 456612, Lot 2 DP 456612, Lot 410 DP 7534 and Lot 456 DP 7534. The land has a total area of approximately 8,403 square metres and is owned by Maville Park Pty Ltd. The sites are shown outlined in Figures 1 and 2. Photos of the site are at Figures 3-4.
9. The sites have frontages to Rothschild Avenue to the east, Cressy Street to the south and Mentmore Avenue to the west. A section of a future through-site link adjoins the sites along the north boundary and a recently completed residential apartment building directly adjoins the sites on the other side of the through site link.

Figure 1: Site location



10. The site is generally flat with a slight slope towards the south-west corner, resulting in a risk of flooding along the eastern frontage during significant weather events.

- 11. Approximately one kilometre to the north-west of the site is the Green Square Town Centre (Town Centre) and Green Square train station. Other transport connections include several nearby bus stops located on Rothschild Avenue, that connect the area with Central Sydney, Redfern, Bondi Junction, Mascot and Kingsford.

Figure 2: Aerial photo of site

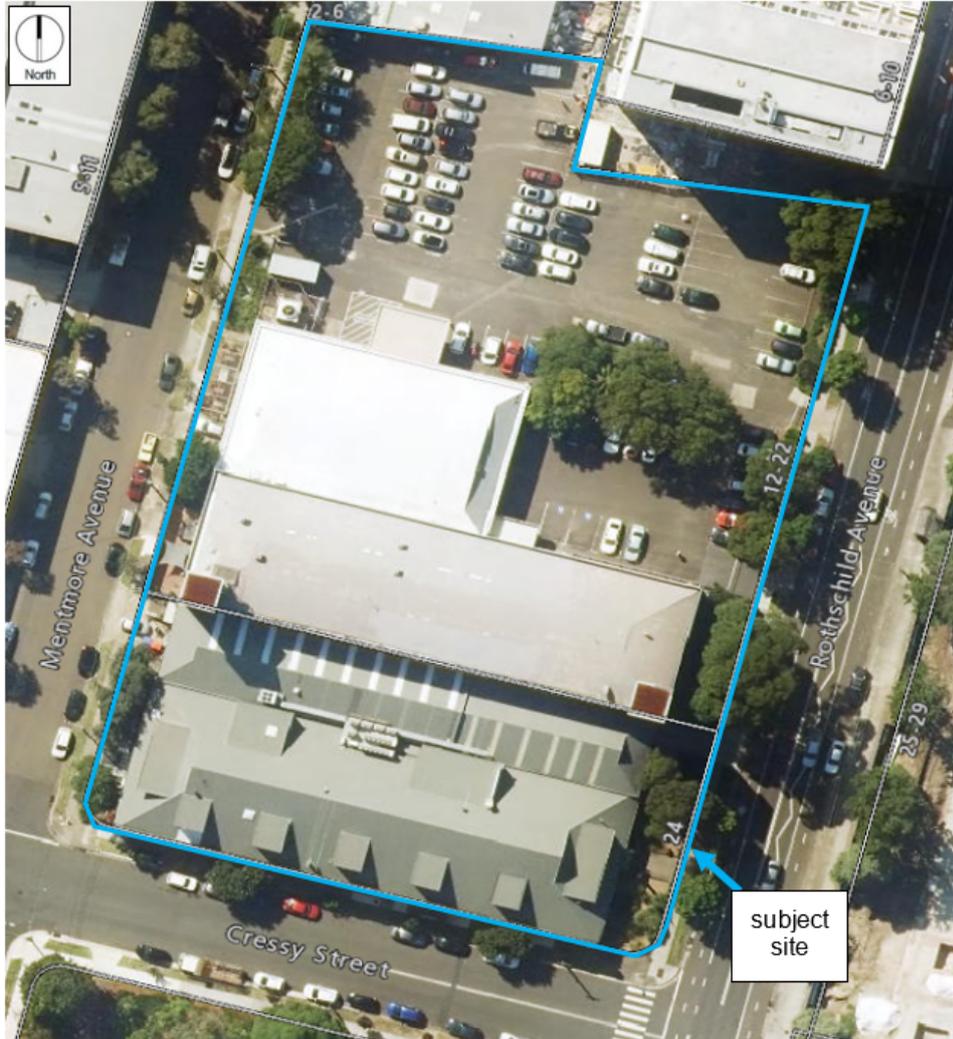


Figure 3: View looking north-east showing the existing heritage building on the south-east corner of the site, at the Cressy Street and Rothschild Avenue intersection.



Figure 4: View looking north-west towards the subject site and the existing heritage item at the Cressy Street and Mentmore Avenue intersection.



Figure 5: Looking along Rothschild Avenue showing adjoining residential development and the subject site to the left.



Figure 6: Looking north along Mentmore Avenue showing adjoining residential development and the subject site on the right.



12. The site is located within the Green Square Urban Renewal Area (Green Square). The area is under transition from former industrial uses to mixed-use developments that include ground floor retail and commercial uses and residential uses. The majority of the land has been redeveloped, however a number of projects are currently under construction or are yet to commence.
13. The site is surrounded by the following development:
 - (a) North - An eight storey building immediately adjoins the subject sites to the north-west and includes 100 residential apartments. Adjoining the sites to the north-east is an eight storey mixed-use building including ground floor retail uses and the completed eastern section of the through-site link.
 - (b) East - a large redevelopment site is currently under construction for 14 buildings comprising residential apartments, child care centres, retail uses and the provision of private open space, new roadways and several through-site links. Of this development, a seven storey building fronting Rothschild Avenue has been completed.
 - (c) South - Sweet Acres Park is located opposite the site fronting Cressy Street, to the south of the park is a part nine storey, part six storey mixed-use development including residential apartments and retail uses fronting Rothschild Avenue. To the south-west of the site is a single storey industrial warehouse. The site however has approval for a six storey residential apartment building that has yet to commence construction works.
 - (d) West - A six storey residential apartment building is located opposite to the site fronting the intersection of Mentmore Avenue and Cressy Street. Local heritage item Mentmore House is adjacent to this site and has been adaptively reused for office use.

Current planning controls

14. Key planning controls applying to the sites are contained in the Sydney LEP 2012, including:
 - (a) B4 Mixed Use zoning that permits a broad range of uses including commercial premises and residential accommodation;
 - (b) a maximum building height of 22 metres;
 - (c) a maximum floor space ratio (FSR) of 1.5:1, with an additional 0.5:1 FSR for the provision of Green Square Community Infrastructure through the delivery of a through-site link; and
 - (d) Site H includes a former interwar warehouse, which is a local heritage item under the Sydney LEP 2012.
15. It is noted that Clause 6.21 of Sydney LEP 2012 specifies that an additional 10 per cent height or FSR (not both) is permissible where design excellence is demonstrated through a competitive design process.
16. The current Sydney DCP 2012 contains site specific built form and public domain controls including a maximum building height (in storeys) of six storeys and the provision of a new through-site link to be dedicated to Council across the north west of the site, generally aligned with Stedman Street.

Previous development application and subsequent planning proposal request

17. A concept development application was lodged in February 2017. The development application was for the construction of a new seven storey residential apartment building, including a central communal courtyard and two-storey element cantilevered above the heritage listed warehouse. The warehouse was proposed to be adapted and subdivided to include several residential townhouses.
18. The development application was refused by Council in November 2017 because it did not demonstrate an appropriate form, building height, scale and setback that responded sympathetically to the adjacent heritage listed warehouse and surrounding built form.
19. Following the refusal of the development application, the City has worked with the landowner to explore potential built form outcomes that are appropriate to the surrounding context.
20. On 18 December 2017, the City received a request to prepare a planning proposal to amend the building height and FSR controls to effectively transfer the floor space from Site H, which contains the heritage item, to Site D, where future development is envisaged.
21. The planning proposal request submitted by the landowner sought:
 - (a) an increase to the Height of Buildings map in the Sydney LEP 2012 from 22 metres to 29 metres;
 - (b) a total of approximately 18,375 square metres of gross floor area accommodating commercial, retail and residential uses, equating to 0.90:1 on Site H (existing FSR) and 2.77:1 on Site D;
 - (c) four eight storey building envelopes with a building envelope depth of 26 metres to accommodate about 16,435 square metres of residential floor space in 208 residential apartments;
 - (d) two basement levels including 219 car spaces, 19 motorcycle spaces, 248 bicycle spaces and storage; and
 - (e) the adaptive reuse of the heritage listed warehouse to accommodate non-residential uses.
22. The proponent's request has been revised by the City. Urban design testing demonstrates that the proposed built form would not be able to achieve compliance with the Apartment Design Guide and the amount of floor space would result in impacts to the heritage building. Following the City's review, new planning controls have been proposed to address:
 - (a) compliance with the Apartment Design Guide;
 - (b) the interface of the building with the public domain;
 - (c) building articulation, bulk and scale;
 - (d) relationship to, and preservation, of the heritage item;
 - (e) relationship to adjoining residential development;

- (f) land-use; and
 - (g) activation of the through-site link.
23. The proposed planning controls in the Planning Proposal and the DCP amendments, are discussed below.

Key Implications

Proposed amendments to Sydney Local Environmental Plan 2012

24. It is proposed to amend the Height of Buildings Map in the Sydney LEP 2012 as follows:
- (a) from 22 metres to 29 metres for Site D fronting Rothschild Avenue, to facilitate a eight storey built form, and nine storeys where design excellence is demonstrated;
 - (b) from 22 metres to 27 metres for Site D fronting Mentmore Avenue, to facilitate a seven storey built form, and eight storeys where design excellence is demonstrated; and
 - (c) from 22 metres to nine metres for Site H, to retain the height of the heritage building.
25. These building height controls will ensure that the heritage listed warehouse is preserved in its current form and the taller buildings from any future development is suitably located to minimise any overshadowing.
26. It is proposed to amend the FSR Map in the Sydney LEP 2012 as follows:
- (a) on Site D, from 1.5:1 to 1.75:1 for Site D, retaining the with an additional 0.5:1 FSR available for the provision of Green Square Community infrastructure floor space; and
 - (b) on Site H, from 1.5:1 to 1:1, removing the potential for the additional 0.5:1 FSR available for the provision of Green Square Community infrastructure floor space.
27. This Planning Proposal seeks amendment to Part 6, Division 5 Site Specific Provisions of the Sydney LEP 2012 to insert a site-specific clause, to:
- (a) require that only non-residential floor space can be provided on Site H;
 - (b) ensure Clause 6.14 - Green Square Community infrastructure floor space no longer applies to Site H (because no community infrastructure is required on Site H); and
 - (c) ensure Clause 6.21 - Design excellence no longer applies to Site H (because Site H will not be subject to substantial future development).

28. The proposed development is over 25 metres in height and has a site area greater than 5,000 square metres and therefore any future development will need to undertake a competitive design process to demonstrate design excellence. Under Clause 6.21 of the Sydney LEP 2012, an additional 10 per cent floor space or building height (not both) may be awarded if the proposal demonstrates design excellence. It is expected that additional FSR would be sought in the event of any future redevelopment.

Proposed amendments to Sydney Development Control Plan 2012

29. The DCP amendments, at Attachment B, provide additional site specific provisions to guide the development and are discussed below.

Built form

30. The draft DCP building envelope has been designed and situated to minimise impact on the public domain and reduce height impacts from overshadowing on the heritage building and to neighbouring residential buildings. Building envelopes in the DCP amendments facilitate:
- (a) a five storey street wall height to the Rothschild Avenue and Mentmore Avenue frontages and to the frontage adjacent to the heritage listed warehouse;
 - (b) a four storey street wall height to the northern through-site link;
 - (c) a seven metre landscaped building setback from the Rothschild Avenue frontage and five metres from the Mentmore Avenue frontage;
 - (d) a secondary setback of three metres for any additional storeys above the street wall on the Rothschild Avenue and Mentmore Avenue street frontages and facing the heritage item, and a six metre setback for additional storeys fronting the through-site link;
 - (e) articulation along the street frontages to break up the bulk, scale and perceived length of the building;.
 - (f) establishment of a six metre heritage curtilage to the north of the heritage listed warehouse to provide separation and give the heritage building an appropriate visual setting; and
 - (g) alignment of any future development on Site D with the heritage listed warehouse by introducing a seven metre setback from the Rothschild Avenue boundary and five metres from the Mentmore Avenue boundary.
31. Figure 8 and 9 shows the proposed building envelopes and building height in storeys. Figure 10 shows proposed building setbacks.
32. The redistribution of floor space resulting from the change to the building height and FSRs allow the retention of the heritage listed warehouse in its current form. This transfer protects the heritage item and facilitates the redevelopment of Site D with building envelopes that are appropriate to the surrounding context and minimise impacts on adjacent development.

33. The retention and protection of the heritage listed warehouse is further achieved through the establishment of a heritage curtilage directly to the north of the warehouse. This ensures the heritage item is given an appropriate visual and physical setting that retains and emphasises its significance, as no development will encroach the building or its airspace above. This will provide a visual connection from Rothschild Avenue to Mentmore Avenue and around the heritage listed warehouse.
34. The five storey street wall height and tiered built form of any future development will reduce bulk and scale impacts and overshadowing to the public domain, adjacent residential dwellings and the heritage listed warehouse. By positioning the taller building elements in a location that corresponds to similar building heights, the built form integrates into the area and provides an appropriate transition between existing development and to the heritage item. The five storey street wall and tiered setbacks also provides greater building separation and minimises the scale of the development as read from street level, with taller elements located away from the public domain. The building envelope includes articulation along the street frontage to break up the perceived length and bulk of the building.

Figure 7: Building envelopes and height in storeys

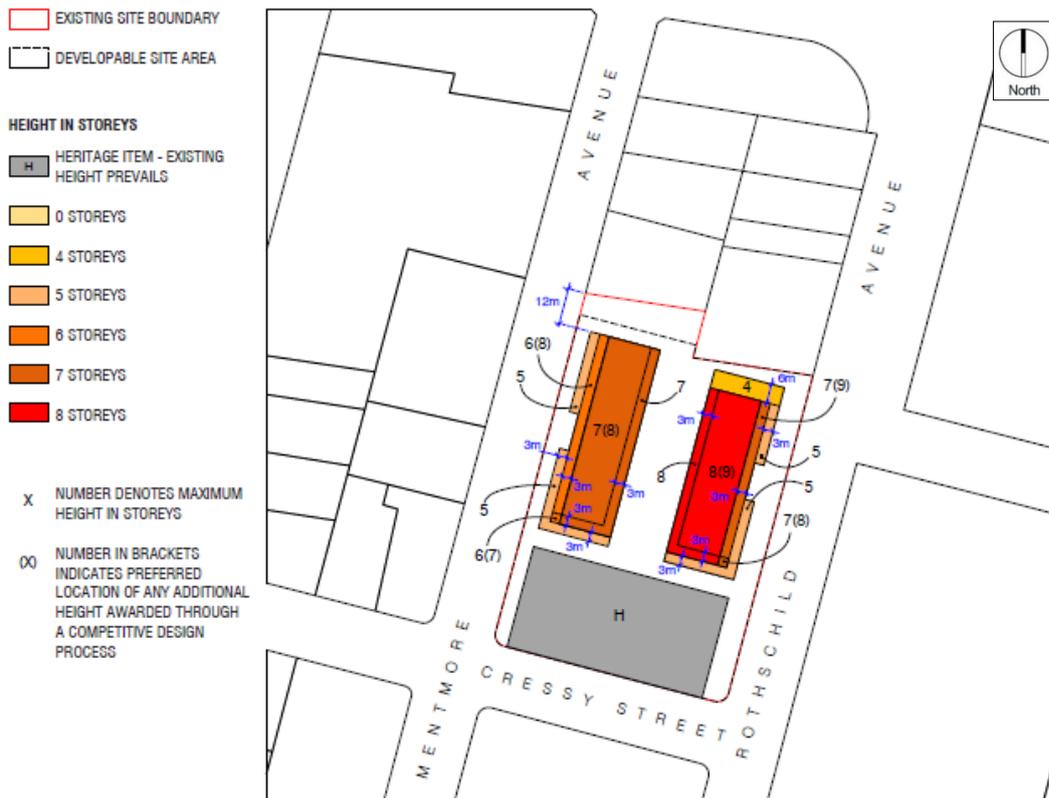
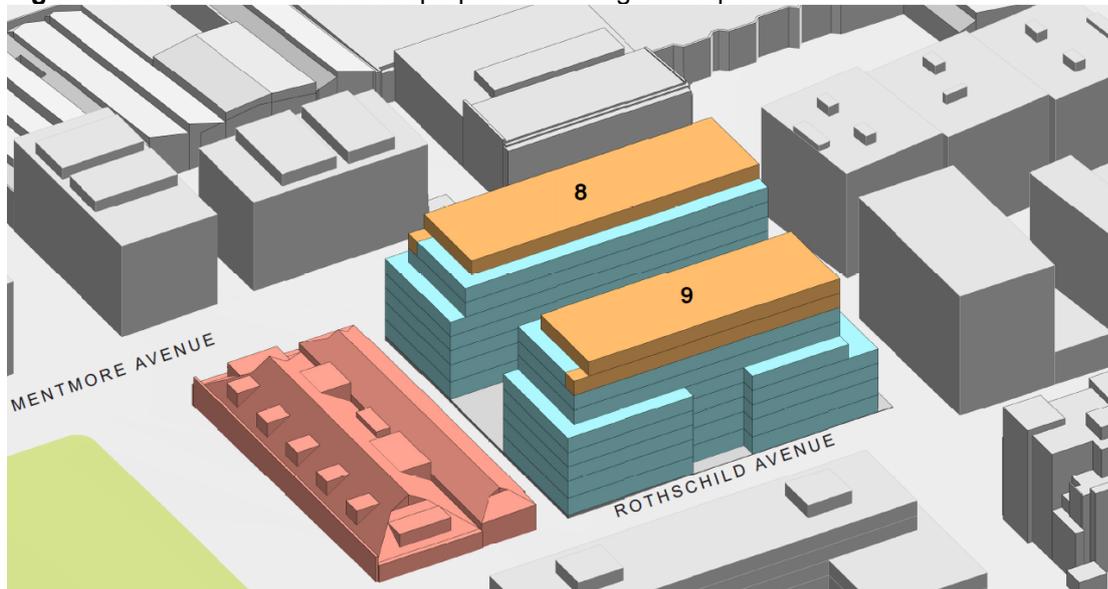


Figure 8: Building setback plan



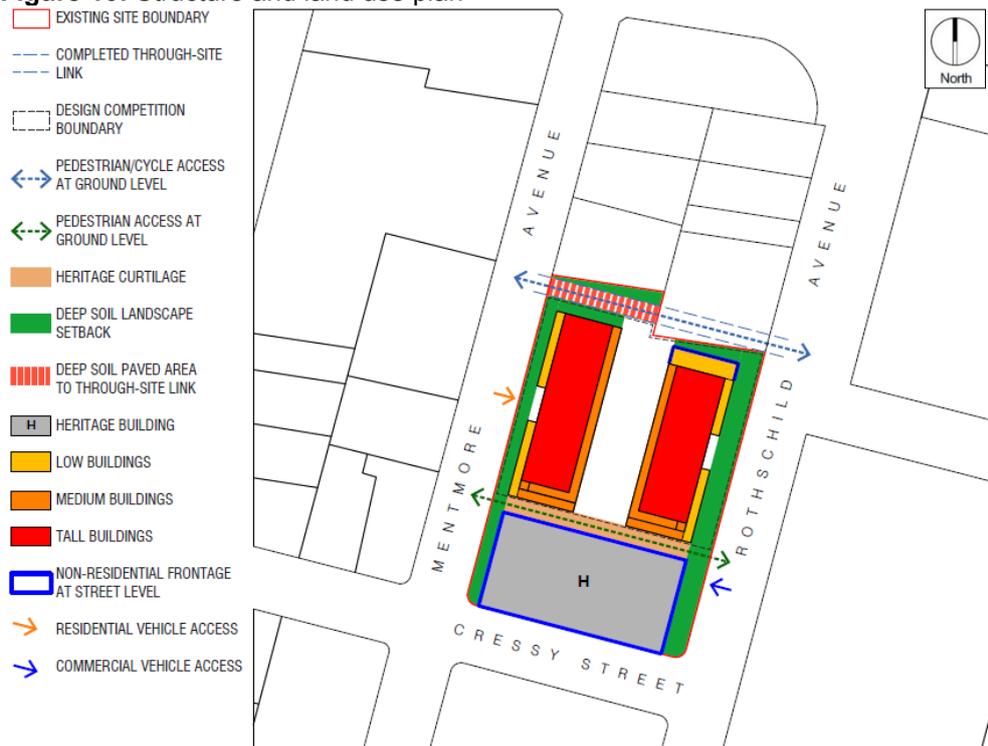
Figure 9: Axonometric view of the proposed building envelopes



Land-use

35. The proposed controls identify the location of required commercial, retail and residential uses. The ongoing use of the heritage listed warehouse will be consistent with its current use and remain as commercial/office use. Ground floor retail tenancies are to be located at the north-east corner of the new buildings fronting the through-site link. This mirrors the adjacent building to the north where the ground floor retail tenancies open onto the completed eastern section of the through-site link. Residential dwellings will be located throughout the building including on the ground floor fronting both Rothschild Avenue and Mentmore Avenue, consistent with the surrounding context.
36. The provision of non-residential uses on site will contribute to employment uses and activity as more residential dwellings are introduced to the surrounding area.
37. The ongoing adaptive reuse of the heritage listed warehouse is to continue with commercial/office uses to be retained as this provides a suitable interpretation of the original use of the warehouse. The provision of ground floor retail in the north-east corner of the future development on the site fronting the through-site link will further complement the established streetscape and contribute activity and surveillance of the through-site link, improving pedestrian useability and amenity of the public domain.

Figure 10: Structure and land use plan



Heritage

38. The redistribution of height and floor space from Site H, with the heritage listed warehouse, to Site D to the north will deliver a positive outcome to the surrounding area by ensuring the protection of the heritage item and delivering a sympathetic future building envelope.

39. The proposed building envelope has been developed to minimise any overshadowing and excessive bulk and scale impacts to the heritage item. The building envelope includes an appropriate street wall height, tiered built form, building setbacks and heritage curtilage that will deliver a suitable setting for the heritage listed warehouse. Furthermore, the reduction in the building height and FSR controls ensures no development will encroach upon the heritage building or its airspace above.
40. The original heritage fabric of the warehouse is relatively intact following restoration works and adaptation to office use undertaken in the early 2000s. Major restoration works are therefore not required and as such it is not necessary to provide an incentive to ensure restoration take place. This Planning Proposal therefore seeks to transfer the building height and floor space controls to the adjoining site, establish a firm heritage curtilage and structure future development to preserve the warehouse in an intact condition and facilitate a clear interpretation of the heritage item

Design excellence

41. A design excellence strategy has been included as part of the DCP amendments. It establishes the type of competitive design process and the maximum building height or FSR that can be achieved through the design excellence bonus.

Through-site link

42. The Sydney DCP identifies the provision of a through-site link to be dedicated to Council along the northern boundary of Site D. Clause 6.14 of the Sydney LEP 2012 provides 0.5:1 community infrastructure floor space for the delivery of the through-site link as part of any redevelopment of the site.
43. The through-site link will provide a connection between Rothschild Avenue and Mentmore Avenue and contribute to the permeability of the site and to the amenity of the pedestrian network. The provision of active retail frontages along the eastern section of the through-site link will mirror existing retail uses on the opposite side and encourage greater retail activity.

Vehicular access

44. It is envisaged that the primary vehicular access point to the basement car parking for the future development on site will be provided on Mentmore Avenue approximately halfway along the site. Secondary vehicle access points, primarily for servicing the heritage listed warehouse may also be required. This is however subject to a detailed development application.

Deep soil

45. The landscaped deep soil setbacks fronting Rothschild Avenue and Mentmore Avenue align with the heritage listed warehouse and ensures that future development clearly relates to the heritage item.
46. These setbacks improve the quality of the public domain, softening the built form and reducing the perception of any excessive building bulk and scale. A number of mature trees will be retained within the landscaped setbacks, contributing to the amenity of the public domain.

Structure plan

47. A structure and land use plan, which shows the way in which the site will develop, is shown at Figure 7.

Consideration of environmental impacts

Public and active transport

48. The sites have direct access to public transport through the bus stops located directly in front of the site on Rothschild Avenue which includes frequent bus services to Bondi, to Central Sydney and beyond. The sites are in walkable distance to the Green Square train station about one kilometre to the north-west. The proposed scheme will result in residential development and employment uses close to existing public and active transport infrastructure.
49. The proposed development concept includes basement car, motorcycle and bicycle parking consistent with Sydney LEP 2012 requirements. On-site parking will cater to residents and provide servicing for the site at levels designed to minimise car dependency. The provision of off-street vehicle parking will also help limit impacts to the on-street parking network.
50. The location of the primary vehicular access point to the site on Mentmore Avenue will minimise any disruption to bus services and traffic flow on Rothschild Avenue.
51. The sites are well served by the existing active transport network. The wide footpaths and deep building setbacks along Rothschild Avenue create a suitable environment for pedestrians, which will be further enhanced by the completion of the through-site link.
52. Mentmore Avenue and Cressy Street have a 40 kilometre per hour speed limit, providing an environment conducive to walking and cycling. Dunning Avenue, about 100 metres to the west of the site, provides north and south bicycle connections and has been identified by the City as the location of future separated cycleways.
53. The proposed scheme will result in residential and employment uses close to existing public and active transport services and infrastructure, consistent with government and the City's objective to reduce private car usage.
54. The site is located close to the Rosebery Traffic and Transport Study area, which the City has commissioned to ascertain the current and future transport and road capacity available within the southern portion of Rosebery. The study is to identify opportunities to improve the road network efficiency and public transport capacity.
55. The City has also been working with Transport for NSW on a Transport Action Plan for the Green Square Urban Renewal Area to identify opportunities and implement measures to improve active and public transport capacity in the short-term.

Community infrastructure

56. Green Square is a rapidly changing urban renewal area with a planned growth in population to 61,000 people by 2030. This Planning Proposal does not result in a significant change to the development density for the sites. The planned population growth in Green Square and social infrastructure planned to support this growth, already accounts for the new residents who will live on the site following its redevelopment.
57. There is significant existing social infrastructure in Green Square and the surrounding area and additional services planned or under construction in the area to complement this.

58. New parks and open space have been delivered in Rosebery and Green Square as a result of recent development, and new open space is planned as part of future development sites. The subject site is directly adjacent to the recently opened Sweet Acres Park, and the recently upgraded Turruwul Park. Sydney Park is a 30 minute walk or 10 minute cycle from the subject site.
59. The City continues to advocate for the provision of services and facilities outside of its direct control. The City has entered into a facilities sharing agreement between the City and the Department of Education and Communities to deliver a new primary school at Green Square Town Centre. Furthermore, the City will continue to work with the Department of Education and Communities, updating them on dwelling completions and population increases as a result of new development, and working with them to deliver new school locations and expand capacity at existing schools

Strategic Alignment - Eastern City District Plan

60. The City of Sydney is located in the Eastern City District, along with Bayside, Burwood, Canada Bay, Inner West, Randwick, Strathfield, Waverley and Woollahra Local Government Areas. The Eastern City District Plan (district plan) includes 20 year targets for housing and jobs, specifically:
 - (a) a short term (5 years) housing target of 18,300 dwellings to be delivered in the City of Sydney;
 - (b) a 2036 target for 157,500 dwellings for the district, with the City of Sydney target to be developed with community and State government contribution;
 - (c) a 2036 lower end 'baseline' target for 662,000 jobs and an upper end 'higher' aspirational target of 732,000 jobs, respectively. This figure includes a 2036 'baseline' target of 75,000 job within the Green Square - Mascot area; and
 - (d) a general target in the range of five to 10 percent of new residential floor space is provided as affordable rental housing.
61. The district plan set priorities and actions for 'Liveability', 'Productivity' and 'Sustainability', which will directly inform the planning, growth and development of Sydney over the next 20 years.
62. The Planning Proposal supports the targets for the Eastern City District in it will facilitate the redevelopment of the site to include commercial and retail premises, resulting in the generation of jobs and economic development, while delivering the supply of new residential dwellings.
63. At a local scale, the proposed development makes a positive contribution to the objective of a 30-minute city, as it will include suitably located residential dwellings close to local employment opportunities, transport, social infrastructure and services.
64. The Planning Proposal will also include a variety of sustainability benchmarks for the commercial and residential uses
65. The retention of the heritage listed warehouse, increased setbacks and completion of the through-site link will improve the streetscape amenity. Future development on the site will respond to the local context of the area. This aligns with the strong requirement in the district plan that in changing planning controls a place-based approach should be taken.

Strategic Alignment - Sustainable Sydney 2030 Vision

66. 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. The Planning Proposal and proposed amendment to the DCP align with the following strategic directions and objectives:
- (a) Direction 2 - A Leading Environmental Performer - The proposed planning controls will incorporate sustainability measures to significantly improve energy and water efficiency through an improve built form.
 - (b) Direction 3 - Integrated Transport for a Connected City - Redevelopment of the site for a mixed-use development will benefit from current and future transport services. Regular bus services operate along Rothschild Avenue, directly in front of the site, with destinations that include Kingsford, Marrickville, Bondi and Central Sydney. The site is also within walking distance of Green Square train station, approximately one kilometre north of the site.
 - (c) Direction 4 - A City for Walking and Cycling - Redevelopment of the site will improve the walkability of the area through the completion of the pedestrian through-site link. The amenity of the area will also be improved through the provision of retail uses adjacent to the through-site link, providing improved retail services close to residential uses, which will reduce the need to travel outside the area by private vehicle.
 - (d) Direction 6 - Vibrant Local Communities and Economies - The development will preserve and improve the quality of commercial services within the heritage item and introduce retail uses to the site. Redevelopment of the sites will ensure that employment opportunities remain within the local area in close proximity to existing and future residential uses.
 - (e) Direction 7 - A Cultural and Creative City - The proposed development concept will ensure the heritage listed inter-war warehouse is retained for commercial purposes and may be readily used for cultural and creative purposes.
 - (f) Direction 8 - Housing for a Diverse Population - The proposed development concept includes a diverse range of apartment sizes that will cater for the needs of the growing and diverse population. The residential apartments are well located, close to public transport, employment opportunities and services.

Relevant Legislation

- 67. Environmental Planning and Assessment Act 1979.
- 68. Environmental Planning and Assessment Regulations 2000.

Critical Dates / Time Frames

69. If Council and the Central Sydney Planning Committee endorse the Planning Proposal for exhibition and consultation, staff will forward the proposal to the Greater Sydney Commission in accordance with Section 3.34 of the *Environmental Planning and Assessment Act 1979*. The Greater Sydney Commission will then provide a Gateway Determination to either proceed to consultation, with or without variation, or to resubmit the Planning Proposal. If the relevant local plan-making authority changes following amendments to the legislation the City will proceed with the gateway issued by the new relevant authority.
70. Typical public exhibition timeframes, once a Gateway Determination has been issued, are 28 days for public authority consultation and public exhibition. The Gateway Determination will also specify a date by which the Local Environmental Plan amendment should be finalised.
71. Following public authority consultation and public exhibition, issues raised in submissions will be reported back to Council and the Central Sydney Planning Committee.
72. In October 2012, the then Minister for Planning and Infrastructure delegated his plan-making functions to councils to improve the local plan-making process. In December 2012, Council resolved to accept the delegation. Following the making of the *Greater Sydney Commission Act 2015* in January 2016, the Minister's delegation is now taken to mean the Greater Sydney Commission's delegation (as at the time of preparing this report).
73. Council needs to receive an authorisation on a case by case basis to exercise the delegation. The authorisation is given through the Gateway Process and means a faster plan-making process with less involvement of the Department of Planning and Environment. This report recommends the Central Sydney Planning Committee seek authority to exercise this delegation.

Public Consultation

74. The public exhibition process and requirements will be informed by the Gateway Determination. It is proposed to publicly exhibit the Planning Proposal and draft DCP amendment concurrently for a period of 28 days with notification on the City of Sydney website, in newspapers that circulate widely in the area and in writing to the landowners, relevant community groups and stakeholders in the vicinity of the site.
75. Exhibition documents will be available for viewing on the City of Sydney website, the One Stop Shop at Town Hall House and the Redfern Neighbourhood Service Centre.

GRAHAM JAHN, AM

Director City Planning, Development and Transport

Daniel Thorpe, Planner