

# **Attachment A3**

**City Plan 2036: Draft City of Sydney Local  
Strategic Planning Statement**



02

# Liveability



# 02 Liveability

Liveability is about people's quality of life and wellbeing.

The city's liveability is shaped by the homes we live in, the quality and character of our neighbourhoods and the availability of community and cultural activities to foster a strong social and cultural life. The City plans for the range of housing types needed to support our growing and diverse community. We protect our distinctive heritage neighbourhoods and plan local areas to provide the services, recreation and cultural activities to support the wellbeing of the community.

The following local priorities identify how the City will continue to improve liveability for our community:

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## Priorities

- L1** A creative and socially connected city

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- L2** Creating great places

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- L3** New homes for a diverse community

## Priority **L1**

### A creative and socially connected city

In giving effect to *A Metropolis of Three Cities* and the Eastern City District Plan, this Local Priority delivers on the following planning priorities:

- ▶ E3 – Providing services and social infrastructure to meet people’s changing needs
- ▶ E4 – Fostering healthy, creative, culturally rich and socially connected communities

In giving effect to Sustainable Sydney 2030, this Local Priority delivers on the following directions:

- ▶ 6 – Resilient and inclusive local communities
- ▶ 7 – A cultural and creative city

#### Objectives

- ▶ Inclusive and connected communities are supported through planning
- ▶ Social services and facilities meet the needs of our changing communities
- ▶ Our community is culturally enriched through the support and promotion of the arts and creative industries

A liveable city is one that supports a high quality of life and wellbeing. It provides great places and spaces designed for people of all ages and abilities, enabling the social life of the city to flourish. Community members will have ready access to a range of facilities and services to support their daily lives in vibrant neighbourhoods, including libraries, parks, community centres, theatres, schools and pools. Well-connected public and active transport networks will support healthy lifestyles and provide easy access to jobs. People will feel safer and more secure in the city. They will benefit from connecting with a beautiful, healthy, natural environment.

The City’s approach to the social and cultural life of its communities is guided by *A City of All: Social Sustainability Policy and Action Plan 2018–2028* and *Creative City: Cultural Policy and Action Plan 2014–2024*.

## **People-focused urban design, planning and placemaking**

High-quality urban design, planning and place making can improve the amenity and safety of the city, encourage people to connect, meet, be active, have fun and build strong communities. This is particularly important as the city moves towards higher-density living.

This shift towards living in denser, smaller spaces means that access to shared facilities and spaces in both buildings and in the public domain is critical for supporting health and wellbeing. This in turn will reduce social isolation and loneliness.

Placemaking is a progressive approach to planning and development. It supports socially sustainable cities by integrating physical and social aspects of development. In addition to planning for civil and social infrastructure, placemaking addresses the more elusive attributes of place, including community spirit, aspirations, lifestyle and character. For example, the placemaking strategy for the Green Square Urban Renewal Area includes a variety of actions including providing new community facilities and services, parks and public artworks, delivering public space activation and other community engagement initiatives, ongoing community development work, and monitoring social cohesion. The City will continue to strengthen our placemaking strategies to deepen communities' connections to place and each other. The City will also look to engage with opportunities for not-for-profit (NFP) collaborations and private-public partnerships (PPP) to deliver places of social and cultural value.

## **Shared spaces through new development**

Residents of the City's Green Square Urban Renewal Area told us that people perceived the residents in their building to be a 'community' with which they feel connected. It follows that shared indoor and outdoor facilities and spaces can foster these connections – and that providing opportunities for casual social interaction is a practical way to support residents' quality of life and wellbeing and reduce social isolation. The City will encourage residential developers to contribute to 'vertical communities' that have shared spaces and other facilities to support wellbeing, such as acoustically treated music rehearsal rooms and rooms for sharing tools and domestic equipment.

## **Infrastructure to meet community and cultural needs**

Community facilities are essential for community cohesion. They are local spaces where diverse communities can freely access services and programs, and come together to meet, grow, learn and play. The City is committed to investing in new and renewed community facilities in local villages and neighbourhoods. As our population grows, the number and role of our community facilities in supporting quality of life continues to change. For example, libraries have evolved from "books on shelves" to centres of creativity, lifelong learning and "community living rooms", where visitors enjoy quiet contemplation, socialising or access to free technology. Understanding the changing needs of our community allows us to ensure that we deliver and support community and cultural facilities that are welcoming and resilient.

## Creativity and culture is visible and embedded in place

The City has a strong track record in developing or supporting new cultural infrastructure for Sydney. The City owns and makes available to the arts industry the Hayes Theatre, City Recital Hall, Capitol Theatre, Eternity Playhouse and East Sydney Community and Arts Centre, as well as event spaces at Customs House, Paddington Town Hall, Erskineville Town Hall and Sydney Town Hall. Space for creative participation is provided through the Pine Street Creative Arts Centre and the recently completed Joynton Avenue Creative Centre in the Green Square Town Centre.

The City has about 50 subsidised spaces, representing over half of the subsidised creative space in Greater Sydney and housing 140 micro-businesses with about 170 full-time, 250 part-time and 930 casual creative workers.

**Figure 37: Eastern Creative and Cultural Precinct - Oxford Street**



The City takes a major planning and advocacy role to deliver improved cultural infrastructure in Sydney and partners in the development and operation of cultural spaces, including through the planning framework.

The lack of affordable and available work, rehearsal, studio and meeting spaces for professional art form development and creative practice by small companies and individuals is a threat to the city's cultural and creative life. The usability of existing rehearsal spaces is also a persistent challenge, including that noise complaints or operational restrictions mean the use of many spaces is limited to certain times.

The City will investigate changes to existing regulatory processes and planning systems to address relevant barriers that unreasonably inhibit creative initiatives. It is also reforming its planning framework, improving regulation and providing guidance to support future cultural needs, including infrastructure.

Guided by the City Art Strategy, the City supports public art to create engaging public space that reflects the culture of our time and the role of artists in shaping a city that expresses its unique qualities. Public art benefits developments and the city as a whole. The involvement of communities, developers, artists, architects and landscape architects in public art makes Sydney a more interesting, distinctive and culturally diverse city. Through public art, new development contributes to the cultural vibrancy and social inclusiveness of the city.

The City Art Strategy includes a range of programs including the integration of public art in local villages and major infrastructure projects. It also includes the Eora Journey, a visionary project which recognises and celebrates the living culture of the Aboriginal and Torres Strait Islander communities in Sydney.

Figure 38: Kimber lane, Haymarket: Artwork 'In Between Two Worlds' by Jason Wing



## Planning for culture and performance

Successful global cities provide a wide range of opportunities to create or experience cultural life, leisure and entertainment options. Small art galleries, performance spaces and music venues, as well as co-working spaces, startups and social enterprises, are incubators for Sydney's creative life. They diversify the night time economy, attract tourists and provide places for people to produce and engage with local culture.

The planning and regulatory environment affects the space available for cultural activities. Cultural activities are often difficult to define, can involve a range of uses, may be temporary and often take place in older buildings. Approvals can be costly with expert advice needed to manage issues like fire safety and residential amenity. There is little guidance specific to cultural uses about planning and regulatory processes. Smaller, independent and community-based cultural activities are disproportionately affected due to their limited resources.

The City is investigating a series of planning reforms to support cultural activities including allowing minimal impact small-scale cultural uses to take place in existing shops and businesses without an approval, new planning guidance for cultural uses that require approval and reviewing zoning to ensure opportunities for cultural activities. We have also recently identified a late night arts and cultural precinct in North Alexandria and are providing incentives for night-time businesses to host performance.

The Sydney live music and performance sector makes a substantial social, economic, and employment contribution to Sydney and is vital to the City's cultural life. Based on the City's Live Music and Performance Action Plan (2014) we are investigating planning reforms to support performance venues by reducing uncertainty and complexity and better managing entertainment sound. The City intends to have a fairer way of managing entertainment sound by introducing the "agent of change" principle in the planning controls. This will require new development to manage and respond to existing noise conditions. This approach protects long standing venues and provides suitable amenity for residents.

## Lively places and good neighbours

Many of the city's neighbourhoods are lively and vibrant places created by the mix of businesses, activities and neighbours.

Living in mixed use neighbourhoods and near high streets and centres brings many advantages such as being able to walk places, having daily needs and services close by, and having a greater choice for shopping, socialising and going out in the neighbourhood. Living in these places comes with the understanding that there will be a level of activity and sound from people carrying out their business, socialising and enjoying their neighbourhood. This is part of the city's character and what makes it different from many other places in Sydney and one of the good reasons for choosing to live in the city.

The City and other government agencies work to balance the effects of all the activities needed for a functional and attractive place to live and work. This includes managing sound from night-time businesses and performance venues. However, quicker and more positive outcomes are often achieved by neighbours and businesses working together. Building relationships and talking to your neighbours or local business is important. This could include introducing yourself to your neighbours or local venue, having regular communication, meetings or social events for locals at the venue and letting people know who to contact if there is a problem.

## Cultural uses as a strategic need

In order to promote and support the City's cultural and creative life, the City proposes to investigate amending planning controls to include cultural uses as a strategic need, for example artist workspaces and/or residences. This could be similar to an existing community floor space mechanism in our planning framework. The City is also developing a cultural infrastructure strategy to encourage and guide the provision of places and spaces for cultural activity. The City will engage business and commercial developers to incorporate temporary and long-term creative workspaces into new developments, for example through the use of voluntary planning agreements.

## Creating space for culture

Overall, 27 per cent of Australia's creative jobs are in Greater Sydney\*. Between 2007 and 2017, the city lost about 70,000 square metres of creative industry floor space, and the number of people working in cultural and creative jobs in the city rose by only 1.84 per cent, well behind overall jobs growth, of 29.19 per cent<sup>vi</sup>.

With a new 45-year lease, the National Arts School in Taylor Square will anchor the Eastern Creative Precinct that brings together teaching, business, arts, creativity and performance. The Precinct extends across key areas of the Oxford Street and Crown and Baptist Streets village areas, including Surry Hills and Darlinghurst. The City will investigate opportunities to develop, support and maintain the creative arts and cultural uses in this precinct to revitalise the traditional creative and night-time hubs of Oxford Street and support growing creative industries and information media clusters in the area (See Priority P2).

## Actions

- L1.1** Provide public and publicly accessible spaces that are accessible, good quality, inclusive and activated for diverse people and communities and contribute to the social life of the city.

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- L1.2** Enhance the amount and quality of shared spaces available to support social connectedness and sustain quality of life in an increasingly dense urban environment including through provision of public open spaces and shared or communal indoor and outdoor spaces in new developments.

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- L1.3** Improve the accessibility of the public domain for people of all ages and abilities – with a focus on children and young people, older people, and people with a disability – including through the delivery and improvement of inclusive and accessible public spaces, amenities and facilities.

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- L1.4** Investigate planning approaches to support a creative and cultural precinct around Oxford Street and Taylor Square in collaboration with institutions, businesses and other stakeholders in the precinct.

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- L1.5** Encourage the inclusion of soundproof music practice rooms and communal rooms for entertainment and sharing tools, domestic equipment and children’s toys in high-density housing developments and plan for the inclusion of such spaces in NSW Government projects and major urban renewal precincts.

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- L1.6** Encourage proponents to incorporate appropriate cultural infrastructure and creative workspaces into new developments, for example through the use of planning agreements and plan for the inclusion of such spaces in NSW Government projects and major urban renewal precincts.

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- L1.7** Implement the “agent of change” principle in the planning controls to manage noise fairly, maintain residential amenity and support cultural and performance activity.

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- L1.8** Review planning controls to streamline approval processes and provide guidance for small-scale cultural uses.

## Priority **L2**

### Creating great places

In giving effect to *A Metropolis of Three Cities* and the Eastern City District Plan, this Local Priority delivers on the following planning priorities:

- ▶ E4 – Fostering healthy, creative, culturally rich and socially connected communities.
- ▶ E6 – Creating and renewing great places and local centres, and respecting the District's heritage
- ▶ E16 – Protecting and enhancing cultural landscapes

In giving effect to Sustainable Sydney 2030, this Local Priority delivers on the following directions:

- ▶ 4 – A city for walking and cycling
- ▶ 5 – A lively and engaging city centre
- ▶ 6 – Resilient and inclusive local communities
- ▶ 7 – A cultural and creative city
- ▶ 9 – Sustainable development, renewal and design

#### Objectives

- ▶ Local centres and activity streets are a focus for the community's social and cultural life and support health and wellbeing
- ▶ Indigenous and non-indigenous heritage is conserved and maintained
- ▶ The character of unique neighbourhoods is protected and celebrated
- ▶ The city exhibits design excellence

### Liveable and walkable neighbourhoods

Walkability supports the liveability of the city. Walkable neighbourhoods promote active healthy lifestyles, social interaction and connection. They reduce the cost and energy use associated with transport.

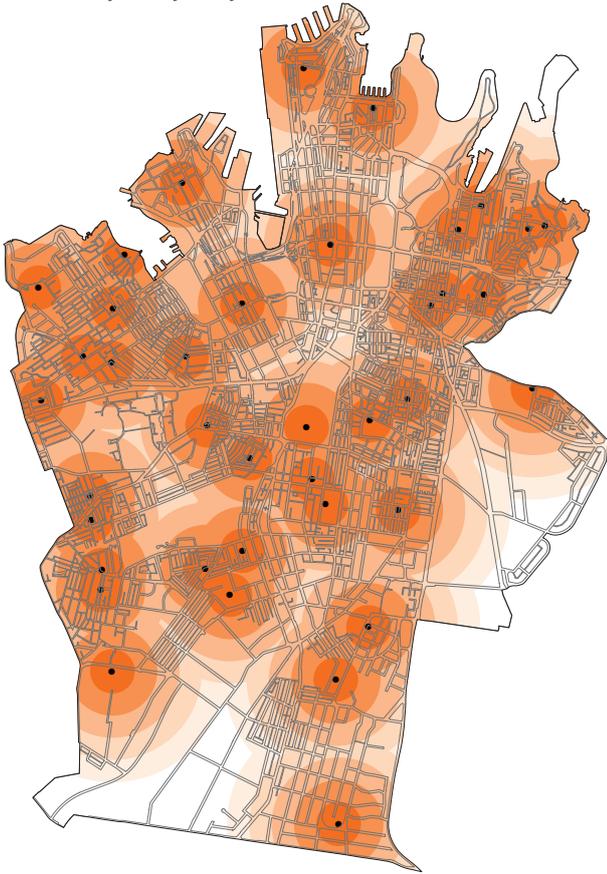
Walkable neighbourhoods have safe, comfortable and well-connected paths to the local community's daily needs within an easy walk of 5 to 10 minutes. The most important needs include access to fresh food, parks, public transport (providing connections to other opportunities and services), local community services and primary health services. Groups of walkable neighbourhoods create the city's villages.

The City will make neighbourhoods more liveable and walkable by:

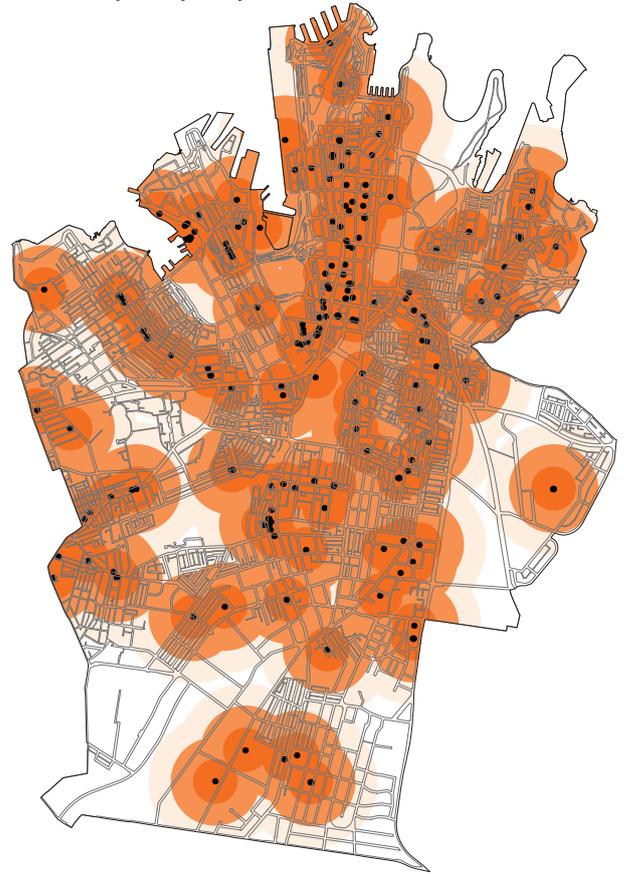
- making active streets more continuous to support walkability while maintaining centres and local character (see Figure 49: Existing and planned activity streets)
- improving walkability by increasing the safety and comfort of streets and providing direct, pleasant, sociable and interesting walking connections
- providing opportunities through the planning system for businesses and service to provide the daily needs of local communities within an easy walking distance as shown in Figure 40 to Figure 47.



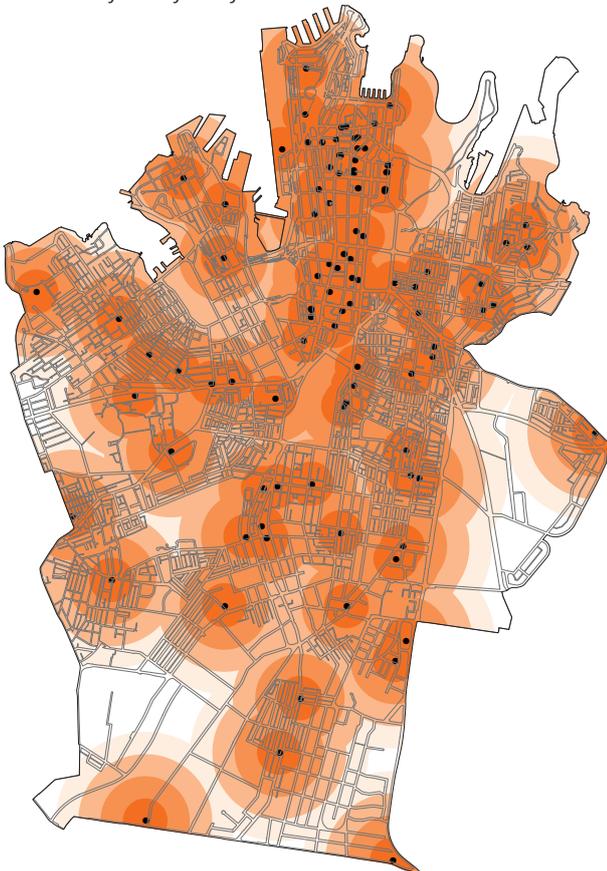
**Figure 40: Walkable distances to community centres**  
Source: City of Sydney



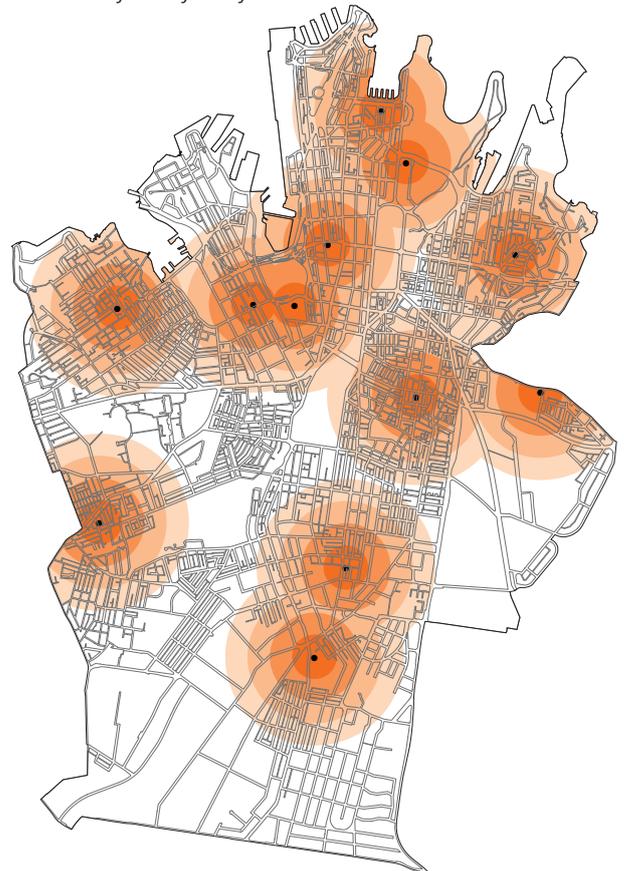
**Figure 41: Walkable distances to fresh food**  
Source: City of Sydney



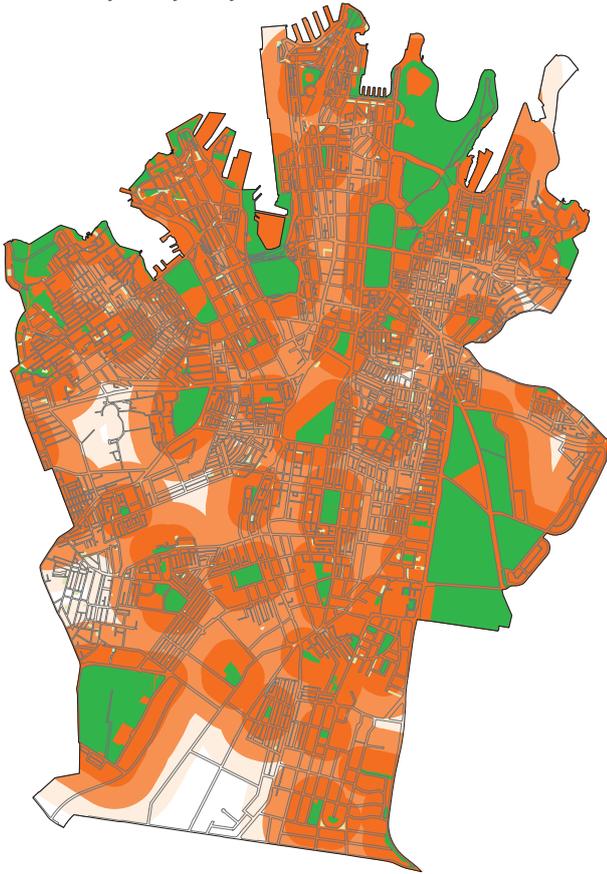
**Figure 43: Walkable distances to General Practitioners**  
Source: City of Sydney



**Figure 42: Walkable distances to libraries**  
Source: City of Sydney



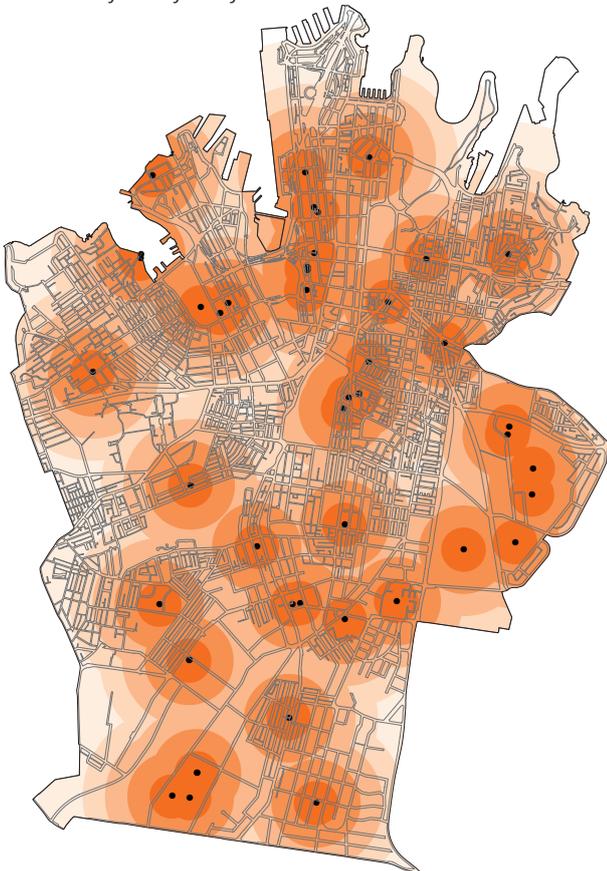
**Figure 44: Walkable distances to open space**  
Source: City of Sydney



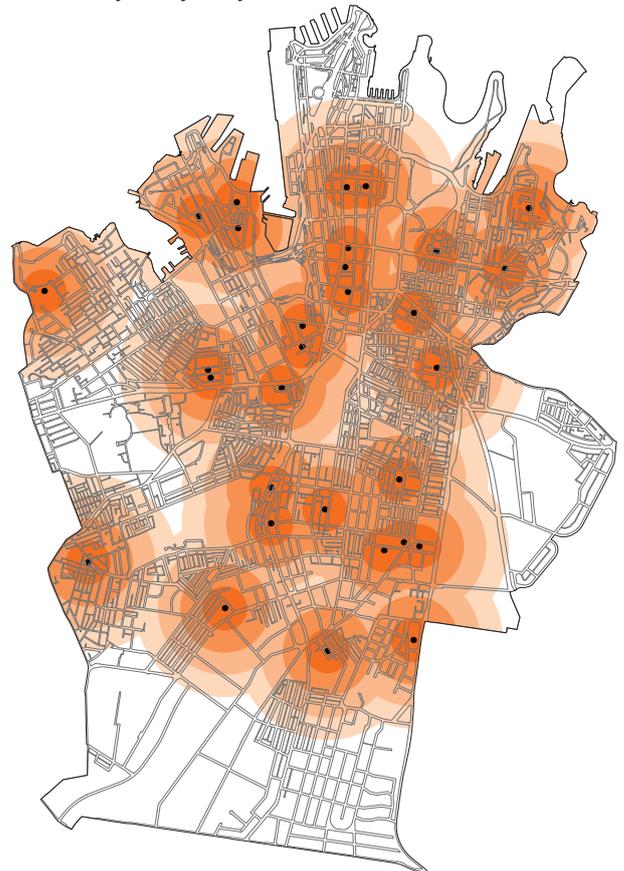
**Figure 45: Walkable distances to public primary schools**  
Source: City of Sydney



**Figure 46: Walkable distances to recreation facilities**  
Source: City of Sydney



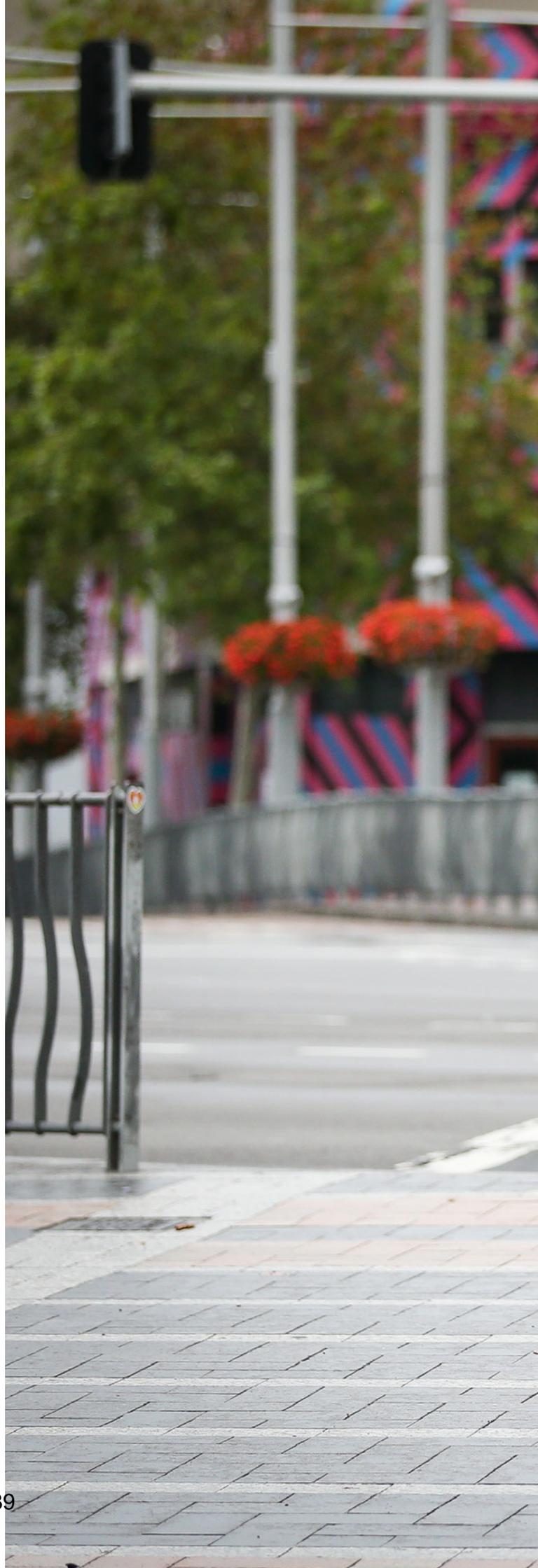
**Figure 47: Walkable distances to supermarket**  
Source: City of Sydney



## Managing vehicles in walkable neighbourhoods

To create walkable neighbourhoods, space and priority must be given to people walking. This is done in a number of ways:

- **Road space reallocation:** Space is moved from traffic areas to create bigger footpaths with more space for people and trees.
- **Priority at crossings:** Conditions are created where vehicles have to give way to people or more crossing time and shorter waiting times are provided at traffic lights.
- **Managing speed:** Street conditions are created so that drivers will naturally slow down (preferably to less than 30km/hr) or lower speed limits are imposed that enforce desired behaviour. Lower speeds mean that people can more safely cross streets or share the whole carriageway with vehicles.
- **Managing through traffic:** This means managing access to local streets to allow high levels of access for walking, cycling and emergency services and restricting through traffic which should use state and regional roads.





## Centres

In the city, most of our services have developed along historical tram routes. These streets are our 'active streets', comprised of shops, services, community facilities and social infrastructure. This network is compact in areas where there are more people living and working and more spread out elsewhere.

For each village, most services and infrastructure are located in a 'local centre' (see Figure 48: Centres and activity streets), usually on active streets. These places are the focus for community infrastructure, activity and most importantly, daily destinations. Activity centres emerge as the city grows. These areas are commonly zoned B2 Local Centre with their less intensive edges sometimes zoned B4 Mixed Use.

An example of a local centre is Crown Street at Cleveland Street, which is progressively joining with smaller clusters to the north to create a more continuous active street network extending to the local centre at Oxford Street.

Local centres provide a mixture of services and other business opportunities, usually concentrated around public transport stops. Services include fresh food and other groceries, sometimes in supermarkets; social and recreational uses like cafes, restaurants, takeaway food, bars, pubs and other night-time and cultural venues; primary and allied health services like GPs, chemists and physiotherapists; banks; post offices; and newsagents. The agglomeration of services also attracts businesses to locate their office staff in local centres so that their workforce can benefit from access to services.

The city's local centres are supported by smaller neighbourhood-level centres located throughout the villages. The neighbourhood centres, typically a small cluster of shops within easy walking distance and usually clustered around bus and light rail stops, support the neighbourhood's daily needs.

The vibrancy of the City's local centres and activity streets is linked to the amount of space available for businesses, social and cultural uses.

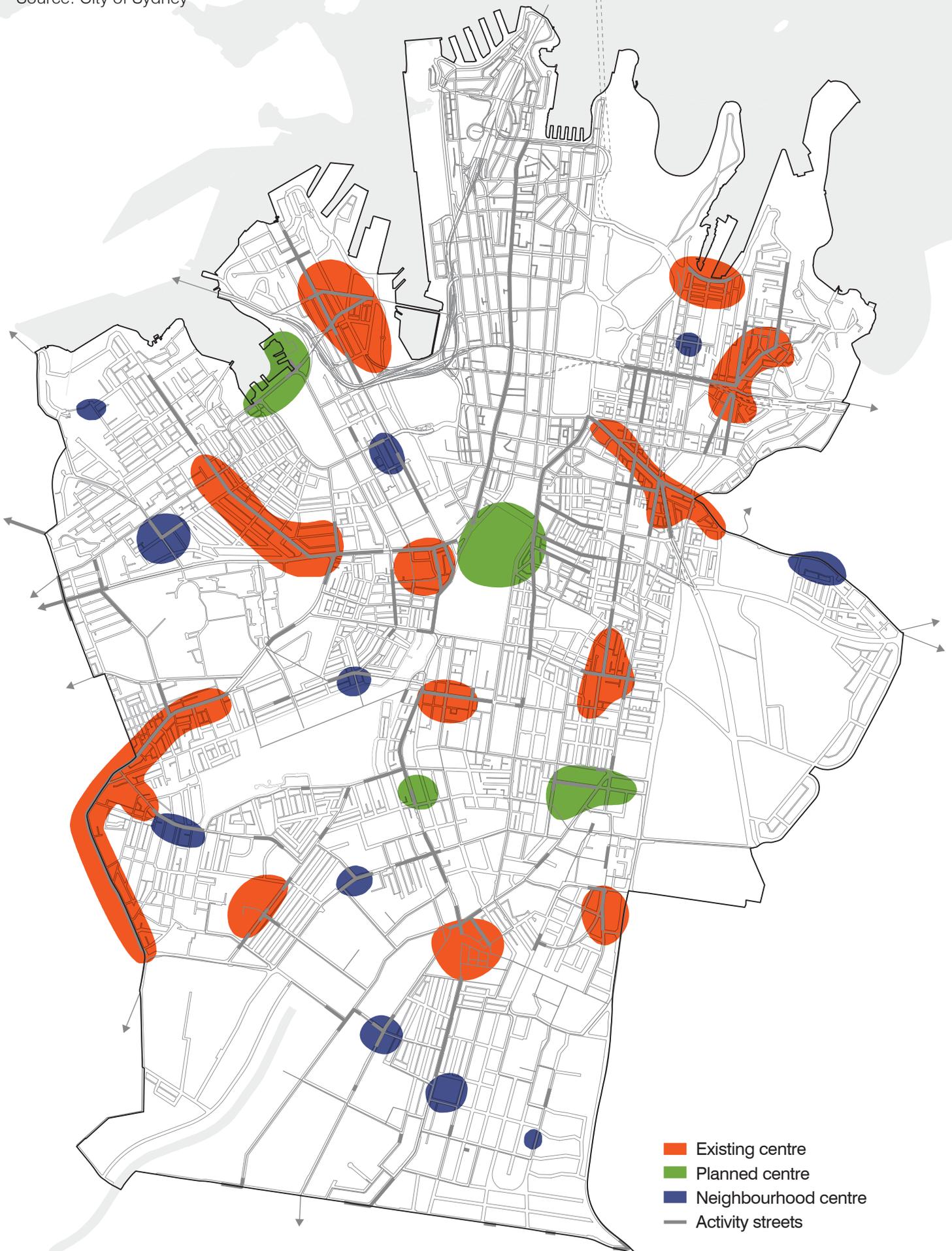
Increasing the amount of space allows a greater diversity of businesses to locate in centres and creates agglomeration benefits which drive more economic activity. This in turn provides more diverse services for the wider community. The City will work to ensure that our centres and activity streets continue to grow their available space for businesses and social and cultural uses in line with population growth.

The centres and activity streets are increasingly important for late night activity. As the City's population increases, the availability of social, cultural and business services operating at night will increase. The City has moved to increase opportunities for late night activities while managing the amenity of residents and other sensitive users in the neighbourhood.

Most of the City's local and neighbourhood centres and activity streets are located on State Roads. These streets have traditionally been managed to prioritise the movement of vehicles and freight. The recent introduction of the NSW Government's Movement and Place framework for the management of streets creates an opportunity to increase the space and amenity of our centres and activity streets. Moving to more space-efficient transport frees up more space for place. Amenity and function of the street for people can be improved by reducing traffic speeds to increase safety and decrease noise, increasing the number of street trees and providing more and better quality and priority pedestrian crossings.

For most neighbourhoods, the centres and activity streets are important for the identity and image of their communities. They often include significant heritage and their management is sensitive and complex. The City will undertake a series of urban design and heritage studies to inform the management of these areas, starting with activity streets in Conservation Areas.

Figure 48: Centres and activity streets  
Source: City of Sydney



## Character

Each of the City's villages are comprised of related but distinct neighbourhoods. Each of these neighbourhoods has a distinct character that is recognised and strongly valued by its local communities. These values and understandings are constantly evolving as the areas change over time – sometimes gradually, sometimes more abruptly. In many areas, character and heritage are closely intertwined.

The planning framework manages change and character with a range of controls including land use zones, building height, floor space ratio, locality statements, heritage status, activity requirements and setbacks. The controls and approaches in the planning framework often overlap in complex ways that connects places and activity while recognising the individual character of each place.

The City's locality statements are place-specific and draw on the unique character of each area, including topography, landscape, street and park layout, setting, public buildings, heritage, streetscape, land uses and buildings. These statements are used to guide development and will be reviewed to reflect changes that have occurred over the recent period of rapid change.

Until recently, the planning framework has not reflected the detail of the community's understanding and expectations about character and the way new developments fit into it. However, the NSW Government has recently introduced pathways for character to be embedded in the LEP. The City will explore how this new part of the planning framework can be used to deliver the desired future character of our neighbourhoods.



## Activity Streets Studies

The City is undertaking a study of its activity streets to better understand their role, function and character and ensure the planning framework supports the contribution these places make to the City and their surrounding communities.

The Activity Streets Study will inform potential revisions to our planning framework to:

- give effect to the good design object in the EP&A Act including consideration of the NSW Government Architect's Better Placed guide to promote good design and amenity of the built environment
- define desired future local character for inclusion in the planning controls
- define the quantum, distribution, activity and amenity of public parks, squares and community, regional and state buildings and infrastructure
- guide the design of streets and links to prioritise service, comfort and amenity for walking, cycling and public transport
- guide the design of private development to positively contribute to the amenity and activity of public places
- ensure developments contribute towards the creation and maintenance of great places.

The City's Activity Streets Study will build on our current approach and contribute to understanding of the dual function of streets and local centres as places for people and movement.

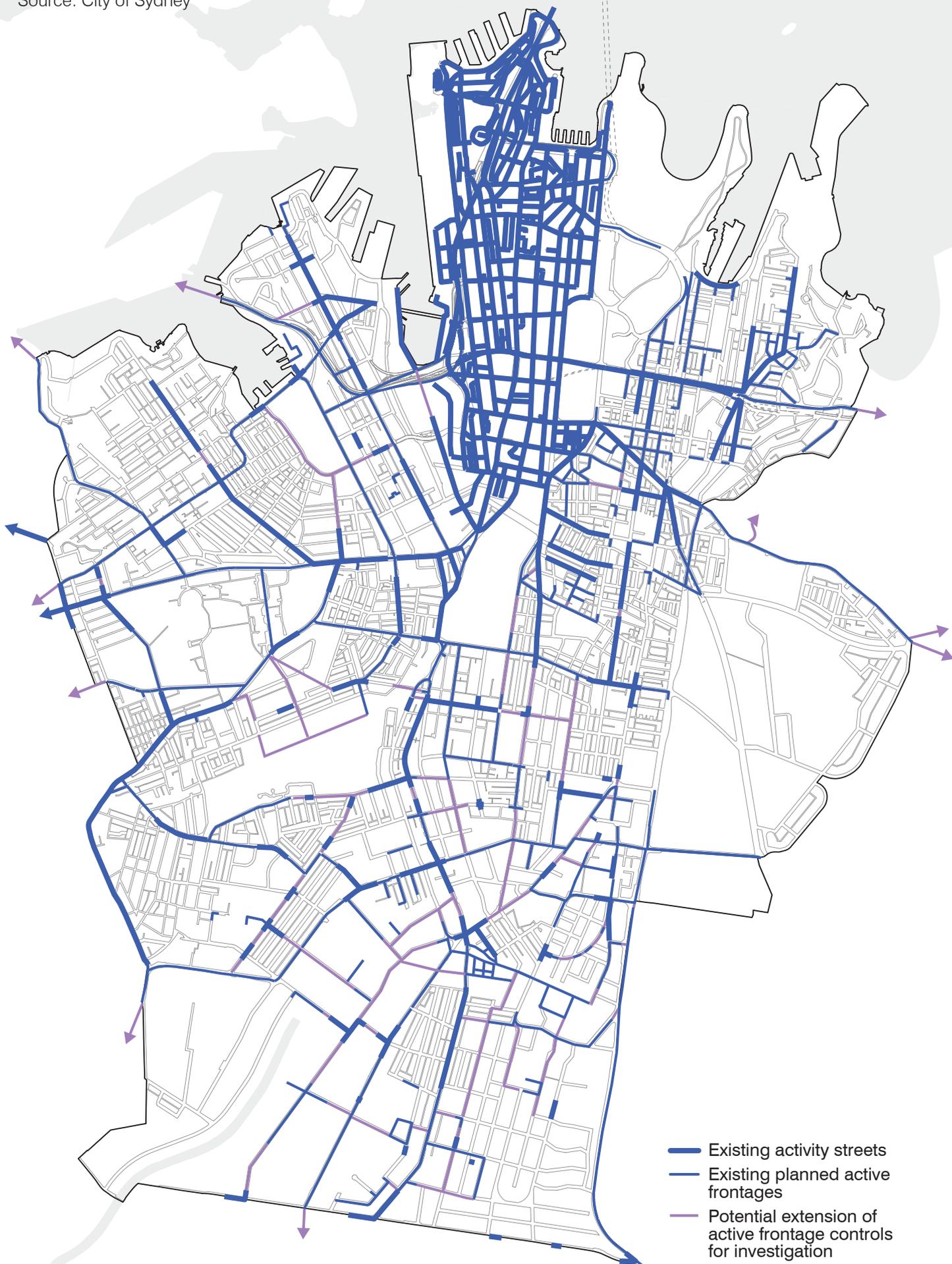
## Darlinghurst Road

Recent community consultation about the future of Darlinghurst Road illustrates how much value the community places on local character, but also that they are able to be very precise in the way they understand and can describe that character through community engagement exercises. In Darlinghurst, the community identified particular buildings and characteristics they particularly valued and these were translated into planning controls and guidance in the DCP.



Figure 49: Existing and planned activity streets

Source: City of Sydney



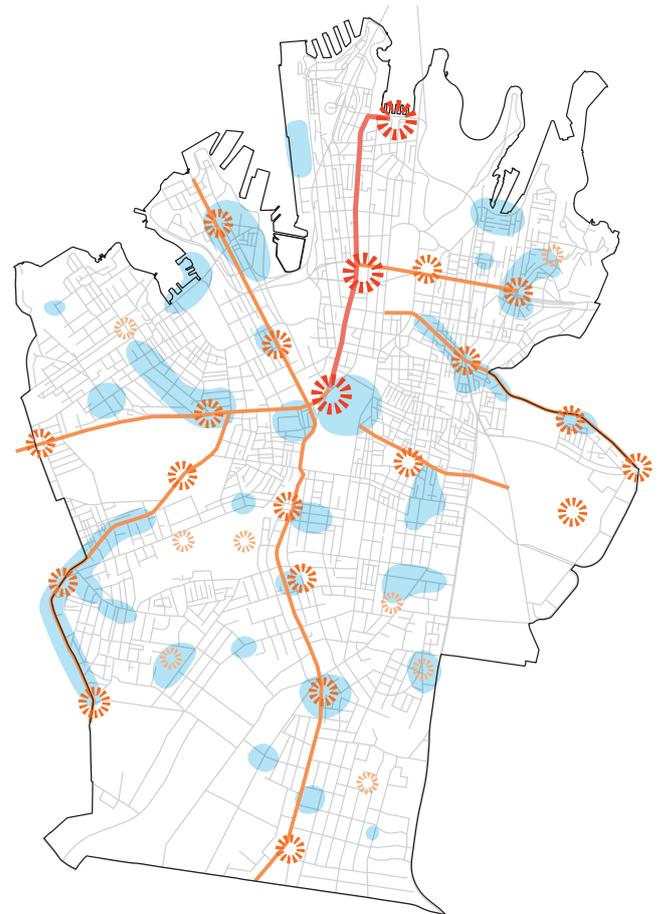
## Public squares, public life

In the study for Central Sydney, Public Space Public Life (2007), Gehl Associates identified the need to develop three city squares: one at Circular Quay, a new square opposite Town Hall and a southern square at Central Station and Railway Square. The Central Sydney Planning Strategy identified an important additional public space formed by a combination of Martin Place and Wynyard Park.

As the areas surrounding Central Sydney intensify along important streets like Broadway, new squares can support the public life of the surrounding neighbourhoods. Some of these squares are already planned and built like the plaza at Green Square Town Centre or Union Square in Pyrmont; others have unrealised potential like Taylor Square on Oxford Street and Newtown Square opposite Newtown Station.

The City will investigate the potential for new squares and improvements to compromised squares to support the public life of the city.

Figure 50: Squares



-  Squares (city/village/neighbourhood)
-  Main activity streets linking to Central Sydney
-  Centres

Source: City of Sydney

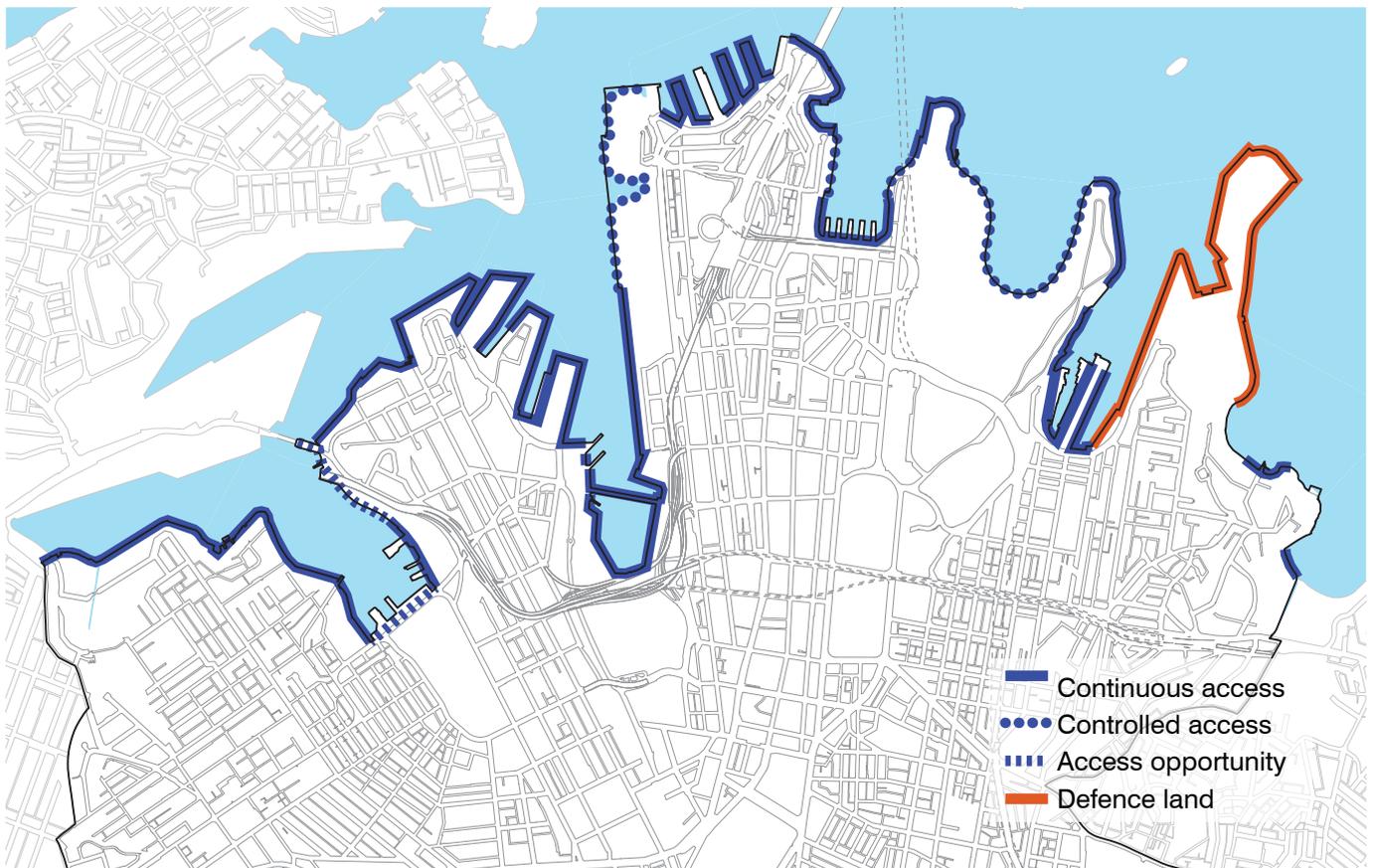
## Sydney Harbour Foreshore

Sydney Harbour is one of the world's iconic places and one that is highly valued by Sydneysiders for its beauty, cultural associations and recreation opportunities. Public access to the Harbour is of critical importance.

Large events like New Year's Eve and Vivid demonstrate the Harbour's attraction for Sydneysiders and visitors. Everyday enjoyment of picnicking, walking and 'fun' runs on the foreshore demonstrate the public's desire for foreshore reserves and connected walks. The publicly accessible area needs to provide space for movement and passive recreation, be well-maintained and be designed so that people are safe and secure.

The Harbour Walk (2017) is the City's vision for an identifiable 9km harbour foreshore walk that celebrates Sydney's significant cultural landmarks, places and landscapes along the harbour. This innovative project will include the Aboriginal stories of Sydney told through public art, design and interpretation. The project lends itself to supporting Aboriginal business and cultural practitioners, and encourages people to understand the Aboriginal concept of Country. The Harbour Walk will be a transformative and memorable experience along Sydney's world-renowned harbour foreshore.

Figure 51: Harbour foreshore



Source: City of Sydney

## Good design

Good design creates great places. Good design maximises the benefits of change by careful consideration of the specific opportunities of each place and situation. Good design also avoids and minimises the negative impacts of change. Low investment in skilled design practitioners, insufficient time and poor processes increase the risk of undesirable outcomes, missed opportunities and increased costs.

Good design is now recognised as one of the highest-level objectives of the *Environmental Planning and Assessment Act 1979*. This change to the act has been supported by a number of new NSW Government policies and guides. In the context of planning, good design is recognised as both a process and outcome.

The City's design excellence framework and its expert Design Advisory Panels help achieve good design outcomes by supporting and requiring good processes. They require multiple options to be considered through competitive processes and provide design review by independent experts.

The City provides design guides to support good design processes and considerations, to develop design professionals' skills and to build industry knowledge relating to emerging issues, practices and knowledge.

## Competitive design processes

The City of Sydney is a leader in the field of design excellence. The City's design excellence planning provisions are held up across the country as a leading example of how the planning system can support and promote exceptional architectural and urban design outcomes for high-density residential development.

The City's requirement for a competitive design process for all major development facilitates variety in the built environment and achieves the highest-quality urban design outcomes, improving the overall architectural quality of the city. This sometimes results in an iconic or landmark building, but more typically ends in a well-designed building that provides a high level of amenity for its residents, fits sensitively into the streetscape, and responds to and improves the public domain. Since design excellence requirements were introduced in the city in 2012, over 83 competitive design processes have been completed.

## The urban landscape

The urban landscape (the design of streets, parks, squares, the ground level of buildings and private landscapes) creates the primary experience people have of the city.

The City will ensure that the design of the urban landscape is rich and supports public life by creating more space for people and building better relationships to streets, with quality private landscapes and more big trees. We will create a greener city with increased biodiversity and better management of stormwater and flooding.

## Health and amenity

The interaction between urban environments and health is complex. Places can be planned so the impact of urban hazards on human health are avoided or mitigated. This can occur for example, by locating sensitive uses and populations like childcare centres away from generators of air pollutants or requiring land uses to constrain noise that would otherwise impact people trying to sleep.

Creating neighbourhoods that support active lifestyles like walking, running, bike riding and playing games is a way to support healthy communities. This means making sure these activities are carried out in places that are safe, comfortable and convenient.

Communities also require convenient access to affordable fresh healthy food. If fresh fruit and vegetables are not easily available, people are more likely to eat less healthy and more convenient food.

Urban environments can also help foster social connection and cohesion. By creating welcoming, green public places that feel safe, communities can forge social connections and support individuals' mental health.

Amenity, or feeling good and comfortable, relates to the quality of the urban environment, for example sunlight for warmth in winter or to help trees to grow, visual and acoustic privacy and the wind environment. The provision of good amenity strongly affects people's quality of life and should be carefully managed.

## Holistic health

Health NSW recognises that creating healthy built environments is more than providing spaces for people to get active. It is also about developing built environment interventions that support human health more holistically, including connecting and strengthening communities and thinking about ways the built environment can provide access to affordable healthy food options.

The Apartment Design Guide and the Medium Density Design Guide provide essential amenity standards for medium- to high-density residential development, guiding how to make places that are not just for living, but that are liveable. The City continues to advocate for their retention and ongoing improvement.

### Sunlight and daylight

Sunlight to parks and streets supports the growth of trees and grass and creates a greener, more pleasant city. This also helps reduce the heat island effect<sup>vi</sup>. For more than half the year, people actively look to sit in the sun for warmth. The City will strengthen controls to protect sunlight to parks and squares.

Daylight is important to avoid dim and oppressive street environments and controls will be investigated to ensure reasonable daylight levels are achieved.

### Wind

Downdrafts from tall buildings can create danger and discomfort to pedestrians and impact on the growth of trees. The City's controls need to be improved to consider comfort, safety, speed and frequency.

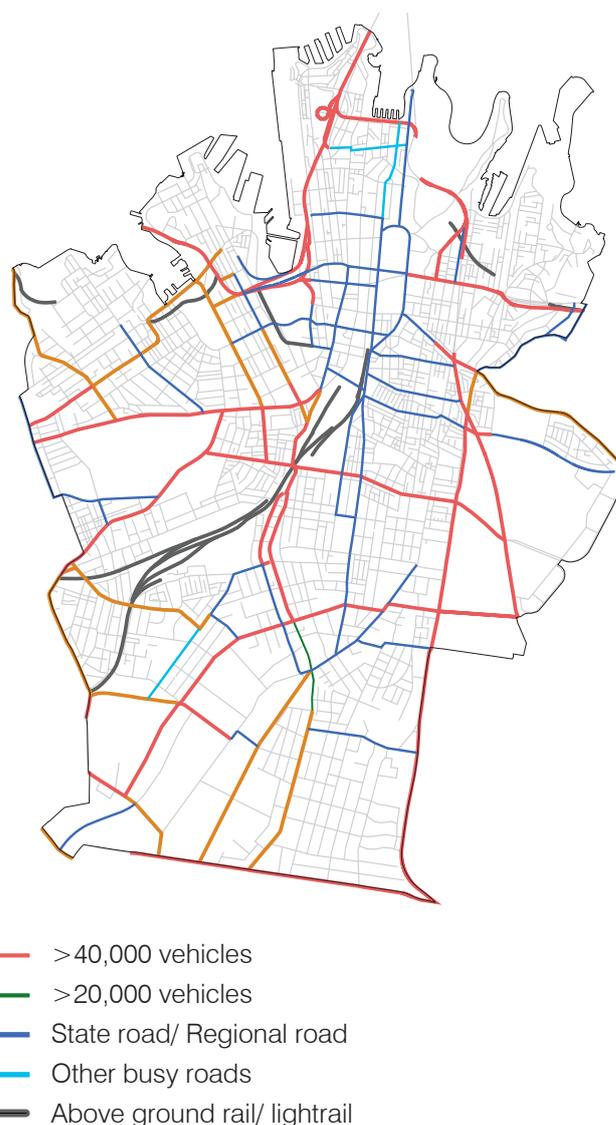
### Noise

Noisy environments cause annoyance and health impacts. In very noisy environments, it can be difficult to have a conversation without uncomfortably raising your voice, which discourages social interaction. More significantly, even moderate night-time noise affects people's cardiovascular systems during their sleep with the World Health Organisation citing strong evidence of health impacts and increased morbidity. The city has gradually become noisier, mostly due to more vehicles and mechanical systems.

Activity in our local areas is desirable and contributes to liveability but it can also result in environmental noise, such as from performance venues, bars and restaurants at night. The desirable activity and the effects of noise need to be balanced and appropriately managed.

The City will explore a range of ways to transition to a healthier and more amenable acoustic environment while supporting desirable activity. The City will develop better noise management and amenity controls, particularly for sleeping but also for other sensitive uses, and to balance desirable activity and noise impacts.

Figure 52: Busy roads



Source: TfNSW 2019



## Protecting Sydney's heritage

As Australia's oldest city, the NSW state capital and a global city, Sydney has many layers of history and culture embodied in places, landscapes and buildings. These places and landscapes, from our distant and recent past, tell the story of the city and contribute to its liveability, environment and economy.

The City has listed approximately 2,200 local heritage items, as well as buildings and places of state, national and world heritage significance, listed separately under state and national law.

The City's 75 heritage conservation areas, covering nearly 40 per cent of the city, are rich and diverse in history and character. They are the home for approximately 84,000 people and provide workplaces for almost 60,000 people. Conservation areas are more than a collection of individual heritage items. They are areas in which the historical origins and relationships between the various elements create a sense of place that is worth keeping and reveal our cultural history. There are more than 22,000 buildings in our conservation areas consisting of:

- almost 15,000 terrace houses
- over 700 warehouses
- over 1,200 shops
- more than 1,200 apartment buildings
- over 1,500 free standing houses
- over 200 church, community and public buildings.

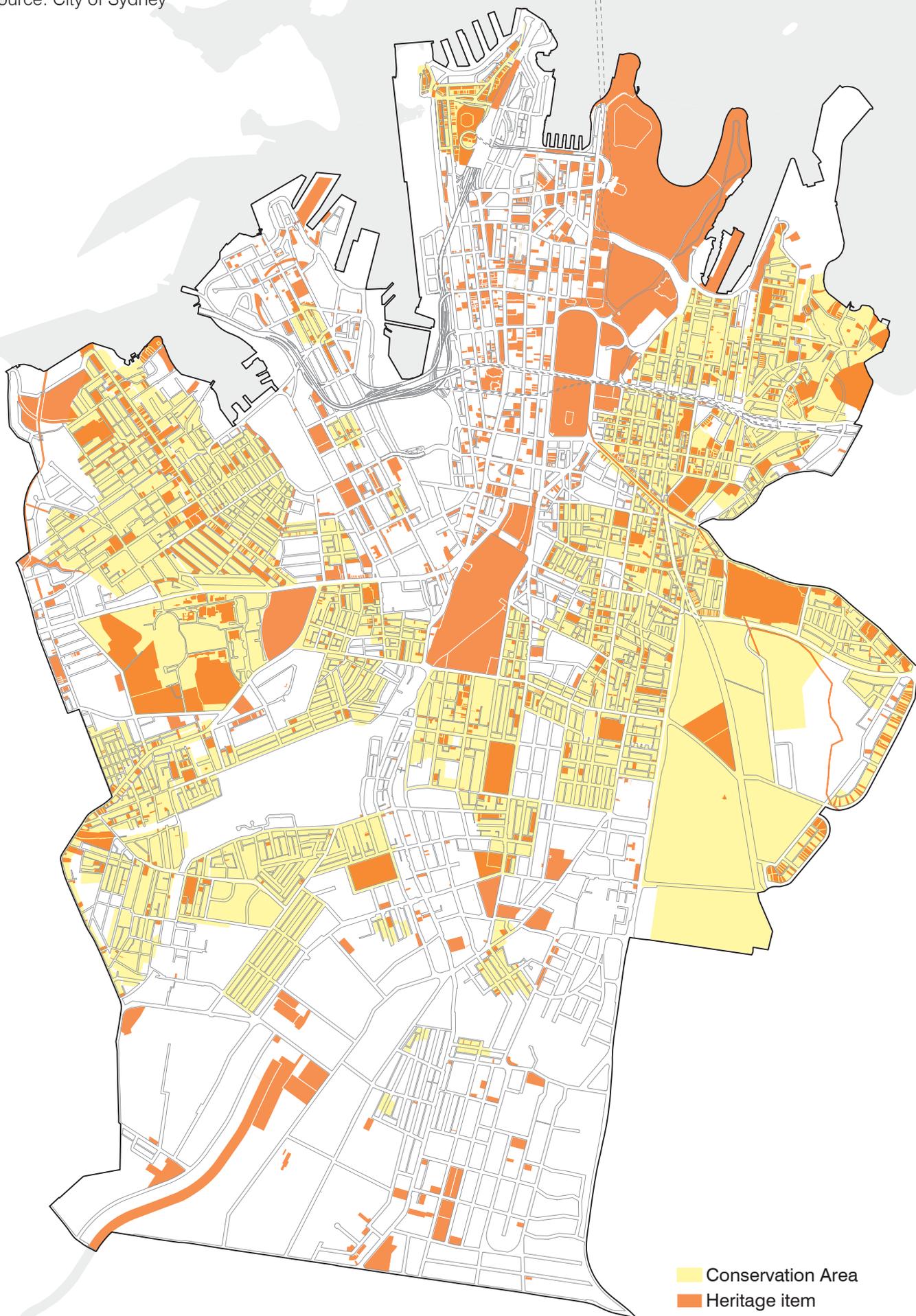
The buildings range in age from the Colonial Period (1788–c.1840), the Victorian Period (c.1840–c.1890) and the Federation Period (c.1890–1915) through to the 21<sup>st</sup> century. Almost 90 per cent of the buildings contribute to the rich heritage significance of these conservation areas.

The City's conservation areas (see Figure 53: Heritage items and conservation areas) provide housing at the highest population densities in Australia and continue to house an increased population, some at rates greater than the metropolitan average rate of increase. The small lot sizes, variety of accommodation types and over two centuries of accumulated growth have produced successful urban environments that accommodate change and warrant protection.



Figure 53: Heritage items and conservation areas

Source: City of Sydney



## Aboriginal and Torres Strait Islander heritage

Aboriginal people have an unbroken and ongoing connection with the City of Sydney. Gadigal culture and connection to this land dates back tens of thousands of years. As the town of Sydney developed into a city, the Gadigal were joined by other Aboriginal people from across the country, to live, work, and forge relationships within the urban Aboriginal community.

Archaeological or historical evidence of Aboriginal life has survived two centuries of urban development in Sydney, typically in the form of stone artefacts, campsites and middens uncovered during major excavations for developments. It is likely that more discoveries will be made through the continual redevelopment of the city. Aboriginal and Torres Strait Islander heritage informs the story of Sydney, as importantly as our European heritage. In many ways, it requires more careful management and celebration, for it is not as obvious, remembered or known.

The City's Eora Journey project celebrates the living cultures and heritage of Aboriginal and Torres Strait Islander communities in Sydney through recognition underpinned by economic opportunities. The four pillars of the Eora Journey are recognition in the public domain through major public art projects, a significant Aboriginal cultural event, a local Aboriginal knowledge and culture centre, and the Eora Journey economic development plan which sets out to work with Aboriginal and Torres Strait Islander communities and business to achieve economic prosperity.

The NSW Government has released a draft Designing with Country policy. The City will investigate how the planning framework should address this policy when it is finalised.

## Barani: Sydney's Aboriginal history

The Barani website provides histories of people, places and events in the City of Sydney that are associated with the histories of Sydney's Aboriginal and Torres Strait Islander communities. In particular, it contains maps and essays that explore aspects of Sydney's Aboriginal history and biographies of significant Aboriginal and Torres Strait Islander people and organisations that have strong associations to Sydney. It highlights Sydney's Aboriginal journey: its places, its history and its people.



## Heritage conservation areas review

Conserving heritage areas protects population and employment density, increases housing choice and supports knowledge-intensive business clusters. Heritage buildings and conservation areas in places like Surry Hills, Chippendale and Redfern provide the character and amenity sought by emerging innovation clusters. Sympathetic changes to existing housing and adaptation of former industrial buildings provide housing choices and workplaces that are not provided in new developments. This ensures space for households that are not accommodated in the one- or two-bedroom apartments expected to be developed over the next 20 years.

The City faces several challenges in protecting and maintaining the city's heritage, in particular, how we manage community expectations that conservation areas remain 'protected' in the face of intense pressure to redevelop. The City's strategic approach to land use and development is to encourage growth in Central Sydney and urban renewal precincts, while protecting the conservation areas in the villages and high streets. Buildings in the conservation areas are classified based on their contribution to the significance of the area. The loss of contributory buildings erodes the very fabric that makes conservation areas significant. Genuine adaptation and sympathetic change to contributory buildings allows conservation areas to evolve for contemporary needs but conserve the highly valued character of the area.

The City is reviewing the planning controls for our heritage conservation areas to ensure their significance is protected while providing housing and business diversity, creating highly liveable places and protecting the function and character of local centres. The introduction of the standard Local Environmental Plan created challenges for managing the diverse and fine-grain built form of conservation areas with course height and floor space ratio controls. Heritage areas also offer high levels of amenity through their aesthetic character, walkability and good access to services and transport. However, the historical pattern of built form results in lesser solar amenity than is currently expected for new development. The City will review solar access and overshadowing controls in conservation areas to ensure that they support heritage and strategic outcomes.

The planning controls for conservation areas aim to support the retention and adaptation of buildings that contribute to the significance of an area; provide for reasonable alterations and additions to meet contemporary amenity expectations; contribute to the range of housing types and business places for a diverse community and economy, and allow for appropriate infill development. The planning controls will better align development standards with desirable heritage outcomes and improve clarity, certainty and confidence for land owners and neighbours.

## Heritage studies

To ensure Sydney's rich and diverse heritage is appropriately managed for the benefit of current and future generations, the City conducts strategic studies to identify potential heritage items. Past examples are the Industrial and Warehouse Building Review, Modern Movement Architecture in Central Sydney and the Darlinghurst Road Heritage Study. A heritage study is proposed to be undertaken for Chinatown. The City will continue to review the heritage significance of places to ensure they are appropriately protected, including through thematic and placed-based studies.

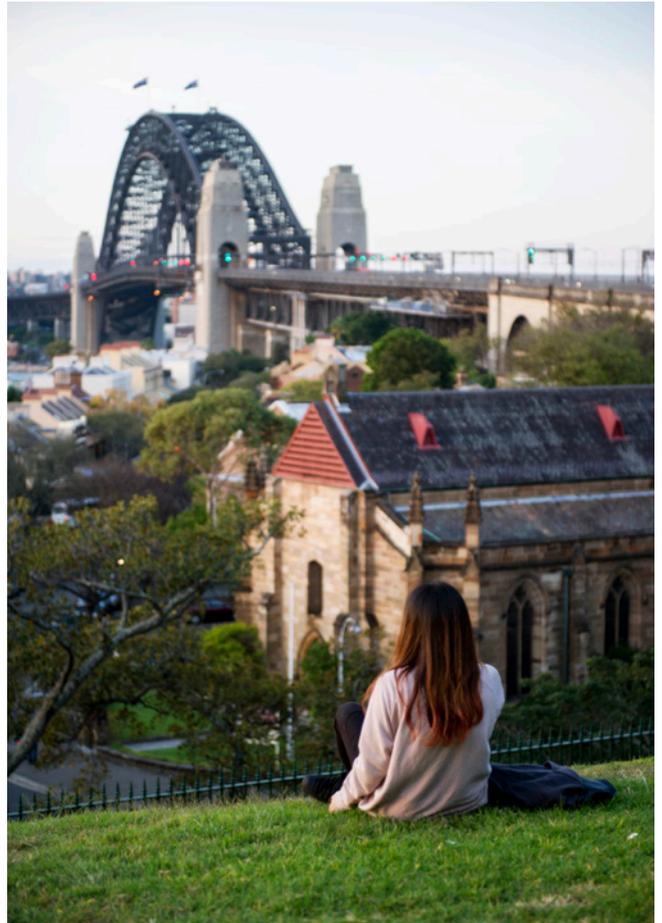
## Heritage Floor Space

The City's Heritage Floor Space (HFS) scheme incentivises the conservation of heritage items in Central Sydney by awarding owners of conserved heritage buildings transferable development potential that can be sold for use elsewhere in Central Sydney. Since its inception in the early 1970s, the HFS scheme has conserved over 80 buildings. The City is reviewing the HFS scheme to ensure it remains an incentive for conservation, including by reviewing the awards, allocations and projected supply and demand.

## Protecting and enhancing cultural landscapes

The city has a privileged position on Sydney Harbour with its foreshore and parklands and many important buildings and structures. This creates view corridors with some considered 'iconic', including those of the Sydney Opera House and the Sydney Harbour Bridge.

The draft Central Sydney Planning Strategy proposes preserving significant view corridors. These include the Town Hall tower viewed from Hyde Park and the Lands Department tower viewed from Sydney Cove. Others are important historically, for example, the view from the signal station on Observatory Hill to the South Head Lighthouse. Others are associated with special places over a long period of time – for example the view down Bent Street from the steps of the Mitchell Library. These public views from public places are worthy of conservation. The continued protection of our cultural landscapes is important for the liveability of our area.



## Actions

**L2.1**

Plan for local communities to be able to access daily needs and essential services, including fresh food and health and personal services, within walking distance by providing an appropriate mix of uses, including local retail, services, infrastructure and recreation, in local and neighbourhood centres and mixed-use zones supported by adequate floor space on the ground floor (and adjacent floors where appropriate).

**L2.2**

Undertake a review of active frontage and built form controls to connect and create a network of activity in appropriate places.

**L2.3**

Work with others to create and maintain a continuous publicly accessible harbour foreshore edge that is wide enough to support a range of recreational activities, except in areas required for productive working harbour functions.

**L2.4**

Plan and deliver walkable local streets with wider footpaths, gardens, street trees, pedestrian priority at crossings and managed speed.

**L2.5**

Undertake urban design studies for activity streets to protect character, provide amenity and ensure an appropriate mix of uses given their function.

**L2.6**

Review locality (character) statements and boundaries and investigate inclusion or exclusion in the LEP.

**L2.7**

Improve the quality of the built environment by:

- a) ensuring new development achieves design excellence, including through competitive processes
- b) collaborating with the NSW Government to improve amenity standards for all housing types .

**L2.8**

Create healthy environments, protect people from urban hazards and create places with high levels of amenity by:

- a) avoiding urban hazards and mitigating their effect where they exist
- b) better managing noise through planning controls to protect people's health and support activity including transitioning noise criteria to improved levels as environmental noise reduces
- c) work with others to develop strategies to reduce environmental noise.

**L2.9**

Conserve places of heritage significance by:

- a) identifying Indigenous and non-Indigenous places of local heritage significance in the LEP
- b) undertaking thematic heritage studies and other listing investigations to respond to community expectations to conserve emerging, under-recognised or endangered places of heritage value, as needed or when reviewing planning controls, to identify and list places of local heritage significance ahead of demolition and as early as possible in the planning process.
- c) reviewing LEP development standards to address inconsistencies with the conservation of heritage items and conservation areas
- d) ensuring development of heritage items, contributory buildings in conservation areas, and new development in conservation areas conserves the heritage values of the place and is sympathetic to the built form, scale and fabric
- e) reviewing the heritage floor space scheme to deliver conservation of Central Sydney's heritage buildings and places.

## Priority **L3**

### New homes for a diverse community

In giving effect to *A Metropolis of Three Cities* and the Eastern City District Plan, this Local Priority delivers on the following planning priorities:

- ▶ Priority E5 – Providing housing supply, choice and affordability, with access to jobs, services and public transport
- ▶ Priority E6 – Creating and renewing great places and local centres, and respecting the District's heritage
- ▶ Priority E10 – Delivering integrated land use and transport planning and a 30-minute city
- ▶ Priority E11 – Growing investment, business opportunities and jobs in strategic centres

In giving effect to Sustainable Sydney 2030, this Local Priority delivers on the following directions:

- ▶ Direction 6 – Vibrant local communities and economies
- ▶ Direction 8 – Housing for a diverse population

#### **Objectives:**

- ▶ The demand for more homes is balanced with the need for more jobs, sustainable economic growth and the creation of great places
- ▶ There is a mix of housing types, tenures and sizes to support a diverse community
- ▶ Of all housing in the City to 2036, 7.5 per cent will be affordable rental housing and 7.5 per cent will be social housing
- ▶ Access to supported housing is increased for vulnerable people

The City, with its high levels of amenity and economic opportunity, attracts people of all walks of life to live and work here, generating high demand for housing.

The District Plan recognises the importance of growing housing supply in a sustainable way. The draft Housing for All: City of Sydney Local Housing Strategy includes local housing priorities underpinned by objectives to guide the sustainable supply of housing in the City to 2036. The priorities and objectives seek to balance the need for new housing supply within the Eastern City District Plan's priorities for liveability, productivity, sustainability and infrastructure.

A diverse range of housing, including housing of different types, tenures, sizes and price points is important to support social sustainability and economic competitiveness. We understand that communities, businesses and stakeholders expect the City to take a leadership role in addressing Sydney's housing needs

#### **Providing new homes under current planning controls**

Over a five year period to 2018, over 22,000 dwellings have been approved and over 19,000 dwellings have been built. This represents almost 40 per cent of dwellings delivered in the Eastern City District and is the highest number of additional homes built in a local government area in Greater Sydney over the same period. Most development has occurred in urban renewal areas, such as Green Square and Ashmore, with large-scale infill development opportunities occurring across the area. More recently, there has been growth of student housing developments.

This growth trajectory is set to continue over the next 10 years, with a number of new homes to be delivered in the Green Square Urban Renewal Area, as well as State-led urban renewal projects such as Waterloo. As at 30 June 2018, there were almost 27,000 dwellings (including 23,194 private and 3,662 non-private dwellings) in the pipeline which includes development approved or under construction as well as lodged development applications which are yet to be approved. As such, the City is on track to deliver the District Plan target of 18,300 private dwellings in the area by 2021.

## Housing challenges

As infill development opportunities shrink, and urban renewal areas are built out, there is less opportunity to build more homes in the area without compromising other District Plan priorities and objectives for great places, strategic employment growth and the protection of valuable enterprise lands. Other constraints for where housing is located include the heritage conservation areas where it is important to retain built form and public domain characteristics, and areas where public transport access is limited, particularly in the southern part of the city.

The built form too will be a limiting factor. The City's planning controls deliver development densities which allow housing that is well-designed, has good amenity, supports a high-quality public domain and addresses aircraft limitations. However, beyond these densities, good amenity will be more difficult to sustain and the liveability priorities of the District Plan will be challenged.

In addition to infrastructure and built form limitations, housing will continue to compete with productive land uses for development opportunities. It is essential that planning controls support the city in its role as Australia's major economic and employment centre and ensure productive land uses are not permanently displaced by residential demand.

## The City's dwelling targets

The proposed targets, in the housing and jobs targets section of this Planning Statement, balance the need for more homes with the need for more jobs, space for infrastructure, sustainable economic growth and the creation of great places. They include 50,000 additional private dwellings, private homes owned or rented, and 6,000 additional non-private dwellings, homes that typically have shared spaces, such as student housing, boarding houses and group homes.

## Increasing housing diversity and choice

A sustainable global city must offer a mix of housing to meet the needs of a diverse population. The city's population is becoming more diverse with more residents from various social and cultural backgrounds. The proportion of residents born overseas in the Green Square Urban Renewal Area, for example, grew from 53 per cent in 2011 to 60 per cent in 2016.

There is a correlation between Green Square having a high number of people born overseas, and a high number of people living in high density dwellings. As of 2016, 91 per cent of residents in Green Square live in high density dwellings (up from 81.6 per cent in 2011), compared to the City of Sydney council area at 75.1 per cent (up from 70.7 per cent in 2011). This indicates different housing preferences of people born overseas, including a greater cultural acceptance of apartment living.

In planning for the types of new homes residents will need in the future, the challenge for the City is to support social and cultural diversity through increasing housing diversity and choice. This includes retaining and attracting residents on lower incomes, those who identify as part of the Aboriginal and Torres Strait Islander community, families with children, people with disabilities, older people, long-term renters, students, people living alone, in share households, and more. There should be opportunities for different people to find a suitable home in the city.

The city has a rich supply of medium density, standalone, detached, semi-detached and terrace houses, mostly in heritage conservation and residential zoned areas. Each of these local areas have a distinct character and a range of housing types that contribute towards the city's housing diversity. It is crucial that the local character and housing diversity in these areas is preserved as future housing growth will consist almost entirely of apartments in medium to high-density developments. By 2036, it is expected that over 80 per cent of people living in the city will live in apartments.

As more people are living in higher-density developments, greater focus is needed to facilitate greater diversity and choice of housing that is fit-for-purpose and addresses the social and cultural needs of specific groups.

The City already uses its planning controls to encourage a mix of housing types and sizes. This ensures an appropriate supply of studios and one-, two- and three-bedroom apartments is available for different household types.

The supply of accessible and adaptable housing in the inner city is becoming more important. With an ageing population and approximately 20 per cent of the Australian population living with a disability, the need for universally designed, accessible and adaptable housing in the city is expected to grow. The City requires larger-scale housing developments to incorporate adaptable dwellings and satisfy the NSW Apartment Design Guideline benchmark universal design features.

It is important for the City to protect the standalone, detached, semi-detached and terrace housing largely contained within the City's heritage conservation areas, not only for their intrinsic heritage value, but also to ensure the diversity of housing available. Residential zoned areas that are not within heritage conservation areas also make an important contribution to housing diversity. Particularly when most new housing will be smaller apartments, this diversity of housing allows for compact yet flexible and adaptable arrangements for families and other larger household types. As these areas change over time, it is important their unique local character is maintained for existing and future residents. The City will also explore opportunities to support well-designed secondary dwellings that respect the heritage character of the area on blocks with appropriate laneway access.

The City recognises the Aboriginal and Torres Strait Islander peoples as Australia's First Peoples - the original custodians of the land we now call Sydney. Inner Sydney has strong historical and place associations relating to the patterns of urban migration of First Nations peoples and Redfern's legacy of fighting for Aboriginal and Torres Strait Islander self-determination and human rights. Redfern and Waterloo are home to Aboriginal medical, health, employment, media, aged care and legal services. However, the number of Aboriginal and Torres Strait Islander people living in inner Sydney continues to decline.

These communities have expressed concern that gentrification and a lack of social and affordable housing is causing further displacement. The City needs to partner with the community to ensure the provision of culturally-appropriate affordable and social housing dedicated to Aboriginal and Torres Strait Islander communities.

A combination of economic, social and demographic trends are changing traditional attitudes to home ownership in Australia. Australia's high home ownership rate is falling dramatically among younger cohorts: 'generation rent' has arrived. While renting may be more affordable than buying, renters can face longer-term insecurity of tenure. Legislative improvements and institutional investment in private rental, including by major employers, has the potential to make long-term renting a more attractive and secure option. A range of rental reforms should be explored to address renter uncertainty, such as permitting longer leases, limiting rental increases and reviews, and better renter-owner mediation processes. This will ensure renting is an attractive option for residents living in the area.

It is equally important to ensure a strong supply of rental accommodation is maintained to cater for private rental demand. Global cities have faced the challenge of losing supply to short-term accommodation, such as Airbnb. A balanced approach is needed that distinguishes occasional short-term letting from commercial tourist accommodation, and allows short-term letting under circumstances that do not impact detrimentally on the supply of rental accommodation.

Non-private dwellings, such as student accommodation and boarding houses, provide additional diversity in the rental market. While often absorbing more than 30 per cent of lower income renters, and therefore not considered an 'affordable housing' product, these rentals continue to meet an important need in the inner city and ease pressure on the wider market. Further investigation is needed to understand how these housing types can be improved and promoted.

The City will continue to encourage and facilitate new ideas to deliver more diverse housing while increasing affordable housing supply. The Alternative Housing Ideas Challenge is a current opportunity for exploring new ideas such as creative tenancy arrangements, like shared co-operative living and new funding or delivery models.

## What is co-operative living?

Co-operative housing is housing that is owned by a 'co-operative' and is designed, built and/or lived in by a community of people who voluntarily work together to meet their common housing needs. Depending on the co-operative model that is being adopted, and its intended outcomes, the benefits of co-operative housing may include:

- Members of the co-operative can play a key role in design and ongoing management of the housing.
- Some development costs may be avoided, making it cheaper to design and build.
- Housing can be designed to minimise ongoing living costs, for example investment in harder wearing materials, or installation of solar panels.
- Potential to incorporate shared spaces to foster sense of community.
- Potential to incorporate bespoke facilities and/or services important to the future residents of the co-operative, for example a child care centre, share vehicles, community gardens or waste management facilities.
- Security of tenure may be increased.

Co-operative housing has the opportunity to promote innovative design with a focus on supporting vibrant communities, environmental sustainability and the productive use of shared spaces.

An example of a co-operative is the Nightingale Model, an example of which is The Commons apartment found in Victoria, Australia. Architects collaborated with future home owners who were given real cost information to support informed decisions throughout the design and construction process. The Nightingale model focuses on delivering multi-residential housing that is environmentally sustainable, financially affordable and socially inclusive.

## Supporting social and affordable housing

The high cost of housing is an important economic and social issue in Sydney, particularly within the city where housing prices are among the highest in Australia.

One of the biggest challenges to maintaining and enhancing socio-economic diversity is the increasing unaffordability of housing. Most people are finding the housing they need too expensive, which is pushing many lower income workers out of the area, leaving behind relatively wealthy households and very low income households in the city's social housing. The majority of lower income households who remain in the private housing market are increasingly in housing stress or crisis and will eventually be forced to move out of the local area as housing costs continue to escalate ahead of wage growth.

In addition to impacting community diversity, the ongoing loss of lower income workers from inner Sydney makes it increasingly difficult for essential employment sectors to fill employment vacancies and staff shifts. This hampers business productivity and, by extension, the wider economic growth of Sydney.

While housing affordability requires intervention from the Australian Government to make significant change, increasing the amount of affordable rental housing available for very low to moderate income households, and ensuring an appropriate supply of social and supported housing for vulnerable people is an urgent priority for the City.

Sustainable Sydney 2030 establishes an ambitious target that, in 2030, 7.5 per cent of housing will be social housing and 7.5 per cent will be affordable rental housing delivered by not-for-profit and other providers. These proportions are to be retained over time as the total housing supply grows. This means an increase of over 11,000 affordable rental housing dwellings and about 2,300 social housing dwellings to 2036.

While there is no single solution for the increase of affordable housing in the city, there is potential to explore more opportunities in the planning framework and encourage the NSW Government to support affordable rental housing through policy action.

The NSW Government is responsible for delivering social housing. This is done either directly as public housing, or through funding, administering and regulating the community housing sector. At 30 June 2018, almost 53,000 people are on the social housing waiting list in New South Wales, with about 2,798 of those in the city. Since the City's target for social housing was established in 2008, the proportion of social housing has decreased from almost 11.7 per cent in 2006 to about 8.5 per cent in 2016, with only a small net increase of dwellings being added to the city's social housing stock since 2007. This proportion will continue to decline as the number of homes in the city increases to over 160,000 dwellings. The NSW Government must do more to increase the supply of social housing in the city.

### What is affordable housing?

Housing is considered affordable where the cost of rent or paying the mortgage does not absorb more than 30 per cent of the gross income of a very low to moderate income household. The very low, low and moderate income households are defined in legislation, with the income ranges published annually.

In the inner city, where the median cost of housing is very high, the terms 'affordable housing' or 'affordable rental housing' are used to describe housing that is owned by government or a registered community housing provider, and rented to a mix of very low to moderate income households, collectively referred to in this strategy as 'lower income households'.

There is a difference between government priorities and actions that seek to "increase housing affordability" and those that seek an "increase in the amount of affordable housing". The former reduces the overall cost of buying or renting a home relative to income. The latter refers to providing targeted housing solutions for those with the highest identified need.

### Supported housing

Supported housing caters for community members who are vulnerable or disadvantaged. Supported housing is an umbrella term that describes various approaches to providing affordable housing with support services. Supported housing can benefit: people with disability seeking support to live independently or in a group setting; older people who require support to "age in place", and continue living in their community; people with a mental health issue; or people who have experienced or are at risk of homelessness who need support to maintain their tenancy. A range of supported housing models in the local area contributes to a diverse community.

### Addressing homelessness

Homelessness policy in Australia is generally driven by the federal, state and territory governments, which are jointly responsible for funding and delivering housing, health, homelessness services and other social services around the country.

The City is committed to addressing homelessness and works collaboratively on a number of strategies to reduce homelessness. The focus is on innovative 'Housing First' approaches which combine long-term tenancies with targeted support services.

The City helps reduce homelessness by facilitating the delivery of targeted housing solutions, monitoring trends in inner city homelessness, supporting and engaging people who are sleeping rough, and driving collaboration across sectors and services to ensure a coordinated and effective response.

The City currently invests over \$2 million each year to reduce homelessness and its impacts in Sydney, including investing \$3.5 million over three years to fund specialist homelessness services in the inner city.

The City will continue to work in partnership with government, non-profit organisations and the corporate sector to provide and coordinate responses to homelessness and to develop the capacity of the sector and the community.

## The City's initiatives to increase affordable rental housing

The City uses its planning powers to facilitate the delivery of affordable rental housing. Three affordable rental housing contribution schemes currently operating are:

- Ultimo/Pymont, introduced in 1996, which requires that 0.8 per cent of residential floor area and 1.1 per cent of commercial floor area be provided as affordable rental housing
- Green Square, introduced in 1999, which requires that 3 per cent of residential floor area and 1 per cent of commercial floor area be provided as affordable rental housing
- Southern Enterprise Area (called the Southern Employment Lands in the Sydney LEP 2012), introduced in 2015, which requires that 3 per cent of residential floor area and 1 per cent of commercial floor area be provided as affordable rental housing.

In September 2018, the City approved a contribution scheme across the local government area that will affect land not in Green Square, Ultimo/Pymont or the Southern Employment Lands. If approved by the NSW Government, it will require 3 per cent of residential floor area and 1 per cent of commercial floor area be provided as affordable rental housing. The proposal is consistent with the Region and District Plans and does not impact development viability.

The City also introduced preferential zoning for affordable rental housing on land zoned B7 – Business Park, where residential development is not otherwise permitted. This keeps land affordable for community housing providers and government who are seeking to purchase land in these areas to develop affordable rental housing.

The City uses planning agreements for affordable rental housing outcomes when changes are being made to planning controls, for example at Harold Park and Bay Street, Glebe.

In addition to using the planning framework to encourage affordable rental housing, the City also materially supports the provision of affordable rental housing, contributing approximately \$24 million over the last 10 years. This has included grants to non-government organisations, as well as granting or selling land below cost to community housing providers.

As at October 2018, the following affordable rental housing and diverse housing dwellings are built or projected to be built:

- 854 affordable housing dwellings, of which 685 are owned and managed by City West Housing
- 423 affordable rental housing dwellings in the pipeline being developments where a development application has been lodged, approved or is under construction
- 533 mooted affordable rental housing dwellings, being developments of which the City is aware, but have not yet reached development application stage
- 1,925 affordable rental housing dwellings projected under planning controls awaiting approval from the NSW Government.
- 42 diverse housing dwellings, being those dwellings built with a contribution from City's Affordable and Diverse Housing Fund.

Altogether, 3,735 affordable rental housing dwellings and 42 diverse housing dwellings are built or are being planned.

## Actions

**L3.1**

Continue to facilitate housing development utilising capacity available under current planning controls.

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**L3.2**

Ensure planning proposal requests for residential development are consistent with the 'Principles for Growth'.

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**L3.3**

Increase the mix of dwelling types, tenures and sizes to support a diverse community by:

- a) investigating opportunities in the planning controls to increase the amount and improve the standard of housing that is universally designed. This includes encouraging the delivery of larger apartments on the ground floor to ensure people of all ages, people with disability, and families with children can find suitable housing with usable external space in the city
  - b) supporting innovative approaches to housing delivery to promote housing diversity and affordability
  - c) continuing to deliver a mix of one, two and three or more bedroom dwellings through the planning controls
  - d) investigating controls to ensure secondary dwellings are well designed and respect the character of heritage areas
  - e) advocating to the Australian and NSW Governments for action to reduce upward pressure on housing prices and rents and improve housing affordability
  - f) continuing to support people who rent in the city by:
    - i. advocating to the NSW Government for more secure and longer-term private rental tenancies to improve rental security
    - ii. continuing to respond to complaints of unsafe conditions and overcrowding in the rental market
    - iii. working with other partners to strengthen the information available to tenants about their housing rights
  - g) advocating to the NSW Government to mitigate the displacement of private rental housing from the market by short-term rental accommodation
  - h) working with Aboriginal and Torres Strait Islander communities, housing providers, the NSW government and others to ensure development in Redfern and Waterloo provides affordable and social housing for Aboriginal and Torres Strait Islander peoples to prevent their ongoing displacement from the area.
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**L3.4**

Advocate to the NSW Government for improvements to the Low Rise Medium Density Housing planning framework to ensure medium density developments are designed and built to respect the established local character of an area and the community is consulted on development decisions.

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## Actions

**L3.5**

Increase the diversity and number of affordable rental homes for lower income households by:

- a) implementing the Planning Proposal: Affordable Housing Review to increase the amount of affordable rental housing
  - b) working with other councils in the District to jointly advocate for more affordable rental housing
  - c) advocating to the NSW Government:
    - i. for changes to State Environmental Planning Policy (Affordable Rental Housing) 2009 ensuring boarding housing with floor space bonuses result in genuine affordable housing outcomes
    - ii. to deliver a minimum 25 per cent of floor space as affordable rental housing in perpetuity on all NSW Government controlled sites, including on social housing sites
    - iii. to amend the Region and District Plans and State Environmental Planning Policy (Affordable Rental Housing) 2009 to ensure affordable rental housing is provided in perpetuity and supports key workers and others at need in the local community
    - iv. to use the affordable housing funds from the Redfern-Waterloo Affordable Housing Contributions Plan and the redevelopment of Central Park to provide an increased proportion of affordable rental housing, in addition to the District Plan's affordable housing targets, on the Waterloo Estate
  - d) advocating to the Australian and NSW Governments for targeted programs and policy interventions that respond to inner city housing market conditions and increase the supply of affordable housing.
- 

**L3.6**

Increase the amount of social and supported housing by:

- a) advocating to the NSW Government to:
  - i. increase the number and quality of social housing dwellings in the city
  - ii. significantly increase the proportion of social housing on NSW Government sites that are being renewed
  - iii. ensure social housing that is sold within the local area is replaced in the local area
  - iv. ensure social housing is well maintained and tenants are supported
- b) working with the NSW Government to adapt the Communities Plus model to include retention, adaption and improvement of existing social housing stock
- c) advocating to the Australian Government to allocate funding for the renewal of social housing sites and an increase of social housing dwellings
- d) reviewing the City's Homelessness Action Plan to reduce homelessness and its impacts in the city.