

## Item 5.

### **Public Exhibition – Planning Proposal – 17-31 Cowper Street and 2A-2D Wentworth Park Road, Glebe – Sydney Local Environmental Plan Amendment and Draft Sydney Development Control Plan**

**File No:** X031277

#### **Summary**

At a time when the wait list for social housing in NSW is almost 60,000 people, the demand has never been greater. Combined with a five to 10 year waiting period for social housing in our area, and the extra demand that will be created by the health, social and economic impacts of Covid-19, there is a critical need to deliver more social housing.

This Planning Proposal presents an opportunity to optimise NSW Government owned land to deliver new social housing on a site accessible to a range of public transport infrastructure, jobs and services.

The planning proposal is consistent with the Greater Sydney Region Plan, Eastern City District Plan and the City's Local Strategic Planning Statement, which all identify the need to deliver more social and affordable housing options. In particular, the City's Planning Statement identifies the need for an additional 14,000 affordable and social housing dwellings by 2036.

The site is known as 17-31 Cowper Street and 2A-2D Wentworth Park Road, Glebe and currently provides 19 social housing dwellings in two storey townhouses.

In November 2019, the Minister for Planning and Public Spaces announced a new approach to precinct planning. As a result, NSW Land and Housing Corporation sites, some previously announced as potentially state significant, will now be considered through a Council plan making process with a request to amend the Sydney Local Environmental Plan 2012 (LEP).

This planning proposal provides for an increase to the maximum building height and floor space ratio which will allow for the future redevelopment of the site delivering the following key benefits:

- Development of the site for new social and market housing;
- A high-quality, predominately residential development, supported by small-scale neighbourhood uses, that will renew the site and contribute to local character;
- Floor space for ground floor non-residential use with a social purpose; and
- Development that responds to its context and achieves a high level of amenity to neighbouring properties.

The Prince's Trust Australia has provided design development services, particularly on the use of traditional architecture and sustainability.

This report recommends approval of the Planning Proposal for submission to the Department of Planning, Industry and Environment seeking a Gateway Determination for public exhibition. It also recommends that a draft Development Control Plan is endorsed for exhibition.

## Recommendation

It is resolved that:

- (A) Council approve the Planning Proposal – 17-31 Cowper Street and 2A-2D Wentworth Park Road, Glebe, shown at Attachment A to the subject report, for submission to the Department of Planning, Industry and Environment with a request for a Gateway Determination;
- (B) Council approve the Planning Proposal – 17-31 Cowper Street and 2A-2D Wentworth Park Road, Glebe, shown at Attachment A to the subject report for public authority consultation and public exhibition in accordance with any conditions imposed under the Gateway Determination;
- (C) Council seek authority from the Department of Planning, Industry and Environment to exercise the delegation of all functions of the relevant local plan making authority under Section 3.36 of the Environmental Planning and Assessment Act 1979 to make the local environmental plan to put into effect the Planning Proposal – 17-31 Cowper Street and 2A-2D Wentworth Park Road, Glebe;
- (D) Council approve the draft Sydney Development Control Plan 2012 – 17-31 Cowper Street and 2A-2D Wentworth Park Road, Glebe shown at Attachment B to the subject report for public authority consultation and public exhibition together with the Planning Proposal;
- (E) authority be delegated to the Chief Executive Officer to make any minor variations to Planning Proposal – 17-31 Cowper Street and 2A-2D Wentworth Park Road, Glebe, 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 – 17-31 Cowper Street and 2A-2D Wentworth Park Road, Glebe to correct any drafting errors or ensure it is consistent with the Planning Proposal following the Gateway Determination.

## Attachments

- Attachment A.** Planning Proposal – 17-31 Cowper Street and 2A-2D Wentworth Park Road, Glebe
- Attachment B.** Draft Sydney Development Control Plan 2012 – 17-31 Cowper Street and 2A-2D Wentworth Park Road, Glebe

## Background

1. At a time when the wait list for social housing in NSW is almost 60,000 people, the demand for social housing has never been greater. Combined with a five to 10 year waiting period for social housing in the area, and the extra demand that will be created by the health, social and economic impacts of Covid-19, there is a critical need to deliver social housing.
2. This Planning Proposal presents an opportunity to optimise NSW Government owned land to deliver new social housing on a site accessible to a range of public transport infrastructure, jobs and services.
3. The Planning Proposal is consistent with the Greater Sydney Region Plan, Eastern City District Plan and the City's Local Strategic Planning Statement, which all identify the need to deliver more social and affordable housing options. In particular, the City's Planning Statement identifies the need for an additional 14,000 affordable and social housing dwellings by 2036.
4. The site is known as 17-31 Cowper Street and 2A-2D Wentworth Park Road, Glebe.
5. In November 2019, the current Minister for Planning and Public Spaces announced a new approach to precinct planning. As a result, NSW Land and Housing Corporation (LAHC) sites, some previously announced as potentially state significant, will now be considered through a local council planning process with a request to amend the Sydney Local Environmental Plan 2012 (LEP).
6. In late 2019 and early 2020, NSW LAHC met with the City to discuss potential amendments to the planning controls for the site. The City has worked constructively with the landowner and their consultant team to explore potential built-form outcomes. The pre-lodgement consultation resulted in a number of changes to the proposal including:
  - (a) Increased setbacks along Cowper Street to ensure retention of street trees;
  - (b) Deletion of warehouse style building at the south west corner of the southern site to enable retention of the Spotted Gum;
  - (c) Reduced floor plate area, as a result of the increased setbacks, to reduce the overall building bulk and reduce overshadowing of adjacent dwellings;
  - (d) Additional storey added to offset reduced floor plate;
  - (e) Relocation of the non-residential use from the south site to the north site to provide a more prominent street address to Wentworth Park Road and allow co-location with the social housing; and
  - (f) Increase in number of potential social housing dwellings.

7. The project is being developed with design development input from the Princes Trust Australia, a charitable trust of HRH The Prince of Wales. The Prince's Trust Australia hosted a local stakeholder workshop in November 2019. Key local stakeholders including local service providers, community groups and government agencies were encouraged to share their knowledge and local expertise to discuss how a community hub could be a place where local services and groups could collaborate. The discussion also focused on the types of services, programs and facilities that would benefit the Glebe community in the future.
8. On 22 May 2020, the landowner submitted a planning proposal request to the City of Sydney. The request included a Design Report and a number of technical studies. The City has prepared this planning proposal following consideration of the request.
9. The amended planning controls will enable redevelopment of 17-31 Cowper Street and 2A-2D Wentworth Park Road, Glebe, consisting of the following key concepts:
  - (a) Development of the site for new social and market housing;
  - (b) A high-quality, predominately residential development, supported by small-scale neighbourhood uses, that will renew the site and contribute to local character;
  - (c) Floor space for ground floor non-residential use with a social purpose; and
  - (d) Development that responds to its context and achieves a high level of amenity to neighbouring properties.
10. In preparation of their request, NSW LAHC consulted with City staff and commissioned a range of studies to support the proposed changes to the planning controls. These studies are attached as appendices to the planning proposal at Attachment A to this report.

#### **Site Details**

11. The planning proposal relates to 17-31 Cowper Street and 2A-2D Wentworth Park Road, Glebe and is under the single ownership of Land and Housing Corporation.
12. The legal description of the land affected by this planning proposal is Lots 17 and 18 DP 244897.
13. 17-31 Cowper Street and 2A-2D Wentworth Park Road, Glebe has frontage to Wentworth Park Road to the north, Cowper Street to the east and Wentworth Street to the south and Mitchell Lane East to the west. The site is dissected by Park Lane.
14. The sites are irregular in shape. The north site is 625.7 square metres and the south site is 1,162.8 square metres, which equates to a total site area of 1,788.5 square metres.
15. Existing development on site consists of 19 social housing dwellings in a two-storey townhouse villa style development.



Figure 1: Aerial photo of subject site and surrounding area



Figure 2: 17 - 31 Cowper Street (corner of Wentworth Street)



**Figure 3: 2A - 2D Wentworth Park Road**

#### **Existing planning controls**

16. The site is currently subject to planning controls in the Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012. The planning controls applying to the site are:
  - Land zone: R1 General Residential
  - Height of Buildings: maximum of 9 metres
  - Floor Space Ratio (FSR): maximum of 1.25:1
17. The site is not listed as a heritage item but is within the St Phillips Heritage Conservation Area and is located adjacent to heritage listed (1670) street trees on Cowper Street.

#### **Adjoining development**

18. The land to the east of the site has undergone significant redevelopment in recent years through LAHC affordable housing projects and the Mezzo development fronting Wentworth Park Road. These redevelopments have resulted in a mix of commercial uses, social, affordable and market dwellings in mixed use buildings up to 12 storeys with ground floor commercial uses.
19. The land to the south and west of the site is typical of Glebe's fine-grain network of streets and lanes that is characterised by single storey terraces in relatively narrow streets with many street trees.

20. Open space facilities in the area include Wentworth Park immediately north of the site, MJ Doherty Reserve immediately west of the site. Wentworth Park also connects to the Glebe Foreshore Walk.



**Figure 4: Development to the east of the site (Cowper Street)**

**Submitted scheme for planning proposal request**

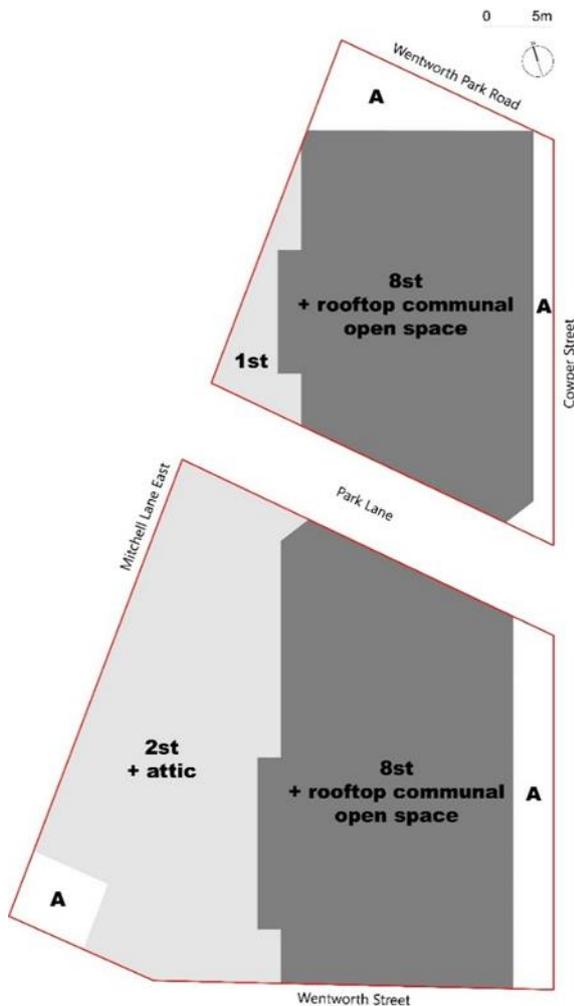
21. The submitted reference scheme prepared by the landowner for 17-31 Cowper Street and 2A-2D Wentworth Park Road, Glebe includes redevelopment of the site to accommodate new residential apartment buildings, terrace houses and non-residential uses fronting Wentworth Park Road.
22. The landowner's scheme would facilitate the delivery of two new residential buildings with building heights of eight storeys and five three storey terraces fronting Mitchell Lane East and MJ Doherty Reserve.
23. This scheme provides for approximately 5,800 square metres of residential Gross Floor Area (GFA) and approximately 235 square metres of non-residential GFA for social purposes and up to 40 square metres of GFA for commercial or retail purposes. This building layout would achieve around 74 apartments and will not be eligible for additional bonus floor space awarded for a further design excellence competition.
24. The northern smaller building will accommodate social housing in approximately 2,300 square metres of residential floor space. The southern building will accommodate market housing in approximately 3,500 square metres.



Figure 5: Indicative reference scheme from Wentworth Street looking east



Figure 6: Indicative reference scheme from Wentworth Park looking south along Cowper Street



**Figure 7: Maximum building heights in storeys (A – No built elements)**

25. The scheme was presented to the City's Design Advisory Panel who supported higher environmental standards for the development, the approach to retaining trees and the provision of a community facility. Items they sought to be addressed included minimising overshadowing to neighbouring residential properties, ensuring an appropriate transition in form to the surrounding conservation area and careful consideration of flooding issues. These issues have all been addressed in the City's assessment and proposed Development Control Plan (DCP).
26. Compliance testing against the objectives of the Apartment Design Guide (ADG) standards suggests 80 percent of apartments achieve natural cross ventilation requirements and 80 percent (north site) and 82 percent (south site) of apartments achieve solar compliance. Ultimately, the final apartment layout would be determined at development application stage.
27. The submitted reference scheme will be further developed through the draft DCP and detailed development application stage with particular design details around tree retention, internal apartment amenity, visual privacy and ground level interface requiring some design development to meet relevant planning controls.

**Planning proposal - amendments to the Sydney LEP 2012**

28. The planning proposal at Attachment A proposes to amend the Sydney LEP 2012 to accommodate the reference scheme:
- (a) Amend the Height of Building Map to increase the maximum building height to RL 36 (8 storeys)
  - (b) Amend the Heritage Map to remove both sites from the St Phillips Heritage Conservation Area, and
  - (c) Insert a site-specific local clause for additional floor space, affordable and social housing, BASIX and design excellence. The proposed site-specific provision will:
    - (i) facilitate additional FSR if development includes:
      - a. 100 per cent of total floor area of the north site used for the purposes of residential development must be used for the purposes of social housing; and
      - b. if the development exceeds BASIX commitments for energy; and
    - (ii) remove the award of additional bonus building height or floor space through a design excellence competition.

**Building heights**

29. The planning proposal seeks to introduce a maximum building height of RL 36, which enables eight storey buildings.
30. The building height along Cowper Street creates a consistent building scale to Mezzo development on the eastern side of Cowper Street and avoids overshadowing MJ Doherty Reserve.
31. The two storey plus attic terraces fronting Mitchell Lane East provide a more sensitive interface to the MJ Doherty Reserve and the St Phillips Conservation Area to the west and south of the site.
32. The ground level of the buildings on Cowper Street provides access to the buildings and the ground level fronting Wentworth Park Road will be activated by a non-residential use.
33. According to the reference scheme, the proposed building on the north site is setback 1.5 metres from the Cowper Street boundary and the proposed building on the south site is setback three metres from Cowper Street boundary. These setbacks ensure solar access is maximised to the adjacent buildings and ensures minimal impact to the heritage listed street trees on Cowper Street.

**Floor space ratio**

34. The planning proposal seeks a floor space ratio (FSR) for the north site of 4.3:1 and an FSR of 3.1:1 on the south site. Floor space incentives will be available in a site-specific local clause based on the provision of 100 percent social housing on the north site and BASIX exceedance for energy being delivered for both sites.

**Housing Diversity and Affordability**

35. The Glebe Mid-Rise Project is being progressed by Land and Housing Corporation to demonstrate how renewal of social housing can be delivered through the sensitive introduction of a mid-rise development into an established inner city urban environment, whilst providing contemporary housing including additional social and new market housing as part of a commercially viable development. This is not a Communities Plus site, however it will provide in excess of 30 per cent social housing on site.
36. The planning proposal will meet the significant identified demand for housing, including social housing, in the local area. This project is consistent with the NSW Government's Future Directions for Social Housing policy.
37. The proposed provision of between 40 and 47 per cent social housing on the site will provide very good housing options for the area consistent with the Greater Sydney Commission's target in the Eastern City District Plan.
38. To ensure the site meets the Greater Sydney Commission's affordable housing target, this planning proposal includes a site-specific clause in the LEP requiring 100 per cent (estimated 35 dwellings) of residential GFA on the north site to be provided as social housing. The existing development on site consists of 19 social housing dwellings.

**Design Excellence**

39. Prior to any pre-lodgement meetings with the City of Sydney, the landowner initiated a design services Request for Tender / Competitive Design Alternatives Process in partnership with the NSW Government Architect. As part of this process, four competitors were invited to prepare design proposals for the site. The Request for Tender / Design Alternatives Process was undertaken in accordance with:
  - (a) NSW Government Construction Procurement Model
  - (b) City of Sydney Competitive Design Alternative Model 2012 (modified)
40. The Tender Evaluation Committee resolved that the best scheme demonstrated the ability to achieve design excellence with regard to the provisions of Clause 6.21 of the Sydney LEP 2012 and the Alternative Competitive Design Process requirements in the City's Competitive Design Policy.
41. A review confirmed that the financial component of the process was not the determining criteria in the selection of the preferred design proposal.
42. Given that the Request for Tender / Competitive Design Alternatives Process has been undertaken and a proposal selected which can deliver design excellence, it is considered appropriate that a competitive design process not be required and the award of additional bonus building height or floor space resulting from a competitive design process, not be considered at the development application stage. Accordingly, this planning proposal seeks to exclude the sites from these requirements and the accompanying floor space or height bonus under Sydney LEP 2012.

**Site-specific DCP**

43. A draft DCP is at Attachment B to this report and provides further guidance for development of the site consistent with the proposed amendments to the LEP. The indicative reference design represents a highly resolved design. The draft DCP controls will help to ensure the benefits of the increased maximum building height and FSR are realised and impacts are appropriately managed. The draft DCP addresses the following key design considerations to:
- (a) Improve visual privacy between apartments across Park Lane
  - (b) Manage visual privacy between apartments and terraces
  - (c) Provide ramp access to both lobbies
  - (d) Dedicate land for footpath widening and improve pedestrian facilities on surrounding streets
  - (e) Increase the quantum of landscape and deep soil
  - (f) Manage overshadowing to the adjacent buildings by modifying the south-east roof of the north lot
  - (g) Provide external sun shading to east and west elevations
  - (h) Improve ground level interfaces by including windows to all ground level spaces
  - (i) Improve solar access to living spaces of west facing apartments
  - (j) Modify windows to maximise effectiveness of cross ventilation, and
  - (k) Improve the design quality and detail of the terrace houses.

**Key Implications****Strategic merit**

44. The planning proposal demonstrates strategic merit. It will make a meaningful contribution to the supply of social and affordable housing and continue to support a diverse community. The site is in an accessible location, and the buildings are of appropriate design with good environmental performance. The site-specific merits of the proposal are discussed below, followed by consistency with the Eastern City District Plan and the City's Sustainable Sydney 2030 strategy.

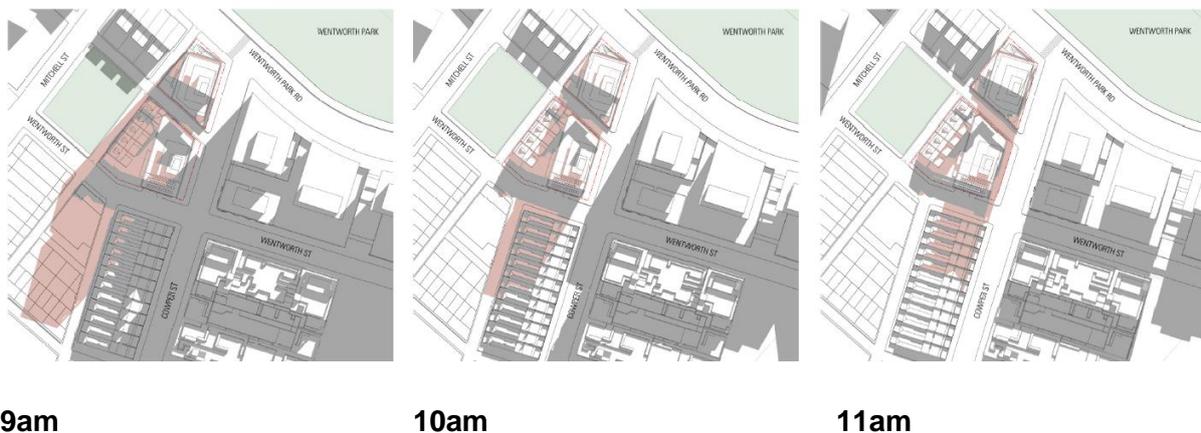
**Consideration of environmental impacts**

45. The planning proposal is informed by a number of detailed studies prepared on behalf of the landowner. The studies are included as appendices to the planning proposal at Attachment A and will be publicly exhibited as supporting documentation and updated as required to support the revised scheme. The key relevant findings of the studies are discussed below.

**Solar access and overshadowing**

46. The planning proposal seeks to minimise solar impacts to neighbouring properties on Cowper Street and Wentworth Street.

47. The indicative reference scheme submitted with the planning proposal demonstrates built-form has been appropriately located on the site to minimise overshadowing impacts on adjacent dwellings to the east of the subject site. This has been achieved by increasing setbacks along Cowper Street and changes to the building massing to reduce overshadowing on neighbouring properties.
48. The solar analysis in the urban design report demonstrates there will be minimal impact on existing residential properties, with all but one neighbouring property continuing to receive at least two hours of solar access between 9am and 3pm in midwinter. This is considered to be an acceptable impact.
49. The proposed development will create some additional overshadowing of the terrace houses on Cowper Street between 9am and midday. In particular, up to seven terraces will be impacted by overshadowing in a 2 hour period between 10am and midday but only in midwinter. There is no loss of solar access from the development for the terrace houses after midday. It is noted these impacts are only during midwinter and the terraces are still receiving a good level of solar access throughout the day.
50. The solar analysis also demonstrates there will be no overshadowing impact on the adjacent open space including MJ Doherty Reserve and Wentworth Park.
51. All apartments in the reference scheme will receive good solar access with over 80 per cent receiving at least two hours of solar access in midwinter, as required by the Apartment Design Guide (ADG).



**Figure 8: Shadow diagrams for Cowper Street terraces**

### Heritage

52. The site is not listed as a heritage item but is within the St Phillips Heritage Conservation Area and is located adjacent to heritage listed (I670) street trees on Cowper Street.
53. The site is the subject of listings on the Section 170 Register for NSW Land and Housing Corporation. The LAHC is responsible for removing the site from this register, prior to demolition.

54. The heritage assessment concluded the demolition of the existing buildings will not impact on the significance of the Heritage Conservation Area and the proposal to remove the subject site from the St Phillips Conservation Area curtilage is considered an acceptable heritage outcome. This is on the basis that:
- (a) The existing buildings were constructed in 1989 and while marginally sympathetic infill styles, are not exemplary of their type and can potentially confuse interpretation of the mostly Victorian architectural values of the conservation area.
  - (b) Spatially, the site is located at the outer edges of the conservation area where the qualities and architectural values of the conservation area are not as evident or as obvious as it would be within the central core.
  - (c) The site is located within a pocket of varied architectural styles and densities of development and that interpreting the existing buildings as cohesive with the values of the conservation area are less applicable.
55. The following recommendations from the heritage assessment must be addressed at the development application stage:
- (a) Prior to the demolition of any structures, an archival photographic recording should be completed,
  - (b) Any significant heritage fabric relating to the St Phillip's Conservation Area, such as the stone kerb along Mitchell Lane East should be conserved, and
  - (c) The measures put in place to retain the heritage trees should be continued through the detailed design.
56. LAHC is encouraged to prepare a comparative analysis of current and future development projects to understand their building stock and determine if any sites should be retained in preference to others.

### **Flooding and Stormwater**

57. Flood Assessment and Stormwater Assessment Reports identify the site is affected by the 1 per cent Annual Exceedance Probability (AEP) flood level ranging from 3.27 to 3.88 metres AHD across the both sites (Figure 6) and the Probable Maximum Flood (PMF) level ranging from 4.24 to 4.38 metres AHD across the both sites.
58. Under existing conditions both north and south sites experience overland flooding on all sides. The majority of flow is north-east along Mitchell Lane East and Wentworth Park Road.
59. The flood assessment confirms redevelopment of the site must be designed to meet the following flood planning levels:
- (a) Residential habitable rooms: 1 per cent AEP flood level + 0.5m freeboard
  - (b) Residential non-habitable rooms: 1 per cent AEP flood level
  - (c) Below-ground car parks: the higher of 1 per cent AEP flood level + 0.5m freeboard and PMF flood level.

- 60. The indicative reference scheme submitted with this planning proposal has been informed by the above flood planning levels and the proposed development can be achieved within the maximum height including allowance for the flood planning levels.

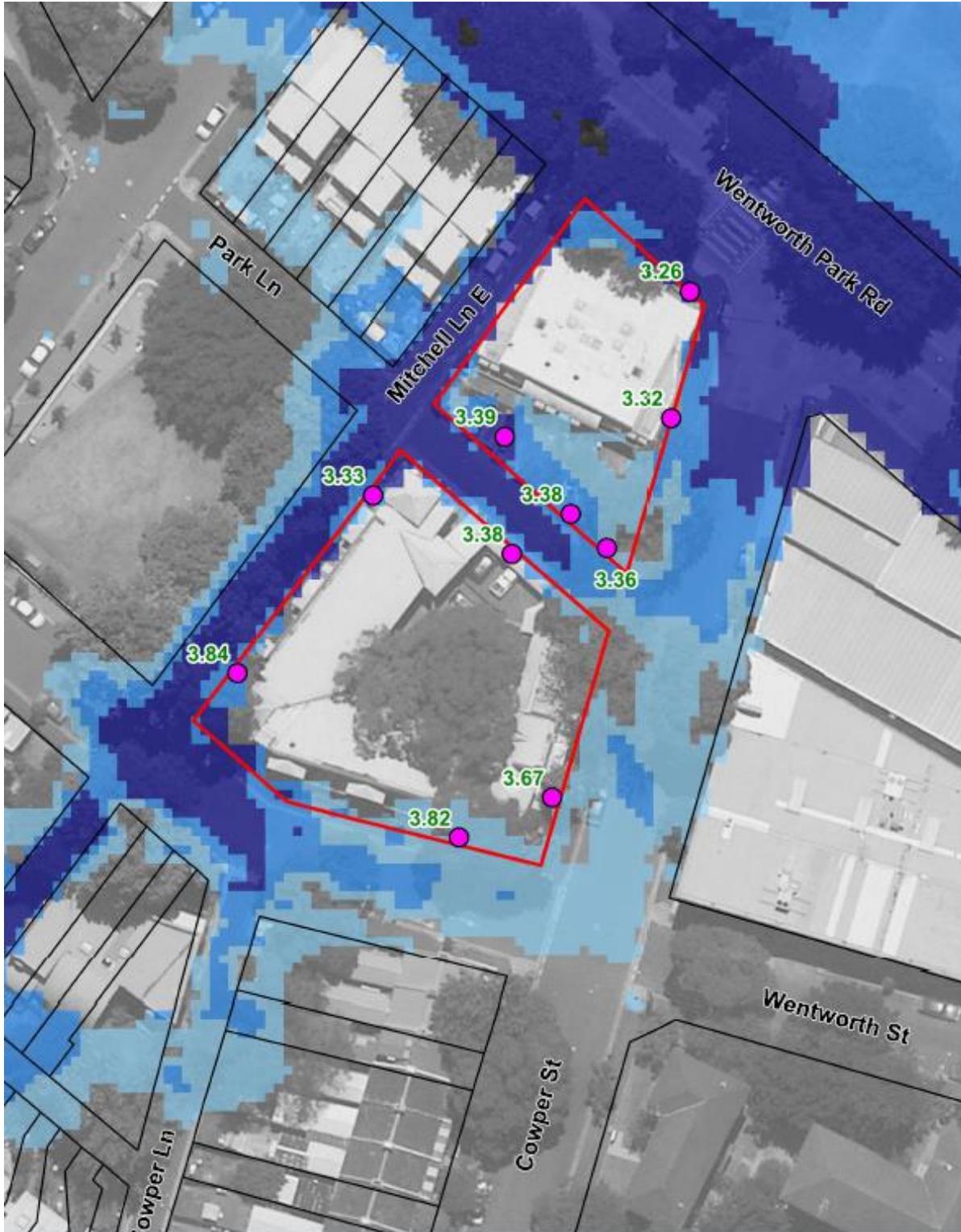


Figure 5: 1per cent AEP peak flood depth

**Trees, landscape and deep soil**

61. An Arboricultural Report and Tree Management Plan assessed the potential impacts of the development footprint on the trees within and adjacent to the site. The assessment made the following recommendations:
  - (a) Retention of all adjacent street trees and park trees
  - (b) Retention of a Spotted Gum at the south western corner of 17-31 Cowper Street
  - (c) Relocation of seven palm trees, and
  - (d) Removal of all other trees within the site.
62. The assessment also notes that building setbacks on Cowper Street are appropriate given the size and heritage significance of the trees. Incursion into the Tree Protection Zone (TPZ) of the Cowper Street trees is less than 10 per cent and branch pruning is unlikely to significantly impact the health or stability of the trees.
63. To mitigate some loss of trees, this planning proposal provides for a minimum site canopy cover of 18 per cent at ground level with additional rooftop planting. The provision of site canopy exceeds the 15 per cent requirement in the DCP and supports the City's Urban Forest Strategy which seeks to increase canopy cover across the local government area to around 23 per cent by 2030.

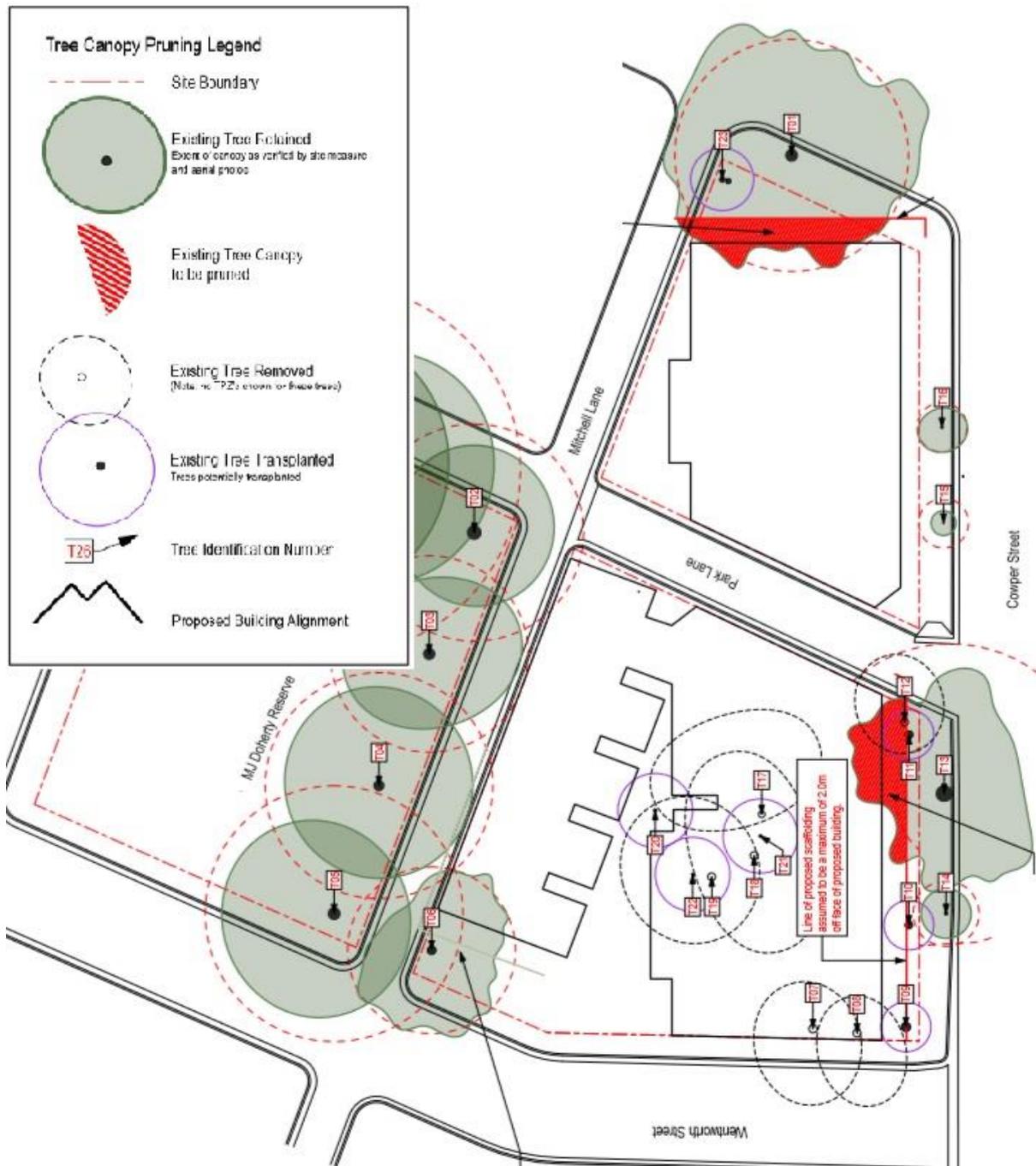


Figure 6: Tree retention, removal and pruning

**Car Parking and Traffic**

- 64. According to the reference scheme, future redevelopment of the site would result in a maximum of 30 basement car parking spaces on the south site. The planning proposal seeks to apply the Category B car parking rate in the Sydney LEP to the site to determining the maximum car parking rate.
- 65. The supporting traffic analysis suggests the number of parking spaces is not anticipated to degrade the performance of the road network to an unacceptable level. The exact amount of car parking to be provided on the site will be determined as part of the detailed design phase.

66. The proposed basement vehicle access would likely necessitate the removal of about four on-street parking spaces on Wentworth Street. The traffic study does not expect the loss of four spaces to have a negative impact on parking supply for residents in the area. However, removal of on-street parking spaces will require endorsement of the Local Pedestrian, Cycling and Traffic Calming Committee. There may be opportunity to provide new on-street parking in Park Lane.

### **Strategic Alignment - Greater Sydney Region Plan**

67. A Metropolis of Three Cities - The Greater Sydney Region Plan is the NSW Government's overarching strategic plan for growth and change in Sydney. The 20 year plan provides a 40 year vision that seeks to transform Greater Sydney into a metropolis of three cities. It outlines how Greater Sydney will manage growth and change and will guide infrastructure delivery.
68. The Greater Sydney Region Plan is to be implemented at a local level by District Plans. This planning proposal is consistent with the following relevant directions and objectives of the Plan:
- (a) Infrastructure – redevelopment of the site will contribute towards the delivery of new community infrastructure
  - (b) Liveability – the proposal responds to the increasing demand for social and affordable housing options in the inner city
  - (c) Productivity – the sites proximity to a range of public transport infrastructure, jobs and services is consistent with the 30-minute city concept
  - (d) Sustainability – the proposal will facilitate the redevelopment of the site with new buildings featuring improved sustainability outcomes

### **Strategic Alignment - Eastern City District Plan**

69. The Eastern City District Plan sets the local planning context for the City of Sydney local government area and provides a 20 year plan to manage growth. This planning proposal gives effect to relevant planning priorities from the Plan:
- (a) Planning Priority E1 – Planning for a city supported by infrastructure
  - (b) Planning Priority E4 – Fostering healthy, creative, culturally rich and socially connected communities
  - (c) Planning Priority E5 – Providing housing supply, choice and affordability, with access to jobs, services and public transport
  - (d) Planning Priority E6 – Creating and renewing great places and local centres, and respecting the District's heritage
  - (e) Planning Priority E7 – Growing a more stronger and more competitive Harbour CBD

- (f) Planning Priority E10 – Delivering integrated land use and transport planning and a 30-minute city
- (g) Planning Priority E17 – Increasing urban tree canopy cover and delivering green grid connections
- (h) Planning Priority E19 – Reducing carbon emissions and managing energy, water and waste efficiently
- (i) Planning Priority S20 – Adapting to the impacts of urban and natural hazards and climate change

### **Strategic Alignment - Sustainable Sydney 2030**

70. Sustainable Sydney 2030 is a vision for the sustainable development of the City to 2030 and beyond. It includes 10 strategic directions to guide the future of the City, as well as 10 targets against which to measure progress. This planning proposal is aligned with the following strategic directions and objectives:
- (a) Direction 1 – A Globally Competitive and Innovative City: The planning proposal will support Sydney’s role as an important centre of business and investment by providing additional housing options for workers in a high amenity area located within 30 minutes of the city.
  - (b) Direction 2 provides a road map for the City to become A Leading Environmental Performer: Redevelopment of the site, facilitated by this planning proposal and through the design excellence process, will deliver new building stock with significantly better environmental performance through incentives for higher BASIX performance.
  - (c) Direction 3 – Integrated Transport for a Connected City: The site is close light rail and high frequency buses along Parramatta Road providing access to the Central Station and the wider heavy rail network.
  - (d) Direction 4 – A City for Walking and Cycling: The proposal will support active transport use in accordance with this Direction. The proposed built form also provides for enhanced activation of the public domain, which will enhance safety and amenity for pedestrians in the surrounding area.
  - (e) Direction 5 – A Lively and Engaging City Centre: The proposal includes a ground floor non-residential use facing Wentworth Park which will provide greater activation of the surrounding area.
  - (f) Direction 6 – Vibrant Local Communities and Economies: The proposal seeks to renew existing social housing and deliver an integrated outcome enhancing the sense of inclusion for all residents.
  - (g) Direction 7 – A Cultural and Creative City: Further opportunities for cultural and collaborative expression will be enabled within public and communal spaces.

- (h) Direction 8 – Housing for a Diverse Population: The Planning Proposal promotes a diverse supply of housing that supports social and economic diversity. The proposal will provide for people of all household types, ages and abilities in housing they can live in through all stages of their lives. The planning proposal will contribute to a thriving, diverse and liveable community in the Glebe area.
- (i) Direction 9 – Sustainable Development, Renewal and Design: The development will provide a sustainable approach to urban density, by providing a range of housing types within a dense inner-city suburb. Future apartments will be of a high quality with good solar access and in close proximity to parks.

### **Strategic Alignment - Local Strategic Planning Statement**

- 71. The City of Sydney's Local Strategic Planning Statement sets out the land use planning context, 20 year vision and planning priorities to positively guide change towards the City's vision for a green, global and connected city.
- 72. This planning proposal gives effect to the following planning priorities of the Statement:
  - Infrastructure
    - I3 – Supporting community wellbeing with social infrastructure
  - Liveability
    - L1 – A creative and socially connected city
    - L2 – Creating great places
    - L3 – New homes for a diverse community
  - Sustainability
    - S2 – Creating better buildings and places to reduce emissions and waste and use water efficiently
    - S3 – Increasing resilience of people and infrastructure against natural and urban hazards
  - Governance
    - G1 – Open, Accountable and collaborative planning

### **Relevant Legislation**

- 73. Environmental Planning and Assessment Act 1979.
- 74. Environmental Planning and Assessment Regulation 2000.

### **Critical Dates / Time Frames**

75. Should Council and the Central Sydney Planning Committee endorse the attached planning proposal for public exhibition, it will be forwarded to the Department of Planning, Industry and Environment in accordance with section 3.34 of the Act for Gateway Determination to proceed with consultation or resubmit the planning proposal.
76. Following the Gateway Determination, the typical timeframe is 21 days for public authority consultation and 28 days for public exhibition. The Gateway Determination will also determine the general date for the completion for the amendment to the LEP.
77. Following public authority consultation and public exhibition, the outcomes will be reported back to Council and the Central Sydney Planning Committee.

### **Delegation of Minister's Plan Making Functions**

78. In October 2012, the Minister for Planning delegated plan-making functions to councils to improve the local plan-making process. In December 2012, Council resolved to accept the delegation.
79. Council is to receive case-by-case authorisation to exercise this delegation, which is granted through the Gateway Determination process for spot rezoning's consistent with surrounding zones and matters of local significance. Exercising the delegation means a faster plan-making process with less involvement of the Department of Planning, Industry and Environment.
80. This report recommends Council seek authority to exercise the delegation of the Minister for Planning of the functions under section 3.36 of the Act to make the local environmental plan.

### **Public Consultation**

81. The public exhibition process for this planning proposal will be determined by the Department of Planning, Industry and Environment. It is proposed that the public exhibition of the planning proposal and draft DCP will run concurrently. The consultation will be in accordance with the requirements of:
  - (a) the Gateway Determination issued by the Department of Planning, Industry and Environment under section 3.34 of the Act;
  - (b) the Environmental Planning and Assessment Regulation 2000; and
  - (c) the City of Sydney Community Participation Plan 2019.

82. This would most likely mean the public exhibition would be a minimum of 28 days, with notification on the City of Sydney website.
83. The planning proposal and draft DCP will be publicly exhibited online on the City of Sydney website in accordance with the Planning and Assessment for Councils during Covid-19 guidelines issued by the Department of Planning, Industry and Environment in April 2020 and in accordance with the Environmental Planning and Assessment Regulation 2000.

**GRAHAM JAHN, AM**

Director City Planning, Development and Transport

Wayne Williamson, Senior Planner