

Relevant Information for Council

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

TO: Lord Mayor and Councillors

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

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

For Noting

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

NSW Government announcement for 100 per cent social housing

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

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

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

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

Heritage

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

Conservation area

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

Public space infrastructure

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

Wind

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

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Attachments

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

Approved



GRAHAM JAHN AM

Director City Planning, Development and Transport