Item 9.

Post Exhibition – Planning Proposal – 600-660 Elizabeth Street, Redfern – Sydney Local Environmental Plan 2012 and Draft Design Guide

File No: X011236

Summary

At a time when the wait list for social housing in NSW is almost 60,000 people, demand has never been greater. Combined with a five to 10 year waiting period for social housing, and the extra demand that will be created by the health, social and economic impacts of Covid19, there is a critical need to deliver more social and affordable housing in the city.

This planning proposal presents an opportunity to optimise NSW Government owned land to deliver new social and affordable rental housing on a site accessible to public transport, open space, jobs and services. The site is known as 600-660 Elizabeth Street, Redfern and is currently occupied by the Redfern Police Citizens Youth Club (PCYC) but is otherwise predominantly vacant. The site is wholly owned by the NSW Land and Housing Corporation (LAHC).

The proposal provides for an increase to the maximum building height and floor space ratio (FSR) which will allow for the future redevelopment of the site delivering key benefits:

- development of the site for new social, affordable rental and market housing;
- a high-quality development, supported with a range of small-scale neighbourhood uses, that will renew the site and contribute to local character;
- community infrastructure floor space for the continued operation of a community facility;
- development that responds to its context and achieves a high level of amenity to neighbouring properties; and
- no overshadowing to Redfern Park.

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

The proposal was granted Gateway Determination on 16 February 2021. The Gateway secured a minimum amount of social and affordable housing, endorsed the City's Design Guide approach and required retention of a community facility on site.

The Gateway included a condition that the City's social and affordable housing requirement be replaced with a requirement that at least 30 per cent of total residential floor area be used for a mix of social housing and affordable housing. The Gateway condition guaranteed a minimum 30 per cent of social or affordable rental housing on site however it was 10 per cent lower than that preferred by the City.

The Gateway did allow for the 30 per cent minimum requirement to be revisited post exhibition and prior to finalisation of the planning proposal. The Council was not granted plan-making authority delegation.

The Gateway Determination was reported to Council and the Central Sydney Planning Committee in March 2021. Council and the Central Sydney Planning Committee approved the Planning Proposal and the draft Design Guide for public authority consultation and public exhibition in accordance with the conditions imposed by the Gateway Determination. The planning proposal, draft Design Guide and other supporting documents were then publicly exhibited from 24 May to 20 July 2021.

In response, 21 submissions were received. Of the 21 submissions received, four were public agency submissions, one from Shelter NSW and one from Counterpoint Community Services.

Public submissions to the proposal related to over development and associated impacts including lack of open space, overshadowing, inconsistency with existing built character, wind and parking. These issues are summarised and responded to in detail at Attachment A.

At approximately 180 dwellings per hectare, the proposed density is not inconsistent with other successful urban renewal precincts across the City such as parts of the Lachlan precinct and parts of Moore Park Gardens, which has a similar density of 175 dwellings per hectare. The built character of the immediate locality is diverse. A contemporary four to sixteen storey form on the subject site is not be considered to be obtrusive in this diverse context, particularly as no additional overshadowing is created to Redfern Park and Oval. It is considered that the City's Design Guide appropriately addresses matters like overshadowing, trees and wind, issues which will also require further assessment at development application stage.

Submissions from the public, Shelter NSW and Counterpoint make a strong case for the City's original proposal for 10 per cent and 30 per cent of residential floor space delivered on site as affordable rental and social housing respectively. During the public exhibition the City engaged AEC Group to undertake an feasibility study of the site and proposal in order to determine if requiring more affordable housing, above the 30 per cent social, was economically viable. AEC Group concluded that requiring 7.5 per cent affordable housing, above the 30 per cent social, was viable and in line with the Region Plan's 5-10 per cent affordable housing target.

In general LAHC are supportive of the proposal but have raised concerns in regards to the requirement for a site specific DCP, minor height map adjustments, the requirements that must be satisfied to achieve the additional FSR and using the LEP to require social and affordable housing. LAHC have also provided edits to the Design Guide.

The City has incorporated a number of LAHC's requested amendments that are considered to be minor and consistent with the exhibited indicative scheme. The amendments will provide some design flexibility for the design excellence process, whilst still providing certainty to the community in regard to potential environmental impacts. No changes have been made in response to LAHC's concern about the requirements for achieving additional FSR and provision of social and affordable housing in the LEP as they are the core public interest outcomes that result from the proposed planning control changes.

This report recommends amending the planning proposal to require 7.5 per cent and 30 per cent of residential floor space on site to be provided as affordable rental and social housing respectively. This report justifies this amendment on policy and feasibility grounds. This report recommends that the planning proposal and Design Guide as amended at Attachment B and C be approved so that they may be forwarded to the Department of Planning Industry and Environment for approval and making as a local environmental plan.

Recommendation

It is resolved that:

(A) the Central Sydney Planning Committee note matters raised in response to the public exhibition of the Planning Proposal – 600-660 Elizabeth Street, Redfern and draft Design Guide – 600-660 Elizabeth Street, Redfern, as detailed in this report and as shown in Attachment A to the subject report;

(B) the Central Sydney Planning Committee approve the Planning Proposal – 600-660 Elizabeth Street, Redfern, with amendments in response to submissions, as shown at Attachment B to the subject report, to be sent to the Department of Planning, Industry and Environment to be made as a local environmental plan;

(C) the Central Sydney Planning Committee note the recommendation to Council's Transport, Heritage and Planning Committee on 8 November 2021 that Council approve the draft Design Guide – 600-660 Elizabeth Street, Redfern, with amendments in response to submissions, as shown at Attachment C to the subject report, to be sent to the Department of Planning, Industry and Environment for approval; and

(D) authority be delegated to the Chief Executive Officer to make any minor amendments to Planning Proposal – 600-660 Elizabeth Street, Redfern and draft Design Guide – 600-660 Elizabeth Street, Redfern to correct any minor errors or omissions prior to finalisation.

Attachments

Attachment A. Summary of and Responses to Matters raised in Submissions

Attachment B. Planning Proposal – 600-660 Elizabeth Street, Redfern

Attachment C. Draft Design Guide – 600-660 Elizabeth Street, Redfern

Attachment D. Resolutions of Central Sydney Planning Committee and Council

Attachment E. Gateway Determination

Attachment F. Feasibility Analysis - AEC Group - October 2021

Attachment G. 22 March 2021 Transport, Heritage and Planning Committee Report - Post Exhibition - 17-31 Cowper Street and 2A-2D Wentworth Park Road, Glebe

Background

1. On 10 March 2020, NSW Land and Housing Corporation (LAHC) submitted a planning proposal request to the City of Sydney to change the planning controls for 600-660 Elizabeth Street, Redfern to facilitate development for social, affordable and market housing.

2. In June 2020, Council and the Central Sydney Planning Committee (CSPC) approved a planning proposal for 600-660 Elizabeth Street, Redfern for submission to DPIE with a request for a Gateway determination. The June 2020 Council and CSPC resolutions are provided at Attachment D.

3. The planning proposal provided for an increase to the maximum building height and floor space ratio permitted on site subject to at least 30 per cent and 10 per cent of total residential floor area being used for the purposes of social housing and affordable rental housing respectively.

The Department issued a Gateway Determination with conditions including reducing the required amount of social and affordable housing from 40 per cent to 30 per cent

4. A Gateway Determination was issued by the DPIE on 16 February 2021 with a condition that the City's social and affordable housing requirement be replaced with a requirement that at least 30 per cent of total residential floor area be used for a mix of social housing and affordable housing. The Gateway Determination and Gateway Determination report are provided at Attachments E.

5. The Gateway condition guarantees a minimum 30 per cent of residential floor space is to be social housing or affordable rental housing. However it is 10 per cent lower than that determined appropriate by the City. It also does not specify the mix of social and affordable within the 30 per cent.

6. The Gateway allows for the 30 per cent minimum requirement to be revisited post exhibition and prior to finalisation of the planning proposal.

7. The Gateway Determination endorses the City's Design Guide for the site and requires the retention of a community facility on site that can accommodate the PCYC. This is positive as it endorses the City's design approach for the site and guarantees the provision of a significant community facility on site, which was not part of LAHC's original indicative scheme.

8. The planning proposal and design guide, amended in accordance with the Gateway Determination, were publicly exhibited from 24 May to 20 July 2021. In response, 21 submissions were received. Of the 21 submissions received, four were public agency submissions, one from Shelter NSW and one from Counterpoint Community Services.

9. This report describes the outcomes of public exhibition, and the changes made to the planning proposal and Design Guide in response to submissions and further internal consideration.

Site details and context

10. The planning proposal relates to 600-660 Elizabeth Street, Redfern and is under single ownership of LAHC.

11. The legal description of the land affected by this planning proposal is Lot 1 DP 1249145.

12. 600-660 Elizabeth Street also has frontage to Kettle Street to the north, Walker Street to the east and Phillip Street to the south.

13. The site is generally rectangular in shape and has a total area of 10,850 square metres. The site's western and eastern boundaries fronting Elizabeth Street and Walker Street are about 146 metres long. The site's northern and southern boundaries fronting Kettle Street and Phillip Street are about 70 metres long.

14. Existing development on site consists of the South Sydney PCYC located on the corner of Phillip and Elizabeth Streets. The PCYC buildings on site comprise three single storied 1950s brick buildings. The PCYC also has an outdoor basketball court and children's playground.

15. The northern portion of the site was previously occupied by 18 social housing dwellings. However, the dwellings were demolished in 2013 and that portion of the site has remained vacant since that time. The majority of the site contains 67 native and exotic tree species.

Figure 1: Aerial photo of the subject site

Existing planning controls

16. The site is currently subject to old planning controls in the South Sydney Local Environmental Plan 1998 and South Sydney Development Control Plan 1997. The planning controls applying to the site are:

    - Land zone: No. 2(b) Residential (Medium Density) and No. 5 Special Uses (Activity Centre)

- Height of Buildings: Maximum of 6 metres for land zoned No. 2(b) Residential
- Floor Space Ratio (FSR): Maximum of 1.5:1 to land zoned No. 2(b) Residential

17. The South Sydney DCP 1997 does not specify a maximum building height or FSR for the portion of the site zoned No.5 Special Uses.

18. This site is not a heritage item and is not within a Heritage Conservation Area. The site is surrounded by a number of heritage items and heritage conservation areas. Redfern Park to the west of the site is a State Heritage Item. To the south, the site adjoins the Waterloo Conservation Area.

Exhibited LEP controls

19. The exhibited planning proposal seeks to amend the Sydney LEP 2012 to:

(a) Amend the Land Application Map to include the subject site;

(b) Amend the Land Zoning Map to introduce the R1 General Residential zone across the site;

(c) Amend the FSR Map to reflect the existing floor space ratio of 1.5:1;

(d) Amend the Height of Building Map to increase the maximum building height to various heights ranging up to RL 87.5 (approx. 16 storeys);

(e) Amend the Land Use and Transport Integration Map to introduce the Category B maximum car parking rate;

(f) Amend the Public Transport Accessibility Level Map to introduce Category F public transport accessibility;

(g) Amend the Acid Sulfate Soils Map to reflect Class 5;

(h) Introduce new Active Street Frontages Map to apply active street frontage controls to the Elizabeth Street boundary of the site;

(i) Amend clause 1.9 Application of SEPPs to ensure State Environmental Planning Policy (Affordable Rental Housing) 2009 does not apply to the site, and

(j) Insert a site-specific local clause for community facilities, affordable housing, BASIX and overshadowing. The proposed site-specific provision will facilitate:

(i) Bonus FSR if land for community facilities is provided for in the development;

(ii) Bonus FSR if the development exceeds BASIX commitments for water and energy;

(iii) At least 30 per cent of total floor area, used for the purposes of residential development, being used for the purposes of social or affordable housing;

(iv) Development on the site that does not overshadow Redfern Park and Oval between 9.00-15.00; and

(v) A requirement for the consent authority to be satisfied the redevelopment has taken into consideration any guidelines adopted by the DPIE Secretary.

Exhibited Design Guide controls

20. The exhibited draft Design Guide provides further guidance for development of the site consistent with the proposed amendments to the LEP. The draft Design Guide controls will help to ensure the benefits of the increased maximum building height and FSR are realised and impacts are appropriately managed. The draft Design Guide addresses the following matters:

    (a) uses and flooding;

    (b) local infrastructure;

    (c) tree canopy cover, landscape and deep soil;

    (d) vehicular access, loading and servicing;

    (e) height of buildings;

    (f) design excellence strategy;

    (g) street trees;

    (h) sun access to the park and overshadowing;

    (i) apartment types, minimum number of cores and siting and layout;

    (j) ecologically Sustainable Development;

    (k) noise, and;

    (l) wind.

21. The draft Design Guide will be referenced in Sydney LEP 2012. The draft Design Guide ensures that relevant development controls can be applied to any future development application, including if it is determined as tate significant development.

Outcomes of gateway Determination, public exhibition and public authority consultation

22. The planning proposal, draft Design Guide and other supporting documents were publicly exhibited from 24 May 2021 to 20 July 2021.

23. Letters were sent to owners and occupiers within approximately a 100 metre radius of the subject site. Six public agencies were also consulted as required by the Gateway Determination.

24. Notification of the public exhibition was advertised on the Sydney Your Say website.

25. Hard copies of the planning proposal draft Design Guide, a physical model and other supporting documents were also made available at the Town Hall Customer Service Centre.

26. In response, 21 submissions were received from nearby residents, Shelter NSW and Counterpoint Community Services. Four submissions were received from public authorities, including one submission from LAHC.

27. A detailed summary of and responses to matters raised in submissions is provided at Attachment A.

28. This report addresses the issue of social and affordable rental housing, the DPIE's Gateway Determination and LAHC's concerns regarding the prescription on tenure. It also address the community's concerns with the proposal, which are addressed in greater detail at Attachment A.

In reducing the amount of social and affordable housing DPIE counted social housing as affordable housing in order to satisfy government policy

29. In reducing the required amount of affordable housing secured through the planning proposal from 40 per cent in the City's original proposal to a minimum of 30 per cent, the DPIE in their Gateway Determination report correctly state:

There are a range of different affordable and social housing targets/ambitions in different state and local government policies.

The Greater Sydney Commission's target in the Eastern City District Plan is 5 to 10% of new residential floor space to be affordable housing.

Land and Housing Corporation seeks to achieve a 70:30 ratio of private to social housing on its sites, as outlined in the Government's 'Future Directions for Social Housing in NSW' plan.

Council's Local Strategic Planning Statement identifies that Government development sites should:

- *deliver a minimum 25% of floor space as affordable rental housing in perpetuity on all NSW Government sites, including on social housing sites; and*

- *significantly increase the proportion of social housing on NSW Government sites that are being renewed.*

30. The DPIE notes the importance of increasing social and affordable rental housing in areas with an identified need for affordable rental housing. However, they state that the City's proposed provision to deliver a minimum 30 per cent social housing and 10 per cent as affordable rental housing is inconsistent with the target for LAHC sites to achieve a 70:30 ratio of private to social housing outlined in the Future Directions for Social Housing in NSW plan.

31. They then conclude that to contribute towards achieving Council's targets for social and affordable rental housing, and the Greater Sydney Commission's target in the Eastern City District Plan, that the City's proposed provision be amended to require 30 per cent of total floor area to be used as social and affordable rental housing (combined) as a condition of Gateway (down from 40 per cent). They state this recommended rate is consistent with the 30 per cent LAHC target and significantly above both the District plan (5 to 10 per cent affordable, subject to feasibility) and Council targets (25 per cent affordable rental housing).

32. The City disputes these conclusions and the assertion that social and affordable rental housing is one and the same, and that the provision of social housing satisfies state and local government requirements for affordable housing.

33. In addition, it is the City's contention that both social and affordable housing are required on site in order to meet an identified need and to satisfy the state and local government social and affordable housing targets.

34. The City's contentions are confirmed by the DPIE's Waterloo South Independent Advisory Group (IAG), the Greater Sydney Region Plan and the Housing Diversity and Affordability study, prepared by Hill PDA Consulting on behalf of LAHC to support the Elizabeth Street planning proposal.

Social and affordable housing are different tenures, each with an essential role to play in what is called the Housing Continuum

35. The IAG was appointed in March 2021 to provide advice to the DPIE and the Minister for Planning on the preferred planning proposal for the Waterloo South site.

36. Although the IAG's Terms of Reference were limited to Waterloo South, their conclusions on affordable housing policy issues are entirely relevant to the Elizabeth Street Planning Proposal.

37. In their Gateway Determination report for Waterloo South, the IAP state:

    'Social' and 'affordable' housing are different tenures. While it is true that social housing is 'affordable', social housing is housing owned by LAHC and set aside for those people and families on the 'social housing' waiting list only. This list is determined by the Dept of Communities and Justice. Whether managed by LAHC or by a Community Housing Provider (CHP) on their behalf, vacant units must be filled by the priority list at a prescribed rent. Affordable housing, on the other hand, is rental housing for people and families on very low, low to moderate income. These units are usually managed and/ or owned by CHPs. These units are rented at no more than 30% of a person's income.

    Affordable housing provides an essential role in what is referred to as the Housing Continuum, allowing individuals and families to transition from social housing to affordable housing prior to reaching the ability to rent or buy in the private market.

    This concept is set out in the Future Directions for Social Housing in NSW, and in the Greater Sydney Region Plan - A Metropolis for Three Cities as follows (see Figure 2):

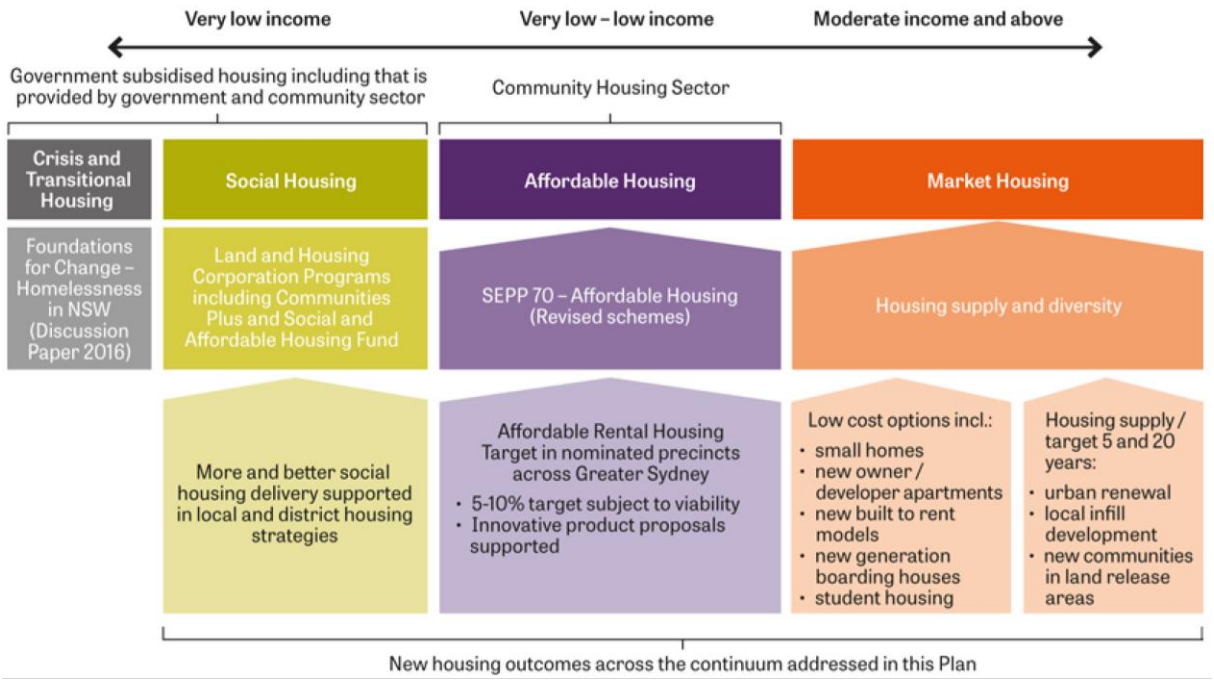

Figure 2: Housing continuum, initiatives and programs

38. Figure 2 is originally from the Region Plan. It is reproduced in the IAGs Gateway Determination report for Waterloo South and in Hill PDA's Housing Diversity and Affordability study.

39. It clearly differentiates between social and affordable rental housing as different tenures. It clearly separates LAHC programs 'including Communities Plus' and the 5-10 per cent affordable rental housing target as separate initiatives.

40. The IAG state:

Affordable housing provides an important step in the housing continuum and contributes to the needs of the homeless, those in crisis, and those only able to afford affordable rental homes including key workers. It is an important part of a diverse housing community.

In the Waterloo location, there is demonstrable need for both an increase in social housing provision and the provision of affordable housing. Unlike some of the other Communities Plus locations, the Waterloo location has a history and a continuing demand for affordable rentals for low income residents and for older residents. There is also a significant demand for housing for single people. This will only increase in the future. The Council has analysed this demand and made a convincing case for the housing needs in this area. They have documented this in their Sustainable Sydney 2030, their Housing Strategy 2019, and their Planning Proposal.

41. The IAGs conclusions on the demonstratable need for both social and affordable housing in Waterloo apply to the Elizabeth Street site which is 300 metres north-east of Waterloo South. The IAG then conclude:

    The IAG is convinced that in these circumstances, the tenure mix of a redevelopment precinct of this significance must respond to the full range of housing needs of the area, and not rely on a redevelopment scenario that only provides social and private market housing.

    LAHC note that their responsibility is social housing quality, amenity and an increased number through the disposal of old social housing estates. However, the Greater Sydney Commission policy on the provision of affordable housing (given statutory effect through the District Plan) requires 5-10% of new residential floor space to be affordable housing subject to viability.

    The IAG is unanimous in concluding that affordable housing is essential on this site in addition to the 30% social housing.

42. The Housing Diversity and Affordability study, prepared by Hill PDA for LAHC examines the relative housing needs of different income groups and household types for the Redfern area in order to identify a suitable mix of tenure groups on the basis of need.

43. Based on their analysis, they conclude the present housing market is not providing a diverse range of affordable housing for households on very low, low or moderate incomes and that left unabated the housing affordability gap will continue to widen. This will lead to less social and economically diverse communities and in turn have the knock-on effect to Sydney's productivity and appeal as a global city.

44. Having regard to the above they state:

    The proposed provision of up to 30% social housing on the site will make a meaningful contribution to the supply of social housing to continue to support a diverse community.

    The proposed provision of 5%-10% of Affordable Housing on the site is an appropriate response given the housing affordability crisis in the Sydney LGA.

    The proposal should target housing delivery that permits the transition people from social housing to market housing, providing an intermediate step in terms of rents while maintaining social ties.

45. With the assertion that social housing satisfies state and local government requirements for affordable housing dispelled, consideration must be given to the viability of the additional 5-10 per cent affordable housing required by the Region Plan.

The City's proposal for social and affordable rental housing is projected to be financially viable

46. The City engaged AEC Group to undertake an feasibility study of the site and proposal. Their analysis is provided at Attachment F.

47. AEC Group conclude:

    The project can potentially accommodate 30% social housing, up to 7.5% affordable rental housing and *62.5% market housing before development margins fall below market expectations.*

48. In line with AEC's advice and the Region Plan requirement for 5-10 per cent affordable housing, subject to viability, the City recommends reinstating a reduced minimum requirement for affordable rental housing floor space at 7.5 per cent of residential floor space proposed. For clarity, this is in addition to the 30 per cent social housing.

Restricting built form tenure to social and affordable rental housing by local Councils is a valid planning consideration that reflects NSW Government policy.

49. LAHC in their submission have raised concern in regard to the City's proposal to have an LEP clause that provides an incentive for the provision of social and affordable rental housing. This is the same concern that was raised as part of their objection to the Cowper Street Planning Proposal and addressed in detail by the City at that time. For reference, the City's post exhibition report for Cowper Street is provided at Attachment G. The Cowper Street Planning Proposal is now complete and a clause requiring the provision of affordable housing is in the LEP.

50. The City has made a strong case that incentivising social and affordable housing in the LEP is a valid planning consideration with a strong policy basis in terms of delivering on our social and affordable dwelling targets, giving effect to our local strategic planning statement, the Premier's Priorities and the Region and the District Plans.

51. The City has outlined in detail that these incentives are an appropriate provision that do not impose an unacceptable operating constraint on the landowner for the day to day management and operation of the land.

52. For the long-term operation of the land, the City's proposed planning incentive promotes the maintenance of social and affordable rental housing on site in accordance with Environmental Planning and Assessment Act 1979, whilst allowing redevelopment or disposal under the site's substantive mapped FSR control, which remains unchanged by the planning proposal.

Demonstrate the proposed scheme is capable of achieving the BASIX commitments identified in the Site-Specific Provision and draft Design Guide

53. The Gateway Determination required the City to demonstrate the proposed scheme is capable of achieving the BASIX commitments identified in the Site-Specific Provision and draft Design Guide.

54. As part of the City's work on Performance Standards for Net Zero Buildings the City undertook an extensive program of work to:

    - identify the most appropriate performance standards that, if met, can achieve high-performing, net zero energy office, shopping centre, hotel, multi-unit residential, and mixed use developments (including new and major refurbishments) and that could be incorporated into planning controls, and

    - develop an evidence base, including stakeholder engagement and a robust cost benefit analysis, to support the recommended performance standards

55. This work is summarised in the *Planning for net zero energy buildings* summary report reported to the May round of Council meetings. This work demonstrates the proposed scheme is capable of achieving the BASIX commitments identified in the Site-Specific Provision and draft Design Guide.

56. LAHC are supportive of the sustainability requirements outlined in the proposal. However, LAHC are of a view that BASIX targets are not considered the most appropriate means to drive the development's overall sustainability outcome and that the mandating of higher targets is inconsistent with the BASIX SEPP.

57. The NSW Government's BASIX SEPP mandates provisions that aim to reduce consumption of mains-supplied potable water, reduce emissions of greenhouse gases and improve thermal comfort in all residential development. The BASIX SEPP sets the minimum standards that a development is to achieve. As such, the BASIX SEPP is what Council's must rely upon to drive energy efficient outcomes.

58. The City's proposal does not mandate a higher BASIX target for the proposal. It offers an incentive of additional floor space where higher BASIX targets are met, which is permitted by the BASIX SEPP.

The proposal is an over development that creates unacceptable impacts including overshadowing, inconsistency with the established built character, wind issues and parking impacts

59. At approximately 180 dwellings per hectare, the proposed density is not inconsistent with other successful urban renewal precincts across the City including parts the Lachlan precinct and parts of Moore Park Gardens, which has a similar density of 175 dwellings per hectare.

60. The built character of the immediate locality is diverse. A contemporary four to sixteen storey form on the subject site is not considered to be obtrusive in this diverse context, particularly as no additional overshadowing is created to Redfern Park and Oval.

61. It is considered that the City's Design Guide appropriately addresses matters like overshadowing, trees and wind, issues which will also require further assessment at development application stage.

62. The overall strategic merit of the proposal is considered sufficient to justify the proposed form. The resultant impacts of the proposal are considered to be consistent with that experienced in a dense mixed-use urban environment.

Key changes made in response to submissions

63. The planning proposal and Design Guide have been amended to incorporate the following key changes in response to submissions:

- The requirement for 7.5 per cent affordable rental housing re-introduced, consistent with the intent of the City's original planning proposal.

- The Design Guide and height map have been amended to provide more flexibility for design solutions at design competition stage. This change reflects a request at the June 2020 CSPC meeting for the envelope to be not as prescriptive and for the envelope height limits to better reflect LAHC's publicly exhibited indicative scheme.

- Minimum 3,500sqm community facility secured, but the planning proposal amended so as to permit a larger community facility, if determined appropriate at development application stage, and for that larger facility not to derogate from the residential floor space permitted on site.

- The planning proposal amended so as not to require a Concept development application where the consent authority deems the proposal to be consistent with the Design Guide.

- The Design Guide amended to address Aboriginal and Torres Strait Islander housing.

Strategic Alignment - Planning

64. The Greater Sydney Commission's Greater Sydney Region Plan and Eastern City District Plan are used to shape strategic planning and infrastructure in metropolitan Sydney and align planning from the broadest regional area down to the local area. The City's Local Strategic Planning Statement sets the land use planning strategy for the city which is required to align with the Region and District Plans. The City's planning controls are then required to give effect to the strategic plans.

65. The Region Plan, District Plan and Local Strategic Planning Statement adopt planning priorities of similar themes, being infrastructure, liveability, productivity, sustainability and governance. How this proposal gives effect to these priorities is discussed in detail in the planning proposal and summarised below:

    (a) Liveability – The proposal supports increased supply of well-designed and diverse housing, including social and affordable housing, on a site near to jobs, transport, services and amenities in an area of increasing demand and therefore gives effect to liveability strategic objectives, particularly:

        (i) Priority L2 New homes for a diverse community in the Local Strategic Planning Statement; and

        (ii) Priority E5 Providing housing supply, choice and affordability, with access to jobs, services and public transport in the Eastern City District Plan.

Strategic Alignment - Sustainable Sydney 2030

66. Sustainable Sydney 2030 is a vision for the sustainable development of the City to 2030 and beyond. It includes 10 strategic directions to guide the future of the City, as well as 10 targets against which to measure progress. This proposal is aligned with the strategic directions and objectives of Sustainable Sydney 2030. In particular:

    (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 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 Redfern area.

Relevant Legislation

67. Environmental Planning and Assessment Act 1979

68. Environmental Planning and Assessment Regulation 2000

Critical Dates / Time Frames

69. The Gateway Determination requires the planning proposal be made by 16 February 2022.

GRAHAM JAHN AM

Director City Planning, Development and Transport

Tim Wise, Manager Planning Policy