

# ATTACHMENT K

Consistency with the Sydney  
Metropolitan Strategy and draft  
Sydney City Subregional Strategy

## Strategy A: Economy and Employment

| Directions                                                                                                                                                                                                                | Statement of consistency                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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| <p>A1 Provide suitable commercial sites and employment lands in strategic areas</p> <p>A2 Increase innovation and skills development</p> <p>A3 Improve opportunities and access to jobs for disadvantaged communities</p> | <p>The Proposal increases the capacity of existing residential land, so does not impact existing employment lands, consistent with <i>Objective A1.4: Contain the rezoning of employment lands to residential zonings across Sydney</i>.</p> <p>The Proposal enables the interface between the subject site and adjacent Class 2 employment land fronting Wentworth Park to be improved, consistent with <i>Objective A1.9: Facilitate the use of old industrial areas</i>, and with <i>Action SC A1.9.2</i> which seeks to manage interface issues between employment and residential land uses.</p> <p>‘Category 2’ means these lands have the potential to allow for a wider range of employment uses. In this case, ‘urban services’ have been identified by the draft Subregional Strategy.</p> <p>The Proposal, which is located on the periphery of the Broadway Town Centre, enables ground floor retail uses that increases the diversity of commercial space available for emerging businesses, consistent with <i>Objective A3.3 Encourage emerging businesses</i>, and with <i>Action SC A3.3.1</i>, which seeks to increase supply of comparatively low cost premises for start-up businesses.</p> |

## Strategy B: Centres and Corridors

| Directions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Statement of consistency                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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| <p>B1 Provide places and locations for all types of economic activity and employment across the Sydney region</p> <p>B2 Increase densities in centres whilst improving liveability</p> <p>B3 Cluster business and knowledge-based activities in strategic centres</p> <p>B4 Concentrate activities near public transport</p> <p>B5 Protect and strengthen the primary role of economic corridors</p> <p>B6 Focus development in renewal corridors to maximise infrastructure utilisation where demand and opportunities exist</p> <p>B7 Recognise the role of enterprise corridors as locations for local employment</p> | <p>The Proposal increases residential capacity adjacent to Broadway Town Centre, minimising impact on potential employment lands within the centre, consistent with <i>Objective B2.1 Establish a typology of centres</i>.</p> <p>The Proposal enables under utilised Government land to support the strategic centres, consistent with <i>Objective B3.3: Use Government assets and investment to support centres</i>, and with <i>Action SC B3.3.1</i> which seeks to facilitate renewal of key sites using Government assets.</p> <p>The Proposal enables retail activity within 400m of a major bus corridor on Broadway and 700m of two light rail stations, which is consistent with <i>Objective B4.1: Concentrate retail activity in centres, business development zones and enterprise corridors</i>, and with <i>Action SC B4.1.2</i>, which seeks to locate retail where it supports Strategic Centres.</p> |

| Strategy C: Housing                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
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| Directions                                                                                                                                                                                                                                                                                 | Statement of consistency                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p>C1 Ensure adequate supply of land and sites for residential development</p> <p>C2 Plan for a housing mix near jobs, transport and services</p> <p>C3 Renew local centres</p> <p>C4 Improve housing affordability</p> <p>C5 Improve the quality of new development and urban renewal</p> | <p>The Proposal enables approximately 350 new dwellings towards the housing targets of the Strategy, consistent with <i>Objective C1.3 Plan for increased housing capacity targets in existing areas</i>, and with <i>Action SC C1.3.1</i>, which seeks to ensure planning controls accommodate the housing targets.</p> <p>The Proposal creates additional residential capacity within 400m of the Broadway Town Centre. This centre is one of the City of Sydney's five town centres identified in the Subregional Strategy, and provides good access to public transport and strategic bus corridors along Broadway, King Street and Parramatta Road. The Broadway Centre is vibrant and successful with restaurants, shops and social services, all of which are in walking distance from the subject site. The subject site is also within 1km of Global Sydney, 400m of the Sydney Education and Health Precinct and 400m of the Pyrmont Ultimo Precinct.</p> <p>This is consistent with <i>Objective C2.1 Focus residential development around Centres, Town Centres, Villages and Neighbourhood Centres</i> and with <i>Action SC C2.1.1</i>, which seeks to locate housing near public transport and <i>Action SC C2.1.1</i>, which seeks to locate housing near centres. Optimising the density and redevelopment potential of the subject site reduces pressure on areas that are not as well located and serviced.</p> <p>The Proposal enables upgraded and expanded social housing, including accessible social housing, which is consistent with <i>Objective C2.2 Provide self care housing for seniors and people with a disability</i>, and particularly <i>Action SC C2.2.1</i> and <i>Action SC C2.2.2</i>, which requires planning controls to accommodate such housing types.</p> <p>The Proposal enables the development of diverse housing types, including upgraded social housing, new affordable housing and new market housing. This is consistent with <i>Objective C2.3: Provide a mix of housing</i>, and with <i>Action SC C2.3.2</i>, which requires planning controls to cater for changing housing needs.</p> <p>The Proposal strengthens the region's private and social housing sector. The redevelopment enabled would replace older style apartments with a mix of new social, affordable and market housing, which is consistent with <i>Objective C4.1 Improve the affordability of housing</i>, particularly <i>Action SC C4.1.2</i>, which requires Housing NSW to identify possible affordable housing initiatives.</p> <p>The Proposal is the result of Housing NSW and the City of Sydney investigating potential renewal of Housing NSW sites, consistent with <i>Objective C4.2 Redevelop and regenerate Department of Housing stock</i>, and with <i>Action SC C4.2.1</i>, which requires planning controls to accommodate such renewal.</p> |

| Strategy C: Housing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>The Proposal also improves upon the existing urban design and public domain, providing through links to surrounding streets as well as new streetscape improvements. The project has been designed by Hill Thalys Architecture and Urban Projects utilising the principles of SEPP 65 as a basis. This is consistent with <i>Objective C5.1: Improve the design quality of new development</i>. The DCP associated with the Proposal would be based upon SEPP 65 design codes, to further ensure a high quality design is achieved, as required by <i>Action SC C5.1.1</i>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Strategy D: Transport                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Directions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Statement of consistency                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <p>D1 Improve transport between Sydney's centres</p> <p>D2 Improve the existing transport system</p> <p>D3 Influence travel choices to encourage more sustainable travel</p> <p>D4 Improve transport decision making: planning, evaluation and funding</p> <p>D5 Ensure sufficient port capacity is available to serve Sydney</p> <p>D6 Improve efficiency of all types of freight movements in Sydney</p> <p>D7 Connect the regions and economic gateways within the greater metropolitan region</p> <p>D8 Minimise the adverse impacts from freight movements</p> | <p>The Proposal, through the accompanying DCP, requires the incorporation of an improved transport network, connecting road, cycle and pedestrian routes, consistent with <i>Objective D3.1 Improve local and regional walking and cycling networks</i>, and with <i>Action SC D3.1.1</i>, requiring a cycle strategy to be incorporated into planning controls; <i>Action SC D3.1.2</i>, requiring upgraded walking and cycling facilities to improve access within and across Strategic Centres; and with <i>Action SC D3.1.3</i>, requiring walking and cycling networks to improve accessibility to public transport.</p> <p>The Proposal sets upper limits to the amount of car parking that can be provided with residential dwellings, which would discourage car ownership and increase the modal share of cycling, walking and public transport. This is consistent with <i>Objective D3.2 Implement a metropolitan parking policy</i> and <i>Objective D3.3 Implement TravelSmart voluntary travel behaviour change programs</i>, particularly <i>Action SC D3.3.1</i>, which seeks to develop programs that manage travel demand.</p> <p>It should also be noted the Proposal is also considered consistent with the NSW Government's Metropolitan Transport Plan. It seeks to decrease the modal share of private vehicles, it positions residential growth near public transport, and it supports the Cities and Centres defined in the Sydney Metropolitan Strategy.</p> |

| Strategy E: Environment and Resources                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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| Directions                                              | Statement of consistency                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| E1 Establish targets for sustainable growth             | <p>The Proposal, through the accompanying DCP, requires water sensitive urban design principles to be incorporated into any development proposals, which is consistent with <i>Objective E2.1 Improve the health of waterways coasts and estuaries</i>, in particular <i>Action SC E2.1.5</i>, which seeks to promote water-sensitive urban design.</p> <p>The Proposal incorporates provisions to protect significant trees and vegetation on the site, which is consistent with <i>Objective E2.2 Protect Sydney's unique diversity of plants and animals</i>, particularly <i>Action SC E2.2.1</i>, which requires regional biodiversity matters to inform planning controls.</p> <p>The Proposal, also through the accompanying DCP, requires an acoustic report outlining traffic and non-residential noise impacts on residential developments, consistent with <i>Objective E2.5 Minimise household exposure to unacceptable noise levels</i>.</p> <p>The Proposal is within the existing urban footprint, consistent with <i>Objective E3.1 Contain Sydney's urban footprint</i>. The Proposal does not affect the application of the BASIX SEPP, so is consistent with <i>Objective E3.2 Achieve sustainable use of water</i> and <i>Objective E3.3 Use energy efficiently and reduce greenhouse intensity of energy supply</i>.</p> <p>The Proposal, through the accompanying DCP, requires a waste management plan, which is consistent with <i>Objective E3.4 Minimise and recycle waste</i>.</p> <p>The Proposal incorporates floodplain management provisions, as roads adjacent to the site are identified as overland flow paths. This is consistent with <i>Objective E5.3 Councils to identify natural hazards and risk management measures in principal LEPs</i> and with <i>Action SC E5.3.1</i>, which requires Council to plan for land affected by flooding in accordance with the Government's Flood Prone Land Policy and <i>Floodplain Development Manual</i>. A preliminary flood study is attached as part of the justification report.</p> <p>The Proposal incorporates heritage conservation provisions. The site is currently within a heritage conservation area and, although being removed from that heritage conservation area, would remain adjacent to it. This is consistent with <i>Objective E6.2 Recognise where Sydney's cultural heritage contributes to its character and quality and manage change appropriately</i>, and with <i>Action SC E6.2.1</i> requiring growth to consider the significance of conservation areas. A heritage report is attached to the justification report.</p> |
| E2 Protect Sydney's natural environment                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| E3 Achieve sustainable use of natural resources         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| E4 Protect valuable rural activities and resource lands |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| E5 Adapting to climate change                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| E6 Conserve Sydney's cultural heritage                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

## Strategy F: Parks and Public Places

| Directions                                                                                                                                                                                      | Statement of consistency                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| <p>F1 Increase access to quality parks and public places</p> <p>F2 Provide a diverse mix of parks and public places</p> <p>F3 Improve Sydney's major sporting and cultural event facilities</p> | <p>The Proposal, through the accompanying DCP, requires upgrades to the public domain and expands the publicly accessible open space. The Proposal is also located near, and improves connections to, the established Wentworth Park open space. This is consistent with <i>Objective F1.2 Improve the quality of regional open space</i>, <i>Objective F2.1 Improve the quality of local open space</i>, and <i>Objective F2.2 Investigate future options for open space provision and management</i>, which includes <i>Action SC F2.2.4</i>, regarding the future of Wentworth Park.</p> |

## Strategy G: Implementation and Governance

| Directions                                                                                                                                                                                                                                                                                                                | Statement of consistency                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| <p>G1 Align subregional and local planning with strategy aims</p> <p>G2 Improve state involvement in strategic places and projects</p> <p>G3 Inform state investment priorities</p> <p>G4 Consider funding, pricing and project delivery</p> <p>G5 Keep the strategy current</p> <p>G6 Ensure stakeholder involvement</p> | <p>The Proposal is for a standard template-based LEP, to ease its introduction into the upcoming Principal LEP. This is consistent with <i>Objective G1.2 Improve local planning and assessment</i>, and with <i>Action SC G1.2.2</i>, which requires new principal LEPs to use the Standard LEP as the basis. The Proposal would also be assessed by the Department of Planning, consistent with <i>Action SC G1.2.6</i>, requiring such an assessment.</p> |