

Consistency with the Metropolitan Plan for Sydney 2036 and Sydney City Draft Subregional Strategy

Response to the *Metropolitan Plan for Sydney 2036*

Relevant Action	Description	Planning proposal response
B1.1	Plan for centres to grow and change over time.	Being located within five minutes walk of the existing retail and commercial centre of Glebe, the proposal would provide additional housing, employment and services in an area well-suited for redevelopment.
B1.3	Aim to locate 80 per cent of all new housing within the walking catchments of existing and planned centres of all sizes with good public transport.	The site is located within walking distance of several existing centres as well as Broadway Shopping Centre, TAFE and the University of Technology Sydney. It has easy access to public transport from Central station, as well as a variety of local bus routes.
D1.1	Locate at least 70 per cent of new housing within existing urban areas and up to 30 per cent of new housing in new release areas.	The proposal would establish medium density residential development in an existing urban area already well-served by public transport, educational facilities, infrastructure and commercial activity.
D1.2	Reflect new subregional dwelling targets in <i>Subregional Strategies</i> and <i>Local Environmental Plans</i> , and monitor their achievement.	The proposal would see approximately 200 residential units being located on a site which does not currently contain any residential development. This will contribute to achieving the City's subregional dwelling targets.
D2.1	Ensure local planning controls include more low rise medium density housing in and around smaller centres.	The redevelopment proposed would deliver medium density housing of a sympathetic scale to surrounding medium to low density residential development. The site is ideally located next to Bay Street and the local centre of Glebe.
D3.1	Explore incentives to deliver moderately priced rental and purchase housing across all subregions.	As part of the public benefits package being offered, the proposal includes 7.5 per cent affordable housing to offset a proposed uplift in height and FSR.
E2.1	Plan for more commercial and retail jobs in highly accessible Strategic Centres.	The site is not within an identified Strategic Centre. The redevelopment would see the continuation of small-scale commercial and retail uses. The site would complement and extend the existing retail and commercial uses existing to the south of Bay Street at Broadway.

Relevant Action	Description	Planning proposal response
E4.1	Ensure all new LEPs provide for a broad range of local employment types.	The proposal would see small-scale retail uses introduced on site, as well as the retention of employment generating commercial uses in the redeveloped premises.
G3.1	Integrate environmental targets into infrastructure and land use planning.	The proposal meets environmental targets by providing Water Sensitive Urban Design and exceeding BASIX requirements.
G5.2	Ensure integrated water cycle management for new release areas and sites for urban renewal.	The proposal is supported with stormwater and sustainability technical reports (Attachments G and H respectively), which aim to reduce the development's water and carbon usage.
H3.1	Design and plan for healthy, safe, accessible and inclusive places.	The redevelopment would open the site to connect with adjoining roads, the Glebe Affordable Housing Project to the south, and Wentworth Park to the north. Residential and retail development would increase passive surveillance and safety in the area. The proposed through-site link would act as a gathering and focal point of the renewed site, encouraging inclusiveness among residents and the broader community.

Response to the Sydney City Draft Subregional Strategy

Strategy A: Economy and employment	
Directions	Statement of consistency
A1: Provide suitable commercial sites and employment lands in strategic areas. A2: Increase innovation and skills development. A3: Improve opportunities and access to jobs for disadvantaged communities.	The site currently contains Class 2 employment land fronting Wentworth Park. During the preparation of the <i>Sydney Local Environmental Plan 2012</i>, rezoning of the site to B4 Mixed Uses zone from its current General Industrial zone was supported. A mixed use zoning would allow continuation of existing commercial and business uses, while enabling future redevelopment of an isolated and small pocket of industrially zoned land surrounded by residential uses. The Planning Proposal would support <i>Objective A3.2 Increase Integration of Employment and Housing Markets</i> through providing a diversity of housing opportunities, including an affordable housing component, in close proximity to employment opportunities in central Sydney, Broadway Town Centre, RPA hospital, and nearby universities.
Strategy B: Centres and corridors	
Directions	Statement of consistency
B1: Provide places and locations for all types of economic activity and employment across the Sydney region. B2: Increase densities in centres whilst improving liveability. B3: Cluster business and knowledge-based activities in strategic centres. B4: Concentrate activities near public transport. B5: Protect and strengthen the primary role of economic corridors. B6: Focus development in renewal corridors to maximise infrastructure use where demand and opportunities exist. B7: Recognise the role of enterprise corridors as locations for local employment.	The Proposal increases residential capacity adjacent to Broadway Town Centre, and would have minimal impact on potential employment lands within the centre, consistent with <i>Objective B2.1 Establish a typology of centres</i>. 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.
Strategy C: Housing	
Directions	Statement of consistency
C1: Ensure adequate supply of land and sites for residential development. C2: Plan for a housing mix near jobs, transport and services. C3: Renew local centres.	The Proposal enables approximately 200 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.

C4: Improve housing affordability. C5: Improve the quality of new development and urban renewal.	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 central Sydney, 400m of the Sydney Education and Health Precinct and 400m of the Pyrmont Ultimo Precinct. 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. The Proposal enables the development of diverse housing types, including the potential for 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. The Proposal improves upon the existing urban design and public domain, providing through links to surrounding streets. 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>.
Strategy D: Transport	
Directions	Statement of consistency
D1: Improve transport between Sydney's centres. D2: Improve the existing transport system. D3: Influence travel choices to encourage more sustainable travel. D4: Improve transport decision making: planning, evaluation and funding. D5: Ensure sufficient port capacity is available to serve Sydney.	The Proposal, through the accompanying DCP, requires the inclusion of a through site link to connect local cycle and pedestrian routes, consistent with <i>Objective D3.1 Improve local and regional walking and cycling networks</i>, and with <i>Action SC D3.1.2</i>, requiring upgraded walking and cycling facilities to improve access within and across Strategic Centres. The Proposal reinforces the need for compliance with draft SLEP 2011's car parking rates, which set an upper limit on the amount

D6: Improve efficiency of all types of freight movements in Sydney. D7: Connect the regions and economic gateways within the greater metropolitan region. D8: Minimise the adverse impacts of freight movements.	of car parking that can be provided for residential dwellings, which seek to 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. The Proposal is also considered consistent with the NSW Government's <i>Metropolitan Transport Plan</i>. It seeks to decrease reliance of private vehicles, it positions residential growth near public transport, and it supports the Cities and Centres defined in the <i>Sydney Metropolitan Strategy</i>.
Strategy E: Environment and resources	
E1: Establish targets for sustainable growth. 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.	The Proposal is within the existing urban footprint, consistent with <i>Objective E3.1 Contain Sydney's urban footprint</i>. The Proposal requires the exceedance of BASIX SEPP requirements by 25 per cent, 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>. The Proposal, through the comprehensive DCP, requires a waste management plan, which is consistent with <i>Objective E3.4 Minimise and recycle waste</i>. A preliminary flood study is attached as part of the justification report. 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 <i>Flood Prone Land Policy</i> and <i>Floodplain Development Manual</i>. A heritage report is attached to the justification report. The site is currently within a heritage conservation area and, although being removed from that heritage conservation area, would remain adjacent to it and any response to a design competition would be required to consider this context. 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.
Strategy F: Parks and public places	

F1: Increase access to quality parks and public places. F2: Provide a diverse mix of parks and public places. F3: Improve Sydney's major sporting and cultural event facilities.	The Proposal is 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>; and <i>Objective F2.1 Improve the quality of local open space</i>.
Strategy G: Implementation and governance	
G1: Align subregional and local planning with strategy aims. G2: Improve state involvement in strategic places and projects. G3: Inform state investment priorities. G4: Consider funding, pricing and project delivery. G5: Keep the strategy current. G6: Ensure stakeholder involvement.	The Proposal would be assessed by the Department of Planning, consistent with <i>Action SC G1.2.6</i>, requiring such an assessment.