

Consistency with Sustainable Sydney 2030

Direction 1: A globally competitive and innovative city	
Objectives	Statement of consistency
1.1 Plan for growth and change in the City Centre. 1.2 Strengthen globally competitive clusters and networks and develop innovative capacity. 1.3 Plan for global city support functions. 1.4 Develop innovative capacity and global competitiveness. 1.5 Strengthen business competitiveness. 1.6 Enhance tourism infrastructure, assets and branding of the City.	The proposal will strengthen business competitiveness in the area of retail and commercial development in Broadway and Glebe by maintaining commercial uses and incorporating small-scale retail uses on site. This outcome is consistent with Action 1.1.1: <i>Ensure the City Plan provides capacity for employment growth in the City</i>, and Action 1.4.1: <i>Support local community economic development and continuous learning</i>. Further, the provision of residential development in this location, being proximate to Central Sydney, will help to strengthen the economic role of the City centre by accommodating for future job growth.
Direction 2: A leading environmental performer	
Objectives	Statement of consistency
2.1 Increase the capacity for local energy generation and water supply within city boundaries. 2.2 Reduce waste generation and stormwater pollutant loads to the catchment. 2.3 Improve the environmental performance of existing buildings. 2.4 Demonstrate leadership in environmental performance through the City of Sydney's operations and activities.	In order to access an FSR bonus, the Proposal requires BASIX requirements are exceeded by 25 per cent for water. This meets Action 2.1.3: <i>Increase the use of recycled water</i>. The redevelopment will also upgrade existing stormwater infrastructure on the site. Rooftop terraces and the landscaping of the proposed through-site link will be required to meet water sensitive urban design requirements through provisions in the comprehensive DCP. This meets Action 2.2.1: <i>Renew stormwater infrastructure by installing water sensitive urban design in the catchment</i>.
Direction 3: Integrated transport for a connected City	
Objectives	Statement of consistency
3.1 Support and plan for enhanced access by public transport from the Sydney Region to the City of Sydney. 3.2 Develop and integrated Inner Sydney public transport network. 3.3 Reduce the impact of transport on public space in the City Centre and Activity Hubs. 3.4 Manage regional roads to support increased public transport use and reduced car traffic in City streets.	The subject site is located within a ten minute walk of Central Railway Station, which connects with all other Sydney suburban rail lines. The site is also serviced by numerous bus routes which run along Parramatta Road, as well as a local route that runs along Glebe Point Road. The site is also within walking distance to central Sydney. Car parking requirements consistent with SLEP 2011 will be enforced on the site, with no eligibility for residents to hold street parking permits. This will help achieve Action 3.3.3: <i>Manage car travel demand</i>.

Direction 4: A city for pedestrians and cyclists	
Objectives	Statement of consistency
4.1 Develop a network of safe, linked pedestrian and cycle paths integrated with green spaces throughout both the City and Inner Sydney. 4.2 Give greater priority to cycle and pedestrian movements and amenity in the City Centre. 4.3 Promote green travel for major workplaces and venues in the City.	The proposal sees a more legible and permeable built form that will enable increased movement across the site which accords with Action 4.1.4: <i>Continue to ensure walking and cycling facilities and networks are designed so that they are safe and meet the needs of everyone.</i> Cyclists and pedestrians will be better catered for by way of the through-site link connecting southern development with Wentworth Park. Increased passive surveillance of the site will also be achieved by establishing residential development on site. Bike racks and end of trip facilities will also be requirements of any new development under SDCP 2011. This meets Action 4.3.1: <i>Establish or improve end of trip facilities to encourage walking and cycling.</i>
Direction 5: A lively, engaging City Centre	
Objectives	Statement of consistency
5.1 Strengthen the City's public domain identity and create more places for meeting, rest and leisure. 5.2 Provide an activity focus for the City Centre worker and visitor communities. 5.3 Manage and strengthen precincts in the City Centre. 5.4 Increase the supply of small scale spaces for retail and small businesses on streets and lanes. 5.5 Assist appropriate small businesses to locate and thrive in the City Centre. 5.6 Support the development of diverse new bars and restaurants in the City Centre.	A through-site link will be required as part of redevelopment, with landscaping and public art elements also required. This will provide a local meeting place. New retail development will provide an activity focus for the site, while the commercial uses will retain an employment base and support the continuation of local business in the area.
Direction 6: Vibrant local communities and economies	
Objectives	Statement of consistency
6.1 Maintain and enhance the role and character of the Villages. 6.2 Create a network of Activity Hubs as places for meeting, shopping, creating, learning and working for local communities. 6.3 Provide a rich layer of accessible community-level social infrastructure,	To the south of Bay Street, Broadway Shopping Centre is a regionally significant hub. Smaller scale commercial uses can be found within close proximity to the site along Glebe Point Road and Parramatta Road. Commercial uses will eventually extend down Bay Street once small commercial units are established within the redeveloped Housing NSW site. The retention of commercial uses on the subject site meets Action 6.2.3: <i>Plan</i>

services and programs across the City. 6.4 Develop and support local economies and employment. 6.5 Build opportunities for lifelong learning in new literacies.	<i>for development to support the core elements of future Activity Hubs.</i>
Direction 7: A cultural and creative city	
Objectives	Statement of consistency
7.1 Encourage the appreciation and development of Aboriginal and Torres Strait Islander cultural heritage and its contemporary expression. 7.2 Support cultural activity, participation and interaction. 7.3 Support the development of creative industries. 7.4 Provide cultural leadership and strengthen cultural partnerships.	The proposal does not contain any elements which are inconsistent with this direction.
Direction 8: Housing for a diverse population	
Objectives	Statement of consistency
8.1 Facilitate the supply of housing by the private market. 8.2 Ensure that housing developments provide a diversity of housing opportunities for different lifestyle choices and housing types. 8.3 Ensure that a substantial portion of housing is aimed at the lower end of the market. 8.4 Facilitate and promote growth in the 'affordable housing' sector including by Not-For-Profit (NFP) and other housing providers. 8.5 Facilitate and promote growth in the social housing sector to provide housing opportunities for those with very low incomes. 8.6 Promote partnerships and develop advocacy strategies for the delivery of housing for very low through to moderate income households.	Any future residential development on the site will be required to comply with SDCP 2011's percentage mixes of varying dwelling sizes which meets both <i>Action 8.1.4: Monitor the availability of private and public land for residential development</i>; and <i>Action 8.2.2: Ensure the City Plan requires a mix of housing types to suit a wide range of people and a wide range of social diversity.</i> By linking a higher FSR to affordable housing provision, the Proposal meets <i>Action 8.3.1: Encourage the development industry to provide lower priced housing</i> and <i>Action 8.4.1: Support the NFP sector in providing affordable housing.</i>
Direction 9: Sustainable development, renewal and design	
Objectives	Statement of consistency
9.1 Ensure renewal areas make major contributions to the sustainability of the City.	The SDCP 2011 amendment accompanying this Proposal contains clear provisions that will direct future built form on site, consistent

9.2 Define and improve the City's streets, squares, parks and open space, and enhance their role for pedestrians and in public life. 9.3 Plan for a beautiful City and promote design excellence. 9.4 Continually improve development controls and approvals processes to minimise compliance and supply side cost. 9.5 Ensure new development is integrated with the diversity and 'grain' of the surrounding City. 9.6 Plan for the longer term structure of the City.	with <i>Action 9.3.2: Move towards 'block planning', including simply building envelope controls for heights, setbacks and bulk.</i> Consideration of the site as having additional development capacity meets both <i>Action 9.4.1: Regularly review and streamline development controls;</i> and <i>Action 9.6.4: Identify renewal</i> and regeneration opportunities in and around Department of Housing areas.
Direction 10: Implementation through effective partnerships	
Objectives	Statement of consistency
10.1 Align corporate planning and organisational arrangements to deliver Sustainable Sydney 2030 priorities. 10.2 Give priority to community involvement, engagement and partnerships with the City of Sydney. 10.3 Ensure the long-term financial stability of the City of Sydney. 10.4 Establish and monitor partnerships for change. 10.5 Consider innovative financing and funding approaches. 10.6 Review and monitor the development and implementation of Sustainable Sydney 2030. 10.7 Participate in broader governance reform processes.	The proposed height uplift is supported on the basis that a percentage of affordable housing is provided. This is considered one way to capture the value received from the proposed uplift, meeting Action 10.5.2: <i>Investigate 'capital capture' where rezoning will increase land values and ways to share revenue.</i>