

City of Sydney

Planning Proposal

87 Bay Street, Glebe

Proposal to amend the *Sydney Local Environmental Plan 2012*

November 2012



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Introduction

This Planning Proposal explains the intended effect of, and justification for, the preparation of an amendment to the *Sydney Local Environmental Plan 2012* (SLEP 2012) for 87 Bay Street, Glebe (also known as 2-8 Wentworth Street), to accommodate mixed use residential development in the form of both market housing and affordable housing, with ground level retail and commercial uses.

The site's redevelopment would:

- facilitate medium density residential development in a prime location near existing local centres and central Sydney;
- provide for affordable housing to increase diversity of housing types available in the community;
- incorporate retail and commercial employment opportunities which would be compatible with residential uses;
- improve permeability of site layout in the form of a through-site link; and
- provide a transition between the higher, more substantial building character of Ultimo and the lower scale character of Glebe.

The Proposal has been prepared in accordance with section 55 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the relevant Department of Planning Guidelines including 'A Guide to Preparing Local Environmental Plans' and 'A Guide to Preparing Planning Proposals'.

Site and Context Description

The subject site is located in the suburb of Glebe and measures 5,427m². The site is legally described as Lot 1 in Deposited Plan 874988 and is bound by Wentworth Park Road to the north, Bay Street to the east, Wentworth Street to the south and Cowper Street to the west.

The map at Figure 1 shows the site within its context, while Figure 2 shows the site's proximity to services and public transport. The photos in Figures 3, 4 and 5 show the site's current form.

The site is currently occupied by buildings designed for industrial, commercial and educational uses. It is within close proximity to existing public transport links, the Glebe Point Road village centre, several schools and tertiary institutions and Broadway Shopping Centre. Wentworth Park to the north is an area of regionally-significant open space.

In 2009, Hill Thalys Architecture and Urban Projects completed a master plan for two adjacent sites: the Housing NSW site to the south and the City's depot site to the east. 87 Bay Street was not included in the master plan as it is in private ownership.

The Housing NSW site has been progressed as the 'Glebe Affordable Housing Project'. A site-specific LEP and DCP are now in force. A stage one development application was approved for the site by Central Sydney Planning Committee and Council on 1 and 5 December 2011 respectively. The stage two development application has since been lodged and is yet to be determined.

The City of Sydney Depot site's redevelopment is pending a review of Council's Depot Strategy.

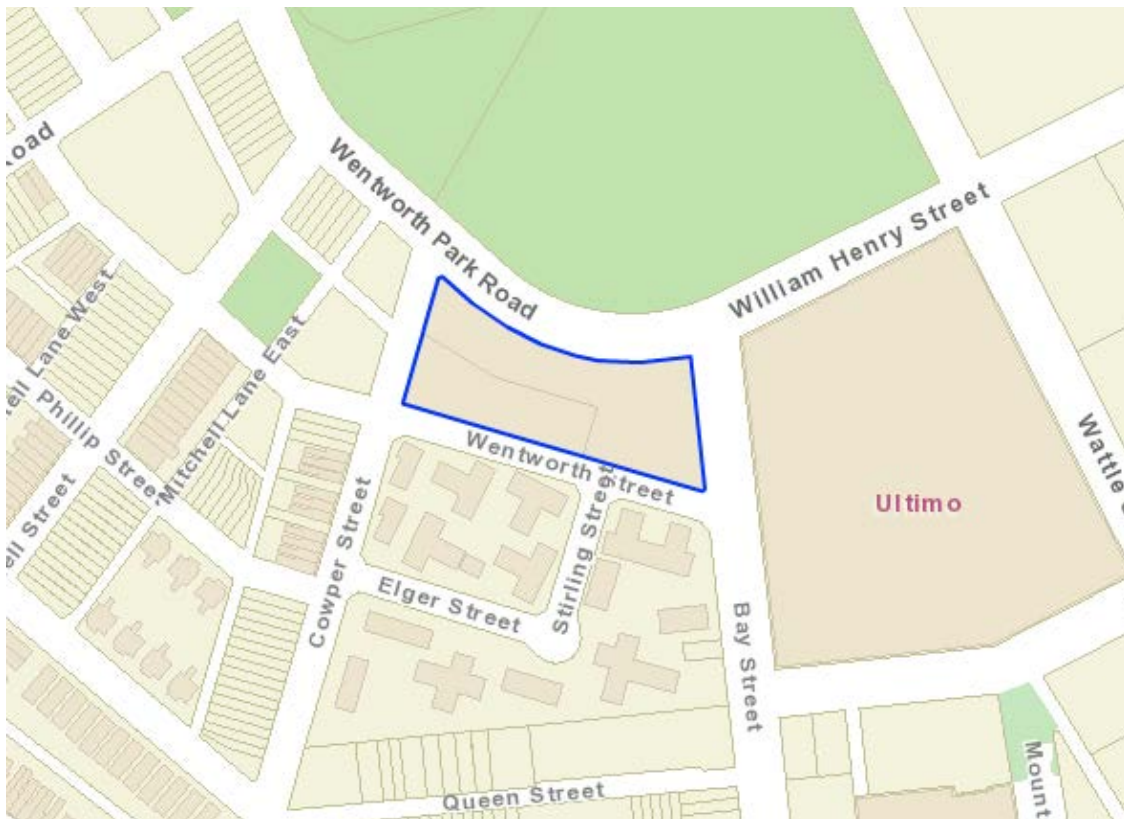


Figure 1: Area of land affected by the proposal (marked in blue).

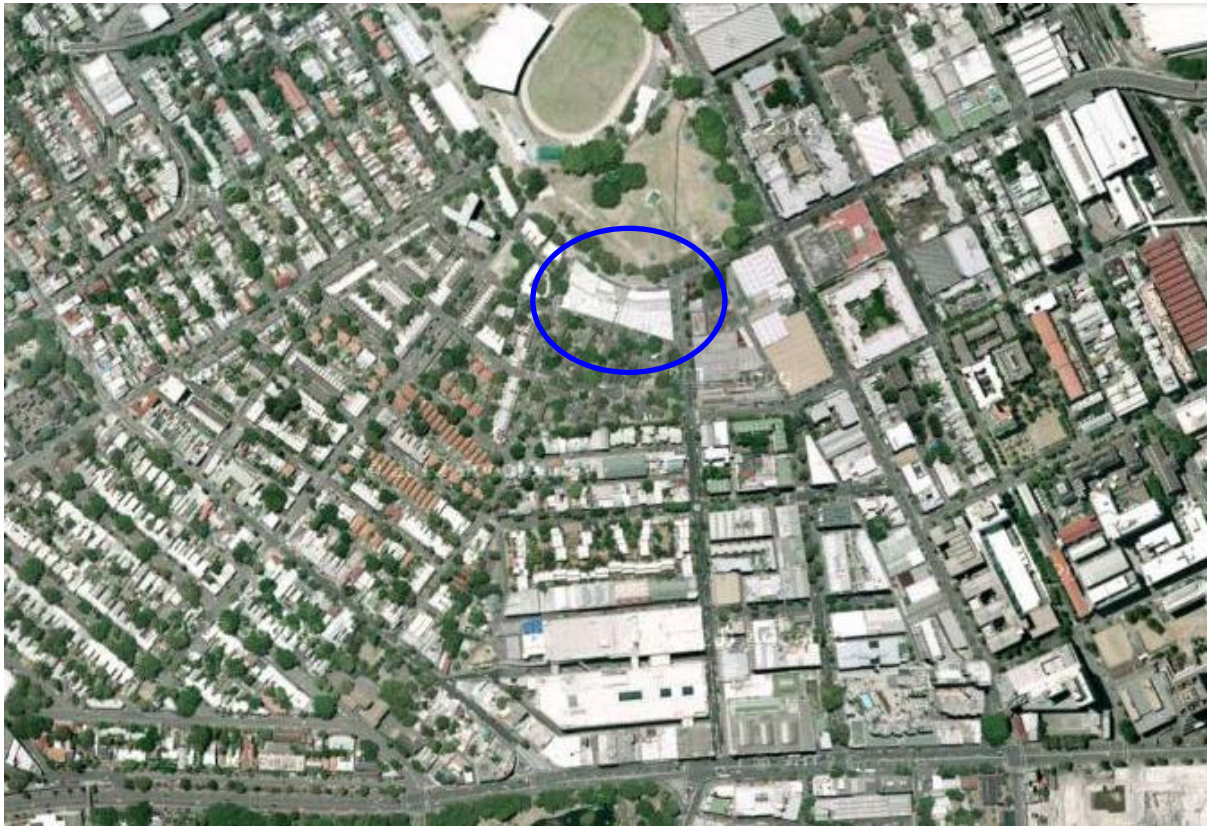


Figure 2: Aerial photograph of land affected by the proposal.



Figure 3: Existing development on site, taken from street level on footpath adjoining Wentworth Park.



Figure 4: Rear of existing development, taken from the Bay Street, looking down Wentworth Street.



Figure 5: The site, on the right-hand side, is proximate to the City of Sydney Depot, to the left of the foreground, and Broadway Shopping Centre, in the background.

Part 1: Objective and intended outcomes

Objective

This Planning Proposal will enable the development of residential flat buildings and affordable housing units, ranging from between one and nine storeys in height, with ground floor retail and commercial development.

Intended outcomes

The intended outcomes of the Planning Proposal are to:

- provide residential development near existing amenities and employment;
- deliver affordable housing on site to address the lack of supply within the City of Sydney;
- enable a range of commercial and retail employment activities which are compatible with the residential uses in the area;
- increase permeability of the public domain in the form of a through-site link, incorporating pedestrian and cycling facilities and retaining a view corridor;
- integrate the site's built form with the urban design character and context, and improve the interface between the site and the public domain facing Wentworth Park; and
- reflect contemporary environmentally design initiatives to improve site sustainability.

Part 2: Explanation of Provisions

Summary of key controls

The site is currently subject to the *Leichhardt Local Environmental Plan 2000* (LLEP 2000). An outline of the key controls under LLEP 2000, the existing conditions on the site, the provisions of the draft SLEP 2011, and the proposed amendments to the SLEP 2012 are contained in Table 1.

Leichhardt LEP	Existing Controls	Draft SLEP 2011	Proposal	
Land use zoning	Industrial	Commercial	B4 Mixed Use	B4 Mixed Use
Density	Max FSR 1:1	1.178:1	Max 1.5:1	1.5:1 base FSR, 3.5:1, excluding bonuses.
Maximum building height	N/A	One to three storeys	Max 12 metres	Max 33 metres

Table 1: Summary of key controls.

Proposed amendments to Sydney Local Environmental Plan 2012

It is proposed to amend the *Sydney Local Environmental Plan 2012*, subject to it being made, as follows:

1. Insert the following clause:

Division 2, Clause 6.15: 87 Bay Street, Glebe

- a. This clause applies to the site at 87 Bay Street, Glebe (also known as 2-8 Wentworth Street) Lot 1, Deposited Plan 874988.
- b. Notwithstanding Clause 4.4, the floor space ratio for the site may exceed the maximum floor space ratio for the land on the Floor Space Ratio Map by up to 2:1, if:
 - i. at least 0.75:1 of the permissible FSR on the Floor Space Ratio Map is used for non-residential purposes; and
 - ii. despite other provisions in this Plan, a rate of affordable housing contribution of 7.5 per cent of the FSR above 1.5:1, or of total approved residential FSR, whichever is the higher, and including any bonus floor space is provided.
- c. The consent authority is authorised to impose an affordable housing condition set out in subclause (b)(ii) when granting consent to the carrying out of development on land to which this clause applies.
- d. In addition to provision (b), the floor space ratio for buildings may only exceed the maximum floor space ratio shown on the floor space ratio map provided all BASIX-affected development exceeds the BASIX target score by not less than 25% of the Target Score for water and 25% of the Target Score for energy.
- e. Any bonus floor space awarded in addition to that specified in (b) and (c) is also subject to the provision of affordable housing at the percentage specified in subclause (b)(ii).
- f. Notwithstanding the figure provided in Sheet 008 – Height of Buildings Map of the draft *Sydney Local Environmental Plan 2011*; should the bonus outlined in (b) be awarded, the maximum permissible height on the site shall be 33 metres.

NOTE: Should the SLEP 2011 not yet be in force, the requirement for a design competition will be built into a standalone LEP for the site.

Part 3: Justification

This section sets out the reasons for the proposed outcome and development controls in the Planning Proposal. The following questions are set out in the Department of Planning's 'A Guide to Preparing Planning Proposals', and addresses the need for the Planning Proposal, its strategic planning context, the environmental, social and economic impacts and the implications for State and Commonwealth government agencies.

Section A: Need for a planning proposal

1. Is the planning proposal a result of any strategic study or report?

This Planning Proposal is informed by a series of design concepts and technical studies, a summary of which can be found in Table 2. The Proposal has been prepared following a request received by the landowner.

This proposal reflects the continuation of the scheme approved for the Housing NSW site onto the subject site. The technical studies support similar development and justify redevelopment. These studies relate to an earlier iteration of the proposal which is reduced in scale; hence the studies are still relevant because identified impacts are marginally reduced. An acid sulphate soil/contamination study has not yet been produced and this will be pursued as part of finalising the Planning Proposal.

The subject site represents an opportunity for urban renewal in an area of the city already well serviced by public transport, open space, and local amenities. The proposal would introduce residential development on the site, including affordable housing, and will incorporate non-residential uses on site, retaining local jobs.

Study, Author and full text location	Summary
Design Report <i>Foster and Associates Architects</i> Appendix 1	Following consideration by Council's Design Advisory Panel (DAP), the City provided a set of urban design and planning principles for the Proponent to review in finalising the Proposal. Architects Foster and Associates have provided a conceptual design for the future built form, having undertaken a contextual analysis of the site. The analysis considered surrounding land uses, views and vistas, the street hierarchy, among other aspects to inform a series of concepts and options for the site's design.
Heritage Impact Assessment <i>John Oultram Heritage and Design</i> Appendix 2	This study provides a comprehensive historical summary of the site charting its evolution from swampland to its present-day form incorporating buildings dating from the 1950s. The study concludes that no development on the site is worthy of heritage protection status, but that consideration should be given to the site's location adjoining a heritage conservation area, as well as it being in the vicinity of a number of heritage items, in any design of future built form.
Preliminary Traffic Assessment and Risk Analysis Report <i>ARUP</i> Appendix 3	ARUP's preliminary traffic assessment identifies that the site is well located, with eight bus routes, Central Train Station, light rail, cycleways and extensive pedestrian footpaths servicing the site. The study undertook bidirectional tube counts on Wentworth Park Road and determined that Wentworth Street was appropriate for underground vehicular access. The study's conclusion suggests that a more detailed traffic impact assessment may be required and this is currently being prepared. The assessment will provide for a range of traffic modelling scenarios by exploring minimum and maximum impacts of the proposed development through micro simulation modelling of key intersections within a 500m radius.

Affordable Housing Study <i>Location IQ</i> Appendix 4	Location IQ were contracted to review the site's local context and conduct socio-economic profiling of the Glebe area to determine its capacity to accommodate affordable housing. The study concludes that the site is ideally located to accommodate such housing, being close to existing shops, public transport, educational facilities and open spaces. It notes that there is a significant proportion of Glebe's population that are lower income households and further affordable housing provision in this area can be supported. The City has requested that supplementary affordable housing documentation be prepared by the proponent to support their request. This documentation will provide clarification on the number and size of affordable housing units to be delivered, the total residential floor space to be dedicated as affordable housing, and the anticipated location and staging of the affordable housing units. It will also detail legal mechanisms, funding arrangements and engagement with community housing providers.
Flood and Stormwater Study <i>Mott MacDonald Hughes Trueman</i> Appendix 5	This study has been prepared to understand the site's existing flood conditions, and advise on appropriate flood and drainage requirements. The study identifies the site as being affected by flooding, but that redevelopment provides an opportunity to implement contemporary flood mitigation measures on the site by improving floor levels, overland flood paths and general safety.
Sustainability Report <i>Surface Design</i> Appendix 6	This study analyses the proposal in terms of its efficiency in meeting BASIX, NABERS, and green star rating requirements to ensure the proposed dwellings and commercial development exceed stringent energy and water standards.

Table 2: Summary of technical studies

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

In order for the Proposal to proceed to the development assessment stage, changes to the existing planning instruments are necessary if the development is to be permitted under local planning controls, for assessment under Part 4 of the EP&A Act.

It is considered appropriate to prepare an amendment to the future gazetted Sydney Local Environmental Plan 2012, as the draft has been endorsed by Council and gazettal of the draft by the Minister for Planning and Infrastructure is expected to occur prior to this Proposal being finalised.

The principal development standards outlined in the Proposal are considered the best means of achieving the objectives and intended outcomes; allowing for flexibility in design while maintaining the intended overall built form.

The Planning Proposal will allow community input when placed on exhibition. In addition, future assessment of any subsequent development application under Part 4 will enable community involvement through a consultation and planning process consistent with Council's standard processes.

3. Is there a net community benefit?

The potential benefits of the proposal outweigh the potential adverse impacts, generating a net community benefit. The proposal would deliver a net community benefit in the form of:

- creation of new affordable housing. Affordable housing provides rental accommodation at subsidised rates to very low, low and moderate income households. This form of housing has been identified by the Council and NSW Government as being necessary to limit the displacement of key workers that are integral to the City economy and community. This housing would be managed by a registered community housing provider in perpetuity, and would therefore expand the capacity on the site for very low income households, and create a greater diversity than market housing alone would generate.

- responsive urban form that improves integration with surrounding land uses. The Proposal would enable development that is of a much higher quality design that provides development that is sympathetic to surrounding uses and links with the adjacent public domain.
- improved connectivity between surrounding suburbs. A new through-site link will connect the site with the new Glebe Affordable Housing Project directly south, Wentworth Park, and existing street networks. The link is responsive to the need for movement in and around the site for pedestrians and cyclists.
- maintenance of employment-generating uses on site. The Proposal would allow for retail and commercial uses to be incorporated, providing for ongoing employment opportunities in the area. The relatively small scale of the proposed uses is not expected to impact the viability of future retail uses on Bay Street as part of the Housing NSW redevelopment and will likely complement these future uses. The commercial centres of Broadway or Glebe Point Road are not expected to be affected.
- greater density through establishing residential development on the site. Introducing residential development onto the site will increase the utilisation, and hence efficiency, of existing infrastructure, including sewerage, power, parks, shops, jobs, universities, schools, hospitals, and public transport networks. Increasing density reduces pressure to provide additional housing that would replace either existing employment lands, historically significant housing in surrounding neighbourhoods, or agricultural and other 'green' land on the urban fringe.
- Street setback to allow boulevard creation. The DCP amendment accompanying the Proposal includes a 1.5 metre setback from the Wentworth Park Road street frontage to enable mature trees to be established on the kerbside, extending the boulevard which exists on the Bridge Road end of Wentworth Park Road.
- upgrades to infrastructure on the site associated with redevelopment, including cabling, storm water drainage and sewerage.

The potential negative aspects of the proposal include:

- construction impacts to adjoining properties. The proposal will see the generation of construction jobs during development. Consistent with other development applications for construction, any future development application for the site would be required to submit a statement of environmental effects, a demolition and construction waste management plan, and other documentation which would then form part of conditions of consent to ensure any construction impacts are minimised and mitigated.
- increased vehicular traffic due to the establishment of residential units. This demand can be adequately accommodated by the existing public transport infrastructure in the vicinity of the site which includes major bus corridors on Broadway and City Road, two light rail stations, and Central train station within 1km. There is excellent public transport and a number of shops, universities, schools, and employment opportunities within walking and cycling distance. This, coupled with limits placed on permissible car parking spaces and street parking, would reduce car ownership rates and subsequently minimise any additional traffic generation.

Section B: Relationship to strategic planning framework

4. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The *Metropolitan Plan for Sydney 2036* was released in December 2010 and supersedes the *Sydney Metropolitan Strategy 2005*. The draft *Sydney City Subregional Strategy* is also applicable to the site.

In May 2012, the Department released a discussion paper titled *Sydney over the next 20 years: a discussion paper*. This Proposal is also consistent with this document.

Metropolitan Plan for Sydney 2036

Vision: By 2036, Sydney will be a more compact, networked city with improved accessibility, capable of supporting more jobs, homes and lifestyle opportunities within the existing urban footprint. Being brownfield, mixed use development, the Proposal clearly aligns with this vision.

Draft Sydney City Subregional Strategy

The Proposal is consistent with this strategy as it:

- increases the availability of housing;

- increases the diversity of housing;
- locates housing growth within the urban footprint, and near identified local centres, job opportunities, infrastructure and services;
- contains residential growth to existing residential land, reducing the pressure on both employment lands and non-urban fringe areas from being subsumed by residential growth.

The consistency of the proposal with the Metropolitan Plan for Sydney 2036 and draft Sydney City Subregional Strategy are outlined in Appendix 7.

5. Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

The Council's Community Strategic Plan is Sustainable Sydney 2030, a vision for the sustainable development of Sydney to 2030 and beyond. It includes 10 strategic directions to guide the future of Sydney.

Of particular relevance to this proposal is Direction 8: Housing for a Diverse Population. This direction seeks to build on Sydney's character as a city of diversity and equity, with a place for everyone. It recognises that housing affordability is an increasing challenge in inner Sydney and that Council can support and advocate initiatives to expand affordable housing opportunities.

The proposal is consistent with this Direction as it enables the expansion of the community housing sector, through provision of an affordable housing component. It also increases the supply of market housing, and provides for a diversity of housing options for the community.

The consistency of the proposal with all 'objectives' within each of the ten Sustainable Sydney 2030 'directions' is outlined in Appendix 8, with reference to the relevant 'actions' of each objective, as outlined in the strategic plan.

6. Is the planning proposal consistent with applicable state environmental planning policies?

The consistency of the Proposal with the applicable State Environmental Planning Policies (SEPPs) is outlined in Table 3. Consistency with former Regional Environmental Plans (REPs) covering the Sydney and Greater Metropolitan Regions, which are deemed to have the weight of SEPPs, is outlined in Table 4. Note that SEPPs which have been repealed or were never finalised are not included in this table.

State Environmental Planning Policy	Statement of Consistency
SEPP No 1 - Development Standards	Consistent. The Planning Proposal does not contain provisions that contradict or would hinder application of this SEPP.
SEPP No 4 - Development Without Consent and Miscellaneous Exempt and Complying Development	Not applicable.
SEPP No 6 - Number of Storeys in a Building	Consistent. The Planning Proposal does not contain provisions that contradict or would hinder application of this SEPP.
SEPP No 10 - Retention of Low Cost Rental Accommodation	Not applicable.
SEPP No 14 - Coastal Wetlands	Not applicable.
SEPP No 15 - Rural Landsharing Communities	Not applicable.
SEPP No 19 - Bushland in Urban Areas	Not applicable.
SEPP No 21 - Caravan Parks	Not applicable.

State Environmental Planning Policy	Statement of Consistency
SEPP No 22 - Shops and Commercial Premises	Consistent. The Proposal does not restrict previously permitted commercial land uses.
SEPP No 26 - Littoral Rainforests	Not applicable.
SEPP No 29 - Western Sydney Recreation Area	Not applicable.
SEPP No 30 - Intensive Agriculture	Not applicable.
SEPP No 32 - Urban Consolidation (Redevelopment of Urban Land)	Consistent. The Proposal represents an urban renewal opportunity and enables a range of uses appropriate to the site.
SEPP No 33 - Hazardous and Offensive Development	Consistent. The Planning Proposal does not contain provisions that contradict or would hinder application of this SEPP.
SEPP No 36 - Manufactured Home Estates	Not applicable.
SEPP No 39 - Spit Island Bird Habitat	Not applicable.
SEPP No 41 - Casino Entertainment Complex	Not applicable.
SEPP No 44 - Koala Habitat Protection	Not applicable.
SEPP No 47 - Moore Park Showground	Not applicable.
SEPP No 50 - Canal Estate Development	Consistent. The Proposal does not permit canal estate development.
SEPP No 52 - Farm Dams and Other Works in Land and Water Management Plan Areas	Not applicable.
SEPP No 53 - Metropolitan Residential Development	Not applicable.
SEPP No 55 - Remediation of Land	Consistent. Further contamination assessment will be required to ensure the site is suitable for use or is capable of being made suitable for use through appropriate remediation.
SEPP No 59 - Central Western Sydney Regional Open Space and Residential	Not applicable.
SEPP No 60 - Exempt and Complying Development	Consistent. The Planning Proposal does not contain provisions that contradict or would hinder application of this SEPP.
SEPP No 62 - Sustainable Aquaculture	Not applicable.
SEPP No 64 - Advertising and Signage	Consistent. The Planning Proposal does not contain provisions that contradict or would hinder application of this SEPP.

State Environmental Planning Policy	Statement of Consistency
SEPP No 65 - Design Quality of Residential Flat Development	Consistent. The Planning Proposal does not contain provisions that contradict or would hinder application of this SEPP.
SEPP No 70 - Affordable Housing (Revised Schemes)	Consistent. The Proposal does not affect the schemes outlined in the SEPP, or propose any new schemes. The objectives of the Proposal also align with the objectives of this SEPP.
SEPP No 71 - Coastal Protection	Not applicable.
SEPP (Building Sustainability Index: BASIX) 2004	Consistent. The Planning Proposal does not contain provisions that contradict or would hinder application of this SEPP.
SEPP (Housing for Seniors or People with a Disability) 2004	Consistent. The Planning Proposal does not contain provisions that contradict or would hinder application of this SEPP.
SEPP (Major Development) 2005	Consistent. The Planning Proposal does not contain provisions that contradict or would hinder application of this SEPP.
SEPP (Sydney Region Growth Centres) 2006	Not applicable.
SEPP (Infrastructure) 2007	Consistent. The Proposal does not place any restrictions on infrastructure that would contradict the SEPP.
SEPP (Kosciuszko National Park—Alpine Resorts) 2007	Not applicable.
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Not applicable.
SEPP (Temporary Structures) 2007	Consistent. The Proposal does not adopt any provisions on temporary structures that contradict this SEPP.
SEPP (Exempt and Complying Development Codes) 2008	Consistent. The Planning Proposal does not contain provisions that contradict or would hinder application of this SEPP.
SEPP (Rural Lands) 2008	Not applicable.
SEPP (Western Sydney Parklands) 2009	Not applicable.
SEPP (Affordable Rental Housing) 2009	Consistent. The Proposal is supported by a draft DCP that does not inhibit the operation of this SEPP. The objectives of the Proposal also align with the objectives of this SEPP.
SEPP (Western Sydney Employment Area) 2009	Not applicable.
SEPP (Development on Kurnell Peninsula) 2005	Not applicable.

Table 3: Consistency with State Environmental Planning Policies (SEPPs).

State Environmental Planning Policy	Statement of Consistency
Sydney REP No 5 - (Chatswood Town Centre)	Not applicable.
Sydney REP No 8 (Central Coast Plateau Areas)	Not applicable.
Sydney REP No 9 - Extractive Industry (No 2 - 1995)	Not applicable.
Sydney REP No 11 - Penrith Lakes Scheme	Not applicable.
Sydney REP No 13 - Mulgoa Valley	Not applicable.
Sydney REP No 16 - Walsh Bay	Not applicable.
Sydney REP No 17 - Kurnell Peninsula (1989)	Not applicable.
Sydney REP No 18 - Public Transport Corridors	Not applicable.
Sydney REP No 19 - Rouse Hill Development Area	Not applicable.
Sydney REP No 20 - Hawkesbury-Nepean River (No 2 - 1997)	Not applicable.
Sydney REP No 24 - Homebush Bay Area	Not applicable.
Sydney REP No 25 - Orchard Hills	Not applicable.
Sydney REP No 26 - City West	Not applicable.
Sydney REP No 28 - Parramatta	Not applicable.
Sydney REP No 29 - Rhodes Peninsula	Not applicable.
Sydney REP No 30 - St Marys	Not applicable.
Sydney REP No 33 - Cooks Cove	Not applicable.
Sydney REP (Sydney Harbour Catchment) 2005	Consistent. The Planning Proposal does not contain provisions that contradict or would hinder application of this REP.
Drinking Water Catchments REP No 1	Not applicable.
Greater Metropolitan REP No 2 - Georges River Catchment	Not applicable.

Table 4: Consistency with former Sydney and Greater metropolitan Regional Environmental Plans (REPs).

7. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The consistency of the Proposal with the applicable Ministerial Directions under section 117 of the Environmental Planning and Assessment Act 1979 is outlined in Table 5.

1. Employment and Resources	
Direction	Statement of Consistency
1.1 Business and Industrial Zones	Consistent. The proposal would allow the continuation of business operations.
1.2 Rural Zones	Not applicable.

1.3 Mining, Petroleum Production and Extractive Industries	Not applicable.
1.4 Oyster Aquaculture	Not applicable.
1.5 Rural Lands	Not applicable.
2. Environment and Heritage	
Direction	Statement of Consistency
2.1 Environment Protection Zones	Not applicable.
2.2 Coastal Protection	Not applicable.
2.3 Heritage Conservation	Consistent. The site does not contain any heritage items of significance, confirmed by a Heritage Impact Statement, which can be found at Appendix 3. The proposal is consistent with the conservation aims of the City.
2.4 Recreation Vehicle Areas	Not applicable.
3. Housing, Infrastructure and Urban Development	
Direction	Statement of Consistency
3.1 Residential Zones	Consistent. The proposal would enable affordable and market housing to be developed on site. The proposal is located within the existing urban footprint and is able to utilise existing infrastructure.
3.2 Caravan Parks and Manufactured Home Estates	Consistent. The Planning Proposal does not contain provisions that contradict or would hinder application of this Direction.
3.3 Home Occupations	Consistent. The Planning Proposal does not contain provisions that contradict or would hinder application of this Direction.
3.4 Integrating Land Use and Transport	Consistent. The proposal covers land that is located walking distance to existing public transport, including bus, light rail and heavy rail, and to existing employment lands.
3.5 Development Near Licensed Aerodromes	Not applicable.
3.6 Shooting Ranges	Not applicable.
4. Hazard and Risk	
Direction	Statement of Consistency
4.1 Acid Sulfate Soils	Consistent. A preliminary contamination assessment will be required to ensure the suitability of any subsequent development applications, and to manage any impacts of acid sulfate soils.
4.2 Mine Subsidence and Unstable Land	Not applicable.

Direction	Statement of Consistency
4.3 Flood Prone Land	Consistent. A preliminary flooding and stormwater study has been undertaken by Mott Macdonald to support the proposal, refer Appendix 5.
4.4 Planning for Bushfire Protection	Not applicable.
5. Regional Planning	
Direction	Statement of Consistency
5.1 Implementation of Regional Strategies	Not applicable.
5.2 Sydney Drinking Water Catchments	Not applicable.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable.
5.8 Second Sydney Airport: Badgerys Creek	Not applicable.
6. Local Plan Making	
Direction	Statement of Consistency
6.1 Approval and Referral Requirements	Consistent. The proposal does not include concurrence, consultation or referral provisions or identify any development as designated development.
6.2 Reserving Land for Public Purposes	Consistent. The proposal does not contain any land reserved for a public purpose, and no requests have been made by a Minister or public authority to reserve such land.
6.3 Site Specific Provisions	Consistent. The proposal amends existing local planning instruments but does not introduce unnecessarily restrictive site specific planning controls.
7. Metropolitan Planning	
Direction	Statement of Consistency
7.1 Implementation of the Metropolitan Strategy	Consistent. The proposal is consistent with the aims, objectives and provisions of the Metropolitan Strategy (as supported by the draft Sydney Subregional Strategy), refer Appendix 7, as well as the recently-released Sydney over the next 20 years: a discussion paper (Department of Planning 2012).

Section C: Environmental, social and economic impact

8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The proposal covers land located in an existing built-up urban area of Sydney with a long history of residential, commercial and industrial uses. The proposal does not apply to land that has been identified as containing critical habitat or threatened species, populations or ecological communities, or their habitats.

9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Potential for any environmental impacts have been considered as part of the Proposal's preparation, including the attached technical studies. The following is a brief list of key impacts that have been identified, and their appropriate management strategies.

Flooding and stormwater management

There are appropriate provisions in draft SLEP 2011 to ensure future development manages any impacts of flooding and stormwater.

Acid sulfate soils

The site is identified as being 'Class 2' in draft SLEP 2011 acid sulphate soils map. Additional technical studies would be required in the finalisation of the Proposal, and a management plan would need to be prepared.

Traffic and parking

The proposal would enable an increase in residential population in the area, which has the potential to increase demand for parking, and contribute to traffic congestion. Residents in any new development would not be eligible for on street parking permits. By discouraging car ownership in this way, and enforcing the car parking requirements of the relevant planning instrument, the demand on road infrastructure has capacity to be appropriately managed.

Overshadowing and privacy

The proposal would increase the permissible heights on site, which could result in unacceptable overshadowing to the Housing NSW site and overlooking to single storey buildings to the east unless controlled. The distribution of heights will form part of the controls contained in the accompanying DCP amendment. Further, planning controls like SEPP 65 would ensure any overshadowing and overlooking is minimised in approved building designs and configurations, protecting the amenity to surrounding properties.

Character and heritage

The proposal would enable a new, larger development on a site adjacent to established neighbourhoods of Glebe and Ultimo. These neighbourhoods have distinct character and, in the case of Glebe, heritage significance that is protected through a conservation area. The proposed distribution of height limits and built form in the proposal will be captured in specific design controls of the DCP. This will ensure the approved building design responds to the existing neighbourhood character, and achieves adequate articulation and activation to surrounding streetscapes.

10. How has the planning proposal adequately addressed any social and economic effects?

The proposal would enable development with a number of positive economic outcomes. The increased residential density would provide housing for workers in identified nearby commercial centres, and in central Sydney less than one kilometre away. The site's redevelopment would help contain residential growth to existing brownfield land, reducing pressure on surrounding commercial land to incorporate residential uses. The retention of commercial uses would complement identified adjoining activity hubs and local centres.

The provision of affordable housing would promote diversity among the residential population and would reduce pressure to meet housing targets in more poorly serviced locations. By ensuring affordable and market housing are integrated within the site, a mixed community would be created. It would also increase potential tenant satisfaction, economic participation, and educational opportunities.

Section D: State and Commonwealth interests

11. Is there adequate public infrastructure for the planning proposal?

The full range of utility services including electricity, telecommunications, water supply, sewer and stormwater are all currently available on the subject site. It is expected that these services would be upgraded to cater for the increased densities. Proposed provisions ensure adequate infrastructure is addressed as part of subsequent development applications.

The site is well serviced by public transport, including a major bus corridor and two light rail stations within 700m. Royal Prince Alfred Hospital is nearby, and primary, secondary and tertiary education facilities are also available.

The site is also well serviced by shops, restaurants, libraries and other community services. It is directly opposite Wentworth Park, a major public open space, and Victoria Park, which contains a public swimming pool, is approximately 800m away.

12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

A Gateway determination advises on the full list of public authorities to be consulted as part of the next stage in the preparation of the LEP. It is proposed that the following authorities be consulted regarding the Proposal:

- (a) Energy Australia;
- (b) Sydney Water;
- (c) TransGrid;
- (d) Roads and Maritime Services, NSW;
- (e) NSW Department of Education and Training;
- (f) NSW Health;
- (g) Housing NSW;
- (h) Office of Environment and Heritage; and
- (i) Community housing providers.

Part 4: Community Consultation

As this Planning Proposal follows so soon after Council has endorsed the Sydney Local Environmental Plan 2012, it is proposed that an extended exhibition period be considered, to aid public understanding of, and appropriate input to, the Planning Proposal.

Public consultation takes place following a Gateway determination made by the Minister for Planning, in accordance with Sections 56 and 57 of the EP&A Act. It is proposed that, at a minimum, this involves the notification of the public exhibition of the proposal:

- (a) on the City of Sydney website;
- (b) in newspapers that circulate widely in the City of Sydney local government area;
- (c) in writing to the owners; the adjoining landowners; relevant community groups; and the surrounding community in the immediate vicinity of the site
- (d) at one public meeting.

It is proposed that the proposal be exhibited for a period of at least 60 days to coincide with the exhibition of an accompanying DCP amendment and draft Voluntary Planning Agreement.

Appendices

Appendix 1: Design Report

Appendix 2: Heritage Impact Assessment

Appendix 3: Preliminary Traffic Assessment and Risk Analysis Report

Appendix 4: Affordable Housing Study

Appendix 5: Flood and Stormwater Study

Appendix 6: Sustainability Report

Appendix 7: Consistency with the Sydney Metropolitan Strategy and draft Sydney City Subregional Strategy

Appendix 8: Consistency with Sustainable Sydney 2030

Appendix 1

Design Report

Appendix 2

Heritage Impact Assessment

Appendix 3

Preliminary Traffic Assessment and Risk Analysis Report

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Affordable Housing Study

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

Appendix 8

Consistency with Sustainable Sydney 2030