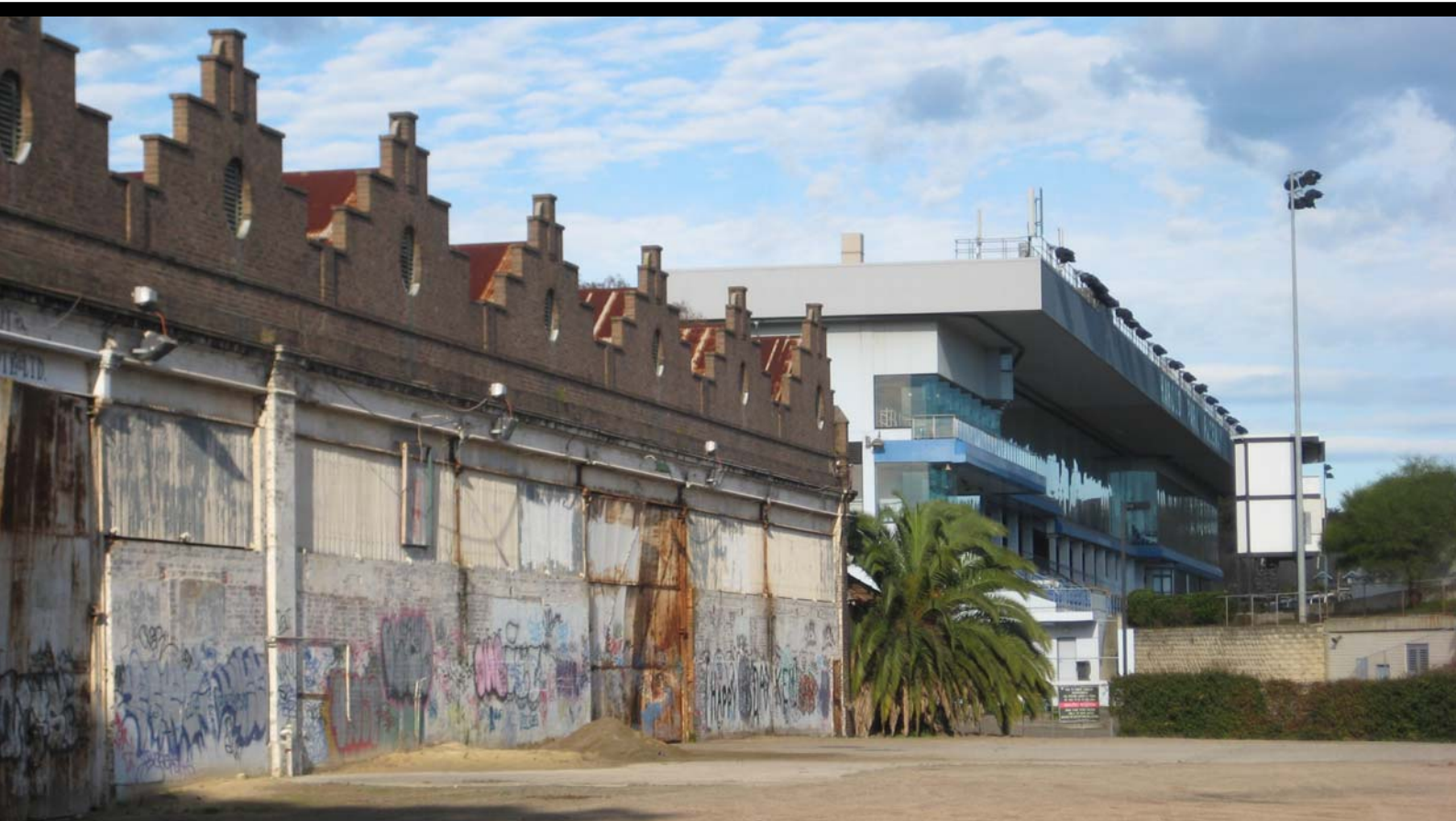


PLANNING PROPOSAL

SYDNEY LOCAL ENVIRONMENTAL PLAN 2009 - HAROLD PARK

August 2009



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Introduction

This Planning Proposal explains the intended effect of, and justification for, the proposed *Sydney Local Environmental Plan 2009 – Harold Park* (Harold Park LEP), a site specific 'principle' LEP for the site incorporating the Harold Park Paceway and Former Rozelle Tram Sheds (the Site). It 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*.

At its extraordinary meeting of 29 June 2009 Council resolved to commence the process to prepare a site specific draft LEP for the Harold Park Paceway Site. At its meeting of 2 July 2009 the Central Sydney Planning Committee (CSPC) resolved to prepare a Planning Proposal for the *Sydney Local Environmental Plan 2009 – Harold Park* in accordance with the EP&A Act. The resolutions are included at **Attachment A** and the reports considered by Council and the CSPC are included at **Attachment B**.

This is the first iteration of the Planning Proposal for the Site. The Planning Proposal will evolve and develop as technical studies are prepared and consultation is undertaken. The proposed technical studies are described in detail in Part 3 of this Planning Proposal.

This Planning Proposal addresses matters that are intended to be included in the Local Environmental Plan. More detailed planning matters will be guided by a Development Control Plan for the site. The Development Control Plan will be prepared and implemented in accordance with the Part 3 Division 6 of the EP&A Act.

Site Identification

The Site is located in the suburb of Forest Lodge within the City of Sydney Local Government Area. It comprises land with the following street addresses:

- 10 Maxwell Road, Forest Lodge (Lot 2 DP 749029, Lot 711 DP 47216, Lot 1 DP 749029)
- 74 Ross Street, Forest Lodge (Lot 1 DP 629976)
- 72 Ross Street, Forest Lodge (Lot 1 DP 193543)
- 1A the Crescent, Forest Lodge (Lot 1 DP 137040)
- 1B the Crescent, Forest Lodge (Lot 712 DP 47216)

Figure 1: Block plan showing land subject to the Planning Proposal shaded yellow.

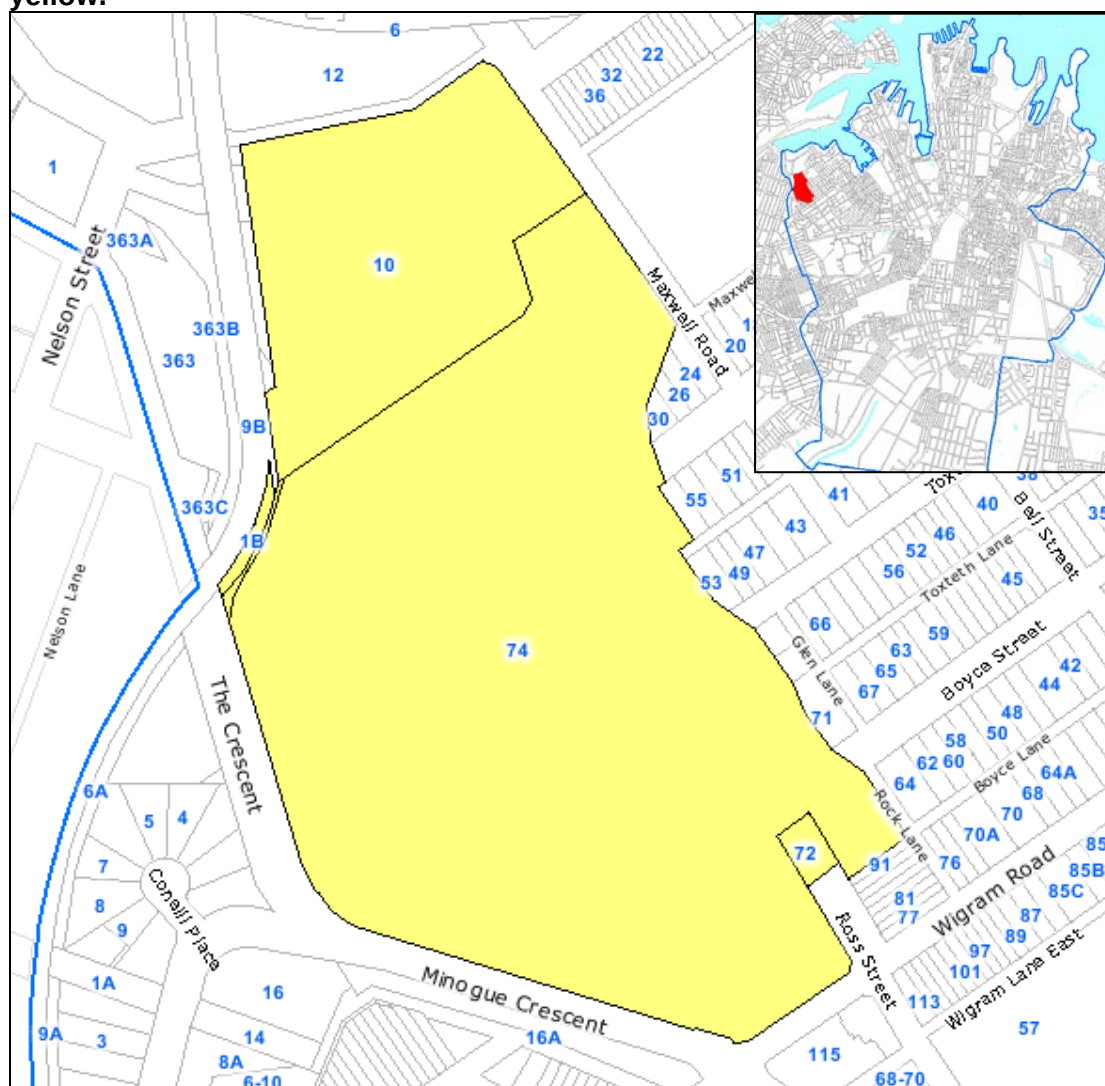


Figure 2: Aerial photograph showing land affected by the Planning Proposal outlined in red.



Planning Principles

The Council and CSPC resolved to prepare the Planning Proposal and Draft Development Control Plan in accordance with a series of broad planning principles for the Site. These planning principles have been prepared by Council staff, in consultation with the Department of Planning staff. It is intended that they will be further refined throughout the planning process. The proposed planning principles for the renewal of the Site are:

1. **Housing:** Provide housing that contributes to subregional and local housing targets for market and affordable housing. Housing will be diverse in type, size, form and design, providing for a range of housing needs, including aging in place, affordable housing, social housing, families, students and adaptable and accessible housing.

2. **Heritage:** Conserve and adapt significant fabric, including the tram sheds, moveable heritage and other structures, to provide a viable and ongoing use of the place that is integrated with the surrounding land uses and allows for the public appreciation of the place's heritage significance. The historic uses of the Site, including the historic relationship between the Paceway and the Glebe community, will be creatively interpreted as an integral part of the design brief. The Site will be integrated with adjoining heritage conservation areas through a sympathetic design approach at the interface.
 
3. **Open space:** Provide publicly accessible open space that extends and connects existing adjoining open space, recognising the Site's shape, topography and the importance of Johnston's Creek and Rozelle Bay. Open space will provide for recreational uses for the local community; it will be adaptable for community and public uses and provide a focus point for new community, commercial and retail uses on the Site. Open space will integrate with the existing public transport network, key public access points and environmental sustainability principles.
4. **Sustainability:** Implement best practice ESD principles in design and construction and allow for the ongoing sustainable use of buildings to reduce greenhouse gas emissions, reduce potable water use, reduce waste and improve the local ecosystem, including enhancing remnant vegetation and landscape features and creating a natural habitat to support wildlife. Development of the Site will take a whole of catchment approach to water cycle management integrating the provision of open space with opportunities for water sensitive urban design that manages water onsite, reduces pollutants flowing to the harbour, improves waterway health and reduces potable water use.
5. **Transport and Access:** Prioritise sustainable transport opportunities, including walking and cycling, by maximising access to Jubilee Park Light Rail Station and connecting with surrounding areas, public transport and nearby centres and activity hubs. The proposed Liveable Green Network connecting the Glebe foreshore to the Southern part of the City with pedestrian and cycle ways will be integrated with the open space. Access will be integrated with the surrounding area by extending the existing street pattern. The provision of car parking on the Site will be minimised, having regard to the City-wide parking policy which addresses accessibility to public transport and services and car sharing pods.
6. **Built Form and Design:** Demonstrate design excellence across a suite of diverse architectural responses, each with a unique architectural 'hand'. Buildings will have a diverse design, grain and pattern, with active frontages and articulated elevations. The development will be of a compatible scale at its interfaces with Glebe and Annandale, including a small cluster or strip of shops with a village plaza, square or park and serving local housing. At its edge, development will be integrated with the characteristic built form of Glebe and Annandale. The bulk, scale and location of buildings will consider local views into, over, through and

from within the Site, conserving significant views and implementing principles of 'view sharing' where relevant.

7. **Community and Culture:** Integrate appropriate community facilities within the Site, possibly as part of the adaptation of the tram sheds. During planning and development, allow for the tram sheds and other structures to accommodate interim cultural and community uses, where appropriate and practical. Provide public art in open space that explores the place: its environment, history and people.
8. **Economic Life:** Allow for development that fits within the Metro Strategy centres framework, such that the scale of non-residential uses should not detract from the economic development of nearby Centres and Activity Hubs. This would generally consist of locally orientated, fine grain retail and commercial floor space serving the Site and directly adjoining areas and providing opportunities for local or specialised small business.
9. **Planning and Implementation:** Undertake an integrated planning process to ensure the balance of local and state planning objectives and assess economic potential to deliver the stated public benefits. The planning process will involve an analysis of issues and opportunities with the local community and other stakeholders actively involved in all stages of the process. The provision of public benefits (tram sheds adaptation, open space, affordable housing, cycle ways) will be coordinated with the development of the Site. The provision of affordable housing should be realised through partnerships between public, private and not-for-profit organisations, including affordable housing providers that can access State and Federal affordable housing funds.



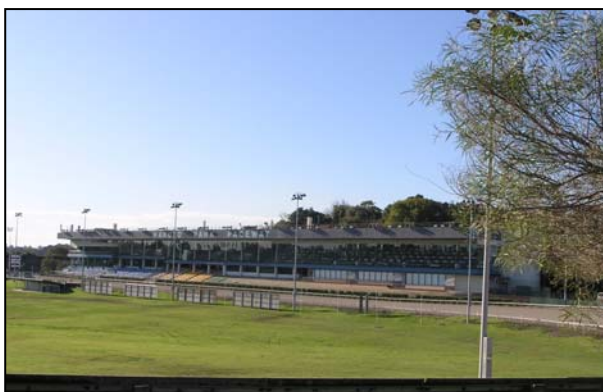
Part 1 - Objectives of the proposed LEP

This section of the Planning Proposal sets out the objectives or intended outcomes of the Planning Proposal. The objectives herein are based on the aforementioned Planning Principles, specifically where they deal with matters to be addressed in a LEP. The following objectives will be developed further as studies are undertaken to inform the Planning Proposal.

The objectives of the Planning Proposal are to:

1. Enable the redevelopment of the Site for:
 - a. Residential development that:
 - i. provides a quantum of housing that will reasonably contribute to sub-regional housing targets without adverse impacts to the amenity and environment of the local area;

- ii. reserves an appropriate quantum of dwellings on site to be used as 'affordable housing' for low and middle income earners and key workers;
 - iii. reserves an appropriate quantum of dwellings on site to accommodate aging in place; and
 - b. Small scale commercial and retail development that services the local community without detracting from the viability of nearby strategic centres;
 - c. Infrastructure that supports the needs of the local community and including opportunities for educational facilities;
 - d. Mixed use development that incorporates (a) through (c); and
 - e. Open space that is publicly accessible and is located so that it extends and connects adjoining open space.
2. Encourage the development of buildings that achieve design excellence and of public domain spaces that are safe, accessible and attractive.
 3. Conserve buildings and movable items that demonstrate heritage significance to the local area and allow the appreciation of that significance and for their ongoing and viable adaptive reuse.
 4. Protect and enhance the local environment including waterways, the harbour, biodiversity and parklands.
 5. Ensure that any contaminated land is remediated to a standard appropriate to its intended future use.
 6. Maximise the use of public transport, walking and cycling for trips to, from and within the City of Sydney by integrating accessibility to services and public transport with the provision of on-site parking.
 7. Ensure the use of land is appropriate to managing and minimising risks from flooding and that development manages flooding such that risk to human life, the environment and property are minimised.
 8. Provide for the orderly and economic subdivision of land.
 9. Provide for the temporary use of land for artists studios, markets and other like community uses.



Part 2 - Explanation of Provisions

This section sets out the means through which the objectives described in Part 1 will be achieved, in the form of controls on development in an LEP.

The City of Sydney Council (June 29, 2009) and the CSPC (July 2, 2009) have resolved to prepare a Planning Proposal for the *Sydney Local Environmental Plan 2009 – Harold Park*, in accordance with s. 55(1) of the EP&A Act. The LEP will conform to the *Standard Instrument (Local Environmental Plans) Order 2006*, and will contain provisions relating to:

- Objectives
- Definitions
- Zoning
- FSR
- Height of buildings
- Local provisions as required following technical studies, community consultation, and gateway determination advice.
- Heritage
- Parking
- Contaminated Land
- Flood Management

These provisions will take shape as the technical studies are undertaken and as a result of input received during consultation.

Part 3 – Justification

This section sets out the reasons for the proposed outcomes 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 address 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.

Proposed Technical Studies

This section will also evolve as technical studies are undertaken to inform and support the Planning Proposal. The following studies will be prepared:

1. **Urban Design Study:** A suitably qualified urban designer would examine appropriate built form for the Site, including proposed building envelopes, open space provision, heights and FSRs;
2. **Traffic, Transport and Accessibility Study:** This study would be prepared by a suitably qualified transport consultant to provide advice regarding the proposed road layout for the Site, integration with the existing road network, analysis of any local traffic impacts resulting from redevelopment and advise of opportunities to integrate the redevelopment of the Site with the local light-rail network;



3. **Heritage Impact Study:** This study would be prepared by a suitably qualified heritage consultant and advise of any heritage impacts on significant heritage items on the Site, such as the tram sheds, movable heritage, archaeology, and advise of suitable adaptive reuses;
4. **Floodplain Risk Management Plan and Water Sensitive Urban Design Study:** To be prepared by a suitably qualified flood engineer in accordance with the principles and guidelines of the *Floodplain Development Manual 2005*. This plan would also examine opportunities for water sensitive urban design;
5. **Contamination Study:** Prepared by a suitably qualified environmental consultant to advise of any remediation works necessary to make this Site suitable for a change of land use;
6. **Economic Impact Study:** Prepared by a suitably qualified economic consultant, this study would advise of a suitable scale of non-residential uses so as to have minimal impacts on surrounding commercial centres, consider the net benefit and test the feasibility for redevelopment; and
7. **Open Space and Community Facilities Study:** Prepared by a suitably qualified consultant to provide advice on the provision of open space and community facilities on the Site.

The outcomes of the studies will be integrated with the Urban Design Study for the preparation of a Master Plan for the site. Proposed development controls will be based on the Master Plan and the recommendations of the studies. The studies will also analyse the potential impacts arising from development in accordance with the Master Plan and development control recommendations.

Council is seeking confirmation from the Gateway Determination on the suite of studies proposed for the Planning Proposal.

Section A - Need for the planning proposal

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

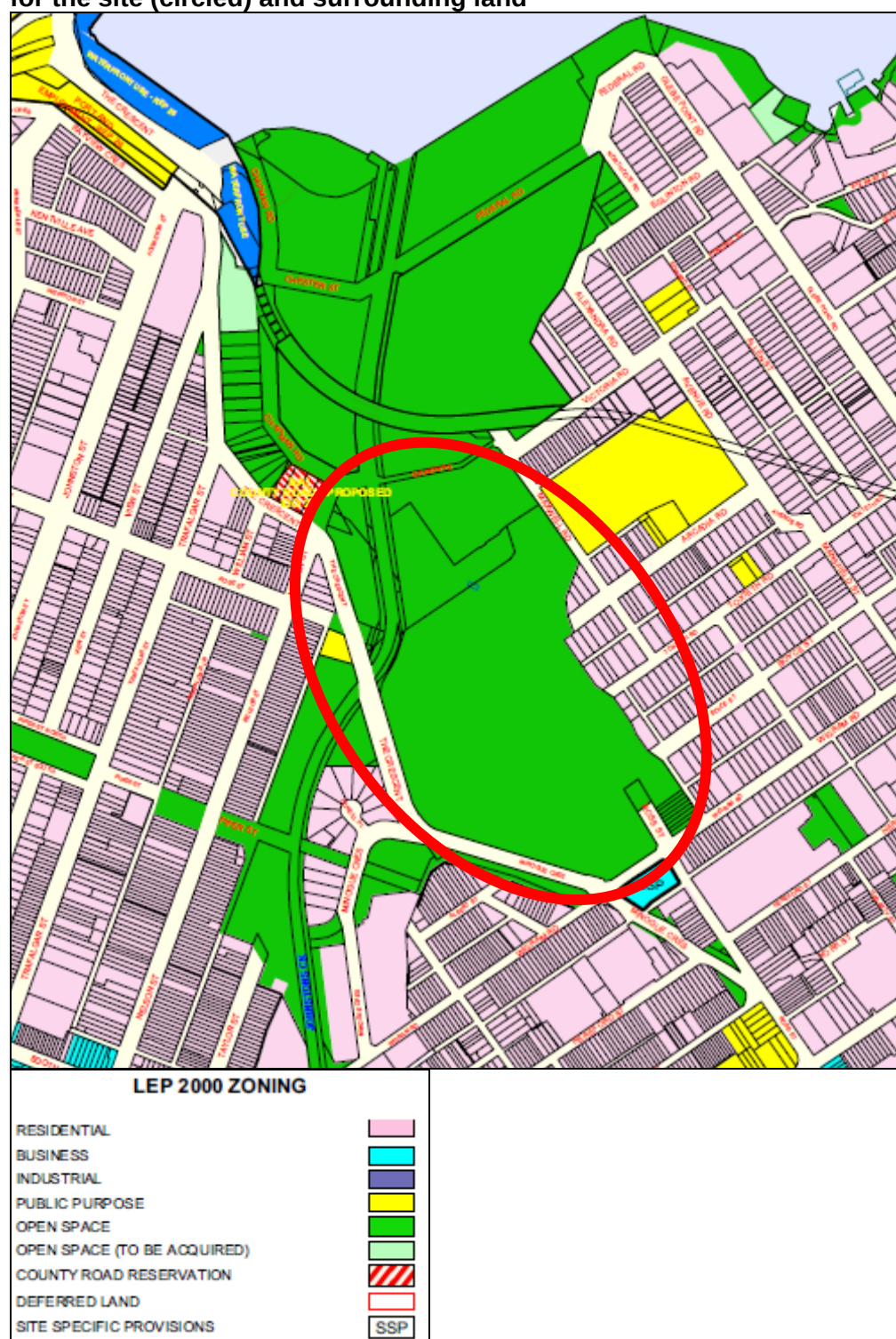
The Planning Proposal is not the result of a strategic study or report. The Planning Proposal has arisen through a request from the NSW Harness Racing Club (the Club) to the Minister for Planning under s.8 of *State Environmental Planning Policy (Major Projects) 2005* (Major Projects SEPP). The request was for inclusion of the Site on Schedule 3 of the Major Projects SEPP as a State Significant Site to enable consideration under Part 3A of the EP&A Act.



In the request to the Minister, the Club stated that the NSW harness racing industry is in a state of decline and it is therefore seeking to relocate from the Site and use the proceeds from its sale to support the industry. The Club has stated that the next three to five years are crucial to the future of the industry and therefore plans to

relocate and sell the Site in the short term. The Site is currently zoned 'open space' under the *Leichhardt Local Environmental Plan 2000*. The surrounding land is predominantly zoned 'residential'. There is also a large portion of land zoned 'open space' to the north of the site. Figure 3 below is an extract of the zoning map. The current zoning limits the potential renewal of the Site and any accompanying public benefits such as publicly accessible open space. The Club is seeking to change the use of the Site to facilitate its sale and eventual urban renewal.

Figure 3: Extract of *Leichhardt LEP 2000* zoning map showing current zoning for the site (circled) and surrounding land



The planned relocation of the Club means the current use and infrastructure on the site will become redundant and an opportunity arises to contribute to the City's strategic planning objectives through the renewal of the site. To enable the renewal of the Site through the rezoning of the land and the preparation of site specific development controls, Council and CSPC resolved to commence the process to prepare a site-specific Local Environmental Plan.



The Club's notification to Council of their request to the Minister is included within **Attachment B** (as Attachment A1 to the report to Council).

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

It is considered that the Planning Proposal is the best means of achieving the objectives for the Site. The current zoning of the Site limits its renewal for purposes that would contribute to local and state strategic planning objectives and provide public benefits to the local community.

The extent to which any proposed development controls will be an effective means of achieving the intended planning outcomes will be considered through the series of technical studies to be undertaken for the site.

The Department of Planning's current position on LEPs, such as the type described in this Planning Proposal, is found in the Department of Planning Circular No. PS06-005, dated 16 February 2006, titled "*Local environmental plan review panel*". The Circular requires Council to address the following pro-forma evaluation criteria when notifying the Director-General of its decision to prepare an LEP:

Table 1: Evaluation criteria for new LEPs

Department of Planning Criteria	Council Response
Will the LEP be compatible with agreed State and regional strategic direction for development in the area (eg, land release, strategic corridors, development within 800 metres of a transit node)?	Yes, the Planning Proposal will provide for increased housing and employment opportunities on a significant renewal site that is strategically located within 2km of Global Sydney; within 1km of the village at Glebe; directly adjacent to Jubilee Park Light Rail Station; and within 1km of the Sydney Education and Health Precinct. See Table 2 in Part B for further detail on the compatibility of the Planning Proposal with State and regional strategic directions for development.

Department of Planning Criteria	Council Response
Will the LEP implement studies and strategic work consistent with State and regional policies and Ministerial (section 117) directions?	The Club's relocation from the site to support regional employment will cause the current use and infrastructure to be redundant. Hence, there is an opportunity for the Planning Proposal to implement studies and strategic work consistent with State and regional policies and Ministerial directions. The <i>Draft Sydney City Subregional Strategy</i> identifies this Site as a "sports/active park" and "tourism attraction". It is considered that the Draft Strategy simply describes the current use of the Site, rather than planning for its potential to be a major renewal site capable of delivering strategically located housing and employment opportunities, as well as additional publicly accessible open space. Preliminary discussions with the Department of Planning indicate support for urban renewal of this Site, rather than maintaining and enhancing the existing paceway. In terms of providing housing and employment opportunities in a key strategic location, it is considered that the Planning Proposal is generally consistent with the broader planning principles of the Draft Strategy. It is also considered that the Planning Proposal will be generally consistent with State and regional policies and Ministerial (section 117) Directions. Further technical work to demonstrate this is also proposed as a part of the planning process. See Tables 4, 5 and 6 in Part B for further detail on the consistency of the Planning Proposal with State and regional policies and Ministerial Directions.
Is the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/subregional strategy?	The Planning Proposal applies to a significant renewal site that is strategically located within 2km of Global Sydney; within 1km of the village at Glebe and within 1km of the Sydney Education and Health Precinct. Relationship between the Planning Proposal and nearby Centres and Corridors is also addressed in Table 2 in Part B in section 'B. Centres and Corridors'.

Department of Planning Criteria	Council Response
Will the LEP facilitate a permanent employment generating activity or result in a loss of employment lands?	By allowing urban renewal of the Site, the Planning Proposal will facilitate the retention of 29,000 jobs regionally in the Harness Racing Industry. The Planning Proposal will facilitate permanent employment generating activity by allowing some mixed use and commercial development on the Site. There will be no loss in employment lands as defined in the <i>Draft Sydney City Subregional Strategy</i> (Categories 1 and 2). The implications of the Planning Proposal for employment generating activity are considered in more detail in Table 2 in Part B in section 'A. Economy and Employment.'
Will the LEP be compatible/complementary with surrounding land uses?	Yes, the Planning Proposal will be compatible with surrounding land uses, which is predominantly medium density housing and open space. A number of technical studies are proposed, which will ensure any proposed development is complementary with surrounding land uses. Council also proposes to undertake a comprehensive community consultation program so as to ensure the redevelopment will respond to the surrounding community's needs and expectations. The compatibility of the Planning Proposal with surrounding land uses is also addressed in Tables 2 and 3 in Part B.
Is the LEP likely to create a precedent; or create or change the expectations of the landowner or other landholders?	No, it is considered that the Planning Proposal will not create a precedent. This is because this Site is considered to be a unique renewal site given its size, strategic location, nature of ownership and the circumstances behind the planned relocation of the current uses. The plan for harness racing on the site to cease means the infrastructure and use will be redundant creating opportunities to implement State, regional and local strategic plans. The current land owner has approached both Council and the Department of Planning seeking consideration to change its current land use. This planning process will enable Council to work with this land owner to provide for the urban renewal of this Site. It will not change the expectations of other land holders given the unique circumstances surrounding this Site.
Will the LEP deal with a deferred matter in an existing LEP?	No. This is not applicable to the Planning Proposal.

Department of Planning Criteria	Council Response
Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations?	The City is currently considering three other Planning Proposals/LEP amendments. Two are located in Central Sydney and predominantly relate to changing height limits for new towers. The other Planning Proposal relates to expanding the area in which City West Housing can provide affordable housing. This Planning Proposal is considerably different in location, context and purpose to the above proposals. As such the implications for strategic outcomes related to housing, employment, centres and corridors from each proposal are considered to be distinct and will not have a cumulative effect. Given this, it is considered that there will be no adverse cumulative impacts as a result of these four Planning Proposals/LEP amendments should they all proceed.

3. Is there a net community benefit?

It is intended that the planning proposal deliver a net community benefit. The form and extent of those benefits will be determined through relevant technical studies. Community benefits may include publicly accessible open space, conservation of buildings and moveable items with heritage significance, public art and heritage interpretation, improved access to the light rail and the development or adaptation of buildings to be used for community purposes. A 'Net Community Benefit Test' will be undertaken to demonstrate any net community benefit (as part of the Economic Impact Study).

At this time, it is not considered necessary to demonstrate a net community benefit through a formal cost-benefit analysis. Council is seeking confirmation that a formal cost-benefit analysis does not need to be prepared for the Planning Proposal from the Gateway determination.



Section B - 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 State Government's *Sydney City Draft Subregional Strategy* sets directions and actions for the implementation of the Sydney Metropolitan Strategy – *City of Cities: A Plan for Sydney's Future* (Metro Strategy) at a more detailed local level. Subregional

planning provides a framework for coordinating planning, development, infrastructure, transport, an open space network and environmental actions across local and state government agencies. This section outlines whether the Planning Proposal is consistent with the intended outcomes and actions of the Metro Strategy and *Draft Subregional Strategy*. The degree to which the Planning Proposal contributes to those objectives will be determined through the technical studies and other investigations. The following table identifies the actions that are directly relevant to the Planning Proposal and discuss whether the Planning Proposal is consistent with those actions.

The Planning Proposal is generally consistent with the *Draft Subregional Strategy*. It is considered that the *Draft Subregional Strategy* merely describes the current function of the Site as a paceway, rather than plan for its urban renewal.¹ Having regard to the Club's plans for relocation and the impending redundancy of the Paceway facility, there is an opportunity for the Planning Proposal to contribute to the actions for the Sydney City Subregion as articulated in the Metro Strategy and the *Draft Subregional Strategy*. The renewal of the Site will also contribute to the following 'key directions' articulated in the *Draft Subregional Strategy*:

- *Plan for sustainable development of major urban renewal projects;*
- *Plan for housing choice;*
- *Develop an improved and increasingly integrated transport system that meets the subregion's multiple transport needs; and*
- *Improve the quality of the built and natural environment while aiming to decrease the subregion's ecological footprint.*

Table 2: Response to Draft Subregional Strategy Actions

Action	Consistency	Response
A. Economy and Employment	Y/ N/ NA	
SC A1.1.1: The City of Sydney Council to prepare a Principal LEP which will provide sufficient zoned and serviced land to meet the employment capacity target.	Y	The Technical Studies for the Planning Proposal will consider a range of zonings, including mixed use, neighbourhood centre and infrastructure, which may provide for permanent employment generating activity on the site. The appropriate level of employment generating activity on the site will be further investigated in the Technical Studies and have regard to the Centres Hierarchy in the <i>Draft Subregional Strategy</i>. The Planning Proposal will also facilitate the renewal of the Site and consequently the retention of 29,000 jobs regionally in the Harness Racing Industry.
A1.4 Contain the rezoning of employment lands to residential zonings across Sydney	Y	The Planning Proposal will not result in a loss of employment lands identified as Category 1 and 2 land in the 'Schedule of Future Employment Lands' in the <i>Draft Subregional Strategy</i> (See Figure 4, p29). The Planning Proposal and the

¹ The Site is identified as a Metropolitan Attractor, Sports/Active Park or Tourism Attraction on various structure plans in the *Draft Subregional Strategy*.

Action	Consistency	Response
		consequent renewal of the site will contribute to the retention of 29,000 jobs regionally in the NSW Harness Racing Industry.
B. Centres and Corridors		
SC B1.1.1 State agencies and City of Sydney Council to incorporate the established centre typology into their land use and infrastructure planning and Council's Principal LEP.	Y	The Site is not within an identified centre however it is a significant renewal opportunity strategically located within 2km of Global Sydney; 1km of the village at Glebe; 1km of the small villages at Glebe Point Road/Wigram Road and Forest Lodge; and 1km of the Sydney Education and Health Precinct. The Planning Proposal will maintain and not detract from the established centres hierarchy. The Technical Studies will consider the potential impacts to nearby centres and recommended appropriate uses to protect the centres hierarchy. The Studies will also consider the potential for housing, open space and community infrastructure to contribute to the future vision for nearby centres.
C. Housing		
SC C1.3.1 City of Sydney Council to plan for sufficient zoned land to accommodate their local government area housing targets through their Principal LEP.	Y	It is intended that the Planning Proposal will contribute to housing targets for the subregion. The outcomes of the Planning Proposal are intended to be compatible with surrounding land uses, which are predominantly medium density housing and open space. It is considered that the Planning Proposal is generally consistent with the broader planning principles of the <i>Draft Subregional Strategy</i> and Metro Strategy to provide 'jobs closer to homes' and take advantage of the adjacent light rail station. The degree to which the renewal of the site contributes to the subregional housing targets will be determined through the Technical Studies having regard to issues such as local environmental impacts, transport opportunities and open space.
SC C2.1.1 City of Sydney Council to ensure location of new dwellings maintains the subregion's performance against the target for the State Plan Priority E5.	Y	State Plan Priority E5 relates to 'jobs closer to homes' and aims to increase the number of people living within 30 minutes of a major centre by public transport. The Planning Proposal will adhere to this target as development on the site will be in close proximity to light rail and bus routes with access to Global Sydney and Broadway Town Centre.

Action	Consistency	Response
SC C2.1.2 City of Sydney Council to provide in their LEP, zoned capacity for a significant majority of new dwellings to be located in strategic and local centres.	NA	The Site is not within an identified centre, however it is a significant renewal opportunity strategically located within 2km of Global Sydney; 1km of the village at Glebe; 1km of the small villages at Glebe Point Road/Wigram Road and Forest Lodge; and 1km of the Sydney Education and Health Precinct. Any new dwellings created as a result of this Planning Proposal will be located in close proximity to established centres. This Planning Proposal will not prevent the City of Sydney from meeting the overall intent of this action.
SC C2.2.2 Council to investigate further opportunities for residential development for seniors through their Principal LEP.	Y	The Planning Proposal and the Technical Studies will consider a range of housing types for the site including housing to provide 'aging in place'.
SC C2.3.2 City of Sydney Council to provide for an appropriate range of zoning and residential development controls to cater for changing housing needs.	Y	The Planning Proposal and the Technical Studies will consider a range of housing needs, including aging in place, affordable housing, social housing, families, students and adaptable and accessible housing.
C4.1 Improve the affordability of housing C4.3 Consider potential planning mechanisms to provide affordable housing	Y	The Planning Proposal and Technical Studies will consider housing affordability and investigate mechanisms to contribute to the City's targets for affordable housing. The renewal of the site provides a significant opportunity to capture the value of a potentially significant increase in development potential for community benefit.
SC C5.1.1 City of Sydney Council to continue to encourage a high standard of design.	Y	The Planning Proposal will encourage design excellence for development on the Site.
D. Transport		
SC D2.3.2 State and Local Government to improve existing interchanges, stations, bus stops and ferry wharves.	Y	The Planning Proposal and Technical Studies will investigate opportunities to improve access to the Jubilee Park Light Rail Station and nearby bus stops.
SC D3.1.1 City of Sydney Council to implement the City of Sydney's draft Cycle Strategy and Master Plan.	Y	The Planning Proposal and the Technical Studies will be consistent with the City's Cycle Strategy and include planning controls to support and encourage cycling.
SC D3.1.2 The Roads and Traffic Authority, in cooperation with City of Sydney Council, to continue to upgrade walking and cycling facilities to improve everyday access within and across neighbourhoods, villages, town centres and Strategic Centres in the Sydney City Subregion.	Y	The City is currently planning a cycleway along the Crescent connecting Missenden Road to the Glebe Foreshore. The City's 'Liveable Green Network', a major initiative proposed in <i>Sustainable Sydney 2030</i> will provide for pedestrian and cycle access between centres and transport hubs throughout the LGA. Part of this network will run adjacent to or through the site (subject to detailed site planning).

Action	Consistency	Response
		The Planning Proposal and Technical Studies will consider opportunities and implications for this section of the Network.
SC D3.1.3 NSW Government and local government to align local walking and cycling networks with public transport routes to improve accessibility to public transport.	Y	See above.
SC D3.2.1 City of Sydney Council to apply the Metropolitan Parking Policy to Strategic Centres in the Sydney City Subregion including the Planned Major Centre of Green Square and Central Sydney in developing local parking policies.	Y	To inform the City's comprehensive LEP, City Plan 2009, the City has developed an accessibility based approach to the provision of on-site parking spaces in development. This approach will be used to inform the provision of on-site parking in development on the site. It is understood that the Draft Metropolitan Parking Policy will provide for such an approach, although it is yet to be finalised.
E. Environment, Heritage And Resources		
SC E2.1.5 City of Sydney Council, Department of Planning, Redfern–Waterloo Authority and Sydney Harbour Foreshore Authority to continue to promote water–sensitive urban design.	Y	Proximity of the site to Johnson's Creek and Rozelle Bay and the potential for public open space creates opportunities for water sensitive urban design measures that can reduce potable water use and improve the quality and health of receiving waters. The Planning Proposal and Technical Studies will investigate opportunities for water sensitive urban design in the development of buildings and in the public domain.
SC E2.2.1 NSW Government and City of Sydney Council to consider regional biodiversity matters to inform Principal LEPs.	Y	The Technical Studies will investigate whether there is any significant biodiversity on site.
SC E2.2.2 Council to seek advice from Department of Environment and Climate Change on relevant information and mapping relating to biodiversity.	Y	See above.
SC E2.4.1 Council to consider a review and assessment of Aboriginal cultural heritage values when preparing Principal LEPs.	Y	<i>The Former Rozelle Tram Sheds Depot Conservation Management Plan</i> (Godden Mackay Logan, 2005), prepared for a previous development application, identified the potential for Aboriginal archaeology on the Tram Sheds Site adjacent to Johnsons Creek which was the original creek head. The Planning Proposal will address places of Aboriginal heritage significance. The Technical Studies will further investigate the archaeological potential of the site and make relevant recommendations for further investigation

Action	Consistency	Response
		or conservation as necessary.
SC E3.2.1 Council to encourage other large water users such as industries and golf courses or large redevelopment of residential areas to use recycled water from industries or Sydney Water sources where applicable.	Y	The Technical Studies and consultation with relevant agencies will investigate the potential to use recycled water on site, in both the use of buildings and the maintenance of open space.
SC E3.5.2 Regionally significant open space should be conserved and managed to ensure continued contribution to biodiversity and the recreational and scenic amenity of the subregion.	Y	It is intended that the Planning Proposal will zone some land for open space (Public Recreation) such that it enhances the existing adjoining Glebe Foreshore Parklands. The Technical Studies will investigate the appropriate extent and location of any open space.
SC E5.1.1 City of Sydney Council to consider the latest available information when planning for natural hazards including climate change in its Principal LEP.	Y	The Technical Studies will consider the latest information available including the State Government's <i>Draft Sea Level Rise Policy Statement</i> .
SC E5.3.1 Council to plan for land affected by flooding in accordance with the Government's Flood Prone Land Policy and Floodplain Development Manual.	Y	The Planning Proposal will address risks to health, environment and property from flooding. The relevant Technical Study will be prepared in accordance with the Flood Prone Land Policy and Floodplain Development Manual.
SC E6.1.2 City of Sydney Council to review and/or update heritage studies as part of preparing their Principal LEP.	Y	The Planning Proposal will address heritage conservation issues and identify items and places of heritage significance within the site. The relevant Technical Study will investigate the heritage significance of built and moveable heritage on the site (for example, the Tramsheds).
F. Parks, Public Places and Culture		
SC F1.3.1 The Department of Planning and City of Sydney Council in partnership with Department of Environment and Climate Change and the Roads and Traffic Authority to continue to develop the framework for an integrated network of regional recreation trails as part of the overall open space system.	Y	See response to SC D3.1.2 above.
SC F2.1.1 City of Sydney Council to maintain or increase the provision of local open space particularly in centres and along transport corridors where urban, and particularly residential, growth is being located.	Y	It is intended that the Planning Proposal will provide some open space that will serve new residential development on the site and connect to existing regional open space. The Technical Studies will investigate the

Action	Consistency	Response
		appropriate extent and location of any open space.
SC F2.2.1 The City of Sydney Council and Redfern Waterloo Authority to work with other agencies to provide local open space in key development areas such as Green Square, Redfern, Waterloo and other renewal areas.	Y	It is intended that the Planning Proposal will provide some local open space on the Site.
SC F2.2.4 The City of Sydney Council to consider the future upgrade and enhancement of Harold and Wentworth Parks and investigate any other future open space opportunities.	Partially	Harold Park is privately owned by the NSW Harness Racing Club and is not publicly accessible open space. Upgrade of private recreation facilities at Harold Park is the responsibility of the site owners. The use of the site for publicly accessible open space, in part or whole, is dependant on the renewal of the site and is an objective of this Planning Proposal. It is therefore considered that the Planning Proposal is partially consistent with the action as it will investigate and provide for publicly accessible open space. It is considered the other part of the action – upgrading Harold Park – is now redundant due to the Club's plan to relocate from the site.
SC F4.1.3 The NSW Government and City of Sydney Council to investigate opportunities for provision of low-cost artist studios and business space for new and emerging creative industries to assist in regeneration of centres.	Y	The Planning Proposal may provide for commercial uses that can accommodate low-cost artist studios and business space for new and emerging creative industries. The Planning Proposal may also provide for temporary uses of existing structures for artist studios, markets and like community uses. The Technical Studies will investigate the feasibility for various types of commercial uses including for artist studios and business space for new and emerging creative industries.

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

Sustainable Sydney 2030 outlines the City's vision for a 'green, global and connected' City and sets targets, objectives and actions to achieve that vision. The actions of *Sustainable Sydney 2030* assume the continuation of the current uses and do not specifically envisage the renewal and reuse of the Site. Nevertheless, the Planning Proposal presents opportunities to contribute to various objectives for housing, the environment, transport, sustainable development, walking and cycling as described in the table below.

Table 3: Response to the local strategic plan – *Sustainable Sydney 2030*

Objective	Consistency	Response
Objective 2.2: Reduce waste generation and stormwater pollutant loads to the catchment.	Y	The Technical Studies will investigate opportunities for water sensitive urban design in the public domain and open space to improve the stormwater pollutant loads flowing to the catchment.
Objective 3.1: Support and plan for enhanced access by public transport from the Sydney Region to the City of Sydney.	Y	The Planning Proposal and Technical Studies will provide for enhanced access to public transport by locating development in close proximity to the Jubilee Park Light Rail Station and investigate opportunities to improve access to that station.
Objective 4.1: Develop a network of safe, linked pedestrian and cycle paths integrated with green spaces throughout both the City and Inner Sydney.	Y	The proposed 'Liveable Green Network' of pedestrian and cycle paths runs, in part, along the side of the site. The Planning Proposal and Technical Studies will consider measures to improve and/or extend cycle and pedestrian networks that may arise as a result of any renewal at the site. The potential to link new areas of open space with existing open space, including outside the City of Sydney LGA, will be considered as part of this Planning Proposal.
Objective 8.1: Facilitate the supply of housing by the private market.	Y	The Planning Proposal is likely to contribute to housing targets for the subregion. The outcomes of the Planning Proposal are intended to be compatible with surrounding land uses, which are predominantly medium density housing and open space. The degree to which the renewal of the site contributes to the subregional housing targets will be determined through the Technical Studies having regard to issues such as local environmental impacts, transport opportunities and open space.
Objective 8.2: Ensure that housing developments provide a diversity of housing opportunities for different lifestyle choices and household types.	Y	The Planning Proposal and Technical Studies will consider and investigate a range of housing needs, including aging in place, affordable housing, social housing, families, students and adaptable and accessible housing.
Objective 8.4: Facilitate and promote growth in the 'affordable housing' sector including by Not-for-Profit (NFP) and other housing providers.	Y	The Planning Proposal and Technical Studies will consider housing affordability and investigate mechanisms to contribute to the Sustainable Sydney 2030 targets for affordable housing of 7.5% of City housing being social housing and 7.5% being affordable rental housing delivered by 'not-for-profit' or other providers. The renewal of the site provides a significant opportunity to capture the value of a potentially significant increase in development potential for community benefit.

Objective 9.1: Ensure renewal areas make major contributions to the sustainability of the City.	Y	The Planning Proposal will consider best practice sustainable design and construction in the development of land to provide for ecologically sustainable development. The Technical Studies will analyse opportunities to deliver sustainable urban renewal and consider appropriate rating tools for benchmarking environmental performance. The Planning Proposal and the Draft DCP are constrained by the BASIX SEPP to further reduce energy and potable water use in a dwelling unless incentives are provided.
Objective 9.2: Define and improve the City's streets, squares, parks and open space, and enhance their role for pedestrians and in public life.	Y	The Planning Proposal is likely to zone some land for public open space. The Technical Studies will investigate the extent and type of open space that is appropriate for the Site and its context.
Objective 9.5: Ensure new development is integrated with the diversity and 'grain' of the surrounding City.	Y	The Planning Proposal indicates that a number of technical studies will be conducted to inform planning for the future of the site. One of these studies will be an Urban Design Study, which will have as a core objective the need to integrate any new development with existing communities around the site, including respecting the 'grain' of the surrounding suburbs. This objective will be shared with other studies, including Heritage (integration with surrounding Conservation Areas); and Traffic and Transport (integration through linking to local pedestrian and open space networks).

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

Table 4: Consistency with State Environmental Planning Policies (SEPPs)

SEPP Title	Consistency	Consistency of Planning Proposal
1. Development Standards	Y	Consistent. The Standard Instrument clause 4.6 will supersede the SEPP.
4. Development Without Consent and Miscellaneous Exempt and Complying Development	Y	The Planning Proposal will not contain provisions that will contradict or would hinder application of this SEPP.
6. Number of Storeys in a Building	Y	Consistent. The Planning Proposal will use the Standard Instrument definitions to control building heights.
14. Coastal Wetlands	NA	Not applicable
15. Rural Landsharing Communities	NA	Not applicable
19. Bushland in Urban Areas	NA	Not applicable
21. Caravan Parks	NA	Not applicable
22. Shops and	Y	The Planning Proposal will be consistent with, and

SEPP Title	Consistency	Consistency of Planning Proposal
Commercial Premises		not contain provisions that will contradict or would hinder application of, this SEPP.
26. Littoral Rainforests	NA	Not applicable
29. Western Sydney Recreation Area	NA	Not applicable
30. Intensive Agriculture	NA	Not applicable
32. Urban Consolidation (Redevelopment of Urban Land)	Y	The Planning Proposal will aim to be consistent with the SEPP having regard to the range of uses that may be appropriate for the site. The range and extent of uses will be investigated in the technical studies.
33. Hazardous and Offensive Development	NA	Not applicable
36. Manufactured Home Estates	NA	Not applicable
39. Spit Island Bird Habitat	NA	Not applicable
41. Casino Entertainment Complex	NA	Not applicable
44. Koala Habitat Protection	NA	Not applicable
47. Moore Park Showground	NA	Not applicable
50. Canal Estate Development	NA	Not applicable
52. Farm Dams, Drought Relief and Other Works	NA	Not applicable
53. Metropolitan Residential Development	NA	Not applicable
55. Remediation of Land	Y	The Planning Proposal will be consistent with the SEPP. Contamination matters will be investigated through the relevant Technical Study.
59. Central Western Sydney Economic and Employment Area	NA	Not applicable
60. Exempt and Complying Development	NA	Not applicable
62. Sustainable Aquaculture	NA	Not applicable
64. Advertising and Signage	NA	Not applicable
65. Design Quality of Residential Flat Development	Y	The Planning Proposal will achieve consistency with the SEPP through application of design excellence provisions. The relevant Technical Study will investigate implications for realising the design quality principles in the SEPP. A DCP for the site will also address relevant design matters.
70. Affordable Housing (Revised Schemes)	Y	If a requirement for affordable housing is introduced in the Planning Proposal, the relevant provisions will be consistent with this SEPP.
71. Coastal Protection	NA	Not applicable
SEPP (Building Sustainability Index: BASIX) 2004	Y	The Planning Proposal will be consistent with the SEPP. Provisions of the DCP will also be consistent with the SEPP.
SEPP (Housing for	Y	The Planning Proposal will not contain provisions

SEPP Title	Consistency	Consistency of Planning Proposal
Seniors or People with a Disability) 2004		that will contradict or would hinder application of this SEPP.
SEPP (Major Projects) 2005	NA	Not applicable
SEPP (Sydney Region Growth Centres) 2006	NA	Not applicable
SEPP (Infrastructure) 2007	NA	Not applicable
SEPP (Kosciuszko National Park-Alpine Resorts) 2007	NA	Not applicable
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	NA	Not applicable
SEPP (Temporary Structures and Places of Public Entertainment) 2007	Y	The Planning Proposal will not contain provisions that will contradict or would hinder application of this SEPP.
SEPP (Exempt and Complying Development Codes) 2008	Y	The Planning Proposal will not contain provisions that will contradict or would hinder application of this SEPP.
SEPP (Rural Lands) 2008	NA	Not applicable
SEPP (Western Sydney Parklands) 2009	NA	Not applicable
SEPP (Affordable Rental Housing) 2009	Y	The Planning Proposal will not contain provisions that will contradict or would hinder application of this SEPP.

Table 5: Consistency with deemed state environmental planning policies (former Regional Environmental Plans (REPs))

REP Title	Consistency	Consistency of Planning Proposal
5. Chatswood Town Centre	NA	Not applicable
6. Gosford Coastal Areas	NA	Not applicable
7. Multi-Unit Housing: Surplus Government Sites	NA	Not applicable
8. Central Coast Plateau Areas	NA	Not applicable
9. Extractive Industry (No 2-1995)	NA	Not applicable
10. Blue Mountains Regional Open Space	NA	Not applicable
11. Penrith Lakes Scheme	NA	Not applicable
13. Mulgoa Valley	NA	Not applicable
14. Eastern Beaches	NA	Not applicable
16. Walsh Bay	NA	Not applicable
17. Kurnell Peninsula (1989)	NA	Not applicable
18. Public Transport Corridors	NA	Not applicable
19. Rouse Hill Development Area	NA	Not applicable
20. Hawkesbury–Nepean River	NA	Not applicable

REP Title	Consistency	Consistency of Planning Proposal
(No. 2-1997)		
21. Warringah Urban Release Areas	NA	Not applicable
24. Homebush Bay Area	NA	Not applicable
25. Orchard Hills	NA	Not applicable
26. City West	NA	Not applicable
27. Wollondilly Regional Open Space	NA	Not applicable
28. Parramatta	NA	Not applicable
29. Rhodes Peninsula	NA	Not applicable
30. St Marys	NA	Not applicable
31. Regional Parklands	NA	Not applicable
33. Cooks Cove	NA	Not applicable
Sydney Regional Environmental Plan (Sydney Harbour Catchment)	Y	The Planning Proposal will not contain provisions that will contradict or would hinder application of this SEPP.

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

The Planning Proposal is intended to be in compliance with all applicable Ministerial Directions. Following the completion of the technical studies, further detail on the consistency of the Planning Proposal with Ministerial Directions will be available.

Table 6: Consistency with applicable Ministerial Directions

s.117 Direction Title	Consistency	Consistency of Planning Proposal
1.1 Business and Industrial Zones	Y	The Planning Proposal will be consistent with this Ministerial Direction.
1.2 Rural Zones	NA	Not applicable
1.3 Mining, Petroleum Production and Extractive Industries	NA	Not applicable
1.4 Oyster Aquaculture	NA	Not applicable
1.5 Rural Lands	NA	Not applicable
2.1 Environment Protection Zones	NA	Not applicable
2.2 Coastal Protection	NA	Not applicable
2.3 Heritage Conservation	Y	The Planning Proposal will be consistent with this Ministerial Direction.
2.4 Recreation Vehicle Areas	NA	Not applicable
3.1 Residential Zones	Y	The Planning Proposal will be consistent with this Ministerial Direction.
3.2 Caravan Parks and Manufactured Home Estates	NA	Not applicable
3.3 Home Occupations	Y	The Planning Proposal will be consistent with this Ministerial Direction.
3.4 Integrating Land Use and	Y	The Planning Proposal will be consistent with

s.117 Direction Title	Consistency	Consistency of Planning Proposal
Transport		this Ministerial Direction.
3.5 Development Near Licensed Aerodromes	NA	Not applicable
4.1 Acid Sulfate Soils	Y	The Planning Proposal will be consistent with this Ministerial Direction.
4.2 Mine Subsidence and Unstable Land	NA	Not applicable
4.3 Flood Prone Land	Y	The Planning Proposal will be consistent with this Ministerial Direction. A Floodplain Risk Management Plan is to be prepared for the Site in accordance with the principles and guidelines of the <i>Floodplain Development Manual 2005</i> .
4.4 Planning for Bushfire Protection	NA	Not applicable
5.1 Implementation of Regional Strategies	NA	Not applicable
5.2 Sydney Drinking Water Catchments	NA	Not applicable
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	NA	Not applicable
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	NA	Not applicable
5.6 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	NA	Not applicable
5.7 revoked	NA	Not applicable
5.8 revoked	NA	Not applicable
5.9 Second Sydney Airport: Badgerys Creek	NA	Not applicable
6.1 Approval and Referral Requirements	Y	The Planning Proposal will be consistent with this Ministerial Direction.
6.2 Reserving Land for Public Purposes	Y	The Planning Proposal will be consistent with this Ministerial Direction.
6.3 Site Specific Provisions	Y	The Planning Proposal will be consistent with this Ministerial Direction.

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 does not apply to land that has been identified as containing critical habitat or threatened species, populations or ecological communities, or their habitats. Should it be discovered through the Technical Studies, Community Consultation, or by another means, that species, populations, communities or

habitats may be adversely affected, then this will be taken into consideration in any future iterations of the Planning Proposal.

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

The program of Technical Studies, in tandem with community and public authority consultation, will investigate the potential for other likely environmental effects arising from the Planning Proposal. The studies will also explore options for the mitigation and management of any environmental effects. Studies that are relevant to this consideration include:

- Floodplain Risk Management Plan and Water Sensitive Urban Design Study;
- Traffic, Transport, and Accessibility Study;
- Urban Design Study;
- Heritage Impact Study; and
- Contamination Study.

Further detail will be provided in later iterations of the Planning Proposal, as the studies progress.

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

The program of Technical Studies, in tandem with community and public authority consultation, will investigate the range of social and economic effects, and explore options for their management and mitigation. Studies that are relevant to this consideration include:



- Economic Impact Study;
- Open Space and Community Facilities Study; and
- Heritage Impact Study.

Further detail will be provided in later iterations of the Planning Proposal, as studies progress.

Section D - State and Commonwealth interests.

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

This Planning Proposal involves substantial urban renewal, making the assessment of public infrastructure a relevant matter. At this stage the following infrastructure will be impacted:

Table 6: Availability of public infrastructure

Infrastructure	Availability	Comment
Public transport	Available. Subject to public authority consultation.	Light Rail – the site sits along the Light Rail route from Central to Rozelle, with the Jubilee Park station less than 50m from the North-East corner of the site. Informal advice from Metro Transport Sydney is that both the line and the station have significant spare capacity. Buses – existing bus routes run along the western edge of the site, on Minogue Crescent/ the Crescent; and also at Maxwell Road. Any necessary expansion of services will be discussed with the relevant public authorities.
Utilities	Subject to public authority consultation.	Availability of adequate water, sewerage, and power services will be discussed with the relevant public authority, or as directed through the Gateway Determination.
Roads	Subject to public authority consultation.	The site is adjacent to the RTA arterial network (Minogue Crescent/ the Crescent). As part of the Technical Studies phase of the Planning Proposal, options for linking the site to the road network will be explored, as will the capacity of the network, and the requirement for additional streets within the site. Consultation will be carried out with the relevant public authorities as directed in the Gateway Determination.
Waste Management and recycling services	Available	Waste management and recycling services will be available through the City of Sydney Council.
Essential services	Subject to public authority consultation.	The site is approximately 1km from Royal Prince Alfred Hospital and Sydney University. The area is generally well-served with Police, Ambulance, Fire and other emergency services. Consultation with the appropriate public bodies will establish if there are sufficient education and health services available.

It is expected that there will be an increase in demand on public infrastructure, and so consultation will be required on this matter with the appropriate public authorities to be identified through the Gateway Determination.

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

At this first iteration of the Planning Proposal, the appropriate State and Commonwealth public authorities have not yet been identified, and the Gateway Determination has yet to be issued by the Minister for Planning. Notwithstanding, there has been early support for this Planning Proposal from the Department of Planning. The CSPC, which has State Government representation, also supports the Planning Proposal.



The City of Sydney proposes consultation with the following Government authorities, agencies and other stakeholders in regard to this Planning Proposal:

- NSW Department of Planning – Sydney Region East Team
- NSW Department of Planning – Heritage Branch
- Sydney Harbour Foreshores Authority
- State Transit Authority of NSW
- Roads and Traffic Authority of NSW
- Sydney Water Corporation
- Energy Australia
- NSW Department of Transport and Infrastructure
- Lifetime Care and Support Authority of NSW
- NSW Department of Housing
- NSW Department of Education and Training
- Ministry of Police
- NSW Health Department
- City West Housing
- Leichhardt Council
- Rail Corporation of NSW
- Metro Light Rail

The City seeks confirmation of the above list through the Minister's Gateway Determination.

Part 4 - Community Consultation

This Planning Proposal is of a type that does not fall within the definition of a 'low impact planning proposal'.² Therefore, it will go on exhibition for a minimum period of 28 days.

Notification of the public exhibition will be:

- On the City of Sydney website;
- In newspapers that circulate widely in the area (The Glebe; the Inner-Western Courier); and
- In writing to the owners; the adjoining landowners; community groups; and the surrounding community in the immediate vicinity of the site.

During the Technical Studies phase of the Planning Proposal, consultation will be carried out beyond the statutory requirements established in the EP&A Act. This will take the form of two community workshops, approximately three months apart.

Recognising that the Planning Proposal will raise legitimate concerns in the neighbouring Leichhardt LGA, all reasonable efforts will be made to ensure that the views of residents of that LGA, and of Leichhardt Council, are canvassed, in both the statutory and extra-statutory consultations. It is intended that this will be achieved through letter-box drops in the most-affected parts of the Leichhardt LGA, and notification of workshops and exhibitions through the Leichhardt Council website. Leichhardt Council will also be notified directly of all consultation events.

² As defined in *A Guide to Preparing Local Environmental Plans*, NSW Department of Planning, 2009

ATTACHMENT A

**RESOLUTION OF COUNCIL (29 JUNE 2009)
AND RESOLUTION OF THE CENTRAL
SYDNEY PLANNING COMMITTEE (2 JULY
2009)**

Resolution of Council

29 JUNE 2009

ITEM 2.1 PLANNING FOR HAROLD PARK

FILE NO: S073215

MINUTE BY THE LORD MAYOR

To Council:

The NSW Harness Racing Club has recently flagged its intention to sell Harold Park, Glebe, and asked the Minister for Planning to determine planning controls for the site under Part 3A of the *Environmental Planning and Assessment Act*.

Harold Park is a significant site for the City and particularly for the Glebe Community. It is adjacent to our boundary with Leichhardt Council and connects directly to our Glebe Foreshore park.

I have written to the Minister for Planning and I also met her to request that the City and the Central Sydney Planning Committee (CSPC) determine the future of Harold Park. When I met with the Minister on Wednesday 24 June, she told me that the Government will work cooperatively with the City.

Appropriate zoning of this site will help the City achieve our *Sustainable Sydney 2030* objectives, potentially including opportunities for open space and affordable housing, and improved transport and sustainability.

I attach a report to Council recommending that the City begin work to develop a Local Environmental Plan (LEP) for Harold Park. The City's Director of City Strategy and Design prepared the report which will allow City Staff to plan comprehensively for the future of the site in consultation with the community.

Work on the LEP can only begin with the endorsement of both Council and the CSPC. The Central Sydney Planning Committee meets on Thursday 2 July, and does not meet again until 6 August. Early endorsement of the process to develop an LEP will allow City staff to begin work on a possible LEP amendment.

RECOMMENDATION

It is resolved that Council note the attached report (Attachment A) and endorse its recommendation that Council:

- (A) commence the process to prepare *Sydney Local Environmental Plan 2009 – Harold Park*, which will:
 - (a) rezone the Harold Park site in accordance with the planning principles provided in the subject report;
 - (b) provide site-specific height, FSR and other design controls and objectives for the Harold Park site; and
 - (c) be a stand-alone, site specific local environmental plan (LEP) prepared in accordance with the *Standard Instrument (Local Environmental Plans) Order 2006*, and repeal the applicable provisions of the Leichhardt LEP 2000 accordingly;
- (B) notify the Director-General of the Department of Planning of its decision to prepare *Sydney Local Environmental Plan 2009 – Harold Park* in accordance with section 54 of the *Environmental Planning and Assessment Act, 1979* or (if that section is amended) notify the Director-General of the planning proposal in accordance with the Act (as amended); and
- (C) commence the process to prepare a site-specific development control plan (DCP) for the Harold Park site to be titled, "*Sydney Development Control Plan 2009 – Harold Park*", based on the planning principles described in the subject report, and that this DCP repeal all other relevant DCPs upon coming into effect.

COUNCILLOR CLOVER MOORE MP
Lord Mayor

Moved by the Chair (the Lord Mayor), seconded by Councillor McInerney -

It is resolved that the City:

- (A) commence the process to prepare *Sydney Local Environmental Plan 2009 – Harold Park*, which will:
 - (i) rezone the Harold Park site in accordance with the planning principles provided in the subject report;

- (ii) provide site-specific height, FSR and other design controls and objectives for the Harold Park site; and
 - (iii) be a stand-alone, site-specific local environmental plan (LEP) prepared in accordance with the *Standard Instrument (Local Environmental Plans) Order 2006*, and repeal the applicable provisions of the Leichhardt LEP 2000 accordingly;
- (B) notify the Director-General of the Department of Planning of its decision to prepare *Sydney Local Environmental Plan 2009 – Harold Park* in accordance with section 54 of the *Environmental Planning and Assessment Act, 1979* or (if that section is amended) notify the Director-General of the planning proposal in accordance with the Act (as amended); and
- (C) commence the process to prepare a site-specific development control plan (DCP) for the Harold Park site to be titled, "*Sydney Development Control Plan 2009 – Harold Park*", based on the planning principles described in the subject report, and that this DCP repeal all other relevant DCPs upon coming into effect.

Carried unanimously.

Referred for appropriate action, please.

JENNY DAVIS (9519)
Committee Secretary
30 June 2009

DIRECTOR CITY STRATEGY AND DESIGN
Attention: Roy Laria

Resolution of Central Sydney Planning Committee

2 JULY 2009

**ITEM 7 PREPARATION OF A SITE-SPECIFIC LOCAL ENVIRONMENTAL PLAN
AND DEVELOPMENT CONTROL PLAN FOR HAROLD PARK (S073215)**

Moved by the Chair (the Lord Mayor), seconded by Ms Crouch -

It is resolved that the Central Sydney Planning Committee:

- (A) commence the process to prepare Sydney Local Environmental Plan 2009 - Harold Park, which will:
 - (1) rezone the Harold Park site in accordance with the planning principles provided in the subject report,
 - (2) provide site-specific height, floor space ratio (FSR) and other design controls and objectives for the Harold Park site, and
 - (3) be a stand-alone, site-specific local environmental plan (LEP) prepared in accordance with the Standard Instrument (Local Environmental Plans) Order 2006, and repeal the applicable provisions of the Leichhardt LEP 2000 accordingly;
- (B) make a submission to the Minister for Planning advising her of its decision to prepare a planning proposal (Sydney Local Environmental Plan 2009 - Harold Park) in accordance with the Environmental Planning and Assessment Act 1979; and

- (C) note that Council will commence the process to prepare a site-specific development control plan (DCP) for the Harold Park site to be titled, "Sydney Development Control Plan 2009 - Harold Park", based on the planning principles described in the subject report, and that this DCP repeal all other relevant DCPs upon coming into effect.

Carried unanimously.

Referred for appropriate action, please.

CHRISTINE KESLER (9190)
Committee Secretary
6 July 2009

DIRECTOR CITY STRATEGY AND DESIGN
Attention: Roy Laria

ATTACHMENT B

**REPORTS TO COUNCIL (29 JUNE 2009)
AND TO THE CENTRAL SYDNEY
PLANNING COMMITTEE (2 JULY 2009) -
*PREPARATION OF A SITE-SPECIFIC
LOCAL ENVIRONMENTAL PLAN AND
DEVELOPMENT CONTROL PLAN FOR
HAROLD PARK.***

