

## **Appendix A – Consideration against the Eastern City District Plan**

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Planning Priority E1: Planning for a city supported by infrastructure

Action 3: Align forecast growth with infrastructure

The proposal seeks to locate housing growth in close proximity to the major Government infrastructure investment of the Inner West Light Rail, and rapid bus services along Parramatta Road.

Planning Priority E2: Working through collaboration

Action 7: Identify, prioritise and deliver Collaboration Areas.

The District Plan identifies the PRCUTS as being a project which involves collaboration between the councils implementing the strategy, supported by the Greater Sydney Commission. The proposal supports the delivery of the PRCUTS.

Planning Priority E3: Providing services and social infrastructure to meet peoples changing needs

Action 8: Deliver social infrastructure that reflects the needs of the community now and in the future.

The proposal includes the delivery of social infrastructure to support the proposal as outlined in Section 6.

Planning Priority E4: Fostering healthy, creative, culturally rich and socially connected communities

Action 10: Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities by:

- providing walkable places at a human scale with active street life
- prioritising opportunities for people to walk, cycle and use public transport
- co-locating schools, health, aged care, sporting and cultural facilities
- promoting local access to healthy fresh food and supporting local fresh food production.

The proposal:

- seeks to enhance the walkability of this area by providing publicly accessible north-south and east-west connections through the site with potential to facilitate a future connection to Marion Street and the Marion Street Light Rail Stop through rail corridor land alongside Lambert Park.
- provides pedestrian improvements along Lords Road between the pedestrian light rail underpass and Kegworth Primary School.
- provides a human scale along the street frontages with low rise development fronting Lords Road and Davies Lane, and upper level setbacks above. Street activation is provided along Lords Road with non-residential uses required to be provided in this location.
- co-locates housing with the Kegworth Primary School and sporting facilities associated with Lambert Park.
- Locates housing growth in close proximity to food based retailing including Leichhardt Marketplace located less than 500m from the site.

Action 14: Facilitate opportunities for creative and artistic expression and participation, wherever feasible with a minimum regulatory burden, including:

- arts enterprises and facilities, and creative industries
- interim and temporary uses
- appropriate development of the night-time economy.

The proposal includes non-residential floor space which can accommodate a range of uses including arts enterprises and creative industries. The applicant has also committed to enabling the Art Est private art school to return to the site through negotiation of a suitable commercial arrangement.

Action 15: Strengthen social connections within and between communities through better understanding of the nature of social networks and supporting infrastructure in local places

The proposal strengthens social connections by providing community space for the APIA club and for a range of other uses including creative arts uses, as well as providing publicly accessible open space on site.

Planning Priority E5: Providing housing supply, choice and affordability with access to jobs, services and public transport

Action 16: Prepare local or district housing strategies that address the following:

- the delivery of five-year housing supply targets (2016-2021) for each local government area
- the delivery of 6-10 year (when agreed) housing supply targets for each local government area
- capacity to contribute to the longer term 20-year strategic housing target for the District
- the housing strategy requirements outlined in Objective 10 of A Metropolis of Three Cities.

The Proposal will contribute to the 6-10 year housing supply within the local area through the provision of around 235 dwellings.

#### Planning Priority E6: Creating and renewing great places and respecting the District's heritage

Action 18: Using a place-based and collaborative approach throughout planning, design, development and management, deliver great places by:

- prioritising a people-friendly public realm and open spaces as a central organising design principle
- recognising and balancing the dual function of streets as places for people and movement
- providing fine grain urban form, diverse land use mix, high amenity and walkability, in and within a 10-minute walk of centres
- integrating social infrastructure to support social connections and provide a community hub
- recognising and celebrating the character of a place and its people.

The proposal has been designed around a central with publicly accessible open space which will provide a people friendly public realm within the site. The proposal enhances the role of Lords Road as a people focused street by providing street activation and low rise buildings in this location and improving the pedestrian connection to Kegworth Public School.

The proposal delivers a fine grain urban form by providing the central public open space, improving connectivity through the site, and activating the ground floor including the Lords Road frontage. The pedestrian connections, along with pedestrian improvement improvements on Lords Road, will enhance walkability and provide connections to the wider pedestrian and cycle network, including the GreenWay. The site is also located within five minute's walk of the Leichhardt Marketplace local centre.

The provision of flexible non-residential uses on the site will provide for a diverse land use mix and will retain and enhance the character of this area.

- Action 19: In Collaboration Areas, Planned Precincts and planning for centres:
- investigate opportunities for precinct-based provision of adaptable car parking and infrastructure in lieu of private provision of car parking
  - ensure parking availability takes into account the level of access by public transport
  - consider the capacity for places to change and evolve, and accommodate diverse activities over time
  - incorporate facilities to encourage the use of car sharing, electric and hybrid vehicles including charging stations.

The proposal adopts the car parking requirements under the Leichardt DCP, which will limit the quantity of parking which can be provided on site.

The proposal includes 3,000 sqm of non-residential uses which could be used for a range of uses and would be able to be adapted to accommodate a diverse range of activities over time.

Planning Priority E10: Delivering integrated land use and transport planning and a 30-minute city

Action 33: Integrate land use and transport plans to deliver the 30-minute city

The proposal integrates land use and transport by delivering new housing within walking distance of the Maroon Light Rail stop as well as bus services along Parramatta Road. This will ensure that future residents will be able to access a wide range of jobs, facilities and services, including those within the Sydney CBD, within a 30 minute travel timeframe.

Planning Priority E12: Retaining and managing industrial and urban services land

Action 51: Retain and manage industrial and urban services lands by safeguarding all industrial zoned land from conversion to residential development, including mixed use zones.

Whilst the site is zoned for industrial uses, the District Plan highlights that the PRCUTS and Implementation Toolkit reflects the extensive planning process undertaken for this area and therefore the land subject of PRCUTS is not subject to the industrial land strategies and actions of the District Plan. The PRCUTS envisages this site transitioning from industrial to residential, however it is proposed to provide 3,000 sqm of non-residential uses which could be used for a range of commercial, light industrial and creative uses to accommodate continued employment uses on the site.

Planning Priority E14: Protecting and improving the health and enjoyment of Sydney Harbour and the District's waterways

Action 60: Improve the health of catchments and waterways through a risk-based approach to managing the cumulative impacts of development including coordinated monitoring outcomes

The proposal will improve water quality through increased deep soil zones and water sensitive urban design.

Planning Priority E15: Protecting and enhancing bushland and biodiversity

Action 61: Protect and enhance biodiversity by:

- Supporting landscape-scale biodiversity conservation and the restoration of bushland corridors
- Managing urban bushland and remnant vegetation as green infrastructure
- Managing urban development and urban bushland to reduce edge-effect impacts.

The proposal includes contributions towards bush regeneration along the GreenWay.

Planning Priority E17: Increasing urban tree canopy cover and delivering green grid connections

Action 65: Expand urban tree canopy in the public realm.

The proposal will increase the urban tree canopy both within the site and along Lords Road. A Landscaping Plan has been prepared to support the proposal (Appendix E).

Action 66: Progressively refine the detailed design and delivery of:

- Greater Sydney Green Grid priority corridors and projects important to the District
- opportunities for connections that form the long-term vision of the network
- walking and cycling links for transport as well as leisure and recreational trips.

The Iron Cove Greenway and the Hawthorne Canal is identified as a Green Grid priority corridor which will create a sequence of connected open spaces that follow the Hawthorne Canal and the Light Rail Corridor from Leichhardt North to Dulwich Hill light rail stations which provide enhanced open space to growing communities along the light rail.

The proposal includes a secondary GreenWay link along the eastern side of the Inner West Light Rail Corridor which will improve connectivity along the GreenWay.

Planning Priority E18: Delivering high quality open space

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| <p>Action 67: Maximise the use of existing open space and protect, enhance and expand public open space by:</p> <ul style="list-style-type: none"> <li>- providing opportunities to expand a network of diverse, accessible, high quality open spaces that respond to the needs and values of communities as populations grow.</li> <li>- investigating opportunities to provide new open space so that all residential areas are within 400 metres of open space and all high density residential areas (over 60 dwellings per hectare) are within 200 metres of open space.</li> <li>- requiring large urban renewal initiatives to demonstrate how the quantity of, or access to, high quality and diverse local open space is maintained or improved.</li> <li>- planning new neighbourhoods with a sufficient quantity and quality of new open space.</li> <li>- delivering shared and co-located sports and recreational facilities including shared school grounds and repurposed golf courses.</li> <li>- delivering or complementing the Greater Sydney Green Grid</li> <li>- providing walking and cycling links for transport as well as leisure and recreational trips.</li> </ul> | <p>The proposal:</p> <ul style="list-style-type: none"> <li>• is located within 200 metres of Lambert Park which comprises a soccer field, as well as passive open space and a playground</li> <li>• complements existing open space by providing a new publicly accessible central open space of 1,650 sqm</li> <li>• complements the Greater Sydney Green Grid by providing a secondary GreenWay link on the eastern side of the Inner West Light Rail Corridor</li> </ul> |
| <p>Planning Priority E19 Reducing carbon emissions and managing energy, water and waste efficiently</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p>Action 68: Support initiatives that contribute to the aspirational objective of achieving net-zero emissions by 2050 especially through the establishment of low-carbon precincts in Planned Precincts, Collaboration Areas, State Significant Precincts and Urban Transformation projects.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>The applicant has committed to targeting delivery of a 5 star Green Building Council rated building. This is reflected in the draft site specific DCP for Lords Road.</p>                                                                                                                                                                                                                                                                                                 |
| <p>Action 71: Support innovative solutions to reduce the volume of waste and reduce transport requirements.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>A waste management strategy will be developed as part of future development applications for the site, consistent with any council requirements.</p>                                                                                                                                                                                                                                                                                                                      |
| <p>Planning Priority E20: Adapting to the impacts of urban and natural hazards and climate change</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p>Action 75: Avoid locating new urban development in areas exposed to natural and urban hazards and consider options to limit the intensification of development in existing urban areas most exposed to hazards.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>A flood study has been prepared that demonstrates that the flood hazard can be appropriately mitigated.</p>                                                                                                                                                                                                                                                                                                                                                               |

Action 76: Mitigate the urban heat island effect and reduce vulnerability to extreme heat

The site is currently almost entirely cleared of vegetation, with the exception of trees along Davies Lane and fronting Lords Road. The proposal would significantly increase the canopy cover and landscaping across the site, reducing the urban heat island effect.

