

7.0 - DEVELOPMENT CAPACITY MODELLING



7.1 INTRODUCTION

The State Government's Department of Planning has prepared a Metropolitan Strategy, a broad framework to guide and manage Sydney's growth. It is a strategic document that outlines a vision for Sydney over the next 25 years – the challenges, and the directions to address these challenges and achieve the vision.

The NSW Government is planning for an additional 1.1 million residents in Sydney by 2031. This will require 640,000 new homes and 500,000 new jobs.

The Metropolitan Strategy is planning for a future Sydney in which 30 to 40 per cent of new housing is developed in new land release areas, with the remaining 60 to 70 per cent to be accommodated in Sydney's existing areas.

The Metropolitan Strategy defines the City of Sydney Local Government Area as its own subregion with identified targets to accommodate 55,000 new dwellings and 58,000 new jobs by 2031.

The whole metropolitan city is changing and growing and the City of Sydney is planning for the future of this area within that context and identifying the ways to accommodate population growth and the consequent that employment and housing demands.

The City Plan Review is developing this new package of planning instruments and a refreshed approach to planning for the City of Sydney Local Government

Area which includes a general strategic review as part of sustainable Sydney 2030. In some cases that may mean some planning controls don't change but in other cases there may be change. The purpose of this work is to respond to the imperatives of the Metropolitan Strategy, the intrinsic character of the local area and to accommodate change and new development in the most positive way.

Through the subregional planning process the City of Sydney has undertaken modelling using the METRIX tool developed by the NSW Department of Planning to support the subregional planning process. This modelling suggests that as part of the overall target to accommodate 55,000 new dwellings in the Council area, the study area would need to accommodate approximately 5,000 new dwellings with a further 3,000 accommodated in lands immediately adjacent, on the former Eveleigh Rail Yards, the former Carlton United Brewery site and West Redfern lands controlled by the Redfern Waterloo Authority.

The modelling undertaken for this study has been consistent with an urban design methodology that seeks to preserve and enhance valuable urban fabric. This has resulted in a significant shortfall in the potential floor space needed to meet the notional target derived from the METRIX modelling.

7.2 MODELLING

7.2.1 CONSERVATION AREAS

Due to the heritage character of the study area and the conservation area listing that cover more than 80% of the area, there is limited capacity to accommodate growth of dwellings or jobs within the study area. However there is scope for general increases in floor area to buildings within conservation areas through sympathetic alterations and additions. The modelling that has been undertaken models only those sites where there is capacity for new dwellings and does not attempt to calculate the potential growth in floor space associated with expansion of existing dwellings.

7.2.2 METHODOLOGY

Modelling has been undertaken by comparing the existing scale of development of all sites within the study area with the existing controls and the proposed controls. Where the scale of development was lower than the permissible existing or proposed development control (with particular regard to development height with FSR considered in a second round) the site was included in the calculation for potential growth. Each included site was then tested against heritage criteria and those sites that are listed items (including draft listing) and contributory items within conservation areas

were removed from the calculations. The identified sites are shown in Appendix F – Fig. F.2 Development Capacity Modelling – Identified Sites map.

Remaining sites then had their “as built” FSR checked against the existing FSR control and the proposed FSR control. The difference in FSR determined the potential for growth. Growth has been reported in dwellings where each dwelling is assumed to be 100m² of gross floor area (85m² dwelling and 15m² other area). Development capacity has been modelled by Neighbourhood and by block reference (refer to Appendix F).

Note that in cases where current development conditions included greater floor space than the existing or proposed control the negative values generated by these sites were excluded from the calculations. A number of isolated terrace lots that were identified as potential redevelopment sites have also been excluded from the calculations since they are unlikely to yield additional dwellings.

7.2.3 DEVELOPMENT CAPACITY MODELLING – EXISTING CONTROLS

Neighbourhood	Potential increase in floor space(m ²)*	Potential increase in dwellings
Chippendale	9,000	90
Darlington / West Redfern	6,600	66
North Newtown	1,700	17
Camperdown	27,500	275
University of Sydney/RPA	7,800	78
Total	52,600	526

* on sites that could yield additional dwellings (see methodology above)

7.2.4 DEVELOPMENT CAPACITY MODELLING

– PROPOSED CONTROLS

Neighbourhood	Potential increase in floor space(m ²)*	Potential increase in dwellings
Chippendale	15,700	157
Darlington / West Redfern	10,500	105
North Newtown	3,000	30
Camperdown	61,600	616 **
University of Sydney/RPA	17,700	177***
Total	108,500	1085

* on sites that could yield additional dwellings (see methodology above)

** excluding hospital site development

*** excluding future college development

Recommendations

The consultant group have been requested to provide development alternatives that could be pursued to meet the Metropolitan Strategy Targets set out above. These follow:

A general review of the City's position in relation to the targets set out in the Metropolitan Strategy requires consolidation of information from the urban design studies undertaken to date. Once this process of consolidation is completed an overall strategy for meeting the targets can be developed. Without such an overview it is not possible to weigh the advantages and disadvantages of development options which apply across the entire Council area not just within this study area – particularly in regard to conservation area values.

If, after a review, it is deemed necessary to increase development capacity in this study area then there are broadly two options for creating greater housing capacity:

- Increase height and FSR controls in Camperdown which is not a conservation area but which already has height controls varying from 3 to 6 storeys
- Review existing conservation areas and allow some larger scale redevelopment on the perimeter of these areas for example the sites:
 - around Redfern Station

- adjacent to the former Carlton United Brewery Site
- at the western end of Wilson Street
- adjacent to the University of Sydney in Darlington

Options for increasing commercial development capacity (and jobs) within the study area should be limited to redevelopment of properties on arterial roads possibly including Cleveland Street, the northern section of Abercrombie Street and Regent Street.

It is unlikely that the targets outlined above of 5000 additional dwellings could be met within the study area even if development was enabled consistent with all of the above options. It would be beholden on Council to carefully consider the value of the conservation areas as they currently exist in making a decision to allow future redevelopment.

