

## 9.0 DEVELOPMENT CAPACITY + CHANGE

### 9.1 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 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 sub region with identified targets to accommodate 55,000 new dwellings and 58,000 new jobs by 2031.

Change mapping was undertaken to assess the development capacity in the study area. Existing FSR controls and conditions are mapped respectively on Figure 5.5.1 and Figure 5.5.2. A detailed understanding of the current conditions, and of the inconsistencies between them and the current controls, generated recommended FSR controls (Figure 5.5.3) that vary considerably from the South Sydney DCP 1997 controls. In some cases the recommended FSR is lower than the existing control. In most cases the recommended FSR is higher.

A map was produced (Figure 9.1.1) that analysed the degree of change to determine the difference between the existing conditions in the study area and what would be possible under the recommended controls. Changes in yield are mapped as a range with the stronger colours representing greater change. An excel spreadsheet was prepared for those streets which showed the potential increase in GFA and potential densities.

The capacity modelling undertaken for this study has been consistent with an urban design methodology that seeks to preserve and enhance valuable urban fabric, whilst utilising opportunities to increase density along major arterial roads. The heritage character of the study area and the conservation areas, limit the capacity to accommodate growth of dwellings or jobs within the study area. 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.

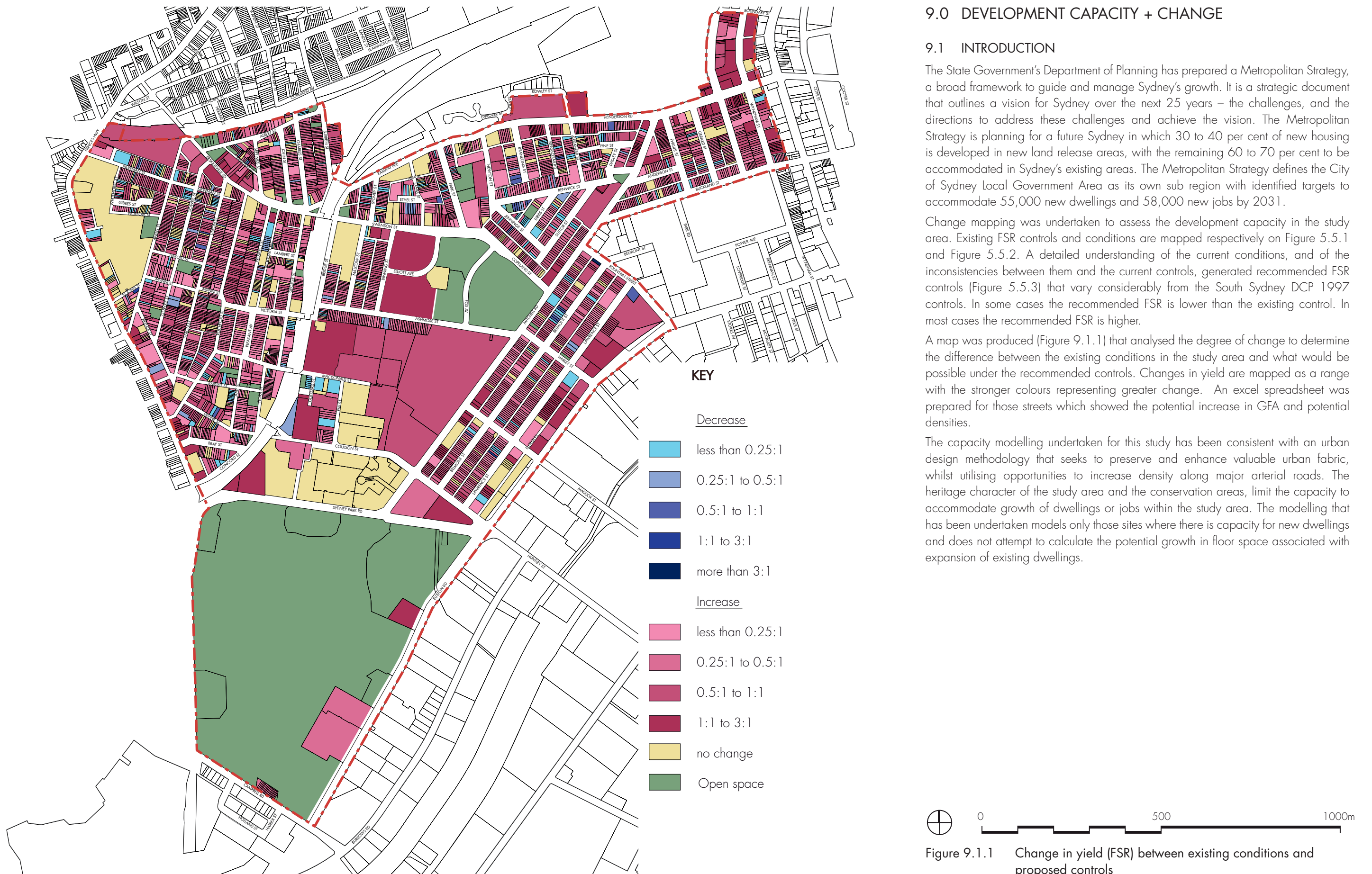


Figure 9.1.1 Change in yield (FSR) between existing conditions and proposed controls

The following streets were identified as yielding the greatest areas for change. They are: King Street, Erskineville Road, Copeland Street, Henderson Road, Lawrence Street, McEvoy Road, Mitchell Road, Swanson Street and Wyndham Street. The following assumptions were made:

- That an average new dwelling size would be 100m<sup>2</sup> and was used to calculate how many new dwellings could be developed.
- That each dwelling would house 2 people to determine the densities.
- This calculation includes development of some contributory items (except for on King Street) as it assumed that since they are not heritage items there may be some scope for change.
- This calculation includes the Erskineville Public Housing Estate adjacent Erskineville Oval.
- This calculation includes 326-326A King Street (the Tram Sheds and Railway Station site) which accounts for a substantial increase of 367 dwellings in this area.
- This calculation excludes the Ashmore area which has been separately analysed.

The following table (figure 9.1.2) summarises the findings by street

Street	Existing GFA m <sup>2</sup>	Potential GFA m <sup>2</sup>	Potential increase in GFA m <sup>2</sup>	Current Dwelling capacity	Potential Dwelling capacity	Existing Population	Potential Population
King Street	26,474	65,953	39,479	264	659	528	1318
Erskineville Public Housing Estate	14,064	65,376	51,312	140	653	280	1306
Campbell Rd	1,602	4,237	2,635	16	42	32	84
Copeland St	4,158	5,589	1,431	41	55	82	110
Erskineville Rd	13,774	19,760	5,986	138	197	276	394
Euston Rd	62,319	77,132	14,813	623	771	1246	1542
Henderson Rd	21,219	31,708	10,489	212	317	424	634
Lawrence St	22,541	23,242	701	225	232	450	464
McEvoy St	8,058	12,067	4,009	80	120	160	240
Mitchell Rd	27,484	30,478	2,994	275	305	550	610
Newton Street	9,624	12,003	2,379	96	120	192	240
Swanson Street	2,694	4,021	1,328	27	40	54	80
Wyndham Street	23,287	27,608	4,321	233	276	466	552
Anderson St	758	372	-386	8	4	15	7
TOTALS	238,056	379,546	141,491	2378	3791	4756	7582
					Increase in Dwelling Capacity		1,413
					Increase in Population		2,826

Figure 9.1.2