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Connecting you with stakeholders and communities

NSW Land and Housing Corporation Glebe Mid-Rise Development Proposal



Preliminary Stakeholder and Community Engagement Feedback Summary Report

Version 2.2

15 May 2020

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1. Introduction

This report has been prepared to document stakeholder and community consultation undertaken to inform the Request for Planning Proposal for the preliminary concept proposal for two adjacent sites at 31 Cowper Street and 2A-2D Wentworth Park Road, Glebe by the property owner, NSW Land and Housing Corporation (LAHC).

The preliminary proposal includes the elements listed below.

- Construction of high-quality housing with a mix of social, affordable and private housing, in buildings up to seven storeys.
- Building design that responds to the local character of Glebe.
- Building design that shows how new housing can be sensitively built in an established inner-city neighbourhood.
- Construction of a new multi-purpose community hub.
- Potential upgrade of MJ Doherty Reserve.

This report summarises the engagement undertaken for this stage of the proposal by outlining:

- the planning requirements for stakeholder consultation
- the consultation process undertaken, including key meetings with stakeholders
- a summary of feedback received, and issues raised, by specific stakeholders, and
- how feedback has been considered in the development of the PPA.

2. Background

2.1. Project description

LAHC plans to build new community facilities and housing at 31 Cowper Street and 2A-2D Wentworth Park Road, Glebe. The proposal aims to integrate with the local character of the surrounding neighbourhood, provide more social and affordable accommodation, new private housing, new community facilities within buildings with high environmental sustainability performance.

The following objectives have been identified as forming the basis of the proposal:

- Deliver a high quality mixed tenure development which provides for increased social housing and new private housing.
- Deliver a built form which responds to the surrounding context including the adjacent MJ Doherty Reserve and Wentworth Park, recent development at 87 Bay Street development and the St Phillips Heritage Conservation Area.
- Protect the heritage values of the local area by retaining and protecting heritage street trees and respecting the heritage values of the St Phillips Heritage Conservation Area.
- Retain the amenity of the surrounding residential uses by ensuring an adequate level of solar access and privacy is maintained.
- Maintain the amenity of adjoining streets and parks by ensuring street trees are protected and ensuring no overshadowing of the adjacent parks.
- Provide for enhanced passive surveillance and activation of the adjacent open space and public domain.
- Deliver a sustainable outcome through identification of sustainability targets.

As the proposal would not conform with the existing zoning and development controls set out in the Local Environmental Plan (LEP), LAHC must apply to the City of Sydney Council to amend the LEP. A planning proposal application will be lodged with the City via the NSW Government's gateway process.

2.2. Planning proposal application consultation requirements

Consultation requirements for the preparation of a Request for Planning Proposal are outlined in the NSW Planning, Industry and Environment's [A guide to preparing planning proposals](#) and [A guide to preparing local environmental plans](#).

The project team opted to undertake pre-lodgement consultation, as a best-practice approach, and as outlined in 6.5.2 Community Consultation of the LEP guide:

"Depending on the nature of the proposal, a PPA may consider that it is appropriate to seek the general views of the community to assist in further defining the intent of the planning proposal prior to submitting it to Gateway. Alternatively, a proponent may consider it best practice to undertake pre-lodgement consultation if the proposal relates to a significant or large site. If this approach is adopted, the consultation will form part of the initial 90 day period between Council receiving a planning proposal request and indicating its support to preparing a planning proposal."

This decision was taken to ensure that tenants, nearby property owners and residents, and the local community were provided with the earliest possible notification of LAHC's intention to lodge a Request for Planning Proposal and opportunity to provide feedback from the outset.

3. Consultation approach

3.1. Consultation objectives

The consultation objectives are listed below.

- Identify, target and inform stakeholders of the project to provide useful, relevant and timely information.
- Engage stakeholders in the development of solutions that reflect and enhance the local character of the neighbourhood.
- Create multiple opportunities for stakeholder engagement at appropriate decision points of the project and satisfy all statutory and regulatory community consultation requirements.

3.2. Summary of consultation activities

Consultation has been undertaken to meet the objectives outlined above. Activities included stakeholder meetings, requests for stakeholder feedback (details provided in Table 1), and community drop-in sessions to inform and request feedback from interested local residents and community members.

3.3. Stakeholder meetings and correspondence

LHC issued notifications by email to a range of key stakeholders to invite their feedback on the proposal, which resulted in one-on-one meetings and the receipt of feedback via email. Stakeholders include local Members of Parliament, local social service providers, local community groups, local businesses, and neighbouring property owners. A summary of this correspondence and feedback is detailed in **Table 1** below.

Table 1 - Stakeholder meetings and correspondence

Dates	Contact type	Stakeholder	Issues raised – summary
21/11/19	Correspondence (Email)	NSW Member for Balmain	<ul style="list-style-type: none"> • Social housing – questioned funding and policy, suggested additional dwellings and additional bedrooms. • Existing services – suggested secured funding and accommodation guarantee required for Glebe Youth Service • Community facility – questioned facility demand, management and service procurement • Prince’s Trust Australia – questioned involvement and suitability for site. • Community Housing Provider – suggested their involvement during building design.
22/11/19	Meeting	Neighbouring property owner - Body Corporate, 34 Wentworth Street Glebe	<ul style="list-style-type: none"> • Social housing policy – questioned funding, policy, and property maintenance. • Accommodation – questioned number of bedrooms, type of facilities. • Pathways – suggested creation of pathways for young people to leave social housing. • Tenancies – questioned existing practices for management of tenant leases, provision and management of social services. • Property management – questioned practices around management of shared property.
27/11/19	Meeting	NSW Member for Balmain	<ul style="list-style-type: none"> • Further discussion on points raised in email of 27/11/19.

Dates	Contact type	Stakeholder	Issues raised – summary
2/12/19	Correspondence (Email)	Hands Off Glebe Inc	<ul style="list-style-type: none"> • Information - level, quality and quantity of information available. • Public housing - demand for 100% public housing on site and demand for increase in public housing dwellings and bedrooms. • Mix - challenged the tenure mix, argued the mix already exists across Glebe. • Community facility - questioned community facility demand, funding, management and service procurement. • Retail - questioned demand for retail at this location. • Prince’s Trust Australia – questioned involvement and suitability for site. • Sustainability – suggested use of sustainable building materials, energy and water capture and reuse, native plantings. • Development – opposed to density increase and overall proposal.
12/12/19	Correspondence (Email)	The Glebe Society Inc	<ul style="list-style-type: none"> • Tenure mix – questioned how this may be achieved in practice. • Number of social and affordable dwellings and bedrooms – questions around the number provided, requests for increase in social and affordable dwelling and bedroom numbers. • Publicly-owned land – questioned sale of public land to private market. • Affordable housing – questioned timeframe and suitability of affordable housing component’s return to market housing. • Community facility – questioned need for an additional facility, suggestions around allocating the funding to existing services and facilities, suggestions around utilising existing facilities. • Building design – questioned design compatibility and suitability of Wentworth Park Road frontage, suitability and adequacy of number of dwellings accessing MJ Doherty Reserve, compatibility with nearby heritage buildings. • Consultancy and sustainability – questioned involvement of the Prince’s Trust Australia and scope of its involvement.
13/12/19	Correspondence (Email)	Housing Action Plan Now (HAPN) group, a sub-committee of Forest Lodge and Glebe Co-ordination Group (FLAG).	<ul style="list-style-type: none"> • Height and style of buildings – questioned the neighbourhood fit. • Target group – suggested there was a lack of information about target group/s and their housing needs. • Social and affordable housing – suggested targets insufficient to meet demand. • Healthy housing – suggested need for increased maintenance funding for existing dwellings to realise full potential of housing stock. • Project rationale and studies – questioned needs assessment, historical and cultural studies undertaken, traffic impact analysis of recent development. • Community facility – questioned research conducted on needs, consultation with local providers. • Community voice – questioned overall community benefits, timeline for consultation.

3.4. Community drop-in sessions

LAHC hosted two community drop-in sessions:

1. Wednesday 27 November 2019 from 4pm – 7pm.
2. Saturday 30 November 2019 from 11am – 2pm.

Local residents and interested stakeholders were invited to drop-in to a display at MJ Doherty Reserve to find out more information about the proposal, meet the project team and provide feedback.

Local residents were invited (**Appendix A**) to the drop-in sessions via door knock or letterbox drop on Monday 18 November 2019. Refer distribution map at **Appendix B**.

A project page was created on LAHC's website on 18 November 2019 (**Appendix C**) and notification emails were sent to local stakeholders 18 November 2019 (**Appendix D**).

Information about the proposal and the planning pathway was presented on ten display boards (**Appendix E**). Representatives of the project team were available to describe and discuss the proposal, answer questions and explain key aspects of the planning process (refer **Image 1**), Approximately 50 people attended the sessions, providing feedback directly to the project team, via feedback forms or by email. The key issues raised during the sessions, via the feedback forms, via the door knock, and via direct email are outlined in Section 4 of this report.

Image 1: Community Drop-In Session, Saturday 30 November 2019



3.5. Communication channels

Communication channels were made available to complement face-to-face consultation activities. Information about the proposal was available through:

- LAHC's project webpage (**Appendix F**)
- LAHC's project telephone number 9354 1869 and email address communityengagement@facns.nsw.gov.au

These communication channels provided stakeholders with access to project staff who could provide information about the proposal and record feedback on the project's stakeholder contact database.

4. Feedback analysis

Feedback was received directly from stakeholders and the local community during the door-knocks, telephone and email enquiries, in person at the community drop-ins, and via feedback forms (**Appendix F**) and was recorded in the stakeholder contact database. Consultation identified key issues of community interest for consideration during the preparation of the Request for Planning Proposal.

Key issues included:

- Social housing policy and provision
- Number of social housing dwellings and bedrooms
- Maintenance of existing social housing dwellings
- Management of tenant relocation
- Residents' wellbeing
- Social and cultural character
- Existing community facilities and services
- Building height, placement and location
- Existing public domain
- Building design influence on anti-social behaviour
- Local traffic and car parking
- Public transport proximity and availability
- Construction management – particularly dust, noise and traffic
- Information and process integrity
- Previous proposals and projects
- Previous interactions with NSW Land and Housing Corporation

Four themes have emerged from the feedback and are described in sections 3.1 to 3.4 below.

3.1. Social housing policy and provision

A key theme emerged during consultation around overarching social housing policy in NSW. This was due to feedback that included concern about: the number of social housing dwellings available; homelessness and housing vulnerability; how social housing is allocated; property management practices; the mixed/integrated tenure policy objective; and, the funding model to move wholly-owned public land into mixed-ownership at urban renewal sites.

It was widely expressed that more social and affordable housing should be provided as part of the tenure mix for the proposal, with some respondents suggesting the proposal should only include social housing. It was felt by some respondents that homelessness and housing vulnerability could be managed by building more social housing.

There were concerns raised about the allocation of social housing, with some respondents requesting clarification around how tenants were matched with dwellings. Feedback included observations about single people living in multi-bedroomed homes, as well as concern that families may not be returned to the proposed development if only one-bedroomed units were built, due to their need for multi-bedroomed homes.

In relation to feedback about property management practices, it was felt that for mixed tenured sites, dealings between a private body corporate and the NSW Land and Housing Corporation around matters such as property maintenance, tenancy management, and security would need to be carefully considered and managed to avoid potential conflicts.

There were concerns raised about the mixed/integrated tenure model, with some residents expressing concern around the potential for social and psychological impacts on existing residents. For those who expressed support of a tenure mix, they suggested careful planning and ongoing management was needed to achieve objectives.

Feedback included requests for clarification around the number of proposed bedrooms in addition to the number of proposed dwellings, as it was felt that this information would enable the community to better understand the proposed demographic profile changes at the site and consider how existing tenancies may be affected.

There were concerns raised about the policy to secure funding for the development through the sale of units to the private market. Conversely, there was also some support expressed for this model.

3.2. Wellbeing and cultural character

Another theme emerged around the importance of promoting the wellbeing of local residents and protecting the cultural character of Glebe. There was particular concern for the residents affected by the redevelopment, with questions around how relocations would be managed and where the residents would be relocated. Community members expressed a strong desire for existing residents to remain part of the community and be relocated locally, with the opportunity to move into newly built homes. There were also comments that residents should not be relocated at all and that the development should not proceed.

There was a clear message from the local community that their strong neighbourhood ties should be protected as it was felt that neighbours actively look after each other's wellbeing. A community member expressed that "existing intergenerational communities must be actively protected", which was a sentiment repeated by attendees of the community drop-ins.

Concerns were raised about the potential traffic and parking impacts for locals, particularly around how social services would be delivered during and after construction. It was felt that wellbeing would be affected if social service providers were delayed due to a reduction of on-street parking availability. It was suggested that construction parking should be carefully managed to prevent this impact and that it could be provided in an off-street area.

It was further raised that recent, nearby redevelopments had impacted the local community by introducing new private market residents, who had changed the demographic profile of the area and were less socially connected with the local community.

There were also a number of local social service providers who expressed a strong desire to be involved throughout the planning of the proposal. They advised they were the local knowledge-keepers, had established strong links across the community, and could provide valuable inputs that would deliver greater benefits to the community. This view was supported by local community members.

3.3. Impacts of proposed buildings

An obvious and anticipated theme to emerge focused on the impacts of the proposed new buildings. Attendees of the community drop-ins noted the open space and solar access of MJ Doherty Reserve, which is adjacent to the proposed site. It was felt that buildings higher than the existing tree-lined perimeter of the reserve could shadow the grass, which is regularly used by local residents as a meeting place or a space to access sunshine in the Winter months especially.

It was also felt that buildings higher than the existing buildings on the site would not match the streetscape and should be stepped down towards Wentworth Park. There were suggestions to renovate instead of rebuild, to achieve some of the proposal's objectives. Feedback also included comments about the heritage conservation area, with some residents expressing concern that the building design did not match that of the immediate neighbourhood. There were also questions about the design's compatibility with the nearby, referenced heritage buildings such as the wool stores.

As noted in previous themes, the number of bedrooms was raised as an issue that could affect existing residents and negatively alter the neighbourhood's demographics. It was felt that multi-bedroomed apartments should be included in the building for social housing residents, in addition to single bedroomed apartments, to attract and retain families.

There were concerns raised about the impact of additional people living in the area in terms of local traffic and car parking. It was also felt the location was not well supported by direct public transport, despite its proximity to the CBD.

Sustainability was raised as an area of importance, with some residents questioning the involvement of, and advisory role of the Prince's Trust Australia, particularly around the extent of its knowledge of local climate and environmental considerations.

A number of residents suggested drainage and localised flooding could be an issue, sharing their observations about previous localized flooding along Wentworth Park Road. There were concerns that MJ Doherty Reserve was included in the proposal, given it is public domain. It was felt this public park should not be designed for the exclusive use of residents of the new development. It was further felt that adjoining public domain such as laneways and footpaths should remain excluded from the proposal.

Feedback was received about the building's design around how it could meet accessibility and mobility needs. It was felt that all aspects of the buildings' designs should meet the range of accessibility and mobility needs of our communities, including access to all areas of the buildings and the individual apartments themselves.

Feedback was sought about the potential services provided at a community facility proposed for the site. A common question raised was around the involvement of the Prince's Trust Australia, the procurement process for a future service provider and the potential for involvement of established local service providers in its physical and service design.

When prompted, attendees of the community drop-in provided suggestions for the community facility, which included a wide-range of services for residents of the new buildings and residents of the surrounding neighbourhood, such as formal and informal meeting spaces and activities. However, feedback was also received about existing community facilities in Glebe and there were suggestions that funding should be allocated to those facilities for refurbishment and/or funding security.

There were questions about the research about the need for an additional community facility and the level of involvement of local service providers during building design and service planning.

3.4. Project information and process

Another emerging theme centered on the timing, integrity and availability of project information and the level of community influence during the planning process. There were many comments received at the community drop-in and via direct emails about the level of detail provided in the artist's impressions, which led some attendees and respondents to perceive the proposal to be further advanced along the planning process. It was felt that detailed design had occurred before the community could provide input and that detailed design information was not provided for comment.

There were also comments provided on feedback forms and at the community drop-ins that indicated residents felt their comments would not be heard by the people who make decisions about the proposal. It was further felt that their comments on previous nearby proposals was not taken into consideration, which led them to feel this proposal would follow a similar pathway.

There was a strong call from respondents for further, detailed information, with most respondents wishing to be kept informed and updated as planning progresses.

5. Project response

The feedback received during consultation has been considered in the preparation of the Request for Planning Proposal. **Table 2** provides a detailed summary of all feedback received and the corresponding project response.

Table 2 – Project response to stakeholder and community feedback

Key issues	Project response	Relevant reports/references
Social housing policy and provision		
Number of social housing dwellings available	There would be an increase in social housing dwellings available. There are currently 19 social housing dwellings across the two sites (15 one-bedroom and 4 three-bedroom dwellings). Under the proposal, 35 new social housing dwellings would be built in a new building on the south site (comprising 2 studios, 26 one-bedroom and 7 two-bedroom dwellings).	Refer Planning Report: <i>Appendix D - Reference Design Scheme Drawings</i>
Allocation of social housing	Homes would be allocated to tenants in accordance with applicable Department of Communities and Justice allocation policies and guidelines.	NSW Government's Community Housing Eligibility Policy 2018
Social housing property management	Management of new social housing at the site will be outsourced to a Community Housing Provider, which would be awarded under a competitive tender process.	Refer Department of Communities and Justice - Housing process for engaging Community Housing Providers
Addressing homelessness and housing vulnerability	This proposal is aimed at increasing social housing stock in Glebe.	Refer Planning Report: <i>Section 9 - Justification</i>
Mixed/integrated tenure	Mixed/integrated tenure would be achieved across the two sites in two separate buildings. Social and affordable housing would be provided entirely within one building on the north site, which would also include a ground floor commercial space, owned and operated by a third party through a competitive tender process. The building on the south site would provide private apartments.	Refer Planning Report: <i>Section 5 – The Proposal</i>
Mixed-ownership at urban renewal sites	The mixed ownership model is in line with the NSW Government's Future Directions social housing policy to deliver a new generation of integrated housing developments in partnership with the private, NGO and community housing sectors.	Refer Planning Report: <i>Section 9 - Justification</i>
Wellbeing and cultural character		
Relocation management, timing and process	As an interim arrangement, 31 Cowper Street (the south site) has provided 15 one-bedroom units for crisis accommodation purposes, with lease terms usually granted up to 3 months. Crisis accommodation will be provided in other properties managed by the community housing provider. A dedicated relocation team will work with individual tenants of the four townhouses on the north site (2A-2D Wentworth Park Road) to negotiate relocation plans. Tenants will not relocate for at least 12 months from the lodgement of the Planning Proposal, which takes place in May 2020.	Refer Department of Communities and Justice - Housing process for relocating tenants Refer Planning Report: <i>Section 11 – Project Timeline</i>
Protecting community ties	Existing tenants will be offered a tenancy in the new social housing building should they express an interest, as part of the relocation planning process.	Refer Department of Communities and Justice - Housing process for relocating tenants
Long term tenancy management	As part of the relocation planning process for individual tenants, options to relocate to housing within their existing neighbourhood are discussed. Additionally, tenants will be offered a tenancy in the new social housing buildings should they express an interest.	Refer Department of Communities and Justice - Housing process for relocating tenants

Key issues	Project response	Relevant reports/references
Social service provider (parking) accessibility to nearby properties	The proposal includes parking provisions that are in line with the City of Sydney's policy. No car parking has been provided for the social housing building (south site). 30 car parking spaces have been proposed for the north site. It is expected there would no significant increase in on street parking demand due to the proximity of the sites to public and active transport routes.	Refer Planning Report: <i>Section 5 – The Proposal</i>
Demographic profile changes	The proposal will deliver a mixed tenure development comprising social and market housing, similar to the adjacent 87 Bay Street development. This is likely to enhance the diversity of the local community.	Refer Planning Report: <i>Section 5 – The Proposal</i>
New residents' social connections with neighbourhood	Roof-top terraces are proposed for both new buildings, designed to be accessible by all residents of the building and would passively encourage social connections for new residents. A communal room is proposed for the market housing building (north site). A non-residential space is also proposed for the social housing building (south site) which could accommodate community or commercial uses.	Refer Planning Report: <i>Section 5 – The Proposal</i> Refer Planning Report: <i>Appendix D - Reference Design Scheme Drawings</i>
Involvement of local groups and social service providers during service planning	A Community Housing Provider would be engaged, if the proposal proceeds to Development Application stage, to provide design and planning input from the customer/client perspective.	Refer Department of Communities and Justice - Housing process for engaging Community Housing Providers
Impacts of proposed buildings		
Solar access to MJ Doherty Reserve	There would be no detrimental impact to solar access as the Reserve would retain all of its solar access.	Refer Planning Report: <i>Section 9.3.1 – Overshadowing</i>
Ownership of, and facilities at, MJ Doherty Reserve	There are no proposed change to ownership of the Reserve or its facilities.	Refer Planning Report: <i>Section 5 – The Proposal</i>
Building heights, placement and location	The proposal comprises two eight-storey buildings, positioned towards the eastern side of the sites. A row of three-storey townhouses would be positioned adjacent to the Reserve, creating a transition from mid-rise to low density building form.	Refer Planning Report: <i>Appendix D - Reference Design Scheme Drawings</i>
Building design compatibility with streetscape and local area	The massing and form of the buildings have been developed in response to the buildings' surroundings and immediate neighbours. Key local building typologies are proposed for the development - the wool store and terrace. The design seeks to mediate between the low-rise terrace houses of the surrounding area with the more recent mid-rise developments to the east.	Refer Planning Report: <i>Appendix G – Heritage Impact Assessment</i>
Building setback and appearance from Wentworth Park Road	The north building is proposed to have a variable setback to the Wentworth Park Road frontage, ranging from zero setback on the north eastern corner to 7 metres on the north western corner. Sufficient setbacks from both Wentworth Park Roads, and Cowper Street boundaries are proposed in order to respect significant street trees and to improve the streetscape. The proposed non-residential use would be located at ground level, overlooking the reserve and providing passive surveillance and activation of the public domain.	Refer Planning Report: <i>Appendix C – Urban Design Study</i> Refer Planning Report: <i>Appendix D - Reference Design Scheme Drawings</i>
Renovate versus rebuild	A rebuild is proposed in order to achieve an increase in the number of social housing dwellings and to meet the objectives of the NSW Government's social housing policy.	Refer Planning Report: <i>Section 9 - Justification</i>
Apartment design – bedroom numbers for social housing	Under the proposal, 35 new social housing dwellings would be built in a new building on the south site (comprising 2 studios, 26 one-bedroom and 7 two-bedroom dwellings).	Refer Planning Report: <i>Appendix D - Reference Design Scheme Drawings</i>
Public transport service proximity & service availability	There are no proposed changes to public transport services as part of this proposal. The site has excellent access to public transport being within walking distance of light rail and bus services, including high frequency bus services along Parramatta Road.	Refer Planning Report: <i>Appendix J - Traffic and Transport Assessment</i>

Key issues	Project response	Relevant reports/references
Sustainability principles and advice of the Prince's Trust Australia	An ESD consultant has been appointed to ensure the proposal will address all Council DCP guidelines in relation to sustainable development. Prince's Trust Australia has been engaged by the NSW Land and Housing Corporation to provide design input in a number of areas, including sustainability.	Refer Planning Report: <i>Appendix K – Ecologically Sustainable Development Report</i>
Drainage and flooding	Independent civil and flood advice would be obtained during design development and appropriate measures would be put in place to ensure the civil and flood design meets both the Australian and City's standards. The draft site-specific development controls for the site also include controls to ensure sustainability measures are implemented at DA stage.	Refer Planning Report: <i>Appendix O – Stormwater Management Report</i>
Public domain impacts	The proposal would protect and enhance the adjacent public domain through improved street address and activation. It would not result in any overshadowing of the adjacent Wentworth Park or MJ Doherty Reserve. Development will be contained within the NSW Land and Housing Corporation's landholdings and adjacent street trees would be retained and protected through generous building setbacks.	Refer Planning Report: <i>Appendix C – Urban Design Study</i>
Funding allocation to existing services and facilities	The proposal will generate a minor increase in demand for existing services and facilities, which can be addressed through the payment of local infrastructure contributions.	Refer Planning Report: <i>Section 9 - Justification</i>
Apartment design – accessibility and mobility	The design of the building seeks to achieve and exceed the performance design standards, set by the ADG and Council, for accessibility, amenity, daylighting, and cross ventilation. Further details on accessibility and mobility will be provided at DA stage.	Refer Planning Report: <i>Appendix C – Urban Design Study</i>
Involvement and scope of Prince's Trust Australia at site	Prince's Trust Australia has been engaged to provide design input in relation to building façades, sustainability, and general amenity. There is also potential for the Trust to provide input on a construction apprenticeship program for the development.	Refer Planning Report: <i>Section 5 – The Proposal</i>
Project information and process		
Timing, integrity and availability of information	NSW Land and Housing Corporation has adhered to the NSW Planning, Industry and Environment's Planning Proposal Guidelines for this proposal. Stakeholders and the local community have been engaged during early planning for the proposal. This report outlines the engagement activities and feedback received to demonstrate a transparent and comprehensive process. Information continues to be available online and in person through email, telephone and face-to-face contact.	Refer NSW Planning, Industry and Environment's Planning Proposal Guidelines
Level of influence during planning	NSW Land and Housing Corporation has articulated the scope and timeframe for public involvement during the planning process at each community consultation session and in written materials. Feedback received during early consultation has led to significant amendments to the proposal.	Refer NSW Planning, Industry and Environment's Planning Proposal Guidelines
Decision-maker's access and response to community feedback	Feedback received during early consultation has been presented to NSW Land and Housing Corporation executive and led to significant revision of the proposal. Changes since the previously exhibited designs include: increased number of proposed social housing dwellings from 22 to 35; increased street setbacks, including along Cowper Street and at the south west corner of the South Site; reduced building footprint which will reduce visual bulk and scale and minimise overshadowing for adjacent residents; retention of street trees which will soften the visual impacts of the building form and along with new street plantings will provide for enhanced streetscape; future use of non-residential floor space to be determined at DA stage with further consideration of demand; and, non-residential floor space relocated to provide enhanced activation of Wentworth Park Road and enhanced relationship with social housing dwellings.	Refer Planning Report: <i>Section 5 – The Proposal</i>

Key issues	Project response	Relevant reports/references
Experience with recent nearby developments	NSW Land and Housing Corporation has met with multiple stakeholders, including those involved in nearby developments, to obtain lessons learnt. Local stakeholders will continue to be engaged should planning progress to Development Application to obtain their valuable insights. There will further opportunities to comment on this proposal as it progresses to public exhibition as a Planning Proposal.	Table 1 of this report

6. Next steps

While preparing the Request for Planning Proposal, LAHC has informed local stakeholders, including neighbouring residents and property owners, local community groups, local social service providers, and local businesses of the proposal.

LAHC has demonstrated how it has engaged with the range of stakeholders and how feedback has been incorporated into the designs and studies lodged with the Request for Planning Proposal. LAHC will continue to engage with stakeholders and the community during the statutory exhibition of the planning proposal, as well as potential future stages of the planning and development process.

Specifically, LAHC will continue to work closely with the City of Sydney to plan and coordinate the future development application and potential construction, should consent be granted.

LAHC will continue to update its website and produce updates at key project stages for stakeholders and local residents, particularly to those who have registered an interest.

Appendices

Appendix A: Invitation to community drop-ins



Planning,
Industry &
Environment

Locked Bag 5112
Parramatta NSW 2124
ABN 24 960 729 253
www.dpie.nsw.gov.au

18 November, 2019

Invitation to community drop-in about preliminary concept proposal for 31 Cowper Street and 2A-2D Wentworth Park Road, Glebe

Dear Neighbour,

The NSW Land and Housing Corporation, in partnership with the Prince's Trust Australia, has today announced a preliminary concept proposal for 31 Cowper Street and 2A-2D Wentworth Park Road, Glebe. Please find artist impressions overleaf.

The preliminary concept proposal includes:

- a building design that responds to the local character of Glebe and shows how new housing can be sensitively built in an established inner-city neighbourhood
- a new multi-purpose community hub
- skills development opportunities for young people, and
- high-quality new housing with a mix of social, affordable and private housing, in buildings up to seven storeys.

In the coming months, we will lodge a planning proposal application with the City of Sydney Council for our preliminary concept. But before that happens, you are invited to find out more about the proposal.

Please drop-in to meet the project team and provide your feedback. There is no need to RSVP and there is no formal meeting. Simply drop-in at any time to view the display and speak with our project team.

Community Drop-In 1
Wednesday 27 November 2019
4.00pm to 7.00pm
Location: MJ Doherty Reserve

Community Drop-In 2
Saturday 30 November 2019
11.00am to 2.00pm
Location: MJ Doherty Reserve

This is just the start of community consultation. There will be more opportunities to have your say after our planning proposal application is lodged with the City of Sydney. **We are seeking your initial feedback by Friday 13 December, 2019.**

Please visit www.communitiesplus.com.au/other-projects/Glebe, call 9354 1869, or email communityengagement@fac.nsw.gov.au with any enquiries.

We look forward to meeting you at one of our community drop-ins.

Yours sincerely,

Lindsey Noble
A/Development Director Projects Division
NSW Land and Housing Corporation

Artist impressions of preliminary concept proposal



Artist impression of preliminary concept from Park Lane



Artist impression of preliminary concept from Wentworth Street

Appendix B: Invitation distribution map



Appendix C: Screenshot of project webpage

Address	Indicative Land Area	Current Stage
31 Cooper Street and 2A-2D Wentworth Park Road, Glebe	1,800 sqm	Preliminary Stakeholder and Community Engagement

The NSW Land and Housing Corporation and the Prince's Trust Australia have come together to prepare a preliminary concept proposal for two adjacent sites at 31 Cooper Street and 2A-2D Wentworth Park Road, Glebe.

The preliminary concept proposal seeks to deliver:

- a building design that responds to the local character of Glebe and shows how new housing can be sensitively built in an established inner-city neighbourhood
- a new multi-purpose community hub
- skills development opportunities for young people, and
- high-quality new housing with a mix of social, affordable and private housing, in buildings up to seven storeys.

Have your say

Thank you for joining us at our community drop-ins to review the proposal, meet the project team, and provide your feedback. The drop-ins were held on Wednesday 27 November and Saturday 30 November at MJ Doherty Reserve. If you couldn't make it, you can view the display boards via the link below and provide feedback by Friday 13 December, 2019. There will be further opportunities to have your say after our [planning proposal application](#) is lodged with the City of Sydney.

Display boards:

The display boards from the community drop-ins can be viewed and downloaded below.

- [Glebe preliminary concept proposal display boards \(PDF\)](#)

General enquiries

Please contact our project team on telephone 9354 1869 or email communityengagement@facss.nsw.gov.au with any enquiries.

Resources

[Artist impression of preliminary concept from Park Lane](#)

[Download PDF File \(17.8 MB\)](#)

[Artist impression of preliminary concept from Wentworth Street](#)

[Download PDF File \(13.6 MB\)](#)

[Glebe preliminary concept proposal display boards](#)

[Download PDF File \(7.0 MB\)](#)

Appendix D: Stakeholder notification

From: [CommunityEngagement](#)
To: [CommunityEngagement](#)
Subject: Preliminary concept proposal for 31 Cowper Street and 2A-2D Wentworth Park Road, Glebe
Date: Monday, 18 November 2019 2:05:48 PM

Good afternoon,

The NSW Land and Housing Corporation today announced, with Prince's Trust Australia, plans to build new community facilities and housing at 31 Cowper Street and 2A-2D Wentworth Park Road, Glebe. The proposal aims to integrate with the local character of the surrounding neighbourhood, provide more social and affordable accommodation, new private housing, new community facilities within buildings with high environmental sustainability performance.

Information about the proposal has been added to the website at <http://www.communitiesplus.com.au/other-projects/glebe>, which will be updated as planning progresses. You can also find details about the Community Drop-Ins, which are planned for Wednesday 27th and Saturday 30th November, 2019.

By way of summary, the proposal seeks to deliver:

- ♦ a building design that responds to the local character of Glebe and shows how new housing can be sensitively built in an established inner-city neighbourhood;
- ♦ a new multi-purpose community hub;
- ♦ skills development opportunities for young people; and
- ♦ high-quality new housing with a mix of social, affordable and private housing, in buildings up to seven storeys.

Please don't hesitate to get in touch if you need any further information. Our Community Engagement Team can also be contacted on (02) 9354 1869 or via email at Communityengagement@facs.nsw.gov.au

Kind regards,

Vanessa Loizou
Senior Community Engagement Officer

Land and Housing Corporation | Department of Planning, Industry and Environment
T 02 9354 1882 | E vanessa.loizou@facs.nsw.gov.au
Level 3, 31-39 Macquarie Street, Parramatta
www.dpie.nsw.gov.au



**Planning,
Industry &
Environment**

The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

Appendix E: Community drop-in display boards



Welcome

We are proposing to build more homes that fit with the Glebe neighbourhood and deliver great community outcomes.

This proposal is a concept plan to include a mix of social, affordable and market housing in the proposed development of 31 Cowper Street and 2A-2D Wentworth Park Road, Glebe.

The NSW Government, with advice from the Prince's Trust Australia, has developed a concept for community and stakeholder feedback.

If you have any questions or comments as you make your way around the display, please let our staff know or complete a feedback form.

Your feedback will be shared with the City of Sydney as part of our upcoming planning proposal application.

Thank you for taking time to drop-in today.

NSW GOVERNMENT VISIT: www.communitiesplus.com.au/other-projects/glebe
EMAIL: communityengagement@facs.nsw.gov.au

Project benefits

COMMUNITY BENEFITS

- The proposal would deliver a new multi-purpose hub, which would be used by local residents and provide a range of community programs.
- The new buildings have been carefully planned to respond to and reflect local character and avoid overshadowing and privacy impacts on neighbours.

AFFORDABLE HOUSING AND COMMUNITY DIVERSITY BENEFITS

- The proposal would increase the amount of social and affordable housing across the two sites.
- Private housing would be included to help fund the project and help deliver an integrated and diverse community.

URBAN DESIGN BENEFITS

- Traditional and locally-relevant building forms and materials would be used to show how new housing can be sensitively integrated into the neighbourhood.
- The proposed design transitions between the new 10 storey apartment buildings along the eastern side of Cowper St and the one to two storey terraces to the west and south.
- Buildings would be orientated to allow residents to view MJ Doherty Reserve, helping to create a safe space to play and relax.

ENVIRONMENTAL BENEFITS

- The proposal would achieve a high level of environmental performance through its design and materials.
- Our sustainability goals include minimising water usage and energy costs by residents.

BENEFITS FOR FUTURE RESIDENTS

- The proposal would deliver new dwellings with high levels of residential amenity.
- The new dwellings would aim to exceed contemporary apartment design standards for sunlight access, natural ventilation and accessibility.

NSW GOVERNMENT VISIT: www.communitiesplus.com.au/other-projects/glebe
EMAIL: communityengagement@facs.nsw.gov.au



About Prince's Trust Australia

Prince's Trust Australia's mission is to deliver social impact, by transforming lives and building sustainable communities in Australia.

The impacts of increasing urban density, housing affordability and climate change mean we all share the responsibility to improve the livability of our towns and cities and minimise the impacts of development on our natural environment.

Prince's Trust Australia is advising the NSW Government to deliver this project. We are planning for this project to be sustainable, respect local character and create mixed income communities.

Prince's Trust Australia looks forward to working with the NSW Government and the local people of Glebe to deliver this project and set a new standard in social and affordable housing in NSW.

An important part of the proposal is a community facility. The future services provided at the facility would focus on education and skills training for young people, and reflect the needs of local people.

Community consultation will help us identify the right mix of services for the community facility.

You can let us know your thoughts on information board 7 and on your feedback form.

NSW GOVERNMENT VISIT: www.communitiesplus.com.au/other-projects/glebe
EMAIL: communityengagement@facs.nsw.gov.au

About the project

The proposal delivers new social, affordable and private housing and community facilities at 31 Cowper Street and 2A-D Wentworth Park Road, Glebe and involves:

- A design that responds to the local character of Glebe and shows how new housing can be sensitively introduced into an established inner-city environment.
- High-quality new housing, with around 75 market, social and affordable housing dwellings, in buildings up to seven storeys.
- A new multi-purpose community facility, a retail opportunity and public domain improvements.
- Skills development opportunities for young people, and
- High environmental sustainability performance.

The new housing will deliver homes for people with a range of income levels and improve the existing quality and quantity of social housing in this part of the city. It will also add affordable and private housing to the mix.

NSW GOVERNMENT VISIT: www.communitiesplus.com.au/other-projects/glebe
EMAIL: communityengagement@facs.nsw.gov.au

Design approach

The proposal site at Glebe is in a heritage conservation area, within one of Sydney's most historic suburbs.

Architecture firm Johnson Pilton Walker (JPW) has been commissioned by the NSW Government to prepare a design for the site, following a comprehensive design competition.

JPW is a Sydney based design studio which has delivered major built works in architecture, planning, urban design, landscape architecture, interior design and exhibitions both in Australia and internationally.

Significant recent works by JPW include the extension to the Anzac Memorial in Hyde Park and the refurbishment of the sandstone warehouse Campbell's Stores in The Rocks.

For this proposal, the architects have referenced traditional and locally-relevant building forms and materials to illustrate how new housing can be sensitively integrated into the neighbourhood.

This approach means the new buildings can be a positive addition to the streetscape.

NSW GOVERNMENT VISIT: www.communitiesplus.com.au/other-projects/glebe
EMAIL: communityengagement@facs.nsw.gov.au



Proposed buildings

COWPER STREET

When viewed from Cowper Street, the proposal includes seven storey apartment buildings fronting Cowper Street, which are inspired by the nearby brick walkstores of Pyrmont.

The proposed buildings would be several storeys lower than the residential buildings on the opposite side of Cowper Street, which are up to 10 storeys in height.

The buildings would have addresses along Cowper Street and could provide opportunities for retail at ground level.

WENTWORTH STREET

Along Wentworth Street, the buildings would step down towards MJ Doherty Reserve, with a row of two and three storey buildings that relate to the scale of others around the park, opening onto Mitchell Lane East.

WENTWORTH PARK ROAD

When viewed from Wentworth Park, the buildings would appear relatively slender, with north-facing dwellings capturing expansive views over the park to the city skyline and Blackwattle Bay.

The form and scale of the buildings have been carefully modelled to avoid impacting sunlight access to MJ Doherty Reserve and neighbouring buildings.

NSW GOVERNMENT VISIT: www.communitiesplus.com.au/other-projects/glebe
EMAIL: communityengagement@facs.nsw.gov.au

Community facility

We want the future community facility to be a place where everyone feels welcome. It should provide opportunities for the community to flourish.

Please place your dots under the community activities you think will best benefit the Glebe community.

You can use a post-it note in the space below to suggest additional community activities.

NSW GOVERNMENT VISIT: www.communitiesplus.com.au/other-projects/glebe
EMAIL: communityengagement@facs.nsw.gov.au



MJ Doherty Reserve

We know that MJ Doherty Reserve is an important local park, which is owned and maintained by the City of Sydney. It is 'public domain' and this would not change with the planning proposal.

To understand how the park is used - and how we could improve it - we are undertaking a study. This includes:

- Understanding the current layout, facilities and uses
- Understanding park and open space needs in Glebe and across Sydney
- Research into what makes a great park and inclusive public spaces.

The study will help us consider if there are ways to improve MJ Doherty Reserve, to make it an even better place for locals.

As part of our study we want to hear from you.

We are interested in:

- How you use the park now
- What you like
- What you do not like
- How you want to use the Reserve in the future

There is a place on your feedback form to record your comments about MJ Doherty Reserve.

If changes are proposed to the park, there will be additional community consultation. Any proposed improvements would also be submitted as part of our future development application to the City of Sydney.

NSW GOVERNMENT VISIT: www.communitiesplus.com.au/other-projects/glebe
EMAIL: communityengagement@facs.nsw.gov.au

Planning pathway



We are preparing a planning proposal application, which we will lodge with the City of Sydney.

An important part of this process is early consultation with the community. We are doing this at the same time as we are progressing our technical studies to inform the planning proposal.

Preliminary consultation and the technical studies are carried out simultaneously so we can use the outcomes of the studies - and community feedback - to inform the draft proposal for public exhibition.

This process means there may be questions about the details of the proposal that we cannot answer until after the technical studies are complete.

We appreciate your patience as we progress through the Planning Proposal process.

We will consider the matters raised and include them in a community consultation report.

We welcome your initial feedback at this stage of the process, and seek your feedback by 13 December 2019.

There will be further opportunities to review the proposal at later stages of the process.

NSW GOVERNMENT VISIT: www.communitiesplus.com.au/other-projects/glebe
EMAIL: communityengagement@facs.nsw.gov.au



Next steps

Thank you for taking the time to learn about our proposal.

As you can see, we are in the very early stages of planning, so the project is in still in concept phase. However, we appreciate your input now so we can understand what matters most to you as we progress our plans and designs.

At this stage of the process and until 13 December 2019, please provide your comments to us by completing the feedback form and placing it in the feedback box or scanning and emailing it to us.

There will be further opportunities to review the proposal at a later stage of the process.

We look forward to hearing your thoughts as we progress our planning and design.

Please visit our website, send an email, or call 9354 1959 if you have any enquiries in the meantime.

NSW GOVERNMENT VISIT: www.communitiesplus.com.au/other-projects/glebe
EMAIL: communityengagement@facs.nsw.gov.au

Appendix F: Community drop-in feedback form



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FEEDBACK FORM

We are preparing to lodge a planning proposal application with the City of Sydney Council for our preliminary development concept for 31 Cowper Street and 2A-2D Wentworth Park Road, Glebe.

Do you have any overall feedback on the proposal?

Do you have ideas, suggestions or feedback about how the community facility could be used?

Do you have any feedback about MJ Doherty Reserve? (How you use the Reserve now? What you like? What you do not like? How you want to use the Reserve in the future?)

Do you have any other comments for the project team?

ABOUT THE COMMUNITY DROP-IN

Thinking about today's community drop-in, please rate how much you agree with the following:

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
Information was easy to read and understand					
Information was relevant to me					
The project team was helpful and knowledgeable					
I trust community feedback will be accurately reported					
I believe that community feedback will be meaningfully considered					
I feel more informed about the project after attending today's Community Drop-In					

Please return your feedback by 13 December 2019.

- Place in the box provided today.
- Scan and email to communityengagement@facs.nsw.gov.au

OPTIONAL – You may remain anonymous if you wish

Name _____

Address _____

Email _____

Would you like to receive email updates as planning progresses?

Yes No

Your privacy is important to NSW Land and Housing Corporation. Personal information, such as your image or email address will not be shared with people or organisations without your permission unless we are required to do so by law. Where you have consented to receiving direct marketing communications, such as project updates, from us, your consent will remain current until you advise us otherwise.