

18 December 2019

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Peter Anderson
Executive Director Communities Plus
Land and Housing Corporation
Level 5, 219-241 Cleveland Street
Strawberry Hills NSW 2012
By email: peter.anderson@fac.s.nsw.gov.au

Dear Peter,

Request to Prepare a Planning Proposal – Elizabeth Street Redfern State Significant Precinct

I refer to our meeting on 6 December 2019 about the potential amendments to the planning controls for 600-660 Elizabeth Street, Redfern. As announced by the NSW Planning Minister in November 2019, the potential changes to the planning controls may be considered through a local planning process with a request to amend Sydney Local Environmental Plan 2012.

This letter provides instructions for lodging a planning proposal request, guidance on key matters for the site, and required studies and reports to support the planning proposal request. The City recognises the work of LAHC and NSW Government's Project Review Panel (PRP) to date and has structured the lodgement requirements around the Study Requirements issued by Department of Planning, Industry and Environment's and advice in PRP reports.

To ensure timely assessment of any lodged request it is recommended that a reference scheme and draft studies are submitted to the City for review prior to lodgement.

The City's assessment will consider the strategic and site-specific merit for the requested changes to the planning controls. The City may request additional studies or reports to aid its assessment of the proposal. The outcomes of the assessment will then be reported to the Council and the Central Sydney Planning Committee (CSPC) for their consideration. At no time prior does the City, the Council or CSPC give any implication of endorsement or support for the proposal.

The Proposal

The City acknowledges the recent revisions to the proposal following community consultation and advice from the PRP. The revised reference scheme presented suggests increasing the maximum FSR to 3:1 with a graduated maximum height control ranging from 33 to 50 metres (5-14 storeys). The proposed controls could enable up to 33,100 square metres of gross floor area, including up to 30 per cent social housing, a base of 5 to 10 per cent affordable housing and private housing under the Communities Plus build-to-rent model. The proposal also indicates intention to provide for the continued operation of the Police Citizens Youth Club (PCYC), with an option to provide

2,500 square metres of community facility onsite or in the vicinity if an agreement on the PCYC's relocation into the Waterloo Estate cannot be reached.

Matters for consideration

Without limiting the issues that may arise in the assessment of the planning proposal request, the City has identified the following key matters that need to be addressed:

Recommendations of the Project Review Panel

- The recommendations of the Project Review Panel are to be addressed in the request.

Tenure mix

- As the site is NSW Government owned, the City expects redevelopment will contribute to increasing the supply of social and affordable housing dwellings in the local government area.
- The proposal should include the proposed mix of social, affordable and market dwellings. Justification for proposed mix of land uses and housing tenure mix should be provided. The agreed amount of social and affordable housing dwellings will be established in the site-specific planning controls.

Land uses and infrastructure

- The provision of community, retail and other non-residential uses onsite, aligned with infrastructure and service needs within and around the site
- A framework for infrastructure provision and delivery, including development contributions and further certainty on the provision of community facilities such as the PCYC onsite or within the vicinity
- A long term strategy to deliver 15 per cent public open space in any future renewal of the Redfern Estate, noting that additional public open space is not required on this site.

Design quality

- The NSW Government's Project Review Panel identified the need to reconsider the density, noting an FSR of 2.5:1. Consideration will be given to increasing the base FSR from 1.5:1 to 2.75:1 + 10% bonus for achieving design excellence.
- The proposal must clearly demonstrate the capacity to achieve full compliance with SEPP 65/Apartment Design Guide and relevant Sydney Development Control Plan 2012 controls. These include, but are not limited to requirements relating to:
 - building separation distances and setbacks
 - natural and cross ventilation
 - acoustic amenity and privacy
 - quality and amenity of private open spaces
 - wind mitigation
 - minimisation of overshadowing to surrounding development (e.g. existing development on Walker Street)
 - adequate solar access within future development and communal spaces; and
 - solar access to public open space, including no overshadowing on Redfern Park between 9am and 3pm.
- Noting that there are no short to long term plans to redevelop other areas within the Redfern Estate, an indicative scheme for the adjacent block to the east should be provided. This is to demonstrate that development on the site will not hinder the adjacent block's future ability to comply with SEPP 65/Apartment Design Guide and relevant Sydney Development Control Plan 2012 controls.

Sustainability, transport and other technical matters

- Building performance and higher sustainability targets for residential and non-residential uses, including beyond-BASIX scores, such as BASIX 40 and on-site renewables for common area energy needs.
- Adequate deep soil provision, tree retention and urban canopy cover as described in the Study Requirements or ADG.
- Provision of strategies to ensure that there will be no net increase in traffic impact on the local road network including innovative solutions to minimise basement and on-site car parking (e.g. Category A provision) and an emphasis on bicycle parking and car share provision.
- Provision of adequate servicing access and waste collection management.
- Demonstration of site suitability and design response to flooding, contamination and other geotechnical matters.

The City's assessment may identify further issues that need to be addressed or require changes to the proposal. Nothing in this advice implies endorsement of any request to progress a planning proposal or precludes the City from requesting additional information or requiring changes as part of any assessment.

Lodgement

To lodge the request please complete the attached form and prepare the supporting documentation identified in the attached checklist. The form, supporting studies and fee can be lodged at the One Stop Shop on level two of Town Hall House, 456 Kent Street Sydney by appointment with the relevant planning officer.

The Major Application fee needs to be paid at lodgement. The fee is described in Council's Fees and Charges available on the City's website at www.cityofsydney.nsw.gov.au under Council, Our responsibilities, Fees and charges. Further information for lodgement can be found on the attached lodgement form.

Should you wish to speak with a Council officer about the above, please contact Tim Wise, Manager Planning Policy, on 9265 9314 or at twise@cityofsydney.nsw.gov.au

Yours sincerely,



Graham Jahn AM
Director
 City Planning | Development | Transport

Encl.
 Lodgement Form
 Planning Proposal Lodgement Checklist

