



Prepared for  
NSW Land and Housing Corporation

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600-660 Elizabeth Street, Redfern

Planning Proposal

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This report is considered a draft unless signed by a Principal.



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- Attachment A – Design Report (under separate cover)
- Attachment B – Draft Development Control Plan
- Attachment C – Site Survey
- Attachment D – Preliminary Built Heritage Assessment
- Attachment E – Aboriginal Heritage Assessment and Update Letter
- Attachment F – Historical Archaeological Assessment
- Attachment G – Traffic and Transport Assessment
- Attachment H – Stormwater Strategy
- Attachment I – Community Infrastructure Study
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- Attachment V – Climate Change Adaptation Study
- Attachment W – Aeronautical Assessment
- Attachment X – Public Art Framework
- Attachment Y – Consultation Outcomes Report
- Attachment Z – Project Review Panel Minutes
- Attachment ZA – Pre-Lodgement Letter

# Executive summary

This Planning Proposal has been prepared by Architectus on behalf of NSW Land and Housing Corporation (NSW LAHC).

The Planning Proposal seeks Council support to progress an amendment to Sydney Local Environmental Plan (LEP) 2012 to facilitate the delivery of new social, affordable and private housing on a strategic Government owned site in a highly accessible and well-serviced location.

The proposed amendments to the Sydney LEP 2012 are:

- **Land zoning** – zone the site to R1 General Residential;
- **Height of buildings** – introduce maximum building height of RL 57 metres and RL 80 metres;
- **Floor space ratio** – introduce a maximum FSR of 2.75:1;
- **Land Use and Transport Integration** – introduce maximum car parking rates (Category B); and
- **Site -specific provision** – introduce a site-specific provision in Division 5 relating to the provisions of affordable housing and space for a community facility onsite or in the locality.
- **Facilitate an amendment to Sydney DCP 2012 to introduce site specific DCP provisions.**

## The site

The Planning Proposal relates to land at 600-660 Elizabeth Street Redfern. The site is located directly opposite Redfern Oval and comprises the whole street block bound by Elizabeth Street to the west, Philip Street to the south, Walker Street to the east and Kettle Street to the north.

The site is identified in Figure 1.



**Figure 1 Subject site**  
Site outlined in red  
Source: Near Maps

### **Planning context**

The South Sydney LEP 1998 is the relevant planning instrument applying to the site. The site is a deferred matter under the Sydney LEP 2012.

Under the South Sydney LEP 1998, the site is zoned, No.2 (b) Residential (Medium Density) and No. 5 Special Uses – Activity Centre.

The South Sydney Development Control Plan 1997 provides maximum building height and FSR controls for the site. The majority of the site (zoned No. 2 (b) Residential) is subject to a maximum FSR of 1.5:1 and a maximum building height of 6 metres. The southern portion of the site (zoned No.5 Special Uses) does not have a maximum building height or FSR.

This Planning Proposal seeks to amend the Sydney LEP 2012 to introduce new planning controls for the site.

This Planning Proposal has been drafted in accordance with Section 55 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and A Guide to Preparing Planning Proposals, NSW Department of Planning and Environment (2016). In line with these documents, this Planning Proposal explains the intended effect of the proposed instrument and sets out the justification for the making of the proposed instrument.

## **Strategic merit**

This Planning Proposal has strategic merit and should be supported.

The site is of strategic importance as it supports the objectives of NSW Government policy, *'Future Directions for Social Housing in NSW'* by delivering more social housing in a well-located integrated community.

In inner Sydney the demand for social housing is increasing and the need has never been greater. This largely vacant Government site is of strategic importance to deliver more and better social housing in an area of critical need.

At a time when the wait list for social housing in NSW is almost 60,000 people, the demand for social housing has never been greater. Combined with a 5-10 year waiting period for social housing in this area, there is a critical need to deliver social and affordable housing on this site.

The Planning Proposal presents an opportunity to optimise NSW Government owned land to deliver new social housing on a site that is predominately vacant, extremely accessible to a range of public transport infrastructure, jobs and services consistent with the policy intent of a 30-minute city.

The Planning Proposal is consistent with the 7 local housing priorities identified in the City of Sydney's draft housing strategy, *Housing for All*. The Planning Proposal for 600-660 Elizabeth Street will:

- Facilitate homes in the right location;
- Coordinate housing growth with the delivery of infrastructure;
- Increase diversity and choice in housing;
- Increase the diversity and number of homes available for lower income households;
- Increase the amount of social and supported housing;
- Improve NSW Government controlled site outcomes; and
- Increase livability, sustainability and accessibility through high-quality residential design.

The City of Sydney's Draft *Local Strategic Planning Statement* (LSPS) identifies the need for an additional 14,000 affordable and social housing dwellings by 2036. The Planning Proposal supports this outcome by delivering more social and affordable housing, consistent with the need identified by Council.

The LSPS identifies that new housing will generally be medium to high-density apartment buildings, with significant growth in Redfern - Waterloo and on other NSW Government urban renewal sites. The Planning Proposal is consistent with the draft LSPS and is strategically important in delivering increased housing on a key Government owned site in Redfern.

The Planning Proposal is consistent with the *Greater Sydney Region Plan*, *Eastern City District Plan*, and Draft *City of Sydney Local Strategic Planning Statement*, which all identify the need to deliver more social and affordable housing options. The Planning Proposal's strategic merit is further demonstrated in Section 7 'Justification' of this report.



### Site specific merit

In preparing the Planning Proposal, significant consideration has been given to the constraints of the site, its relationship with adjoining properties, traffic, and environmental impacts. Given the site's highly accessible location, the need for increased social housing, and the ability for all on-site impacts to be appropriately managed, the Planning Proposal is considered to have demonstrated site-specific merit.

The Proposal is appropriate for its context and it demonstrates site specific merit for the following reasons:

- The reference scheme demonstrates that the proposed planning controls and building envelopes will deliver high amenity apartments and communal spaces, consistent with the requirements of the Apartment Design Guideline (ADG);
- The proposal minimises amenity impacts to neighbouring properties. The proposal will not result in any additional overshadowing to Redfern Park, and maintains appropriate levels of solar access to neighbouring properties;
- The reference scheme and Design Report demonstrate that future development can adequately address all site constraints, including flooding, noise, and air quality (Attachment A);
- The proposal will achieve generous deep soil and 25% tree canopy cover within the site, setting a benchmark for inner-city renewal sites;
- The proposal is appropriate for its heritage setting, with an appropriate interface to Redfern Park and the Waterloo Conservation Area;
- The site is within one of the most walkable, accessible and well-serviced neighbourhoods in Sydney and has acceptable traffic impacts;
- The proposal will assist in providing for an alternate arrangement for the current tenant onsite namely the PCYC and LAHC is willing to make a contribution to this community facility subject to an appropriate 7.11 contribution offset being recognised.
- The proposal is consistent with local character and does not result in any significant visual impacts from Redfern Park, Waterloo Conservation Area, or views from key public spaces.

The reference scheme demonstrates that the proposed amendments to the Sydney LEP 2012 would result in a desirable built form outcome for the site. Refer to the Design Report at Attachment A.

The Planning Proposal seeks to provide high quality social, affordable and private housing that will meet the increasing demand for housing in the local area, while appropriately managing all foreseeable on and off-site impacts. It is therefore considered that this Planning Proposal holds site specific merit and should be supported.

### Assessment

A number of assessments have been undertaken to accompany the Planning Proposal and investigate potential impacts associated with the proposed amendments, including

- **Design Report** – including reference scheme and architectural drawings, prepared by Architectus. Silvester Fuller and Tyrrell Studio (Attachment A);

- **Draft Development Control Plan**, prepared by Architectus (Attachment B);
- **Site survey**, prepared by NSW Public Works Authority, (Attachment C);
- **Built Heritage Assessment**, prepared by Extent (Attachment D)
- **Aboriginal Heritage Assessment**, prepared by Extent (Attachment E);
- **Historical Archaeological Assessment**, prepared by Extent (Attachment F)
- **Traffic and Transport Assessment**, prepared by Jacobs (Attachment G);
- **Stormwater Strategy**, prepared by AECOM (Attachment H);
- **Community Infrastructure Study**, prepared by Elton (Attachment I);
- **Housing Diversity and Affordability Study**, prepared by Hill PDA (Attachment J)
- **Arboricultural Assessment**, prepared by EcoLogical (Attachment K)
- **Flora and Fauna Assessment**, prepared by EcoLogical (Attachment L)
- **Ecologically Sustainable Development Report**, prepared by AECOM (Attachment M);
- **Wind Assessment**, prepared by Windtech (Attachment N);
- **Noise and Vibration Assessment**, prepared by SLR (Attachment O);
- **Air Quality Assessment** (prepared by SLR (Attachment P);
- **Utilities and Services Report**, prepared by AECOM (Attachment Q);
- **Contamination Assessment**, prepared by EMM Consulting (Attachment R);
- **Phase 1 Contamination and Geotechnical Assessment**, prepared by AECOM (Attachment S);
- **Site Auditor Letter**, prepared by ZOIC Environmental (Attachment T);
- **Geotechnical Assessment**, prepared by Douglas Partners (Attachment U)
- **Climate Change Adaptation Study**, prepared by AECOM (Attachment V)
- **Aeronautical Assessment**, prepared by Strategic Airspace (Attachment W)
- **Public Art Framework**, prepared by Milne and Stonehouse (Attachment X)
- **Community Consultation Outcomes Report**, prepared by RPS (Attachment Y)
- **Project Review Panel Minutes**, 31 October 2019 (Attachment Z)
- **City of Sydney Pre-Lodgement Advice**, 18 December 2019 (Attachment ZA).

These assessments demonstrate that the site is suitable for development and the proposed amendments would have acceptable impacts.

#### **Recommendation**

The Planning Proposal demonstrates strategic and site-specific merit and is well justified. It is therefore recommended for support to proceed to a Gateway determination.

# 1. Introduction

## 1.1 Preliminary

This Planning Proposal has been prepared by Architectus on behalf of NSW Land and Housing Corporation. The Planning Proposal seeks Council support to progress an amendment to the planning controls applicable to the site under the Sydney Local Environmental Plan (LEP) 2012.

The Planning Proposal seeks an amendment to the Sydney Local Environmental Plan 2012 (SLEP 2012) to facilitate redevelopment of the site for new social, affordable and private housing.

To facilitate development of the site an amendment to the current planning controls is required. The proposed amendments to the Sydney LEP 2012 are outlined below.

- Rezone the site to R1 General Residential;
- Introduce a maximum building height of 57 RL and 80RL;
- Introduce a maximum FSR of 2.75:1;
- Introduce maximum car parking rate for the site (Category B); and
- Introduce a site-specific provision in Division 5 relating to the provisions of affordable housing and community floor space.

An amendment to Sydney DCP 2012 (DCP) has been prepared to support the Planning Proposal. The DCP contains provisions relating to built form, setbacks, solar access, access, residential amenity, tree canopy, and sustainability. The Draft DCP is provided at Attachment B.

A reference scheme has also been prepared by Silvester Fuller, Architectus and Tyrrell Studio to support the Planning Proposal. The reference scheme is indicative and demonstrates that a high-quality built form outcome could be developed under the proposed planning controls. The reference scheme provides for:

- An indicative yield of 327 high-amenity apartments that demonstrate compliance with the requirements of the Apartment Design Guide (ADG)
- Buildings ranging from 6 to 14 storeys, with a single tower located on the corner on Kettle and Walker Street marking an important east-west connection;
- Up to 1,500m<sup>2</sup> of non-residential floor space to provide opportunities for supporting uses including neighbourhood shops, cafes, community spaces and childcare; and
- Three large communal spaces and landscaped setbacks that demonstrate the site can achieve 25% tree canopy cover.

A comprehensive overview of the reference scheme and design approach is provided in the Design Report at Attachment A.

### **The case for change**

In January 2016, the NSW Government released its 10-year vision for social housing, *Future Directions for Social Housing in NSW*.

Future Directions sets out three strategic priorities for social housing:

- More social housing;
- More opportunities, support and incentives to avoid and or/ leave social housing, and;
- A better social housing experience.

These strategic directions aim to transform the social housing system over a ten-year period, playing a critical role in increasing the supply of social and affordable housing through the Communities Plus Program.

There is a critical need for additional accessible social housing close to public transport, jobs, services and education – As of 30 June 2019, the current social housing waiting list in the allocation zone for Redfern is over 45,000 with a wait time of 5-10 years.

On 6 July 2018, the NSW Government announced the Redfern site as the pilot for Communities Plus build-to-rent. The Project provides an opportunity for the private sector, in partnership with the not-for-profit sector, to fund, design, develop and manage the buildings as rental accommodation under a long -term lease.

600-660 Elizabeth Street will further the aims of the Communities Plus Program, through delivering more social housing in a well-located integrated community with good access to education, training, local employment, and close to community facilities such as shopping, health services and transport.

The development of the site will not only deliver more and better social housing, it will also deliver new social housing in an integrated community where social, affordable and private tenants live in a sustainable community that fosters a strong sense of place. A core principle of the Communities Plus program is to deliver social and affordable housing that is indistinguishable from private market dwellings.

This proposal will increase the amount of social housing within the suburb of Redfern and the inner city. The build to rent dwellings will be suitable for both the expected future social housing tenant profile and the current waiting list profile.

Development of the site is essential to achieve the core objectives of Future Directions – increasing the amount of social housing, increasing housing quality, and improving social outcomes.

### **Need for the Planning Proposal**

The site is of strategic importance as it can support the objectives of NSW Government policy, 'Future Directions for Social Housing in NSW' by delivering more and better social housing.

The key objectives the Planning Proposal are to:

- Create a high-quality mixed community of social, affordable and private housing; and
- Achieve an integration of social, affordable and private housing through a range of built form outcomes, including innovative solutions for timely delivery of social housing that fits seamlessly into the new development.

To achieve these objectives, a Planning Proposal is required. The current planning controls do not provide a relevant framework to guide development on this site.

The current controls in the South Sydney LEP 1998 and South Sydney DCP 1997 provide limited opportunities for redevelopment of the site. This is not in line with the need, or opportunity to deliver new social housing on this site.

## **1.2 Structure of this report**

This report is prepared in accordance with the NSW Government's 'A Guide to Preparing Planning Proposals', and is set out as follows:

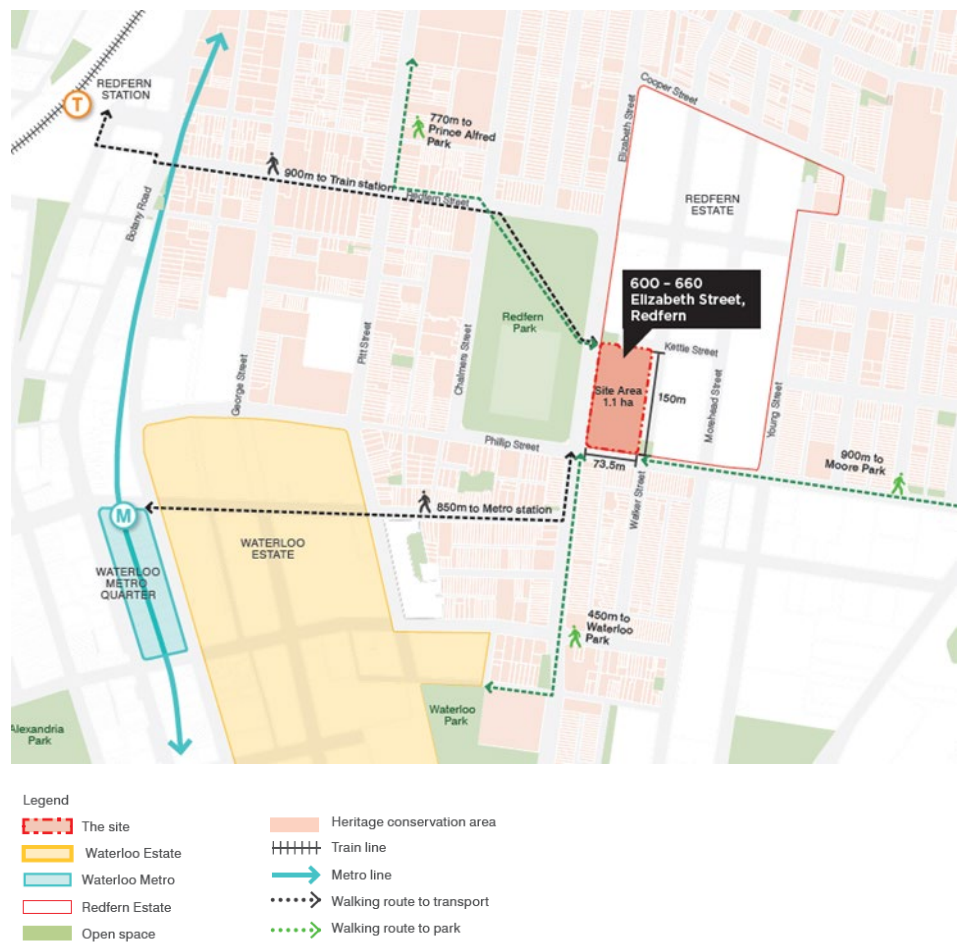
- **Section 2:** The site and context – provides an overview of the site to which the Planning Proposal is intended to apply.
- **Section 3:** The proposal – outlines the vision for the site and development of the reference scheme that has informed the proposed planning controls.
- **Section 4:** Objectives or intended outcomes – provides a concise statement of the proposal objectives and intended outcomes.
- **Section 5:** Explanation of provisions – outlines the proposed amendments to the planning provisions within the Sydney Local Environmental Plan 2012.
- **Section 6:** Assessment – provides an assessment of potential impacts associated with the proposal.
- **Section 7:** Justification – provides the urban planning justification to support the proposal.
- **Section 8:** Mapping – proposed LEP maps.
- **Section 9:** Consultation – outlines the community consultation program that should be undertaken in respect of the proposal.
- **Section 10:** Project Timeline – outlines expectations for timeframe of the progression of the proposal.
- **Section 11:** Conclusion – concludes the report with a summary of findings and recommendations.

This report should be read in conjunction with **Attachments A to ZA**.

# 2. Site context

## 2.1 Site context

The site is located at 600 – 660 Elizabeth Street Redfern, directly opposite Redfern Oval. It comprises a street block bound by Elizabeth Street to the west, Phillip Street to the south, Walker Street to the east and Kettle Street to the north.



**Figure 2 Site context**

Source: Architectus

The site located 900m to Redfern Train Station and 850m to the Waterloo Metro Station and is well-served by bus stops on Elizabeth Street and Phillip Street.

The site forms part of the Redfern Social Housing Estate which is bound by Young Street to the west Cooper Street to the north, Elizabeth Street to the west and Phillip Street to the south. To the south of the site is the Waterloo Conservation Area.

Redfern Park, located immediately west of the site provides an important district level open space, recognised for its useability and community value it provides a high amenity setting and outlook for the site.

Adjoining the Park is the Redfern Oval which provides training facilities for the South Sydney Rabbitohs NRL football club. Other open space facilities in the area include Waterloo Oval and Park (650m south), Fernside Skate Park (800m south), Corning Park (1.0km east), Prince Alfred Park (1.0km north).

A number of neighbourhood retail centres are dispersed throughout Redfern, with the closest centre located along Redfern and Chalmers Streets (300m), Danks Street (500m), and Baptist and Crown Streets (800m). A Woolworths Supermarket located on Chalmers Street is less than 250m from the site.

There are a number of schools located within proximity to the site, including Bourke Street Public School (1.14km) and Cleveland Street Intensive English High School (850m) from the site. University of Sydney (USYD) is located 1.7m north-west of the site and University of New South Wales (UNSW) is located 3.7km south-east of the site.

## **2.2 Site details**

### **Existing land uses**

The 1.1-hectare site owned by NSW Land and Housing Corporation (LAHC), is predominately vacant, with the exception of the South Sydney Police Citizens' Youth Club (PCYC) located on the corner of Phillip and Elizabeth Street.

In 2013, 18 dwellings were demolished on the northern portion of the site and has remained vacant since that time. The site forms the southernmost block of the broader Redfern Estate. It is surrounded by residential development to the north, east and south. To the west of the site is Redfern Park a State Heritage item.

Walker Street located east of the site contains low-medium scale housing comprising 1-2 storey townhouses and 4-storey apartment buildings constructed in 2013. Walker Street contains a street closure at the intersection with Philip Street, creating a quiet residential street environment and small pocket park at the southern end of Walker Street.

To the north of the site, Kettle Street contains a cul-de-sac and street closure at its junction with Elizabeth Street. Kettle Street is an important pedestrian connection between Redfern Estate and Redfern Park with high pedestrian flows. The street closure creates a small pocket park with seating at the signalised pedestrian crossing on Elizabeth Street.

To the north of Kettle Street residential buildings range from 3 – 9 storeys. Towers up to 17-storeys are located Morehead Street. The Waterloo Conversation Area is located to the south of the site on Philip Street, which contains low rise terrace housing and fine grain shopfronts on Elizabeth Street. The surrounding land uses are shown in Figure 3.



Walker Street dwellings and towers behind on Morehead Street



Street closure on Philip Street



Waterloo Conservation Area



Street closure on Kettle Street



Existing 9-storey building on Kettle Street



3-storey walk-ups on Elizabeth and Kettle Street

**Figure 3 Surrounding land uses**

Source: *Architectus*

**Legal description**

The subject site consists of single lot, legally described as Lot 1 in Deposited Plan 1249145.

**Land ownership**

The land in its entirety is owned by NSW Land and Housing Corporation, who is also the applicant for this Planning Proposal.



### 2.3 Current planning controls

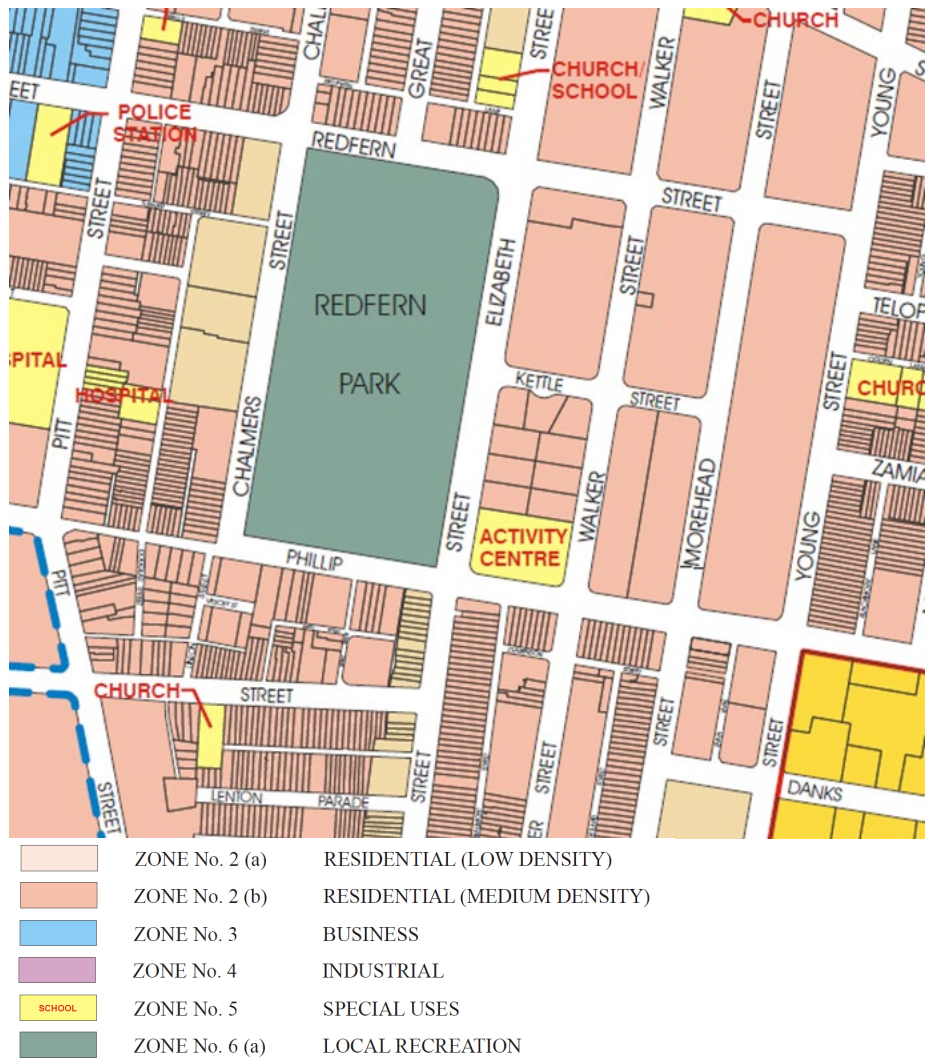
#### Local Environmental Plan

The South Sydney Local Environmental Plan 1998 (LEP) applies to the site. The South Sydney DCP 1997 provides height and FSR controls for the site. An extract of the South Sydney LEP 1998 and South Sydney DCP 1997 controls is provided below.

The site is a deferred matter under the Sydney Local Environmental Plan 2012. However, the Sydney LEP 2012 is the relevant planning instrument for surrounding land. Relevant provisions in the Sydney LEP 2012 are addressed in this section.

#### South Sydney LEP 1998

The site is currently zoned No. 2b Residential (Medium Density) and No. 5 (Special Uses – Activity Centre) under the South Sydney LEP 1998. The existing land use is illustrated at Figure 3.



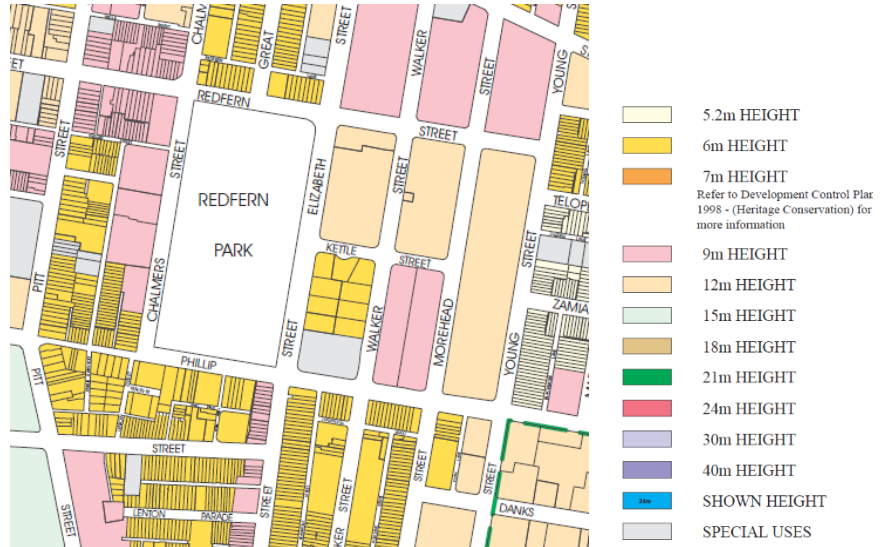
**Figure 4 Land use zoning map**  
Source: South Sydney LEP 1998

**South Sydney DCP 1997**

The South Sydney DCP 1997 applies to the site and provides building height and FSR controls for the site.

**Height**

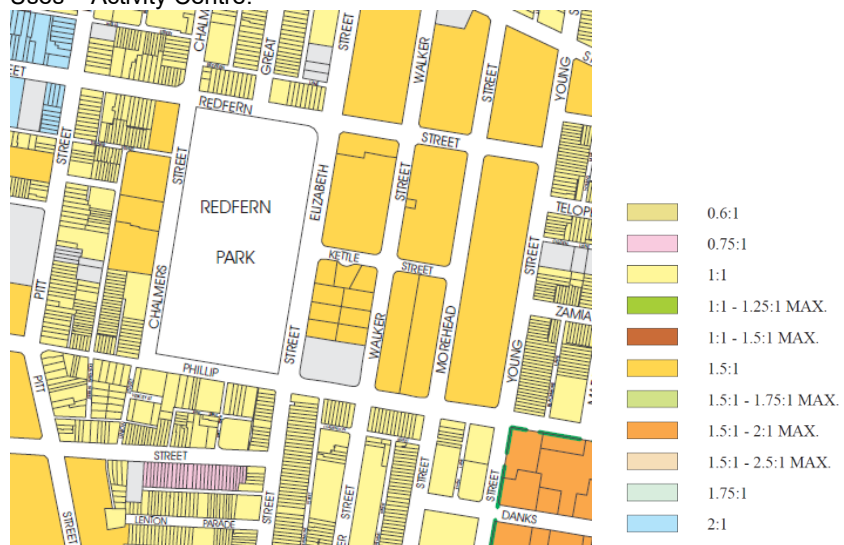
The South Sydney DCP establishes a maximum building height of 6 metres for land zoned No.2(a) Residential. The DCP does not specify a maximum building height for the portion of the site zoned No.5 Special Uses.



**Figure 5 Height of buildings map Sydney DCP 1997**  
Source: South Sydney DCP 1997

**Floor space ratio**

Under the South Sydney DCP a maximum FSR of 1.5:1 applies to land zoned No.2(a) Residential. There is no maximum FSR for the portion of the site zoned No.5 Special Uses – Activity Centre.



**Figure 6 Floor Space Ratio Sydney DCP 1997**  
Source: South Sydney DCP 1997

## Sydney LEP 2012

### Zoning

Land surrounding the site is predominately zoned R1 General Residential. Redfern Park, opposite the site is zoned RE1 Public Recreation. Small mixed use neighbourhood centres on Elizabeth Street and Chalmers Street are zoned B4 Mixed Use. To the east Danks Street shopping centre is zoned B2 Local Centre.



**Figure 7 Land use zoning map**  
Source: Sydney LEP 2012

### Height

Building heights surrounding the site range from 9 metres to 22 metres. Further east building heights increase to 30 metres and 65 metres in the Danks Street precinct.



**Figure 8 Height of Building Map**  
Source: Sydney LEP 2012

**Floor space ratio**

Surrounding has a maximum FSR ranging from 0.8:1 to 2:1 under the Sydney LEP 2012. The floor space ratio of surrounding land is illustrated at Figure 8.



**Figure 9 Floor Space Ratio Map**

Source: Sydney LEP 2012

**Heritage**

The site is surrounded by a number of heritage items and heritage conservation areas. Redfern Park to the west of the site is a State Heritage Item. To the south, the site adjoins the Waterloo Conservation Area.



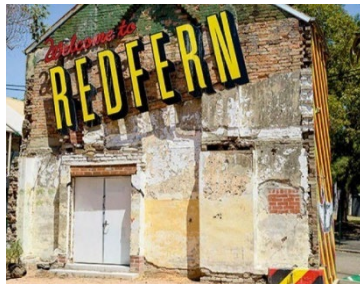
**Figure 10 Heritage Map**

Source: Sydney LEP 2012

# 3. The Proposal

## 3.1 Vision

The vision for the development of 600-660 Elizabeth Street is to create a place that:



**Responds to the historic and cultural values of the area, and the physical qualities that contribute to the local character of Redfern**



**Provides a welcoming and inclusive environment that supports the needs of a diverse community**



**Strengthens the character of Redfern through well-designed buildings and spaces**

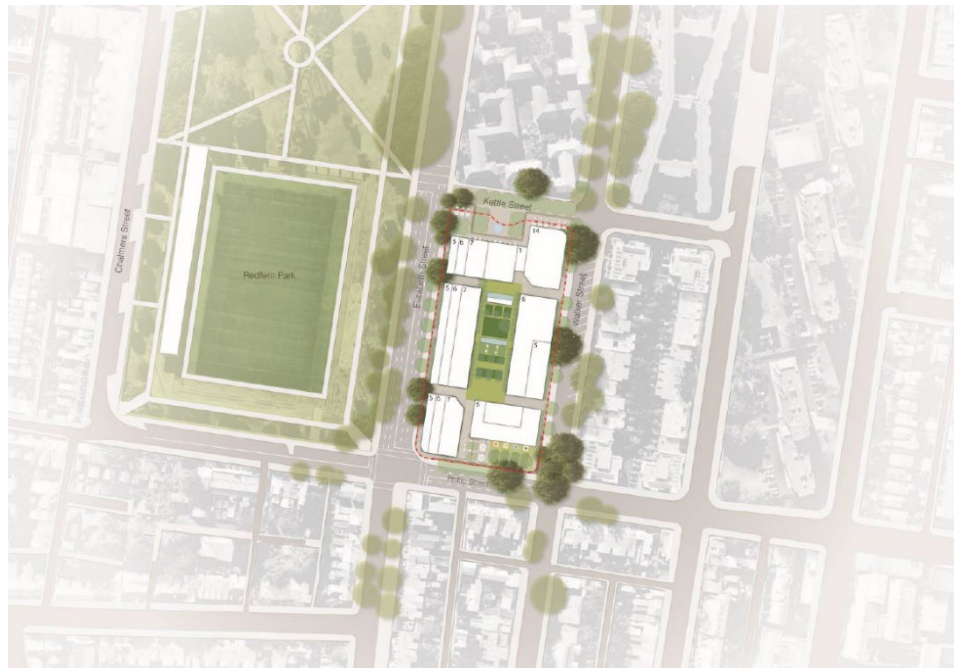


**Supports a rich landscape with plants and trees improving the environment for people walking past, stopping at and living near the site**

### 3.2 Reference Scheme

A reference scheme has been prepared by Silvester Fuller, Architectus and Tyrrell Studio to support the Planning Proposal (refer to Attachment A). The reference scheme demonstrates how the site could be developed under the proposed planning controls. The reference scheme has informed the proposed height and density controls, and provisions in the site-specific DCP.

The reference scheme responds to the sites strategic connections and takes advantage of the amenity provided by its location adjacent to Redfern Park. It features generous communal spaces that build on the site's key green movement corridors - Kettle and Phillip Streets, while providing excellent deep soil and tree canopy on the site.



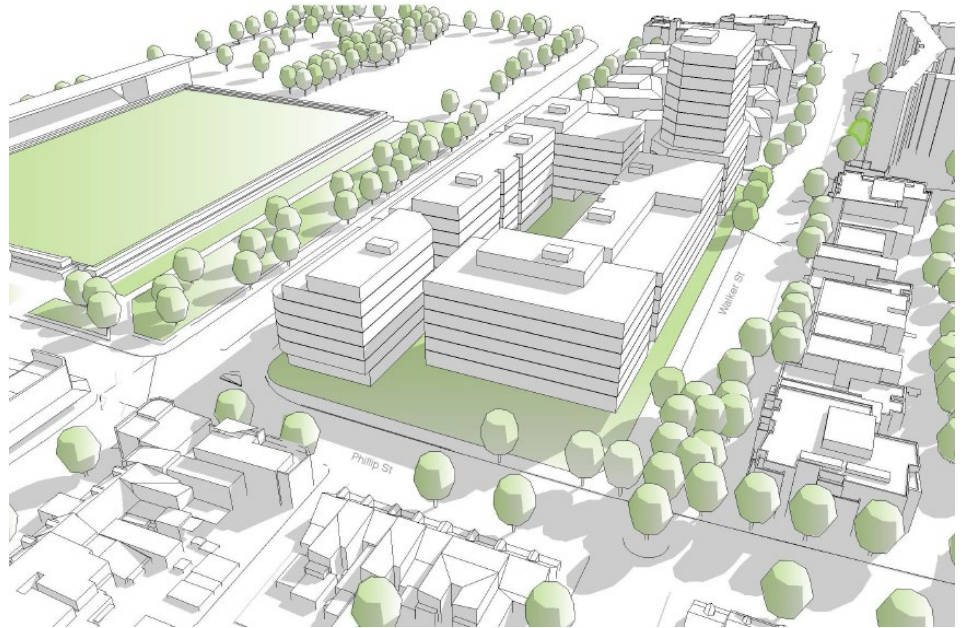
**Figure 11 Illustrative Reference Scheme**

Source: Architectus

The key features of the reference scheme are:

- An indicative yield of 327 apartments;
- Building envelopes capable of achieving the requirements of the ADG;
- A contextually appropriate development with predominately 5-6 storey buildings, and one taller building of 14 storeys;
- A single tower set back on the corner on Kettle and Walker Street marks an important east-west connection;
- Up to 1,500m<sup>2</sup> of non-residential floor space provides opportunities for street activation, with cafés, retail spaces and community uses, on key corners;
- Landscaped setbacks and three large communal spaces provide for 25% tree canopy cover;

- Buildings setback to provide a sensitive interface to the adjoining heritage conservation on Philip Street;
- A five storey street wall (with upper levels set back) along Elizabeth Street ensures no overshadowing to Redfern Park.
- A single basement access point from Walker Street respond to the sites' flooding levels and minimises traffic impacts.



**Figure 12 Indicative Massing**  
*Source: Architectus*

The reference scheme is indicative and demonstrates how the site could be developed under the proposed planning controls and site-specific DCP provisions.

Future development on the site will need to comply with all relevant planning controls and would be subject to a separate, detailed development application process at a later stage.

The Design Report (Attachment A) provides a comprehensive overview of the reference scheme and design approach for development on the site.

# 4. Objectives and intended outcomes

## 4.1 Objectives

The objectives of this Planning Proposal and proposed redevelopment of the site are:

- To introduce new planning controls for the site under the Sydney LEP 2012;
- Facilitate development of the site for new social and affordable housing, in line with NSW Government Policy.
- To deliver a high-quality, predominately residential development, supported with a range of small-scale neighbourhood uses, that will renew the site and contribute to local character.
- To facilitate development that responds to its context and achieves a high level of amenity to neighbouring properties.
- To ensure no overshadowing to Redfern Park.

The proposed amendments to the Sydney LEP 2012 and the draft site specific DCP will facilitate development of the site and allow for the redevelopment of the site in a manner that integrates well with the character of the surrounding area.

## 4.2 Intended outcomes

The Planning Proposal is a response to the need to redevelop the site to deliver new social housing in a mixed tenure development.

The intended outcome is to facilitate the redevelopment of the site to provide more and better social housing, consistent with the strategic directions in *Future Directions for Social Housing*.

The Planning Proposal seeks to amend the Sydney LEP 2012 to:

- Zone the site R1 General Residential;
- Introduce a maximum FSR of 2.75:1;
- Introduce a maximum height of buildings of RL 57 metres and RL 80 metres;
- Introduce Category B maximum car parking rates; and
- Insert a site-specific clause within Division 5 'Site specific provisions' relating to the amount of affordable housing to be provided on the site and the provision of 1,500 square metres of space for a community facility either onsite or in the locality.

The proposed amendments are required to facilitate development of the site. The requested amendments are outlined in further detail in Section 5.



The proposed R1 General Residential Zoning will allow a range of uses on the site, including residential development, retail uses, community uses and child-care. The R1 zone is appropriate for the site as it will provide flexibility for a range of non-residential uses to support future residents on site, and in the broader neighbourhood.

The proposed FSR and height controls provide a building envelope, of a bulk and scale that is responsive to its context, maintains residential amenity, and ensures no overshadowing to Redfern Park.

A site-specific clause is proposed to ensure the provision of a minimum 10% affordable housing on the site, consistent with best practice Government policy. The site-specific clause will also ensure provision for 1,500sqm of community facility on the site, or in the surrounding area.

# 5. Explanation of Provisions

## 5.1 Outline of proposed amendments

This Planning Proposal seeks the following amendments to Sydney LEP 2012:

- Amendment to Land Zoning Map;
- Amendment to the Height of Buildings Map;
- Amendment to the Floor Space Ratio Map;
- Amendment to the Land Use and Transport Integration Map;
- Amendment to Division 5 “Site specific provisions”.

An overview of the proposed amendments is provided below.

### Land Zoning

The Planning Proposal seeks to amend the Sydney LEP 2012 Land Zoning Map to zone the site R1 General Residential.

The South Sydney LEP 1998 provides the current zoning of the site (No. 2 (b) Residential and No. 5 Special Uses – Activity Centre).

The proposed R1 zone is consistent with the existing zone Residential 2b zone in the Redfern Estate and surrounding R1 General Residential zone, and the predominantly residential character of the surrounding area.



**Figure 13 Proposed Land Use Zoning**  
Source: Architectus and Sydney LEP 2012

### Maximum Floor Space Ratio

The Planning Proposal seeks to amend the Sydney LEP 2012 Floor Space Ratio Map to introduce a maximum FSR of 2.75:1 for the site. This FSR arose from extensive consultation with the City of Sydney and is consistent with pre lodgement advice received.

The proposed FSR of 2.75:1 will control the bulk and scale of development on the site and ensure the intended design principles identified in the reference scheme can be achieved.

Clause 6.21 'Design Excellence' in the Sydney LEP 2012, requires a competitive design process and allows for an exceedance of 10% height or FSR for design excellence.

An additional 10% FSR can be accommodated within the proposed height controls. The reference scheme demonstrates how the additional FSR could be accommodated within the proposed envelope, while achieving compliance with the ADG (refer to Attachment A).



**Figure 14 Proposed Floor Space Ratio**  
 Source: Architectus and Sydney LEP 2012

### Maximum Height of Buildings

The Planning Proposal seeks to amend the Sydney LEP 2012 Height of Buildings Map to introduce a maximum building height of RL 57 metres (equivalent to approximately 26 metres) and RL 80 metres (equivalent to 48 metres) for the site.

The proposed heights measured in RL, rather than metres, provides certainty regarding the maximum height (datum) of development on the site and won't be impacted by changes to the existing ground level. Given flooding constraints and sensitivity to solar access on the adjacent open space this is considered the most appropriate approach.

The proposed building heights ensure a site responsive built form strategy that is consistent with local character, provides an appropriate transition to adjoining development and minimises overshadowing to open space and neighbouring properties.

The proposed height of RL 80 metres on the corner of Kettle Street and Walker Street provides for a single tower in this location. A taller building on the site is justified as it responds to the established mixed local character with a diverse range of building types and heights. A taller building on this site is appropriate as it is setback from Redfern Park, marks an important east-west connection on Kettle Street, and directly responds to the neighbouring towers on Morehead Street and further along Philip Street.

The proposed heights will ensure a predominately mid-scale development that responds to the adjacent heritage conservation area, ensures no overshadowing to Redfern Park, and maintains a high level of amenity to all surrounding properties.



**Figure 15 Proposed Height of Buildings**  
 Source: Architectus and Sydney LEP 2012

### Car parking

The Planning Proposal seeks to amend the Land Use and Transport Integration Map to include the site as Category B for the purposes of determining maximum car parking rates for the site in accordance with Part 7, Division 1 of the Sydney LEP 2012.

The proposed inclusion of the site as Category B is justified as the site is 850m from Redfern Train Station and 900m to Waterloo Metro. The proposed Category B rate is consistent with surrounding areas, with Category B to the north and Category C to the south and east.

The reference scheme demonstrates that the site can accommodate the maximum number of car parking in accordance with Category B without any impacts on the site or adjoining properties.

The Traffic and Transport Assessment (Attachment G) confirms that the site and surrounding streets can accommodate the proposed car parking numbers without any traffic or transport impacts.



**Figure 16 Proposed Carparking Category B**  
 Source: Architectus and Sydney LEP 2012

**Site-specific Provision**

The Planning Proposal seeks to amend Division 5 of the Sydney LEP 2012 to insert a site-specific provision relating to the provision of a community facility and affordable housing.

The proposed site-specific provision will ensure at least 10% affordable housing will be provided as part of future development on the site. This is in line with the target set in the Eastern City District Plan and best-practice Government policy in relation to the provision of affordable housing on Government owned sites.

The site-specific provision will also provide for the continued operation of a community facility onsite or in the locality allowing for the PCYC to maintain a continued presence in the area. LAHC is prepared to assist with funding the provision of this facility through making space available and funding up to the level of applicable development contributions on the site as long as an appropriate works in kind offset is recognised by the City of Sydney.

While the PCYC has had a long leasehold on the site the primary purpose of the redevelopment is the provision of the maximum feasible social/affordable housing outcome. The figure of 1,500 square metres reflects the size of the existing building leased by the PCYC, LAHC try to ensure that any new facility is located near areas of active open space where possible.

It is proposed to amend Division 5 of Sydney LEP 2012 to insert the following site-specific provision:

**6.50 600-660 Elizabeth Street, Redfern**

- 1) *This clause applies to 600-660 Elizabeth Street, Redfern, being Lot X DP X*
- 2) *The consent authority must not consent to development involving the construction of one or more dwellings on land at Elizabeth St, Redfern unless—*
  - a) *it is satisfied that at least 10% of the gross floor area used for the purposes of residential accommodation on land at the Elizabeth Street Redfern will be used for the purposes of affordable housing, and*
  - b) *arrangements are in place for at least 1,500 square metres of gross floor area of buildings onsite or elsewhere in the locality to be used for the purposes of a community facility.*

**5.2 Draft Development Control Plan**

To support the Planning Proposal, and consistent with the requirements of Clause 7.20 in the Sydney LEP 2012, a draft site specific DCP has been prepared. The draft site-specific DCP is provided at Attachment B.

The draft DCP is proposed for inclusion in Section 6 Specific Sites, in the Sydney DCP 2012. Additional provisions in the Sydney LEP 2012 would apply to development on the site.

The draft site-specific DCP includes the following provisions:

- Built form and setbacks
- Solar controls
- Basement access
- Tree canopy
- Sustainability
- Residential amenity
- Heritage
- Public art

# 6. Assessment

The section below provides an assessment of the key planning uses relevant to the Planning Proposal.

A number of technical assessments have been undertaken to support the Planning Proposal. The Planning Proposal should be read in conjunction with the supporting documentation at Attachments A to ZA.

These assessments support the objective of this Planning Proposal, which is to develop the site to deliver new social and affordable housing in a mixed tenure community.

The technical assessments support the need for the Planning Proposal, confirm the suitability of the site for redevelopment, and demonstrate that all environmental constraints can be adequately addressed.

A Reference Scheme has been prepared to support the Planning Proposal (refer to Attachment A). The Reference Scheme ensures future development can comply with all relevant built form, separation, and amenity requirements.

## 6.1 Built form

The proposal (and reference scheme) was assessed against criteria in the Apartment Design Guide (ADG), including building separation, cross ventilation, solar access, communal open space and deep soil.

Detailed testing demonstrates that the proposed building envelopes and apartments in the reference scheme can achieve compliance with the requirements in the ADG.

Testing demonstrates that the buildings envelopes can be designed to achieve excellent internal amenity, privacy and outlook, consistent with the requirements of the ADG. A summary of ADG compliance is provided in Table 2 below. A detailed assessment of the reference scheme and ADG compliance is provided in the Design Study at Attachment A.

**Table 1 ADG Compliance**

ADG testing	Reference Scheme	Requirement	Compliant
<b>Building separation</b>	Proposed building envelopes meet the minimum building separation requirements in the ADG.	<ul style="list-style-type: none"> <li>- Up to 4 storeys: 6-12m</li> <li>- Up to 8 storeys: 9-18m</li> <li>- 9 storeys and above: 12-24m</li> </ul>	✓
<b>Cross ventilation</b>	65% of apartments are capable of being cross ventilated	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building	✓
<b>Solar access to apartments</b>	<ul style="list-style-type: none"> <li>- 79% of apartments receive 2 hours of sunlight in mid-winter</li> <li>- 5% of apartments receive no sunlight in mid-winter</li> </ul>	<ul style="list-style-type: none"> <li>- At least 70% of apartments receive 2 hours direct sunlight between 9am and 3pm in mid-winter</li> <li>- A maximum of 15% of apartments in a building receive no direct sunlight</li> </ul>	✓

		between 9am and 3pm mid-winter	
<b>Communal open space</b>	<ul style="list-style-type: none"> <li>- Over 30% of the ground level is communal open space, with an additional 3200sqm of rooftop communal space.</li> <li>- Communal open space (at ground and rooftop) has a minimum area equal to 60% of the site</li> </ul>	Communal open space has a minimum area equal to 25% of the site	✓
<b>Solar access to communal open space</b>	The Reference Scheme achieves excellent solar access to communal open spaces, with almost 60% of usable communal space receiving more than 2 hours of sunlight in mid-winter.	50% direct sunlight to the principle usable part of communal open space for a minimum of 2 hours between 9am and 3pm mid-winter	✓
<b>Deep soil</b>	The reference scheme achieves 15% deep soil	Minimum 7% deep soil	✓

## 6.2 Solar Access

The proposal will not result in any additional overshadowing to Redfern Park, and will have acceptable solar impacts to neighbouring properties. Detailed solar analysis is provided in the Design Report at Attachment A.

Three of the site's interfaces have the potential for solar impacts – Redfern Park, Walker Street and Philip Street. The Planning Proposal ensures amenity to all neighbouring properties is protected.

### Redfern Park

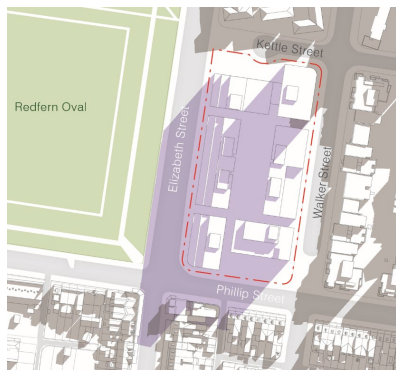
The Planning Proposal will not result in any additional overshadowing to Redfern Park or Oval between 9am and 3pm mid-winter.

Consistent with the study requirements and advice provided by Council, the Planning Proposal has been developed to ensure no further shadow impacts on Redfern Park or Oval between 9am and 3pm at mid-winter.

The reference scheme demonstrates that development on the site can be designed to achieve this outcome. The draft site-specific DCP includes provisions to ensure future development on the site does not result in any additional overshadowing to Redfern Park in mid-winter. The requirement to protect solar access to Redfern Park and Oval will determine future built form on the site. The reference scheme demonstrates that a 5-storey street wall on Elizabeth would achieve this outcome.

Shadow analysis on the following page (**Figure 17**) demonstrates that development would not cast any additional shadow on Redfern park or Oval between 9am and 3pm on 21 June.

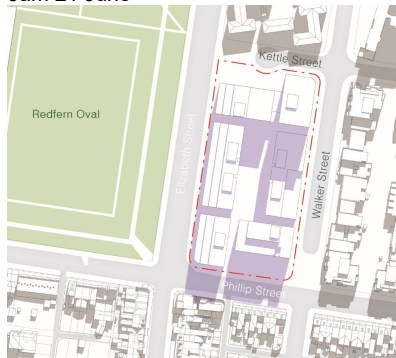




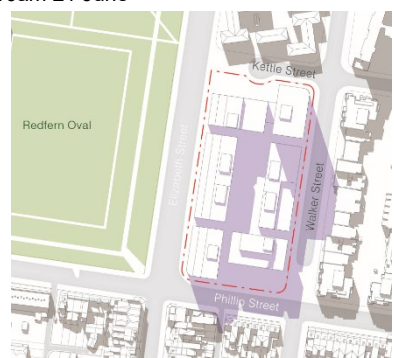
9am 21 June



10am 21 June



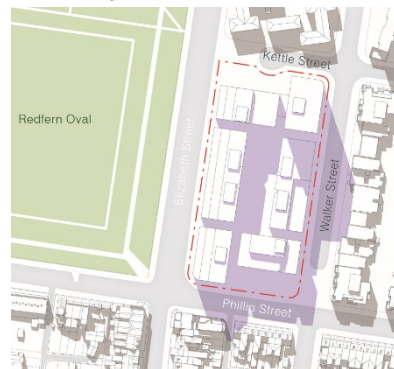
11am 21 June



12 noon 21 June



1pm 21 June



2pm 21 June



3pm 21 June

**Figure 17 Shadow analysis to Redfern Park**  
 Source: Architectus

## **Walker Street interface**

### *Dwellings*

To the east of the site, on the opposite side of Walker Street, there are 21 dwellings (attached dwellings) and two apartment buildings facing the street. The buildings were constructed in 2013 and are owned by NSW LAHC.

Provisions in the Sydney DCP 2012 provide guidance for solar access to single dwellings. The provisions in the Sydney DCP 2012 require:

- Development to maintain 2 hours of solar to surrounding dwellings (to 1sqm of living room windows and 50% of private open space) between 9am and 3pm on 21 June
- Where dwellings do not currently achieve 2 hours, new development must not create any additional overshadowing to habitable rooms (1sqm of living room windows) and 50% of the private open space between 9am and 3pm on 21 June.

Due to the existing building design, currently 5 of the 21 dwellings on Walker Street do not meet the minimum solar requirements to their front windows. However, all dwellings receive more than 2 hours of solar access to their rear private open space. In most dwellings, the kitchen and dining room is located adjacent to the rear private open space.

The dwellings have excellent amenity to their rear backyards, and therefore, the focus is to ensure the rear private open space and rear living spaces continue to achieve good solar access throughout the year.

The draft DCP contains provisions requiring future development to:

- The maintain a minimum of 3 hours solar access to 50% of the rear private open space of dwellings between 9am and 3pm on Walker Street in mid-winter.
- Where dwellings do not currently achieve 3 hours solar access to 50% of the rear private open space, new development must not create any additional overshadowing between 9am and 3pm on 21 June.

### *Apartment buildings*

The Planning Proposal and reference scheme demonstrates that future development can comply with the solar access requirements in the ADG for neighbouring apartments.

Detailed solar analysis of the apartment buildings on Walker Street was undertaken to ensure compliance with the ADG.

Solar access requirements in SEPP 65 and the Apartment Design Guide (ADG) protect the existing apartment buildings from unreasonable overshadowing by neighbours. The interpretation of controls is in accordance with the City's *Minimising overshadowing of neighbouring apartments - Draft Documentation guide*.

Due to the site's orientation, development on the subject site would only ever impact on the apartment building on the corner of Phillip and Walker Streets. Currently, 60% apartments in this building receive more than 2 hours sun within the required hours.

In accordance with the ADG and Council's draft Guide, development on the site can impact only one apartment in the southern-most building. The Reference Scheme demonstrates compliance with the solar access requirements in the ADG. Future

development will be required to demonstrate compliance with ADG as part of any future DA's for the site.

### **Phillip Street interface**

Properties located to the south of Phillip Street form part of the Waterloo Conservation Area. The majority of dwellings on Phillip Street do not meet the minimum solar access requirements in the Sydney DCP 2012.

The Conservation Area is unlikely to change, and therefore, amenity to dwellings on Phillip Street should be protected. To comply with the provisions in the DCP, development on the site must not result in any additional overshadowing to properties that do not meet the minimum 2 hours of solar access.

The reference scheme demonstrates that future development on the site can comply with the solar access provisions in the Sydney DCP 2012. The Reference Scheme provides a large setback and new open space on this interface to minimise overshadowing to properties in the heritage conservation area.

The Reference Scheme does not result in any additional overshadowing to private open space for dwellings on Phillip Street. Future development on the site will be required to demonstrate compliance with these provisions.

### **6.3 Built Heritage**

The site is not identified as a heritage item; however, is located adjacent to a State Heritage item and a heritage conservation area. The proposed development has been designed in response to this heritage context, including appropriate building siting, building heights, setbacks, and location of open space to minimise any impacts, and provide an appropriate interface to adjoining heritage items and conservation areas.

The proposal is supported by a Preliminary Built Heritage Assessment, prepared by Extent (Attachment D).

This assessment finds that the proposed development does not generate any unacceptable impacts to surrounding heritage items and will not result in visual dominance over, or detract from, the context or setting of these items.

This assessment finds that subject to further detailed design processes, any potential heritage impacts of the development can be adequately mitigated, resulting in a development that suitably responds to the surrounding built form and heritage context of the site.

### **6.4 Aboriginal Cultural Heritage**

The Planning Proposal is supported by a preliminary Aboriginal Cultural Heritage Assessment (ACHAR) prepared by Extent (Attachment E).

The assessment includes extensive desktop assessment and the initiation of Aboriginal consultation in accordance with Department of Planning, Industry and Environment (DPIE) guidelines; however, the results and recommendations in the report are preliminary and will be updated in the final ACHAR being progressed by Extent.

The assessment concludes that rezoning the site would not result in impacts to any known or potential Aboriginal archaeological sites or deposits, or Aboriginal cultural values areas.

Although the assessment did not identify any Aboriginal sites, objects, sandstone rock outcrops or culturally modified trees during this assessment, the site is considered to contain moderate archaeological potential, and potential for contemporary and historical Aboriginal cultural value.

The assessment recommended further archaeological investigation in the form of a formal ACHAR. The ACHAR is to be prepared in accordance with Office of Environment and Heritage policies and guidelines.

The assessment concluded that it is unlikely there would be a requirement for any significant changes to the proposal based on the outcomes of the ACHAR. There may be a need for minor re-design and/or mitigation measures (e.g. salvage excavation, surface collection, interpretation, etc.) in any areas where significant cultural material is identified as part of the ACHAR process.

Extent are currently progressing with further investigation and formal Aboriginal community consultation to finalise the ACHAR. The delivery of the final ACHAR is expected in March-April 2020 (refer to progress letter at Attachment E).

The ACHAR will be provided as supporting documentation to any future DA's on the site.

## **6.5 Historical Archaeology**

A Historical Archaeological Assessment prepared by Extent (Attachment F), indicates that the site has the potential to contain historical archaeological relics.

Although the study area has been in constant use since the mid-1860s, and experienced disturbance by various development activities, the site still has the potential to contain historical archaeological remains that constitute relics under the Heritage Act.

The proposed rezoning would not result in any archaeological impacts; however, further archaeological investigation is required to support any future development on the site. The results of more detailed archaeological investigation will inform the detailed design phase and form part of any subsequent DAs for the site.

## **6.6 Traffic and Transport**

A Traffic Impact Assessment has been prepared by Jacobs at Attachment G, to support the Planning Proposal. This report provides an assessment of the existing traffic and transport environment and the impact of the proposed development on the traffic and transport network. The assessment concludes that the proposal would have acceptable impacts and can be accommodated within the existing transport network.

### **Road network**

Key intersections were modelled using SIDRA software. The results indicate that the network is operating at a good level of service with capacity to accommodate future demand generated by the development.

The results provided in Table 3, indicate that all intersections are operating at Level A to C (good to satisfactory operation). No intersections have capacity constraints.

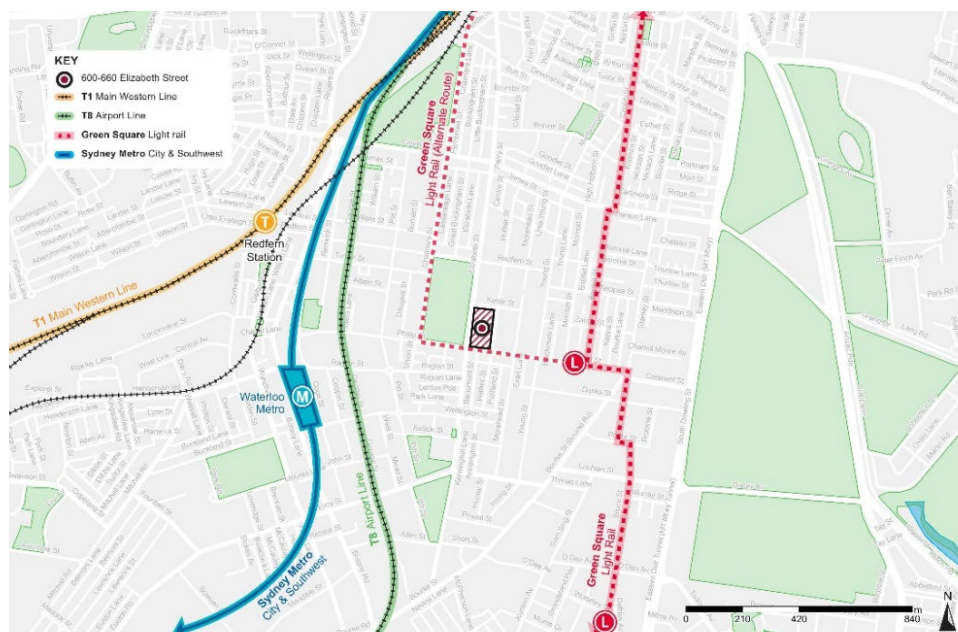
**Table 2 Intersection performance**

Intersection	Period	Degree of Saturation	Average delay (seconds per vehicle)	Level of Service
Cleveland Street / Elizabeth Street	Morning peak hour	0.68	33	C
	Evening peak hour	0.68	35	C
Elizabeth Street / Redfern Street	Morning peak hour	0.53	26	B
	Evening peak hour	0.52	29	C
Elizabeth Street / Phillip Street	Morning peak hour	0.72	28	B
	Evening peak hour	0.83	29	C
Phillip Street / Walker Street	Morning peak hour	0.24	8	A
	Evening peak hour	0.27	8	A
Walker Street / Cleveland Street	Morning peak hour	0.45	11	A
	Evening peak hour	0.35	9	A
Walker Street / Redfern Street	Morning peak hour	0.12	9	A
	Evening peak hour	0.12	10	A
Walker Street / Kettle Street	Morning peak hour	0.07	5	A
	Evening peak hour	0.04	5	A

**Public transport**

*Train*

The site is within walking distance Redfern Train Station (850m) and the future Waterloo Metro (900m). The walking connection to Redfern station is along well-defined pedestrian paths through Redfern Park and Redfern Street.



**Figure 18 Rail network including potential light rail options**

Source: Jacobs

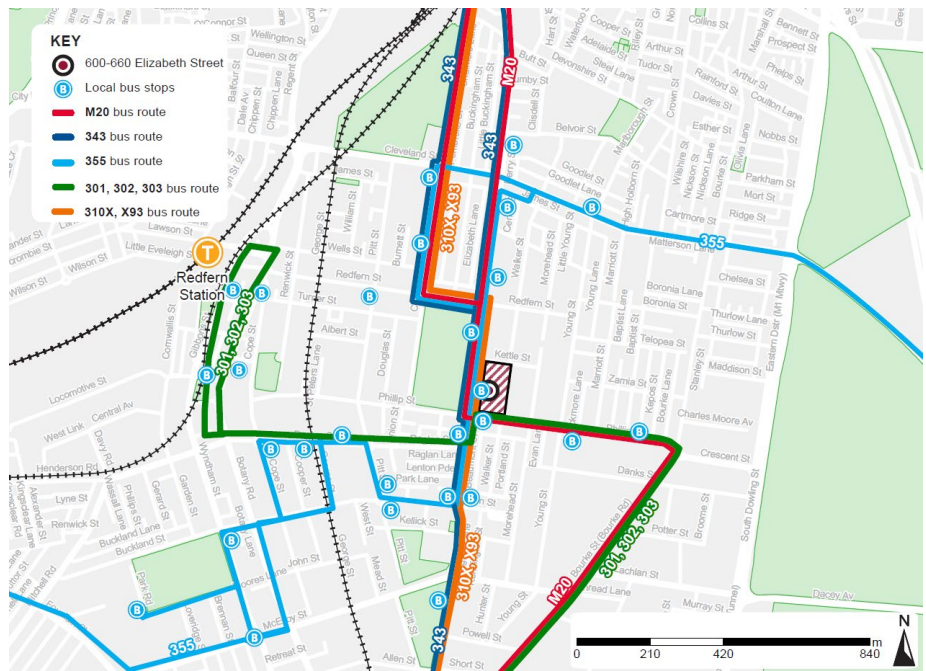
Sydney Metro West will connect Westmead to the Sydney CBD with potential extension to Zetland. New stations may be provided between the Sydney CBD and Zetland and the site may be within the catchment for a new station. This would support the additional capacity that is currently not met by bus services and may ease the demand for bus services that service the Redfern site.

**Light rail**

The City of Sydney has undertaken a study titled “Green Square Light Rail – Options Analysis and Needs Study” (January 2016). The Green Square light rail route under investigation could potentially use either Crown Street and Baptist Street to the east of the site or Botany Road to the west. Either of these two locations would have catchments that include the subject site and may ease the existing capacity constraints on the bus network. Transport for NSW are undertaking further investigations regarding future extensions to the currently planned light rail network.

**Bus**

The site has excellent access to bus services with bus stops located on Elizabeth Street and Phillip Street, adjacent to the site. There is a midblock pedestrian crossing linking the site to citybound buses operating on Elizabeth Street. Bus services provide access to the City, Redfern, Marrickville, Mascot, Eastgardens, and Bondi Junction. These buses operate at relatively high frequencies during peak periods.



**Figure 19 Key bus routes**  
Source: Jacobs

Bus and train services are currently operating close to or at capacity; however, the additional public transport trips generated by the development would be minimal at less than 40 trips for work related trips in the AM peak hour. The future Waterloo Station and potential extension of Sydney Metro West to Zetland will significantly enhance public transport capacity in this area.

Car mode share is substantially lower than the Sydney average with only 29% as a car driver or passenger and walking and cycling making up more than 25% of trips. With future upgrades to public transport, improvements to the walking and cycling network, future car mode share is expected to decline over time.

### Walking and cycling

The pedestrian network surrounding the site is generally well-developed with footpaths along the majority of roads, and controlled pedestrian crossings at most signalised intersections.

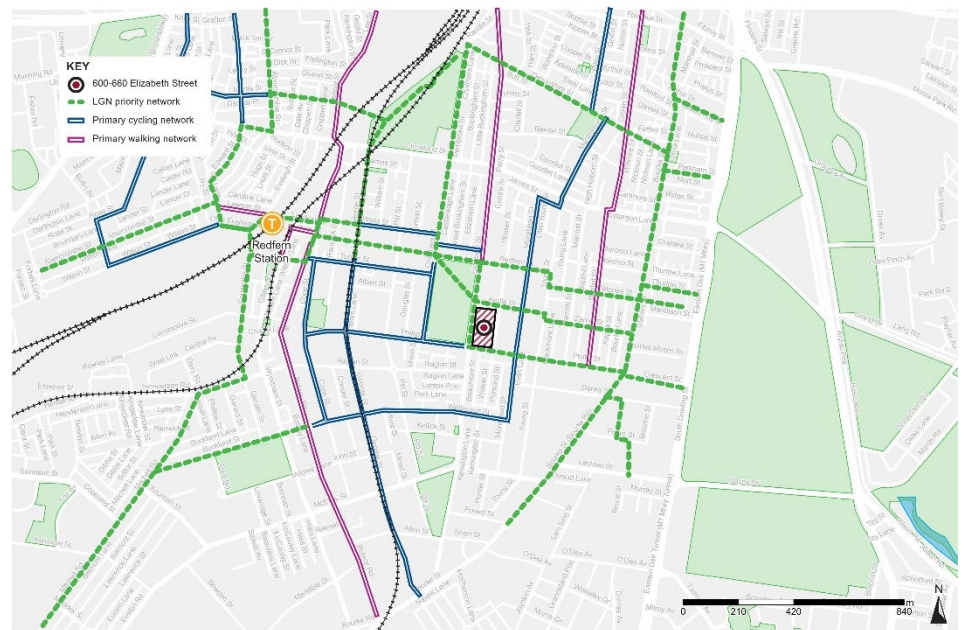
Kettle Street and Walker Street have both been closed, reducing the volume of traffic and making them suitable for cycling and walking. Kettle Street is part of the Liveable Green Network and forms part of a major desire line to and from Redfern Station.

The site forms part of the Liveable Green Network. The 'Liveable Green Network' is part of the Sustainable Sydney 2030 initiatives to improve pedestrian and bicycle networks.

Phillip Street to the south and Kettle Street to the north are both identified as part of the Liveable Green Network priority network.

The City of Sydney has provided advice to Jacobs that Phillip Street is no longer part of the Liveable Green Network priority route but is still shown on maps and Council's website. Kettle Street is part of the priority network. The Planning proposal recognises the opportunity presented by Kettle Street, with new open space, landscaping and retail uses that will activate Kettle Street and promote walking and cycling.

The proposal will also improve amenity along Elizabeth Street, Walker Street and Phillip Street through footpath upgrades, landscaping and tree planting.

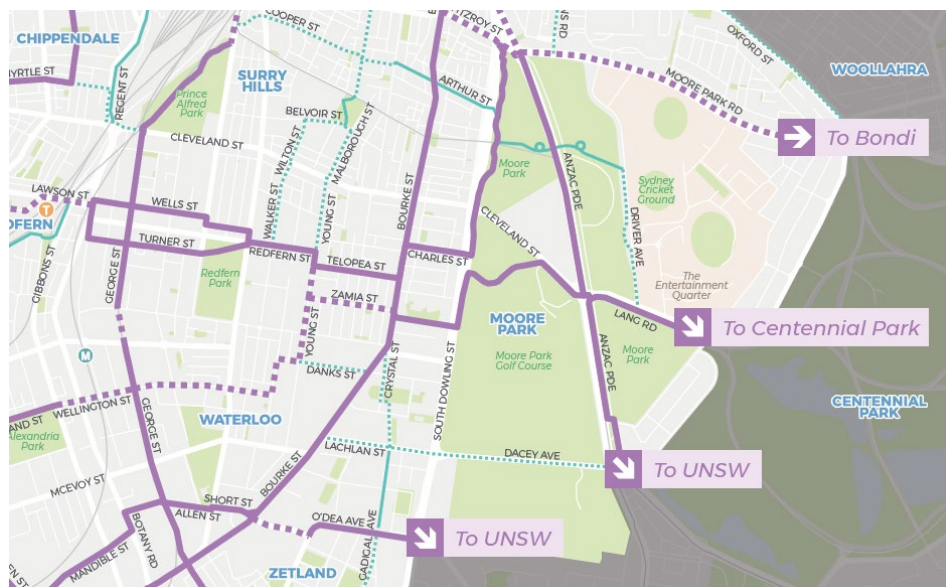


**Figure 20 Liveable Green Network**

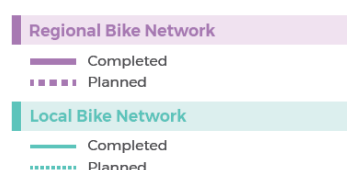
Source: City of Sydney

The site is well serviced by existing and planned regional cycle routes on Redfern Street and Young Street. A number of planned local cycle routes on Walker Street and Young Street will improve the cycling network immediately surround the site (refer to Figure X).

The City's *Cycling Strategy and Action Plan 2018* does not identify any existing or planned cycle networks on streets immediately adjacent to the site. Therefore, no cycleways are proposed as part of the Planning Proposal. A shared path (pedestrian and cycleway) will be provided on Kettle Street to improve walking and cycling connections to Redfern Park.



**Figure 21 Existing and planned cycleways**  
 Source: City of Sydney Cycling Strategy and Action Plan



### Car parking

The proposed category for determining maximum car parking rates under the Sydney LEP 2012 is Category B. Based on the reference scheme this would result in a maximum of 215 car parking spaces on the site.

The number of parking spaces is not anticipated to degrade the performance of the road network to an unacceptable level. The amount of car parking to be provided on the site will be determined as part of the detailed design phase.

The proposed basement access would likely necessitate the removal of about four on-street parking spaces on the western side of Walker Street. In addition, any potential the closure of Kettle Street to traffic would result in the removal of up to 10 on-street parking spaces. This would result in a net decrease of up to 14 on-street parking spaces, including two disabled spaces, which would need to be accommodated by the development.

There is limited available on-street parking capacity on the local road network. Parking on Walker Street would remain and may off-set some of these lost parking spaces. Other opportunities including the possibility of retaining some of the on-street parking spaces in Kettle Street within the Green Network could be investigated as the project progresses to a final design.



## Access

Access should be provided from Walker Street as it will have the least impact on the local road network. Access is to be restricted from Philip Street and Elizabeth Street.

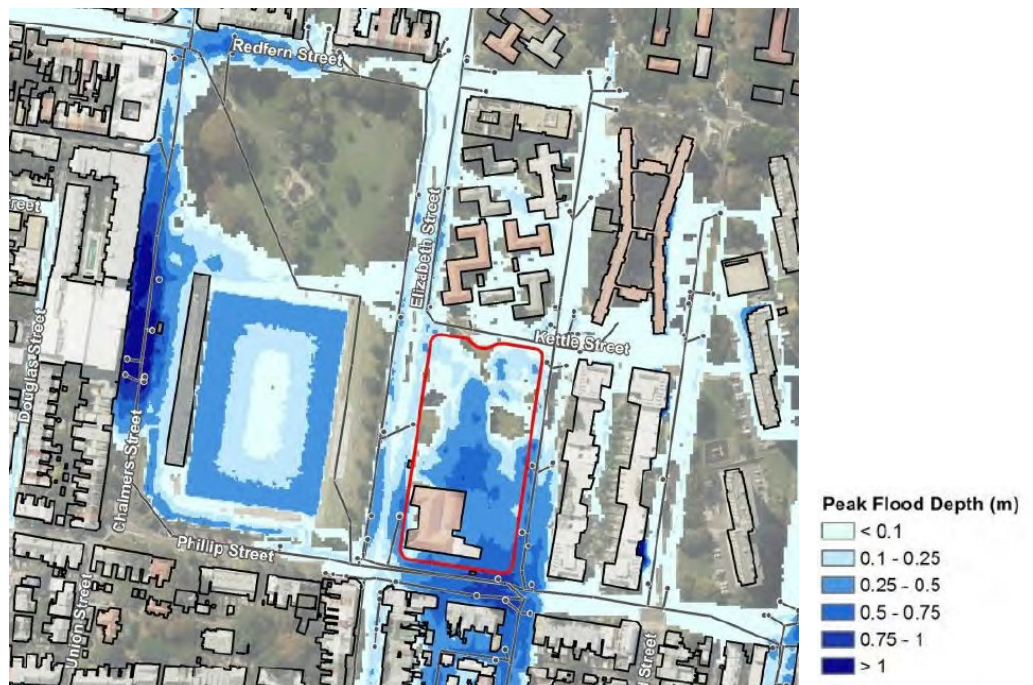
The reference scheme proposes access from Walker Street. The access entry and ramp has been designed to provide sufficient turning widths all vehicle types (including waste servicing) and can accommodate vehicles entering and exiting the property at the same time in forward direction. The reference scheme also demonstrates how access can be provided about the PMF level.

The draft site-specific DCP includes provisions relating to access. The draft controls identify the preferred location on Walker Street, with no access to be provided from Elizabeth Street and Philip Street. Future development will need to address the provisions in the site-specific DCP and be designed in accordance with Australian Standards 2890 and any relevant City of Sydney guidelines. Access to the basement will need to be above the PMF level.

## 6.7 Flooding and Stormwater

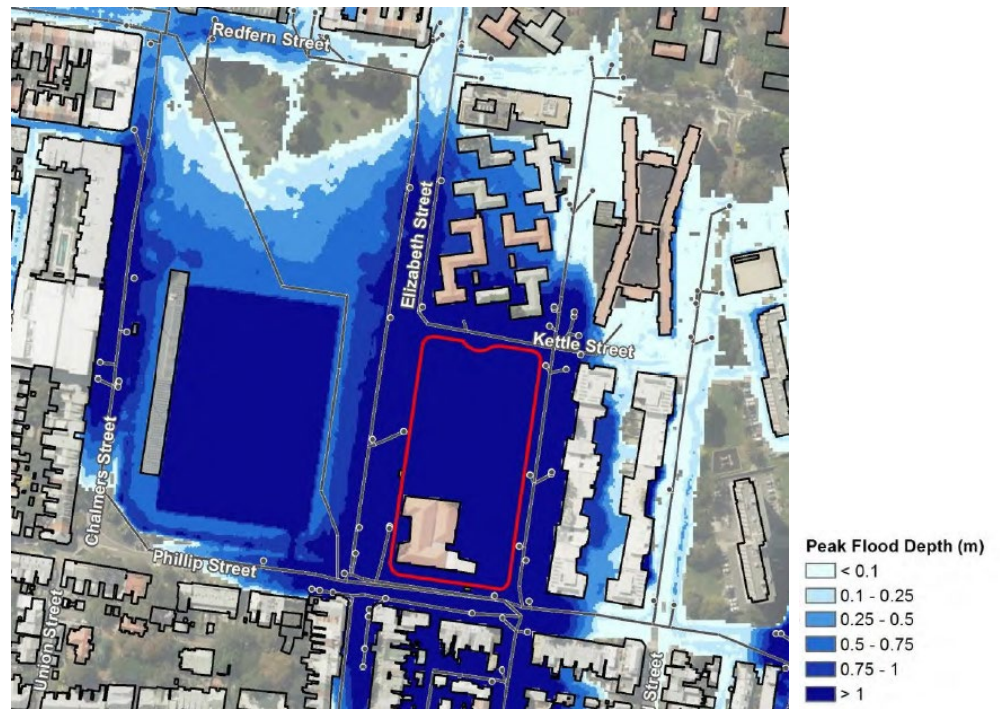
A Stormwater Strategy Report has been prepared by AECOM to support the Planning Proposal. The study confirms that southern portion of the site is affected during the 100-year Average Recurrence Interval (ARI), and the entire site affected by the Probable Maximum Flood (PMF).

Under existing conditions there is a significant area of ponding on Phillip Street, with a depth of 0.9 m for the 100-year ARI (Figure 21) and up to 2.8m for the PMF (refer to Figure 22).



**Figure 22 Existing 100-year ARI peak flood depth**

Source: AECOM



**Figure 23 Existing PMF peak flood depth**  
Source: AECOM

AECOM's assessment confirms that the site is suitable for development subject to future buildings on the site being designed to meet the flood planning levels:

- FPL will be 100-year ARI flood level + 0.5 m freeboard for entrances to habitable areas (FPL equates to RL 32.7 metres on the site);
- 100-year ARI flood level to above ground carparks;
- Where the depth of flow is less than 0.25 m, the FPL may be reduced to twice the flow depth, or at least 0.3 m, above the 100-year ARI flood level; and
- FPL will be 100-year ARI flood level + 0.5 m or the PMF (whichever is the higher) for below ground garages and carparks.

The PMF for the site is higher than the 100-year ARI, and therefore, the basement entry and lobbies (where accessed from a basement) will need to be designed to be above the PMF level.

The reference scheme has been designed to comply with these requirements and demonstrates that buildings can be designed to adequately respond to flood levels on the site.

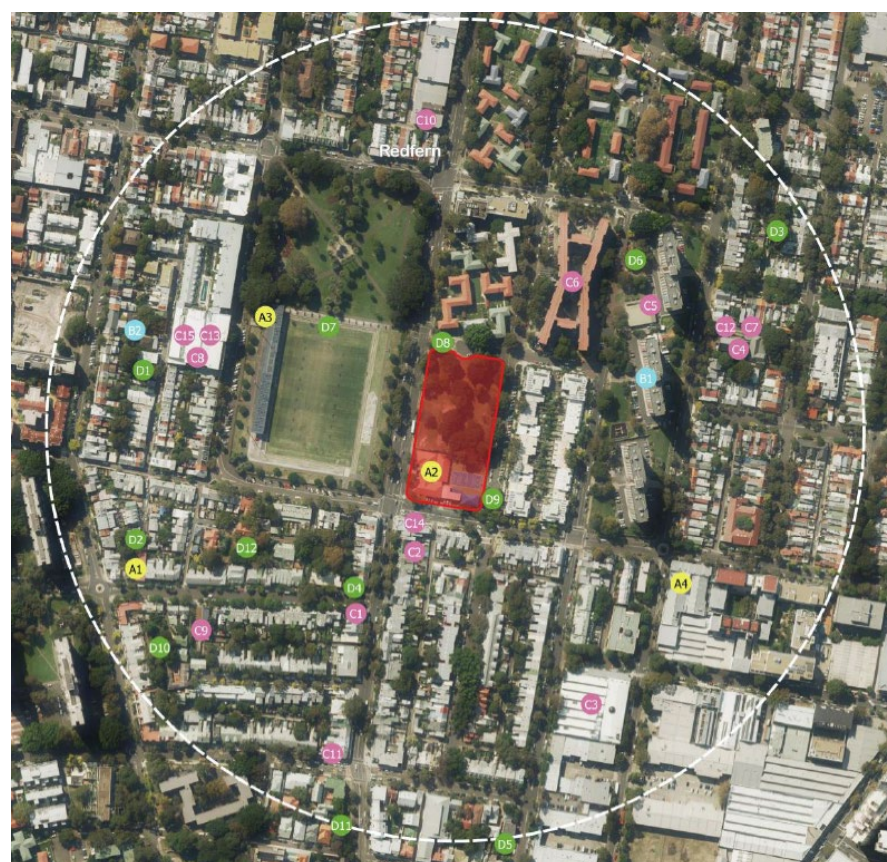
To offset potential flooding impacts, mitigation measures will be required. This may include a combination of on-site detention, compensatory floodplain storage and conveyance works that minimise or counteract the impact of obstructions placed within the existing flow paths across the site.

Preliminary testing indicates that a flood storage volume of approximately 3,200 m<sup>3</sup> would be required to offset flooding impacts under a worst-case scenario. The reference scheme demonstrates that the required flood storage can be accommodated on site.

The assessment identifies the need for drainage improvements along Elizabeth Street, Kettle Street and Walker Street, to compensate for the loss of the overland flow paths across the site. The proposed 3 metre setbacks on all street frontages allows for this. These requirements will be a consideration as part of the detailed design. A detailed flood assessment will be provided as part of subsequent DAs for the site.

### 6.8 Community Infrastructure

A Community Infrastructure Study was prepared by Elton (Attachment I) to review of the existing social infrastructure and identify the need for any additional social infrastructure to support the future population. The site is extremely well serviced by existing social infrastructure and will not generate the need for any new facilities (refer to Figure 24).



Open Space	Health and Wellbeing	Community and Creativity	Education
D1 Douglas St Playground 1	C1 Catholic Community Services NSW/ACT - Waterloo Office	A1 Neighbourhood Advisory Board - Redfern & Waterloo	B1 Poet's Corner Kindergarten
D2 Douglas St Playground 2	C2 General Practitioner: Tan K L	A2 PCYC	B2 SDN Redfern Children's Education and Care Centre
D3 Hanson Cab Place	C3 Hillsong Church Waterloo Campus	A3 redfern Oval Community Hall	
D4 James Cahill Kindergarten Reserve	C4 One1Seven Church	A4 SOHO Galleries Sydney	
D5 James Henry Deacon Reserve	C5 Poet's Corner Medical Centre		
D6 Poet's Corner Community Garden	C6 Poet's Corner shops (total of 4 shops)		
D7 Redfern Park and Oval	C7 Redfern and Inner City Home Support Service Inc (RICHSS)		
D8 Street Closure - Kettle Street	C8 South Sydney District Rugby League Football Club Ltd		
D9 Street Closure - Walker Street	C9 South Sydney Uniting Church		
D10 The Bakery	C10 St Maroun's Cathedral		
D11 Tobruk Reserve	C11 The Fact Tree Youth Services		
D12 Vescey Reserve	C12 The Redfern Centre		
	C13 The Salvation Army Australia		
	C14 Waterloo Convenience Store		
	C15 Woolworths Redfern		

**Figure 24 Existing community infrastructure within 400m of site**  
Source: Elton

### *Community facilities*

The assessment concludes that the projected population would not trigger the need for a standalone community facility or library on the site. The assessment identified that the population would generate demand for 70m<sup>2</sup> of community space, and 41m<sup>2</sup> of library space.

It is noted that Council advised that providing this amount of community floor space on site is not preferred. Therefore, any increased demand for new community space will be met through developer contributions. The Planning Proposal reference scheme does however provide for onsite communal spaces and meeting rooms to be used by residents.

Notwithstanding the above the PCYC lease and operate an existing 1,500 facility onsite and given the long association of the PCYC with the area LAHC has committed to assisting the LAHC to find alternative accommodation either onsite or in the surrounding locality. LAHC is also willing to assist up to the extent of applicable developer contributions on the site as long as the City of Sydney recognises an equivalent works in kind offset.

### *Open space*

The projected population not sufficient to generate demand for any new standalone recreation facilities. Given the site's adjacency to Redfern Park, it is not an appropriate location to provide new public open space.

The Government Architect *Draft Open Space for Recreation Guide* includes the following performance standards for the distribution of open space, these are also reflected in the District Plan:

- Regional parks – 30 minutes by car or public transport from every home
- District Parks - within 2km from every home
- Local Parks – 200m walking distance from every home in high density neighbourhoods

The site is well-serviced by existing public open space and the projected population will not generate the need for additional public open space on the site. Figure 25 on the following page identifies existing public open space with 200m and 400m of the site.

Redfern Park and Redfern Oval is the primary open space servicing Redfern Estate and is located within 200m from all proposed buildings. In high density areas, the City of Sydney requires 15% of site area to be provided as open space. However, given the sites' adjacency to Redfern Park, Council has advised that the provision of public open space on the site is not required.

To the east, Moore Park Gardens and Centennial Park are regional parks that serve a range of open space needs, including active sports, large gatherings and significant cycle and walking circuits.

It is recommended that any demand for new public open space should be met through developer contributions to improving or expanding existing offsite recreation or community facilities as suggested above. The study recommends that only communal open space, to meet needs generated by future residents, be provided onsite.



**Figure 25 Existing open space with 200m and 400m of the site**  
 Source: Tyrell Studio

*Education and health facilities*

Based on the projected population, the proposed development would not generate the need for any new childcare centres, schools or tertiary education facilities. The assessment does identify a notional demand of up to 13 long day childcare places; however; this is not sufficient to warrant provision of an onsite childcare centre. To meet the development needs of any very young children living onsite, play-friendly elements should be provided as part of any communal areas provided for resident use.

The proposed population would generate the potential need for up to 31 primary and secondary school places. This demand can be accommodated within the Alexandria Park Community School, when its redevelopment is complete in 2022 and additional new high school capacity will be available when the new Inner Sydney High School at Cleveland street is complete in 2020. The need for tertiary education places will be accommodated within existing institutions.

The assessment concludes that general medical and hospital needs are likely to be met within existing facilities.

The Planning Proposal will not significantly increase demand on local infrastructure. Any increased demand will be met through developer contributions at the DA stage.

## **6.9 Housing Diversity and Affordability**

A Housing Diversity and Affordability Report prepared by Hill PDA is provided at Attachment J.

The report finds that the population in the area is highly diverse indicating the site requires a diversity of housing types to meet a broad range of housing need, including housing suited to families, couple and single person households as well as housing suited to older people.

The report indicates that there is a miss-match between existing housing stock in and household size, with most dwellings being two bedrooms, while single person and couple households make up a higher proportion of households. The report finds that 40% of households in the study area have one or two persons compared to only 28% of dwellings having one bedroom.

The provision of social housing on the site will make a meaningful contribution to the supply of social housing to continue to support a diverse community

The proposed provision of 10% Affordable Housing on the site is an appropriate response given the housing affordability crisis in the Sydney LGA. The proposal includes a site-specific provision requiring 10% of dwellings to be provided as affordable housing which is consistent with the Greater Sydney Commission's target in the Eastern City District Plan of 5-10%.

Hill PDA's report concludes that the proposal could provide a high proportion of studios and one-bedroom dwellings to match with the high proportion of lone person households and couple households in the study area. The relative affordability of the smaller housing options would also encourage greater population diversity on the site.

The reference scheme demonstrates that future development can accommodate a range of tenure mix options and apartment types, consistent with the recommendations of Hill PDA's study.

The reference scheme includes a slightly higher proportion of studio and one-bedroom apartments (a combined total of 41%) to meet the demand for smaller dwellings in the area. Testing demonstrates that a higher proportion of studio and on-bedroom apartments can be accommodated within the proposed building envelopes, while ensuring compliance with the requirements of the ADG.

The aim of the proposal is to maximise social and affordable housing on the site. The exact amount of social and affordable housing and tenure mix will be determined prior to DA approval.

## 6.10 State and Local Infrastructure

An overview of the local infrastructure required to support the proposal is provided in Table 4. The planning proposal does not generate the need for any additional state infrastructure.

As identified the Community Infrastructure Study (Attachment I) the site is within an extremely well-serviced area, and existing facilities have sufficient capacity to accommodate the additional population.

The proposal makes provision for 1,500m<sup>2</sup> of community floor space to be provided in the local area. This will facilitate the relocation of the PCYC and ensure there is no loss of community floor space as a result of the development.

A local provision is proposed for inclusion in the Sydney LEP 2012 to ensure the provision of a community facility as part of the development of the site. The costs associated with the provision of community floor space would be offset against any contributions required. This would be subject to ongoing negotiation between all parties as part of the future development of the site.

The proposal does not trigger the need for any intersection upgrades; however, local roads, footpaths, and bus stops adjoining the site will be upgraded as part of the development of the site.

The development will be undertaken in one stage. NSW LAHC has committed to assisting the LAHC to find alternative accommodation either onsite or in the surrounding locality. This will provide certainty for the PCYC and ensure the redevelopment of the site minimises any impact on the operation of the PCYC.

The City of Sydney Development Contributions Plan 2015 applies to development on the site. Any future DA's will be subject to levies in accordance with the plan, if applicable.

**Table 3 Infrastructure schedule**

Item	Funding / Delivery Arrangements	Responsibility
<b>Transport</b>		
<i>Local roads</i>		
Local road upgrades on Philip, Walker and Kettle Streets	Works as part of development. To be funded by developer.	NSW LAHC / Developer
<i>Walking and cycling</i>		
Pedestrian, cycleway and streetscape improvements, including: <ul style="list-style-type: none"> <li>- Footpath upgrades on Elizabeth, Walker, Philip and Kettle Streets</li> <li>- A shared pathway on Kettle Street</li> <li>- Landscaping, paving and streetscape improvements on all street frontages</li> </ul>	Works as part of development. To be funded by developer.	NSW LAHC / Developer
<i>Public transport</i>		
New bus stops on Elizabeth and Philip Street	Works as part of development. To be funded by developer.	NSW LAHC / Developer
<b>Open space</b>		
<i>Local</i>		

<b>Item</b>	<b>Funding / Delivery Arrangements</b>	<b>Responsibility</b>
Contribution towards provision on local open space	Monetary contribution to City of Sydney Council as part of 7.11 contributions (if applicable, subject to Works in Kind Agreement)	NSW LAHC / Developer
<i>Regional</i>		
Contribution towards provision on regional open space	Monetary contribution to City of Sydney as part of 7.11 contributions (if applicable, subject to Works in Kind Agreement)	NSW LAHC / Developer
<b>Community Facilities</b>		
Provision for 1,500m <sup>2</sup> of community floor space	Site-specific LEP provision	NSW LAHC
Contribution towards provision on community facilities in the local area	Monetary contribution to City of Sydney as part of 7.11 contributions (if applicable, subject to Works in Kind Agreement)	NSW LAHC / Developer
<b>Affordable Housing</b>		
Minimum 10% affordable housing	Site-specific LEP provision	NSW LAHC
<b>Education and Health Facilities</b>		
Sufficient capacity in existing education and health facilities to meet projected demand. No upgrades required.	N/A	N/A
<b>Utilities</b>		
Upgrades to local utilities including sewer, electrical, and telecommunications	Works as part of development. To be funded by developer.	NSW LAHC/ Developer



## 6.11 Trees

An Arboricultural Impact Assessment has been prepared by Ecological and is provided at Attachment K. The report assesses the potential impacts of the development footprint on the tree protection zones of trees in the study area.

Of a total 67 trees on the site and within the adjacent streets, 11 trees were identified as high retention value.



**Figure 26 Existing trees**

Source: Architectus and EcoLogical

Most of the high retention trees are street trees, identified as having high retention value due to their landscape quality.

Many of the existing trees on site and a number of street trees are planted exotic species. The Planning Proposal will restore the site and the surrounding streets with more suitable native and endemic species as part of a balanced development outcome.

Of the 11 high retention value trees, the proposal would potentially have a high impact on four high retention trees. These trees are located on Walker Street and would be impacted as a result of basement access to the site.

Many of the existing trees on site and a number of street trees are planted exotic species. The Planning Proposal will restore the site and the surrounding streets with more suitable native and endemic species as part of a balanced development outcome.

Of the 11 high retention value trees, the proposal would potentially have a high impact on four high retention trees. These trees are located on Walker Street and would be impacted as a result of basement access to the site.

To mitigate any potential loss of trees, the Planning Proposal provides for a minimum 25% tree canopy cover on the site, 56% on surrounding streets and 35% total tree canopy cover including adjacent streets. The provision of 25% tree canopy is consistent with the target in the City of Sydney's *Urban Forest Strategy*. This will ensure any loss of

trees is adequately offset and will improve landscape values and biodiversity outcomes with more appropriate tree plantings.

The reference scheme demonstrates that the site can achieve 25% tree canopy cover within communal open spaces and landscaped setbacks. The tree canopy is calculated based on:

- 70% of deep soil area (offset 3m where not over site boundary or against footprint)
- 90% of landscaped set back area.

The potential tree canopy that can be achieved on the site is provided in Table 5. The potential tree canopy on the site is based the assumptions above 15% deep soil within the site. The potential site canopy includes the 3m landscaped setbacks.

The potential street tree canopy is based on the street area (measured from the site boundary to the centre line of the street) and proposed new tree planting and trees that may be retained. Figure 27 illustrates the potential street tree canopy.

**Table 4 Tree Canopy Cover**

<b>Potential Tree Canopy Area</b>	
Site area	10,800m <sup>2</sup>
Total potential site canopy (not including roof gardens)	2,650m <sup>2</sup>
Total street canopy (including existing retained trees – 913m <sup>2</sup> )	2,715m <sup>2</sup>
Street area (measured to the centre line of adjacent streets)	4,500m <sup>2</sup>
<b>On site %</b>	<b>25%</b>
<b>On street %</b>	<b>60%</b>
<b>Total tree canopy</b>	<b>35%</b>



**Figure 27 Potential Street Tree Canopy**  
Source: Architectus and Tyrrell Studio

## **6.12 Flora and Fauna**

A Flora and Fauna Assessment has been prepared by Ecological and is provided at Attachment L.

The assessment presents the likely impact of proposed development on addresses the potential impacts of the development proposal on threatened species and ecological communities listed under the Biodiversity Conservation Act 2016 (BC Act) and the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).

The assessment concludes that the proposal would not result in any significant biodiversity impacts.

Field survey confirmed that most trees on site are planted native and exotic tree species. No threatened ecological communities were identified.

The assessment identified that the site is likely to provide foraging habitat for Grey-headed Flying-fox, a vulnerable species under the BC Act and EPBC Act. Detailed assessment will be required at DA stage.

One threatened flora species *Syzygium paniculatum* (Magenta Lilly Pilly), listed as endangered under the BC Act and vulnerable under the EPBC Act is located on the southern boundary of the site. The assessment concludes that the individual species is a planted street tree, occurring outside of its natural range, and therefore, an assessment of significance and the application of Significant Impact Criteria is not required.

The assessment provides mitigation measures to be considered at the detailed design stage and addressed as part of any future DA's on the site.

## **6.13 Sustainability**

An Ecologically Sustainable Development Study has been prepared by AECOM and is provided at Attachment M. The report establishes the recommended sustainability targets for future development on the site.

The following minimum targets are proposed to deliver energy and carbon reductions:

- BASIX Energy rating: 30%
- NABERS rating (commercial): 5.5 stars
- NatHERS rating: 6 star for all social and affordable dwellings
- 6 Star Green Star Communities
- 5 Star Green Star Design and As-Built

The following minimum targets are proposed to reduce potable water use:

- more than BASIX 40 Water
- NABERS water rating (commercial) 4.5 stars

The targets are included in the draft DCP and would apply to future development. Sustainability targets and proposed measures will be considered in the detailed design stage and provided as part of any future DA's for the site.

Table 6 includes a summary of the key sustainability targets recommended by AECOM.

**Table 5 Sustainability targets**

Target	Minimum Goal	Stretch Goal	Target Source
BASIX Energy Targets			BASIX / City of Sydney Environmental Action Plan 2016-2021
Mid-rise (4-5 storeys)	35	40+	
High rise (6 storeys +)	25	40+	
NABERS Energy Rating (commercial)	5.5 stars		
NatHERS rating for social and affordable dwellings	6 star	7 star	LAHC Design Standards 2014 / AECOM
BASIX Water Target	40	50	BASIX / City of Sydney Environmental Action Plan 2016-2021
NABERS Water rating (commercial)	4.5 stars		AECOM

**6.14 Wind**

A Wind Assessment has been prepared by Windtech Consultants and is provided at Attachment N. The assessment presents the likely impact of proposed development on the local wind environment and public domain.

The results of the study indicate that a number of areas on Kettle Street and Elizabeth Street could experience exceedances of the appropriate comfort criteria; however, the exceedances can be appropriately mitigated through detailed design processes, landscaping and the provision of awnings on corner buildings on the site.

The results of the study indicate that all ground level areas can satisfy the appropriate wind comfort and safety criteria as outlined in the Sydney DCP 2012 if the recommended mitigation measures are incorporated within the detailed design phase. Accordingly, Wind mitigation measures will be provided as part of subsequent DAs for the site.

**6.15 Noise**

A Noise Impact Assessment has been prepared by SLR and is at Attachment O. This report provides an assessment of the proposed reference scheme, including noise and vibration impact predictions and preliminary recommendations with respect to the proposed design.

The assessment concludes that the proposed development is acceptable for the site, subject to appropriate mitigation measures, including acoustic attenuation measures and treatments to be incorporated within the detailed design phase. In particular, the assessment indicates that noise control treatments will need to be incorporated into the design, particularly on the facades fronting Elizabeth Street and Phillip Street;

Accordingly, further acoustic attenuation details will be provided as part of subsequent DAs for the site.

### **6.16 Air Quality**

An Air Quality Assessment has been prepared by SLR and is at Attachment P. This report provides an assessment of potential air quality impacts associated with the proposed development. The primary source of air emissions in the surrounding area is from vehicles travelling along Elizabeth Street and other local roads.

The assessment concludes that the site is suitable for the intended predominately residential, mixed use development.

The report includes an assessment of the reference scheme, which demonstrates that future development is capable of achieving compliance with the relevant air quality criteria at all locations, subject to recommended design mitigation measures.

Accordingly, detailed air quality mitigation measures will be provided as part of subsequent DAs for the site.

### 6.17 Visual Impact

A Visual Impact Assessment is provided in the Design Study at Attachment A. The assessment concludes that the proposal would have acceptable visual impacts. The building envelopes have been designed as to fit within the context and respond to the surrounding buildings.

The proposal would not be visible from the northern entry to Redfern Park, but would become visible towards the Oval. From Redfern Park, proposed buildings on Elizabeth Street are absorbed by the existing vegetation, with minimal visual impacts. Refer to Figures 21 and 22.



**Figure 28 Existing view looking south west from the water fountain in Redfern Park**  
*Source: Architectus*



**Figure 29 Proposed view looking south west from the water fountain in Redfern Park**  
*Source: Architectus*

From Redfern Oval the proposed buildings on Elizabeth Street and tower on Walker Street would be visible. Although the buildings would be visible, the impact is considered low as the views are consistent with the existing views to buildings from Redfern Oval. The existing and proposed view from Redfern Oval is provided in Figures 23 and 24.

The views of the proposed development are consistent with the established view of towers from all locations in Redfern Oval (i.e. to Waterloo Estate in the west and Redfern Estate in the east).



**Figure 30 Existing view from Redfern Oval along the pedestrian path near Park Cafe**  
*Source: Architectus*



**Figure 31 Proposed view from Redfern Oval along the pedestrian path near Park Cafe**  
*Source: Architectus*

From the Waterloo Conservation Area, the visual impact of the development is minimal. Proposed communal open space, building setbacks, tree planting and good quality design on the corner building in particular, will minimise visual impacts.

From Walker and Kettle Streets the development is visible but is appropriate in its context. The established built form in the surrounding area is a mix of medium and high-density housing. The design of the tower on the corner of Walker and Kettle Street, and existing street trees will reduce the appearance of buildings and minimise any visual impacts of future development. The proposal would not be visible from Poets Corner.

### **6.18 Contamination**

A Stage 2 Contamination Assessment by EMM Consulting and Interim Advice by ZOIC Environmental has been prepared for the site and is provided at Attachment R and Attachment T. The assessment and interim advice conclude that the site can be made suitable for the proposed development; subject to development of a remediation strategy and associated environmental management measures.

The assessment recommends that as part of the more detailed planning for the site, the following is undertaken:

- preparation of a remediation action plan (RAP) detailing options for remediation and/or management
- preparation of an Acid Sulfate Soil Management Plan for the management of identified potential acid sulfate soils;
- preparation of a Construction Environmental Management Plan for the management of contamination during construction; and
- preparation of an Asbestos Management Plan.

A Phase 1 Environmental Site Assessment and Geotechnical Desktop Study was prepared by AECOM and is provided at Attachment S.

### **6.19 Geotechnical**

A Geotechnical Assessment has been prepared by Douglas Partner and is at Attachment U. This study includes an assessment of subsurface conditions and potential engineering and design measures which may be required to enable the construction of the proposed development.

The assessment provides recommendations to be addressed in the detailed design phase, and to be addressed in future DA's for the site.



# 7. Justification

This section provides justification of the Planning Proposal in line with the 'questions to consider when demonstration justification' set out within the NSW Government's 'A guide to preparing planning proposals'.

## 7.1 Section A – Need for the Planning Proposal

### **Q1. Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?**

Yes, this Planning Proposal has resulted from and is intended to address the priorities and actions highlighted within the following strategic studies and reports:

*Future Directions for Social Housing (2016)*

*Greater Sydney Region Plan: A metropolis of three cities (2018)*

*Eastern City District Plan (2018)*

*Draft Local Strategic Planning Statement (2019)*

*Draft Housing Strategy – Housing for All (2019)*

An overview and assessment of compliance with each of these studies or reports is provided below and within the following sections.

### **Future Directions for Social Housing 2016**

Identified for renewal under the Communities Plus program, the Government owned site at 600 - 660 Redfern Street is to be redeveloped to deliver new social housing in an integrated community. Communities Plus is a key program under NSW Government's Future Directions for Social Housing in NSW, delivering integrated social, affordable and private housing by partnering with the private and not for profit sectors.

The Planning Proposal aligns with the strategic directions in Future Directions. The objective of this Planning Proposal is to facilitate the development of a high-quality mixed social and affordable housing in an integrated development, with up to 30% social and affordable housing, and the balance to be provided as private build-to-rent housing.

The project presents an opportunity to provide new social housing in a well-located mixed community with good access to education, training, local employment, and close to community facilities such as shopping, health services and transport.

At a time when the wait list for social housing in NSW is almost 60,000 people, the demand for social housing has never been greater. Combined with a 5-10 year waiting period for social housing in this area, there is a critical need to deliver social and affordable housing on this site.

The site is of strategic importance as it supports the objectives Future Directions for Social Housing in NSW by delivering more social housing.

**Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?**

Yes. There are no alternative processes to achieve the intent of this Planning Proposal due to the current planning controls that apply to the site under the Sydney LEP 1998.

The controls in the South Sydney LEP 1998 and South Sydney DCP 1997 provide limited opportunities for redevelopment of the site and do not provide a relevant framework to guide development on this site.

The Planning Proposal seeks to amend the Sydney LEP 2012 to align the controls for the site with the current planning framework and current thinking.

The site is a strategic Government -owned site. To facilitate development on the site and to achieve outcomes consistent with Government policy, a Planning Proposal is required.

**7.2 Section B – Relationship to strategic planning framework**

**Q3. Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?**

Yes. The Planning Proposal is consistent with the objectives and actions of the following strategies.

**Sydney Metropolitan Strategy**

The applicable current regional strategy is the Greater Sydney Region Plan – A Metropolis of Three Cities.

**Greater Sydney Region Plan – A metropolis of Three Cities**

The Greater Sydney Region Plan provides a 40-year vision of Sydney for a city where people will live within 30 minutes of jobs, education and health facilities, services and great places.

The focus of the Greater Sydney Region Plan is to optimise the renewal of government owned land and to align infrastructure and renewal planning to deliver value to the community.

The renewal of the site presents an opportunity to optimise NSW Government owned land to deliver new social housing on a site that is predominately vacant, extremely accessible to a range of public transport infrastructure, jobs and services within a 30-minute city.

The Plan calls for more housing in the right locations, while prioritising alignment to existing and planned infrastructure. The site is government owned, vacant and unused (with the exception of the PCYC), and is in an area of high amenity and infrastructure - opposite Redfern Park, within a 10-minute walk of two train/metro stations, within 3km of the CBD, walking distance to supermarket and shops, close to tertiary education facilities and in a culturally rich and diversified area.

The Plan establishes a benchmark of 5-10 % affordable housing to be provided on Government sites. The redevelopment of 600-660 Elizabeth Street, will achieve this objective, providing a minimum of 10% affordable housing.

Relevant directions from the Greater Sydney Region Plan are noted at Table 6.

**Table 6 Greater Sydney Region Plan**

<b>Greater Sydney Region Plan</b>	<b>Consistency</b>	<b>Comment</b>
<b>Direction 3: A city for people</b>		
Objective 6 – Services and infrastructure meet communities changing needs	Yes	The Planning Proposal is responding to the increasing demand for social and affordable housing options in the inner city. The waitlist for social housing in Redfern is over 45,000 and growing. Providing more social housing in area of increasing demand is a priority of the Government.
Objective 7 – Communities are healthy, resilient and socially connected	Yes	The Planning Proposal will provide new social and affordable housing in a well-located mixed community with good access to education, training, local employment, and close to community facilities such as shopping, health services and transport. The Planning Proposal will improve the surrounding street environment, particularly on Kettle Street, to prioritise walking, cycling and public transport use.
Objective 8 – Greater Sydney’s communities are culturally rich with diverse neighborhoods	Yes	The site is in one the most diverse neighbourhoods in Sydney. The Planning Proposal will provide a mix of housing to support a range of households. In this way, the Planning Proposal will support a diverse and inclusive community on the site.
<b>Direction 4: Housing the City</b>		
Objective 10 – Greater Housing supply	Yes	The Planning Proposal will deliver greater supply and greater housing choice. The Planning Proposal will deliver a mixed tenure community, with a range of housing for social, affordable and private tenants.
Objective 11 – Housing is more diverse and affordable	Yes	The development of the site will provide more diverse and affordable housing options, including more social and affordable housing in an area of critical need. The Planning Proposal includes a site-specific provision requiring a minimum 10% affordable housing on the site.
<b>Direction 5: A city of great places</b>		
Objective 12 – Great places that bring people together	Yes	The Planning Proposal will create a mixed tenure, and diverse residential community, creating an inclusive and welcoming place for all residents to live. The renewal of the site and proposed improvements to surrounding streets will improve connections to Redfern Park and create new spaces for residents and the broader community to enjoy.
Objective 13 – Environmental heritage is identified, conserved and enhanced	Yes	The site is not a heritage item; however, it is adjacent to Redfern Park a State Heritage item, and the Waterloo Conservation Area. The Planning Proposal responds to its heritage context, with appropriately scaled buildings, landscaped setbacks, and maintaining appropriate levels of solar access to heritage items and conservation areas.
<b>Direction 6: A well-connected city</b>		
Objective 14: A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities	Yes	The subject site is in close proximity to Redfern Train station and the future Waterloo Metro.  The Planning Proposal presents an opportunity to optimise NSW Government owned land to deliver new social housing on a site that is predominately vacant, extremely accessible to a range of public transport infrastructure, jobs and services consistent with the policy intent of a 30-minute city.
<b>Direction 8: A city in its landscape</b>		

<b>Greater Sydney Region Plan</b>	<b>Consistency</b>	<b>Comment</b>
Objective 27 – Biodiversity is protected, urban bushland and remnant vegetation is enhanced	Yes	The site does not contain any remnant bushland. The Planning Proposal will provide improved biodiversity outcomes through native tree planting, landscaping and tree canopy cover.
Objective 30 – Urban tree canopy cover is increased	Yes	The Planning Proposal provides for 25% tree canopy cover on the site and 35% overall (including adjacent streets).
Objective 31 – Public open space is accessible, protected and enhanced	Yes	The site is opposite to Redfern Park providing highly accessible public open space for future residents to enjoy. For this reason, there is no need to provide public open space on the site. The proposal includes improvements to Kettle Street, enhancing connections to Redfern Park. The Planning Proposal includes controls to protect solar access to Redfern Park.
Objective 32 – The Green Grid links parks, open spaces, bushland and walking and cycling paths	Yes	The site provides opportunity for pedestrian and cycling links for connection to nearby land use and transportation.
<b>Direction 9: An efficient city</b>		
Objective 33 – A low carbon city contributed to net – zero emissions by 2050 and mitigates climate change	Yes	Sustainable transport is encouraged through the Planning Proposal as the proposed development will be in close proximity to the existing Redfern station and the future Waterloo Metro Station. This will ideally promote the use of active and public transport, ultimately contributing to a total reduction to carbon emission contributions.

### **Eastern City District Plan (2018)**

The Eastern City District Plan sets out planning priorities and actions for improving the quality of life for residents as the District grows and changes.

The District will grow by 325,000 people by 2036, generating demand for 157,700 homes. To meet the increasing demand for housing, there will be a focus on urban renewal around new and existing infrastructure and infill development. The District Plan recognises the importance of renewal and in-fill development to meet these targets.

The District Plan will focus growth in well-connected walkable places that build on local strengths and deliver quality places. The site is well-connected and is extremely well-serviced with existing community infrastructure and can deliver a diverse community and improved social outcomes.

The District Plan recognises the additional capacity for growth in Communities Plus sites. Redfern is a key Communities Plus project, which will deliver a mix of new social, affordable and private dwellings.

The District Plan highlights the importance of creating communities where social housing is part of the same urban fabric as private and affordable housing; where people have good access to transport and employment, community facilities and open spaces which can provide a better social housing experience. The redevelopment of the site is consistent with this objective.

The District Plan sets a target of 5-10% of new residential floorspace to be provided as affordable housing. The Planning Proposal is consistent with this objective, proposing a minimum of 10% affordable housing on the site.

The Planning Proposal responds to the objectives and priorities in the District Plan. Relevant directions from the District Plan are noted at Table 7.

**Table 7 Eastern City District Plan**

<b>Eastern City District Plan</b>		
<b>Planning Priorities</b>		
<b>Direction 1: A city supported by infrastructure</b>		
Planning Priority E1: Planning for a city supported by infrastructure		The District Plan addresses the need to provide more residential dwellings to support the projected population increase of 325,000 by 2036. The proposal seeks to plan for a city supported by infrastructure by increasing residential capacity of the site near to jobs, services and amenities. Future residents will be near to jobs, as the site is located 3km from the CBD. The future Waterloo Metro will also support the new communities living within the proposed development, by providing efficient connectivity across Sydney.
<b>Direction 3: A city for people</b>		
Planning Priority E3 – Providing services and social infrastructure to meet people’s changing needs	Yes.	The Planning Proposal will provide new social and affordable housing in an area of increasing demand.
Planning Priority E4 – Fostering healthy, creative, culturally rich and socially connected communities	Yes.	The proposal will support a diverse community by providing a mix of housing and new public spaces that promote social integration and connectivity.
<b>Direction 4: Housing the city</b>		
Planning Priority E5 – Providing housing supply, choice and affordability, with access to jobs, services and public transport	Yes.	The proposal will provide a mix of social, affordable and private dwellings, in a highly accessible and well-served location. The site is within walking distance to public transport connections to key employment centres.
<b>Direction 5: A city of great places</b>		
Planning Priority E6 – Creating and renewing great places and local centres, and respecting the District’s heritage	Yes.	The Planning Proposal seeks to renew a predominately vacant Government-owned site to create new social, affordable and private housing. The Planning Proposal carefully considers the adjacent heritage conservation area and State Heritage item, Redfern Park. The proposed built form responds to the site’s heritage setting with lower scale buildings, landscaped setbacks and site-specific heritage DCP provisions.
<b>Direction 6: A well-connected city</b>		
Planning Priority E10 – Delivering integrated land use and transport planning and a 30-minute city	Yes.	The site is located within walking distance from the future Waterloo Metro Station and the bus services along Elizabeth Street, enabling the 30-minute city concept by way of active and public transport.
<b>Direction 8: A city in its landscape</b>		
Planning Priority E17 – Increasing urban tree canopy cover and delivering Green Grid connections	Yes.	The Planning Proposal will provide for 25% tree canopy on the site.
Planning Priority E18 – Delivering high quality open space	Yes.	The Planning Proposal is adjacent to Redfern Park and
<b>Direction 9: An efficient city</b>		
Planning Priority E19 – Reducing carbon emissions and managing energy, water and waste efficiency	Yes.	The Planning Proposal includes targets to exceed BASIX requirements for water and energy targets, and sustainability targets are proposed in the draft DCP. ESD measures will be addressed at a detailed DA stage.

### **Future Transport Strategy 2056**

The Future Transport Strategy 2056 is a 40-year strategy, supported by a suite of regional NSW and Greater Sydney plans, to achieve the vision for the New South Wales transport system.

The 40-year vision focuses on the following outcomes:

- Customer Focused
- Successful Places
- A Strong Economy
- Safety and Performance
- Accessible Services
- Sustainability

The Future Transport Strategy 2056 envisions 'improved transport networks that deliver safe, efficient and reliable journeys that support the places and communities they pass through'. The Planning Proposal is consistent with this vision as the site is highly accessible by public transport, primarily through Redfern train station and the future Waterloo Metro. This will offer a range of transport services accessible to the future population at 600-660 Elizabeth Street, Redfern.

The Future Transport Strategy 2056 envisions a transport system that 'supports the liveability and sustainability of our communities'. The Planning Proposal supports this vision of working towards environmental sustainability as the site has close proximity to public transport. Increasing housing near to public transport increases the attractiveness and accessibility of sustainable transport options. This would ideally reduce the reliance on private motor vehicles, ultimately contributing towards less road congestion and a potential reduction of emissions.

The Future Transport Strategy 2056 is supported by the Planning Proposal as it seeks to increase the number of people able to access centres by walking. The site is within walking distance of the Sydney CBD, and within walking distance to train connections at Redfern Station and Waterloo Metro. The proposal seeks to improve pedestrian connections, including upgrading Kettle Street, to enhance pedestrian connections between the site and Redfern train station. This improved permeability and increased connectivity also supports workforce planning that encourages employees to commute using active transport.

### **Government Architect, Better Placed**

The Government Architects' *Better Placed* aims to enhance the design quality of the built environment, raise expectations and raise standards to create better environments. The policy establishes seven principles to be considered including:

- Contextual, local and of its place
- Sustainable, efficient and durable
- Equitable, inclusive and diverse
- Enjoyable, safe and comfortable
- Functional, responsive and fit for purpose
- Value – creating and cost effective
- Distinctive, visually interesting and appealing

The Planning Proposal is consistent with the seven objectives of *Better Placed*. The proposal has been developed through a design-led approach that will deliver improved residential and public domain outcomes, creating a place that relates to its context,

responds to local character, and focuses on community, connectivity, and improved social outcomes.

The Planning Proposal delivers a place-based approach to density, responding to the site's heritage context and protecting amenity to neighbours, while providing increased housing and creating a great place that encourages social interaction in a new integrated community.

### **Assessment Criteria (strategic and site-specific merit)**

#### ***a) Does the proposal have strategic merit?***

Yes. The Planning Proposal demonstrates strategic merit.

The site is of strategic importance as it supports the objectives of NSW Government policy, 'Future Directions for Social Housing in NSW' by delivering more social housing.

The site is an underutilized Government-owned site and is of strategic importance to deliver more and better social housing outcomes in an area of critical need.

The demand for social housing has never been greater and there is a critical need to deliver social and affordable housing on this site. The waiting list for social housing at 4 June 2019 for the Inner-City Zone was 980 general applications and 437 priority applications, with a waiting time of 5-10 years for all dwelling types. In the Sydney District there were 4,163 applicants on the social housing register, representing a significant unmet need.

By delivering more social housing on the site, the Planning Proposal seeks to address the increasing demand for social housing by developing a predominately vacant site to deliver more social housing.

The Planning Proposal presents an opportunity to optimise NSW Government owned land to deliver new social housing on a site that is predominately vacant, extremely accessible to a range of public transport infrastructure, jobs and services consistent with the policy intent of a 30-minute city.

The Planning Proposal is consistent with the 7 local housing priorities identified in the City of Sydney's draft housing strategy, Housing for All. The Planning Proposal for 600-660 Elizabeth Street will:

- Facilitate homes in the right location;
- Coordinate housing growth with the delivery of infrastructure;
- Increase diversity and choice in housing;
- Increase the diversity and number of homes available for lower income households;
- Increase the amount of social and supported housing;
- Improve NSW Government controlled site outcomes; and
- Increase liveability, sustainability and accessibility through high-quality residential design.

The Planning Proposal is consistent with the City of Sydney's *Draft Local Strategic Planning Statement* (LSPS) which identifies the need for an additional 14,000 affordable and social housing dwellings by 2036. The Planning Proposal supports this outcome by delivering more social and affordable housing on the site.

The Planning Proposal is consistent with the Greater Sydney Region Plan, Eastern City District Plan, and Draft City of Sydney Local Strategic Planning Statement, which all identify the need to deliver more social and affordable housing options.

**– Criterion 1: will it give effect to the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment; or**

Yes. The Planning Proposal will give effect to the relevant objectives in the Greater Sydney Region Plan, and planning priorities in the Eastern City District Plan. Refer to **Table 6 and Table 7** in this section.

**– Criterion 2: Is consistent with a relevant local council strategy that has been endorsed by the Department; or**

There is no relevant local Council strategy that has been endorsed by the Department. Notwithstanding, the Planning Proposal has been considered against relevant local Council plans, as addressed earlier in this Section.

**– Criterion 3: Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognised by existing planning controls.**

The Planning Proposal is responding to the need to deliver more social housing, and improved social outcomes in NSW. Social and affordable housing is not being developed at a rate to meet demand. The waitlist for social housing in NSW is over 60,000, with a waiting period of 5-10 years.

The draft LSPS identifies a need for 14,000 new social and affordable homes in the Sydney LGA. The proposal specifically responds to the need to provide more affordable housing in the Sydney LGA.

The proposal responds to this need, by delivering new social and affordable housing on a predominately vacant site in a strategic location. The Planning Proposal will deliver new social housing in accordance with the strategic directions in *Future Directions for Social Housing* and includes a provision to ensure a minimum 10% affordable housing is provided on the site.

The planning controls for the site have not been revised in over 20 years and provide limited development opportunity. The current planning controls do not allow for the development of social and affordable housing, consistent with Government policy.

Given the increasing demand for more diverse and affordable housing options, the renewal of strategic Government-owned sites, like 600-600 Elizabeth Street, must be prioritised. The ability to provide new social and affordable housing in a well-serviced location, close to transport and an established community

**b) Does the proposal have site-specific merit?**

This Planning Proposal holds site-specific merit for the reasons outlined below and should therefore be supported.

In preparing the Planning Proposal, significant consideration has been given to the constraints of the site, its relationship with adjoining properties, traffic, and environmental impacts. Given the site's highly accessible location, the need for increased social housing, and the ability for all on-site impacts to be appropriately managed, the Planning Proposal is considered to have demonstrated site-specific merit.



The Proposal demonstrates site specific merit for the following reasons:

- The reference scheme demonstrates that the proposed planning controls and building envelopes will deliver high amenity apartments and communal spaces, consistent with the requirements of the Apartment Design Guideline (ADG);
- The proposal minimises amenity impacts to neighbouring properties. The proposal will not result in any additional overshadowing to Redfern Park, and maintains appropriate levels of solar access to neighbouring properties;
- The reference scheme and Design Report demonstrate that future development can adequately address all site constraints, including flooding, noise, and air quality (Attachment A);
- The proposal will achieve generous deep soil and 25% tree canopy cover within the site;
- The proposal is appropriate for its heritage setting, with an appropriate interface to Redfern Park and the Waterloo Conservation Area;
- The site is within one of the most walkable, accessible and well-serviced neighbourhoods in Sydney and has acceptable traffic impacts;
- The proposal will not generate increased demand on local infrastructure, and existing facilities have sufficient capacity to accommodate the projected population;
- The proposal will assist in providing for an alternate arrangement for the current tenant onsite namely the PCYC and LAHC is willing to make a contribution to this community facility subject to an appropriate 7.11 contribution offset being recognised.
- The proposal is consistent with local character and does not result in any significant visual impacts from Redfern Park, Waterloo Conservation Area, or views from key public spaces.

**– Criterion 1: The natural environment (including known significant environmental values, resources or hazards);**

The site does not hold any significant environmental values and is not affected by any resources or hazards that preclude the site from redevelopment. **Section 6** of this report, and the supporting Attachments at A to ZA, demonstrate the site is not affected by any environmental constraints which would reasonably preclude the proposed development.

The Arboricultural Assessment identifies that of the 67 trees on site and in the surrounding streets, only 11 trees have high retention value. Of these 11 trees, the proposal would potentially have a high impact on four high value retention trees.

To mitigate any potential loss of trees, the Planning Proposal provides for a minimum 25% tree canopy cover on the site, and 35% total tree canopy cover including adjacent streets. The provision of 25% tree canopy is consistent with the target in the City of Sydney's *Urban Forest Strategy*. This will ensure any loss of trees is adequately offset and will improve landscape values and biodiversity outcomes with more appropriate native and endemic tree plantings.

A Stormwater Strategy prepared by AECOM (Attachment H) confirms that the site is suitable for development subject to future buildings being designed to meet the required

flood planning levels on the site. The reference scheme demonstrates that future buildings can be designed to meet the required flood planning levels and accommodate the required flood storage on site.

The Planning Proposal is supported by an Acoustic Assessment and Air Quality Assessment that confirm the site is suitable for development, subject to design mitigation measures incorporated at the detailed design stage (refer to Attachment O and P).

A Contamination Report (Attachment R) confirms the site can be made suitable for the proposed development subject to a Detailed Site Investigation undertaken as part of any detailed design.

A Geotechnical Assessment (Attachment U) concludes that the site is suitable for development but a more detailed (Stage 2) study is to accompany any future DA's for the site.

It is considered that the environmental impacts of the Proposal have been comprehensively addressed in Section 6 of this report and Attachment A to W

***– Criterion 2: The existing uses, approved uses, and likely future uses of land in the vicinity of the proposal;***

The site is surrounded by residential development to the north, east and south.

The site forms the southernmost block of the broader Redfern Estate. The scale of development immediately surrounding the site ranges from two to four storeys, scaling up to 17-storey high-rise residential towers on Morehead Street. There are no plans to renew Redfern Estate, and therefore, the surrounding residential context is unlikely to change in the short to medium term.

To the south is the Waterloo Conservation Area. The Conservation Area is characterised by heritage terraces, which are unlikely to change. The Planning Proposal ensures amenity to the Conservation Area is maintained.

To the west of the site is Redfern Park and Oval a State Heritage item. The Planning Proposal ensures no overshadowing to Redfern Oval.

The proposal is suitable for its context, responds to the established local character and provides an appropriate interface to the Waterloo Conservation Area and Redfern Park.

The proposed development has been designed to minimise visual impacts from surrounding properties and public open space and has been designed and tested to ensure future development does not create any unreasonable amenity impacts on adjoining development and public open space.

***– Criterion 3: The services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.***

Yes. There is adequate infrastructure to support the Planning Proposal.

A Community Infrastructure Study prepared by Elton (Attachment I) confirms that the site is extremely well serviced by existing social infrastructure and will not generate the need for any new facilities. The proposal will assist in providing for an alternate arrangement for the current tenant onsite namely the PCYC and LAHC is willing to make a contribution to this community facility subject to an appropriate 7.11 contribution offset being recognised.

The site is well-serviced by existing public open space and the projected population will not generate the need for additional public open space on the site. Redfern Park and Redfern Oval is within 200m from all proposed buildings. In high density areas, the City of Sydney requires 15% of site area to be provided as open space. However, given the sites' adjacency to Redfern Park, Council has advised that the provision of public open space on the site is not required.

The Traffic and Transport Assessment (Attachment G) confirms that the transport network can accommodate the proposed development. The proposal does not generate the need for any intersection upgrades or regional road upgrades.

Refer to Section 6.6, Section 6.8 and Section 6.10 of this report for an assessment of infrastructure needs and funding arrangements.

**Q4. Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?**

Yes. The Planning Proposal is consistent with *Council's Draft Local Strategic Planning Statement*, *Draft Housing Strategy*, *Housing for All*, and *Sustainable Sydney 2030: Community Strategic Plan 2017-2021*, *A City for All: Social Sustainability Policy and Action Plan*, as detailed below.

**City Plan 2036: draft Local Strategic Planning Statement**

The proposal responds to the objectives of *Draft City Plan 2036* (draft LSPS). The draft LSPS identifies a critical need for additional social and affordable housing to meet the needs of low to moderate income households.

The draft LSPS identifies the need for an additional 14,000 affordable and social housing dwellings by 2036. The Planning Proposal supports this outcome by delivering more social and affordable housing.

The LSPS identifies that new housing will generally be medium to high-density apartment buildings, with significant growth in Redfern - Waterloo and on other NSW Government urban renewal sites. The Planning Proposal is consistent with the draft LSPS and is strategically important in delivering increased housing on a key Government- owned site in Redfern.

The planning proposal is consistent with the objectives in the draft LSPS as detailed in Table 8 below.

**Table 8 Draft Local Strategic Planning Statement**

City Plan 2036	Consistency	Comment
<b>Objectives</b>		
<b>Infrastructure</b>		
I1 – Movement for walkable neighborhoods and a connected city	Yes	The Planning Proposal promotes walking and cycling in and around the site and is easily accessible via public transport. The site is considered well connected within the City of Sydney.
I3 – Supporting community wellbeing with social infrastructure	Yes	The site promotes social cohesion and wellbeing through the delivery of an integrated, mixed tenure community on the site. The proposal will improve community well-being and social outcomes by providing new social and affordable housing in an established inner-city community.
<b>Livability</b>		

<b>City Plan 2036</b>	<b>Consistency</b>	<b>Comment</b>
<b>Objectives</b>		
L1 – A creative and socially connected city	Yes	The Planning Proposal will support the objective of a socially connected community, by providing a diverse range of households on the site – social, affordable and private tenants.
L2 – Creating great places	Yes	The Planning Proposal promotes the 'liveable and walkable neighborhood' model by providing a diversity of housing, new social housing, and varied communal spaces and activated streets that will knit the site into the neighbourhood.
L3 – New homes for a diverse community	Yes	The development will provide high levels of amenity and opportunity of social housing within Redfern. The social housing development is a result of the growing demand for diverse housing tenure in the inner city.
<b>Sustainability</b>		
S2 – Creating better buildings and places to reduce emissions and waste and use water efficiently	Yes	The site aims to improve the City's energy and sustainability priorities by setting sustainability targets for the site. The draft DCP contains provisions to achieve this objective.
S3 – Increasing resilience of people and infrastructure against natural and urban hazards	Yes	The proposal manages all hazards and ensures future development can adequately addressed in the design of future buildings. The reference scheme demonstrates that future development on the site can manage and mitigate all potential hazards including flooding, noise and air quality constraints.
<b>Governance</b>		
G1 – Open, Accountable and collaborative planning	Yes	The Planning Proposal has been informed by ongoing collaboration between NSW LAHC, DPIE, Government Architect, and the City of Sydney. Community consultation has also provided input into the reference scheme and proposed outcomes. The Planning Proposal will be subject to further community and stakeholder consultation to ensure open and collaborative planning for the site.

### **Draft Local Housing Strategy: Housing for All**

The Planning Proposal is consistent with the 7 local housing priorities identified in the City of Sydney's draft housing strategy, Housing for All.

The draft local housing strategy identifies a target of 3,368 social and affordable dwellings in the LGA between 2022- 2016. This is based on the Council's target of 7.5% of all housing to be provided as affordable housing and 7.5% of all housing to be provided as social housing. The Planning Proposal will support the provision of additional social and affordable housing, consistent with the draft strategy.

The planning proposal is consistent with the priorities in the draft housing strategy as detailed in Table 9 below.

**Table 9 Draft Local Housing Strategy: Housing for All**

<b>Housing for All</b>	<b>Consistency</b>	<b>Comment</b>
Priority H1 Facilitating more homes in the right locations	Yes	The Proposal provides an opportunity for social and affordable housing within Redfern, an established community, one of the most well-serviced, walkable and connected suburbs in Sydney.

<b>Housing for All</b>	<b>Consistency</b>	<b>Comment</b>
Priority H2 Coordinating housing growth with the delivery of infrastructure	Yes	The Planning Proposal will deliver a diverse range of housing in an extremely accessible location well-served by existing and planned infrastructure. The site is within walking distance of a range of public transport infrastructure, jobs and services.
Priority H3 Increasing diversity and choice in housing	Yes	The site offers a mix of social housing to meet the needs and demands of low-income households. The provision of social housing on the site will make a meaningful contribution to the supply of social housing and continue to support a diverse community.
Priority H4 Increasing the diversity and number of homes available for lower income households	Yes	The Planning Proposal will increase the number of homes for lower income households. The Planning Proposal seeks to maximize the delivery of social and affordable on the site.
Priority H5 Increasing the amount of social and supported housing	Yes	As above. The Planning Proposal seeks to maximize the delivery of social and affordable on the site, consistent with Government policy. The Planning Proposal includes a site-specific provision to provide a minimum 10% affordable housing on the site.
Priority H6 Improving NSW Government controlled site outcomes	Yes	The Planning Proposal and reference scheme have been developed to with the overarching objective of creating a people-focused, integrated community with high-quality spaces that will bring people together. The Planning Proposal will include market housing, social housing, and affordable housing. It also provides flexibility for a range of residential and supporting non-residential uses that will meet residents' daily needs.
Priority H7 Increasing liveability, sustainability and accessibility through high quality residential design	Yes	The Planning Proposal will deliver great streets that reflect the character of the neighbourhood – with lots of trees, improved walking connections and an enhanced public domain on Kettle Street. The proposal will deliver a high level of amenity (internal and external amenity) and includes sustainability targets for future development.

### **Sustainable Sydney 2030: Community Strategic Plan 2017–2021**

Sustainable Sydney 2030: Community Strategic Plan 2017–2021 is the City of Sydney's highest-level strategic plan, identifying ten Strategic Directions to achieve the City's main priorities and aspirations for the future.

The Directions have been identified to form a framework for action, reflecting the community's aspirations for city of Sydney. The planning proposal is consistent with each of these Directions as detailed in Table 10.

**Table 10 Sustainable Sydney 2030: Community Strategic Plan 2017-2021**

<b>Sustainable Sydney 2030</b>	<b>Consistency</b>	<b>Comment</b>
<b>Strategic Directions</b>		
1. A globally competitive and innovative city	Yes	The planning proposal will support Sydney's role as an important centre of business and investment by providing additional housing options for workers in a high amenity area located within 30 minutes of the city.
2. A leading environmental performer	Yes	The proposed development will contribute significantly to the City's environmental objectives with 25% tree canopy cover proposed across the site.
3. Integrated transport for a connected city	Yes	The site is subject to a range of public transport options connecting future residents with employment, recreation

<b>Sustainable Sydney 2030</b>	<b>Consistency</b>	<b>Comment</b>
<b>Strategic Directions</b>		
		and services in the City and beyond. Regular bus services run along Elizabeth Street, while Redfern Station and the future Waterloo Metro are
4. A city for walking and cycling	Yes	The proposal will support active transport use in accordance with this Direction, with public domain improvements and new through site connections.
5. A lively and engaging city centre	Yes	Retail spaces for local services will be provided in key locations to service future and existing residences and facilitate activation during the day and night
6. Resilient and inclusive local communities	Yes	The proposal will provide for safe and attractive open spaces, and improved public domain, along with shared communal spaces to encourage community interaction.
7. A cultural and creative city	Yes	Further opportunities for cultural and collaborative expression will be enabled within public and communal spaces.
8. Housing for a diverse community	Yes	The Planning Proposal promotes a diverse supply of housing that supports social and economic diversity. The proposal will provide for people of all income levels, household types, ages and abilities in housing that they can live in through all stages of their lives. The Planning Proposal will encourage a thriving, diverse and a liveable community in the Redfern area.
9. Sustainable development, renewal and design	Yes	The development will provide a sustainable approach to urban density, through providing a range of housing types within a dense inner-city suburb. The site is easily accessible via transport, walking and cycling.
10. Implementation through effective governance and partnerships	Yes	The planning proposal will be subject to public and stakeholder consultation to ensure effective governance and decision making.

### **City for All: Social Sustainability Policy and Action Plan**

*A City for All – the City of Sydney’s Social Sustainability Policy and Action Plan* sets out Council’s vision for a socially just and resilient Sydney over the next decade.

The planning proposal is consistent with the strategic directions in *A City for All* as detailed in Table 11 below.

**Table 11 City for All: Social Sustainability Policy and Action Plan**

<b>A City for All</b>	<b>Consistency</b>	<b>Comment</b>
<b>Strategic Directions</b>		
An inclusive city: social justice and opportunity	Yes	The Planning Proposal and reference scheme has been developed with the overarching principle of tenure-blindness and equity for all. The Planning Proposal provides the opportunity for shared facilities and spaces for all residents. Consistent with Government policy, the aim of the Planning Proposal is to improve social outcomes for social housing residents.
A connected city: diverse, cohesive communities	Yes	The Planning Proposal will provide a diverse housing and tenure mix. It will increase supply of social, affordable housing and improve housing choices for renters in Redfern.
A liveable city: quality places and spaces	Yes	The site is supported with excellent social infrastructure, including libraries, community centres, and opens space. The site is well-serviced with a services, infrastructure

<b>A City for All</b>	<b>Consistency</b>	<b>Comment</b>
<b>Strategic Directions</b>		
		and transport – ensuring future residents are connected and engaged.
An engaged city: good governance and active participation	Yes	Community consultation and stakeholder engagement have been an important part of the development of the proposal. Consultation sessions with the local community provided valuable feedback to refine the proposal. The outcomes of community consultation is provided at Attachment Y.

**Q5. Is the planning proposal consistent with applicable State Environmental Planning Policies?**

As outlined below, the Planning Proposal does not preclude consistency with any State Environmental Planning Policy. Refer to the full assessment of SEPPs at Table 12 below.

**Table 12 State Environmental Policies**

<b>State Environmental Planning Policies</b>	<b>Consistency</b>	<b>Comment</b>
State Environmental Planning Policy No 19 – Bushland in Urban Areas	N/A	N/A
State Environmental Planning Policy No 21 – Caravan Parks	N/A	N/A
State Environmental Planning Policy No 33 – Hazardous and Offensive Development	N/A	N/A
State Environmental Planning Policy No 36 – Manufactured Home Estates	N/A	N/A
State Environmental Planning Policy No 44 – Koala Habitat Protection	N/A	N/A
State Environmental Planning Policy No 47 – Moore Park Showground	N/A	N/A
State Environmental Planning Policy No 50 – Canal Estate Development	N/A	N/A
State Environmental Planning Policy No 55 – Remediation of Land	Yes.	A Contamination Report is provided at Attachment R and concludes that the site can be made suitable for the proposed residential development in accordance with SEPP 55, subject to the preparation of a remediation strategy.
State Environmental Planning Policy No 64 – Advertising and Signage	N/A	N/A
State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development	Yes	This Planning Proposal is consistent with the objectives and aims of SEPP 65 and the ADG.
State Environmental Planning Policy No 70 – Affordable Housing (Revised Schemes)	N/A	N/A
State Environmental Planning Policy (Aboriginal Land) 2019	N/A	N/A
State Environmental Planning Policy (Affordable Rental Housing) 2009	Yes	The Planning Proposal is consistent with the aims of the SEPP. The Planning Proposal includes a provision requiring a minimum 10% affordable housing to be provided as part of future development. This SEPP is to be considered in future development (if relevant).

<b>State Environmental Planning Policies</b>	<b>Consistency</b>	<b>Comment</b>
State Environmental Planning Policy No 19 – Bushland in Urban Areas	N/A	N/A
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	Yes	SEPP BASIX is to be considered in future development. Additional targets are included in the draft DCP.
State Environmental Planning Policy (Coastal Management) 2018	N/A	N/A
State Environmental Planning Policy (Concurrences and Consents) 2018	N/A	N/A
State Environmental Planning Policy (Educational Establishments and Childcare Facilities) 2017	N/A	N/A
State Environmental Planning Policy (Exempt and Complying Development codes) 2008	N/A	N/A
State Environmental Planning Policy (Gosford City Centre) 2018	N/A	N/A
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	N/A	N/A
State Environmental Planning Policy (Infrastructure) 2007	Yes	SEPP Infrastructure is to be considered in future development as the site has frontage to a classified road.
State Environmental Planning Policy (Koala Habitat Protection) (2019)	N/A	N/A
State Environmental Planning Policy (Kosciusko National Park – Alpine Resorts) 2007	N/A	N/A
State Environmental Planning Policy (Kurnell Peninsula) 1989	N/A	N/A
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	N/A	N/A
State Environmental Planning Policy (Penrith Lakes Scheme) 1989	N/A	N/A
State Environmental Planning Policy (Primary Production and Rural Development) 2019	N/A	N/A
State Environmental Planning Policy (State and Regional Development) 2011	N/A	N/A
State Environmental Planning Policy (State Significant Precincts) 2005	N/A	N/A
State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011	N/A	N/A
State Environmental Planning Policy (Sydney Region Growth Centres) 2006	N/A	N/A
State Environmental Planning Policy (Three Ports) 2013	N/A	N/A
State Environmental Planning Policy (Urban Renewal) 2010	N/A	N/A
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017	Yes	The Planning Proposal is consistent with the aims of the SEPP. SEPP Vegetation in Non-Rural Areas is to be considered in future development where any tree removal is proposed.
State Environmental Planning Policy (Western Sydney Employment Area) 2009	N/A	N/A
State Environmental Planning Policy (Western Sydney Parklands) 2009	N/A	N/A



**Q6. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?**

Yes. A review of the consistency of the Planning Proposal with the Ministerial Directions under Section 9.1 of the EP&A Act 1979 is discussed at Table 13.

**Table 13 Local Planning Directions**

<b>Local Planning Direction</b>	<b>Consistency</b>	<b>Comment</b>
<b>1. Employment and Resources</b>		
1.1 Business and Industrial Zones	N/A	The Planning Proposal does not affect land within an existing or proposed business or industrial zone.
1.2 Rural Zones	N/A	The Planning Proposal does not affect land within an existing or proposed rural zone.
1.3 Mining, Petroleum Production	N/A	The Planning Proposal does not relate to the mining of coal or other materials, production of petroleum or extractive materials.
1.4 Oyster Aquaculture	N/A	The Planning Proposal does not relate to oyster aquaculture.
1.5 Rural Lands	N/A	The Planning Proposal does not apply to an existing or proposed rural or environmental protection zone.
<b>2. Environment and Heritage</b>		
2.1 Environment Protection Zones	N/A	The Planning Proposal does not apply to land within an Environmental Protection Zone.
2.2 Coastal Protection	N/A	The Planning Proposal does not apply to land within the Coastal Zone.
2.3 Heritage Conservation	Yes	Although not a heritage item itself, the development has considered its impact on the surrounding heritage items and conservation areas.
2.4 Recreation Vehicle Areas	N/A	The Planning Proposal does not seek to enable land to be developed for the purposes of a recreation vehicle area.
2.4 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	The Planning Proposal does not relate to any environmental zoned land on the North Coast
<b>3. Housing, Infrastructure and Urban Development</b>		
3.1 Residential Zones	Yes	The Planning Proposal is consistent with this direction as it will not reduce the permissible residential density on the site.
3.2 Caravan Parks and Manufactured Home Estates	N/A	The Planning Proposal does not relate to the location or provision for caravan parks or manufactured homes.
3.3 Home Occupations	N/A	The Planning Proposal does not seek to change the permissibility of home occupations in dwelling houses
3.4 Integrating Land Use and Transport	Yes	The site is well located with easy access to transport services, including Redfern train station within 900 metres of the sit, Waterloo Metro within 850 metres and access to multiple bus routes.  The Planning Proposal will enable the intensification of housing in a well-connected site and will encourage use of public transport services.

Local Planning Direction	Consistency	Comment
3.5 Development near Licensed Aerodromes	Yes	For the purposes of this direction, Sydney Kingsford Smith Airport (1- PMBD) is the closest licenser aerodrome to the subject site. The site is not within the Australian Noise Exposure Forecast (ANEF) contours of between 20 and 25. The proposed building heights are under the Obstacle Limitation Surface (OLS).
3.6 Shooting Ranges	N/A	The Planning Proposal does not seek to affect, create, alter or remover a zone or provision relating to land adjacent to or adjoining an existing shooting range.
3.7 Reduction in non-hosted short-term rental accommodation period	N/A	The Planning Proposal does not reduce the number of days of non-hosted short-term rental accommodation.
<b>4. Hazard and Risk</b>		
4.1 Acid Sulfate Soils	N/A	The Planning Proposal does not apply to land identified as having a probability of acid sulfate soils.
4.2 Mine Subsidence and Unstable Land	N/A	The Planning Proposal does not apply to land that is within a mine subsidence district or that has been identified as being unstable.
4.3 Flood Prone Land	Yes	The Planning Proposal is consistent with the City of Sydney Interim Floodplain Management Policy, prepared in accordance with the principles and guidelines of the Floodplain Development Manual 2005.
4.4 Planning for Bushfire and Protection	N/A	The Planning Proposal does not apply to land that is identified as bush fire prone land.
<b>5. Regional Planning</b>		
5.1 Implementation of Regional Strategies	N/A	The Planning Proposal does not apply to land subject to a regional strategy.
5.2 Sydney Drinking Water Catchment	N/A	The Planning Proposal does not apply to land in the nominated Council areas.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	The Planning Proposal does not apply.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	The Planning Proposal does not apply to land in Council areas on the north Coast.
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	<i>Revoked</i>	
5.6 Sydney to Canberra Corridor	<i>Revoked</i>	
5.7 Central Coast	<i>Revoked</i>	
5.8 Second Sydney Airport: Badgery's Creek	N/A	The Planning Proposal does not apply to land in the vicinity of Badgery's Creek
5.9 North West Rail Link Corridor Strategy	N/A	The proposal is not linked to the North West Rail Link
5.10 Implementation of Regional Plans	Yes	The Planning Proposal is consistent with the Eastern City District Plan
5.11 Development of Aboriginal Land Council Land	N/A	The Planning Proposal does not apply to Aboriginal Land Council Land

<b>Local Planning Direction</b>	<b>Consistency</b>	<b>Comment</b>
<b>6. Local Plan Making</b>		
6.1 Approval and Referral Requirements	Yes	The Planning Proposal does not include any provisions which would require the concurrence, consultation or referral of any development application to a Minister or public authority and does not identify any development as designated development.
6.2 Reserving Land for Public Purposes	Yes	The Planning Proposal does not propose to create, alter or reduce any existing zoning or reservation on the land for a public purpose.
6.3 Site Specific Provisions	Yes	The Planning Proposal does not propose any unnecessarily restrictive site-specific planning controls.
<b>7. Metropolitan Planning</b>		
7.1 Implementation of a Plan for Growing Sydney	N/A	The Planning Proposal is consistent with the objectives in the Greater Sydney Region Plan.
7.2 Implementation of Greater Macarthur Land Release Investigation	N/A	The Planning Proposal does not apply to land in the Macarthur Land Release Investigation area
7.3 Parramatta Road Corridor Urban Transformation Strategy	N/A	The Planning Proposal does not apply to land in the Parramatta Road corridor
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A	The Planning Proposal does not apply to land in the North West Priority Growth Area
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	The Planning Proposal does not apply to land in the Parramatta Priority Growth Area
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	The Planning Proposal does not apply to land in the Wilton Priority Growth Area
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A	The Planning Proposal does not apply to land in the Glenfield to Macarthur corridor
7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	N/A	The Planning Proposal does not apply to land in the vicinity of Western Sydney Aerotropolis
7.9 Implementation of Bayside West Precincts 2036 Plan	N/A	The Planning Proposal does not apply to land in Bayside West
7.10 Implementation of Planning Principles for the Cooks Cove Precinct	N/A	The Planning Proposal does not apply to land in Cooks Cove

### **7.3 Section C – Environmental, social and economic impact**

#### ***Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?***

The Planning Proposal will not adversely affect any threatened species, populations or ecological communities.

The site is likely to provide foraging habitat for Grey-headed Flying-fox, a vulnerable species under the Biodiversity Conservation Act 2016 (BC Act) and the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). An assessment of its significance and consultation can be undertaken (if required) after a Gateway determination is issued.

One threatened flora species *Syzygium paniculatum* (Magenta Lilly Pilly), listed as endangered under the BC Act and vulnerable under the EPBC Act is located on the southern boundary of the site.

The Magenta Lilly Pilly located on site is an individual, planted street tree, occurring outside of its natural range. Therefore, an assessment of significance and the application of Significant Impact Criteria is not required. The reference scheme demonstrates that development on the site would not have any impacts on the Magenta Lilly Pilly. Mitigation measures will be considered at the detailed design stage and addressed as part of any future DA's on the site.

#### ***Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?***

No, there are no other likely environmental effects as a result of the planning proposal. The Planning Proposal has adequately addressed all likely environmental impacts. Refer to Section 6 of this report, and Attachments A to W.

The Planning Proposal, and supporting reference scheme, confirms that all potential environmental impacts can be appropriately managed and mitigated.

#### ***Q9. Has the planning proposal adequately addressed any social and economic effects?***

Yes. The Planning Proposal will deliver new social and affordable housing. The Planning Proposal include a site-specific provision requiring future development to provide a minimum 10% affordable housing on the site.

A Housing Diversity and Affordability Study prepared by Hill PDA (Attachment J) addresses the social and economic benefits of the proposal.

### **7.4 Section D – State and Commonwealth interests**

#### ***Q10. Is there adequate public infrastructure for the planning proposal?***

Yes. There is adequate public infrastructure to support the Planning Proposal. A Community Infrastructure Study (Attachment I) and Traffic and Transport Assessment (Attachment G) confirms there is adequate public infrastructure for the planning proposal.

Refer to Section 6.6, Section 6.8 and Section 6.10 of this report for an assessment of infrastructure needs and funding arrangements.

***Q11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?***

The Department of Planning, Industry and Environment has been regularly consulted as part of the Planning Proposal process through the PRP and PWG governance arrangement (relating to the former SSP process). The most recent PRP meeting minutes are addressed in Section 9 of this report and are provided at Attachment Z.

Further consultation with State and Commonwealth agencies will be undertaken after a Gateway Determination is issued (if required).

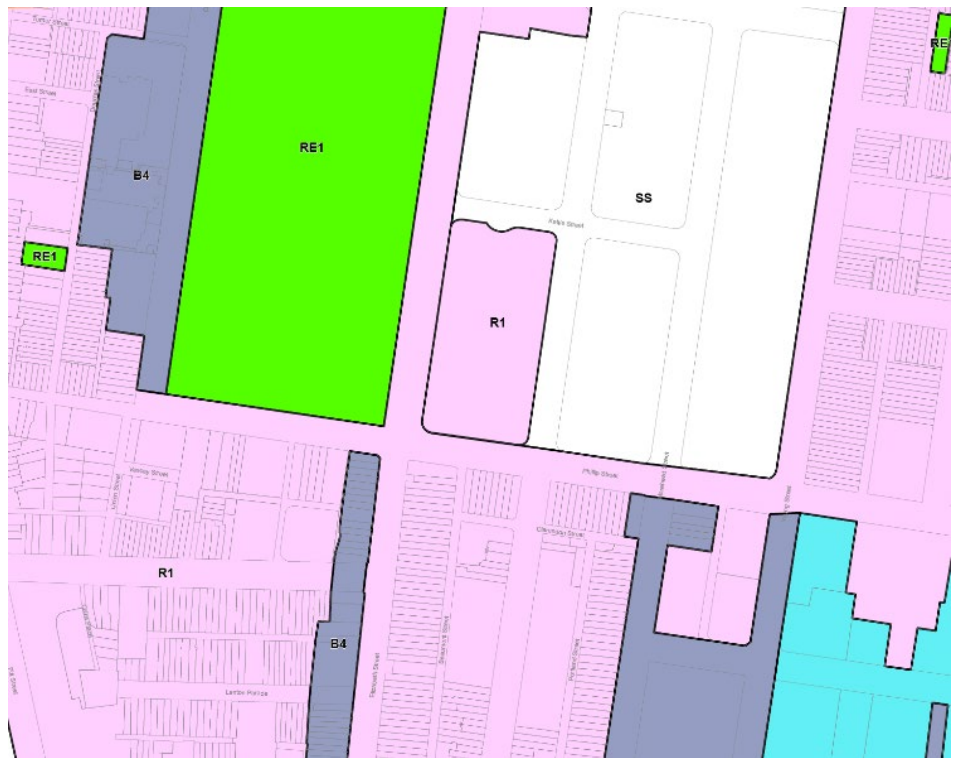
# 8. Mapping

This Planning Proposal seeks to amend the following maps of the SLEP 2012:

- Land Zoning Map – Sheet LZN\_017
- Floor Space Ratio Map – Sheet FSR\_017
- Height of Buildings Map – Sheet HOB\_017
- Land Use and Transport Integration Map- Sheet LUT\_017

The proposed LEP maps are shown at **Figure 29 – Figure 32.**

## Land Use Zone

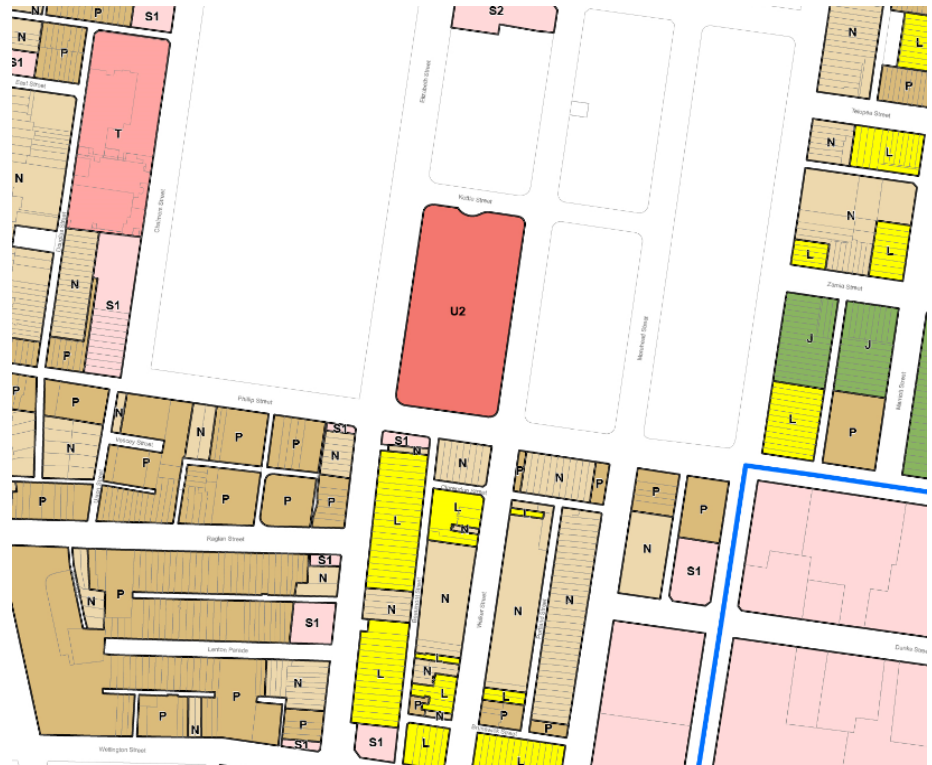


Zone	
B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B5	Business Development
B6	Enterprise Corridor
B7	Business Park
B8	Metropolitan Centre
IN1	General Industrial
IN2	Light Industrial
R1	General Residential
R2	Low Density Residential
RE1	Public Recreation

**Figure 32 Proposed Land Use Zoning Map**

Source: Architectus and Sydney LEP 2012

### Floor Space Ratio



#### Maximum Floor Space Ratio (n:1)

F	0.6	X	4
H	0.7	Y	4.5
J	0.8	Z	5
L	0.9	AA1	6
N	1	AA2	6.5
P	1.25	AB1	7
S1	1.5	AB2	7.5
S2	1.75	AC	8
T	2	AD	9
U1	2.5	AE	10
U2	2.75	AF	11

**Figure 33 Proposed Floor Space Ratio Map**

Source: Architectus and Sydney LEP 2012

### Height of Buildings



**Maximum Building Height (m)**  
Heights shown on map in RL (m)

10 - 20	60 - 70
20 - 30	70 - 80
30 - 40	80 - 90
40 - 50	90 - 100
50 - 60	110 - 120

**Figure 34 Proposed Height of Buildings Map**  
Source: Architectus and Sydney LEP 2012



### Maximum Car Parking Rates



### Land Use and Transport Integration

- A Category A
- B Category B
- C Category C

**Figure 35 Proposed Land Use and Transport Integration Map**  
Source: Architectus and Sydney LEP 2012

# 9. Consultation

## 9.1 Community Consultation

A Consultation Outcomes Report prepared by RPS is provided at Attachment Y and details the key community consultation activities undertaken to date.

## 9.2 Stakeholder Consultation

Significant consultation has been held with Council and State Government (Department of Planning, Industry and Environment and Government Architect) throughout the course of design of the development and preparation of this proposal.

Council has been part of regular fortnightly Project Working Group (PWG) meetings with the Department of Planning, Industry and Environment, and NSW LAHC. Consultation on the proposed development has also occurred during Project Review Panel (PRP) meetings which included key representatives from Council.

### Project Review Panel

A PRP meeting was held on the 31 October 2019. The proposal presented to the PRP include an FSR of FSR of 3.7:1, B4 Mixed Use Zone and maximum building heights ranging between 26m and 66m (up to 19 storeys).

The PRP raised a number of issues which have since been addressed in the Planning Proposal, and reference scheme. A copy of the PRP minutes from 31 October 2019 are provided at Attachment Z. The key issues raised by the PRP included:

#### 1. Overshadowing to Redfern Park

The Panel did not support the overshadowing impacts created by the proposal on the neighbouring dwellings and on Redfern Park.

The Panel recommended reducing the proposed density to address the proposal's overshadowing impact on the surrounding dwellings, key public and communal open spaces and self-shading impact. This included reducing height in the tower element and along the Elizabeth Street frontage to comply with the no additional overshadowing requirement on Redfern Park.

#### *Response:*

The proposal has been revised to ensure development would not result in any additional overshadowing to Redfern Park. The proposal maintains an appropriate level of solar access to neighbouring properties. The reference scheme demonstrates that proposed communal open space meets the solar access requirements of the ADG.

#### 2. Public Domain/Open Space

The Panel acknowledged that it was previously agreed that public open space does not need to be accommodated on site.

The Panel noted that a framework for long-term provision of public open space and streets in the Redfern Estate will be submitted as part of the SSP proposal (rezoning proposal), consistent with the SSP study requirements.

#### *Response:*

The Planning Proposal is supported by a Community Infrastructure Study that outlines the existing social infrastructure available to service the development, and any demand for additional infrastructure generated by the development. The Study concludes that the proposal would not generate the need for new public open space.

An assessment of the long-term provision of public open space in the Redfern Estate is beyond what is required for this Planning Proposal. NSW LAHC are willing to work with Council as part of any discussions on strategic open space planning in the local area.

### **3. Development Feasibility and Staging across Redfern Estate**

The Panel recommend that the targeted development and density outcomes be considered within the wider context of the Redfern Estate precinct and that the information/evidence of the development feasibility drivers for the project is provided.

#### *Response:*

The Planning Proposal is seeking proposed amendments for 600-660 Elizabeth Street only. NSW LAHC has no plans to renew or redevelop the remaining areas of Redfern Estate. The proposal has been revised to reduce the proposed density on the site. The proposed density is considered appropriate the site and would not set a precedent for remainder of Redfern estate.

NSW LAHC will provide details of project feasibility under separate cover to the City of Sydney.

### **4. Housing Tenure Mix**

The Panel recommended that the project team explore delivering a higher proportion of affordable housing. The Panel also recommend the project team provide evidence of the rationale for the proposed tenure split in relation to development feasibility and provide greater certainty on the proposed percentage of social housing within the development outcome, noting that 'up to 30%' could be interpreted as substantially less than 30%

#### *Response:*

NSW LAHC has committed to a minimum of 10% of the site meeting the criteria for affordable housing under the Sydney LEP. It is NSW LAHCs intention to provide a much greater percentage of social and affordable housing consistent with the NSW Government *Future Directions for Social Housing Policy*. The exact amount will be determined prior to a development application being submitted

### **5. PCYC – Community Facilities**

The Panel recommended that the proposed future location for the PCYC be nominated as part of the proposal.

#### *Response:*

The proposal will assist in providing for an alternate arrangement for the current tenant onsite namely the PCYC and LAHC is willing to make a contribution to this community facility subject to an appropriate 7.11 contribution offset being recognised. The exact arrangement will be determined prior to any application for development being approved

### **6. Additional Recommendations**

The Panel raised a number of additional concerns that had not been addressed at that time. This included environmental amenity, ESD, contamination, car parking and tree canopy.

#### *Response:*

These issues have been adequately addressed in the Planning Proposal, Design Report and reference scheme and supporting studies (Attachments A to W).

### **City of Sydney Council Pre-Lodgement Advice**

On the 6 December 2019 NSW LAHC met with the City of Sydney Council to discuss potential amendments to the planning controls for 600-660 Elizabeth Street, Redfern.

The proposal presented to the Council had been revised in response to the PRP feedback received in October 2019. The proposal presented to Council in December 2019 included a proposed FSR of 3:1 and heights ranging from ranging from 33 to 50 metres (up to 14 storeys).

On the 18 December 2019, the City of Sydney Council provided formal pre-lodgement advice. A copy of the pre-lodgement advice is attached to this report (Attachment ZA).

The Planning Proposal and supporting reference scheme, has been revised to address the key issues raised in the pre-lodgement advice provided by Council. Key issues raised by Council in the pre-lodgement advice included the following:

#### **1. Tenure Mix**

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.

##### *Response:*

This Planning Proposal proposes a local provision requiring a minimum of 10% of residential floorspace to be provided in the form of affordable housing. It is LAHCs intention to provide a much greater percentage of social and affordable housing consistent with the NSW Government Future Directions for Social Housing Policy. The exact amount will be determined prior to a development application being submitted.

#### **2. Land uses and infrastructure**

The provision of community, retail and other non-residential uses onsite, should be aligned with infrastructure and service needs within and around the site.

Provide 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.

Provide 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.

##### *Response:*

As stage above, the Planning Proposal is supported by a Community Infrastructure Study that outlines the existing social infrastructure available to service the development, and any demand for additional infrastructure generated by the development. Refer to **Section 6.6, Section 6.8 and Section 6.10** of this report for an assessment of infrastructure needs and funding arrangements.

The proposed development does not generate the need for new public opens pace. The site is within 200m of open space.

An assessment of the long-term provision of public open space in the Redfern Estate is not required to support the Planning Proposal. NSW LAHC are willing to work with Council as part of any discussions on strategic open space planning in the local area.

### **3. 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.

#### *Response:*

Consistent with the advice provided by Council, the proposed base FSR is 2.75:1 + 10% bonus for achieving design excellence. The Design Report (Attachment A), demonstrates how the additional 10% FSR could be achieved, while maintaining compliance with the ADG.

The reference scheme demonstrates the capacity of future development to achieve compliance with SEPP 65/ADG and relevant Sydney Development Control Plan 2012 controls.

### **4. Sustainability, transport and other technical matters**

The following matters are to be addressed:

- 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

#### *Response:*

The issues outlined above have been adequately addressed in this Planning Proposal, Design Report and supporting studies (Attachment A to W).

### **9.3 Consultation Strategy**

The duration and requirements for public exhibition of the Planning Proposal will be provided as part of a Gateway determination. Community and stakeholder consultation will be undertaken in accordance with these requirements.

It is anticipated that the Planning Proposal will be publicly exhibited for a period of 28 days on the City of Sydney website and in newspapers circulated within the City of Sydney Local Government Area (LGA). It is also anticipated that adjoining and nearby property owners and residents will be notified in writing of the Planning Proposal.

# 10. Project Timeline

The timeframe for the proposed amendment to the Sydney LEP 2012 is expected to be dependent on the consideration by Council of the Planning Proposal and the progression of any additional information requested by Council to satisfy any matters required to be addressed as part of a Gateway determination.

It is considered that the technical studies required to progress the Planning Proposal to a Gateway determination have been submitted along with this Planning Proposal.

## 7.1 Indicative project timeline

Detail on indicative project timeframes are provided below.

<b>Stage</b>	<b>Timing</b>	<b>Responsible Organisation</b>
Lodgment of Planning Proposal	28 February 2020	NSW LAHC / Architectus
Council endorse Planning Proposal	April 2020	City of Sydney Council
Gateway determination issued	May 2020	Minister (or delegate)
Public exhibition	July 2020	City of Sydney Council
Council resolve to finalise Planning Proposal	October 2020	City of Sydney Council
LEP amended	November 2021	City of Sydney Council

# 11. Conclusion

This Planning Proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), and the requirements set out in 'A Guide to Preparing Planning Proposals'.

This Planning Proposal provides comprehensive justification for the proposed amendments to the Sydney LEP 2012 with respect to land at 660-660 Elizabeth Street, Redfern. Specifically, the Planning Proposal seeks to:

- Amend the Land Use Zoning of the site to R1 General Residential;
- Amend the maximum floor space ratio (FSR) applicable to the site to 2.75:1;
- Amend the maximum height of building applicable to the site to RL 57 metres and RL 80 metres;
- Amend the Transport and Land Use Integration Map to Category B for the site;
- Amend Division 5 'Site specific provisions' to insert a site-specific provision relating to the provision of affordable housing and community facility provision.

The proposed amendments to Sydney LEP 2012 are intended to facilitate development of the site for the purposes a mixed tenure residential community comprising social, affordable and private housing.

The Proposal has strategic and site-specific merit and it is recommended that Council forward the Planning Proposal to the Minister for Planning for a Gateway Determination in accordance with Section 3.34 of the EP&A Act.

Attachment A – Design Report  
- Under Separate Cover



# Attachment B – Draft Development Control Plan

# Attachment C – Site Survey

# Attachment D – Preliminary Built Heritage Assessment

# Attachment E – Aboriginal Heritage Assessment and Update Letter

# Attachment F – Historical Archaeological Assessment

# Attachment G – Traffic and Transport Assessment

# Attachment H – Stormwater Strategy

# Attachment I – Community Infrastructure Study



# Attachment J – Housing Diversity and Affordability Study

# Attachment K – Arboricultural Assessment

# Attachment L –Fauna and Flora Assessment

# Attachment M –Ecologically Sustainable Development Report

# Attachment N – Wind Assessment

# Attachment O – Noise and Vibration Assessment

# Attachment P – Air Quality Assessment

# Attachment Q– Utilities and Services Report



# Attachment R– Contamination Assessment

# Attachment S – Phase 1 Contamination and Geotechnical Assessment

# Attachment T – Site Auditor Letter

# Attachment A – Geotechnical Assessment

# Attachment V – Climate Change Adaptation Study

# Attachment W – Aeronautical Assessment

# Attachment X – Public Art Framework

# Attachment Y – Consultation Outcomes Report



# Attachment Z – Project Review Panel Minutes

# Attachment ZA –Pre-Lodgement Advice