

Item 6.

Public Exhibition - Planning Proposal - 118-130 Epsom Road and 905 South Dowling Street, Zetland - Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012 Amendment

File No: X087876

Summary

The Green Square urban renewal area is Australia's largest urban renewal area and features the Green Square Town Centre (Town Centre) at its heart. The urban renewal area is forecast to grow to around 32,000 dwellings, housing around 60,000 to 70,000 people by 2036. This growth is being supported with substantial investment in local infrastructure.

In 2010 the City developed planning controls for the Epsom Park neighbourhood in the eastern edge of the urban renewal area. The planning controls facilitated the redevelopment of much of the area, unlocking substantial local infrastructure, including new roads, parks, community facilities such as Gunyama Park and Aquatic Centre and trunk drainage.

This report recommends changing the planning controls for 118-130 Epsom Road and 905 South Dowling Street, Zetland (the site). The site is approximately one kilometre south-east of the Green Square Town Centre and is one of the last and largest undeveloped sites within the Epsom Park neighbourhood. The site was formerly the Suttons car dealership. It contains a mix of non-residential buildings, several of which are reaching the end of their economic life.

Planning Proposal: 118-130 Epsom Road and 905 South Dowling Street, Zetland (the planning proposal) has been prepared by the City following a request by Meriton to change the planning controls that apply to the site. The request is to amend the Sydney Local Environmental Plan 2012 to enable the redevelopment of the site under 'alternative controls' for a mixed-use development comprising residential, commercial and retail uses.

The planning proposal is to balance additional height in some locations, with areas of significant height reduction to:

- deliver greater solar access to a planned local park (Mulgu Park);
- introduce different building typologies, including family terraces, promoting greater housing diversity;
- deliver planned and additional public domain, including new streets, plaza, local park and through-site link;
- facilitate heights which are visually appropriate in the South Dowling Street corridor;
- respond to the bulk and scale of neighbouring existing and future developments and introduce improved building separation to adjoining sites;
- allow appropriate flexibility in building envelopes to allow meaningful competitive design excellence processes; and

- secure strategic benefits in the form of stretch sustainability targets and a minimum non-residential floor space requirement.

The planning proposal does not facilitate any additional Floor Space Ratio (FSR) and maintains the mixed use zoning.

The current planning controls for the site in Sydney Local Environmental Plan 2012 allow for:

- an FSR of 2.2:1, which includes a base FSR of 1.5:1, an additional 0.5:1 for the provision of community infrastructure and 0.2:1 for demonstrating design excellence;
- a range of maximum building heights across the site, ranging from three metres to 45 metres; and
- a B4 Mixed Use zoning, which permits a wide range of uses including residential, commercial and entertainment uses.

These development standards are supported by detailed infrastructure and design requirements provided in Sydney Development Control Plan 2012 (Sydney DCP 2012). Key provisions include:

- the delivery of public roads and open space on the site, including a 23 metre wide public transport corridor and the 2,500sqm Mulgu Park; and
- building heights which respond to the hierarchy of streets, including two towers of 11 and 12 storeys and a general six to eight storey building form across the site.

The planning proposal is to include 'alternative' controls that secure key outcomes alongside the amended building heights. It allows for alternative building heights ranging from 3 metres to 90 metres, subject to:

- a BASIX score of at least 5 points higher than current minimum BASIX requirements for energy and water;
- no less than four per cent of the gross floor area on the land being provided for non-residential purposes;
- a new Active Street Frontages map to guide the location of non-residential uses; and
- there being no additional FSR being awarded for the achievement of design excellence.

The current planning controls will continue to apply to the site if the proponent prefers to develop under those controls. If the alternative heights are utilised however, the entirety of the site must be developed under those controls.

An accompanying draft amendment to Sydney DCP 2012 (draft DCP) provides the framework for the changes to the public domain on the site and underpins the alternative height controls with provisions to guide the bulk and scale of development and how the buildings interface with the street.

The proponent has also made an offer to enter into a planning agreement. The letter of offer includes a commitment to:

- provide no less than four per cent of the gross floor area of the development for non-residential purposes;
- achieve an energy and water BASIX score of at least 5 points above the required commitments for all BASIX-affected development on the site;
- design and construct all future buildings on the site so as to be capable of providing a dual reticulation water system for water consumption; and
- ensure all private residential parking spaces are capable of being fitted with an Electric Vehicle Charger.

If approved for public exhibition, the City will work with the proponent to prepare a draft planning agreement to secure the above public benefits on the site.

This report recommends the Central Sydney Planning Committee approve the planning proposal for submission to the Department of Planning and Environment seeking a Gateway Determination.

Recommendation

It is resolved that:

- (A) the Central Sydney Planning Committee approve Planning Proposal - 118-130 Epsom Road and 905 South Dowling Street, Zetland, as shown at Attachment A to the subject report, for submission to the Department of Planning and Environment with a request for Gateway Determination;
- (B) the Central Sydney Planning Committee approve Planning Proposal - 118-130 Epsom Road and 905 South Dowling Street, Zetland, as shown at Attachment A to the subject report, for public authority consultation and public exhibition in accordance with any conditions imposed under the Gateway Determination;
- (C) the Central Sydney Planning Committee note the recommendation to Council's Transport, Heritage, Environment and Planning Committee on 5 December 2022 that Council seek authority from the Department of Planning and Environment to exercise the delegation of all the functions under Section 3.36 of the Environmental Planning and Assessment Act 1979 to make the local environmental plan and to put into effect Planning Proposal - 118-130 Epsom Road and 905 South Dowling Street, Zetland;
- (D) the Central Sydney Planning Committee note the recommendation to Council's Transport, Heritage, Environment and Planning Committee on 5 December 2022 that Council approve Draft Sydney Development Control Plan 2012 - 118-130 Epsom Road and 905 South Dowling Street, Zetland, shown at Attachment B to the subject report, for public authority consultation and public exhibition concurrent with the Planning Proposal;
- (E) authority be delegated to the Chief Executive Officer to make any minor variations to Planning Proposal - 118-130 Epsom Road and 905 South Dowling Street, Zetland and Draft Sydney Development Control Plan 2012 - 118-130 Epsom Road and 905 South Dowling Street, Zetland to correct any drafting errors or to ensure consistency with the Gateway Determination; and
- (F) the Central Sydney Planning Committee note the recommendation to Council's Transport, Heritage, Environment and Planning Committee on 5 December 2022 that authority be delegated to the Chief Executive Officer to prepare and exhibit a draft planning agreement in accordance with the letter of offer dated 3 November 2021 at Attachment C to the subject report and the requirements of the Environmental Planning and Assessment Act 1979.

Attachments

- Attachment A.** Planning Proposal - 118-130 Epsom Road and 905 South Dowling Street, Zetland, and appendices
- Attachment A1 - Planning Proposal Request
 - Attachment A2 - Urban Design Report
 - Attachment A3 - Concept Scheme
 - Attachment A4 - Reference Scheme
 - Attachment A5 - Perspectives
 - Attachment A6 - Solar Studies
 - Attachment A7 - View Studies
 - Attachment A8 - Surveys
 - Attachment A9 - Landscape Plan
 - Attachment A10 - Traffic Impact Assessment
 - Attachment A11 - Environmental Wind Tunnel Study
 - Attachment A12 - Noise and Vibration Impact Assessment
 - Attachment A13 - Ecologically Sustainable Development Report
 - Attachment A14-1 - Flood Assessment and Stormwater Management Report
 - Attachment A14-2 - Flood Assessment and Stormwater Management Report
 - Attachment A14-3 - Flood Assessment and Stormwater Management Report
 - Attachment A15 - Public Art Strategy
 - Attachment A16 - Arborist Report
 - Attachment A17 - Airport OLS Geoheight
 - Attachment A18 - Council Pre-Lodgement Letter
 - Attachment A19 - Additional Overshadowing Analysis
- Attachment B.** Draft Sydney Development Control Plan 2012 - 118-130 Epsom Road and 905 South Dowling Street, Zetland
- Attachment C.** Planning Agreement - Public Benefit Offer - 118-130 Epsom Road and 905 South Dowling Street, Zetland

Background

1. The Green Square urban renewal area is Australia's largest urban renewal area with the Green Square Town Centre (Town Centre) at its heart. The urban renewal area is forecast to grow to around 32,000 dwellings, housing around 60,000 to 70,000 people by 2036. This growth is being supported with substantial investment in local infrastructure.
2. In 2008/09 the City undertook a detailed master planning process for the Epsom Park neighbourhood in the eastern edge of the urban renewal area. The master plan was to determine:
 - (a) location and function of new roads and open spaces, activity nodes and its linkages to the wider Green Square area;
 - (b) heights and floor space ratios (FSR) which balanced economic feasibility with good residential and environmental amenity outcomes.
3. New planning controls were introduced for the Epsom Park neighbourhood in 2010 and have facilitated the redevelopment of much of the area, unlocking substantial local infrastructure, including new roads, parks, community facilities, such as Gunyama Park and Aquatic Centre, and trunk drainage.
4. Planning Proposal: 118-130 Epsom Road and 905 South Dowling Street, Zetland (the planning proposal), provided at Attachment A, has been prepared by the City following a request by proponent to change the planning controls that apply to 118-130 Epsom Road and 905 South Dowling Street, Zetland (the site). The request is to amend the Sydney Local Environmental Plan 2012 (Sydney LEP 2012) to enable the redevelopment of the site under 'alternative controls' for a mixed-use development comprising residential, commercial and retail uses.
5. The request seeks to increase the current maximum building height control applicable to the site. No additional Floor Space Ratio (FSR) is sought. The planning proposal will:
 - (a) balance additional height in some locations, with areas of significant height reduction to:
 - (i) deliver greater solar access to the planned local park (Mulgu Park);
 - (ii) introduce different building typologies, including family terraces, promoting greater housing diversity;
 - (b) deliver planned public domain, including new streets, plaza, local park and through-site links;
 - (c) facilitate heights which are visually appropriate in the South Dowling Street corridor;
 - (d) respond to the bulk and scale of neighbouring existing and future developments and introduce improved building separation to adjoining sites;
 - (e) allow appropriate flexibility in building envelopes to allow meaningful competitive design excellence processes; and

- (f) secure strategic benefits in the form of stretch sustainability targets and a minimum non-residential floor space requirement.
6. The proponent first made the request to change the planning controls in July 2022 and provided further documentation in September 2022 in response to a request by the City for additional information. The proponent's request, and supporting information, is appended to the planning proposal.
7. This report recommends the Central Sydney Planning Committee approve the planning proposal for submission to the Department of Planning and Environment seeking a Gateway Determination. This report also recommends the Central Sydney Planning Committee note the recommendation to Council's Transport, Heritage, Environment and Planning Committee that a draft amendment to Sydney Development Control Plan 2012 (draft DCP), at Attachment B, to be publicly exhibited with the planning proposal.

Site characteristics and context

8. The site, shown at Figure 1, comprises two lots; 118-130 Epsom Road and 905 South Dowling Street and has a total area of 4.085 hectares.



Figure 1 Site identification (source: Near Map)

9. The site, shown in its context at Figure 2, is approximately one kilometre south-east of the Green Square Town Centre in the eastern edge of the Green Square urban renewal area with Southern Cross Drive and Randwick Local Government Area to its immediate east. It is one of the last and largest undeveloped sites within the Epsom Park neighbourhood.



Figure 2 Site context (source: Urban Design Report, Mako Architecture)

10. The site was formerly the Suttons car dealership. The site has an irregular shape with no significant natural features, given its use for car sales and service centre. It contains a mix of non-residential buildings with differing architectural characters reflecting the various periods of construction. Several buildings are reaching the end of their economic life.
11. The site generally slopes gently down in a northern direction, with a high point of approximately 21 metres AHD in the southern portion of the site. The lowest points of the site are typically along the northern boundary at approximately 19 metres AHD. Photographs of the subject site are provided at Figures 3 - 6.



Figure 3 Subject site as viewed from Link Road (Source: Planning Ingenuity)



Figure 4 Subject site as viewed from corner of Epsom and Link Road (Source: Planning Ingenuity)



Figure 5 Subject site as viewed from Epsom Road (Source: Planning Ingenuity)



Figure 6 Subject site as viewed from Defries Avenue (Source: Planning Ingenuity)

Adjoining development

- 12. A number of sites within the immediate locality contain approved or recently constructed residential flat buildings and mixed-use developments. The intended built of the surrounding area is shown at Figure 7.

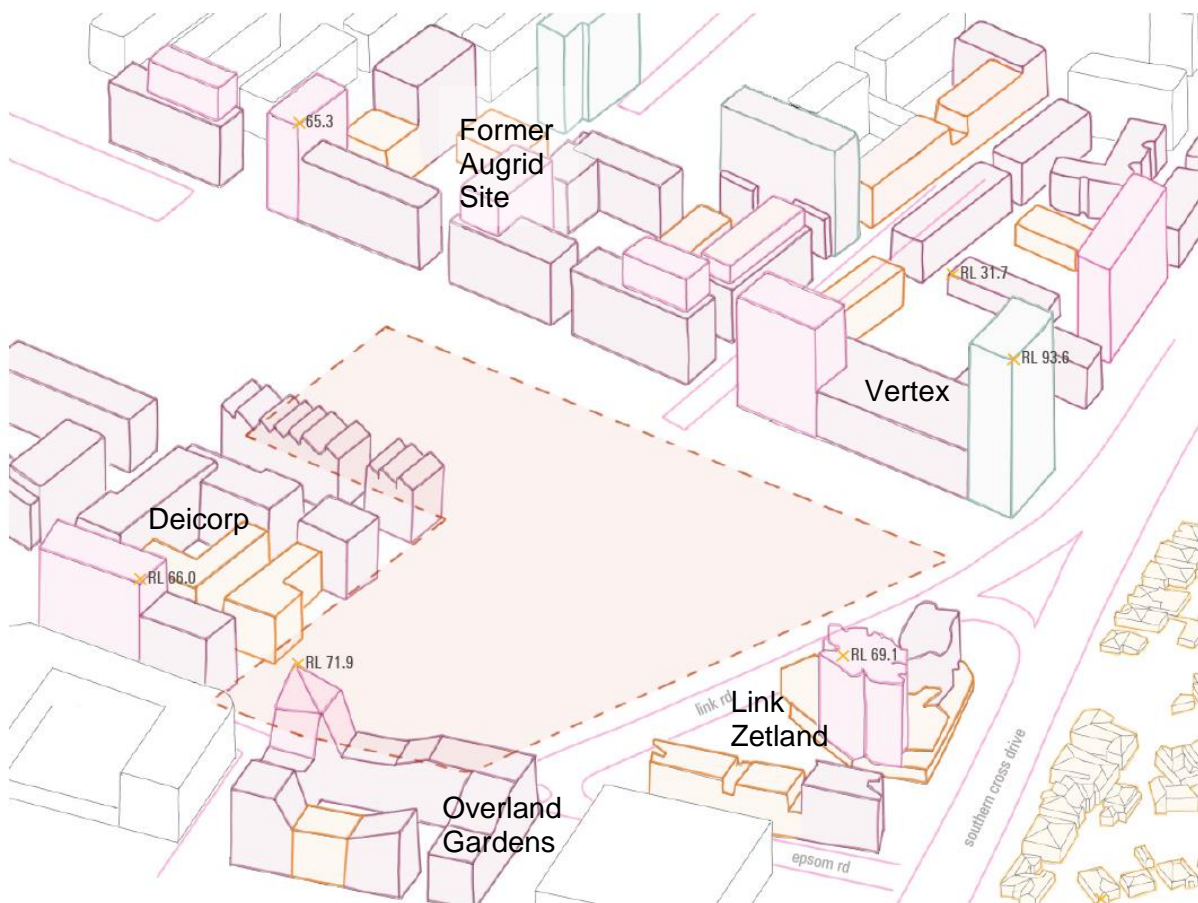


Figure 7 Adjoining development (source: Urban Design Report, Mako Architecture)

13. Immediately adjoining the site to the west, 'Deicorp' at 106-116 Epsom Road, is a mixed-use development currently under construction, comprising five buildings ranging between five and 14 storeys, accommodating 555 residential apartments and 840 square metres of retail uses.
14. This development includes basement parking and internal roadways which directly adjoin the boundary shared with the subject site. This redevelopment will deliver portions of Peters Street and Rose Valley Way, east-west streets which will be continued through the subject site. It should be noted that this development approval increased many of the building heights on the 'Deicorp' site by between one and two storeys and brought the building envelopes closer to site boundaries than anticipated in Sydney DCP 2012. This has impacted the development potential of the subject site, necessitating increased building separations and more careful consideration of solar access.
15. Adjoining the site to the north-west is Gunyama Park and Gunyama Park Aquatic and Recreation Centre, both of which have been recently constructed.
16. To the south of the site, across Epsom Road, is 'Overland Gardens', a perimeter block development built at seven, nine and 14 storeys in height.
17. To the immediate north of the site, 'Vertex' at 14 Defries Avenue and 1-5 Bindon Place comprises residential blocks constructed at seven, 14 and 22 storeys. The recently sold Ausgrid Zetland Depot at 130 Joynton Avenue, which forms the north-west boundary of the site will be occupied by buildings ranging from four to 14 storeys under Sydney DCP 2012.
18. To the east, on the triangular site bound by Link Road, Epsom Road and Southern Cross Drive, 'Link Zetland' comprises mixed use development constructed between six and 14 storeys in height.
19. Context is also provided in the current Epsom Park Urban Strategy in Sydney DCP 2012, shown at Figure 8.

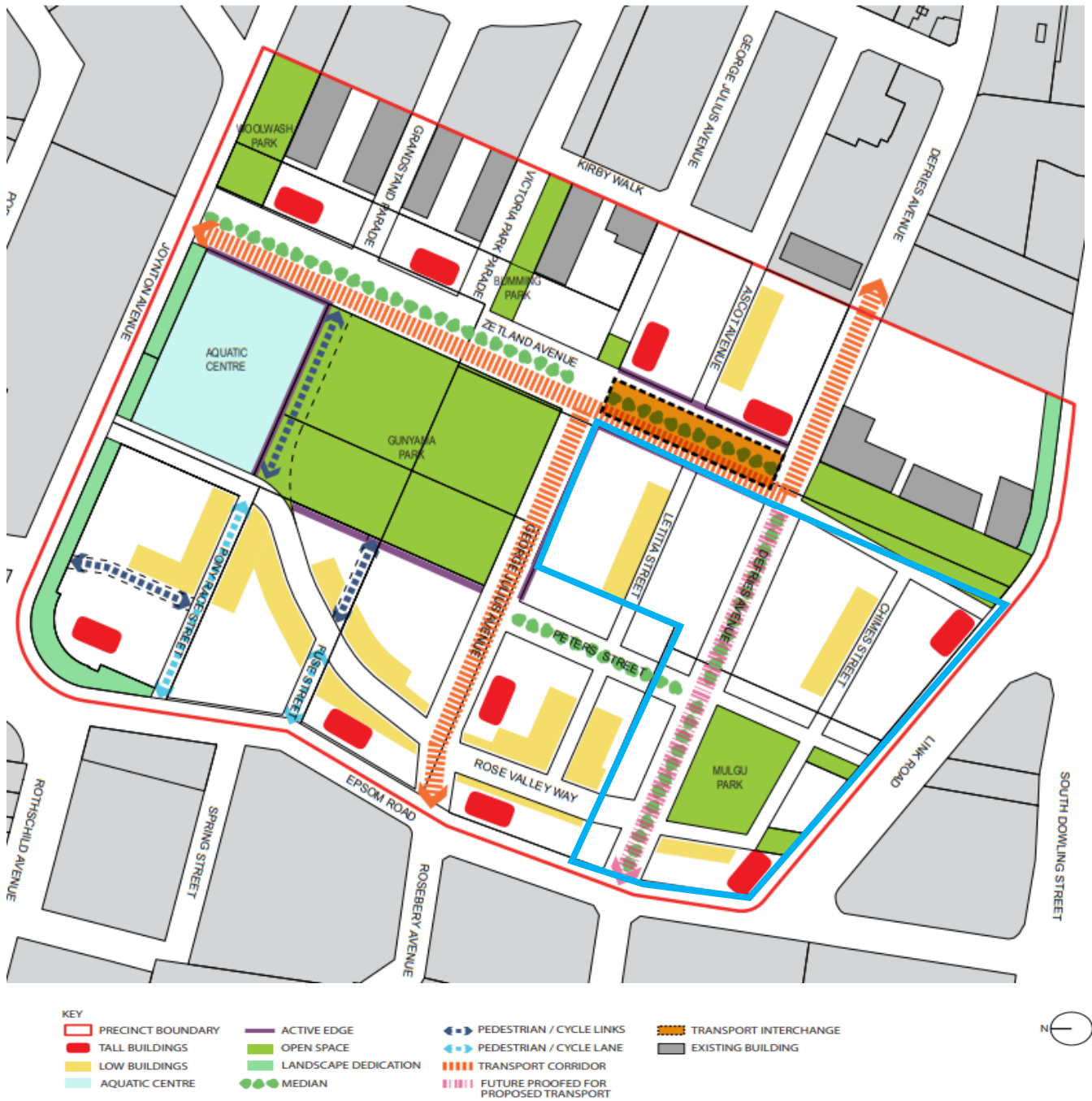


Figure 8 Current Epsom Park Urban Strategy, Sydney DCP 2012 with the subject site outlined in blue

Planning controls and development outcomes

The current planning controls are proposed to be amended to improve design, amenity and sustainability outcomes

- 20. The key controls that currently apply to the site in Sydney LEP 2012 include:
 - (a) a B4 Mixed Use zone, which permits a wide range of uses including residential, commercial and entertainment uses;

- (b) maximum height controls ranging from 3 metres to 45 metres; and
 - (c) a maximum FSR of 2.2:1, which includes an additional 0.5:1 for the provision of community infrastructure and 0.2:1 for demonstrating design excellence.
21. These development standards are supported by detailed infrastructure and design requirements provided in Sydney DCP 2012. Key provisions include:
- (a) the delivery of public roads and open space, including a 23m-wide public transport corridor and the 2,500sqm Mulgu Park;
 - (b) a 1.4m setback along the Epsom Road frontage for footpath widening;
 - (c) an easement for the provision of trunk stormwater drainage infrastructure to manage flooding in the locality;
 - (d) the siting of two towers (11 and 12 storeys) at the north and south corners of the site on the Link Road frontage;
 - (e) a general 6 - 8 storey built form throughout the remainder of the site; and
 - (f) a mix of land uses, with non-residential (predominantly retail and commercial) activating and responding to noise along the main street frontages and residential apartments elsewhere.
22. The proponent first approached the City with regards to a planning proposal request having experienced difficulties in achieving the allowable FSR within the permissible building heights. Taking into consideration recent development approvals on neighbouring sites, which has sometimes varied from the DCP, and the need for appropriate residential building separation and solar access requirements, the built form layout and height anticipated on the site has come under further pressure.
23. The issues identified have presented an opportunity to undertake a holistic review of the built form controls that apply to the site.
24. The proposed building envelopes allow the permissible FSR on the site to be achieved. This is realised by increasing height in locations which minimise solar impact and visually respond to adjoining developments, and reducing height north of Mulgu Park to maximise solar access and provide a greater diversity of housing. An updated public domain plan improves building separation, allows the site to redevelop independently of adjoining development sites and provides additional public spaces. Changes are summarised in Figure 9.



Figure 9 Key changes proposed (source: Urban Design Report, Mako Architecture)

25. The planning proposal request puts forward a re-massing of built form, including a reduction in heights in the street blocks north of Mulgu Park, that secures up to a 25 per cent improvement in solar access to the park and delivers further public domain in addition to that already required under current planning controls. This includes a new street, plaza, pocket park and through-site link. The reduction in building heights north of Mulgu Park allows for a greater variety of building typologies and homes, creating greater housing diversity ranging from low density townhouses for families and large households, to medium and high density apartment buildings. The variety of forms and scales will also provide greater visual amenity in the public domain.
26. Amending the controls that apply to the site will safeguard the delivery of key community infrastructure within the Epsom Park neighbourhood by unlocking the full development potential of the site, whilst providing the opportunity to achieve better design, housing, amenity and sustainability outcomes.

An indicative reference scheme demonstrates that an improved development outcome can be achieved

27. The planning proposal request is accompanied by a reference scheme, appended to the planning proposal at Attachment A. This is intended to show one iteration of a development which could result from the change in planning controls. Figures 10 and 11A and 11B illustrate the reference scheme.

28. The reference scheme enables development ranging in height from 18 metres to 85 metres, or up to 23 storeys, allowing for the provision of 30 low-rise town houses and 785 apartments of varying sizes in medium to high density buildings. It supports a genuine mixed-use development providing for 3,696 square metres of non-residential uses comprising a 1,117 square metre childcare facility, a 1,054 square metre local supermarket and 1,526 square metres of general retail.



Figure 10 Indicative ground floor submitted by proponent (source: Reference Design, Mako Architecture)

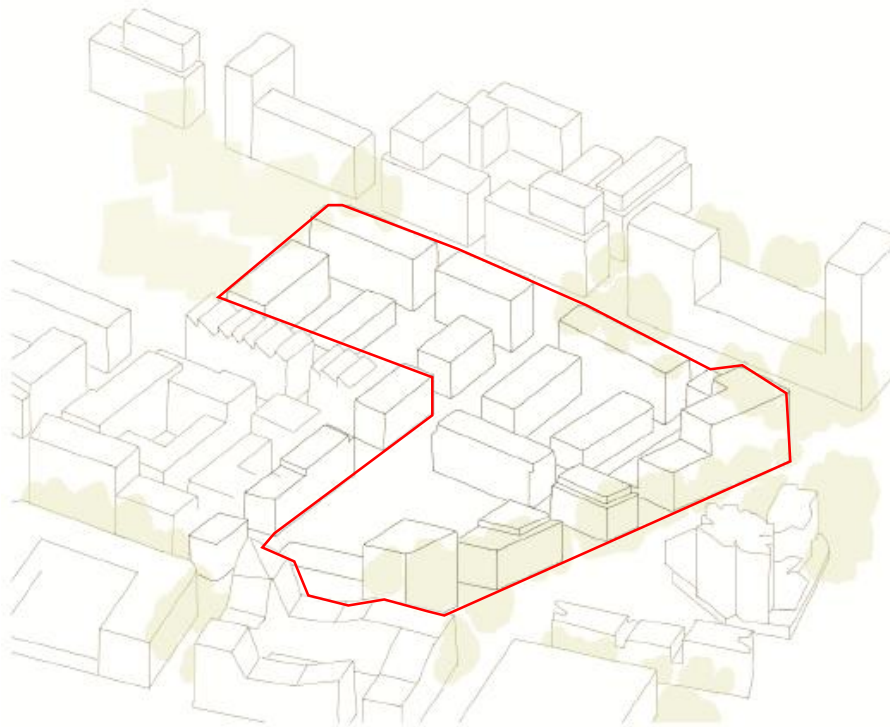


Figure 11A Indicative built form under current planning controls with site outlined in red (source: Urban Design Report, Mako Architecture)



Figure 11B Indicative built form under proposed planning controls (source: Urban Design Report, Mako Architecture) (* denotes key areas of change from current controls)

29. The planning proposal request is supported by technical studies, appended to Attachment A, to demonstrate that the reference scheme is capable of meeting minimum solar access, acoustic privacy and ventilation requirements and appropriately addresses wind and flooding conditions and the solar amenity of neighbouring developments.
30. Some elements of the reference scheme have been further developed in the planning controls recommended in this report to secure the most appropriate development outcomes. These refinements are discussed below. The draft DCP also details matters which are best resolved in the Stage 1 (concept) development application and requires further information to be submitted and assessed.

Consultation with City Panels has informed the proposed planning controls

31. In October 2022, the City's Design Advisory Panel (DAP) reviewed Meriton's planning proposal request.
32. The DAP was generally supportive of the proposal to relocate height within the site given the different residential typologies that this would allow for. The panel requested some flexibility around the siting of towers, subject to a maximum footprint control, to allow for their optimal location to be determined within the proposed street blocks, via a future design excellence process.
33. As a result, both the proposed LEP Height of Buildings Map and draft DCP Height in Storeys figure demarcate a portion of each street block where a tower of appropriate height may be located, supported by a floor plate limit in the draft DCP and consideration to be taken of solar access and view impact.
34. The maximum footprints reflect the desire to ensure each tower is visually as slender as possible without forcing the relocation of floor space elsewhere and losing the variety in built form. In limiting its floor plate, the height of the tower in the north-east of the site has increased from 23 storeys in Meriton's planning proposal request to 25 storeys in the proposed controls. This reflects the height of the tower achieved in the Lachlan Precinct (north of this site) and is considered visually appropriate in the South Dowling Street corridor.
35. The DAP also considered the rearrangement of public domain. They were generally supportive of the additional public streets which provide opportunities for a townhouse-style built form. Narrowing the openings to Link Road, to the west of Mulgu Park, was also felt to provide a better outcome for the acoustic protection of the public open space. A supermarket was also supported along the Link Road frontage.
36. Parking at grade and below the public domain, as shown in the indicative reference scheme, was not supported by the DAP and this is clarified in the draft DCP.

A voluntary planning agreement will secure further strategic benefits

37. Energy use in buildings continues to be a significant contributor to greenhouse gas emissions in the City. High performing buildings are essential to community resilience against climate change and the City regularly looks for ways to address the climate impact of new development.

38. In support of the planning proposal request, Meriton made a public benefit offer to enter into a Voluntary Planning Agreement (VPA) which would result in the following environmental benefits being delivered alongside the redevelopment of the site:
 - (a) achieving an energy and water BASIX score of at least 5 points above the required commitments for all BASIX-affected development on the site;
 - (b) a commitment to design and construct all future buildings on the site so as to be capable of providing a dual reticulation water system for water consumption; and
 - (c) a commitment that all private residential parking spaces are capable of being fitted (by a future owner/occupant) with an Electric Vehicle Charger (EVC).
39. The importance of liveable and walkable neighbourhoods is outlined in the City's Local Strategic Planning Statement. On 21 November 2022, Council considered and resolved to exhibit the Green Square and Southern Areas Retail Review. The Review highlights the importance of providing smaller-format retail, including supermarkets, to meet the day-to-day needs of residents within a walking catchment. This dense residential neighbourhood currently falls outside the walking catchment of any supermarket and it is essential to provide one before all sites are redeveloped for residential.
40. Providing a variety of retail on the site, including a small supermarket, plays a role in meeting the demand of future residents and workers in a more distributed way that encourages walking trips. More general retail and commercial floor space will also assist in generating activity during the day, to prevent these areas of Green Square becoming dormitory suburbs while supporting the Town Centre as the heart of activity in the urban renewal area.
41. Meriton's offer to enter into a VPA includes commitment to provide at least four per cent of the gross floor area to be achieved on the site as non-residential development.
42. A copy of the letter of offer is included at Attachment C. If the planning proposal is approved for public consultation, the City will commence preparation of a draft VPA so it may be publicly exhibited alongside the planning proposal and draft DCP.
43. The key aspects of the planning agreement are reinforced with provisions in the planning proposal and draft DCP.

The proposal will provide alternative height controls to secure strategic outcomes

44. To achieve the intended outcomes for the site, the planning proposal identifies alternative building heights for the site to those currently in the LEP. The alternative heights range from 3 metres to 90 metres. Areas of lower heights are introduced to facilitate housing diversity along with three locations for taller towers. It is proposed to link the alternative heights to the achievement of:
 - (a) no less than four per cent of the gross floor area on the land being provided for non-residential purposes; and
 - (b) a BASIX score of at least 5 points higher than current minimum BASIX requirements for energy and water.

45. This will be achieved through the introduction of a new 'Alternative Height of Building' Map Sheet combined with a site-specific clause in the LEP. Figure 14 shows the existing Height of Building Map alongside the proposed Alternative Height of Building Map.



Figure 14 Sydney LEP 2012 Height of Buildings Map alongside proposed Alternative Height of Buildings Map

46. The proposed alternative building heights do not replace the current height map in the LEP. They exist to enable Meriton to take up the additional storeys should they so wish. If Meriton prefer to develop their site under current planning controls, they could still do so. If the alternative heights are utilised however, the entirety of the site must be developed under those controls.
47. It is proposed to introduce an additional site-specific clause which clarifies that if development takes advantage of the alternative height, it is only eligible for additional floor space under the City's design excellence provisions, not additional height. The maximum permissible FSR on the site remains unchanged.
48. Active street frontage controls will also be introduced into the LEP via the 'Active Street Frontages' Map Sheet to support and direct the provision of non-residential uses across the site.

The draft DCP will assist in achieving good design and amenity outcomes

49. The draft DCP provides controls which come into effect only when development on the site takes advantage of the alternative building heights. It reiterates the proposed LEP requirements for the provision of non-residential uses and the stretch BASIX targets, together with the two additional sustainability outcomes detailed in the proponent's letter of offer:
- provision for the dual reticulation of water; and
 - Electric Vehicle charging capabilities in all private residential parking.

50. The draft DCP provides the framework for the changes to the public domain on the site, including a new local street, pocket park, plaza and through-site link. It also underpins the Alternative Height of Buildings LEP map with indicative building envelopes, height in storeys (ranging from 1 to 25 storeys), tower siting and floor plate controls, and primary and upper level setback provisions to guide the bulk and scale of development and how the buildings interface with the street.
51. Provisions in the draft DCP support the provision of a range of non-residential uses and guide their siting to best respond to site opportunities and constraints and activate key spaces in the neighbourhood.
52. The draft DCP identifies how development on the site is to manage likely impacts associated with contamination and noise and details a list of requirements for any future concept development application.

Key Implications

Strategic Alignment - Planning

53. The Greater Sydney Commission's Greater Sydney Region Plan and Eastern City District Plan are used to shape strategic planning and infrastructure in metropolitan Sydney and align planning from the broadest regional area down to the local area. The City's Local Strategic Planning Statement sets the land use planning strategy for the City which is required to align with the Region and District Plans. The City's planning controls are then required to give effect to the strategic plans.
54. The Region Plan, District Plan and Local Strategic Planning Statement adopt planning priorities of similar themes, being infrastructure, liveability, productivity, sustainability and governance. How this proposal gives effect to these priorities is discussed in detail in the planning proposal and summarised below:
 - (a) **Infrastructure** - the proposed development benefits from existing and future transport infrastructure. The site is in proximity to high frequency bus services and the Green Square train station. Public transport routes are extended through the site and local access and connections for pedestrians and cyclists are improved by footpath widening and creating through site links. Providing appropriate retail, including a local supermarket which will serve the neighbourhood will meet the day-to-day needs of residents in a walking catchment. The proposal gives effect to the following infrastructure strategic planning priorities:
 - (i) Eastern City District Plan priorities:
 - E1 - Planning for a city supported by infrastructure
 - (ii) Local Strategic Planning Statement priorities:
 - I1 - Movement for walkable neighbourhoods and a connected City
 - I2 - Align development with growth and supporting infrastructure
 - I3 - Supporting community wellbeing and infrastructure

- (b) **Liveability** - the future development will improve the surrounding neighbourhood providing greater convenience to supermarket and other retail and commercial services, a diverse and sustainable housing mix, new public open spaces and pedestrian connections and active street frontages. The proposal gives effect to the following liveability strategic planning priorities:
- (i) Eastern City District Plan priorities:
 - E3 - Providing services and social infrastructure to meet people's changing needs
 - E4 - Fostering healthy, creative, culturally rich and socially connected communities
 - E5 - Providing housing supply, choice and affordability with access to jobs, services and public transport
 - (ii) Local Strategic Planning Statement priorities:
 - L1 - A creative and socially connected city
 - L2 - Creating great places
 - L3 - New homes for a diverse community
- (c) **Productivity** - the proposal will address the need for local retail provision, including a small scale supermarket, within a walking catchment of the local neighbourhood, which is otherwise under-provisioned. The non-residential floor space will also provide for additional employment in close proximity to transport infrastructure, supporting but not competing with the Green Square Town Centre's role as the strategic centre in the City's South. The proposal gives effect to the following strategic planning priorities:
- (i) Eastern City District Plan priorities:
 - E10 - Delivering integrated land use and transport planning and a 30-minute city
 - E11 - Growing investment, business opportunities and jobs in strategic centres
 - (ii) Local Strategic Planning Statement priorities:
 - P3 - Protecting industrial and urban services in the Southern Enterprise Area and evolving businesses in the Green Square-Mascot Strategic Centre
- (d) **Sustainability** - the future development includes stretch ESD targets to reduce carbon emissions in line with the City's 2026 targets, generating efficiencies for energy and water and incorporating provisions for electric vehicle charging. The proposal gives effect to the following sustainability strategic planning priorities:
- (i) Eastern City District Plan priorities:

- E19 - Reducing carbon emissions and managing energy, water and waste efficiently
- (ii) Local Strategic Planning Statement priorities:
 - S2 - Creating better buildings and places to reduce emissions and water and use water more efficiently
 - S3 - Increasing the resilience of people and infrastructure against natural and urban hazards

Strategic Alignment - Sustainable Sydney 2030-2050

55. Sustainable Sydney 2030-50 is a vision for the sustainable development of the City to 2030 and beyond. It includes 10 strategic directions to guide the future of the City, as well as 10 targets against which to measure progress. This plan is aligned with the following strategic directions and objectives:
- (a) Direction 2 provides a road map for the City to become A Leading Environmental Performer - this planning proposal aims to address the City's energy and sustainability priorities with the inclusion of ESD stretch targets which will improve the environmental performance of the residential development on site.
 - (b) Direction 3 - Public places for all - the proposed public domain layout and built form will create a high quality public realm for all users which encourages social gathering and activity. It will improve the amenity of the surrounding area and secure improved connections and accessible spaces. The alternative building heights facilitated by the proposal will also result in improved solar amenity in a key planned public open space on the site, Mulgu Park.
 - (c) Direction 4 - Design excellence and sustainable development - the planning proposal and draft DCP aim to improve sustainability outcomes by setting stretch sustainability targets for residential development on the site and including provisions for recycled water and EV charging. Assisted by the City's design excellence provisions, the future development will be of high-quality and create a comfortable, safe and inclusive public domain with high levels of amenity.
 - (d) Direction 5 - A City for walking, cycling and public transport - the future development will encourage walking and active transport with a new public network of streets and links which provide a choice of routes through a currently large block. Redevelopment of the site will also include appropriate retail to meet the day-to-day needs of residents within a walking catchment. The planning proposal guides urban renewal in a strategically connected location and will assist in the delivery of public domain that provides public transport, pedestrian and cycling connections for the site and broader locality.
 - (e) Direction 10 - Housing for all - this planning proposal supports delivery of housing in the urban renewal area and contributes to the City's housing targets. It will provide a diversity of housing, with a variety of dwelling types and sizes. This will support the diverse needs of future residents and support varying household structures.

Relevant Legislation

56. Environmental Planning and Assessment Act 1979.
57. Environmental Planning and Assessment Regulation 2000.

Critical Dates / Time Frames

58. Should Council and the Central Sydney Planning Committee endorse the attached planning proposal for public exhibition, it will be forwarded to the Department of Planning and Environment in accordance with section 3.34 of the Act for Gateway Determination to proceed with consultation or resubmit the planning proposal.
59. The Gateway Determination will set out the minimum consultation requirements. The typical timeframe is 21 days for public authority consultation and 20 working days for public exhibition. The Gateway Determination will also provide the general date for the completion for the amendment to the LEP.
60. It is the intention a planning agreement be publicly exhibited in accordance with the Act, either together with the planning proposal or as close to as is practicably possible.
61. Following public authority consultation and public exhibition, the outcomes will be reported back to Council and the Central Sydney Planning Committee.

Public Consultation

62. The public exhibition process for this planning proposal will be determined by the Department of Planning and Environment. The consultation will be in accordance with the requirements of:
 - (a) the Gateway Determination issued by the Department of Planning, and Environment under section 3.34 of the Act;
 - (b) the Environmental Planning and Assessment Regulation 2000;
 - (c) in relation to the Planning Agreement, section 7.5(2) of the Act; and
 - (d) the City of Sydney Community Participation Plan 2022.

63. It is likely that the public exhibition for the planning proposal would be a minimum of 20 working days, with notification in accordance with the Gateway Determination and the City's Community Participation Plan.
64. The planning proposal, draft DCP and draft planning agreement will be publicly exhibited online on the City of Sydney website and in accordance with the Environmental Planning and Assessment Regulation 2000.

GRAHAM JAHN AM

Director City Planning, Development and Transport

Samantha Bird, Specialist Planner