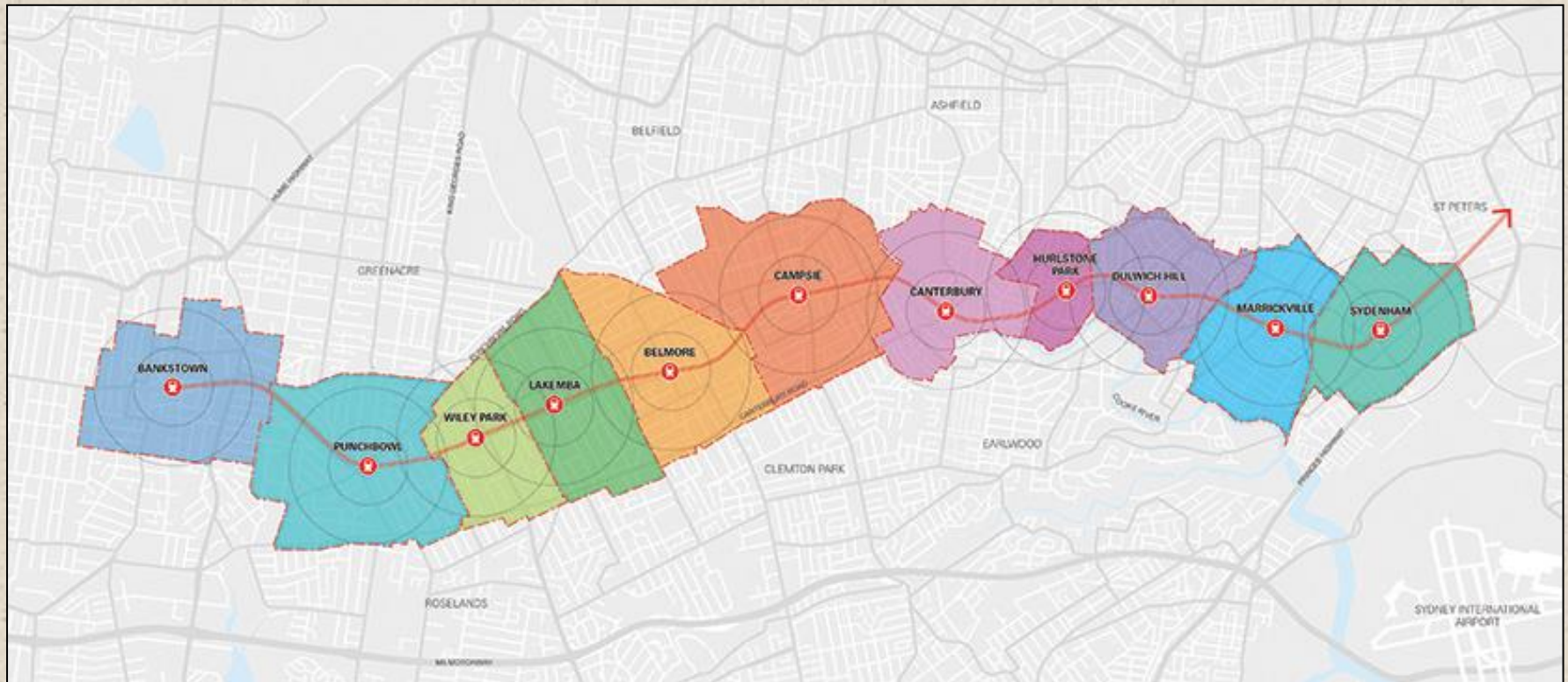


Revised Draft Sydenham to Bankstown Urban Renewal Corridor Strategy

Councillor Briefing
5 October 2017



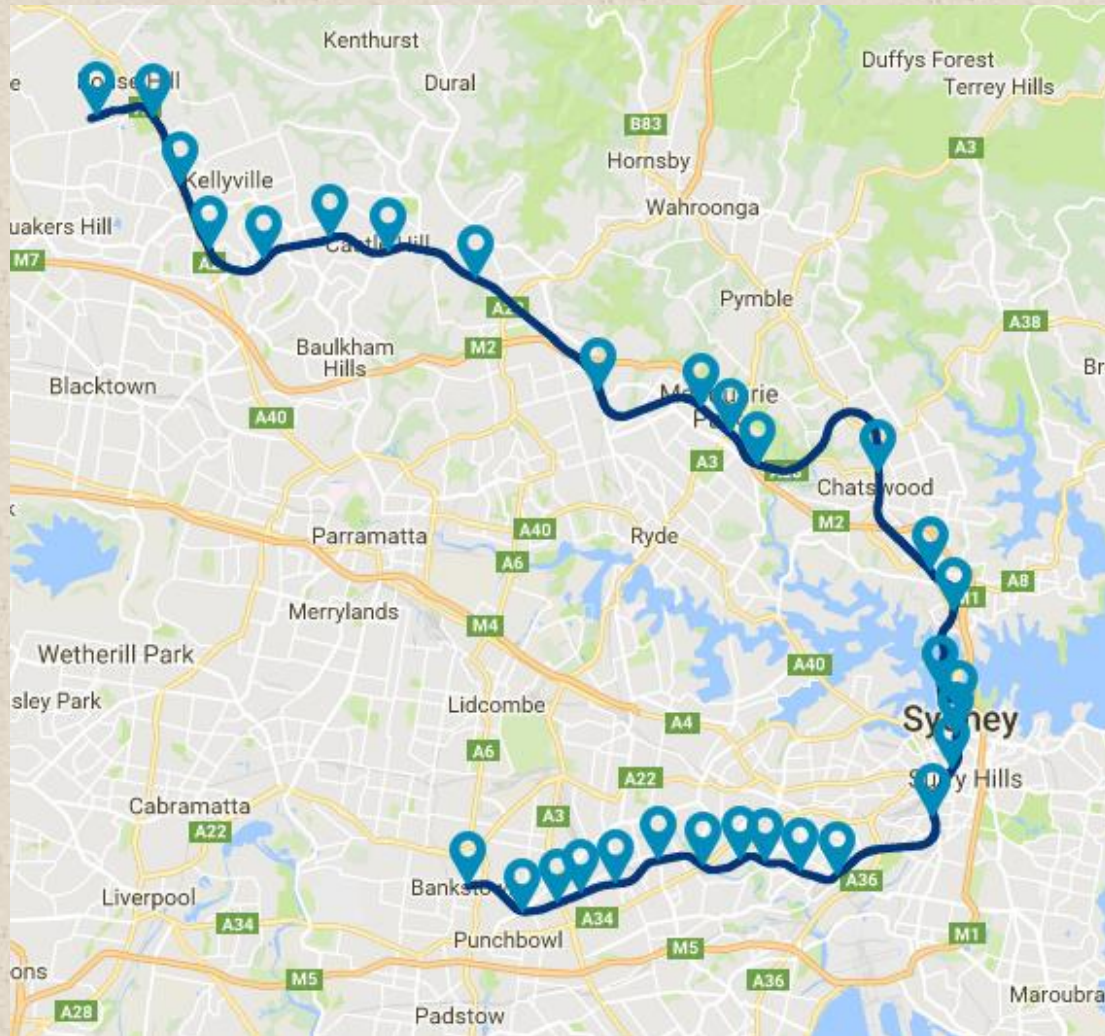
Briefing Content

- Overview presentation of revised draft Strategy and infrastructure proposed (5 mins)
- Summary of draft Submission:
 - Summary of submission sections (5 mins)
 - Precinct amendments recommended (5 mins)
- Discussion (15 mins)

Overview

- Sydney Metro Project announced 4 June 2015
- Initial draft of the Sydenham to Bankstown Urban Renewal Corridor Strategy released October 2015
- Urban renewal strategy will guide housing and jobs growth around Sydney Metro rail line until 2036
- Applies to Sydenham, Marrickville and Dulwich Hill
- The State Government released revised draft Strategy in June 2017

Sydney Metro



Council's role in this

- Council provided feedback to the first Draft in Dec 2015:
 - ✓ The loss of too much of the character and fabric;
 - ✓ The impact of the change on established communities;
 - ✓ Need for the precinct wide master planning;
 - ✓ Lack of focus on housing affordability, design excellence, high quality public domain, biodiversity, etc.
 - ✓ Cost of the new infrastructure.
- Council has undertaken a thorough review of the revised draft Strategy.
- DPE gave extension to report Strategy to Council
 - 2 page high-level letter sent by submission date
 - Report to Council and detail submission 12 October Council Meeting
 - Final submission sent incorporating any additional considerations

Built form designated in the Strategy



Low rise housing

2- 3 storeys



Medium rise housing

5 storeys



Main street shop top
Housing

5 storeys



Medium/high rise housing

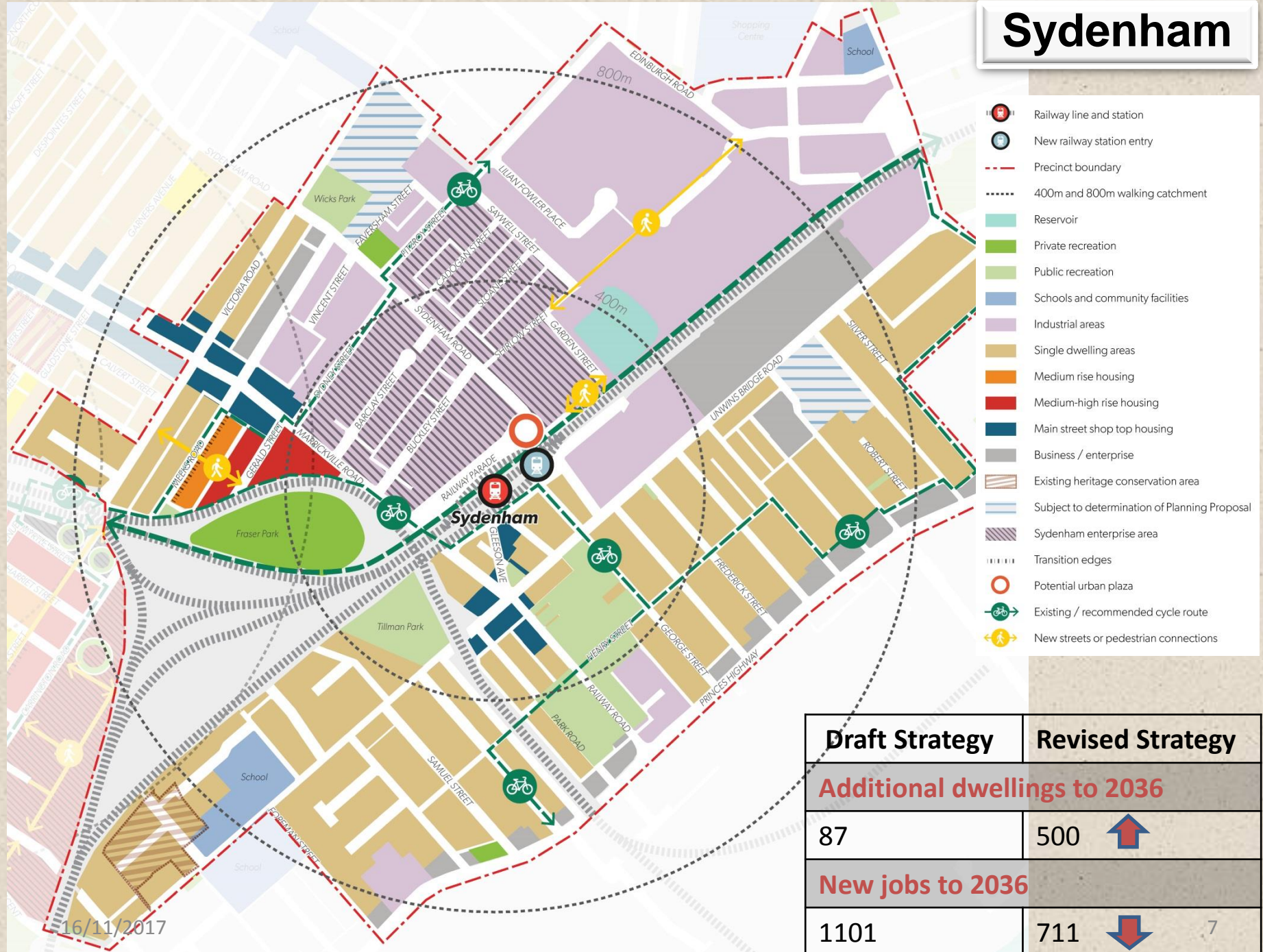
8 storeys




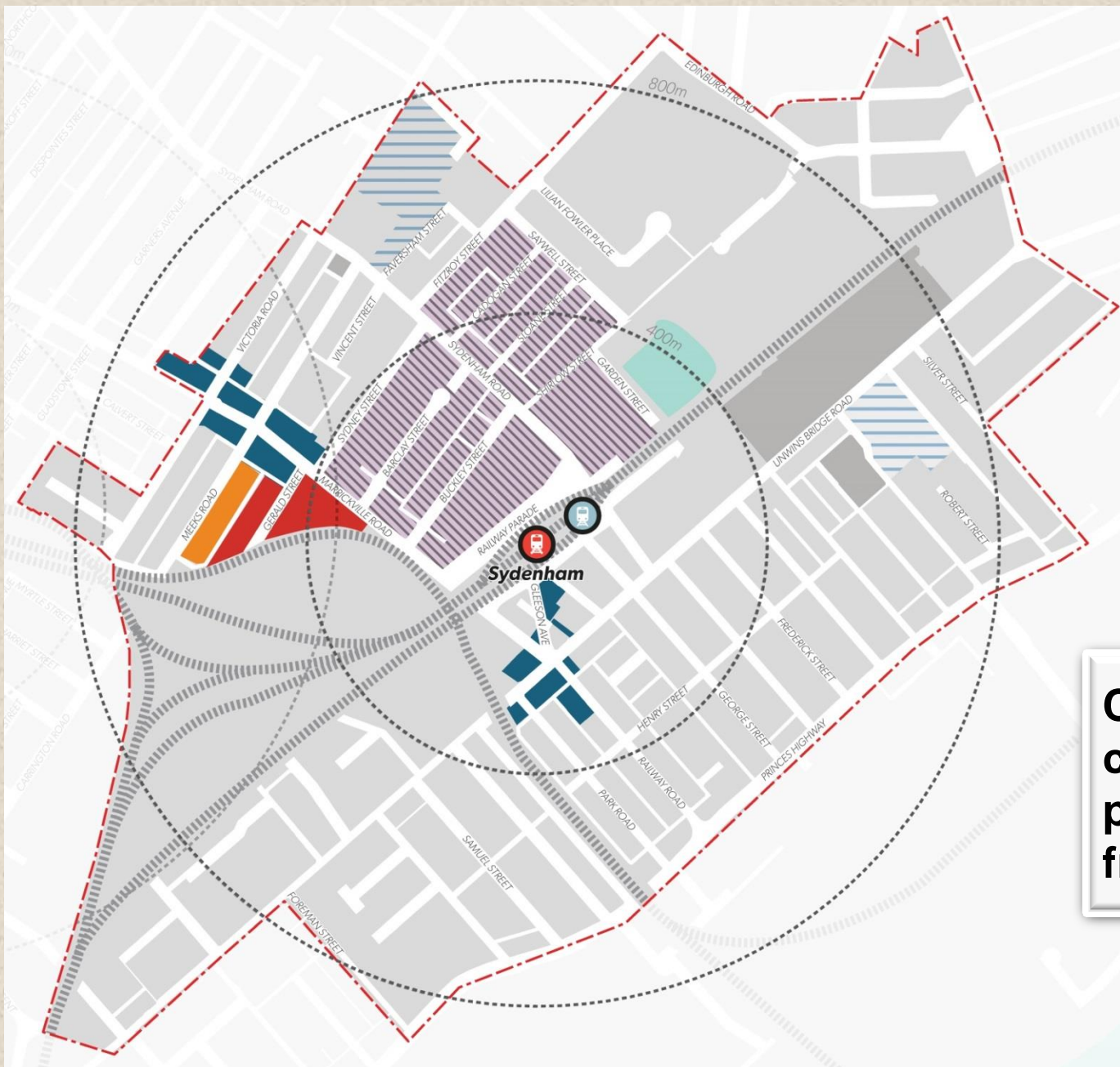
High rise and/or mixed use

**12 storeys
Marrickville only**

Sydenham



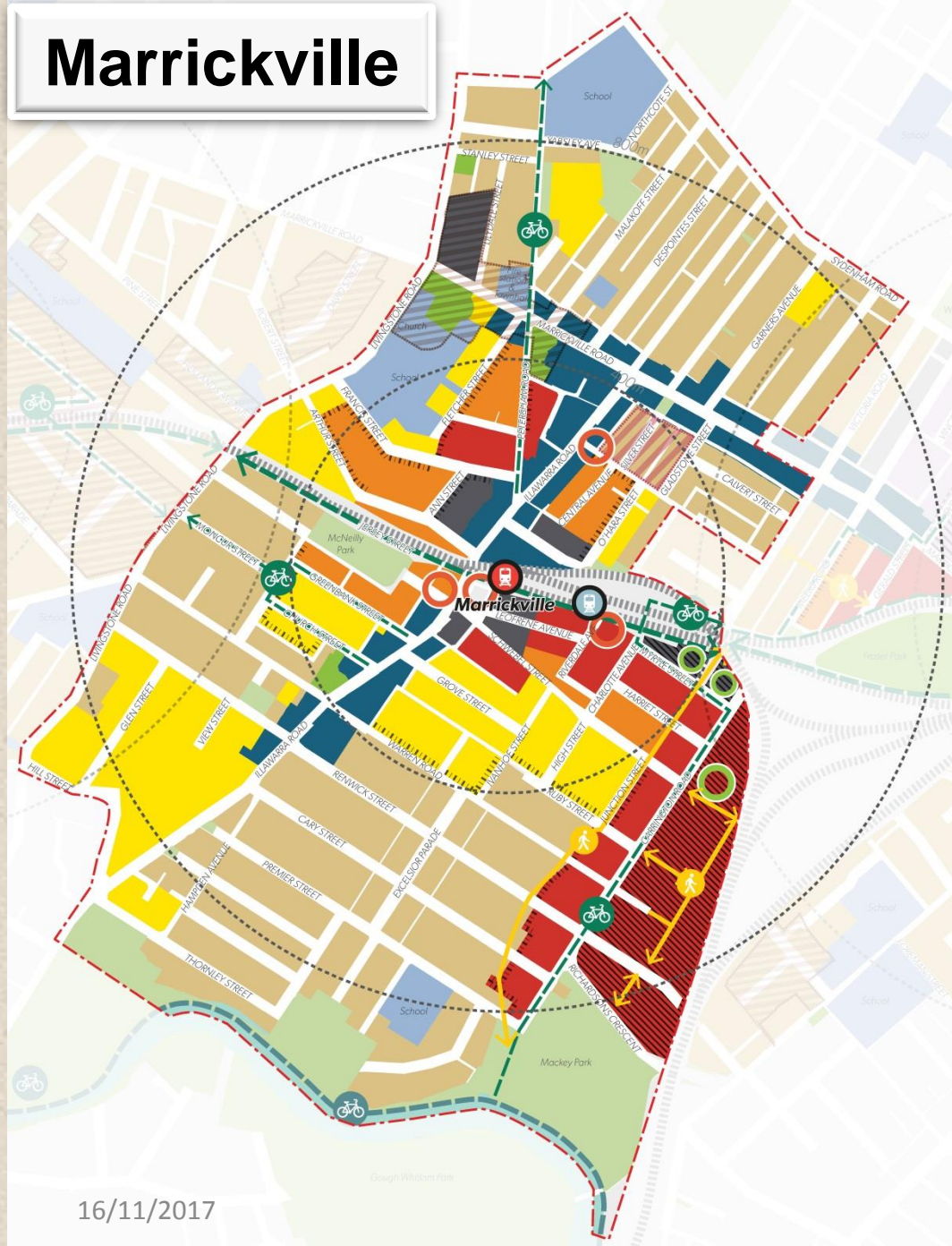
Draft Strategy	Revised Strategy	
Additional dwellings to 2036		
87	500	
New jobs to 2036		
1101	711	 7



- Railway line and station
- New railway station entry
- Precinct boundary
- 400m and 800m walking catchment
- Main street shop top housing
- Medium rise housing
- Medium-high rise housing
- Business / enterprise
- Subject to planning proposal
- Sydenham enterprise area

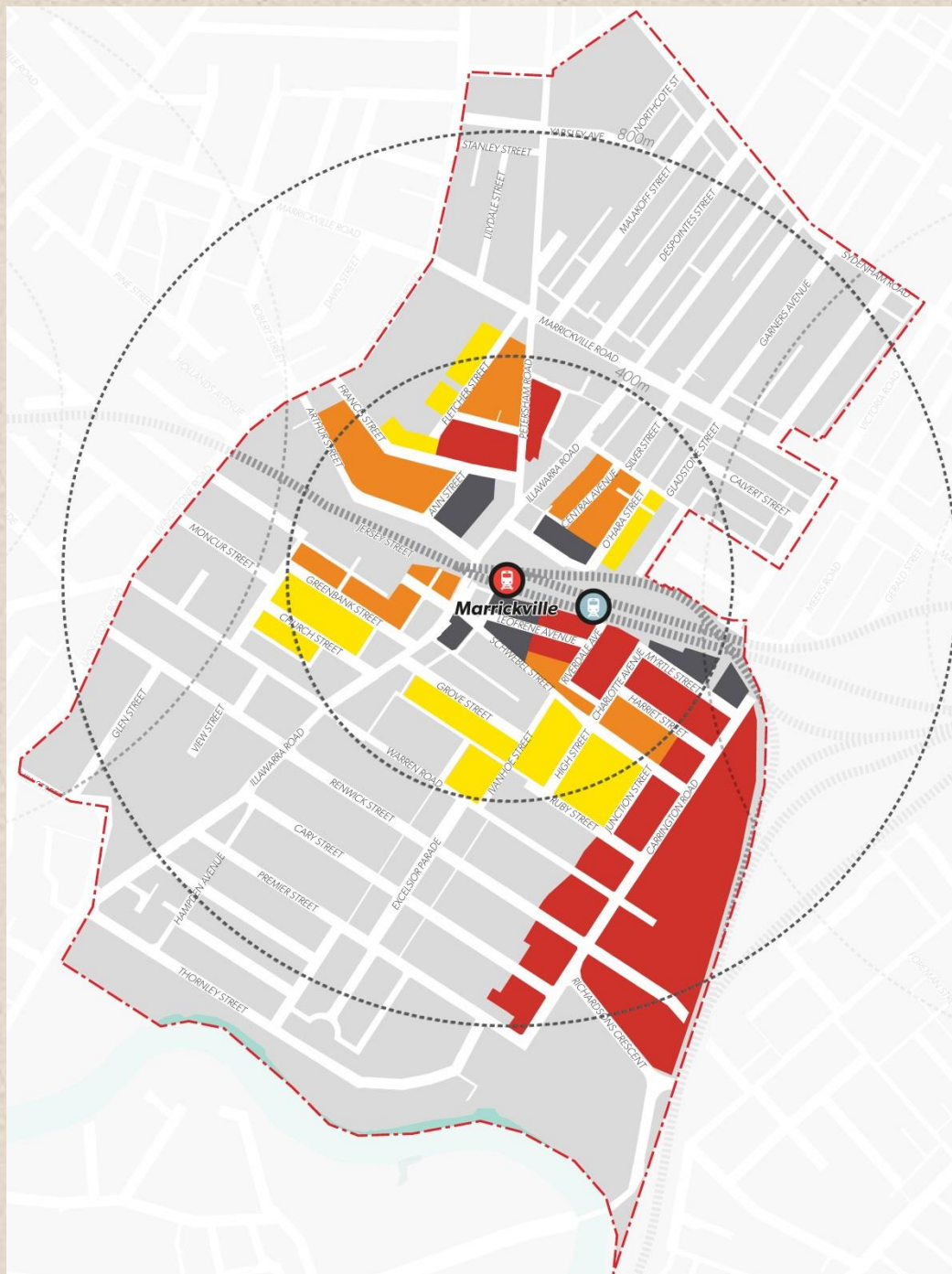
**Change from
current Council's
planning
framework**

Marrickville



- Railway line and station
- New railway station entry
- Precinct boundary
- 400m and 800m walking catchment
- Private recreation
- Public recreation
- Schools and community facilities
- Single dwelling areas
- Low rise housing
- Medium rise housing
- Medium-high rise housing
- High rise and/or mixed use
- Main street shop top housing
- Existing heritage conservation area
- Potential heritage conservation area
- Carrington Road Precinct
- Transition edges
- Potential urban plaza
- New or enhanced public open space
- Existing / recommended cycle route
- Cooks River cycle route
- New streets or pedestrian connections

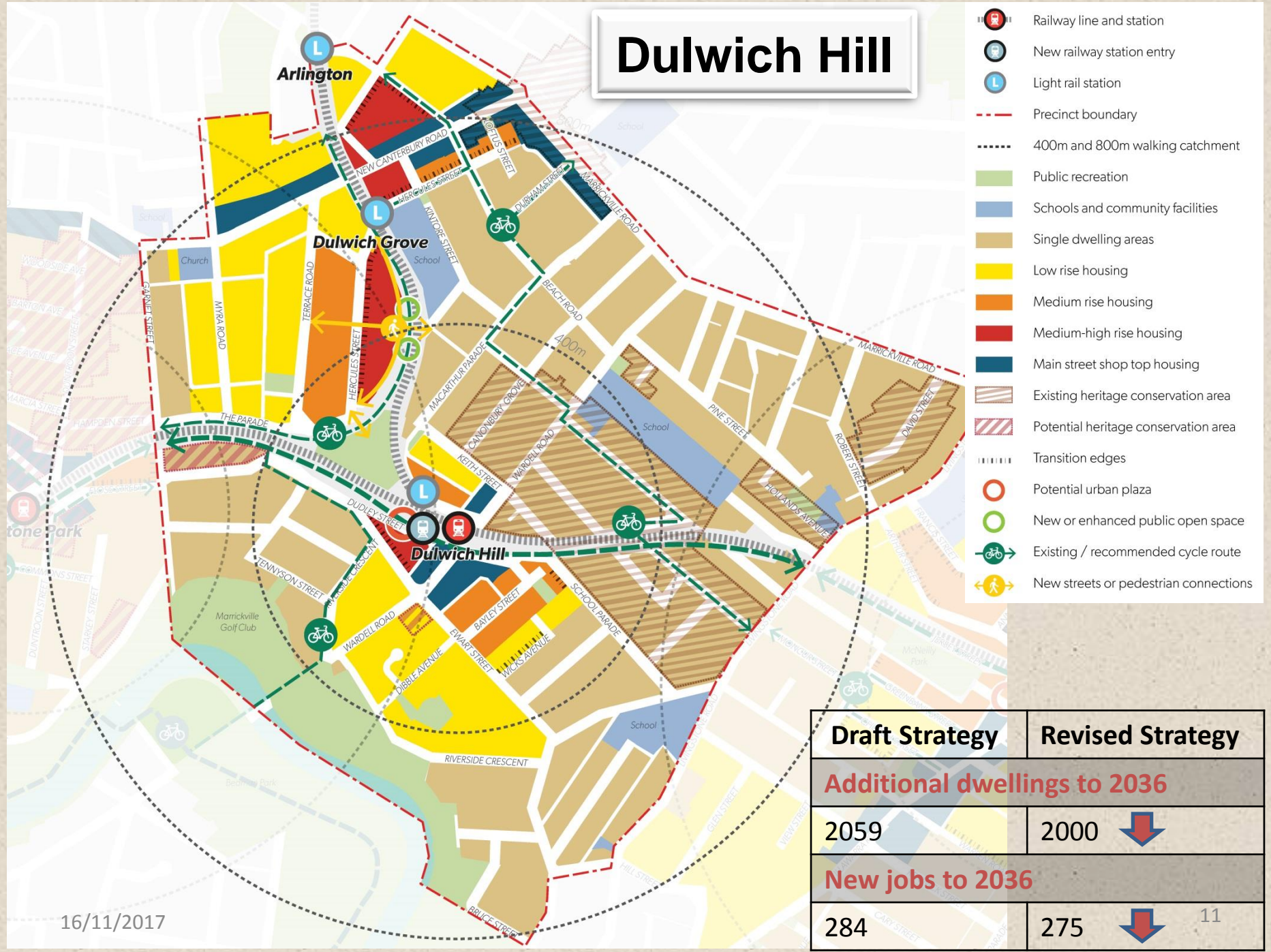
Draft Strategy	Revised Strategy
Additional dwellings to 2036	
3978	6000
New jobs to 2036	
1309	555



-  Railway line and station
-  New railway station entry
-  Precinct boundary
-  400m and 800m walking catchment
-  Low rise housing
-  Medium rise housing
-  Medium-high rise housing
-  High rise / mixed use
-  Carrington Road Precinct

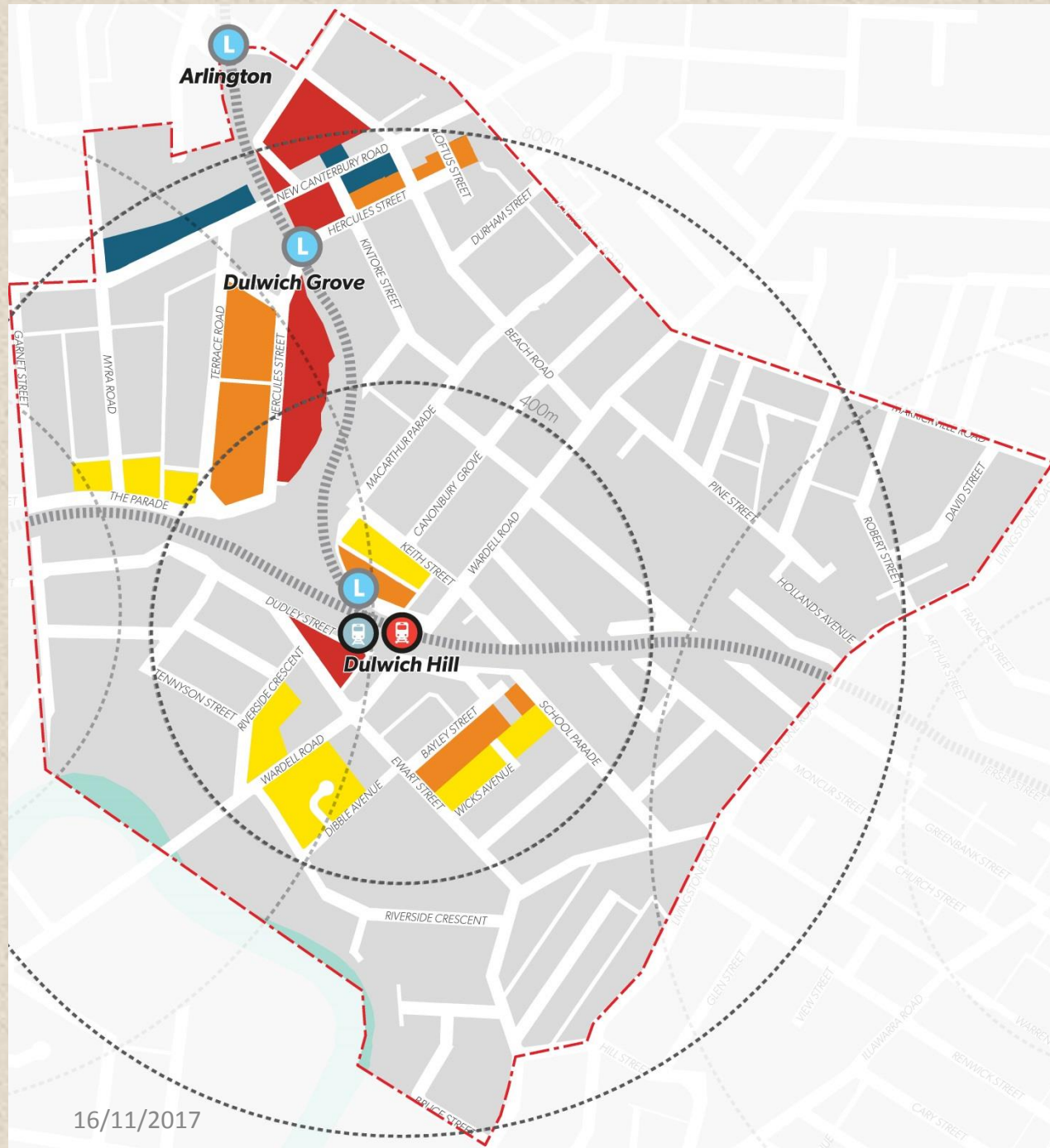
**Change from
current Council's
planning
framework**

Dulwich Hill



- Railway line and station
- New railway station entry
- Light rail station
- Precinct boundary
- 400m and 800m walking catchment
- Public recreation
- Schools and community facilities
- Single dwelling areas
- Low rise housing
- Medium rise housing
- Medium-high rise housing
- Main street shop top housing
- Existing heritage conservation area
- Potential heritage conservation area
- Transition edges
- Potential urban plaza
- New or enhanced public open space
- Existing / recommended cycle route
- New streets or pedestrian connections

Draft Strategy	Revised Strategy
Additional dwellings to 2036	
2059	2000
New jobs to 2036	
284	275 11

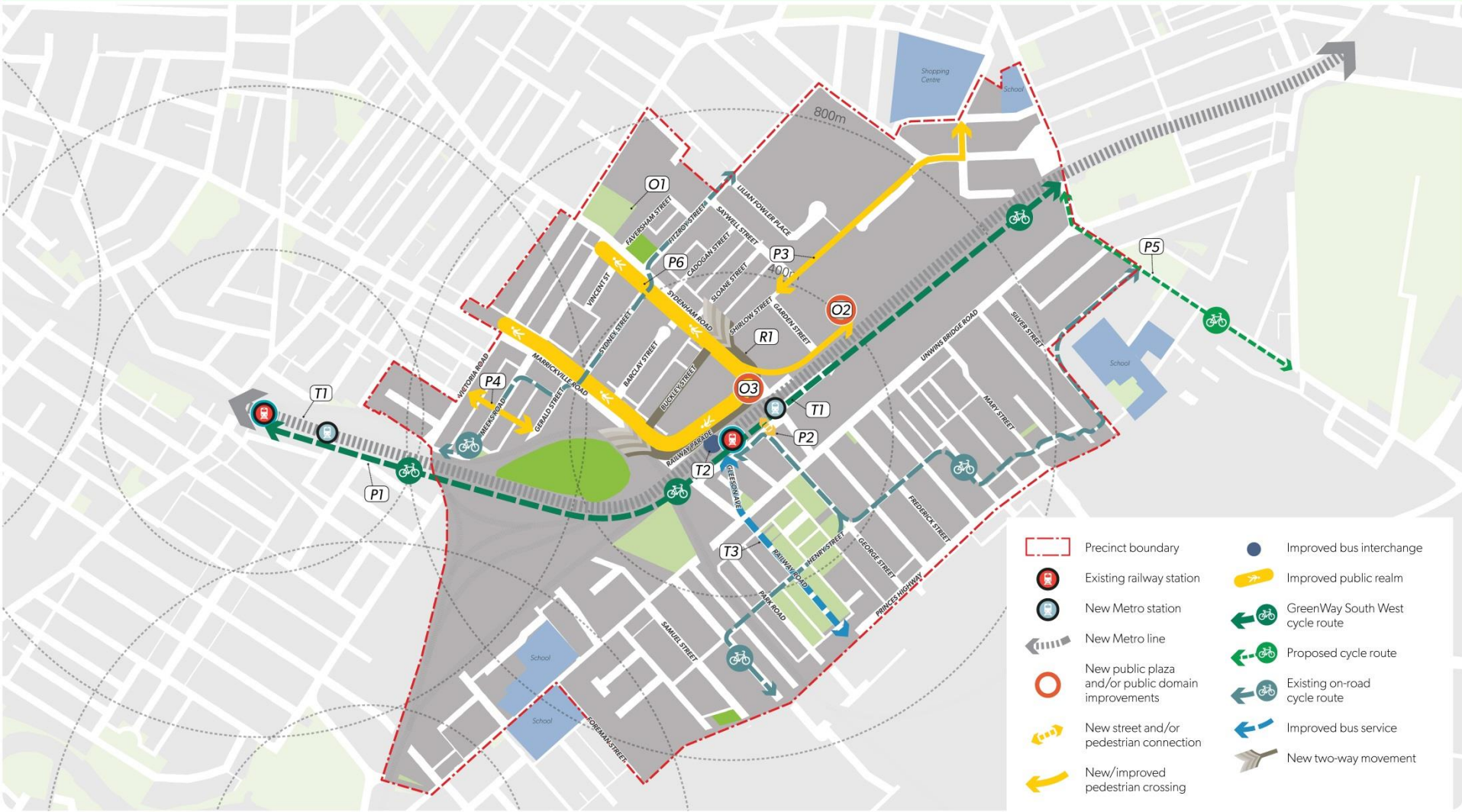


-  Railway line and station
-  New railway station entry
-  Light rail station
-  Precinct boundary
-  400m and 800m walking catchment
-  Main street shop top housing
-  Low rise housing
-  Medium rise housing
-  Medium-high rise housing

**Change from
current Council's
planning
framework**

Infrastructure upgrades - Sydenham

FIGURE 28: INFRASTRUCTURE – SYDENHAM STATION PRECINCT



Infrastructure upgrades - Marrickville

FIGURE 30: INFRASTRUCTURE – MARRICKVILLE STATION PRECINCT

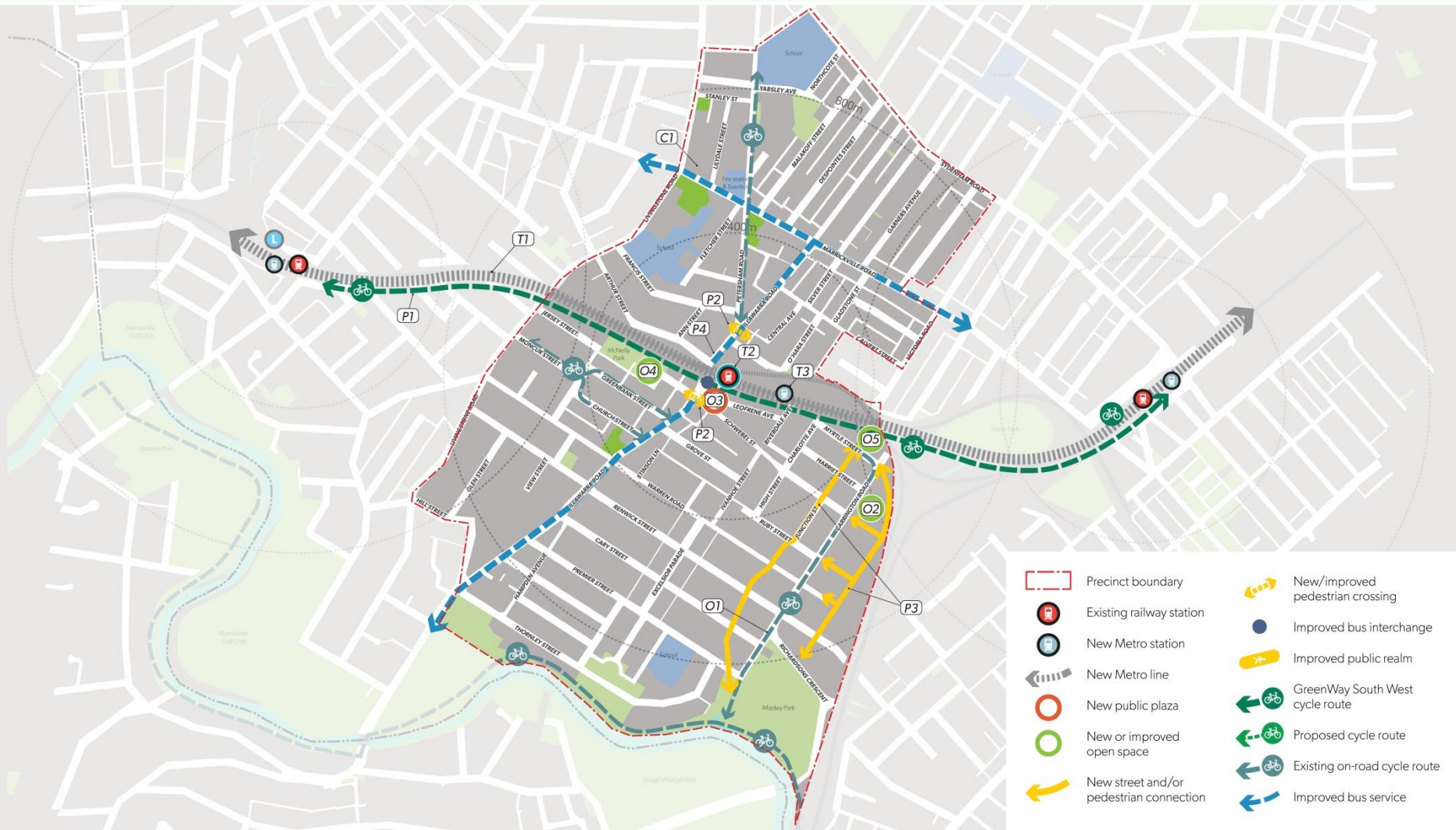
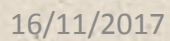


FIGURE 33: INFRASTRUCTURE – DULWICH HILL STATION PRECINCT



draft Submission Summary

- Strategic Context
- Infrastructure and Funding
- Employment Land, Business and Economic Impact
- Transport
- Heritage
- Affordable Housing
- Environment
- Strategy Implementation and Staging
- Urban Design
- Precinct Reviews

Sydenham

Council Recommended Amendments Notation Legend

- X
3 Recommended amendment to development heights
X = Removal
No. = No. of Storeys
- ⚡ Boundary of areas for amended heights
- 🌿 Government land opportunities for open space
- Recommended route for GreenWay South-West
- ▨ Additional Sydenham Enterprise Area
- 🔵 Commercial premises activation

- 🚂 Railway line and station
- 🚶 New railway station entry
- Precinct boundary
- 400m and 800m walking catchment
- 🌊 Reservoir
- 🌳 Private recreation
- 🌳 Public recreation
- 🎓 Schools and community facilities
- 🏭 Industrial areas
- 🏠 Single dwelling areas
- 🏡 Medium rise housing
- 🏢 Medium-high rise housing
- 🛍️ Main street shop top housing
- 🏢 Business / enterprise
- 🏠 Existing heritage conservation area
- 🏠 Subject to determination of Planning Proposal
- ▨ Sydenham enterprise area
- 🚧 Transition edges
- 🔴 Potential urban plaza
- 🚲 Existing / recommended cycle route
- 🚶 New streets or pedestrian connections

Include this property to be part of Sydenham Enterprise Area linked with adjoining public domain improvements

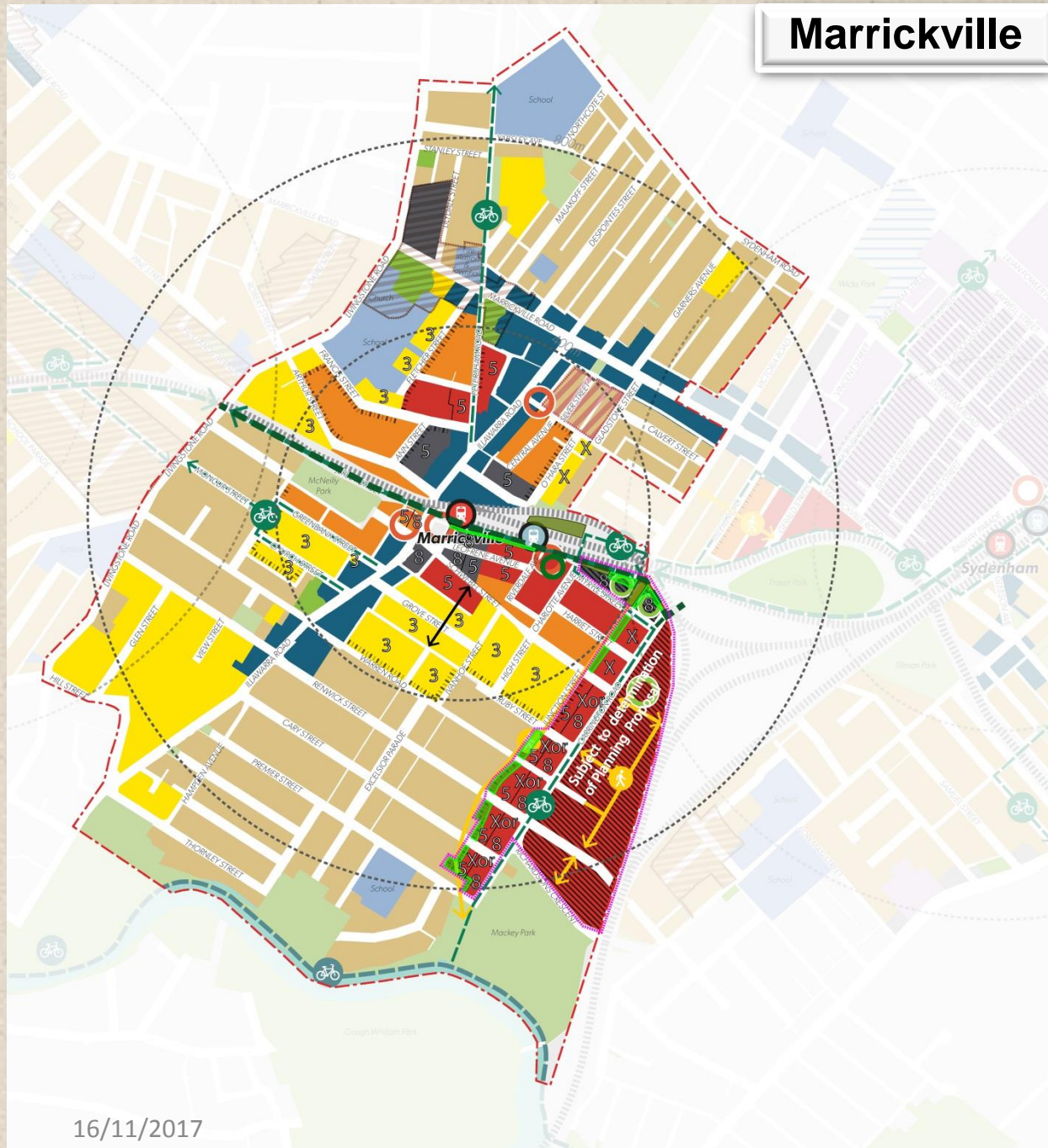
Map Error - Is Single Dwelling Area

Marrickville

Council Recommended Amendments Notation Legend

- X** Recommended amendment to development heights
X = Remove zoning uplift
No. = No. of Storeys
- Boundary of areas for amended heights
- Government land opportunities for open space
- Open space corridor dedication from development
- Required acquisition for open space
- Recommended route for GreenWay South-West
- Carrington Road Precinct hatching to cover whole Precinct
- Pedestrian connections

- Railway line and station
- New railway station entry
- Precinct boundary
- 400m and 800m walking catchment
- Private recreation
- Public recreation
- Schools and community facilities
- Single dwelling areas
- Low rise housing
- Medium rise housing
- Medium-high rise housing
- High rise and/or mixed use
- Main street shop top housing
- Existing heritage conservation area
- Potential heritage conservation area
- Carrington Road Precinct
- Transition edges
- Potential urban plaza
- New or enhanced public open space
- Existing / recommended cycle route
- Cooks River cycle route
- New streets or pedestrian connections



Dulwich Hill

Council Recommended Amendments Notation Legend

- X 3** Recommended amendment to development heights
X = Remove zoning uplift
No. = No. of Storeys
- Boundary of areas for amended heights
- Government land opportunities for open space
- Open space corridor dedication from development
- Required acquisition for open space
- Correct route for Cooks River to Iron Cove GreenWay

- Railway line and station
- New railway station entry
- Light rail station
- Precinct boundary
- 400m and 800m walking catchment
- Public recreation
- Schools and community facilities
- Single dwelling areas
- Low rise housing
- Medium rise housing
- Medium-high rise housing
- Main street shop top housing
- Existing heritage conservation area
- Potential heritage conservation area
- Transition edges
- Potential urban plaza
- New or enhanced public open space
- Existing / recommended cycle route
- New streets or pedestrian connections

Mark block as subject to determination
of Planning Proposal or as articulated
in Planning Proposal recommendation