

Attachment 2

Consistency with *A Plan for Growing Sydney (2014)* and *Draft Central District Plan (2016)*

<i>A Plan for Growing Sydney (December 2014)</i>	
<p>This plan contains:</p> <ul style="list-style-type: none"> ▪ A vision for Sydney ▪ 4 goals, 3 planning principles and 22 directions ▪ Priorities for Sydney's 6 subregions. The site is located with the Central Subregion. 	
Goal	Comment on consistency
<p>1. A competitive economy with world-class services and transport</p>	<p>Consistent.</p> <p>The planning proposal will help meet this goal by providing additional flexibility in the development opportunities within and adjoining the Rose Bay Centre. The centre is one of the existing business centres within the Woollahra LGA and has access to bus and ferry transportation.</p>
<p>2. A city of housing choice, with homes that meet our needs and lifestyles</p>	<p>Consistent.</p> <p>The planning proposal will provide additional flexibility in the housing development options for the site, providing the opportunity for additional diversity in housing choice to meet different lifestyle.</p>
<p>3. A great place to live with communities that are strong, healthy and well connected</p>	<p>Consistent.</p> <p>The planning proposal will provide additional flexibility in the development options for housing supply and choice in an existing local centre. The Rose Bay Centre is also in close proximity to a range of recreational areas and activities, with safer cycling facilities being planned and constructed. This provides additional opportunities for healthy and connected lifestyle choices such as recreation, active transport, such as walking and public transport and working closer to home.</p>
<p>4. A sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources</p>	<p>Consistent.</p> <p>The planning proposal will not impede sustainability or the protection of the natural environment.</p>

Planning principles	Comment on consistency
Principle 1: Increasing housing choice around all centres through urban renewal in established areas	Consistent. The planning proposal will provide additional flexibility in the development options for housing supply and choice within and adjoining an existing centre in an established area.
Principle 2: Stronger economic development in strategic centres and transport gateways	Consistent. The planning proposal will provide additional flexibility in development options for the site, which is located within and adjoining an existing centre. The site is well located to take advantage of jobs in the centre and has good public transport links to access jobs and services in other nearby strategic centres such as the CBD, Bondi Junction and Double Bay.
Principle 3: Connecting centres with a networked transport system	Consistent. The planning proposal will not impede the provision of efficient public transport links to commercial centres.

Directions
A set of 22 directions is listed for the four goals of A Plan for Growing Sydney. Each direction has been considered, but many are not related to this planning proposal. The relevant planning directions are addressed below.

Direction	Comment on consistency
Direction 2.1 Accelerate housing supply across Sydney	Consistent. The planning proposal will provide additional flexibility in housing development options for the site, which may assist to accelerate the supply of housing.
Direction 2.2 Accelerate urban renewal across Sydney – Providing homes close to jobs	Consistent. The planning proposal will provide additional flexibility in housing options for the site, which is located within and adjoining an established centre. The site has good public transport links to other centres that provide jobs, such as Sydney Central Business District, Bondi Junction and other centres.

Direction	Comment on consistency
Direction 2.3: Improve housing choice to suit different needs and lifestyles	<p>Consistent.</p> <p>The planning proposal will provide additional flexibility in housing redevelopment opportunities for the site to suit a range of different needs and lifestyles.</p>
Direction 3.1: Revitalise existing suburbs	<p>Consistent.</p> <p>The planning proposal will provide additional flexibility in the development options for the site, providing additional incentive to redevelop the site to replace an ageing petrol/service station and residential flat building.</p>
Direction 3.3: Create healthy built environments	<p>Consistent.</p> <p>The planning proposal applies to land located within and adjoining a centre with shops, services, recreational spaces, cycleways and public transport. This promotes healthy activities such as walking or cycling to these locations as part of daily activities and promotes physical activity.</p>
Direction 4.1 Protect our natural environment and biodiversity	<p>Consistent.</p> <p>The planning proposal applies to land located in an existing urban environment and does not apply to sensitive land or land with significant conservation values.</p>
Central Subregion priorities	Comment on consistency
<p>The priorities for the Central Subregion are:</p> <ul style="list-style-type: none"> ▪ A competitive economy ▪ Accelerate housing supply, choice and affordability and build great places to live ▪ Protect the natural environment and promote its sustainability and resilience 	<p>Consistent. The planning proposal is consistent with the priorities of the subregion as it:</p> <ul style="list-style-type: none"> • will facilitate additional flexibility in the redevelopment options within the Rose Bay Centre; • will facilitate residential development to accelerate housing supply, choice and potentially affordability; • will facilitate development close to existing recreation facilities such as Lyne Park and Sydney Harbour; • is in proximity to existing transportation infrastructure, services and recreation; and • does not apply to land with any significant conservation value.

Draft Central District Plan

The Draft Central District Plan (2016) [the District Plan] sets out a vision, priorities and actions for the development of the Central District of Greater Sydney. The four goals of *A Plan for Growing Sydney* are addressed in the District Plan in three themes:

- A productive city (Goal 1)
- A liveable city (Goals 2 and 3)
- A sustainable city (Goals 3 and 4)

Each theme contains priorities which must be addressed during the preparation of a planning proposal. The consistency of this planning proposal with these priorities is addressed in this table.

A productive city

District priorities

Comment on consistency

Productivity Priority 1:

Creating opportunities for the growth of commercial floor space

Relevant planning authorities need to consider the mechanisms to protect and enhance opportunities for the growth of commercial floor space. When planning strategic and district centres, relevant planning authorities should consider Productivity Priority 3 (Section 3.5), as well as strategies to:

- enhance the urban amenity and walkability of centres
- promote the diversification of complementary commercial activities
- maintain a commercial core for employment activities in targeted locations
- support the economic viability of office development.

Consistent.

The planning proposal will not impede the development of commercial floor space under existing development standards and controls.

Productivity Priority 2:

Support the growth of innovation and creative industries

The relevant planning authority should investigate opportunities to support the growth of innovation and creative industries. Consideration should be given to the full spectrum of activities from high-end global businesses to small start-ups.

Not applicable.

The planning proposal will not impede the integration of arts and cultural outcomes, or creative hubs under existing development standards and controls.

A productive city	
District priorities	Comment on consistency
<p>This may be achieved through a range of mechanisms and strategies including:</p> <ul style="list-style-type: none"> • providing flexibility in appropriate zones for the co-location of creative industries in desirable locations with access to transport and ancillary uses such as retail, cafes and restaurants • incentivising opportunities for the provision of affordable space for creative and start-up businesses. <p>Councils and State agencies should also consider opportunities to grow innovation and creative industries by:</p> <ul style="list-style-type: none"> • providing affordable space for creative hubs on government-owned land and/or in large-scale government-led urban renewal projects • enhancing synergies and connectivity between health and education facilities • supporting increased opportunities for a diversity of housing choices including price points close to work opportunities. 	
<p>Productivity Priority 3:</p> <p>Manage growth and change in strategic and district centres and, as relevant, local centres</p> <p>When undertaking planning for strategic, district and local centres, the relevant planning authority should consider:</p> <ul style="list-style-type: none"> • opportunities for existing centres to grow and new centres to be planned to meet forecast demand across a range of retail business types, including: the need to reinforce the suitability of centres for retail and commercial, encouraging a competitive market • the commercial requirements of retailers and commercial operators such as servicing, location, visibility and accessibility • the use of B3 Commercial Core Zones in strategic centres, and where appropriate, in district centres to 	<p>Consistent.</p> <p>The Rose Bay Centre has a range of retail, business and community uses that serve the needs of people who live in Rose Bay, Vaucluse and Watsons Bay.</p> <p>There is no specific job target for the Woollahra LGA, but the centre has capacity to provide more jobs under the existing controls.</p> <p>The planning proposal will not impede the growth and change of the centre under existing development standards and controls.</p>

A productive city	
District priorities	Comment on consistency
<p>reinforce and support the operation and viability of non-residential uses, including local office markets.</p> <p>When preparing strategic plans, the relevant planning authority needs to demonstrate how its planning for centres has considered strategies to:</p> <ul style="list-style-type: none"> • deliver on the strategic and district centre's job targets • meet the retail and service needs of the community • facilitate the reinforcement and/ or expansion of allied health and research activities • promote the use of walking, cycling and integrated public transport solutions • provide urban spaces such as meeting places and playgrounds • respond to the centre's heritage and history • promote community arts • reflect crime prevention through environmental design (CPTED) principles such as safety and management • manage the transition between higher intensity activity in and around a centre and lower intensity activity that frames the centre. 	
<p>Productivity Priority 4:</p> <p>Prioritise the provision of retail floor space in centres</p> <p>When preparing retail and commercial strategies to inform local planning, the following matters should be considered:</p> <ul style="list-style-type: none"> • existing and future supply and demand for retail floor space within the District, based on the Department of Planning and Environment's medium population growth scenario • the accessibility of different types of retail and commercial floor space to 	<p>Not applicable.</p> <p>The planning proposal will not impede the preparation of retail and commercial strategies to inform local planning.</p>

A productive city	
District priorities	Comment on consistency
<p>communities</p> <ul style="list-style-type: none"> • opportunities to allow retail and commercial activities to innovate • the impacts of new retail and commercial proposals to enhance the viability and vitality of existing and planned centres • the need for new retail development to reinforce and enhance the public domain • the net social, economic and environmental implications of new supply within different locations 	
<p>Productivity Priority 5: Protect and support employment and urban services land</p> <p>Relevant planning authorities should take a precautionary approach to rezoning employment and urban services lands, or adding additional permissible uses that would hinder their role and function. The exception being where there is a clear direction in the regional plan (currently <i>A Plan for Growing Sydney</i>), the District Plan or an alternative strategy endorsed by the relevant planning authority.</p> <p>Any such alternative strategy should be based on a net community benefit assessment (i.e. analysis of the economic, environmental and social implications) of the proposed exception, taking account of a District-wide perspective in accordance with Action P5.</p> <p>How these matters are taken into account is to be demonstrated in any relevant planning proposal.</p>	<p>Consistent.</p> <p>The planning proposal will not rezone any employment and urban services lands, or adding additional permissible uses that would hinder their role and function.</p> <p>The planning proposal applies to land within the B2 Local Centre zone which permits light industry and other business uses. The proposal seeks to permit the additional use of residential flat buildings in the zone only as a part of a mixed use development. Therefore, the proposal will not impede the development of employment and urban services uses under existing development standards and controls.</p>

A Liveable City	
District priorities	Comment on consistency
<p>Liveability Priority 1: Deliver Central District's five-year housing targets</p> <p>To deliver these five-year housing targets, councils need to:</p> <ul style="list-style-type: none"> • plan to provide sufficient capacity and monitor delivery of the five-year housing targets • liaise with the Commission to identify barriers to delivering additional housing in accordance with the targets. 	<p>Consistent.</p> <p>The planning proposal will provide additional flexibility in housing development options for the site. This may assist in providing housing to meet the district plan's five year housing target for Woollahra Council of 300 dwellings.</p>
<p>Liveability Priority 2: Deliver housing diversity</p> <p>Relevant planning authorities should to consider the needs of the local population base in their local housing strategy and how to align local planning controls that:</p> <ul style="list-style-type: none"> • address housing diversity that is relevant to the needs of the existing and future local housing market • deliver quality design outcomes for both buildings and places. 	<p>Not applicable.</p> <p>The planning proposal does not form part of a local housing strategy. However, the proposal will provide additional flexibility in housing development options for the site, permitting the opportunity for additional housing diversity.</p>
<p>Liveability Priority 3: Implement the Affordable Rental Housing Target</p> <p>Building on Action 2.3.3 of <i>A Plan for Growing Sydney</i>, when preparing planning proposals or strategic plans for new urban renewal or greenfield areas, the relevant planning authority will include an Affordable Rental Housing Target as a form of inclusionary zoning.</p> <p>A target of 5% to 10% of new floor space will be applied at the rezoning stage so that it can factored into the development equation:</p> <ul style="list-style-type: none"> • within areas that have been shown, via a local housing strategy, or another form of appropriate research, to have current or future need for affordable rental housing • to applicable land within new urban 	<p>Not applicable.</p> <p>The planning proposal does not apply to land in a new urban renewal or greenfields area.</p>

A Liveable City	
District priorities	Comment on consistency
<p>renewal or greenfield areas (government and private) subject to development feasibility assessed at a precinct scale</p> <ul style="list-style-type: none"> • to all new floor space (above the existing permissible floor space) • in addition to local and State development contributions and cognisant of any public or private subsidy for affordable rental housing provision • to provide a range of dwelling types including one, two and three+ bedroom homes • in accordance with any relevant guidance developed by the Commission and Department of Planning and Environment. <p>The Affordable Rental Housing dwellings will be secured by the relevant planning authority and passed onto a registered Community Housing Provider to manage, further developing this emerging sector of the economy.</p> <p>In this regard, we encourage the NSW Government to bring forward its own land to maximise affordable housing and Affordable Rental Housing.</p>	

A Liveable City	
District priorities	Comment on consistency
<p>Liveability Priority 4:</p> <p>Increase social housing provision</p> <p>Relevant planning authorities and the Department of Family and Community Services (and the Land and Housing Corporation) should collaborate to optimise housing and community diversity outcomes on sites of social housing concentration.</p> <p>Subject to appropriate consultation, feasibility considerations and environmental assessment, relevant planning authorities should translate optimal outcomes for social housing sites into land use controls.</p>	<p>Not applicable.</p> <p>The site does not contain any social housing.</p>
<p>Liveability Priority 5:</p> <p>Facilitate the delivery of safe and healthy places</p> <p>Relevant planning authorities should:</p> <ul style="list-style-type: none"> • facilitate the development of healthy and safe built environments • consider the inclusion of planning mechanisms such as floor space bonuses to incentivise the provision of: <ul style="list-style-type: none"> - neighbourhoods with good walking and cycling connections particularly to schools - social infrastructure such as public libraries or child care - urban agriculture, community and roof gardens for productive food systems. 	<p>Consistent.</p> <p>The planning proposal will not impede the planning or delivery of healthy and safe environments under existing development standards and controls.</p>
<p>Liveability Priority 6:</p> <p>Facilitate enhanced walking and cycling connections</p> <p>Relevant planning authorities should facilitate enhanced walking and cycling outcomes by giving due consideration to the delivery of district and regional connections and walkable neighbourhoods.</p>	<p>Not applicable.</p> <p>The planning proposal will not impede the planning or delivery of walking and cycling facilities.</p>

A Liveable City	
District priorities	Comment on consistency
<p>Liveability Priority 7:</p> <p>Conserve heritage and unique local characteristics</p> <p>Relevant planning authorities should:</p> <ul style="list-style-type: none"> • require the adaptive re-use of historic and heritage listed buildings and structures in a way that enhances and respects heritage values • protect Aboriginal, cultural and natural heritage and places, spaces and qualities valued by the local community. 	<p>Not applicable.</p> <p>The planning proposal does not affect land in a heritage conservation area or land that contains heritage items.</p>
<p>Liveability Priority 8:</p> <p>Foster the creative arts and culture</p> <p>Relevant planning authorities should:</p> <ul style="list-style-type: none"> • integrate arts and cultural outcomes into urban development through planning proposals that nurture a culture of art in everyday local spaces and enhance access to the arts in all communities • give due consideration to the inclusion of planning mechanisms that would incentivise the establishment and resourcing of creative hubs and incubators and accessible artist-run spaces. 	<p>Consistent.</p> <p>The planning proposal will not impede the integration of arts and cultural outcomes, or creative hubs under existing development standards and controls.</p>
<p>Liveability Priority 9:</p> <p>Share resources and spaces</p> <p>Relevant planning authorities should consider the delivery of shared local facilities such as community hubs, cultural facilities and public libraries as multifunctional shared spaces.</p>	<p>Not applicable.</p> <p>The planning proposal will not impede the delivery of shared local facilities under existing development standards and controls.</p>

A Liveable City	
District priorities	Comment on consistency
<p>Liveability Priority 10:</p> <p>Support innovative school planning and delivery</p> <p>Relevant planning authorities should give due consideration to:</p> <ul style="list-style-type: none"> • innovative land use and development approaches, including: <ul style="list-style-type: none"> ○ using travel management plans, that identify travel options, to reduce car use ○ enabling the development and construction of schools as flexible spaces, so they can facilitate shared use and change over time to meet varying community need • the inclusion of planning mechanisms that would incentivise the: <ul style="list-style-type: none"> ○ development of new schools as a part of good quality and appropriate mixed use developments ○ the shared use of facilities between schools and the local community including playing fields and indoor facilities, so they can meet wider community needs. 	<p>Not applicable.</p> <p>The planning proposal does not apply to land which is currently used or proposed to be used for educational establishments.</p> <p>The Department of Education has advised that they do not anticipate the need for any new schools in the foreseeable future.</p>
<p>Liveability Priority 11: Provide socially and culturally appropriate infrastructure and services</p> <p>Relevant planning authorities should:</p> <ul style="list-style-type: none"> • collaborate with Federal and State agencies and service providers to integrate local and District social infrastructure for Aboriginal residents including preschools, child care and aged care services • include appropriate planning mechanisms to incentivise the provision of these services required by local communities where appropriate. 	<p>Not applicable.</p> <p>A need for additional services and facilities to service Woollahra's Aboriginal population has not been identified.</p>

A Liveable City	
District priorities	Comment on consistency
<p>Liveability Priority 12:</p> <p>Support planning for health infrastructure</p> <p>Relevant planning authorities should give due consideration to the need to support the co-location of ancillary uses that complement health precincts, including:</p> <ul style="list-style-type: none"> • residential aged care facilities • housing for health workers • visitor and short-term accommodation • health and medical research activities • child care • non-critical patient care • commercial uses that are complementary to and service the health precinct <p>Consideration should also be given to the protection of health precincts and super precincts from residential encroachment into key employment areas.</p>	<p>Not applicable.</p> <p>The sites are not located in the vicinity of a major health precinct identified in the Draft Central District Plan. Co-locating ancillary services is not relevant to this planning proposal.</p>
<p>Liveability Priority 13:</p> <p>Support planning for emergency services</p> <p>Relevant planning authorities must consider the operational and locational requirements of emergency services.</p>	<p>Not applicable.</p> <p>Woollahra's target of 300 additional dwellings over five years identified in the Draft Central District Plan does not require additional emergency services. However, Council will consult with NSW State Emergency Services, NSW Police, NSW Ambulance and Fire & Rescue NSW as part of the public exhibition of the planning proposal.</p>
<p>Liveability Priority 14:</p> <p>Support planning for cemeteries and crematoria</p> <p>Relevant planning authorities should give consideration to the need and locational requirements of cemeteries and crematoria.</p>	<p>Not applicable.</p> <p>Cemeteries and crematoria are not permissible anywhere in the Woollahra LGA under Woollahra LEP 2014, nor does the planning proposal propose to permit them.</p> <p>Cemeteries and Crematoria NSW advise that due to land value, the provision of cemeteries in the Central District is unlikely.</p>

A sustainable City	
District priorities	Comment on consistency
<p>Sustainability Priority 1:</p> <p>Maintain and improve water quality and waterway health</p> <p>The Office of Environment and Heritage and the Environment Protection Authority have developed a risk-based framework to assist decisions that maintain, improve or restore water quality in the strategic planning process to help meet the NSW Water Quality and River Flow Objectives.</p> <p>Relevant planning authorities and managers of public land should:</p> <ul style="list-style-type: none"> • adopt the Office of Environment and Heritage and the Environment Protection Authority’s framework to determine the appropriate stormwater and wastewater management targets that contribute to maintaining or improving water quality and waterway health to meet the community’s values • consider more water sensitive approaches to managing stormwater to meet the water quality and quantity targets, including harvesting and re-use of water and management of riparian corridors • develop mechanisms to allow offsetting between sub-catchments and facilitate cost-effective opportunities to meet the management targets for whole catchments and water quality objectives for receiving waters • while management targets are being established, ensure that the quality of stormwater and wastewater from public land and new development in established urban areas maintains or improves the health of waterways, in line with community values and expectations of how waterways will be used. 	<p>Consistent.</p> <p>The planning proposal applies to developed land in an existing centre and on the Sydney Harbour foreshore. The planning proposal will not impede opportunities to appropriately manage or improve stormwater and wastewater quality and waterway health. A detailed assessment of these issues can be undertaken as part of a development application.</p> <p>Redevelopment of the site in accordance with the Remedial Action Plan can decontaminate the site and improve water quality and waterway health. Due to the contaminated nature of the site, Council will consult with the EPA.</p>

A sustainable City	
District priorities	Comment on consistency
<p>Sustainability Priority 2:</p> <p>Protect and conserve the values of Sydney Harbour</p> <p>When preparing strategic plans, relevant planning authorities around Sydney Harbour should consider opportunities to:</p> <ul style="list-style-type: none"> • conserve and interpret Aboriginal and European heritage • protect and enhance aquatic and terrestrial biodiversity (also see Section 5.5) • enhance access to and along the foreshore and provide connected green space around the foreshore (also see Section 5.6) • manage demand for and the design of essential maritime facilities within the natural and built environment. 	<p>Not applicable.</p> <p>The planning proposal is not a strategic plan. However, the planning proposal applies to land in an existing centre and on the Sydney Harbour foreshore. The planning proposal will not impede opportunities to manage or enhance heritage, biodiversity, foreshore access or the design of maritime facilities. A detailed assessment of these issues can be undertaken as part of a development application.</p>
<p>Sustainability Priority 3:</p> <p>Enhance access to Sydney Harbour foreshore and waterways</p> <p>Councils around Sydney Harbour should work with Roads and Maritime Services to revise foreshore and waterway access strategies for Sydney Harbour. These strategies should consider ways to manage competing demands placed on Sydney Harbour including:</p> <ul style="list-style-type: none"> • protection of flora and fauna • public access to the foreshore and waterway • growth in boat ownership • changes in boat size • demand for moorings, marinas, dinghy storage and other boat support infrastructure • demand for on-street boat parking 	<p>Consistent.</p> <p>The planning proposal applies to developed land in an existing commercial centre and on the Sydney Harbour foreshore. The proposal will not impede options to manage competing demands placed on Sydney Harbour. Woollahra Council will consult with the Roads and Maritime Services to revise foreshore and waterway access strategies for Sydney Harbour as required by the gateway determination.</p>

A sustainable City	
District priorities	Comment on consistency
<p>Sustainability Priority 4:</p> <p>Avoid and minimise impacts on biodiversity</p> <p>Efforts to protect biodiversity values should be based on avoiding and minimising adverse impacts to biodiversity, as far as practicable. Only when impacts cannot be avoided or minimised, should consideration be given to offsetting those impacts.</p>	<p>Not applicable.</p> <p>The planning proposal applies to an existing developed site. There are no known critical habitat areas, threatened species, populations or ecological communities or their habitats present on the site. The site is located on the Sydney Harbour foreshore. The impact of any future development on the biodiversity of Sydney Harbour can be assessment as part of a development application.</p>
<p>Sustainability Priority 5:</p> <p>Align strategic planning to the vision for the Green Grid</p> <p>Consistent with Action 3.2.1 of <i>A Plan for Growing Sydney</i>, relevant planning authorities should consider opportunities to support the delivery of the Central District Green Grid. This could include consideration of how land use zones can be applied, how new development is designed, or where voluntary planning agreements and agreements for dual use of open space and recreational facilities could contribute to delivering the Green Grid.</p>	<p>Consistent.</p> <p>The planning proposal applies to land on the Sydney Harbour foreshore. The proposal will not impede the delivery of any known priority projects which support the long term vision for Sydney's Green Grid identified in the Draft Central District Plan.</p>
<p>Sustainability Priority 6:</p> <p>Maximise benefits to the public from the innovative use of golf courses</p> <p>When new opportunities to examine the future use of golf courses arise, relevant planning authorities should consider how golf courses could be managed to provide greater public benefits to communities in a way that responds to local needs for green space and recreation.</p>	<p>Not applicable.</p> <p>The planning proposal does not apply to a golf course or propose any changes to the use of golf courses.</p>

A sustainable City	
District priorities	Comment on consistency
<p>Sustainability Priority 7:</p> <p>Protect, enhance and extend the urban canopy</p> <p>When making strategic plans, relevant planning authorities should consider tree canopy cover in land release and established urban areas, with a focus on providing shade to streets.</p> <p>Councils should include green cover and shade tree planting along major transport corridors in local infrastructure investment planning, development control and urban design.</p>	<p>Not applicable.</p> <p>The planning proposal will not impede the option for addition vegetation on the site.</p>
<p>Sustainability Priority 8:</p> <p>Improve protection of ridgelines and scenic areas</p> <p>The scenic qualities of landscapes are already recognised and considered in some areas of Greater Sydney, as part of the strategic planning and development process.</p> <p>All councils should identify and map areas with high scenic value and develop strategies, planning and development controls that protect important scenic landscapes and vistas of them. Planning and development controls should prohibit opportunities for development on ridgelines that would diminish their scenic quality.</p>	<p>Consistent.</p> <p>The planning proposal does not apply to land on a ridgeline. However, the site is on the Sydney Harbour foreshore and therefore visible from Sydney Harbour. The planning proposal will not alter the height or FSR controls for the site, and will therefore not alter the potential bulk and scale of development on the site. The visual amenity of future development can be assessed as part of a development application.</p>
<p>Sustainability Priority 9:</p> <p>Support opportunities for District waste management</p> <p>When making plans, relevant planning authorities should:</p> <ul style="list-style-type: none"> • use appropriate land use zones to minimise the potential for conflict with the operation and expansion of existing waste facilities • protect precincts that have functioning waste management facilities from encroachment by residential and other sensitive development • consider ways to encourage design measures such as fully 	<p>Not applicable.</p> <p>The planning proposal does not apply to land that is or will be used for district waste management.</p>

A sustainable City	
District priorities	Comment on consistency
<p>enclosing waste facilities to minimise dust, odours and noise impacts to mitigate the risks and potential impacts on surrounding communities</p> <ul style="list-style-type: none"> consider opportunities to support co-location of waste management facilities with other activities that produce or reuse waste materials. 	
<p>Sustainability Priority 10: Mitigate the urban heat island effect</p> <p>Relevant planning authorities should consider where the urban heat island effect is experienced, and the location of vulnerable communities and use strategic plans to reduce impacts from extreme heat.</p>	<p>Not applicable.</p> <p>The planning proposal applies to developed land in an existing commercial centre and land on the Sydney Harbour foreshore. The planning proposal will not amend the height and FSR controls on the site and therefore will not increase the site's development capacity in terms of bulk, scale or density, or its capacity to add to urban heat island effects.</p>
<p>Sustainability Priority 11: Integrate land use and transport planning to consider emergency evacuation needs</p> <p>Relevant planning authorities should coordinate with Transport for NSW and the State Emergency Service to consider land use and local road planning, so that it is integrated with emergency evacuation planning and takes into account the cumulative impact of growth on road evacuation capacity.</p>	<p>Not applicable.</p> <p>The planning proposal will not amend the height and FSR controls on the site and therefore will not increase the site's development capacity in terms of density or traffic generation.</p>
<p>Sustainability Priority 12: Assist local communities develop a coordinated understanding of natural hazards and responses that reduce risk</p> <p>The Commission, the NSW Government and local councils will continue to adopt a range of tools and resources and implement actions to adapt to climate change and reduce risks to public and private assets. We will also explore ways to coordinate, improve and communicate information about risks associated with climate change to local communities.</p>	<p>Not applicable.</p> <p>Woollahra Council's Rose Bay Floodplain Risk Management Study and Plan (2014) lists new urban development as an opportunity to minimise risk of flooding along New South Head Road. The planning proposal will not affect the ability of the Commission, the NSW Government and Woollahra Council to adopt tools and resources and implement actions to adapt to climate change and reduce risks to public and private assets.</p>