

Welcome

We are proposing to build more homes that fit with the Glebe neighbourhood and deliver great community outcomes.

This proposal is a concept plan to include a mix of social, affordable and market housing in the proposed development of 31 Cowper Street and 2A-2D Wentworth Park Road, Glebe.

The NSW Government, with advice from the Prince's Trust Australia, has developed a concept for community and stakeholder feedback.

If you have any questions or comments as you make your way around the display, please let our staff know or complete a feedback form.

Your feedback will be shared with the City of Sydney as part of our upcoming planning proposal application.

Thank you for taking time to drop-in today.

Project benefits



COMMUNITY BENEFITS

- The proposal would deliver a new multi-purpose hub, which would be used by local residents and provide a range of community programs.
- The new buildings have been carefully planned to respond to and reflect local character and avoid overshadowing and privacy impacts on neighbours.



AFFORDABLE HOUSING AND COMMUNITY DIVERSITY BENEFITS

- The proposal would increase the amount of social and affordable housing across the two sites.
- Private housing would be included to help fund the project and help deliver an integrated and diverse community.



URBAN DESIGN BENEFITS

- Traditional and locally-relevant building forms and materials would be used to show how new housing can be sensitively integrated into the neighbourhood.
- The proposed design transitions between the new 10 storey apartment buildings along the eastern side of Cowper St and the one to two storey terraces to the west and south.
- Buildings would be orientated to allow residents to view MJ Doherty Reserve, helping to create a safe space to play and relax.



ENVIRONMENTAL BENEFITS

- The proposal would achieve a high level of environmental performance through its design and materials.
- Our sustainability goals include minimising water usage and energy costs by residents.



BENEFITS FOR FUTURE RESIDENTS

- The proposal would deliver new dwellings with high levels of residential amenity
- The new dwellings would aim to exceed contemporary apartment design standards for sunlight access, natural ventilation and accessibility.

About Prince's Trust Australia

Prince's Trust Australia's mission is to deliver social impact, by transforming lives and building sustainable communities in Australia.

The impacts of increasing urban density, housing affordability and climate change mean we all share the responsibility to improve the livability of our towns and cities and minimise the impacts of development on our natural environment.

Prince's Trust Australia is advising the NSW Government to deliver this project. We are planning for this project to be sustainable, respect local character and create mixed income communities.

Prince's Trust Australia looks forward to working with the NSW Government and

the local people of Glebe to deliver this project and set a new standard in social and affordable housing in NSW.

An important part of the proposal is a community facility. The future services provided at the facility would focus on education and skills training for young people, and reflect the needs of local people.

Community consultation will help us identify the right mix of services for the community facility.

You can let us know your thoughts on information board 7 and on your feedback form.

About the project



Approximate
site boundary of
Glebe proposal

The proposal delivers new social, affordable and private housing and community facilities at 31 Cowper Street and 2A-D Wentworth Park Road, Glebe and involves:

- A design that responds to the local character of Glebe and shows how new housing can be sensitively introduced into an established inner-city environment
- High-quality new housing, with around 75 market, social and affordable housing dwellings, in buildings up to seven storeys
- A new multi-purpose community facility, a retail opportunity and public domain improvements

- Skills development opportunities for young people, and
- High environmental sustainability performance.

The new housing will deliver homes for people with a range of income levels and improve the existing quality and quantity of social housing in this part of the city. It will also add affordable and private housing to the mix.



Design approach

The proposal site at Glebe is in a heritage conservation area, within one of Sydney's most historic suburbs.

Architecture firm Johnson Pilton Walker (JPW) has been commissioned by the NSW Government to prepare a design for the site, following a comprehensive design competition.

JPW is a Sydney based design studio which has delivered major built works in architecture, planning, urban design, landscape architecture, interior design and exhibitions both in Australia and internationally.

Significant recent works by JPW include the extension to the Anzac Memorial in Hyde Park and the refurbishment of the sandstone warehouse Campbell's Stores in The Rocks.

For this proposal, the architects have referenced traditional and locally-relevant building forms and materials to illustrate how new housing can be sensitively integrated into the neighbourhood.

This approach means the new buildings can be a positive addition to the streetscape.



Proposed buildings

COWPER STREET

When viewed from Cowper Street, the proposal includes seven storey apartment buildings fronting Cowper Street, which are inspired by the nearby brick woolstores of Pyrmont.

The proposed buildings would be several storeys lower than the residential buildings on the opposite side of Cowper Street, which are up to 10 storeys in height.

The buildings would have addresses along Cowper Street and could provide opportunities for retail at ground level.

WENTWORTH PARK ROAD

When viewed from Wentworth Park, the buildings would appear relatively slender, with north-facing dwellings capturing expansive

views over the park to the city skyline and Blackwattle Bay.

The form and scale of the buildings have been carefully modelled to avoid impacting sunlight access to MJ Doherty Reserve and neighbouring buildings.

WENTWORTH STREET

Along Wentworth Street, the buildings would step down towards MJ Doherty Reserve, with a row of two and three storey buildings that relate to the scale of others around the park, opening onto Mitchell Lane East.

A community facility would be located in a two storey building at the southwest corner of the site, with large windows opening up to Wentworth Street and Mitchell Lane East.

Community facility

We want the future community facility to be a place where everyone feels welcome. It should provide opportunities for the community to flourish.

Please place your dots under the community activities you think will best benefit the Glebe community.



General community hireable space



Spaces for people to meet in groups



Technology space (ie. IT hub)



Quiet places and learning spaces



Space and places to play



Social enterprises/incubator space



Co-working spaces



Space to have a coffee and a chat

You can use a post-it note in the space below to suggest additional communities activities.

MJ Doherty Reserve

We know that MJ Doherty Reserve is an important local park, which is owned and maintained by the City of Sydney. It is ‘public domain’ and this would not change with the planning proposal.

To understand how the park is used – and how we could improve it – we are undertaking a study. This includes:

- Understanding the current layout, facilities and uses
- Understanding park and open space needs in Glebe and across Sydney
- Research into what makes a great park and inclusive public spaces.

The study will help us consider if there are ways to improve MJ Doherty Reserve, to make it an even better place for locals.

As part of our study we want to hear from you.

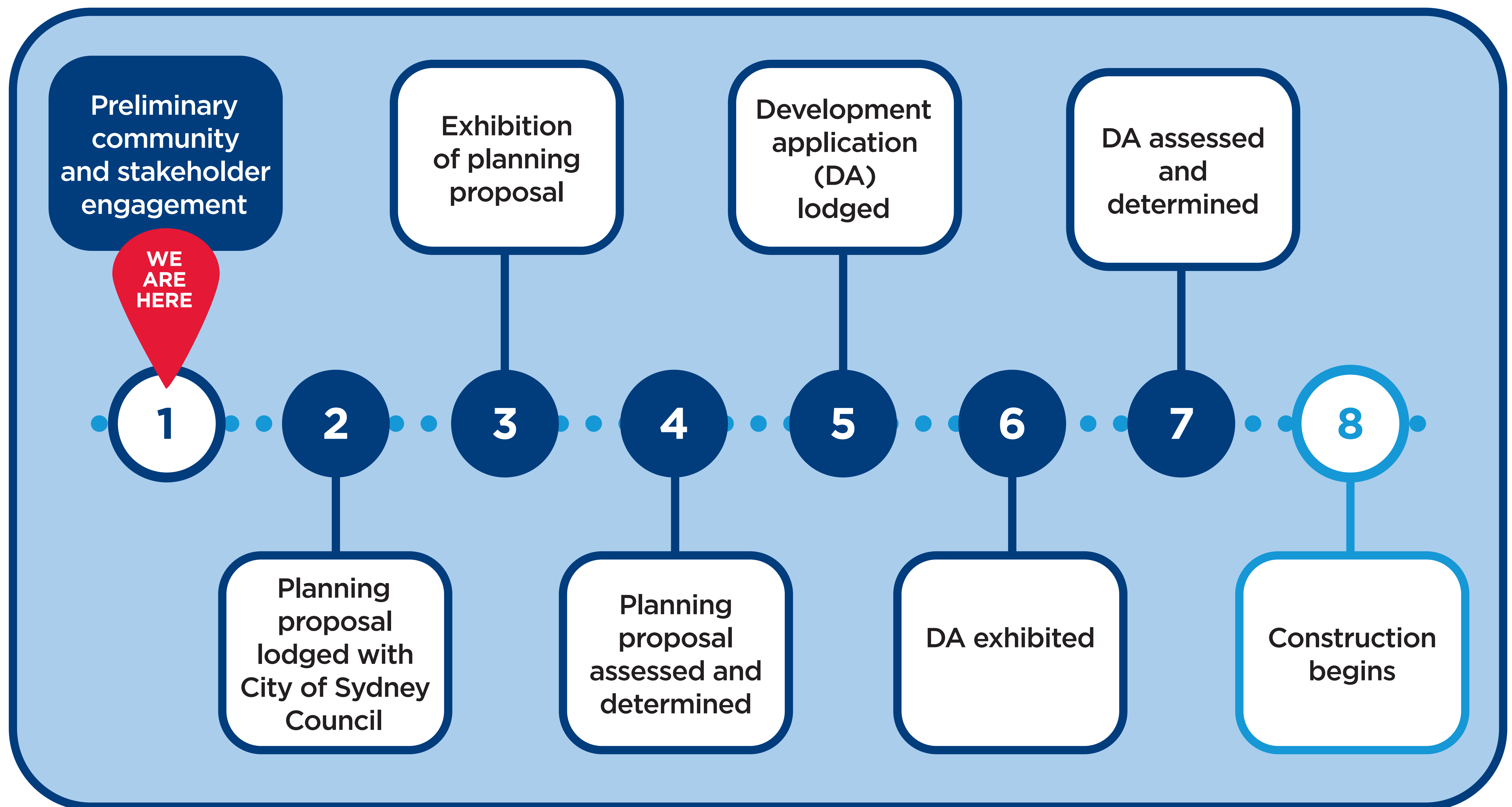
We are interested in:

- How you use the park now
- What you like
- What you do not like
- How you want to use the Reserve in the future

There is a place on your feedback form to record your comments about MJ Doherty Reserve.

If changes are proposed to the park, there will be additional community consultation. Any proposed improvements would also be submitted as part of our future development application to the City of Sydney.

Planning pathway



We are preparing a planning proposal application, which we will lodge with the City of Sydney.

An important part of this process is early consultation with the community. We are doing this at the same time as we are progressing our technical studies to inform the planning proposal.

Preliminary consultation and the technical studies are carried out simultaneously so we can use the outcomes of the studies – and community feedback – to inform the draft proposal for public exhibition.

This process means there may be questions about the details of the proposal that we cannot answer until after the technical studies are complete.

We appreciate your patience as we progress through the Planning Proposal process.

We will consider the matters raised and include them in a community consultation report.

We welcome your initial feedback at this stage of the process, and seek your feedback by 13 December 2019.

There will be further opportunities to review the proposal at later stages of the process.

Next steps

Thank you for taking the time to learn about our proposal.

As you can see, we are in the very early stages of planning, so the project is still in concept phase. However, we appreciate your input now so we can understand what matters most to you as we progress our plans and designs.

At this stage of the process and until 13 December 2019, please provide your comments to us by completing the feedback form and placing it in the feedback box or scanning and emailing it to us.

There will be further opportunities to review the proposal at a later stage of the process.

We look forward to hearing your thoughts as we progress our planning and design.

Please visit our website, send an email, or call 9354 1869 if you have any enquiries in the meantime.