

Table 1 – Consistency with the Sydney Metropolitan Strategy

Element	Strategy/action	Proposal
Provide suitable commercial sites and employment lands in strategic areas (Objective A1)	Accommodate one million jobs in 27 strategic centres served by good public transport (p58), with approximately 50,000 new jobs to be located within Sydney precinct (p 95)	EDH is located within the Global Sydney strategic centre. Strategic centres are the location with the highest desirable share of jobs in 2031. The proposed development will create a significant quantum of employment floor space, with the capacity to accommodate in the region of 16,000 new employees. This will contribute to the overall target job growth within the Sydney City Centre.
Increase densities in centres whilst improving liveability (Objective B2)	Strategic centres will accommodate residential development compatible with the employment capacity targets. State led planning will establish compatible housing targets in centres.	The proposed redevelopment of EDH incorporates up to 25% of the Gross Floor Area for future residential development. This has the potential to translate into approximately 600-900 units, providing supply to meet some of the demand for city living.
Cluster business and knowledge based activities in strategic centres (Objective B3)	Ensure sufficient commercial office sites in strategic centres. Current estimates suggest that up to 6.8 million square metres of additional commercial floor space will be required to 2031 in Sydney.	The redevelopment of EDH will provide a significant quantum of commercial floor space. The Strategy notes that constraints on supply of commercial floor space are likely to be most acutely felt in the centres throughout the global economic corridor, including the City. In these centres emphasis will be on lifting development potential, redevelopment, refurbishment and high quality design.
Concentrate activities near public transport (Objective B4)	Concentrating activities in centres has substantial environmental benefits by reducing travel times, pollution, congestion and car dependence, protecting the character of existing suburbs and supporting public transport. [p104]	EDH is well placed to accommodate a variety of uses as it is in close proximity to a range of public transport services, is in close proximity to a highly skilled working population, and in close proximity to major retail centre. Concentration of development within on EDH will make more efficient use of the existing services and infrastructure and reduce the potential adverse effects of growth on the environment.
Protect and strengthen role of economic corridors (Objective B5)	Economic activity is based around accessibility to the motorway network, to business services and distribution networks, it is vital that these economic corridors are the continuing focus for employment related development, maximising returns from public investment.	EDH forms part of the City to Airport Global Economic Corridor. The redevelopment of the site for commercial and residential purposes will strengthen the role of Central Sydney as a focus for employment.
Ensure adequate supply of land and sites for residential development (Objective C1)	The subregional housing target for Sydney City to 2031 is 132,000. This represents an increase of 55,000 dwellings between 2004-2031.	The redevelopment of EDH will create between approximately 59,500m ² and 99,200m ² of residential floor space, contributing to the supply of land for housing within the City. The redevelopment of this site also helps to contain Sydney's footprint, with the development utilising former industrial land.
Plan for a housing mix near jobs, transport and services (objective C2)	Global Sydney is identified as being able to accommodate 20% of the total additional dwellings identified for location within existing urban areas up to 2031. This equates to an additional 90,000 dwellings.	Refer above.
Improve the quality of new development and urban renewal (Objective C5)	The Government will guide design quality content of Development Control Plans, and Local Environmental Plans. Eliminate misalignments between DCPs and LEPs to prevent reduction of development potential in DCPs.	Relevant urban design guidelines will be used to guide the future detailed design elements of the EDH proposal.

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Influence travel choices to encourage more sustainable travel (Objective D3)	Planning Guidelines for Walking and Cycling will be implemented throughout the Metropolitan area.	The proposed redevelopment of EDH will consider the Planning Guidelines for Walking and Cycling and will document pedestrian connections within the site and to key destinations (Wynyard Station etc) outside the site. A cycle strategy will also be incorporated into the Concept Plan for the site.
Ensure sufficient port capacity is available to serve Sydney (Objective D5)	The government will facilitate relocation of general cargo and roll on roll off cargo from port facilities at Darling Harbour to Port Kembla	The redevelopment of EDH will necessitate the relocation of cargo from Darling Harbour. This redevelopment is envisaged within and consistent with the Metro Strategy.
Protect Sydney's natural environment and achieve sustainable use of natural resources (Objective E2 and E3)	Protect Sydney's natural environment from impacts of growth for dual benefit; our waterways, biodiversity, clean air and heritage are protected; and development processes are streamlined with greater certainty. Plan for growth so as to achieve sustainable use of natural resources; water, energy and waste.	Relevant environmentally sustainable development assessments and controls will be established to ensure redevelopment of EDH achieves high energy efficiency ratings and limits its impact on the use of non-renewable sources.
Increase access to quality parks and public places (Objective F1) and provide a diverse mix of parks and public places (Objective F2)	Access to open space will need to be improved as well as it's quality, through better design and management and better provision of facilities.	The redevelopment of EDH provides for 50% of the 22 hectare site to be redeveloped for public open space. The Concept Plan includes a headland park and a variety of formal and informal open spaces with different functions and purposes.
Improve State involvement in strategic places and projects (Objective G2). Plan and assess major projects and critical infrastructure (Objective G2.2)	Tailor planning and assessment regimes for State significant places and critical infrastructure under Part 3A of the Environmental Planning and Assessment Act.	EDH has been recognised by the Minister as a potential site of State Significance for inclusion within Schedule 3 of the Major Project SEPP and for assessment under Part 3A of the E&A Act. The State will therefore be involved in establishing the future development concepts and controls for the site.
Engage stakeholders in subregional planning (Objective G6.1)	Enable stakeholder involvement in subregional planning.	Stakeholders have been involved in the future redevelopment of the EDH site through targeted consultation and through Planning Focus Group Meetings help by the Department of Planning during the assessment phase of the EDH project.

