

Contribution to State Strategic Planning Objectives

State Plan

The New South Wales State Plan nominates one of the key challenges for the state as being the planning challenges that arise from a continuing population growth.

The approved Discovery Point Concept Plan project satisfies key priorities of the State Plan, namely:

Increase the number of jobs closer to home – it provides opportunities for people to live within 30 minutes of the City or major centres (Sydney CBD, Hurstville and Sydney Airport and environs) and within a very close proximity to public transport at Wolli Creek Railway Station;

Improve housing affordability – the dwelling yield approved within the Concept Plan will increase housing supply within Discovery Point and the Rockdale LGA, and the approved mix and apartment sizes provide diversity in housing to meet the demand for housing in this locality; and

Increase the number of people using parks – the approved built form provides pedestrian networks to enable more people to use the parks within Discovery Point by improving public access along the Cooks River foreshore with the new riverside reserve, introducing a new public open space at the southern end of the site and continuing to provide and improve public access to Discovery Point Park.

Metropolitan Strategy Review – “Sydney Towards 2036”

In March 2010, the Department of Planning announced the first five year review of the Metropolitan Strategy. The review responded to key challenges facing growth in Sydney and the need to accommodate increased population projections across Sydney, such as:

- A population forecast to reach 6 million by 2036 (an increase of 1.7 million from the 2006 projections); and
- A need for 770,000 additional homes by 2036.

The approved Concept Plan capitalises on the site’s accessible location to public transport, the retail precinct, new neighbourhood park and foreshore park along the Cooks River. Discovery Point therefore supports key actions within the Metropolitan Strategy, namely:

- C1.3 Plan for increased housing capacity targets in existing areas;
- C2.1 Focus residential development around centres, town centres, villages and neighbourhood centres;
- C2.3 Provide a mix of housing;
- C5.1 Improve the design of new development and urban renewal;
- E3.1 Contain Sydney’s urban footprint;
- F1.3 Improve access to waterways and links between bushland, parks and centres; and
- F2.3 Provide for urban civic space in planning for centres.

Draft South Sub-regional Strategy

The Draft South Sub-regional Strategy was released in December 2007. It is a key part of the implementation of the Metropolitan Strategy and when adopted is intended to guide land use planning in the Rockdale LGA to 2031.

An analysis of the approved Concept Plan’s contribution to the aims of the Sub-regional Strategy is provided below.

Housing

The Draft South Sub-regional Strategy sets a dwelling target of 7,000 additional dwellings for Rockdale LGA by 2031. As a result of the increased population forecast for Sydney to 2036, it is expected the targets for each sub region will be amended or redistributed to some extent.

The location of Wolli Creek Railway Station in the centre of the site makes Discovery Point an ideal transit oriented development and is therefore consistent with the aim of the Metropolitan Strategy and Sub-regional strategy to focus residential development in areas with good access to public transport and local services.

Economy and Employment

A significant number of direct and indirect jobs will be generated by the construction of 1,200-1,500 additional apartments, a neighbourhood retail centre, parkland and associated infrastructure.

Furthermore, in addition to the direct employment generated by the development, there will be a multiplier (or indirect) effects through the local, regional and State economies.

Transport

Discovery Point is highly accessible by public transport. Wolli Creek Railway Station is located centrally within the site, providing direct access to the Illawarra, East Hills, Airport, Bondi Junction and Great Southern rail lines. In addition, Sydney Buses routes 348 and 422 provide public transport linkages to the surrounding local suburbs, Bondi Junction, Kogarah and the Sydney CBD.

The approved Concept Plan proposes well connected pedestrian and cyclist facilities, linking the proposed buildings to the railway station, public open space and provides new cycle paths linking into existing pedestrian and cycleways immediately adjacent to the site.

Metropolitan Transport Plan 2010

The Metropolitan Transport Plan is a \$50.2 billion, ten year package of transport infrastructure for Sydney that responds to growing transport challenges in Sydney as the current population of 4.1 million increases to more than 6 million by 2036.

The approved Concept Plan assists in the attainment of the goals of the Metropolitan Transport Plan by providing significant opportunities for living, working, shopping and recreation within walking distance to Wolli Creek Railway Station and bus stops along the Princes Highway.

The public transport services accessible within and immediately adjacent to the site provide transport links to significant employment regions, including the Sydney CBD and Sydney Airport and its environs, therefore providing Discovery Point residents the opportunity to use the existing public transport to travel in convenient timeframes to work.