

Franklyn Street Glebe Redevelopment Proposal Community Information Pack

November 2020



Welcome

We are proposing to renew social housing and deliver great outcomes for the Glebe community

The NSW Government is proposing to redevelop the Franklyn Street social housing estate to deliver more social housing, a better social housing experience, and more support for social housing residents.

The Franklyn Street estate is in Glebe, between Franklyn, Glebe and Bay Streets. A preliminary concept for the redevelopment has been prepared for community feedback.

This Community Information Pack outlines the proposal, the reason for the renewal and the planning process.

Your feedback on the proposal is welcomed and will be shared with the City of Sydney as part of our upcoming [planning proposal request](#).



Artist impression of the proposed redevelopment, looking east from the corner of Glebe and Franklyn Streets

About the proposal

More social housing, mixed with affordable and private housing

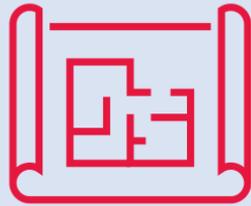
The proposal will create attractive shared streets and public spaces for everyone to enjoy.

The redevelopment will provide significant community benefits through:

- **an increase in housing for people on low to moderate incomes** including up to around 130 social housing dwellings
- **dwellings better matched to the needs of residents**, especially for those ageing or with a disability who need accessible units and lift access
- **an increase in private housing supply within a high demand area**, in new apartment buildings with underground parking
- **a safer and more pedestrian friendly street network** including an additional laneway, and slower 'living streets' for shared use
- **improved community amenity** through new public art, landscaping, street furniture, street lighting, generous footpaths, a new cycleway, street trees and on-street parking
- **retail shops** facing Bay Street
- potential for **a new community space**, and
- potential for **a café facing Franklyn Street** to enhance connection with the park.



The proposed redevelopment area is bound by Glebe, Bay and Franklyn Streets



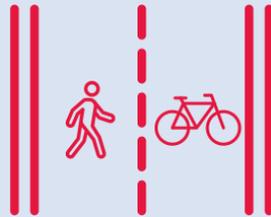
Approximately **425 dwellings** in total including up to around **130 social housing dwellings**



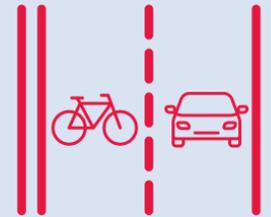
Targeting a 70:30 mix of **private and social dwellings**



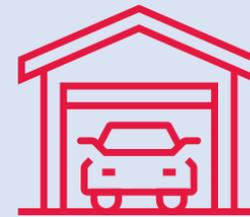
Public open space



Walking and cycling paths



Shared streets



Carparking



Shops and services



Public art



Public transport



Education

Social housing residents

We understand that social housing residents who live in the Franklyn Street social housing estate may be wondering what the proposal means for them. The redevelopment will provide more and better social housing.

We will continue to work closely with the Department of Communities and Justice who manage the social housing tenancies and the relocations process.

Residents will be supported through the relocation process and will be able to return to the new development when it opens.

The project is very early in the planning process, with planning and design anticipated to take at least two years before residents are required to relocate to enable works to start.

Residents will be kept informed as the project progresses and will be notified at least 6-months before they will be required to move.



All current social housing residents will have the right to return.



We are very early in the planning process, with at least two years before relocations or construction.



Residents will be provided with at least 6-months' notice before relocation.

More information about relocations

Relocation Policy - <https://www.facs.nsw.gov.au/housing/policies/tenancy-policy-supplement#relocation1>

Relocation Fact Sheet - <https://www.facs.nsw.gov.au/housing/living/move-swap-transfer/relocating-tenants-for-management-purposes>

Community engagement

The NSW Government is seeking early community input

The NSW Government through the [Land and Housing Corporation](#) (LAHC) is leading the redevelopment project.

LAHC is also leading community engagement and is seeking input on the preliminary concept to help us prepare a [planning proposal request](#) to the City of Sydney.

The proposal is driven by the community's need for new social, affordable and market housing.

The project will deliver more social housing than currently exists and a range of housing options for the private market in this well-located inner-city area.

There are a range of ways to provide feedback on the proposal. We encourage you to:

- attend an [online community information session](#) (webinar) to speak with the project team directly
- complete the [online feedback form](#)
- share this Community Information Pack with people you know in the local community, and
- visit the website, phone or email us to find out more.

Please submit your feedback to the project team by 5pm Friday 11 December 2020.

As part of the technical studies for the proposal, social housing residents will also be invited to talk with the team to inform the **social impact assessment**. Residents will be asked about their hopes and concerns for the redevelopment, and about the community services and facilities in the area they rely on. The social impact assessment will make recommendations to maximise positive aspects and mitigate impacts of the proposal.

Contact us

Web: www.dpie.nsw.gov.au/lahc/major-projects/franklyn-st

Project information line: 1800 738 718

Email: FranklynSt@facs.nsw.gov.au



Planning pathway

Community feedback is important and will be used to refine the planning proposal request before it is submitted to the City of Sydney

We are preparing a [planning proposal request](#) which we will submit to the City of Sydney.

An important part of the process is early consultation with the community. Technical studies and community engagement are progressing simultaneously.

The technical studies will also include a social impact assessment and face-to-face interviews with Franklyn Street residents.

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

The consultation report will be provided to the City of Sydney as part of our planning proposal request.

There will be further opportunities to review the proposal and provide feedback at later stages of the process, including when the City of Sydney publicly exhibits the planning proposal next year.



Future Directions

Future Directions is the NSW Government's vision for social housing over ten years which aims to deliver:

- more social housing
- a better social housing experience, and
- more opportunities and support for social housing residents.

The proposed Franklyn Street social housing estate renewal will occur under the Future Directions social housing policy administered by the [NSW Land and Housing Corporation](#).

This redevelopment will deliver an increase in the number of social housing units currently on site in an integrated community of social, affordable and private housing.

The redevelopment is part of the NSW Government's commitment to deliver new social housing units across the City of Sydney over the next 10 years as part of [Future Directions](#).



Strategic planning context

By providing social, affordable and market housing, the proposal considers both the strategic and local context through a place-based approach.

The proposal strongly aligns with the urban renewal objectives of the [Eastern City District Plan](#). It aims to increase housing supply, choice and affordability and provide access to jobs, services and public transport. It also aims to renew the area while respecting local culture and heritage.

Importantly, the proposal also supports the [City of Sydney's Local Housing Strategy](#) by delivering more homes, providing a diverse mix of housing, delivering affordable rental housing, while collaborating with government and non-government partners.

The Franklyn Street proposal is in an area that has experienced significant urban renewal. Its location is an important entry point to central Sydney, near the transition of Parramatta Road into Broadway.

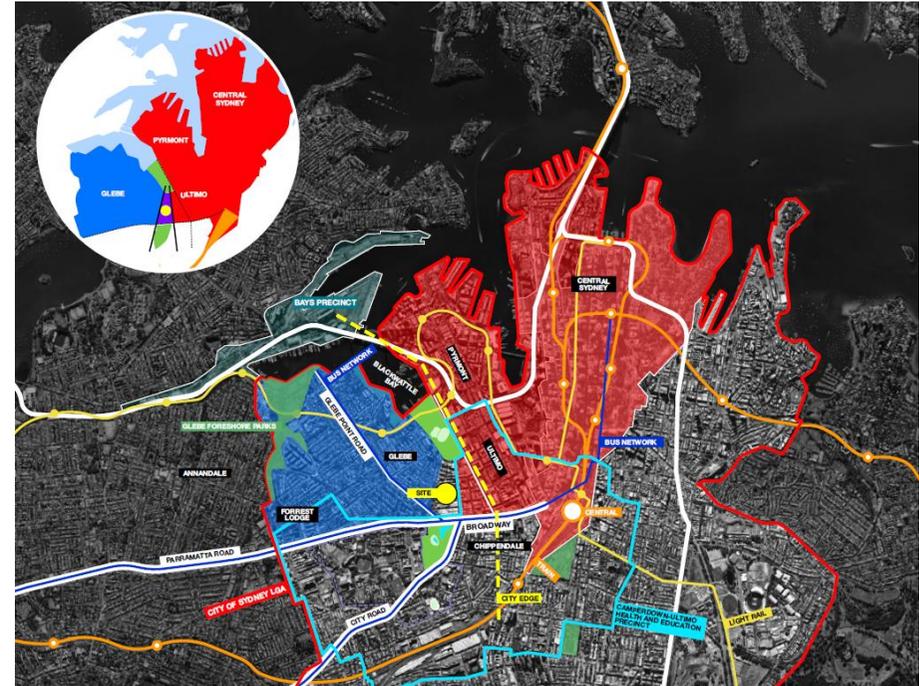
It is an area where buildings transition from low density terrace housing to mixed use areas with warehouses, through to taller institutional and residential buildings in Glebe, Ultimo and central Sydney.

It is located between two significant open spaces – Victoria Park and Wentworth Park – providing direct and easy access to large open spaces.

Adjacent to Broadway Shopping Centre, the area also has direct connections with one of Sydney's busiest bus corridors, providing transport links across metropolitan Sydney and beyond.

The housing needs of existing and future residents have been the key driver in the planning proposal.

Creating a better place to live, through new high-quality homes, better pedestrian access, beautified streetscapes, and new community facilities, will strengthen the community while providing more homes in a growing inner Sydney area.



The proposed redevelopment is located close to key transport corridors and the city centre

About Franklyn Street Glebe

The proposed redevelopment area is bound by Glebe Street to the north, Bay Street to the east, Franklyn Street to the west and backs on to properties in Greek Street to the south.

The Franklyn Street Glebe social housing estate is well-connected to local services, public transport, education and employment centres in a highly sought-after inner-city area near Victoria Park and the University of Technology Sydney.

The existing social housing estate was developed in the 1980s as a single block with an urban pattern that is inconsistent with the surrounding context and distinct characters of Glebe, Broadway and Ultimo.

The 13,200 sqm proposed redevelopment area currently includes 108 social housing dwellings in a series of 2 and 3 storey townhouses built with inward facing fronts and in rows that do not address the streets.



The proposed redevelopment area is bound by Glebe Street to the north, Bay Street to the east, Franklyn Street to the west and backs on to properties in Greek Street to the south

Technical studies

The redevelopment proposal is being informed by a range of technical studies

Planning has involved a team including:

- representatives of Land and Housing Corporation
- statutory and urban planners to advise on planning requirements
- architects to undertake built form testing
- urban designers and arborists to advise on public domain
- traffic consultants to study access arrangements, carparking and traffic management
- transport planners and infrastructure engineers to advise on engineering requirements
- social planners to undertake community infrastructure needs analysis and social impact assessment, and
- heritage consultants.

The technical studies have been informed by:

- site inspections
- background document reviews
- precedent research
- site analysis and mapping
- identification of opportunities and constraints
- development of a draft vision for the site, and
- options development, testing and evaluation.

Community feedback on the preliminary concept will inform the [planning proposal request](#) to the City of Sydney.



Planning and design principles

The redevelopment area at Glebe adjoins a heritage conservation area and is located within one of Sydney's most historic suburbs

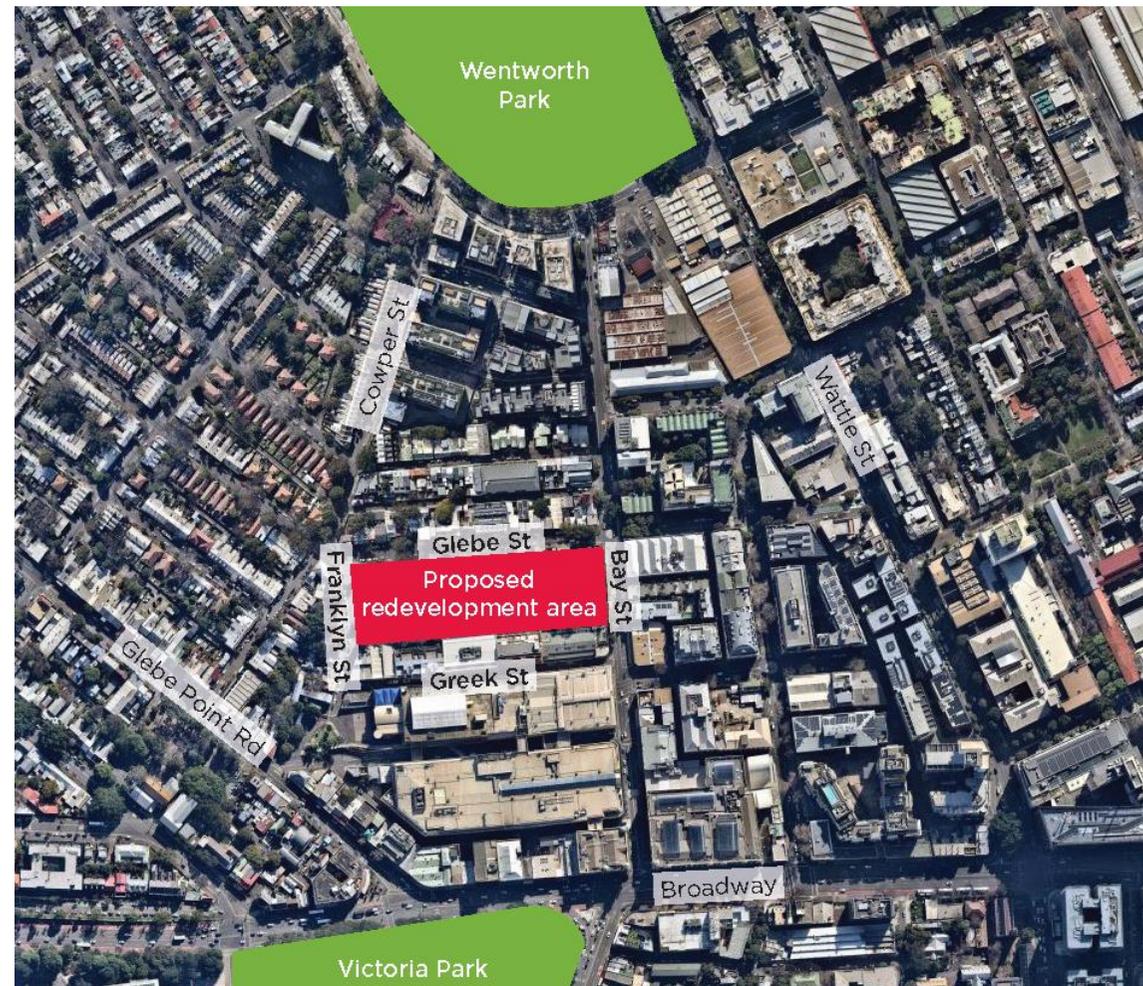
The design responds to locations bordering the proposed redevelopment area, each with their own distinct scales and characters. The scale and type of development proposed is consistent with recent developments in the area.

For this proposal, the architects have referenced traditional and locally relevant building forms and streetscapes to integrate the buildings into the neighbourhood. This approach means the new buildings can be a positive addition to Glebe.

New shared streets and spaces would be introduced to divide the area into three separate neighbourhood scale blocks and create new, improved access and outlook. Streets will be green and shady with colourful landscaping, walking and cycling paths and on-street parking. On-street parking numbers will increase and there will be underground parking.

Over the following pages of this document we outline the redevelopment proposal. The preliminary concept has been informed by a range of technical considerations.

Technical considerations, together with your input and engagement with a range of local stakeholders and community service providers, will help inform the [planning proposal request](#) to the City of Sydney.

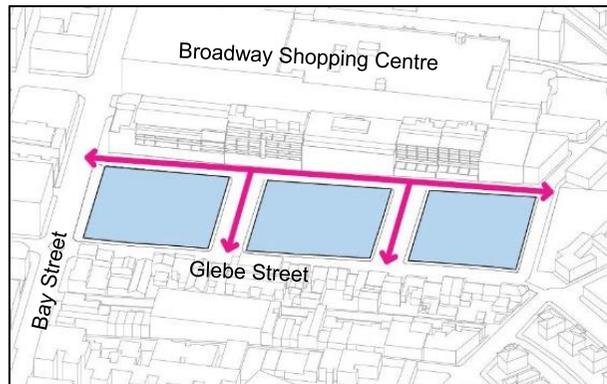


The scale of the proposed redevelopment is consistent with recent redevelopments in the area

The design approach

Key design strategies aim to improve community access and create a better place to live. There are three main design approaches outlined below

The design has considered the principles in the [NSW Government Architect's Better Placed](#) integrated design policy and the response to these criteria will be further developed during future stages of design.



New laneway and shared streets

- A new street and laneway network would divide the area into three blocks, creating better local access
- Approximately 25% of the area will be public domain



Buildings define and address the streets

- A series of low-scale buildings define and address the new streets and laneway, replacing the internal-focus of the estate
- Low rise buildings would provide a transition in height, scale and character between Glebe, Ultimo and Broadway



Tall buildings positioned to mitigate overshadowing

- A series of taller buildings across the area positioned to mitigate potential overshadowing of neighbouring buildings

Key features of the preliminary concept

The preliminary concept responds to the distinct scales and characters of the surrounding streets

The proposal includes:

- up to 130 social housing dwellings
- around 295 private and affordable dwellings
- retail on Bay Street
- around a quarter of the land as public domain, including new streets
- retaining as many trees as possible
- improving access to Robyn Kemmis Reserve, and
- mitigating overshadowing to neighbouring properties in line with the City of Sydney controls.



Artist impression of the redevelopment proposal, looking south from Wentworth Park

Proposed buildings

Three new buildings, separated by new streets

The proposal divides the existing estate into three blocks, with a new laneway network, returning around 25% of the site to public domain.

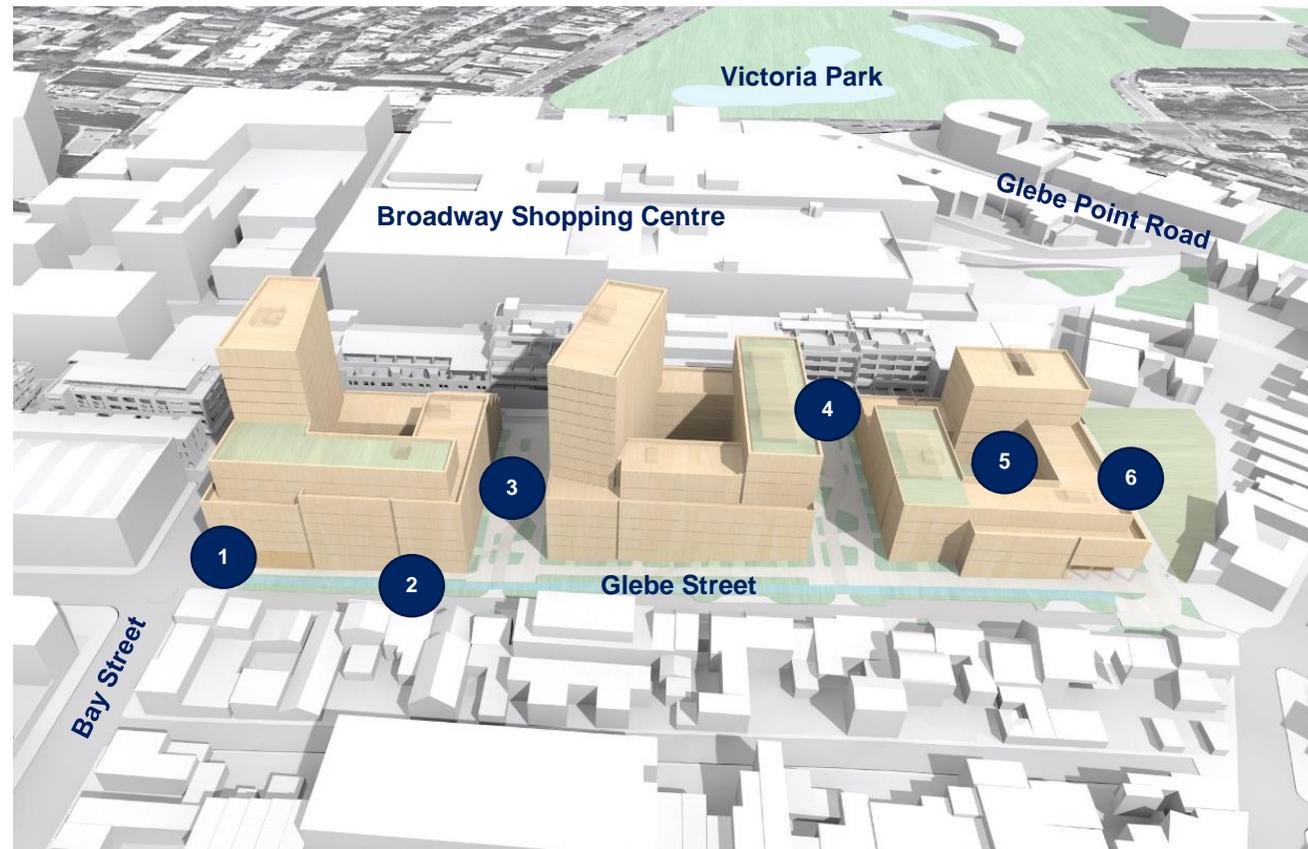
There would be a series of low-scale perimeter buildings that address the local street network.

Buildings transition in height to reflect the scales and characters of adjoining areas.

Taller buildings would be positioned to minimise overshadowing of neighbouring properties.

Legend

1. Potential location for mixed uses to activate Bay Street
2. New dedicated cycleway along Glebe Street
3. New 'living' streets
4. New laneway between Franklyn Street and Bay Street
5. Communal open spaces to the interior of each block
6. Enhance connection between Franklyn Street and Robyn Kemmis Reserve

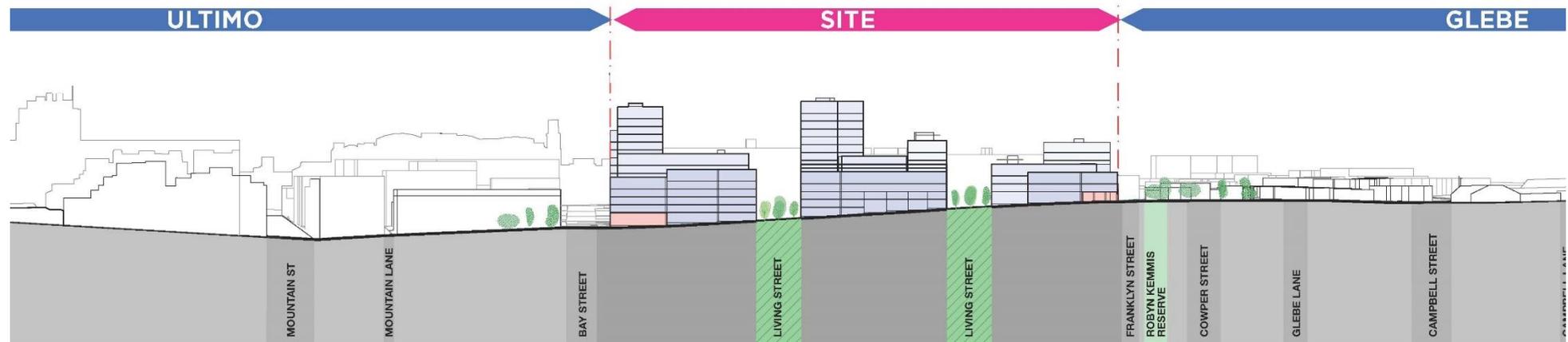


Block form view of potential buildings separated by new streets with Broadway Shopping Centre and Victoria Park in the background

Proposed maximum building heights

Building heights to be compatible with the surrounding areas

The section below shows how the proposed buildings up to 14 storeys relate to the heights of nearby buildings



Section showing building heights of the redevelopment transitioning between Ultimo and Glebe

Managing traffic and access

Improving local street access

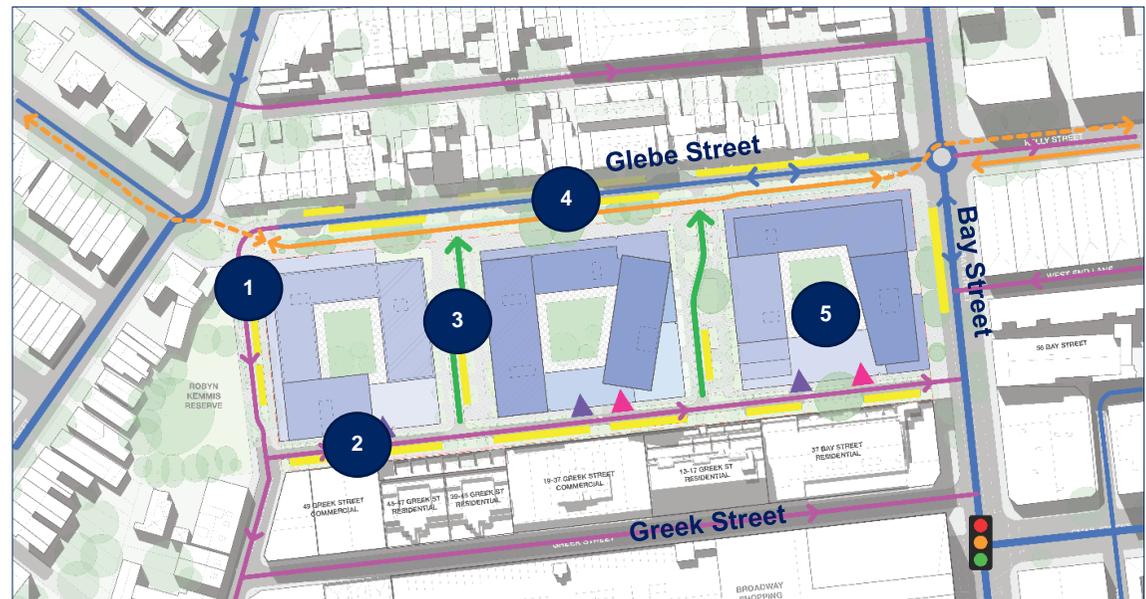
The proposal will improve access to nearby buildings and streets and make it more attractive to walk, cycle and use public transport. Traffic studies show that the redevelopment will have minimal impact on local traffic.

Legend

The proposal includes the following changes to local streets.

1. Franklyn Street remains a one-way street with easier access to Robyn Kemmis Reserve for pedestrians and cyclists
2. A new laneway to the south of the buildings will operate as a one-way east-bound street for residents, visitors and service vehicles to access undercover off-street parking, the living streets and exit onto Bay Street
3. Two new living streets (shared zones), one-way northbound public streets to provide local traffic circulation and access.
4. Glebe Street remains a two-way street with a new separated cycle path and pull-in bays to allow cars to pass each other. While the new cycleway and pedestrian improvements require some changes to on-street carparking spaces the scheme will provide an overall increase of on-street carparking spaces
5. Underground and off-street carparking spaces increased from 125 spaces up to 250 spaces, and on-street parking increased from 70 to 74 spaces

The proposal will have a negligible increase in traffic due to the low increase in parking (representing the City's lowest "Category A" parking provision), access to frequent buses and proximity to Broadway shopping centre.



LEGEND	
	TWO WAY STREET OR LANEWAY
	ONE WAY STREET OR LANEWAY
	SHARED ZONE WITH DIRECTION OF TRAVEL
	DEDICATED CYCLE PATH
	EXISTING ON-ROAD CYCLE ROUTE
	ON-STREET PARKING
	RESIDENT/VISITOR ENTRIES TO BASEMENT PARKING
	SERVICE VEHICLE ENTRIES TO BASEMENTS

Proposed local streets and laneways

The proposal includes new laneways and streets, with details and options outlined on the following pages

Franklyn Street Glebe draft public realm concept plan



Legend

- | | | |
|--|---|--|
|  Trees to be retained |  Understory planting |  Paving |
|  New tree planting |  Podium planting |  Raised threshold to shared streets |

New living streets

- A place for the community to socialise and interact
- Shared spaces with pedestrian and cycle connections, one-way car access, and drop off/pick up carparking spaces
- New tree and shrub planting to make green shady spaces, as well as retaining existing trees
- Sitting areas on benches, walls and boulders
- Lighting to make it safe for everyone to use
- Artworks and sculpture to make the spaces special



Tell us what you think?

What do you think about the design approaches for the streets and laneways?

You can provide your feedback via the link to the feedback form on page 26.



Typical cross section of a shared street (location A-A noted on the plan view)



Plan view of the shared streets

- Trees to be retained
- New tree planting

Glebe Street

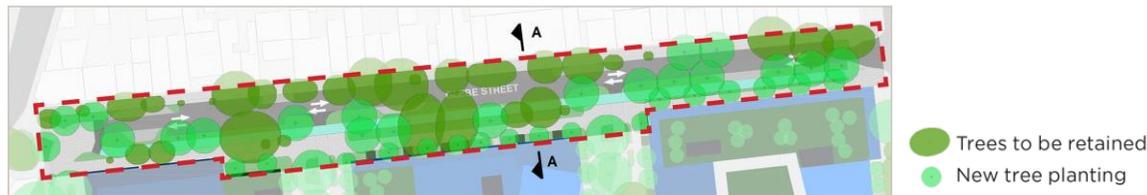
- Road kept as two-way but narrowed to either 3.5 m or 5.1 m wide (see options below)
- New two-way off-road cycleway
- Wider pedestrian space for seating and walking
- Many existing street trees retained
- New street tree and groundcover planting



Tell us what you think?

What do you think about the design approaches for the streets and laneways?

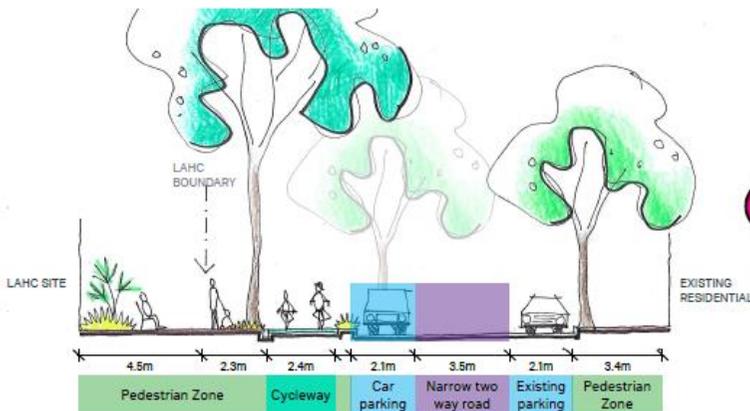
You can provide your feedback via the link to the feedback form on page 26.



Public realm landscape plan (inset on Glebe Street)

Design approach A

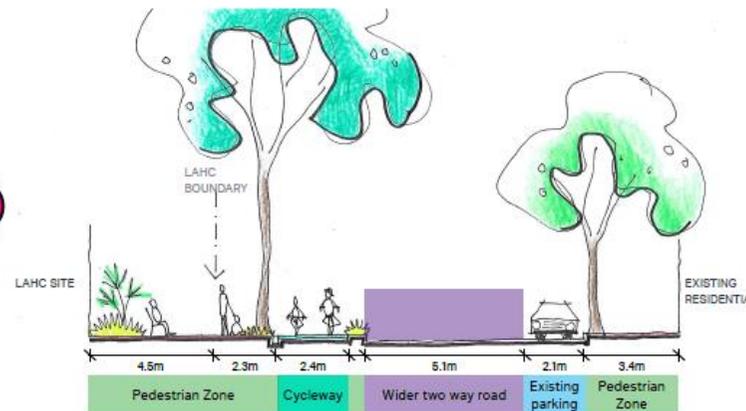
Glebe Street is a 3.5 metre two-way road with car parking on both sides



OR

Design approach B

Glebe Street is a 5.1 metre two-way road with car parking on one-side



Franklyn Street

- Kept as a one-way street, either with or without kerbs (see options below)
- More generous pedestrian footpaths
- Parking moved away from Robyn Kemmis Reserve edge
- New large street trees and groundcover planting
- Potential café to corner of Glebe Street

Public realm landscape plan (inset on Franklyn Street) with sections below

- Trees to be retained
- New tree planting



 **Tell us what you think?**

What do you think about the design approaches for the streets and laneways?

You can provide your feedback via the link to the feedback form on page 26.

Design approach A

Shared zone for pedestrians and cars, on a continuous pavement (i.e. no kerbs and gutter)



OR

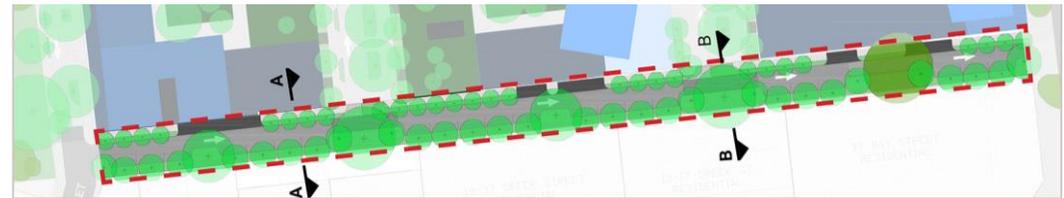
Design approach B

Traditional road with kerb and gutter and pavements for pedestrian access



New laneway

- Provides improved visitor, resident and servicing access to the development
- One-way street with option of raised zones to calm traffic
- Walkway on one side of the street with on-street carparking
- Small tree plantings to the northern side of the street
- Larger tree planting and understorey planting to the Greek Street property boundary



Public realm landscape plan (inset on new laneway) with sections below

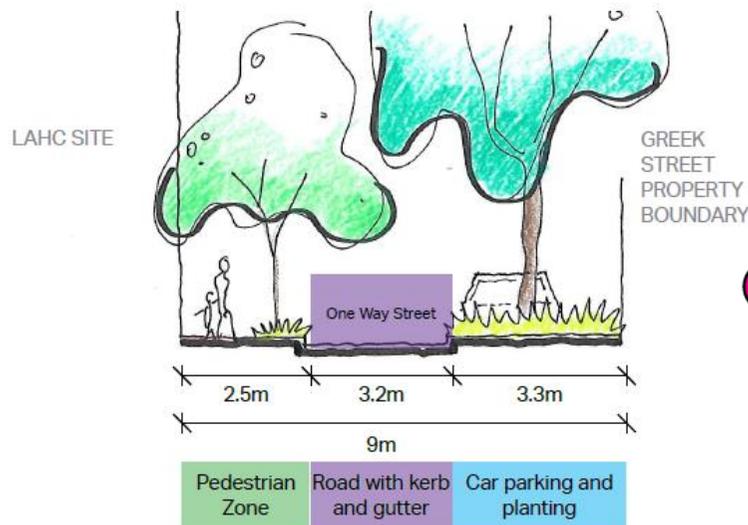
- Trees to be retained
- New tree planting

Design approach A

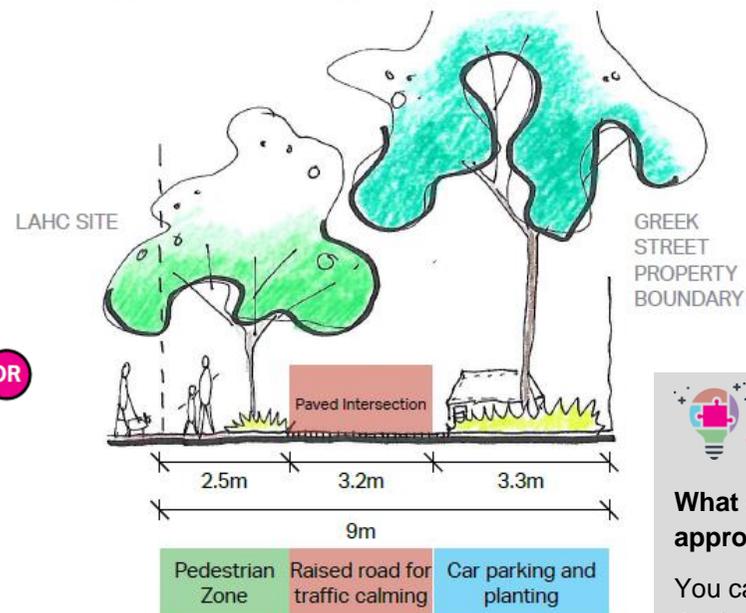
The new laneway is a traditional road with kerb and gutter

Design approach B

The new laneway provides a paved surface for cars, as a traffic calming measure



OR



 **Tell us what you think?**

What do you think about the design approaches for the streets and laneways?

You can provide your feedback via the link to the feedback form on page 26.

Proposed public spaces

New and better public spaces

The proposal includes improved open spaces and other public spaces with public art, seating and paved areas.

We would like to know your ideas for how to create great public spaces to inform the planning proposal request to the City of Sydney.



Tell us what you think?

What is most important in the design of these new streets, laneways and public spaces to create great public spaces?

You can provide your feedback via the link feedback form on page 26.

Legend

1. Incidental art
2. Seating elements
3. Beautiful pavements
4. Water Sensitive Urban Design
5. Outdoor Games
6. Shade trees
7. Healthy understory planting
8. Children's play elements

Proposed community space

A space where everyone feels welcome

The proposal includes a potential new community space in one of the new buildings.

We would like to know your ideas for how a new community space could be used to inform the planning proposal request to the City of Sydney.



Tell us what you think?

What is most important to consider about any future community space?

You can provide your feedback via the link to the feedback form on page 26.



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

Feedback we are seeking

Your feedback about the preliminary concept will inform how we progress with planning

We encourage you to think about the following questions when providing your feedback about the proposal.

HAVE YOUR SAY
click here for more information

1. **In addition to sensitively managing the proposal with the residents of Franklyn Street, what do you think are the three most important things to consider in the redevelopment?**

For example:

- the size, design and local character of other nearby buildings
- making it easier to connect with the neighbourhood by replacing the internal landscaped lawns and paths with shared slow speed streets and laneways
- including a small number of shops and cafes
- including more meeting places for residents like internal and rooftop communal terraces or community rooms
- adding more street trees and vegetation
- managing traffic impacts on the local street network
- creating apartments that better suit residents' needs as people age or their circumstances change
- Other (please specify)

2. **What is most important in the design of these new streets, laneways and public spaces to create great public spaces?**
3. **There is potential for a new community space in the redevelopment and/ or a café facing Franklyn Street to enhance connection with the park. We are interested in the kinds of new facilities you think would be good for the area. What is most important to consider about any future community space?**
4. **Do you have any other comments about the Franklyn Street Glebe redevelopment proposal?**

Have your say

We appreciate your input now so we can understand what matters most to you as we develop the proposal

To provide your feedback on the preliminary concept you can:

- attend an [online Community Information Session](#) (webinar) and speak with the project team
- complete the [online feedback form](#)
- visit the project website at www.dpie.nsw.gov.au/ahc/major-projects/franklyn-st
- call our project hotline on 1800 738 718, and
- email FranklynSt@facs.nsw.gov.au

We look forward to hearing your thoughts as we continue planning for this important redevelopment.

**Please submit your feedback to the project team by 5pm
Friday 11 December 2020.**

As part of the technical studies for the proposal, social housing residents will also be invited to talk with the team to inform the **social impact assessment**. Residents will be asked about their hopes and concerns for the redevelopment, and about the community services and facilities in the area they rely on. The social impact assessment will make recommendations to maximise positive aspects and mitigate impacts of the proposal.

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Project information line: 1800 738 718

Email: FranklynSt@facs.nsw.gov.au

The project team will review all feedback and the outcomes of the technical studies to inform the [planning proposal request](#) that will be submitted to the City of Sydney.

Further opportunities to view the proposal and provide feedback will be available through the City's public exhibition of the Franklyn Street planning proposal.



