



Martin Road Ranger's Residence change of use

Engagement report

Client: Greater Sydney Parklands

Date: December 2023

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Cred Consulting acknowledges the
Traditional Custodians of the lands
on which we operate.

We pay our respects to the Traditional Owners,
Ancestors and Elders past and present.

We recognise the strength, resilience and
contributions of First Nations Peoples, and the eternal
and spiritual connection held in the lands, skies and
waters, through cultural practices and beliefs.

Our team is proud to live, learn and thrive in the place
we now call Australia, and recognise sovereignty has
never been ceded by First Nations Peoples of this
continent.

As embedded in our values, we are committed to
building connected, healthy and resilient communities
and creating purposeful outcomes that reflect our
deep appreciation for the peoples and cultures that
make us who we are and shape where we are going
— together as one.

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1. Introduction

Greater Sydney Parklands engaged Cred Consulting to collect feedback on a proposed change of use for the Ranger's Residence located adjacent to Martin Road in Centennial Park.

1.1 Background

The Ranger's Residence, located adjacent to Martin Road, has been vacant since 2020 when the COVID-19 lockdowns occurred. Prior to this, it was used for short-term accommodation and as an occasional commercial filming location. However, due to noise and wear and tear on the property, its use as short-term accommodation was deemed unsuitable by the Centennial and Moore Park Trust (the Trust), and so has not continued.

The Trust is now proposing to change the use of the Ranger's Residence from 'residential' to 'commercial'. This change is aimed at making the use of the Residence more appropriate and sustainable. Under the proposed change, a tenant may use the Residence for professional offices, such as architects, professional consultants, or solicitors. The Trust will not consider any commercial use that would attract high traffic or require changes to the heritage interiors (e.g. medical, dental, retail, food and beverage).

1.2 Purpose of engagement

The Trust does not anticipate any negative impacts on residents living on Martin Road and the surrounding streets. However, as part of the Review of Environmental Factors (REF) the Trust is required to assess the likely environmental impacts of the proposal. This includes providing local residents with information on the proposed change and the opportunity to provide feedback.

1.3 Engagement program

The engagement program included a hand-delivered letter to residents living on Martin Road, Robertson Road, Oxley Lane and Dibbs Street. The letter directed residents to an online FAQ developed by the Trust to provide them with more information on the proposed change. The letter and FAQ document are available at Appendix 1.

Residents were invited to share their feedback in one of the following ways:

- an online survey form, and
- sending a written submission via email.

Three written submissions were received. No responses were collected via the online survey form. This report provides a summary of the three submissions. The submissions are available at Appendix 2.

2. Written submissions

2.1 What we heard

2.1.1 Lack of support for proposed change

All three written submissions are not in support of the proposed changes to the Ranger's Residence on Martin Road.

The written submissions provided the following reasons for not supporting the proposed change:

- There are currently no commercial uses on any residence along Martin Road and Robertson Road and this should remain the case.
- Increased noise.
- Increased cars leading to increased traffic which could pose a danger to children, dog walkers and learner drivers.
- Security concerns.

The written submissions shared ideas for how the Ranger's Residence could be used in the future. This includes:

- A residence.
 - A family who can rent the residence and become part of the neighbourhood.
 - A Ranger family who can help care for the park. One submission noted a Ranger family used to live in the Ranger's Residence when they first moved in.
- Art gallery.

2.1.2 Other

One submission called for the estimates on the financial returns on the short-term accommodation use to be made public.

3. Appendices

3.1 Appendix 1: Letter and FAQ

Dear Resident

The Centennial and Moore Park Trust (the Trust) wishes to inform you about a proposal regarding the Ranger's Residence adjacent to Martin Road, Centennial Park, and to seek your feedback.

Background

The Ranger's Residence, located adjacent to Martin Road, has been vacant since 2020 when the COVID-19 lockdowns occurred. Prior to this, it was used for short-term accommodation and as an occasional commercial filming location. However, due to noise and wear and tear on the property, its use as short-term accommodation was deemed unsuitable by the Trust, and so has not continued.

Proposed change

The Trust is now proposing to change the use of the Ranger's Residence from 'residential' to 'commercial'. This change is aimed at making the use of the Residence more appropriate and sustainable. Under the proposed change, a tenant may use the Residence for professional offices, such as architects, professional consultants, or solicitors.

The Trust *will not* consider any commercial use that would attract high traffic or require changes to the heritage interiors (e.g. medical, dental, retail, food and beverage).

While the Trust does not anticipate any negative impacts on residents living on Martin Road and the surrounding streets, we want to give you the opportunity to provide feedback on this proposal.

Have your say

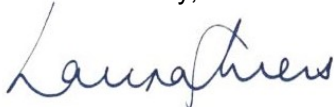
We have developed some FAQs to provide you with more information on this proposed change. We invite you to read through the FAQ to find out more about the proposal at www.centennialparklands.com.au/martinroad

You can provide feedback by completing our online submission form, by scanning the QR code below or emailing property.services@gsp.nsw.gov.au by 27 October 2023.

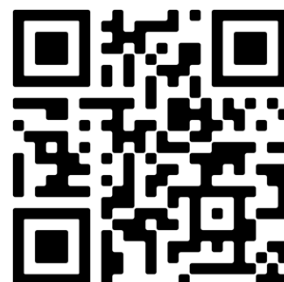
For more information or inquiries, please contact Anthea Gardner, Greater Sydney Parklands' Senior Manager Property Portfolio on 02 9895 7503 or anthea.gardner@gsp.nsw.gov.au.

Your feedback will help us shape the project in a way that is considerate of the community's interests and concerns.

Yours sincerely,



Laura Stevens
Acting Chief Executive
Greater Sydney Parklands



Question	Answer
Why has the Martin Road Ranger's Residence been vacant since 2020?	The Martin Road Ranger's Residence (the residence) has been vacant since 2020 when the COVID-19 lockdowns occurred. Prior to this, it was leased as short-term accommodation and as an occasional location for commercial filming. Since COVID-19, use of the house as short-term accommodation was deemed by the Centennial and Moore Park Trust (the Trust) to be inappropriate due to noise impacts on residents resulting from loud music and parties held at the house.
What is the change of use being proposed for the Martin Road Ranger's Residence?	<p>The Trust proposes to change the use of the Martin Road Ranger's House (the house), from 'residential' to 'commercial' so that the use of the Residence will be more appropriate and sustainable.</p> <p>The Trust has identified a preference for the premises to be used for professional private offices that operate during standard business hours, such as architects, engineers, solicitors or other consultants.</p>
Will high traffic commercial use such as medical, dental, retail, food and beverage be considered?	<p>No, the Trust is aware of the relationship of the Ranger's Residence relative to the adjacent residential properties in Martin Road and as such will not consider land uses which typically generate high volumes of either foot or vehicular traffic. This aligns with the Centennial Park Master Plan 2040 which states, "future uses to respect proximity to adjacent residential area".</p> <p>In addition, there are limitations on any alterations or fit-outs permitted at the Residence due to its heritage status. For example, additional plumbing to provide hand washing facilities in consulting rooms for dental or doctors' suites would not be possible.</p>
What is the process to proceed with a change of use?	<p>The current residential use of the Ranger's Residence is allowed under the State Environmental Planning Policy (Transport and Infrastructure) 2021, which is the set of rules governing development on the Trust's land. Specifically, it permits development on the Trust's land by or for the Trust without requiring formal consent.</p> <p>This means that the Trust is not required to obtain a development consent (from the local council), as long as it follows the guidelines outlined in the Centennial Parklands Plan of Management (2018).</p> <p>The Centennial Parklands Plan of Management (2018) is an overarching strategic planning document that guides and is</p>

informed by a series of subordinate strategic plans, which provide details about how the Plan of Management will be implemented.

The Centennial Park Master Plan 2040 is one of the subordinate plans. It makes the following reference to the future use of the Ranger's Residence:

“ ... refurbish ... and make accessible for public/commercial use. Future uses to respect proximity to adjacent residential area.”

Although the Trust is not required to obtain development consent for a proposed change of use, it is required to assess the likely environmental impacts of the proposal by undertaking a Review of Environmental Factors (REF).

The REF is being prepared currently but cannot be completed until the results of the community consultation are known. However it is anticipated that the REF will be finalised by the end of the year.

Review of Environmental Factors (REF)

The REF will identify, analyse and evaluate the direct, indirect and cumulative impacts of the proposal to determine whether it is likely to have a significant impact on the environment. Mitigation measures may also be identified to eliminate or reduce any negative impacts and enhance positive impacts where possible.

The REF will assist the Trust in fulfilling its statutory obligations to consider, to the fullest extent possible, all matters likely to affect the environment before it makes a determination to allow (or not) the activity to proceed.

What investigations will be undertaken to guide and support the proposed change of use at the Martin Road Ranger's Residence?

As part of the process the following investigations will be undertaken:

Heritage

As Centennial Park is listed on the State Heritage Register, a Heritage Impact Statement (HIS) is being prepared to inform the REF. This Statement will assess the potential impacts of the proposed change of use on the heritage integrity of the listed items.

Building Code of Australia (BCA)

The proposed change of use from residential to commercial use is expected to result in a change in the classification of the premises. The BCA report makes that assessment and provides recommendations and advice in relation to Fire Safety and other building-related matters.

Review of Environmental Factors (REF)

The REF demonstrates how the Trust has examined and taken into account to the fullest extent possible, all matters affecting or likely to affect the environment by reason of the proposed change of use and how the relevant environmental factors were addressed.

Will the change of use impact on street parking on Martin Road and surrounding streets?

It is not anticipated that a commercial tenancy for professional offices would impact on parking in surrounding streets. There is parking provided on-site at the Residence. Adjacent to the Residence is a garage and a gravel area where a number of cars can be parked. There is also untimed public parking within Centennial Park.

There are a number of public transport options for potential tenants to use including bus stops that provide access to Bondi Junction train station as well as the light rail service.

Will the change of use impact the heritage of the Martin Road Ranger's Residence?

As Centennial Park is listed on the State Heritage Register, a HIS is being prepared to assess the potential impacts of the proposed change of use on the heritage integrity of the listed items.

Any future commercial tenancy will be constrained by the heritage status of the property in terms of what can be altered or impacted.

Potential tenants would be permitted to have business identification signage to communicate to members of the public where they are located. As signage cannot be attached to the façade of the building it is likely this would be free-standing signage close to but within the fenceline of Centennial Park. The signage would be modest in scale, would not be permitted to be illuminated or artwork and would need to be in keeping with the character of the heritage building. The signage will need to be able to be removed without causing damage to the building. The Trust would approve any signage prior to it being installed.



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