



51-55 Missenden Road, Camperdown

Proposal Title : **51-55 Missenden Road, Camperdown**

Proposal Summary : **The proposal seeks to amend the Sydney Local Environmental Plan (LEP) 2012 for 51-55 Missenden Road, Camperdown to:**

- Increase the maximum building height from 15 metres to 27 metres;
- increase the maximum floor space ratio from 1.75:1 to 2.7:1; and
- add 'serviced apartments' as an additional permitted use.

PP Number : **PP_2015_SYDNE_005_00**

Dop File No : **15/09995**

Proposal Details

Date Planning Proposal Received : **03-Aug-2015**

LGA covered : **Sydney**

Region : **Metro(CBD)**

RPA : **Council of the City of Sydney**

State Electorate : **SYDNEY**

Section of the Act : **55 - Planning Proposal**

LEP Type : **Spot Rezoning**

Location Details

Street : **51-55 Missenden Road**

Suburb : **Camperdown**

City : **Sydney**

Postcode : **2050**

Land Parcel : **Lots 1-4 DP456915**

DoP Planning Officer Contact Details

Contact Name : **Wayne Williamson**

Contact Number : **0285754121**

Contact Email : **wayne.williamson@planning.nsw.gov.au**

RPA Contact Details

Contact Name : **Marie Lerufi**

Contact Number : **0292659333**

Contact Email : **mierufi@cityofsydney.nsw.gov.au**

DoP Project Manager Contact Details

Contact Name :

Contact Number :

Contact Email :

Land Release Data

Growth Centre :

Release Area Name :

Regional / Sub

Consistent with Strategy :

Regional Strategy :

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MDP Number :		Date of Release :	
Area of Release (Ha) :		Type of Release (eg Residential / Employment land) :	
No. of Lots :	0	No. of Dwellings (where relevant) :	0
Gross Floor Area :	0	No of Jobs Created :	18

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**

If No, comment : **The Department of Planning and Environment's Code of Practice in relation to communication and meetings with lobbyists has been complied with. Metropolitan (CBD) has not met any lobbyists in relation to this proposal, nor has the Director been advised of any meetings between other Department officers and lobbyists concerning this proposal.**

Have there been meetings or communications with registered lobbyists? : **No**

If Yes, comment :

Supporting notes

Internal Supporting Notes : **City of Sydney Council is seeking delegation to carry out the Minister's plan-making functions under section 59 of the Environmental Planning and Assessment Act 1979 (the EP&A Act). Delegation is considered appropriate as the matter is of local significance.**

The site is located approximately 5km from the Sydney CBD, has an area of 440 square metres and is currently occupied by a pub, known as the Alfred Hotel, which is a local heritage item. The Alfred Hotel includes a public bar at ground level and single room accommodation on the first floor.

The surrounding properties are a variety of building types including commercial and institutional buildings (Royal Prince Alfred Hospital and University of Sydney), residential and retail uses.

The site is currently zoned B1 Neighbourhood Centre and is situated in a cluster of lots along Missenden Road that are all zoned B1. To the west of the B1 zone is a large B4 Mixed Use area, to the east and south of the site is the University of Sydney and Royal Prince Alfred Hospital, which are both zoned SP2.

External Supporting Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment : **The key objectives of the proposal are to:**

- Promote the supply of serviced apartments in a well serviced and high demand location that is consistent with Council's Draft Visitor Action Plan;**
- enable a land use that supports the Broadway/ Camperdown Health and Education precinct as identified in the NSW Government's A Plan for Growing Sydney; and**
- ensure any proposed development responds to the heritage significance of**

the Alfred Hotel.

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : **The proposal seeks to:**

- **Increase the maximum building height from 15 metres to 27 metres;**
- **increase the maximum floor space ratio from 1.75:1 to 2.7:1; and**
- **add 'serviced apartments' as an additional permitted use.**

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA : **1.1 Business and Industrial Zones**
2.3 Heritage Conservation
* May need the Director General's agreement **3.4 Integrating Land Use and Transport**
6.1 Approval and Referral Requirements
6.3 Site Specific Provisions
7.1 Implementation of A Plan for Growing Sydney

Is the Director General's agreement required? **No**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified? **SEPP No 6—Number of Storeys in a Building**
SEPP No 64—Advertising and Signage
SEPP No 65—Design Quality of Residential Flat Development
SEPP (Exempt and Complying Development Codes) 2008
SEPP (Infrastructure) 2007

e) List any other matters that need to be considered :

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain : **The proposal is not considered to be inconsistent with any SEPPs and section 117 Directions.**

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : **Mapping is adequate.**

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **Public consultation will be undertaken in accordance with the Gateway determination. Council suggests an exhibition period of 28 days.**

PROJECT TIMELINE

Council has provided an indicative project timeline with a completion date of January 2016. The Department considers a 9 month project timeline for completion is adequate.

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date : **December 2012**

Comments in relation to Principal LEP : **The Sydney LEP 2012 was notified in December 2012.**

Assessment Criteria

Need for planning proposal : **Council received a request from the landowner to amend the planning controls for the site. Council considers the redevelopment of this site would offer a good opportunity to deliver visitor accommodation with access to goods, services and public transport.**

A planning proposal provides the best means of increasing the planning controls for the site and allowing 'serviced apartments' to be a permissible use.

Council considered rezoning the site to B4 Mixed Use, however, the B4 zone is not Council's preferred option as it would create opportunity for a greater range of uses such as residential accommodation which would not contribute to the supply of serviced apartments. The B4 zone would also create opportunities for activity that is incompatible with the intent of the B1 Zone, impact on the supply of hotel accommodation and may have impacts on neighbouring residential uses.

In general the Department's preference is to apply a land use zone which reflects the intended land uses. It is noted that the use of Schedule 1 in this case will reinforce the preservation of the site intended commercial use and is considered acceptable in this instance.

Consistency with strategic planning framework : **The key priorities in the Plan for Growing Sydney for the Broadway and Camperdown Precincts, is to:**
• Support education related land uses and infrastructure around Sydney University; and
• support health-related land uses and infrastructure around Royal Prince Alfred Hospital.

By providing serviced apartments, the proposal directly aligns with both of these priorities.

The proposal also aligns with the NSW Government's State Plan 2021, the City of Sydney Visitor Accommodation Action Plan 2014 and Sustainable Sydney 2030 community plan.

Environmental social economic impacts : **Proposed building height**
Missenden Road is characterised by a diverse range of building heights, building forms and land uses. The proposed option of locating a 7 storey tower at the rear of the site will enable retention of the heritage listed Alfred Hotel and limit any impacts to the Missenden Road frontage. The accompanying urban design study concludes the building envelope is an appropriate response to the immediate urban context.

Environmental impacts
The proposal will not affect any critical habitats, populations or ecological communities. The site is located in a developed urban area where no such populations or communities are known to exist.

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Social and Economic impacts

The visitor economy is a major source of jobs and economic growth for Sydney. Visitors increase international knowledge, business, networks and cultural awareness and contribute to Sydney's reputation as a great place to visit, live, work and invest.

The proposal is well placed to support the social and economic functions of the Camperdown Education and Health Precinct.

Assessment Process

Proposal type : **Minor** Community Consultation Period : **14 Days**

Timeframe to make LEP : **9 months** Delegation : **RPA**

Public Authority Consultation - 56(2) (d) : **Office of Environment and Heritage
Department of Health
Transport for NSW
Transport for NSW - Roads and Maritime Services**

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons : **Existing infrastructure servicing the site has the capacity to accommodate future development.**

Documents

Document File Name	DocumentType Name	Is Public
Planning Proposal - 51-55 Missenden Rd Camperdown.pdf	Proposal	Yes
55 Missenden Road_CouncilLetter.pdf	Proposal Covering Letter	Yes

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions: **1.1 Business and Industrial Zones
2.3 Heritage Conservation
3.4 Integrating Land Use and Transport
6.1 Approval and Referral Requirements
6.3 Site Specific Provisions**

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7.1 Implementation of A Plan for Growing Sydney

Additional Information :

It is recommended that the planning proposal proceed, subject to the following conditions:

- 1. The planning proposal be publicly exhibited for a period of not less than 14 days.**
- 2. Council is to consult with Transport for NSW, Roads and Maritime Services, Department of Health and Office of Environment and Heritage.**
- 3. A public hearing is not required.**
- 4. The planning proposal is to be finalised within 9 months from the date of the gateway determination.**

Supporting Reasons :

The proposal is supported as it represents an opportunity to deliver visitor accommodation in an appropriate location and is consistent with Council's Visitor Accommodation Action Plan 2014.

Signature:



Printed Name:

TIM ARCHER Date: 12 AUGUST 2015