

7-15 Randle Street, Surry Hills (Approx. 108 Jobs)

Proposal Title : **7-15 Randle Street, Surry Hills (Approx. 108 Jobs)**

Proposal Summary : **The proposal seeks to increase the development standards at 7-15 Randle Street, Surry Hills for the primary use of hotel or motel accommodation only.**

PP Number : **PP_2017_SYDNE_002_00**

Dop File No : **17/04628**

Proposal Details

Date Planning : **10-Mar-2017**

Proposal Received :

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 : **7-15 Randle Street**

Suburb : **Surry Hills**

City : **Sydney**

Postcode :

Land Parcel : **Lot 5 DP 78903, Lot 6 DP 78903, Lot 1 DP 538913, Lot 1 DP 74545**

DoP Planning Officer Contact Details

Contact Name : **Mary Su**

Contact Number : **93732807**

Contact Email : **mary.su@planning.nsw.gov.au**

RPA Contact Details

Contact Name : **Claudine Loffi**

Contact Number : **92467683**

Contact Email : **cloffi@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 0

(where relevant) :

Gross Floor Area : 0

No of Jobs Created : 108

The NSW Government **Yes**

Lobbyists Code of

Conduct has been

complied with :

If No, comment :

Have there been **No**

meetings or

communications with

registered lobbyists? :

If Yes, comment :

The Department of Planning and Environment's Code of Practice in relation to communication and meetings with lobbyists has been complied with. Sydney Region East 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.

Supporting notes

Internal Supporting

Notes :

The subject site at 7-15 Randle Street contains four adjoining land parcels located on a small wedge shaped block in Surry Hills, east of Central Station. The site has dual frontages to Randle Street and Randle Lane. Randle Lane backs onto Chalmers Street.

The site occupies half the small block, including the corner formed by the junction of Randle Street and Randle Lane. Located in close proximity to Central Station and flanked by major roads, the site is visible from Central Station platforms and surrounding streets including Chalmers, Elizabeth and Cooper Streets.

The combined site area of 7-15 Randle Street is 817.31 square metres. Three former industrial brick buildings currently occupy this site with full site coverage. The heritage item is at the centre of the site at 11-13 Randle Street. This building is 7-storeys in height, including basement at the lane level. Tall parapet walls increase the street frontage height of the building. The two buildings flanking the heritage item are lower than 7 storeys. At the corner of Randle Lane, 15 Randle Street contains a 6-storey building, including a 2-storey rooftop addition. At the north end of the site, 7 Randle Street contains a 4-storey building including basement at the lane level.

The proposed scheme will allow for a gross floor area of 5,318 square metres which includes accommodation and restaurant/cafe floor space. The proposal scheme will have a total capacity of 126 rooms and deliver approximately 108 jobs.

External Supporting

Notes :

Adequacy Assessment**Statement of the objectives - s55(2)(a)**Is a statement of the objectives provided? **Yes**

Comment :

The planning proposal includes the following objectives and intended outcomes:

Objectives:

- To enable the orderly and feasible redevelopment of the entire site of 7-15 Randle Street,

Surry Hills, for 'hotel or motel accommodation' with ancillary commercial premises at lowest two levels;

- to ensure that new development responds sympathetically to the heritage item at 11-13 Randle Street, Surry Hills, the former Henderson Hat factory; and
- to ensure that new development is appropriate to the urban context.

Outcomes:

- The amendment to the maximum permissible height and floor space will facilitate the provision of 'hotel or motel accommodation' with ancillary commercial premises in a location appropriate to this use;
- redevelopment of the site will conserve the heritage item at 11-13 Randle Street, including the building, its interiors and setting; and
- redevelopment of the site will achieve design excellence through a sympathetic adaptive re-use of the heritage item with compatible infill development and additions.

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

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

Comment : **To achieve the intended outcomes, the planning proposal seeks to amend Sydney Local Environmental Plan 2012 as follows:**

- Introduce a new clause under 'Division 5 Site Specific Provisions' to enable additional building height and floor space if the entire site is developed for 'hotel or motel accommodation' use, with ancillary commercial premises at the lowest two levels;
- enable a design excellence bonus for additional floor space only;
- amend clause 4.6(8) to ensure no additional height or floor space can be achieved by way of a variation to the proposed new clause; and
- amend the land parcel description for the heritage item at 11-13 Randle Street, Surry Hills, to correspond with the listing boundary shown in the heritage map.

Justification - s55 (2)(c)

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

b) S.117 directions identified by RPA :

* May need the Director General's agreement

- 1.1 Business and Industrial Zones
- 2.3 Heritage Conservation
- 3.4 Integrating Land Use and Transport
- 4.1 Acid Sulfate Soils
- 4.3 Flood Prone Land
- 5.1 Implementation of Regional Strategies
- 6.1 Approval and Referral Requirements
- 6.2 Reserving Land for Public Purposes
- 6.3 Site Specific Provisions
- 7.1 Implementation of A Plan for Growing Sydney

Is the Director General's agreement required?

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

d) Which SEPPs have the RPA identified?

- SEPP No 1—Development Standards
- SEPP No 4—Development Without Consent and Miscellaneous Exempt and Complying Development
- SEPP No 6—Number of Storeys in a Building
- SEPP No 22—Shops and Commercial Premises
- SEPP No 33—Hazardous and Offensive Development
- SEPP No 55—Remediation of Land
- SEPP No 60—Exempt and Complying Development
- SEPP No 64—Advertising and Signage
- SEPP (Building Sustainability Index: BASIX) 2004
- SREP (Sydney Harbour Catchment) 2005

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

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

If No, explain : **The planning proposal is considered to be consistent with all S.117 Directions and relevant SEPPs.**

Mapping Provided - s55(2)(d)

Is mapping provided? **No**

Comment : **The planning proposal does not seek to amend any maps contained in Sydney LEP 2012.**

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.**

TIMELINE

Council included an indicative timeline with a completion date for October 2017. The Department considers a 12 month timeframe for completion to be adequate.

Additional Director General's requirements

Are there any additional Director General's requirements?

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 gazetted in December 2012.**

Assessment Criteria

Need for planning proposal : **The planning proposal is not a result of any strategic study or report. A planning proposal is the best means to amend the development standards to facilitate the redevelopment of the site for visitor accommodation.**

Consistency with strategic planning framework : **The planning proposal is consistent with relevant goals, directions and actions of A Plan for Growing Sydney and the draft Central District Plan in that it will promote tourism and facilitate development of a site which is highly accessible by public transport and encourage the re-use of a heritage building.**

The planning proposal is also consistent with City of Sydney's Visitor Accommodation Action Plan which encourages new hotel developments to accommodate growing tourism in Sydney.

Environmental social
economic impacts :

ENVIRONMENTAL

This planning proposal does not apply to land identified as containing critical habitat or threatened species, populations or ecological communities or their habitats.

HERITAGE

The former Henderson's Hat factory at 11-13 Randle Street is located at the centre of the site, comprising a 7-storey brick building. The building and its interiors are listed as a heritage item.

A heritage conservation management strategy was prepared by John Oultram Heritage and Design to support the planning proposal. Specific considerations for the planning proposal include conserving the building's structural integrity and historic building features, in particular its parapet walls. The parapet walls of the heritage item are a prominent skyline feature from key local vantage points. Additional provisions are recommended for the site-specific DCP to maintain and conserve the structural and architectural integrity of the heritage item and to guide compatible new works to the building and adjoining infill development. The DCP provisions clarify the intended outcomes from this planning proposal, giving direction for the detailed design to be resolved at subsequent stages through the design and development process.

CONTAMINATION

The Phase 1 Preliminary Contamination Investigation report by Getex identifies potential sources of contamination and concludes the site would be suitable for the proposed development once a Phase 2 Detailed Contamination Investigation is completed. If the Phase 2 investigation identifies remediation is required, then the remediation is to be undertaken in accordance with a Remedial Action Plan. Further investigation can occur at subsequent stages through the development application process.

TRAFFIC

The hotel and ancillary hospitality use will increase vehicular movements for hotel services, such as waste and laundry collections, as well as guest transportation, including shuttle buses and taxis.

Potential road changes for the light rail along Chalmers Street could remove existing parking on Randle Street. This would remove the capacity for a drop-off zone or parking for the hotel on Randle Street and divert all hotel traffic movements to Randle Lane. In the event that only Randle Lane is available for traffic movements, the traffic report by Budd Rogers & Kafes indicates that the lane can accommodate the necessary hotel vehicles. It is recommended that Transport for NSW be consulted as a condition of the Gateway determination.

The proposed scheme does not include any on-site parking. The traffic report concludes that as the site is in close proximity to public transport, a significant proportion of guests are likely to arrive and depart using public transport or walking. A proportion of guests would be set down and picked up by taxi or mini-buses.

SOCIAL AND ECONOMIC

This planning proposal provides an opportunity to redevelop the site for visitor accommodation to support Sydney's tourism industry.

Redevelopment will allow for positive economic effects including greater choice of visitor accommodation and employment opportunities in both the hotel and the restaurant and retail offerings. The redevelopment also offers social benefits of greater public access to the heritage item at 11-13 Randle Street.

7-15 Randle Street, Surry Hills (Approx. 108 Jobs)**Assessment Process**

Proposal type : **Routine** Community Consultation Period : **28 Days**

Timeframe to make LEP : **12 months** Delegation : **RPA**

Public Authority **Office of Environment and Heritage**
 Consultation - 56(2)(d) **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 : **The site is well serviced by public utilities including electricity, telecommunications, water, sewer and stormwater. It is expected that these services would be upgraded where required by the developer.**

Documents

Document File Name	DocumentType Name	Is Public
Planning Proposal.pdf	Proposal	Yes
Council Letter - Randle St.pdf	Proposal Covering Letter	Yes
1 architectural statement.pdf	Study	Yes
2 indicative drawings.pdf	Study	Yes
3 envelope & height.pdf	Study	Yes
4 view photomontages.pdf	Study	Yes
5 site analysis.pdf	Study	Yes
6 site surveys.pdf	Study	Yes
7 shadow diagrams.pdf	Study	Yes
8 conservation strategy.pdf	Study	Yes
9 contamination report.pdf	Study	Yes
10 structural engineers report.pdf	Study	Yes
11 BCA report.pdf	Study	Yes
12 transport reports.pdf	Study	Yes
13 waste management plan.pdf	Study	Yes

Planning Team Recommendation

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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
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 6.3 Site Specific Provisions
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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 28 days.**
- 2. Council is to consult with:**
 - **Roads and Maritime Services;**
 - **Transport for NSW**
 - **Office of Environment and Heritage**
- 3. A public hearing is not required.**
- 4. The planning proposal is to be finalised within 12 months from the date of the gateway determination.**

Supporting Reasons : **The proposal is supported because it will facilitate redevelopment of the site for a future hotel, delivering needed mid-range visitor accommodation and supporting Sydney's tourist economy.**

Signature:



Printed Name:

W. Williams

Date:

6/4/2017

