

Attachment A1

**Proponent's Planning Proposal Request –
2, 2A-8 Arundel Street and 6-12 Parramatta
Road, Forest Lodge**

**REQUEST FOR PRE-DA MEETING – CITY OF SYDNEY COUNCIL
PROPOSED REZONING OF UNIVERSITY OF SYDNEY FOREST LODGE PROPERTIES
Scoping Report**

| | |
|--------------------------|--|
| LGA: | City of Sydney Council |
| LEP to be Amended | Sydney Local Environmental Plan 2012 |
| Address: | 2, 2A, 4, 6, 8 Arundel Street, 6, 8, 10, 12 Parramatta Road, Forest Lodge NSW 2037 |

Pre-DA Request to the City of Sydney Council

The University of Sydney (the “University”) requests a Pre-DA meeting with the City of Sydney Strategic Development department to discuss the:

1. University’s proposal to rezone a number of University owned properties in Forest Lodge, that are surplus to the University’s requirements;
2. Appropriate land use zones for these properties to allow private sector adaptive reuse or redevelopment of these properties for residential and/or employment purposes;
3. Council’s documentary requirements for a future Gateway Planning Proposal for the future rezoning of these properties; and
4. Likely Council rezoning timeframes in amending the *Sydney LEP 2012* for this proposal.

SUMMARY OF THE PROPOSAL

This rezoning request is made by The University of Sydney (the “University”) in seeking to amend and rezone the land use zone provisions under the *Sydney Local Environmental Plan 2012* (“SLEP 2012”) to the following nine (9) adjoining University properties in Forest Lodge:

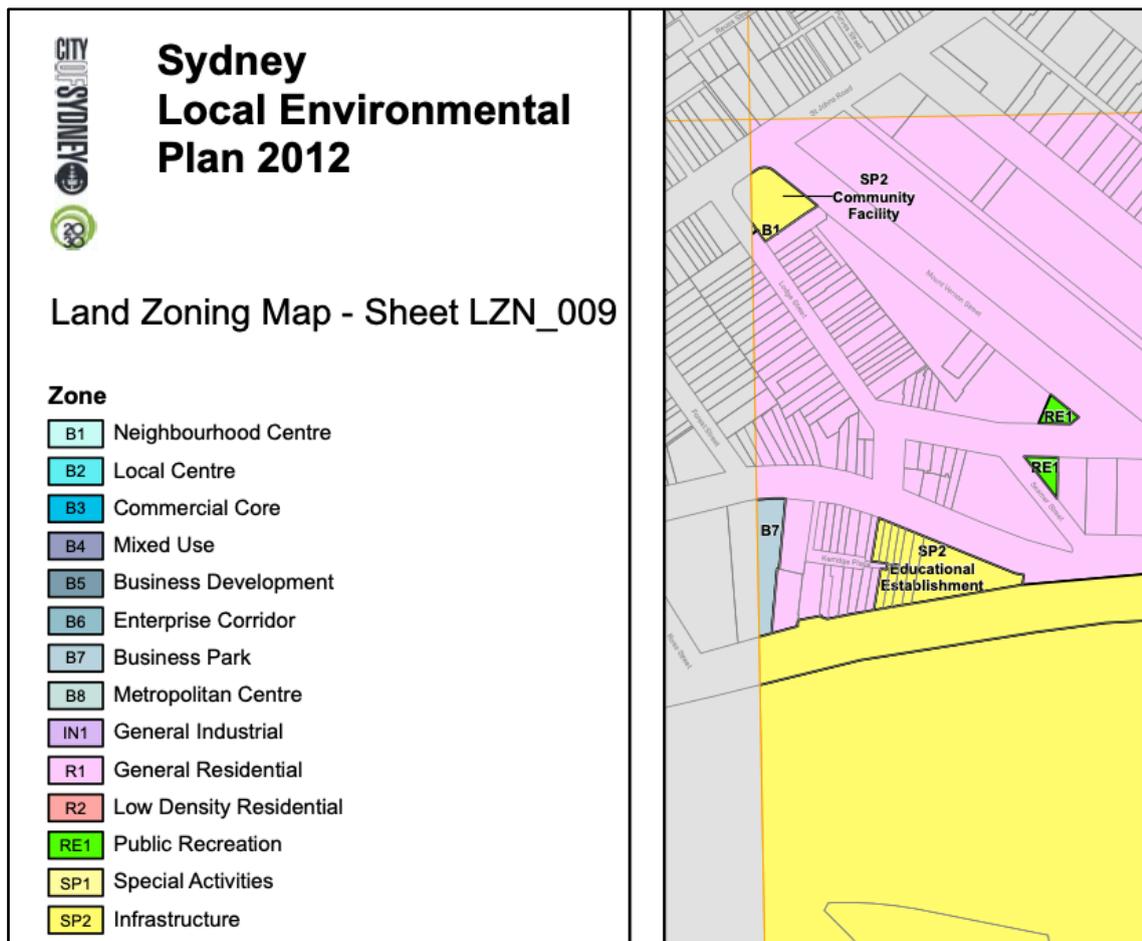
- 2, 2A, 4, 6 & 8 Arundel Street, Forest Lodge
- 6, 8, 10 & 12 Parramatta Road, Forest Lodge



The subject sites comprise nine (9) separate but adjoining parcels of land that are under the ownership of the University. These properties have become surplus to the University's requirements and the University wishes to place these properties on the open market for disposal.

The properties are all currently zoned *SP2 Infrastructure (Educational Establishments)* on SLEP Map LZN_009 and specifically for University purposes. As such, the permissible use is limited to the purpose shown on the Land Zoning Map, being for an *educational establishment*, including any development that is ordinarily incidental or ancillary to development for that purpose.

Extract Sydney LEP 2012 – Land Use Zone Map LZN_009



Consequently, without appropriate rezoning, these properties cannot be accessed and used by the private sector residential and/or commercial (employment) market.

This proposal does **not** seek to alter any other SLEP standards (including maximum building height and floor space ratio) controls affecting any of these properties.

University Properties for Proposed Rezoning

The University is seeking to have the following properties rezoned:

| Property | DP No. / Lot No. | Current Zoning | Proposed Zoning | Current Use / Occupancy |
|--|-------------------------------|----------------|-----------------|---|
| 2 Arundel St, Forest Lodge (the Mackie Building) Site area: 1398.2 m ² GFA: 1,975.2 m ² | DP78194 / 7 DP979837 / 3-6 | SP2 | B4 | 2-storey building used for University administrative offices & operations |
| 2A Arundel St, Forest Lodge Site area: 94.9 m ² GFA: 105.25 m ² | DP439229 / E1 | SP2 | R1 | 2-storey terrace dwellings used for Student accommodation |
| 4 Arundel St, Forest Lodge Site area: 94.9 m ² GFA: 92.6 m ² | DP439229 / D1 | | | |
| 6 Arundel St, Forest Lodge Site area: 101.2 m ² GFA: 100.95 m ² | DP439229 / C1 | | | |
| 8 Arundel St, Forest Lodge Site area: 101.2 m ² GFA: 92.6 | DP439229 / B1 | | | |
| 6 Parramatta Rd, Forest Lodge Site area: 234 m ² GFA: 151.11 m ² | DP90215 / 1 | SP2 | R1 | 2-storey Terrace dwellings used for Student accommodation |
| 8 Parramatta Rd, Forest Lodge Site area: 251 m ² GFA: 157.40 m ² | DP979837 / 1 | | | |
| 10 Parramatta Rd, Forest Lodge Site area: 132.8 m ² GFA: 136.27 | DP439229 / K1 | | | |
| 12 Parramatta Rd, Forest Lodge Site area: 120.2 m ² GFA: 128.80 m ² | DP439229 / J1 | | | |

Land Use Zone Legend

- SP2 Educational Establishments
- R1 General Residential
- B4 Mixed Use

Summary – City of Sydney Environmental Planning Instrument

| LEP PLANNING CONTROLS - SYDNEY LEP 2012 | |
|---|---|
| Zoning | SP2 Infrastructure – Educational Establishments |
| Permissible Uses | Aquaculture; Horticulture; Roads; Water storage facilities; Water treatment facilities; Educational Establishment uses including any development that is ordinarily incidental or ancillary to development for that purpose |
| Prohibited Uses | Uses that are not specified above. Essentially, development needs to demonstrate it is related to an educational function/purpose. |
| Heritage listing | None for buildings Yes - Stone retaining wall, fence and steps to Parramatta Rd are heritage listed I71. |
| Conservation Area listing | Yes – C33 Hereford & Forest Lodge Conservation Area |
| Height Control | 12 metres |
| Density Control | 1.5:1 FSR for 2 Arundel Street 1.25:1 for 2A-8 Arundel Street and 6-12 Parramatta Road |
| Additional Floorspace | Clause 6.12 - Council discretion for 10% variation to floorspace |
| Acid Sulfate Soils | Class 5 (least acidic) |
| Other Relevant Constraints | None known |
| DCP PLANNING CONTROLS – SYDNEY DCP 2012 MAPS | |
| Height in Storeys | 3 storeys |
| Building setback and alignment map | No |
| Active Street Frontages | N/A |
| Footpath Awning / Colonnades | Continuous awning |
| Pedestrian Priority | No |
| Building Contribution (heritage implication) | Neutral for 2 Arundel Street Contributing for 2A-8 Arundel Street & 6-12 Parramatta Rd |
| Stormwater Management | No |
| Proposed open space map | N/A |
| Public domain setbacks map | N/A |
| Streets and lanes map | N/A |
| Through-site links map | N/A |



Site Photos



Mackie Building, 2 Arundel Street, looking west



Mackie Building, 2 Arundel Street, looking east



Terraces 2A, 4, 6 & 8 Arundel Street, Forest Lodge



Rear of terraces 6-12 Parramatta Road, Forest Lodge

Rationale for University Rezoning & Land Disposal

The University has elected to dispose of these properties for reasons including:

- The use of these properties is surplus to the University's requirements;
- The properties are physically separated from the University's Camperdown campus;
- The current use of these properties is readily adaptable to similar residential and commercial office uses as currently exist, as well as other current land use zones operating along the residual length of Arundel Street;
- The properties can be sold on the private market without any required physical alteration of any of the properties; and
- The proceeds of sale will be redirected to the continued upgrade of the University's Camperdown and Darlington campuses

Locality and context

This group of University Forest Lodge properties are located approximately:

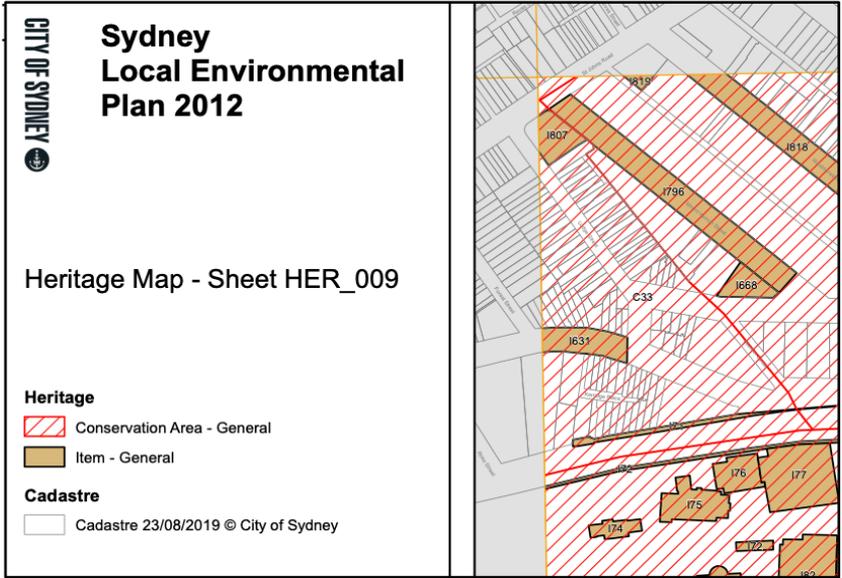
- 1.5 kms west from Central Railway Station;
- 100-200 metres from local Bus stops on Parramatta Road with access to various bus services;
- 500 metres west of Victoria Park including the Victoria Aquatic Centre;
- 800 metre northeast from the Royal Prince Alfred Hospital; and
- 50 metres north of The University of Sydney; 1 km west of UTS and Notre Dame universities.

The southern boundary of these properties front Parramatta Road, albeit at an elevated topography of approximately 4 metres above the carriageway.

Heritage

This group of University Forest Lodge properties are:

- Not heritage listed
- Lie within the C33 Hereford & Forest Lodge Conservation Area listed under SLEP 2012
- 6, 8, 10 & 12 Parramatta Road, Forest Lodge have a heritage listed *Stone retaining wall, fence and steps* from Parramatta Road fronting their southern boundary, and listed as heritage item I71 under the SLEP 2012
- The proposed rezoning of these properties will have negligible impact upon the site's Conservation Area listing and abutting heritage item.



Extract Sydney LEP 2012 – Heritage Map HER_009

OTHER INFORMATION & ASSESSMENT

Does the proposal seek to amend a zone or planning control that is less than five years old?

No. The Sydney LEP 2012 (the “SLEP”) commenced on 14 December 2012.

The University notes that the strategic planning framework for the area, and the time frame since the appropriateness of the controls was last considered, has allowed for a review of this group of properties under the SLEP.

STRATEGIC MERIT TEST

Consistency with the relevant regional plan outside of the Greater Sydney Region, district plan within the Greater Sydney Region, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment.

1. The Parramatta Road Corridor Urban Transformation Strategy 2015 (the Strategy)

The Strategy and associated Implementation Tool Kit is the NSW Government’s 30- year plan for the renewal of the Parramatta Road Corridor (the Corridor). The Corridor spans 20 kilometres from Granville in the west to Camperdown in the east. The Strategy describes the Camperdown Precinct as follows:

“Camperdown Precinct will be home to high-quality housing and workplaces right on the edge of the CBD, well connected to the surrounding city, parklands, health and education facilities and focused on a busy and active local centre.

Camperdown Precinct will evolve into an attractive, highly urbanised neighbourhood marked by taller residential and business buildings, with potential for an innovative business and research hub to reflect the area’s synergy of health, education, technology and reinvention.

New residential development will be adjacent to the central core, complementing the Precinct’s industrial heritage and the adjacent heritage conservation area’s lower density housing. Both Parramatta Road and Pyrmont Bridge Road will contain retail and commercial activities. Parramatta Road will have better public transport to the CBD. New open spaces and road connections will provide a network of footpaths to support a fully walkable and revitalised centre.”

The University's rezoning proposal will contribute to the Strategy's objective for the Camperdown Precinct being:

- A population increase from 720 (2015) to 3,100 (2050)
- An increase in homes from 389 (2015) to 1,728 homes (2050)
- An increase in jobs from 1,400 (2015) to 1,551 (2050).

In particular, the University's rezoning proposal meet's the following Strategic vision for Camperdown Precinct:

- *"connecting new developments to the surrounding neighbourhoods and carefully transitioning new, higher-density development to existing conservation areas."*

2. Eastern City District Plan 2018

The Greater Sydney Commission (GSC) released the Eastern City District Plan (ECDP) on 18 March 2018. This current rezoning proposal is consistent with the goals and priorities of the ECDP including objectives to accelerate housing supply, revitalise suburbs and identify suitable locations for new homes and jobs close to transport.

The University recognises a key priority of the Plan is Planning Priority E5, which seeks to 'provide housing supply, choice and affordability with access to jobs, services and public transport'. This includes facilitating 'greater housing supply' coordinated with local infrastructure to create liveable, walkable neighbourhoods with direct, safe and universally designed pedestrian and cycling connections to shops, services and public transport.

The University considers that this rezoning proposal will provide an opportunity to support additional housing supply and a working environment, given the amalgamation and juxtaposition of the University properties to existing and surrounding residential and employment uses.

Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognised by existing planning controls.

This University rezoning proposal considers that the strategic planning framework for the area, and the time frame since the appropriateness of the controls was last considered, has allowed for a review of this amalgamated site. In this regard, the Greater Sydney Region Plan and the Eastern City District Plan identify Camperdown as a strategic centre, and the subject sites being within an area identified as a 'planned precinct' (Camperdown).

SITE-SPECIFIC MERIT ASSESSMENT

The natural environment (including known significant environmental values, resources or hazards)

Natural environment

The subject sites are within an established urban area in metropolitan Sydney (Camperdown/Forest Lodge).

The subject sites are not flood-prone. There are no known critical habitats, threatened species or ecological communities on the site and therefore the likelihood of any negative ecological impacts is minimal.

Contamination and geotechnical issues

The subject properties, in their current form, are readily adaptable to residential and employment uses (as currently used) without structural alterations being necessary to any of the buildings.

Any future application for the redevelopment of any of these properties will require a Geotechnical and Stage 1 Contamination Assessment in line with City of Sydney and EP&A requirements respectively.

Acid sulphate soils

The properties are all classified as Class 5 on the acid sulphate soils map in the Sydney LEP 2012. The proposal states that the site is not within 500m of any Class 1, 2, 3 or 4 lands and the site is not in an area with a probability of acid sulphate soil occurrence.

Overshadowing

The proposed rezoning of these University properties does not seek to amend any existing SLEP building heights or floor space ratio/density standards. Consequently, the existing solar access and shadows cast by those buildings in the current form will remain unaffected for the purposes of this rezoning application.

Any future development of these sites will need to adhere to the solar access controls contained within the Sydney Development Control Plan 2012.

The existing uses, approved uses and likely future uses of land in the vicinity of the proposal.

The proposed rezoning of **2A to 8 Arundel Street and 6 to 12 Parramatta Road** from *SP2 Infrastructure (Educational establishments)* to *R1 General Residential*, complements the existing R1 land use zone that exists along much of Arundel Street and most of Forest Lodge. The properties are all residential Terraces that are used for University student accommodation purposes. Their reversion to a general residential use does not contradict the existing Forest Lodge precinct or the existing residential character of Arundel Street.

The proposed rezoning of **2 Arundel Street** from *SP2 Infrastructure (Educational establishments)* to a *B4 Mixed Use* zone:

- complements the existing University office use already existing on that property and building, and which was originally designed for offices/storage;
- complements the University office use of the 4-storey Margaret Telfer building directly opposite this site at 71-79 Arundel Street (junction of Arundel and Seamer Streets); and
- allows for a commercial adaptive reuse or a residential conversion of the existing building. Neither proposed use is inconsistent with current uses operating either on the site (commercial office) or within the street (residential).

The services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.

Infrastructure and services

The properties are all located in an established urban area that have access to infrastructure, utilities and services. These services may be upgraded as part of the future development application intended for these properties once they are rezoned.

Traffic

None of the subject properties have any dedicated on-site parking facilities or any cross-over driveways from Arundel Street. All properties rely upon existing street parking facilities.

Public transport

The properties are very well serviced by local public transport services. The properties are sited between 100-200 metres from existing bus stops that provide direct bus services all in an easterly direction to Central Station and the Sydney CBD as well as a westerly direction to:

- Service 440 to Leichhardt town centre and further to Rozelle
- Service 438X to Abbotsford
- Service 461X to Burwood railway station and town centre
- Service 483 to Strathfield railway station and town centre
- Service 422 to Tempe
- Service 412 & 413 to Campsie railway station and centre
- Service 480 to Strathfield railway station and centre
- Service 422 to Kogarah

We look forward to meeting with the City of Sydney's staff in developing this Gateway proposal.

If you have any questions, please contact **Stephane Kerr**, University of Sydney Town Planner, on mobile 0412661742, or by email stephane.kerr@sydney.edu.au