

Planning Proposal – 2-8 Arundel Street and 6-12 Parramatta Road, Forest Lodge



Contents

Contents	2
Executive Summary	3
1. Background	4
2. Current planning controls	6
3. Objectives and intended outcomes	7
4. Explanation of provisions	8
5. Justification	9
6. Mapping	19
7. Community consultation	20
8. Project timeline	21

Table of figures

Figure 1. Indicative plan showing the site's location and vicinity	5
Figure 2. Site context and suburb boundaries	5
Figure 3. Indicative plan showing the locations of heritage items and the boundary of the heritage conservation area	6
Figure 4. Existing and proposed zoning for the site	19

Executive Summary

The City of Sydney (the City) has prepared this planning proposal for 2A and 2-8 Arundel Street and 6-12 Parramatta Road in Forest Lodge (the site) following a request from the owner, the University of Sydney (the University).

The University considers the site to be surplus to its requirements and wishes to sell it. Without rezoning, the site would be limited to an educational use as it is currently zoned SP2 Infrastructure (Educational Establishment). The purpose of this planning proposal is to allow non-university uses on the site by rezoning 2A-8 Arundel Street and 6-12 Parramatta Road to R1 General Residential, and 2 Arundel Street to MU1 Mixed Use. This planning proposal will not affect any other controls in the Sydney Local Environmental Plan 2012 (Sydney LEP).

The proposed rezoning to R1 General Residential at 2A-8 Arundel Street and 6-12 Parramatta Road (the terrace properties) is consistent with surrounding area's residential use and character, as well as the existing development being a number of previously residential use terrace houses. Rezoning 2 Arundel Street (the office building) to MU1 Mixed Use is consistent with the existing use of the building.

This planning proposal has been prepared in accordance with s3.33 of the Environmental planning and Assessment Act 1979 and the Department of Planning and Environment's Guide to Preparing Planning Proposals and Guide to Preparing Local Environmental Plans.

1. Background

1.1 Landowner request

In June 2021 the University submitted a request to prepare a planning proposal for the site, included as Attachment A1 to this planning proposal. The request includes further justification for the rezoning request. The City has prepared this planning proposal following a consideration of the request and accompanying report.

1.2 Site identification

This planning proposal relates to the properties 2A and 2-8 Arundel Street and 6-12 Parramatta Road in Forest Lodge. The legal descriptions and basic qualities of the properties are provided below in Table 1.

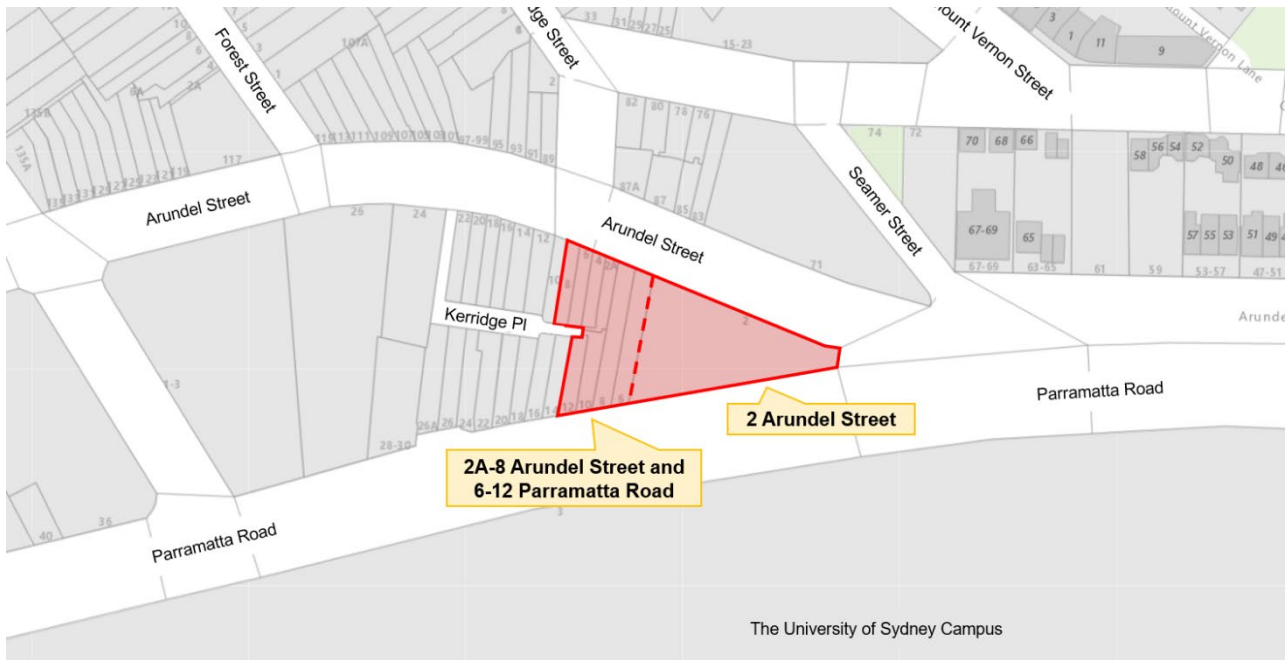
Table 1. Legal descriptions and basic qualities of the affected properties

Address	Legal description	Area (sqm)	Existing Development
2 Arundel St	Lots 3-6 DP 979837 and Lot 7 DP 78194	1393.2	Two storey cream brick, Art Deco style office building
2A Arundel St	Lot E1 DP 439229	94.9	Two storey terrace house
4 Arundel St	Lot D1 DP 439229	94.9	Two storey terrace house
6 Arundel St	Lot C1 DP 439229	101.2	Two storey terrace house
8 Arundel St	Lot B1 DP 439229	101.2	Two storey terrace house
6 Parramatta Rd	Lot 1 DP 979837	251.0	Two storey house
8 Parramatta Rd	Lot 1 DP 90215	234.0	Two storey house
10 Parramatta Rd	Lot K1 DP 439229	132.8	Two storey terrace house
12 Parramatta Rd	Lot J1 DP 439229	120.2	Two storey terrace house

1.3 Site location

The site and the locality is shown at Figure 1.

Figure 1. Indicative plan showing the site's location and locality



The properties at 6 to 12 Parramatta Road are located above the Parramatta Road retaining wall, along a narrow pedestrian walkway. The walkway can be accessed via Chapman Stairs from Parramatta Road or from the intersection of Arundel Street with Parramatta Road.

The properties are located within Forest Lodge, in close proximity to Central Sydney. The area north of the site is predominantly residential and development is characterised by typical Victorian one and two storey terrace houses. The area south of the site, across Parramatta Road, is the University of Sydney campus. The properties form an acute triangle shape at the intersection of Parramatta Road and Arundel Street. The context is shown in Figure 2 below.

Figure 2. Site context and suburb boundaries



2. Current planning controls

2.1 Zoning

The properties are currently zoned SP2 Infrastructure (Educational Establishment) in the Sydney LEP. Permissible uses within this zone are limited to the purpose shown on the Land Zoning Map, being for an education establishment, or any development ordinarily incidental or ancillary for that purpose.

2.2 Development controls

This planning proposal will not change any development controls applied to the site. Existing development controls are applied to the site using principal development standards at Part 4 of the Sydney LEP and the Sydney Development Control Plan 2012 (Sydney DCP).

The existing maximum building height across the properties is 12 metres in Sydney LEP.

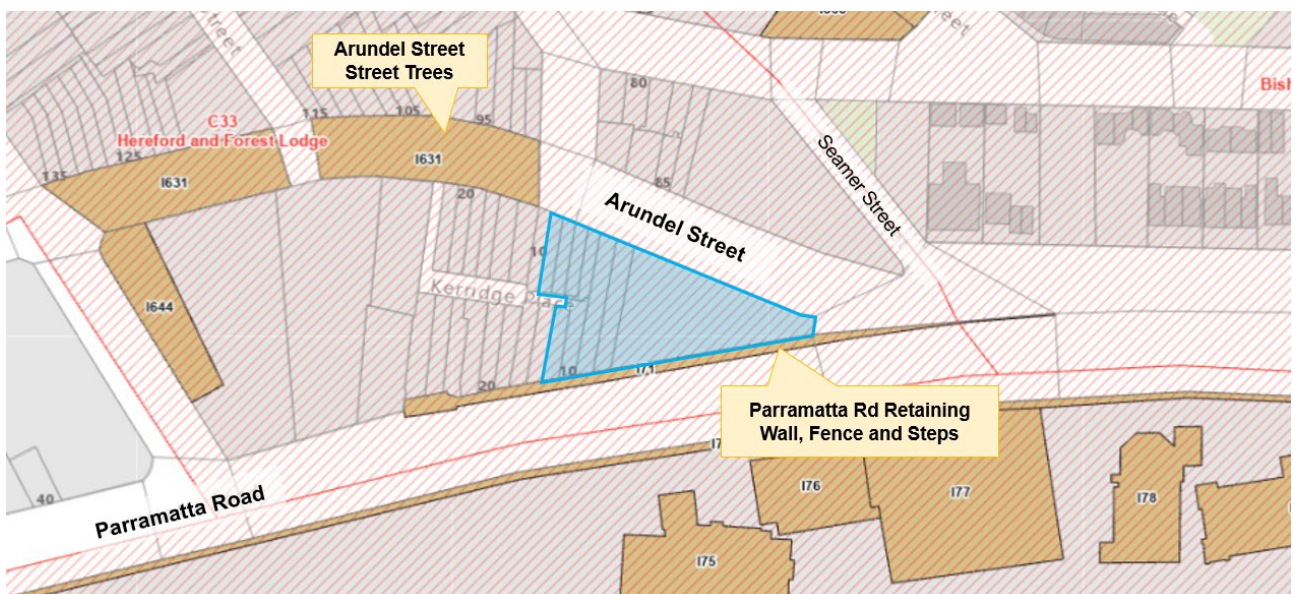
The existing floor space ratio (FSR) for 2 Arundel Street is 1.5:1.

The existing FSR for the remaining properties is 1.25:1.

2.3 Heritage

The properties are located within the Hereford and Forest Lodge Heritage Conservation Area (ref C33). None of the properties are identified as heritage items in Sydney LEP. The location of nearby heritage items and the boundaries of the conservation area are shown below in Figure 3.

Figure 3. Indicative plan showing the locations of heritage items and the boundary of the heritage conservation area



3. Objectives and intended outcomes

The objective and intended outcome of this planning proposal is to rezone properties currently owned by the University, in accordance with the following:

- Rezoning the properties at 2A, 4, 6, and 8 Arundel Street and 6, 8, 10 and 12 Parramatta Road to R1 Residential from SP2 Infrastructure (Educational Establishment),
- Rezoning the property at 2 Arundel Street is zoned to MU1 Mixed Use from SP2 Infrastructure (Educational Establishment).

4. Explanation of provisions

To achieve the intended outcomes it is proposed to amend sheet LZN_009 of the Land Zoning Map be made so that the properties are rezoned from SP2 Infrastructure (Educational) to R1 residential for the terrace properties, and MU1 Mixed Use for the office building.

Table 2. Land use zone changes

Address	Current land use zone	Proposed land use zone
2 Arundel St	SP2 Infrastructure (Educational Establishment)	MU1 Mixed Use
2A Arundel St	SP2 Infrastructure (Educational Establishment)	R1 General Residential
4 Arundel St	SP2 Infrastructure (Educational Establishment)	R1 General Residential
6 Arundel St	SP2 Infrastructure (Educational Establishment)	R1 General Residential
8 Arundel St	SP2 Infrastructure (Educational Establishment)	R1 General Residential
6 Parramatta Rd	SP2 Infrastructure (Educational Establishment)	R1 General Residential
8 Parramatta Rd	SP2 Infrastructure (Educational Establishment)	R1 General Residential
10 Parramatta Rd	SP2 Infrastructure (Educational Establishment)	R1 General Residential
12 Parramatta Rd	SP2 Infrastructure (Educational Establishment)	R1 General Residential

5. Justification

The purpose of this planning proposal is to allow non-university related uses on the properties, by rezoning the terrace properties to R1 Residential and the office building to MU1 Mixed Use, both from SP2 Infrastructure (Educational Establishment). Without a change to the zoning, the use of the land would be limited to educational establishment or related uses. The proposal is considered to be of minor strategic impact.

Strategic merit

City Plan 2036

The properties are outside the City Fringe and the Eastern Creative Precinct, and are not specifically identified for either housing or jobs growth in City Plan 2036. This proposal would allow the properties to maintain their current uses as a mix of housing and office premises but without the requirement to be linked to an educational establishment. University uses will remain prominent in the area due to the proximity to the Camperdown campus of Sydney University. The proposal is not considered strategically significant. It is not inconsistent with City Plan 2036.

Eastern City District Plan 2018

This proposal would allow the properties to maintain their current uses as a mix of housing and office premises but without the requirement to be linked to an educational establishment. University uses will remain prominent in the area due to the proximity to the Camperdown campus of Sydney University. This planning proposal is not considered strategically significant and is not inconsistent with the goals and priorities of the Eastern City District Plan 2018 (ECDP).

Site-specific merit

The planning proposal will not result in any significant change to the use of the land, or the intensity of that use. It will allow residential, and office uses that are not connected to an educational establishment. University uses will remain prominent in the area due to the proximity to the Camperdown campus of Sydney University.

The proposed uses for the terrace house properties at 2A to 8 Arundel Street and 6 to 12 Parramatta Road complement the existing R1 General residential land use zone that exists along much of Arundel Street and most of Forest Lodge. The properties are all residential and previously used for University student accommodation purposes. They are currently vacant and require substantial maintenance to be suitable for accommodation use. Their change to a general residential use will not conflict the existing Forest Lodge area 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 will:

- Be consistent with the existing University office use already existing on that property and building, and which was originally designed for offices/storage;
- Complement 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

- Allow 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).

Section A – Need for the planning proposal

Question	City response
Q1. Is the planning proposal a result of any strategic study or report?	The planning proposal is not the result of any specific strategic work. It is not considered strategically significant and is not inconsistent with the City's strategies including City Plan 2036, and Sustainable Sydney 2030-50.
Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?	Yes, the main objective of this planning proposal is to remove the requirement that the use of the land be limited to educational establishments. A planning proposal is required to change the zoning which requires an educational establishment use.

Section B1 – Relationship to the strategic planning framework

Question	City response
Q3. Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and the exhibited draft strategies)?	<p>Yes. The Greater Sydney Region Plan and the Eastern District City Plan are both prepared by the NSW Government and are the regional plans relevant to the site.</p> <p>This planning proposal is of minor strategic significance and is not inconsistent with the objectives and actions of these strategies.</p>
Q4. Is the planning proposal consistent with a council's local strategy or other local strategic plan?	<p>Yes. The City's vision for land use and planning is set out within City Plan 2036, the City's local strategic planning statement, and Sustainable Sydney 2030-2050. The site is not identified for housing or jobs growth in either of these strategies.</p> <p>This planning proposal is of minor strategic significance and is not inconsistent with the objectives and actions of these strategies.</p>
Q5. Is the planning proposal consistent with applicable State Environmental Planning Policies (SEPPs)?	Yes, the planning proposal is consistent with applicable SEPPs. See section B2.
Q6. Is the planning proposal consistent with applicable Ministerial Directions (s9.1 directions)?	Yes, the planning proposal is consistent with applicable Ministerial Directions. See section B3.

Section B2 – Assessment of planning proposal against applicable SEPPs

SEPP	Comment
SEPP (Biodiversity and Conservation) 2021	This planning proposal is consistent.
SEPP (Building Sustainability Index: BASIX) 2004	Not applicable to this proposal.
SEPP (Exempt and Complying Development Codes) 2008	This planning proposal is consistent.
SEPP (Housing) 2021	This planning proposal is consistent.
SEPP (Industry and Employment) 2021	This planning proposal is consistent.
SEPP (Planning Systems) 2021	This planning proposal is consistent.
SEPP (Precincts–Central River City) 2021	Not applicable to this proposal.
SEPP (Precincts–Eastern Harbour City) 2021	This planning proposal is consistent.
SEPP (Precincts–Regional) 2021	Not applicable to this proposal.
SEPP (Precincts–Western Parkland City) 2021	Not applicable to this proposal.
SEPP (Primary Production) 2021	Not applicable to this proposal
SEPP (Resilience and Hazards) 2021	This planning proposal is consistent.
SEPP (Resources and Energy) 2021	This planning proposal is consistent
SEPP No 65 - Design Quality of Residential Flat Development	Not applicable to this proposal.
SEPP (Transport and Infrastructure) 2021	This planning proposal is consistent

Section B3 – Assessment of planning proposal against applicable Ministerial Directions

Ministerial Direction	Response
Ministerial Direction 1.1 Implementation of Regional Plans	Consistent. The planning proposal will give effect to objectives and priorities of the Greater Sydney Region Plan per the response to Q3 above.
Ministerial Direction 1.2	Not applicable.

Ministerial Direction	Response
Development of Aboriginal Land Council Land	
Ministerial Direction 1.3 Approval and Referral Requirements	Consistent. The planning proposal does not include provisions that require the concurrence, consultation or referral of any future development application to a Minister or public authority. Future development in accordance with the proposed amendments will not be designated development.
Ministerial Direction 1.4 Site Specific Provisions	Consistent. The planning proposal will not further restrict the range of uses permissible on the site. Rather, it seeks to remove an existing zoning that is restrictive and could prevent suitable uses from occurring on the site.
Ministerial Direction 1.5 Parramatta Road Urban Transformation Strategy	Not applicable.
Ministerial Direction 1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable.
Ministerial Direction 1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable.
Ministerial Direction 1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable.
Ministerial Direction 1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable.
Ministerial Direction 1.10 Implementation of the Western Sydney Aerotropolis Plan	Not applicable.
Ministerial Direction 1.11 Implementation of Bayside West Precincts 2036 Plan	Not applicable.

Ministerial Direction	Response
Ministerial Direction 1.12 Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable.
Ministerial Direction 1.13 Implementation of St Leonards and Crows Nest 2036 Plan	Not applicable.
Ministerial Direction 1.14 Implementation of Greater Macarthur 2040	Not applicable.
Ministerial Direction 1.15 Implementation of the Pymont Peninsula Place Strategy	Not applicable.
Ministerial Direction 1.16 North West Rail Link Corridor Strategy	Not applicable.
Ministerial Direction 1.17 Implementation of the Bays West Place Strategy	Not applicable.
1.18 Implementation of the Macquarie Park Innovation Precinct	Not applicable.
Ministerial Direction 1.19 Implementation of the Westmead Place Strategy	Not applicable.
Ministerial Direction 1.20 Implementation of the Camellia-Rosehill Place Strategy	Not applicable.
Ministerial Direction 1.21 Implementation of the South West Growth Area Structure Plan	Not applicable.
Ministerial Direction 1.22 Implementation of the Cherrybrook Station Place Strategy	Not applicable.
Ministerial Direction 3.1 Conservation Zones	Not applicable.

Ministerial Direction	Response
Ministerial Direction 3.2 Heritage Conservation	Consistent. The affected properties are not heritage items and the planning proposal does not alter existing heritage controls applied to the site. Any development application subsequent to this planning proposal will be subject to a detailed heritage assessment, if required.
Ministerial Direction 3.3 Sydney Drinking Water Catchments	Not applicable.
Ministerial Direction 3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable.
Ministerial Direction 3.5 Recreation Vehicle Area	Not applicable.
Ministerial Direction 3.6 Strategic Conservation Planning	Not applicable.
Ministerial Direction 3.7 Public Bushland	Not applicable.
Ministerial Direction 3.8 Willandra Lakes Region	Not applicable.
Ministerial Direction 3.9 Sydney Harbour Foreshores and Waterways Area	Not applicable.
Ministerial Direction 3.10 Water Catchment Protection	Not applicable.
Ministerial Direction 4.1 Flooding	Consistent. The site is not located on flood affected land.
Ministerial Direction 4.2 Coastal Management	Not applicable.
Ministerial Direction 4.3 Planning for Bushfire Protection	Not applicable.
Ministerial Direction 4.4 Remediation of Contaminated Land	The land at 2A-8 Arundel Street and 6-12 Parramatta Road has been historically used for residential purposes (student accommodation), effectively functioning as residentially zoned land. The land at 2 Arundel Street (the Mackie

Ministerial Direction	Response
	<p>building) is currently used for commercial purposes, consistent with a mixed use zoning.</p> <p>Notwithstanding this, the proposed zoning changes, that may facilitate residential uses on a portion of the site that has been more recently used for commercial uses, requires assessment against the Ministerial Direction 4.4</p> <p>A Preliminary Site Investigation (the Investigation) has been submitted by the proponent, to satisfy to a Gateway condition that required further assessment against this direction.</p> <p><i>On-site contamination</i></p> <p>The Investigation determines that the main potential source of contamination is the former Consolidated Neon business which operated at the site in the location of the existing Mackie building, though notes different industrial uses may have occurred on the site before Consolidated Neon.</p> <p>The Investigation concludes that the potential contaminants from the historic use as a neon signs manufactory are low risk.</p> <p><i>Off-site contamination</i></p> <p>The Investigation states that there are no premises within 500m of the site that have been notified to the NSW EPA as a contaminated site under Section 60 of the Contaminated Land Management Act 1997 (NSW).</p> <p>Notwithstanding, a number of historical uses in the surrounding area that may have contributed to contamination are identified (p10). These include:</p> <ul style="list-style-type: none"> • Grace Bros. Service Station, Corner Parramatta Road and Ross Street, Forest Lodge (Motor Garage, 1948-1976, 100m northwest). • Lanham’s Laundry Pty Ltd, 3 Forest Street Forest Lodge (Dry Cleaner, Presser or Dryer, 1948-1986, 81m west). <p>The Investigation determines that there is a low risk of on-site contamination and a low risk of contamination from offsite sources (p13).</p> <p><i>Conclusion</i></p> <p>Subject to 1(b) of the Ministerial Direction, the city notes the low risk of contaminants identified in the report and is satisfied that a more detailed study will be lodged with any future development application to use the site for residential purposes. The land will need to be appropriately remediated at that time to a standard that is appropriate for the proposed use.</p>
<p>Ministerial Direction 4.5 Acid Sulfate Soils</p>	<p>Consistent. The site is located on land identified as Class 5 Acid Sulfate Soils as per the Acid Sulfate Soils Map in the LEP. The nearest Class 3 area to the site is located 550m to</p>

Ministerial Direction	Response
	<p>its west, at Orphan School Creek. The nearest Class 2 area to the site is located 890m to its east, in Ultimo at the intersection of Smail and Mountain Streets.</p> <p>Most of the properties on the site have been used residentially as student accommodation.</p> <p>The planning proposal is accompanied by a Preliminary Site Investigation that included a review of acid sulfate soils, which determined that there was a low probability of acid sulfate soils occurring on the site.</p> <p>A detailed Geotechnical Statement will accompany the detailed development application. The Statement will appropriately respond to the presence of acid sulfate soils, as well as detail how works will avoid their disturbance or impact on sensitive uses.</p>
<p>Ministerial Direction 4.6 Mine Subsidence and Unstable Land</p>	<p>Not applicable.</p>
<p>Ministerial Direction 5.1 Integrating Land Use and Transport</p>	<p>Consistent. The site is located in an area that is well serviced by existing public and private transport options.</p> <p>Additionally, the rezoning will not affect the extent to which the site's use may be intensified. As such it will not contribute to increased use of transport infrastructure.</p>
<p>Ministerial Direction 5.2 Reserving Land for Public Purpose</p>	<p>Not applicable.</p>
<p>Ministerial Direction 5.3 Development Near Regulated Airports and Defence Airfields</p>	<p>Not applicable.</p>
<p>Ministerial Direction 5.4 Shooting Ranges</p>	<p>Not applicable.</p>
<p>Ministerial Direction 6.1 Residential Zones</p>	<p>Consistent. The planning proposal will return the terrace properties to a general residential zoning, and in doing so will contribute to the housing stock in the area.</p>
<p>Ministerial Direction 6.2 Caravan Parks and Manufactured Home Estates</p>	<p>Not applicable.</p>
<p>Ministerial Direction 7.1 Business and Industrial Zones</p>	<p>Consistent. The planning proposal will rezone the office building to mixed use, allowing subsequent owners to create commercial uses should they determine to do so.</p>
<p>Ministerial Direction 7.2</p>	<p>Not applicable.</p>

Ministerial Direction	Response
Reduction in non-hosted short-term rental accommodation period	
Ministerial Direction 7.3 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable.
Ministerial Direction 8.1 Mining, Petroleum Production and Extractive Industries	Not applicable.
Ministerial Direction 9.1 Rural Zones	Not applicable.
Ministerial Direction 9.2 Rural Lands	Not applicable.
Ministerial Direction 9.3 Oyster Aquaculture	Not applicable.
Ministerial Direction 9.4 Farmland of State Regional Significance on the NSW Far North Coast	Not applicable.

Section C – Environmental, social and economic impact

Question	City response
Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?	No. The planning proposal will not result in any significant change to the use of the land, or the intensity of that use.
Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?	No. The planning proposal will not result in any significant change to the use of the land, or the intensity of that use.
Q9. Has the planning proposal adequately addressed any social and environmental effects?	The planning proposal will not result in any significant change to the use of the land, or the intensity of that use. No social or environmental effects are likely as an outcome of this proposal.

Section D – State and Commonwealth interests

Question	City response
Q10. Is there adequate public infrastructure for the planning proposal?	Yes, there is adequate public infrastructure to support this planning proposal. It is noted that this planning proposal would not change the intensity of use on the properties.
Q11. What are the views of the State and Commonwealth public authorities consulted in accordance with the Gateway determination?	The Gateway Determination will identify the public authorities to be consulted as part of the planning proposal process and any views expressed will be included in this planning proposal following consultation. Formal consultation has not yet commenced.

6. Mapping

Figure 4 below is indicative of how this planning proposal would amend sheet LZN_009 of the Land Zoning Map as adopted by the Sydney LEP.

Figure 4. Existing and proposed zoning for the site



7. Community consultation

This planning proposal is to be exhibited in accordance with the Gateway Determination once issued by the Department of Planning and Environment.

It is anticipated that the Gateway Determination will require public exhibition for a period of not less than 20 working days in accordance with the Environmental Planning and Assessment Act 1979 and s4.5 of the Department's guide to Preparing Local Environmental Plans.

Notification of the public exhibition will be consistent with the Gateway Determination and the City's Community Participation Plan. This will include publication on the City of Sydney website and notification via letters to surrounding owners and occupiers.

Consultation with relevant NSW agencies, authorities, and other referred entities will be undertaken if and where needed and in accordance with the Gateway Determination.

8. Project timeline

The anticipated timeline for the completion of the planning proposal is as follows:

Stage	Timeframe
Commencement / Gateway Determination	June 2023
Government agency consultation	July 2023
Public exhibition	July 2023
Consideration of submissions	August-September 2023
Post-exhibition consideration of proposal	October 2023
Draft and finalise LEP	November-December 2023
LEP made	January 2024
Plan forwarded to the Department of Planning and Environment for notification	January 2024

