

Stakeholder Engagement Update Report



Chester Street view – artists impression

1-5 Chester Street, Annandale

Prepared on behalf of: Corvas Pty Ltd

March 4, 2020

Document control

Authors

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Project summary

Applicant	Corvas Pty Ltd
Applicant's address	L2, 210 Clarence Street, Sydney NSW 2000
Land to be developed	1-5 Chester Street, Annandale
Legal description	Lot 11 DP499846
Project description	Stakeholder Engagement Update

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Executive Summary

This report provides an update to the Stakeholder Engagement Report prepared by Ethos Urban in January 2018 lodged with the original Planning Proposal for the site. It sets out the engagement that has been undertaken in connection with the revised Planning Proposal which was lodged in May 2019, and subsequently amended in December 2019.

In particular it sets out the extensive consultation that has been undertaken with Council and various stakeholders to refine the proposal to meet Council's key objectives for the site. It also sets out engagement that has been undertaken to inform the community of the changes to the proposal.

The report relates to a 1,307sqm site at 1-5 Chester Street, Annandale.

The Ethos Urban Stakeholder Engagement report was prepared in support of the previous Planning Proposal for the site which sought a rezoning from IN2 Light Industrial to R3 Medium Density Residential to allow an apartment building of up to 17m in height (six storeys) with a maximum floor space ratio of 2.6:1 (3,398sqm). The application sought to progress the objectives of the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) released by the NSW Government in 2016.

On 30 October 2018, Council determined not to support the proposal, following advice from the Inner West Local Planning Panel on the 11 September 2018. This decision was on the basis of excessive bulk and scale and inconsistency with State and local government policy particularly relating to loss of employment lands.

A revised proposal was lodged with Council in May 2019 which sought to address Council's concerns and comprised a six storey development with a mix of:

- creative office and light industrial uses at the lower levels to retain employment uses, and
- student accommodation above to meet the growing need for student housing in the area.

This approach aligns with the objectives of the Camperdown-Ultimo Collaboration Area Place Strategy (February 2018) released by the Greater Sydney Commission, whilst also delivering on the objectives of the PRCUTS.

This proposal has been further refined in consultation with Council to reduce the height to 5 storeys, reduce the FSR to 2:1 with a minimum non-residential uses FSR of 0.75:1, and reconfigure the site layout to reduce the building's visual impact, bulk and scale viewed from the Johnstons Creek and low density residential properties to the north within the Annandale Heritage Conservation Area. In particular, the majority of the built form fronting Johnstons Creek would be limited to two storeys. Further, the proposed mix of employment uses and student accommodation generates no additional demand for car parking, addressing concerns about car parking demand and reducing traffic generation.

This revised proposal is currently under consideration by Council and comprises the following:

- Proposed zone: B7 Business Park
- Additional permitted uses: boarding house for use as student accommodation
- Maximum height: 17m / five storeys (reduced from six storeys)
- Maximum FSR: 2:1 (reduced from 2.75:1)
- Minimum FSR non-residential uses: 0.75:1

The proposal also provides the following public benefits:

- retention of employment floorspace and the replacement of approximately four jobs enabled under current controls with up to 60 jobs under the Proposal in the creative, education and innovation industries,
- increased supply of much needed purpose built student accommodation servicing the education sector,
- creation of a pedestrian and cycle link along the Creek including landscaped treatment to enhance the public domain and passive surveillance, lighting and CCTV to improve security (providing a future connection to the south along Johnstons Creek), and
- a commitment to sustainability via a minimum 4 star Green Star design.

Further consultation has been carried out with the community in relation to this revised proposal, by way of a letter sent to 310 residents and businesses within the local area.

The applicant had discussions with three community members as a result of the mailout. This represents less than 1% of the residents/business owners who received the letter and demonstrates an appropriate level of support for the proposal as required by the PRCUTS Out of Sequence Checklist Criteria 3.

The issues raised largely related to traffic impacts, car parking, the proposed cycleway and impacts of bulk and scale.

Two of the respondents were largely clarifying matters in relation to the proposal and did not raise significant areas of concerns. One of the respondents had concerns about the impacts of bulk and scale on a dwelling to the north of Johnstons Creek on Chester Street.

The closest dwelling to the site is located at 2B Chester Street. This property has a largely blank wall facing the site with only two small windows within the attic. It is located at least 35m away from the proposed development. This separation distance substantially exceeds the required separation distance under the Apartment Design Guide for habitable spaces of 12m. Views from this dwelling would be screened by the playground and existing trees. The orientation and aspect of the proposed student housing dwellings is such that it would not result in direct overlooking of existing dwellings. Further, the proposal has been redesigned to reduce the bulk and scale facing this direction. Accordingly, any impacts of the proposal on this dwelling would be minimal.

It is expected that this report will support the Council in assessing the Planning Proposal's suitability to progress to a Gateway decision. Following a Gateway decision further consultation would be undertaken with relevant stakeholders including Government agencies, organisations and the local community through a formal public exhibition process.

1 Background

This report provides an update to the Stakeholder Engagement Report prepared by Ethos Urban in January 2018. It sets out the engagement that has been undertaken in connection with the revised Planning Proposal which was lodged in May 2019.

The report relates to a 1,307sqm site at 1-5 Chester Street, Annandale shown at Figure 1.

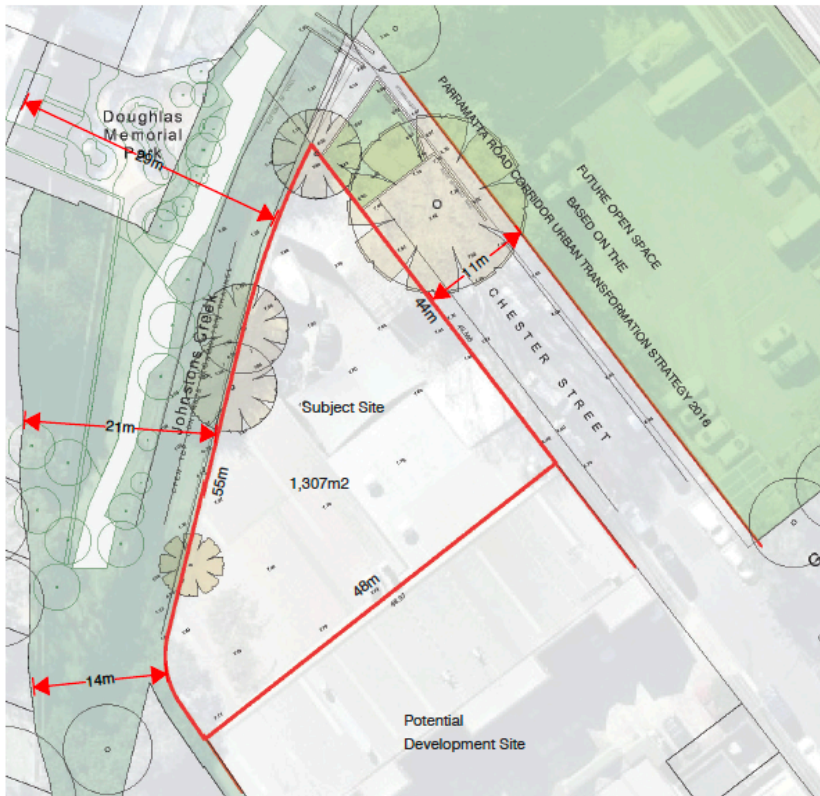


Figure 1: Subject site

The Ethos Urban Stakeholder Engagement report was prepared in support of the previous Planning Proposal for the site which sought a rezoning from IN2 Light Industrial to R3 Medium Density Residential to allow an apartment building of up to 17m in height (six storeys) with a maximum floor space ratio of 2.6:1 (3,398sqm). The application sought to progress the objectives of the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) released by the NSW Government in 2016.

The previous Planning Proposal was lodged with Inner West Council on 2 February 2018. This followed extensive consultation with Council, as well the local community and a number of State Government agencies and organisations including Department of Planning and Environment, Transport for NSW, Roads and Maritime Services, University of Sydney, Sydney Local Health District, Sydney Water, NSW Department of Industry and NSW Department of Education.

On 30 October 2018, Council determined not to support the proposal, following advice from the Inner West Local Planning Panel on the 11 September 2018. This decision was on the basis of excessive bulk and scale and inconsistency with State and local government policy particularly relating to loss of employment lands.

A revised proposal was lodged with Council in May 2019 which sought to address Council's concerns and comprised a six storey development with a mix of:

- creative office and light industrial uses at the lower levels to retain employment uses, and
- student accommodation above to meet the growing need for student housing in the area.

This approach aligns with the objectives of the Camperdown-Ultimo Collaboration Area Place Strategy (February 2018) released by the Greater Sydney Commission, whilst also delivering on key objectives of the PRCUTS. The Camperdown Ultimo Place Strategy applies to the areas to the south and east of the Chester Street site and includes the RPA Hospital, Sydney of University, UTS, Notre Dame University, and TAFE Ultimo. The Place Strategy establishes a vision for the Collaboration Area and highlights the need for affordable employment floor space to accommodate innovation, research and creative industries and affordable student housing.

On 23 July 2019 the revised proposal was considered by the Inner West Local Planning Panel. The Panel resolved to advise Council that it does not support the proposal, but agreed to a series of principles for revising the proposal being to:

- 1) *Rezone the site to Zone B7 Business Park and allow boarding house for student accommodation as an additional permitted use.*
- 2) *Increase the FSR of the site up to 2:1 with a minimum non-residential floor space of 980 sqm (or FSR 0.75:1) dedicated to business and office premises and light industries in the technology, bio-medical, arts, production and design sectors, consistent with the alternate scheme developed by Architectus.*
- 3) *Establish a 17m height limit which would facilitate a five-storey development on the site with minimum floor to ceiling heights for employment uses to be incorporated in the DCP*
- 4) *Ensure that the proposed boarding house will not have an adverse impact on the surrounding industrial uses and that the development will include the necessary design and acoustic measures to ensure that there are no significant adverse impacts on the amenity of future residents of the site.*
- 5) *Ensure that a minimum percentage of non-residential floorspace is made available as affordable space for tech start-ups, innovative creative industries, community uses and artists to align with the objectives of Camperdown Ultimo Collaboration area Place Strategy.*
- 6) *Incorporate appropriate mechanisms to ensure that 'new-gen' boarding house rents are affordable in perpetuity.*
- 7) *Ensure that the development provides a pedestrian and cycle access through the site along Johnstons Creek to align with the objectives of the Parramatta Road Corridor Urban Amenity Improvement Plan and Camperdown Public Domain Masterplan.*
- 8) *Ensure that the development will incorporate environmentally sustainable design principles which exceed the PRCUTS sustainability targets.*
- 9) *Update the site - specific DCP to reflect Architectus's urban design recommendations.*
- 10) *Update the proposal in response to the outcomes of the precinct-wide traffic study once completed.*
- 11) *Update the IIDP and ensure that satisfactory arrangements are made for the provision of State and local infrastructure.*
- 12) *Consider DCP requirements to provide infrastructure or the capacity for EV charging points, including appropriate charging outlets in each parking space.*
- 13) *Future-proof the development by incorporating for recycled water use.*

14) Update the Out of Sequence Checklist assessment to reflect achievement of the above objectives.

Following this decision, the proposal was further refined in consultation with Council to address the principles agreed to the Panel. The revised proposal which was submitted to Council in December 2019 reduces the height to five storeys and reconfigures the site layout to reduce the building's visual impact, bulk and scale viewed from the Johnstons Creek and low density residential properties to the north within the Annandale Heritage Conservation Area. In particular, the majority of the built form fronting Johnstons Creek would be limited to two storeys. This change to the proposal is illustrated in the site plans and cross sections at Figure 1 to Figure 4.

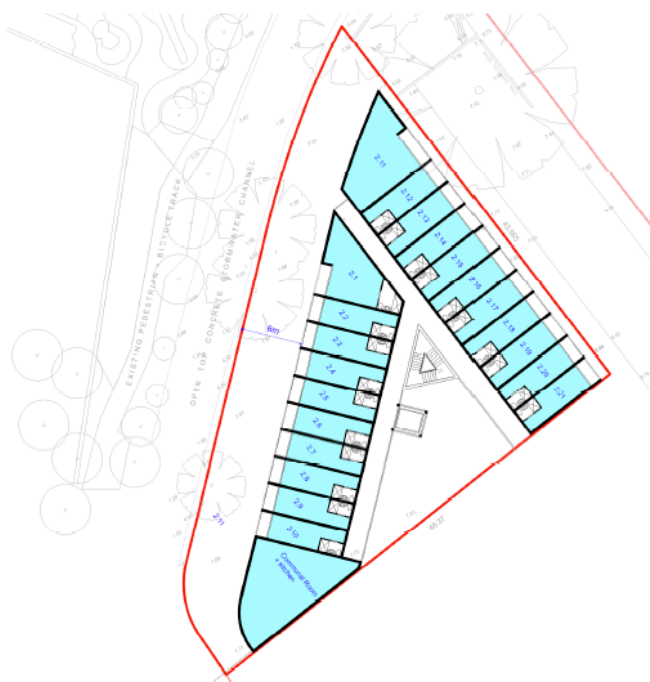
This revised proposal is currently under consideration by Council and comprises the following:

- Proposed zone: B7 Business Park
- Additional permitted uses: boarding house for use as student accommodation
- Maximum height: 17m (five storeys)
- Maximum FSR: 2:1
- Minimum FSR non-residential uses: 0.75:1

The revised proposal is supported by draft site specific Development Control Plan.

The proposal also provides the following public benefits:

- Retention of employment floorspace and the replacement of approximately four jobs enabled under current controls with up to 60 jobs under the Proposal in the creative, education and innovation industries,
- Increased supply of much needed purpose built student accommodation servicing the education sector,
- Creation of a pedestrian and cycle link along the Creek including landscaped treatment to enhance the public domain and passive surveillance, lighting and CCTV to improve security (providing a future connection to the south along Johnstons Creek), and
- A commitment to sustainability via a minimum 4 star Green Star design.



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Figure 2: Site layout lodged May 2019

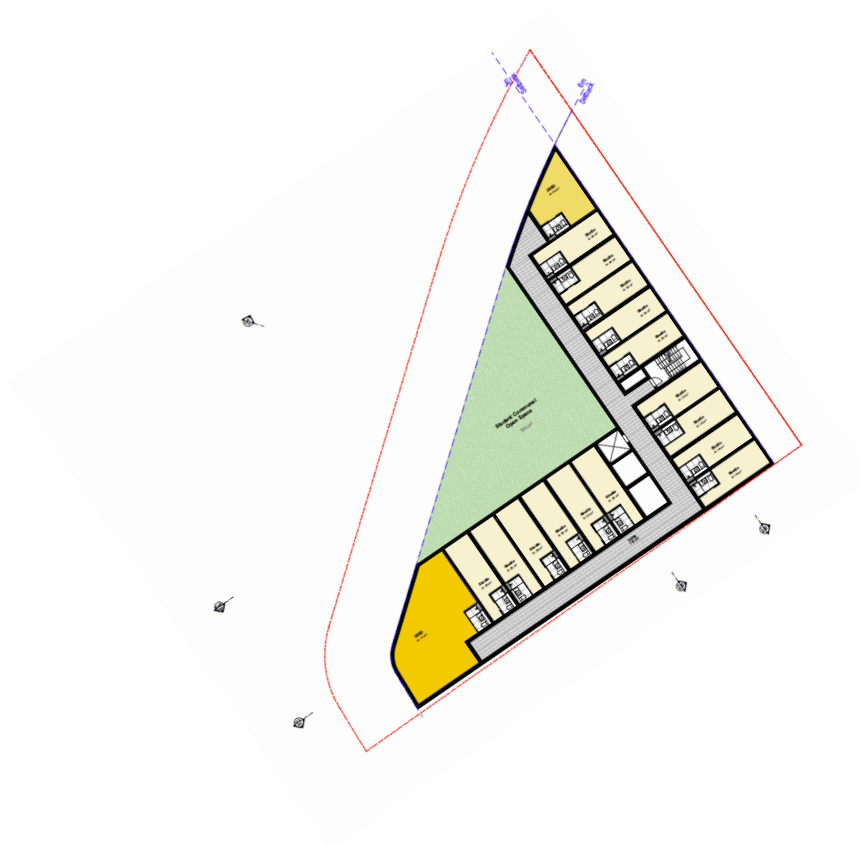


Figure 3: Site layout revised December 2019

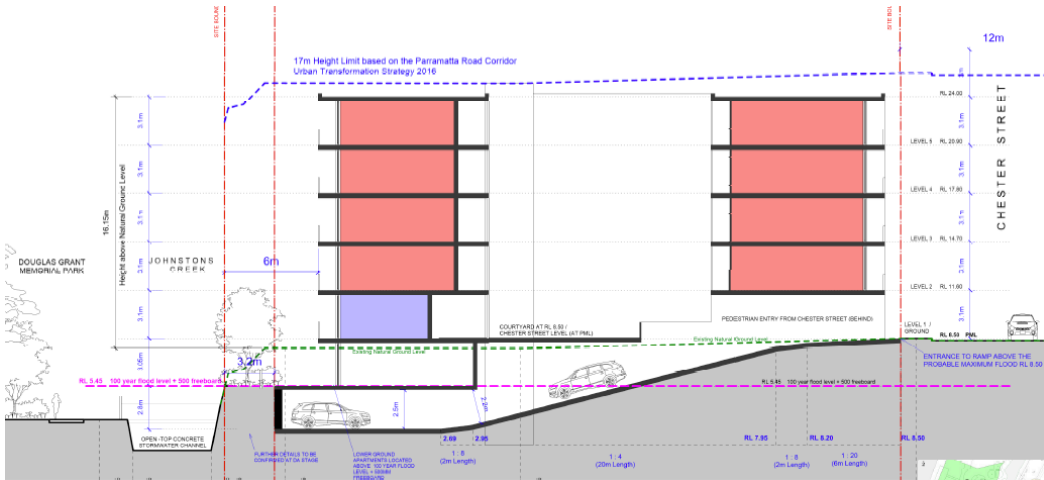


Figure 4: Cross section, lodged May 2019

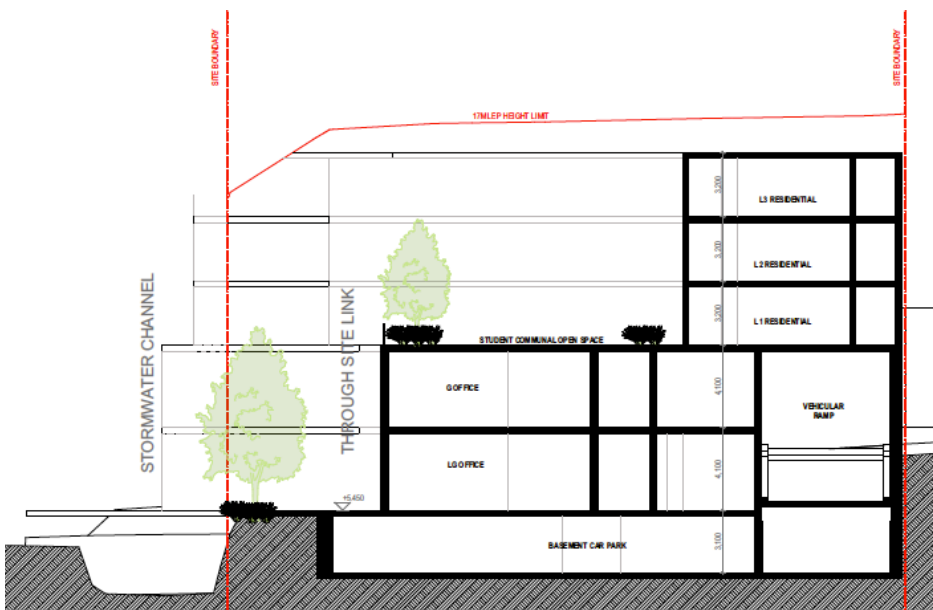


Figure 5: Cross Section refined December 2019

2 Consultation with Inner West Council

The revised proposal has been developed through extensive consultation with Inner West Council, which is documented in the chronology provided at Table 1.

Table 1: Chronology of consultation with Inner West Council

Date	Description
21 March 2019	<p>Meeting with council to discuss revised proposal.</p> <p>Revised proposal presented to Council. Council highlighted the importance of addressing its concerns on the previous proposal.</p>
3 May 2019	<p>Revised proposal lodged with Council for:</p> <ul style="list-style-type: none"> Retention of IN2 Light Industrial zone Minimum FSR 0.75:1 creative / high technology office Additional permitted use for student housing FSR 2:1 (including 0.5:1 bonus under Affordable Rental Housing SEPP provisions) Height 17m (six storeys). <p>Proposal responded to Council's concerns about loss of employment land and the need for student housing in the location.</p>
23 July 2019	<p>Revised proposal considered by Inner West Local Planning Panel. The Panel decision was informed by an urban design peer review prepared by Architectus.</p> <p>The Panel supported the Council officers' position that the site should be rezoned to B7 Business Park with a maximum FSR of 2:1 comprising 0.75:1 for business, office and light industrial. The decision outlined a number of other considerations that should be addressed in a revised proposal.</p>
5 August 2019	<p>Applicant provided a written response to the issues raised in the Architectus peer review.</p>
13 September 2019	<p>Urban design workshop was held with Inner West Council and Architectus.</p>
25 October 2019	<p>A revised option submitted to Council for consideration for:</p> <ul style="list-style-type: none"> Total FSR: 2.6:1 Student housing FSR: 1.77:1 Non-residential FSR: 0.83:1 Height 17m (six storeys) <p>The submissions included a response to issues raised in the urban design workshop.</p>
6 November 2019	<p>Council responded that it would support a proposal with an amended design scheme aligned with the Architectus alternative concept with a maximum FSR of 2:1 and maximum five storeys.</p>
12 November 2019	<p>A revised option submitted to Council for:</p> <ul style="list-style-type: none"> Total FSR: 2.0:1 Student housing FSR: 1.25:1 Non-residential FSR: 0.75:1 Height 17m (five storeys)

Date	Description
29 November 2019	Council requests the applicant to submit a letter asking Council to formally consider the revised proposal and to outline how the proposal responds to the principles recommended by the Inner West Planning Panel and Council officers.
5 December 2019	Meeting with Inner West Council regarding voluntary planning agreement negotiations.
18 December 2019	<p>Letter provided to Inner West Council referring the revised proposal and addressing the recommended principles of the Inner West Planning Panel and Council officers. Proposal comprises:</p> <ul style="list-style-type: none"> • Zone: B7 Business Park, with boarding housing for student accommodation as additional permitted use. • Maximum FSR: 2:1 • Minimum non residential uses: 0.75:1 • Maximum height 17m (five storeys).
12 February 2020	Draft VPA and supporting documents provided to Council in line with Council's VPA Policy.

3 Consultation with local community

Community consultation was carried out in connection with the original Planning Proposal for the site. This comprised a community information evening which was held on 12 December 2017. Residents and business within the surrounding area were invited to attend, by way of a letter to a distribution area agreed to with the Inner West Council (see Figure 6).

The session was attended by 35 people and 18 feedback forms were received during the session. The predominant issues raised included:

- concerns about building bulk, overshadowing, loss of privacy and solar access
- need for sufficient off street parking and lack of on street parking, and
- lack of open space.

The revised proposal addresses these concerns through the revised layout which reduces the building’s visual impact, bulk and scale viewed from Johnstons Creek and low density residential properties to the north within the Annandale Heritage Conservation Area. In particular, the majority of the built form fronting Johnstons would be limited to two storeys. The proposed mix of employment uses and student housing also results in no additional demand for car parking.

To provide an update to the community on the revised proposal and the Planning Proposal process, a letter was sent on 13 January 2019 providing further information and offering an opportunity to contact the applicant to raise any concerns or discuss any issues. A copy of the letter is provided at Attachment 1. The letter was distributed to 310 residents and businesses within the same area as agreed with Council for the previous consultation (see Figure 6).



Figure 6: Community letter distribution range

The applicant had discussions with three community members as a result of the mailout. This represents less than 1% of the residents/business owners who received the letter and demonstrates an appropriate level of support for the proposal as required by the PRCUTS Out of Sequence Checklist Criteria 3.

The discussions with respondents are summarised in Table 2. The issues raised largely related to traffic impacts, car parking, the proposed cycleway and impacts of bulk and scale.

Two of the respondents were largely clarifying matters in relation to the proposal and did not raise significant areas of concerns. One of the respondents had concerns about the impacts of bulk and scale on a dwelling to the west of Johnstons Creek on Chester Street. This issue is discussed in Section 3.1 below.

Further consultation will be undertaken with the local community following a Gateway decision, in the form of a formal public exhibition of the proposal and additional activities to make sure the community have full opportunity to input.

3.1 Bulk and scale impacts on dwellings on Chester Street

The closest dwelling to the site is located at 2B Chester Street. This property has a largely blank wall facing the site with only two small windows within the attic (see Figure 7). It is located at least 35m away from the proposed development (see Figure 8). This separation distance substantially exceeds the required separation distance under the Apartment Design Guide for habitable spaces of 12m. Views from this dwelling would be screened by the playground and existing trees. The orientation and aspect of the proposed student housing dwellings is such that it would not result in direct overlooking of existing dwellings (see Figure 7). Further, the proposal has been redesigned to reduce the bulk and scale facing this direction. Accordingly, any impacts of the proposal on this dwelling would be minimal.



Figure 7: Separation distance to dwellings on Chester Street



Figure 8: Dwellings on Chester Street

Table 2: Summary of community consultation

Respondent	Summary of comments	Summary of response from applicant
Local resident	<p>Email date 16.02.20:</p> <ul style="list-style-type: none"> “Is this project on your website this site (previous design presumably). Development of a 120-Bed Student Accommodation / Co-Living Space Development Value: \$42 Million Was it refused by council or by the planning panel? How many beds in the modified proposal - 4x16? Number of Parking spaces? Why would the path along Johnstons Creek be a "future link to the south"? Would it not work immediately? Is there a traffic study (narrow, deadend street, with approved expansion at Kennards opposite, employment for 60, plus customers)? Heritage treatment of old standstone block wall section at southwest corner? Which parts of Central Park did Britely do? Why call it Camperdown when it is in Annandale? Respondent had concerns regarding parking which seemed to be addressed. 	<p>Response email dated 17.02.20:</p> <ul style="list-style-type: none"> ‘Camperdown’ on Britely Website not relevant. Britely website is to be updated. The following relates to the subject site located at 1-5 Chester St Camperdown. Previous design for larger building, straight residential apartments refused by Panel and Council Current proposal: 51 student accommodation rooms plus 980m2 commercial targeting education and innovation industries There will be approximately 19 car parking bays provided to service employment space available under current controls. The thoroughfare through site link is intended to be linked through neighbouring sites and ultimately connect to Parramatta Rd A traffic engineer has confirmed access/egress requirements. Note nil car parking generation from Student Accommodation, no additional traffic compared to current controls. Heritage has been considered as necessary. Britely senior management (Alex Sicari) development managed Blocks 1, 4N, 4S and 8 (DUO, Conner, Four Points Hotel, what is currently ‘Iglu’ student accommodation) Site is located at 1-5 Chester St Annandale”

Respondent	Summary of comments	Summary of response from applicant
	<p>Email dated 18.02.20:</p> <ul style="list-style-type: none"> No meeting required Respondent expects a traffic increase and expressed the potential worth and protection of heritage wall <p>Email dated 18.02.20:</p> <ul style="list-style-type: none"> Respondent understood the information and seemed to be appeased. However requested lease include a “contract” to not park a car nearby. <p>No further correspondence was received.</p>	<p>Response email dated 18.02.20:</p> <ul style="list-style-type: none"> Britely explained the buildings use, minimal parking proposed and measures to encourage minimal to no car use by students. Britely requested further information on the ‘heritage’ wall in question. <p>Response email dated 18.02.20:</p> <ul style="list-style-type: none"> Britely provided detailed information on the parking strategy as part of the proposal and an overview of student accommodation parking in Sydney
Resident, Water Street	<p>Phone call querying how the 5m setback for the proposal was introduced. The community has taken action against Council’s interest in a bike track along the creek.</p> <p>No further correspondence has been received.</p>	<p>Response email dated 20.02.20</p> <ul style="list-style-type: none"> “We understand members of the community have had previous dealings with Council regarding possible setbacks along Johnstons Creek. Our current design does include a 5m set back along the creek. This was imposed on us by Council as a requirement before they were able to endorse the proposal. This setback is consistent with the proposed Parramatta Road Strategy. Please let us know if you require any further information”.
Resident, Chester Street	<p>Requested copies of the plans to review bulk and scale.</p> <p>Email dated 25.02.20:</p> <ul style="list-style-type: none"> Requested the address be changed to Camperdown and review the offset from her property on p16. Concern that the building is out of character. <p>Email dated 29.02.20</p> <ul style="list-style-type: none"> Has contacted Council regarding these concerns and redrawn P16 and indicating her property. The foot traffic to the “alleyway” beside the house is also a concern. <p>No further correspondence has been received.</p>	<p>Response email dated 19.02.20</p> <ul style="list-style-type: none"> Plans were sent to review bulk and scale. Britely advices Council’s requirement to reduce the height of previous proposal and L-shape floorplate reducing scale adjacent to Annandale Conservation Area. <p>Response email dated 25.02.20</p> <ul style="list-style-type: none"> Britely advised the setback is indeed approx. 34m and almost 3x the requirement under the Apartment Design Guide criteria and the character is consistent with the future aspirations for the education related building services. <p>Response email dated 29.02.20</p> <ul style="list-style-type: none"> Britely have again advised the separation requirements and what is achieved by the development and other proposed design aspects which will assist in creating a greater barrier.

4 Consultation with other stakeholders

A number of Government agencies were contacted regarding the previous Planning Proposal, including Department of Planning and Environment, Transport for NSW, Roads and Maritime Services, University of Sydney, University and University of Technology Sydney (UTS), Sydney Local Health District, Sydney Water, NSW Department of Industry and NSW Department of Education. Of these agencies, responses were only received by Department of Planning and Environment and Transport for NSW / RMS.

At a meeting with Department of Planning and Environment on 19 December 2017 the following matters were discussed in relation to the previous proposal:

- The need for a State infrastructure contribution,
- The Out of Sequence Checklist in PRCUTS
- The ongoing preparation of a Precinct Wide Traffic Study for the Camperdown Precinct
- The need to provide affordable housing.

A letter and email were received from Transport for NSW / RMS on 22 December 2017 and 25 January 2018 respectively. The key issues raised related to the need for a Precinct Wide Traffic Study, Contributions towards regional road infrastructure, trip generation rates appropriate to the site, and the need for active transport to and from the site.

The revised proposal generates no demand for additional car parking, reducing the traffic generation associated with the proposal. Specialist student accommodation provider, UniLodge, has provided advice confirming that nil carparking is suitable for student accommodation on this site, given its location within 500m to Sydney University and within close proximity of a range of shops, services and public transport (Appendix D).

All relevant Government agencies would be consulted further following a Gateway decision.

The following consultation has also been carried out with relevant organisations regarding the suitability of student housing in this location:

- Discussions with Sydney University and UTS who have both confirmed a significant undersupply of student accommodation in the area. UTS has indicated its support for the proposal (Appendix B)
- Discussions with local agents and valuers have also confirmed the need for and undersupply of student accommodation in Sydney. A market report on student accommodation has been provided by Savills (Appendix C).

5 Conclusion

This Stakeholder Engagement Update Report provides an update to the Stakeholder Engagement Report prepared by Ethos Urban in January 2018. It sets out the engagement that has been undertaken in connection with the revised Planning Proposal which was lodged in May 2019.

In particular it sets out the extensive consultation that has been undertaken with Council to refine the proposal to meet Council's key objectives for the site. It also sets out engagement that has been undertaken to inform the community of the changes to the proposal.

It is expected that this report will support the Council in assessing the Planning Proposal's suitability to progress to a Gateway decision. Following a Gateway decision further consultation would be undertaken with relevant stakeholders including Government agencies, organisations and the local community, through a formal public exhibition of the proposal.

Appendix A Community update letter

12 January 2020

Planning Proposal 1-5 Chester Street, Camperdown – Project Update

Dear Resident,

We have been working with Inner West Council and the local community to progress a Planning Proposal for land at 1-5 Chester Street, Camperdown.

The previous proposal for the site was refused by Inner West Council in October 2018. Our proposal had sought to rezone the site for medium density residential to allow an apartment building of up to six stories with a maximum floor space ratio of 2.6:1 (approx. 40 apartments). Council refused the proposal on the basis of: excessive bulk and scale; inconsistencies with Council policies, particularly around the loss of employment floor space.

Since that time, we have been working with Council to address these issues and prepare a revised proposal. This letter provides an update to the community with regards to progress and changes.

A revised proposal was lodged with Council in May 2019 which sought to address Council's concerns by accommodating a mix of creative office and light industrial uses at the lower level to retain employment floor space and a boarding house for student accommodation above to meet the growing need for student housing close to tertiary education facilities in the area, however retaining the 6 storey height along the creek through a 'V' shape floorplate design.

This approach aligns with the objectives of the Camperdown-Ultimo Collaboration Area Place Strategy (February 2018) released by the Greater Sydney Commission which applies to the areas to the south and east of the Chester Street site and includes the RPA Hospital, Sydney of University, UTS, Notre Dame University, and TAFE Ultimo. The Place Strategy establishes a vision for the Collaboration Area and highlights the need for employment floor space to accommodate innovation, research and creative industries and increased supply of student housing.

On 23 July 2019 the revised proposal was considered by the Inner West Local Planning Panel. The Panel resolved to advise Council that it does not support the proposal in its 6 storey and 'V' shape form, but rather agreed to a series of principles for revising the proposal, the key elements of which are outlined below.

- Proposed zone: B7 Business Park;
- Additional permitted use: boarding house for use as student accommodation (approximately 50 rooms);
- Maximum height: 17m (five storeys);
- Maximum FSR: 2:1;
- Minimum FSR non-residential uses: 0.75:1 (approximately 900m² creative office); and
- A design based on an 'L-shape' floorplate that reduces the building's visual impact, bulk and scale viewed from the Creek and properties to the north.

The applicant has been working closely with Council to refine its proposal to be consistent with the principles agreed by the Panel. This is currently under consideration by Council and comprises the recommendations set out above.

The proposal also provides the following public benefits:

- Retention of employment floorspace and the replacement of approximately four jobs enabled under current controls with up to 60 jobs under the Proposal in the creative, education and innovation industries;
- Increased supply of much needed purpose built student accommodation servicing the education sector;
- Creation of a pedestrian and cycle link along the Creek including landscaped treatment to enhance the public domain and passive surveillance, lighting and CCTV to improve security (providing a future connection to the south along Johnstons Creek); and
- A commitment to sustainability via a minimum 4 star Green Star design.

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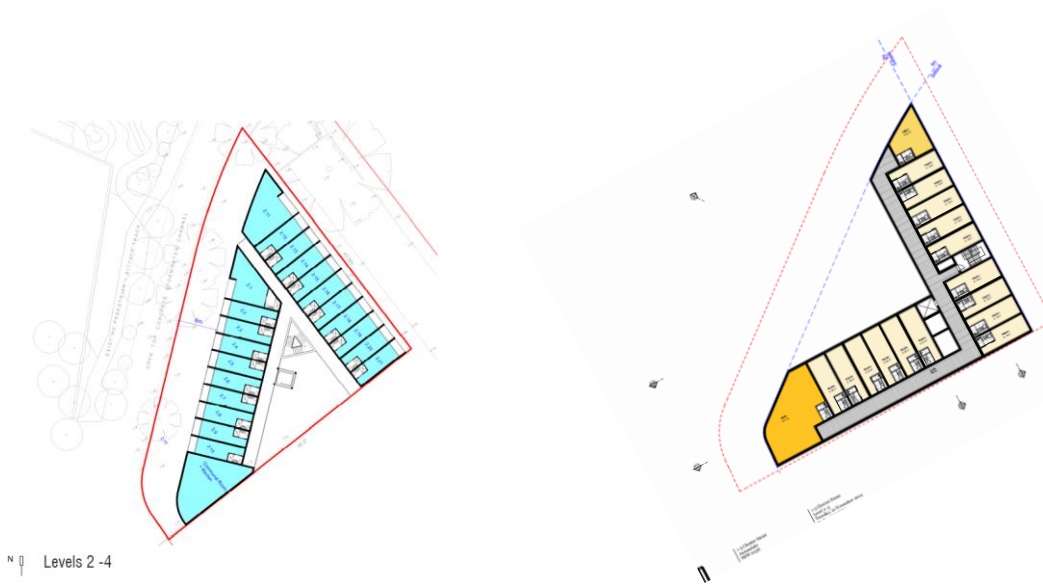
T +61 (2) 9896 7727 F +61 (2) 9636 7729
LEVEL 2, 210 CLARENCE STREET, SYDNEY NSW 2000

Following consideration of the proposal by Council staff it is anticipated that the Planning Proposal will be referred to the Inner West Planning Panel for further consideration. If supported by Council the proposal would be referred to the Department of Planning, Industry and Environment for a Gateway decision which would enable the proposal to proceed to the next stage. This would include a formal public exhibition phase where members of the community would be invited to review and provide comment on the proposal, prior to its further consideration by Council.

In the meantime, if you have any questions or concerns about any aspects of the revised Proposal we would be happy to speak with you further, either over the phone or in person. Please contact the below:

Britely Property
Kate Frewen
Assistant Development/ Project Manager

t +61 2 9896 7727
e k.frewen@britely.com.au
w britely.com.au



Previous arrangement for the site (LHS) and revised arrangement for the site (RHS) – note floorplate now in an ‘L-shape’ arrangement with bulk and scale further separated from the creek (and properties to the north), reducing visual impact.



Artist impression of revised Proposal - 5 storey employment & boarding house - Chester St view

Appendix B UTS letter

Alex Sicari
Director
Britely
Level 2, 210 Clarence Street
Sydney NSW 2000 Australia

26 March 2019

Dear Alex,

Re: Planning Proposal 1-5 Chester St, Camperdown

We write to advise that we have reviewed the Planning Proposal prepared by Britely Property for 1-5 Chester St, proposing to provide approximately 70 x bed student accommodation and approximately 800m² creative office and/or education/research related space.

We can confirm that the area requires a greater supply of purpose built student accommodation and employment space servicing the education sector.

We have not committed in any way to the Proposals, however we support the Proposal and would be interested in discussing in more detail closer to DA Stage.

Regards



Brett Smout
Director, Student Services Unit

cc.

Patrick Woods
Deputy Vice-Chancellor and Vice-President (Resources)
University of Technology Sydney

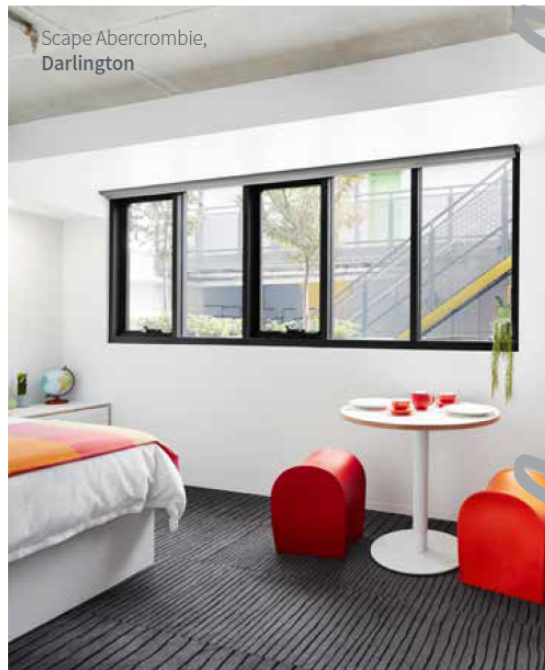
Appendix C Student accommodation market report

Two projects opened in the Inner Sydney market in 2018; the 370 bed Iglu Redfern and Urbanest's Darling House at Darling Street Sydney (660 beds). A further two projects by the University of Sydney opened in Semester 1 2019, providing and additional 800 beds to stock. These projects bring the total stock of operational PBSA in Sydney at the end of 2019 to almost 20,000 beds.

Compared to Melbourne, the commercial PBSA pipeline in Sydney is modest, with 1,283 beds expected to be added to stock between 2020 and 2022. We are also aware of further proposed projects that are assumed to be completed in 2023 or thereafter.

Most of the proposed stock is located in Inner Sydney and south of the CBD in close proximity to the University of Sydney. The University of Sydney has the highest number of overseas students across universities in Sydney. The other emerging precinct is Kensington, adjacent to the UNSW campus.

The market penetration rate for 2019 is estimated at 9.3%. While new PBSA has entered the market, there is limited additional stock expected until 2021 onwards.

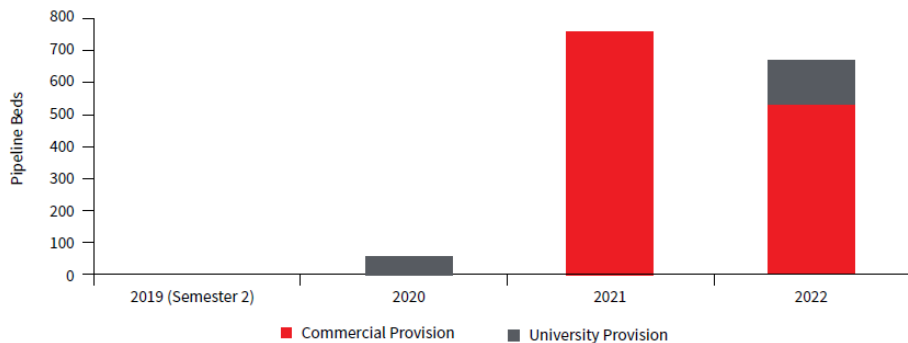


Inner Sydney continues to face a number of barriers to entry for PBSA, including the lack of appropriate sites and competition from other land uses. This is expected to keep occupancy rates tight in the Sydney PBSA market.

Sydney	Inner	Suburban	Total
Total Full-time University Students	138,343	70,283	208,626
Supply of Beds	15,600	3,841	19,441
Overseas Student Market Penetration Rate	16.2%	11.4%	15.1%
Domestic Student Penetration Rate	7.3%	3.4%	5.7%
Total Student Market Penetration Rate	11.3%	5.5%	9.3%

Source: Dept. of Training & Education, JLL Student Accommodation Database
Based on estimated 2019 student enrolments and operational PBSA as at Semester 2 2019

Sydney Development Pipeline, 2019 (Semester 2) - 2022



Source: JLL Student Accommodation Database

Where Students Live

The following analysis provides a snapshot of the current population of full-time students in the greater statistical areas of Australia's main capital cities measured in terms of the number of PBSA beds against full-time student numbers.

The analysis focuses on the provision of PBSA by both the universities and the commercial providers. Students who are not living in professionally provided accommodation, are classified as either renting in the private sector, or living in family-associated accommodation.



Appendix D UniLodge letter

29 April 2109

Alex Sicari
Britely Property
Level 2, 210 Clarence St
Sydney, NSW, 2000

Via email: asicari@britely.com.au

Dear Alex,

Re: Car and Motorbike Parking for Purpose Built Student Accommodation

As discussed, please find below current and recommended arrangements for car and motorbike parking for quality student accommodation facilities like your proposed project located at 1-5 Chester St Camperdown.

UniLodge is a specialist student accommodation operator and manager with over 20 years' experience, over 20,000 beds under management across over 70 properties throughout Australasia.

For your project with up to 90 dwellings and 90 beds, we would recommend the following as more than sufficient car and motorbike parking arrangements to operate the building.

In our experience for a building of this size, we would see car and motorbike parking as not used and unnecessary. The location of the site, its proximity to UNSW and Sydney CBD Universities via the new light rail would mean that very little if any students would own and use a car or motorbike. In fact, in our experience car, motorbike and bicycle usage is relatively low for this type of building in an inner city, highly accessible location. In the subject location, students will tend to walk and use public transport.

Across our portfolio we have many buildings that operate successfully with nil cars. A small selection of comparable properties with larger bed numbers and nil cars is included below:

- UniLodge Kensington, 233 beds, 48 cars spaces with none occupied by students.
- UniLodge Broadway. 585 beds, 154 cars spaces with 5 occupied by students.
- UniLodge Victoria University, 522 Beds, Nil cars.
- UniLodge Uni of Melbourne Royal Parade, 285 Beds, Nil cars.
- UniLodge on Swanston], 214 Beds, Nil cars.
- UniLodge D1 83 Beds, Nil cars.
- UniLodge D2 122 Beds, Nil cars.
- UniLodge @ Melbourne, 312 Beds, Nil cars.

We survey our students bi-annually. Negative feedback from our students with regard to nil car parking provisions is rare. Motorbike and bicycle parking for metro located projects is minimal.

UniLodge

In our view nil car parking provision, five motorbike bays and some bicycle parking is more than adequate to successfully manage the subject property.

Should you require additional information please do not hesitate to contact me accordingly.

Regards



Keith Hout
Senior Project Manager
UniLodge, Australia