

Chippendale Residents Interest Group Submission in response to Employment Zone Review

Chippendale Residents Interest Group (CRIG)

CRIG has been established for more than 40 years. In recent years, CRIG has made numerous representations to the State Government and City of Sydney Council.

In addition, representatives have appeared before the Land & Environment Court, and Parliamentary Inquiries as well as making extensive representations in relation to larger projects such as the redevelopment of Central Park.

The group's key objectives include protecting the local heritage and improving and enhancing residential amenity as well as building more sustainable residential communities.

Proposed Employment Zone Changes In Context of Chippendale

Chippendale is one of Sydney's oldest heritage suburbs. Largely a Heritage Conservation Area (other than Central Park), the suburb is also largely zoned B4 Mixed Use.

Only 0.45 square km in size, this includes Sydney Rail Yards leading into Central Station, i.e. ~ nine hectares.



Distinct from other nearby inner city suburbs, many of its streets are quiet residential streets historically zoned B4, with businesses intercepted in between.



Consequently a key challenge for the suburb is the growing tension between residential and business use that has emerged in recent years.

Chippendale Residents Interest Group
Submission in response to Employment Zone Review

With more than ~ 10,000 residents, the suburb now has one of the highest densities in Sydney, with parts of the suburb housing more than 500 people per hectare.

This follows the redevelopment of the former Kent Street Brewery Yard (Central Park).



Central Park, Chippendale. View from Prince Alfred Park

In addition Chippendale has a high visitor, working and student population. This has led to a number of key challenges which are relevant to consider in terms of any changes to the mixed use zone.

Notably many of these challenges were not considered at the time that the Concept Plan for Central Park was approved, as the residential population was much lower (2,500 vs 5,000 residents) and retail and entertainment areas significantly smaller.

Moreover, despite being assured that no student accommodation or educational facilities would be included, subsequently this was changed following the GFC, effectively diminishing its commercial vs residential mix, without adequate provisions introduced to offset the changes. This in turn has exacerbated a number of local challenges.

These include:

- the absence of sufficient open space with access to Victoria Park and Prince Alfred Park constrained by major infrastructure;
- the influx of high visitor and student numbers in what is geographically a small area;
- a very high transient population as a result of high rentals, and a high student population
- the quality of accommodation, with limited open space, overshadowing and noise issues
- challenges relating to after-hour activities and the tension between land use
- Inadequate community facilities, e.g. Chippendale has no community hall despite a VPA funding provision.

Significantly more than 50% of Chippendale's population lives in small studios or 1 BR apartments. This includes more than 1,200 beds in high rise student accommodation at Central Park/Kensington Street.

Chippendale Residents Interest Group
Submission in response to Employment Zone Review

Significantly more than 50% do not receive the minimum sunlight access despite more flexible standards, i.e. 2 hours access from 7am to 5pm; nor have balconies or sufficient open space. Consequently the introduction of student housing vs commercial use has increased demand on local open space, where there is already a serious shortage, i.e. less than 1 sqm per resident.

Together with the influx of visitors and students attending educational institutions, this has exacerbated the impact on residential amenity.

As such changes in land use zoning, and objectives that encourage ‘vibrant’ communities and the influx of visitors and the like, have the potential to further impact local amenity, particularly for low rise communities living in adjacent residential communities in heritage areas.

The changes are also contrary to the Chippendale Plan, which was developed in consultation with our local community, where any after hour and night time activities were to be concentrated on Broadway, Central Park / Kensington Street.

To better understand the dynamics, the following images show some local streets zoned B4 mixed use.

	
<p>Dick Street. Zoning B4. Largely residential street intercepted by a number of commercial/businesses.</p>	<p>Meagher Street. Zoning B4. Residential and commercial use.</p>
	
<p>Levey Street. Zoning B4. Largely residential street with two commercial properties; one a prominent retail shopfront; one a taller commercial building.</p>	<p>Bartley Street. Zoning B4. Residential enclave, ~ 150 properties. Includes Strickland Building (1914), first social housing CoS. Two commercial properties.</p>

Moreover, when additional land uses are introduced, along with changes to the Codes SEPP, the balance becomes particularly sensitive. Nor does there appear to be any consideration for the cumulative impact the changes will have.

Chippendale Residents Interest Group
Submission in response to Employment Zone Review

In addition, local dynamics such as the often small heritage street grid, and varying cubic form where many low rise residential streets are overshadowed by larger premises without any setback between the properties or the ability for noise to dissipate, increases the tension between land uses.

Consequently there is significant concern about the proposed changes in terms of zoning and land use, as well as the Codes SEPP.

Request for Further Consultation

Until the public exhibition process there has been no consultation we are aware of with our local community, despite being an important stakeholder. Instead it appears the changes are led by business and other interests. We were also not aware that the public exhibition process had commenced.

Moreover residential communities must have the ability to have a say on development and land use changes that directly impact them. Further the lack of evidence presented as part of the review has prompted concerns.

To this end, as a stakeholder, we would appreciate the opportunity to meet with Department to discuss concerns. We would also appreciate if you could keep us abreast of further refinements and developments in relation to this review.

This is also particularly relevant given the government's plans for the Regent Street sidings as part of the Central SSP which also includes the redevelopment of the Sydney Yards, much of which is in Chippendale.

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