



DKO

1-5 Chester Street Annandale

URBAN DESIGN REPORT 9 SEPTEMBER 2020

BRITELY PROPERTY

12.09.2019

Chester St View - Artists Impression
Potential Future DA



Introduction

This Urban Design Report has been prepared to support a Planning Proposal for renewal of the site located at 1-5 Chester Street Annandale. The site is located within the Camperdown Precinct under the Camperdown-Ultimo Collaboration Area (Biotech, Health and Education Precinct) as proposed in the GSC Eastern City District Plan & the Parramatta Road Corridor Urban Transformation Strategy 2016 (PRCUTS). These strategies are adopted by NSW Government and the PRCUTS has been given statutory force by Ministerial Direction under Section 9.1 (formerly 117) of the Environmental Planning and Assessment Act 1979 NSW (Pg 6, 9, 19, 75 of the PRCUTS 2016) .

The local area currently comprises a mix of architectural styles including heritage items, terrace houses, light industrial warehouses and contemporary residential flat buildings.

Consistent with the District Plan & PRCUTS 2016, the Planning Proposal proposes to increase supply of student accommodation close to major universities, in addition to retaining employment use suited to innovation, biotech, health and education uses. This has been derived from intensive consultation with Inner West Council over the 2017-2020 period.

The Urban Design Report includes a building envelope for the purpose of testing the planning controls proposed by the PRCUTS 2016. The Report identifies an opportunity to provide an addition of 1.25:1 FSR of Student Accommodation (compared to the 1.5:1 FSR of R3 residential identified in the PRCUTS, and 0.75:1 FSR office that generates more employment / jobs compared to the existing 1:1 industrial floorspace based on current controls.

The desired future character of the area, as described in the PRCUTS Fine Grain Study, includes medium to high density residential proposals of a light industrial warehouse character, built to the street alignment with a predominant building height of 5 storeys or higher.

After extensive consultation with Inner West Council and various authorities, the Proposal now matches the strategic objectives and desired future character for the precinct, as evidenced by Inner West Council support for the proposal, dated 26 May 2020.



Figure 1: GSC - Eastern District Plans Camperdown Biotech/Health Education

PRCUTS 2016 and an increase in employment jobs.

Given the site's close proximity to a number of tertiary educational establishments in particular Sydney University some 650m away, and an extensive range of alternate transport options, the proposal for boarding house for exclusive use of students includes no increase in car parking requirements.

Inner West Council also endorses zero student parking for Student Accommodation buildings within close proximity of Campus.

As no additional traffic is generated by the Proposal, it is appropriate that the Proposal can progress to rezoning prior to the PRCUTS Precinct wide traffic studies.



Figure 2: Site Location - No. 1-5 Chester Street Annandale NSW

Strategic Context

GSC Eastern City District Plan / Camperdown Ultimo Biotech Health and Education Precinct:

The Planning Proposal is consistent with the Greater Sydney Commission's Eastern City District Plan's direction related to the Camperdown-Ultimo precinct.

Some of the vision, priorities and actions outlined for the GSC Eastern District and provide guidelines to this project are as following:

- Plan for the growth of Camperdown-Ultimo as a Health and Education Super Precinct;
- Identify opportunities to create the capacity to deliver 20-year strategic housing supply targets with councils to increase housing capacity, diversity and housing choice across the District - particularly student housing.

There will be an expected population growth of 325,000 by 2036, this comprises an additional 21% more babies and preschoolers, 41% more 5-19 year olds, an increase of 90,150 in persons 65 years or greater and 102% more at an age of 85+



Figure 2: A Place for Strategy for Camperdown-Ultimo.



Camperdown-Ultimo Precinct within the Greater Sydney Commission

Camperdown-Ultimo is a Sydney Strategic Centre identified by the Greater Sydney Commission. The precinct has been identified as a Health and Education super Precinct with the vision for a high quality multi-use Corridor with improved transport choices, better amenity and balanced growth of housing and jobs. This will guide the delivery of 27,000 new homes and 50,000 new jobs in a range of industries across the Corridor over the next 30 years.

The Greater Sydney Commission & Collaboration Area Camperdown - Ultimo Place Strategy:

- Collaboration Areas are a place-based, multi-stakeholder approach to solving complex urban issues. They are led by the Commission over a 12-month period and support councils, state agencies and stakeholders to address major issues and achieve better outcomes for an area.
- The Camperdown-Ultimo Collaboration Area, located in the Eastern Harbour City, is one of the largest and most comprehensive health and education precincts in Greater Sydney.
- A unique range of specialisations in the area presents great potential for the area's continuing maturity as an innovation district. The key priority of this Collaboration Area is to support the area's vitality and economic growth.
- The Camperdown-Ultimo Collaboration Alliance Stakeholder Group was chaired by the Commission's Eastern City District Commissioner and includes

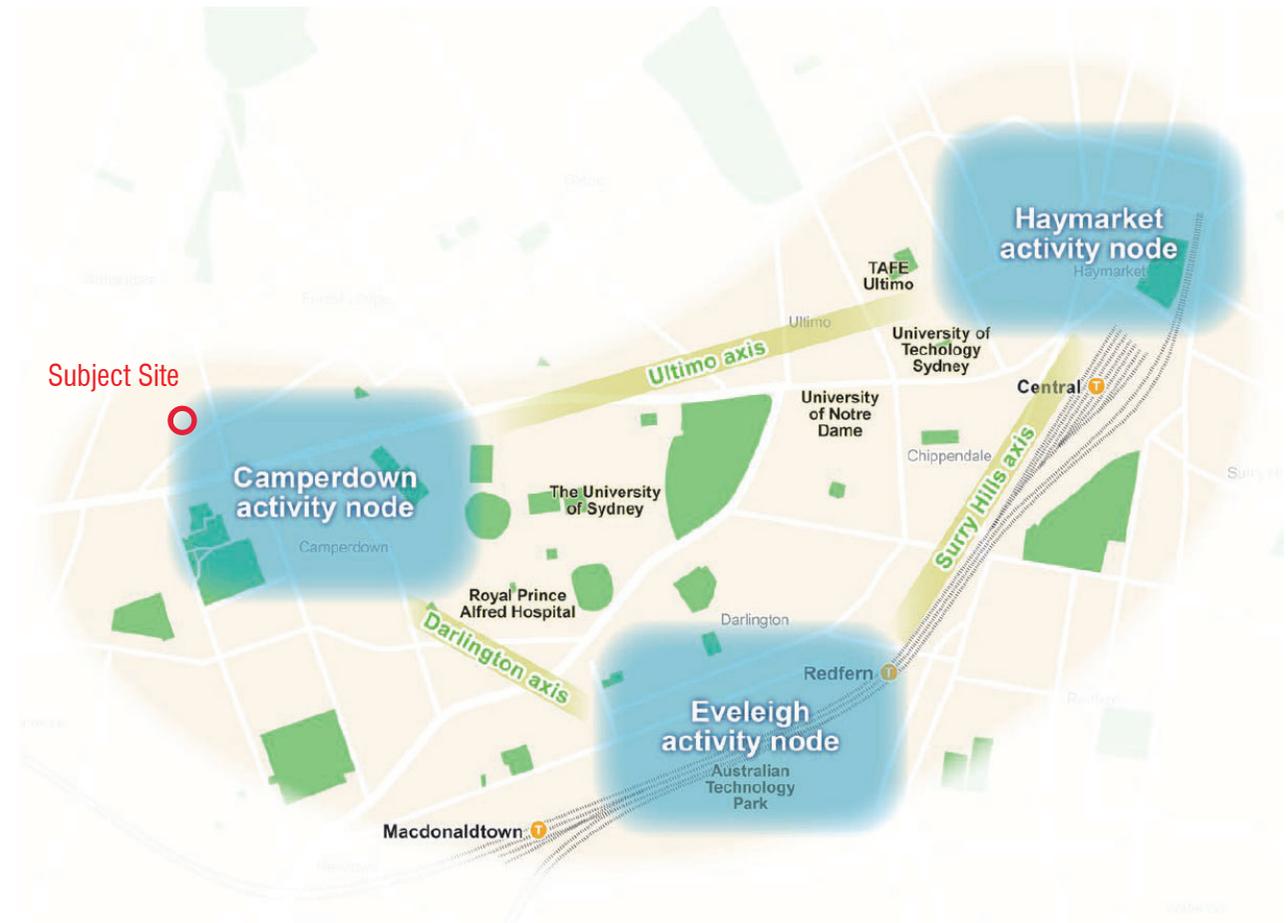


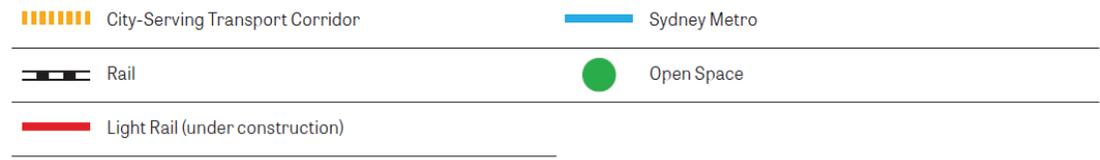
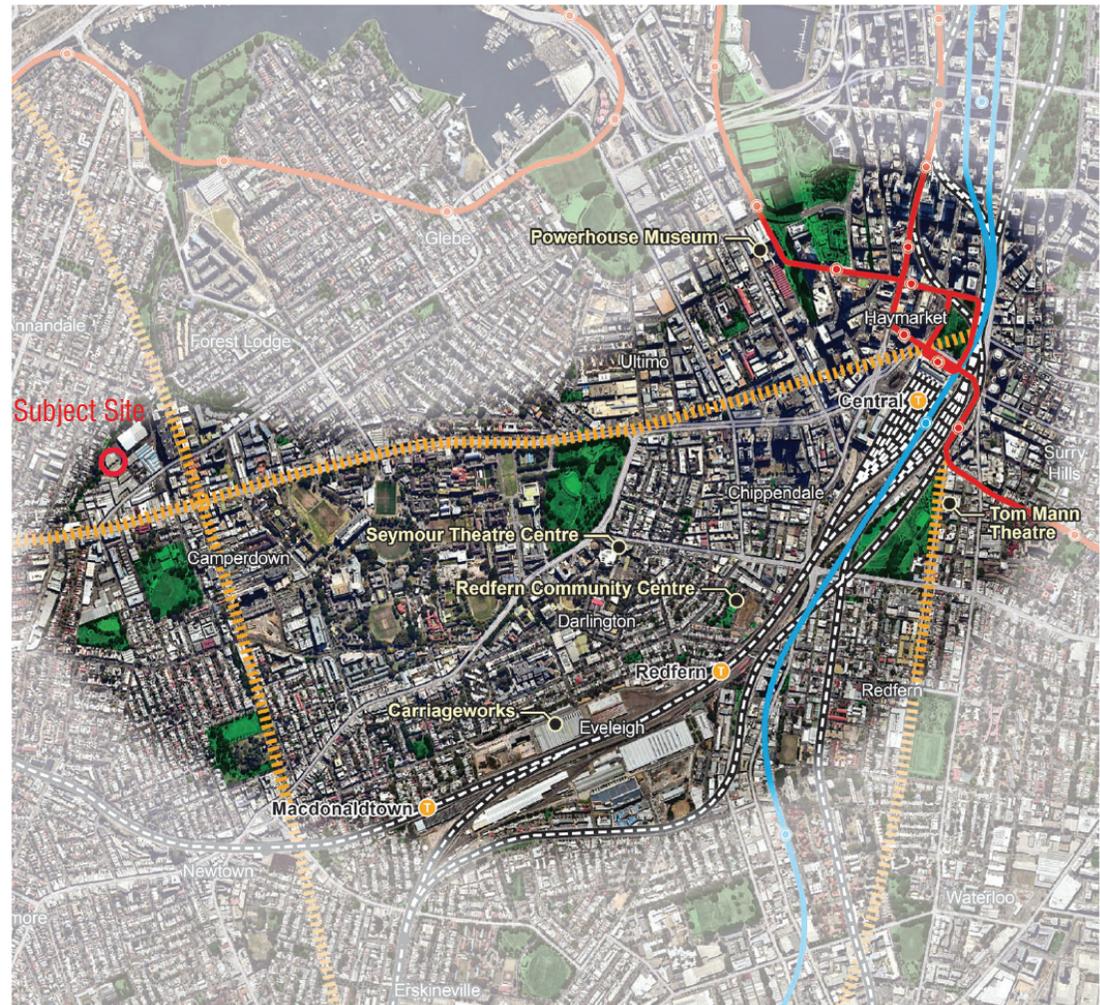
Figure 3: Camperdown-Ultimo is one of the nine precincts identified within the Sydney Strategic Centre by the Greater Sydney Commission

representatives from City of Sydney, Inner West Council, Sydney Business Chamber, Carriageworks, the University of Sydney, University of Technology Sydney, University of Notre Dame, TAFE NSW and state government agencies covering health, education, planning, environment, transport, finance and innovation.

The Greater Sydney Commission & Parramatta Road Corridor Urban Transformation Strategy 2016:

- The Greater Sydney Commission refers to the Parramatta Road Corridor Urban Transformation Strategy 2016 prepared by Urban Growth NSW.
- The Greater Sydney Commission has set direction for local councils, including the Inner West Local Government Area to increase the housing capacity across the District and to implement the Parramatta Road Corridor Urban Transformation Strategy 2016 (*Action L3: Greater Sydney Commission - Draft Central District - P97*).
- The Strategy has been adopted by the NSW Government and is granted statutory force by Ministerial Direction under Section 117 of the Environmental Planning and Assessment Act 1979 (NSW).

Figure 4: Liveability opportunities and assets



Parramatta Road Corridor Urban Transformation Strategy 2016

The Parramatta Road Corridor Urban Transformation Strategy provides a long-term vision and framework to support coordinated employment and housing growth in the Corridor response to a significant shift anticipated in Greater Sydney.

The site is located within the Camperdown Precinct.

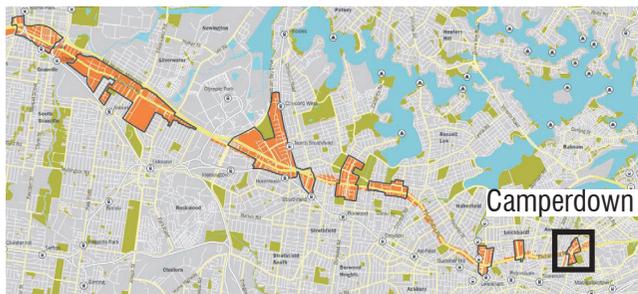
The Strategy provides development guidance and a framework for a population growth of 1,400 new people before 2050, 700 new homes and 2,300 new jobs within the Camperdown precinct. The key actions applicable to the site are identified in 2.4 Camperdown Precinct.

The site is located at the north-western edge of the precinct, adjacent to Johnstons Creek and the Annandale Heritage Conservation Area located further to west of the Creek.



Figure 4: Camperdown is one of the precincts identified within the Parramatta Road Corridor Urban Transformation Strategy 2016

- Precinct Boundary
- - - Frame Boundary
- Accessible Open Space
- Waterway
- Existing Building Footprint
- Pedestrian Crossing
- Heritage
- Conservation Area
- - - Contour



Location Plan for the Parramatta Road Corridor Urban Transformation Strategy 2016 showing the Camperdown Precinct

This proposal is consistent with the key actions for Camperdown Precinct from the Parramatta Road Corridor Urban Transformation Strategy 2016 including:

- Focus residential development on students, key workers, and affordable housing;
- Formalise Parramatta Road as a vibrant street and Pyrmont Bridge Road as a place for active transport, with low-priority given to additional private vehicle movements;
- Adapt, retain and celebrate the existing industrial heritage;
- Create streets that connect residents and workers to small, diverse, local and regional open spaces;
- Prioritise works to complete the Johnstons Creek green corridor, connecting the Precinct to the Bicentennial Parklands and the harbour foreshore walks; and
- Provide new cycle routes along Johnston’s Creek, Mathieson Street, Chester Street and Guihen Street to improve connections with other cycleways.

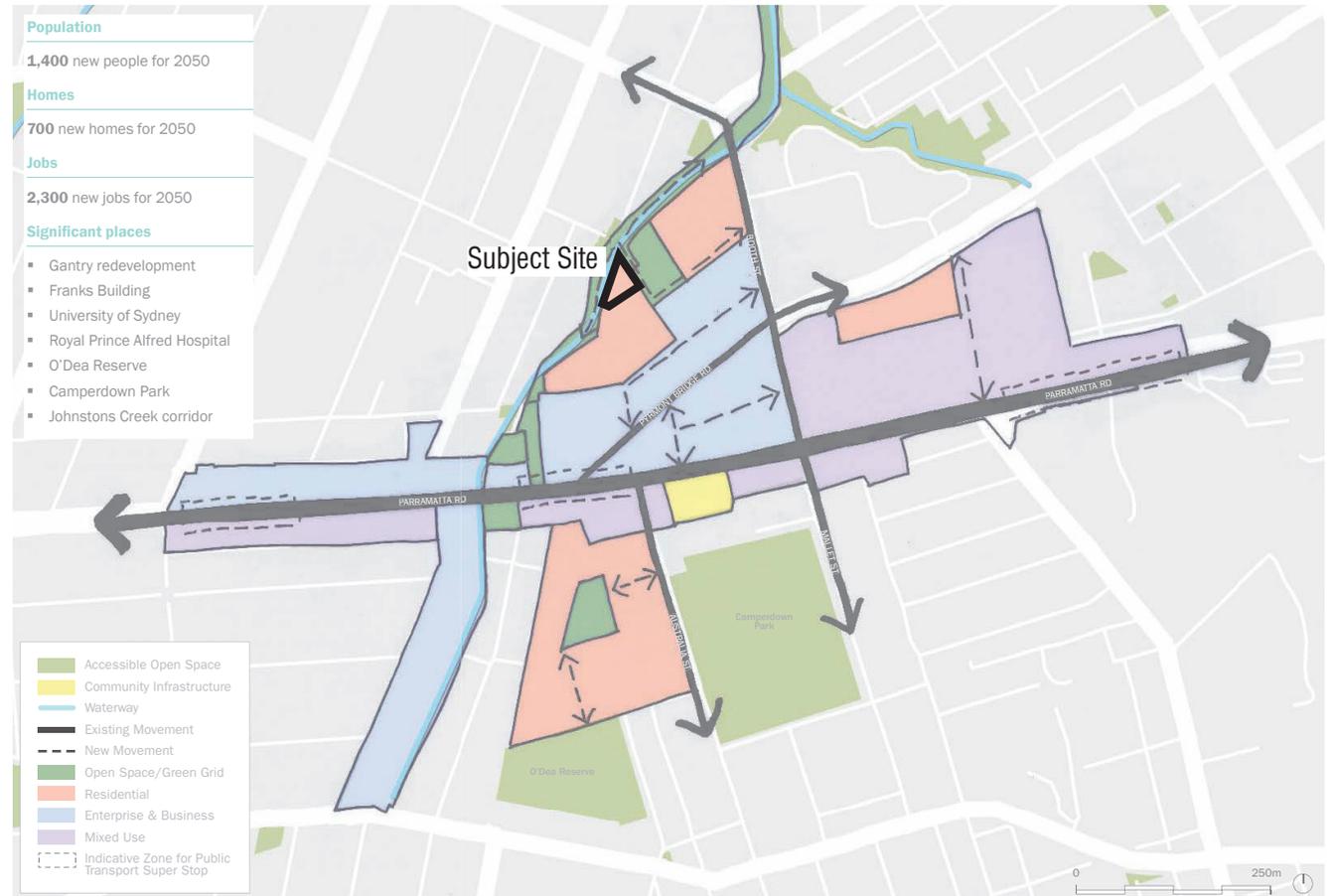


Figure 5: Key actions for the Camperdown Precinct based on the Parramatta Road Corridor Urban Transformation Strategy 2016

Parramatta Road Corridor Urban Transformation Strategy 2016 - Proposed Controls:

PRCUTS 2016 Recommended Zoning:

The site is zoned R3 Medium Density Residential in the Parramatta Road Corridor Urban Transformation Strategy 2016.

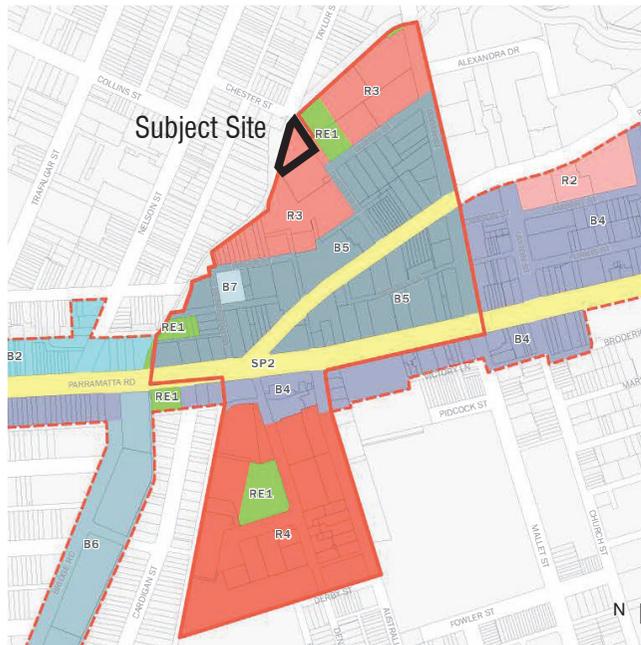


Figure 6: PRCUTS 2016: Zoning

| | |
|-----|----------------------------|
| R2 | Low Density Residential |
| R3 | Medium Density Residential |
| R4 | High Density Residential |
| B2 | Local Centre |
| B4 | Mixed Use |
| B5 | Business Development |
| B6 | Enterprise Corridor |
| B7 | Business Park |
| SP2 | Infrastructure |
| RE1 | Public Recreation |

PRCUTS 2016 Recommended Floor Space Ratio:

The site has a floor space ratio of 1.5:1 as per the Parramatta Road Corridor Urban Transformation Strategy 2016.

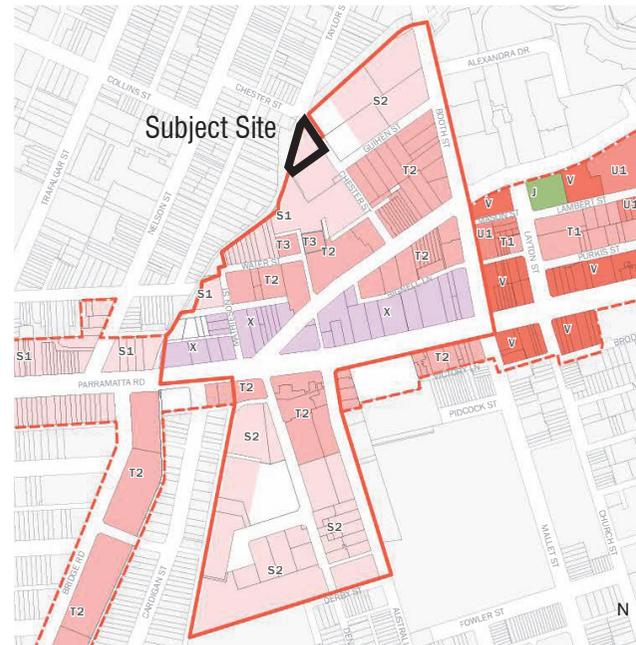


Figure 7: PRCUTS 2016: FSR

| | |
|----|-------|
| J | 0.8:1 |
| S1 | 1.5:1 |
| S2 | 1.6:1 |
| T1 | 2.0:1 |
| T2 | 2.1:1 |
| T3 | 2.2:1 |
| U1 | 2.5:1 |
| V | 3.0:1 |
| X | 4.0:1 |

PRCUTS 2016 Recommended Height of Buildings:

A building height of 17m applies to the site based on the Parramatta Road Corridor Urban Transformation Strategy 2016.

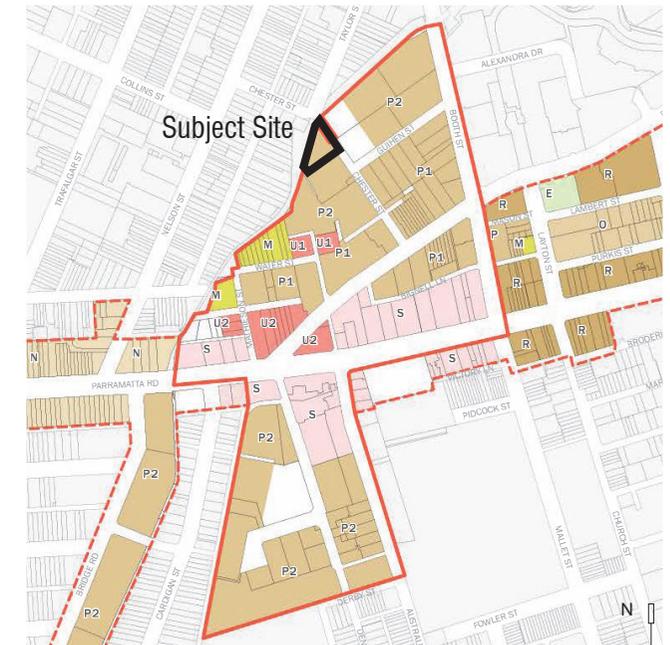


Figure 8: PRCUTS 2016: Height of Buildings

| | |
|----|-----|
| E | 6m |
| M | 12m |
| N | 14m |
| O | 15m |
| P1 | 16m |
| P2 | 17m |
| P3 | 18m |
| R | 22m |
| S | 24m |
| U1 | 30m |
| U2 | 32m |

Staging, Opportunity & Constraints

The PRUTS Implementation Plan 2016-2023 and WestConnex:

The PRUTS indicates a release area for 2016-2023 as shown below. Since the finalisation of the PRUTS, we understand Government has moved to compulsorily acquire several sites that combine to consume a large component (over 1 Hectare) of this '2016-2023' stage of the precinct (over 40,000m2 of proposed B5 Business Enterprise develop-able GFA). This is for the purpose of constructing the Westconnex (Dive Site only, not for any on/off ramps) and will therefore significantly impact on the time-frame of delivering the Vision of this precinct as outlined for this stage in the PRUTS.

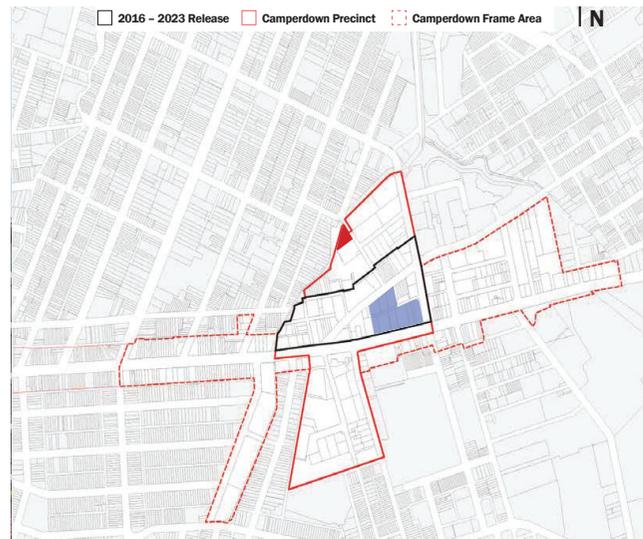


Figure 9: Subject Site and the WestConnex Construction Dive-Site shown with the Camperdown Action Plan 2016-2023

- Site
- Camperdown Precinct
- Camperdown Frame Area
- 2016-2023 Release
- WestConnex Construction Dive Site

Strata Land Holdings:

It is worth noting the significant amount of existing Strata Land Holdings within the PRUTS Camperdown Precinct frame area. In particular, strata land located in close proximity to the Subject Site being: 17 Chester St, 21-29 Chester St, and 1 Water St Annandale. As described in the PRUTS, these neighbouring strata land holdings have a combined site area of approximately 8,000m2 and a proposed develop-able floor space of approximately 12,300m2 of R3 Residential GFA. The strata titled ownership nature of these properties make them very difficult (commonly impossible) for development in near to medium future, therefore adversely impacting the programme for achieving the PRUTS' Vision for the precinct.



Figure 10: PRUTS Planning & Design Guidelines - Camperdown Opportunities and Constraints

- Precinct Boundary
- Frame Boundary
- WestConnex Tunnel
- Accessible Open Space
- Waterway
- Heritage
- Conservation Area
- Strata

The Proposal seeks to assist in delivering the PRUTS' vision for the precinct sooner. This combats the above potential causes for significant delay, while being a relatively small Proposal, it has no adverse impacts on precinct's social, road, transport or services infrastructure. Further, the development of a strong residential frame creates the local captive population necessary to sustain a vital and vibrant Business and Enterprise Core.

3.0 Context Analysis:

3.1 Urban Structure:

The PRCUTS 2016 aims at improving the regional walking and cycling connectivity by expanding the existing network of links and open spaces. Figure 9 shows the existing network of bicycle links combined with the desired future links from the PRCUTS 2016.

3.2 Public Realm:

Johnstons Creek connects a series existing open spaces:

- A small pocket located on Chester Street, adjacent to site;
- Douglas Grant Memorial Park,
- Spinders Park,
- Jubilee Park,
- Pope Paul VI Reserve, and
- Bicentennial Park.

There is a proposed open space to be located across the site addressing Chester Street based on the PRCUTS 2016. The proposal has opportunity to overlook the proposed open space.

- Site
- Creek Lines
- Open Spaces
- Future Open Space based on Parramatta Road Corridor Urban Transformation Strategy 2016
- Existing Bicycle Links along Johnstons Creek
- Desired Future Bicycle Link based on Parramatta Road Corridor Urban Transformation Strategy 2016



Figure 11: Open Space Network and Bicycle Links along Johnstons Creek

3.3 Built Form:

- The local area has a number of light industrial warehouses which are built to the street alignment.
- The built form of some of the higher quality residential flat buildings adopts in part the warehouse character by having a strong vertical rhythm expressed using brick pilasters.
- The buildings contain a tall parapet masonry wall at the top to create a vertical emphasis.
- The primary building material is masonry and follows traditional load bearing walls with similar sized windows placed at a regular interval. Typically there is a stronger emphasis on the solid masonry compared to the voids, which suits the light industrial warehouse character.
- There are a number of medium to high density residential flat buildings and mixed use proposals with a predominant height of 5 storeys or higher.



An existing high density residential development located at the corner of Booth Street and Alexandra Drive



Residential flat building located along Nelson Street



Residential flat building located near corner of Nelson Street and Collins Street

Assessment of the Proposals against PRCUTS

Desired Future Character:

- The proposal is consistent with the PRCUTS 2016 Fine Grain Study:
 1. The proposal preserves the predominant zero lot setback to reflect the existing warehouse character; and
 2. The proposal preserves and enhances the green pocket parks at the termination of Johnstons Creek Stormwater Channel No. 55.
(PRCUTS 2016 Fine Grain Study, Character Area 3, Pg 63)
- The proposal is to include vertical elements at a rhythm to match the prevalent subdivision pattern within the Annandale Heritage Conservation Area located to north-west of the site. A predominant zero lot setback provided with vertical elements at a rhythm matches Precincts industrial heritage character.
- The proposal matches the prevalent character of the area which includes recently built medium to high density residential flat buildings with a height of 5 storeys or more.

Built Form:

Setbacks:

- The proposal is built to the street alignment to match the existing light industrial warehouse nature of the buildings within the vicinity.

Built Form Character:

- The proposal has a strong vertical rhythm expressed using brick pilasters.
- A tall parapet masonry wall at the top creates a vertical emphasis to the proposal.
- The proposal uses masonry as the primary building material and emulates traditional load bearing walls with similar sized windows placed at a regular interval.
- The proposal creates a stronger emphasis on the solid masonry elements compared to the voids, which matches the desired future character for light industrial warehouse buildings.

Building Height:

- The proposal complies with the PRCUTS 2016 17m height limit. A lower ground level is proposed along Johnstons Creek at RL 5.45, which is above the 1 in 100 year flood level + a 500mm freeboard level.
- The ground floor and the entrance to the car-park is set above the probable maximum floor level of RL8.50.
- The lift-shaft and fire stairs exceed the height plane to provide access to a rooftop communal open space.

Public Domain:

Open Space & Pedestrian Link:

- The proposed development street address and enhances the small pocket park located at end of Chester Street.
- A proposed 6m setback along Johnstons Creek provides an opportunity to improve the future interface with Johnstons Creek and an opportunity to integrate the proposal with the natural state of Johnstons Creek.
- A pedestrian bridge is proposed at the southern corner of the site connecting to the existing pedestrian and bicycle track across Johnstons Creek, to match the PRCUTS 2016.
- Units and boarding houses addressing Chester Street will have the opportunity to overlook the future open space proposed across the site, based on the Parramatta Road Corridor Urban Transformation Strategy 2016.

Communal Open Space:

- A rooftop communal open space is proposed overlooking Johnstons Creek, and matching the Apartment Design Guide Criteria for minimum area and direct sunlight at mid-winter (Option 2).

Leichhardt Local Environmental Plan 2013 (current controls):

Zoning:

The site is currently zoned IN2 Light Industrial within the Leichhardt Local Environmental Plan 2013.

Floor Space Ratio:

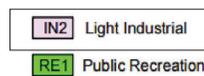
The current maximum floor space ratio for a building is not to exceed 1.0:1 based on the Leichhardt Local Environmental Plan 2013.

Height of Buildings:

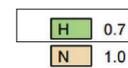
There is no height limit for the site based on the Leichhardt Local Environmental Plan 2013.



L LEP 2013 - Zoning



L LEP 2013 - Floor Space Ratio



Desired Future Character of the Area:

Renewal of Camperdown:

Camperdown is undergoing renewal with addition of mixed use proposals, residential flat buildings and office buildings to the area. The new buildings have a predominant height of 5 storeys or higher.

Desired Land Use:

The Parramatta Road Corridor Urban Transformation Strategy 2016 (PRCUTS 2016) identifies that the site and the surrounding area is to be transformed into a residential area. A proposal for a residential flat building is consistent with the desired land use.

Desired Building Heights:

The PRCUTS 2016 suggests a built form transition with building heights stepping down from the centre to the edge of Camperdown Precinct:

- The sites located in centre of the precinct, near the intersection of Parramatta Road and Pymont Bridge Road have a maximum height of 32m;
- The sites along Parramatta Road are proposed with a 24m height; and
- The sites along the edge of the precinct have a height limit of 17m.
- The proposal has a height of 17m consistent with the desired building height.

Desired Built Form Character:

The area around the site has an industrial character with predominantly light industrial warehouse buildings. The following characteristics contribute to the built form character of the area:

- Buildings built to street alignment;
- Predominant masonry elements;
- A vertical rhythm expressed through pilasters;
- A vertical emphasis created by a tall parapet masonry wall at the top; and
- A stronger emphasis on the solid masonry walls formed by using smaller windows with regular intervals.

The proposed built form is consistent with the Character Area 3 of the PRCUTS Fine Grain Study. The proposal:

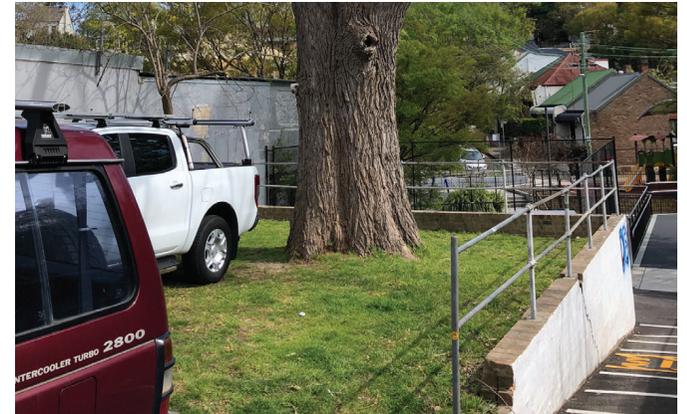
- Preserves the predominant zero setback to reflect the existing warehouse character; and
- Preserves the green pocket park at the termination of Johnston's Creek.

The proponent intends to provide a high quality building consistent with the desired land use, building heights and the desired built form character. The floor space ratio is a required outcome in order to achieve the Desired Future Character of the Area.

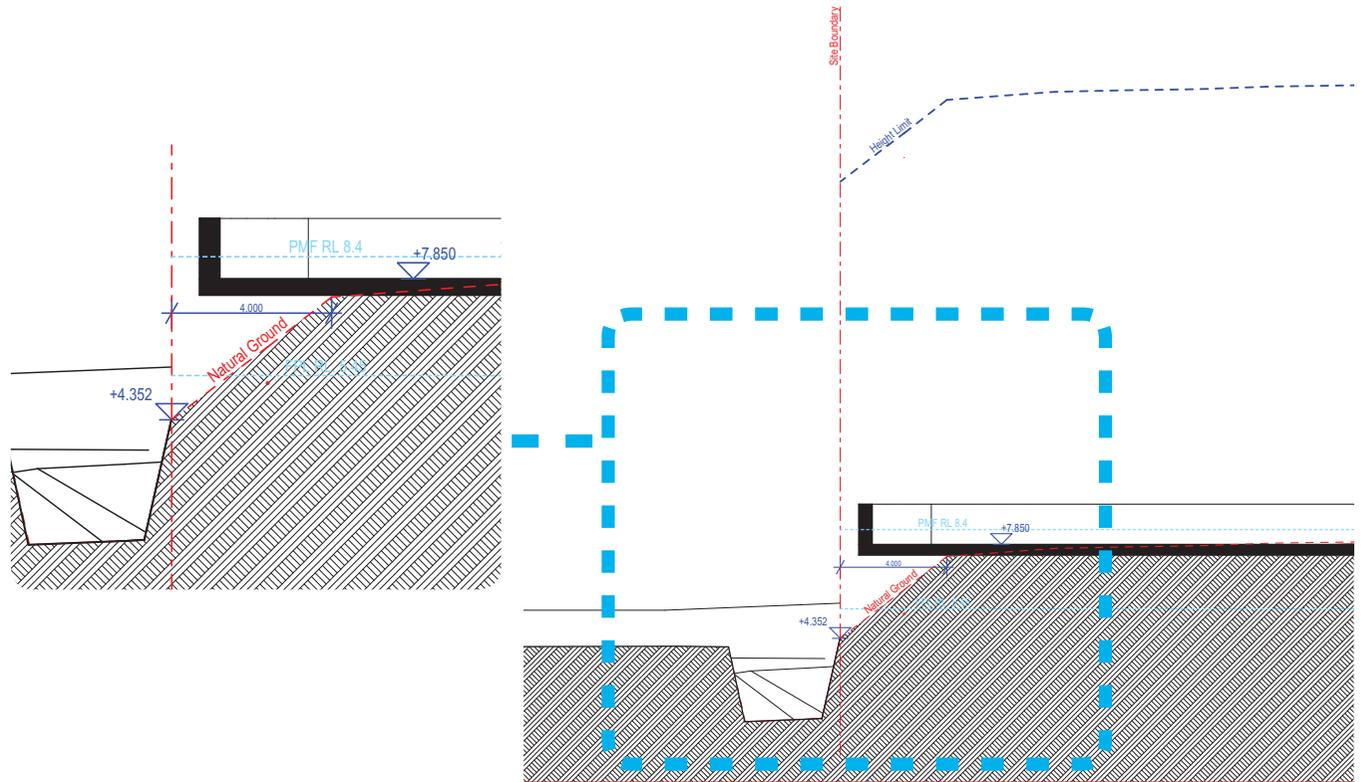
THE SITE



SITE PHOTOS



ESTABLISHMENT OF NATURAL GROUND





Objective 3F-1
 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.

Design criteria

- Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:

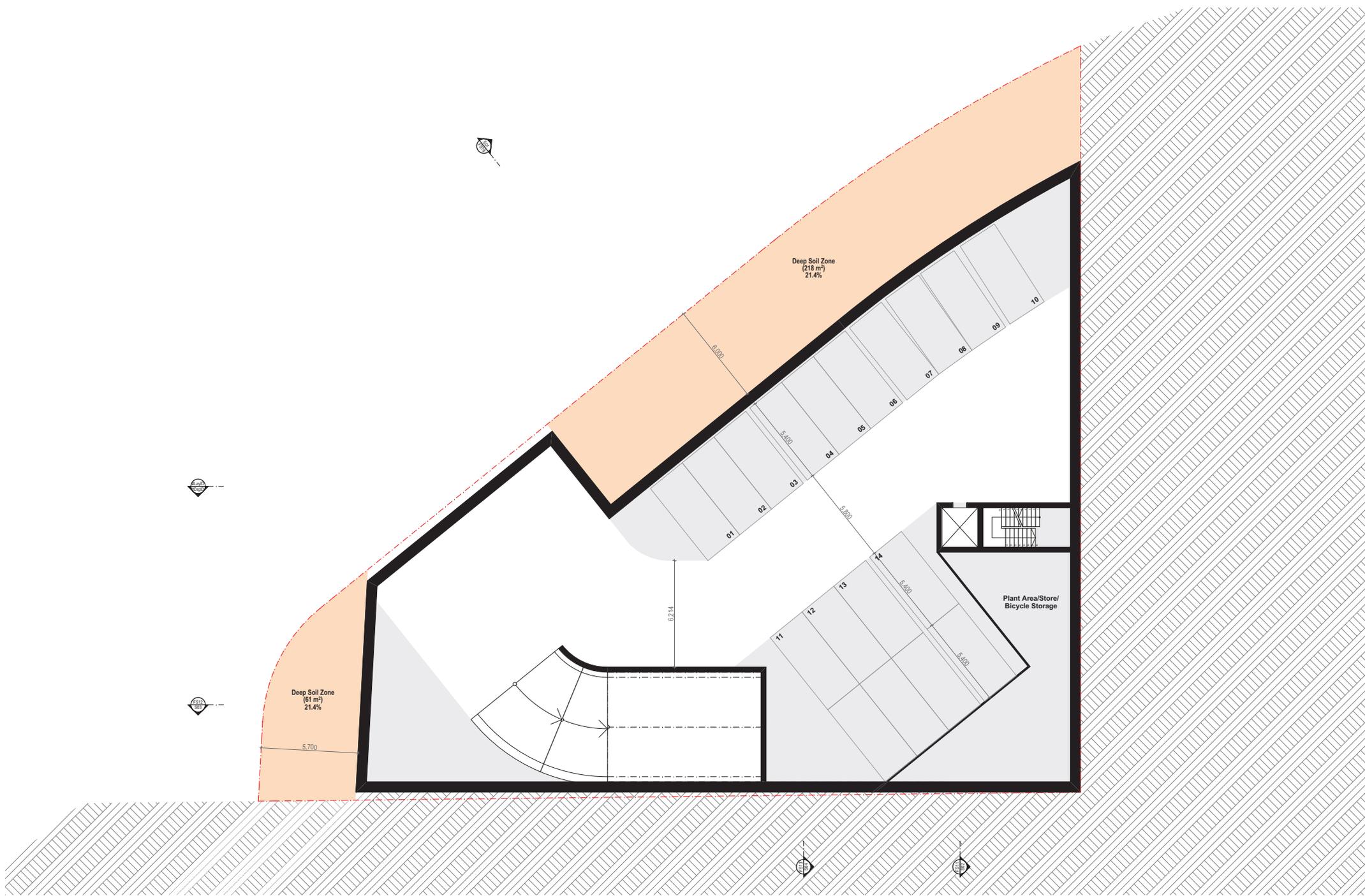
| Building height | Habitable rooms and balconies | Non-habitable rooms |
|-------------------------|-------------------------------|---------------------|
| up to 12m (4 storeys) | 6m | 3m |
| up to 25m (5-8 storeys) | 9m | 4.5m |
| over 25m (9+ storeys) | 12m | 6m |

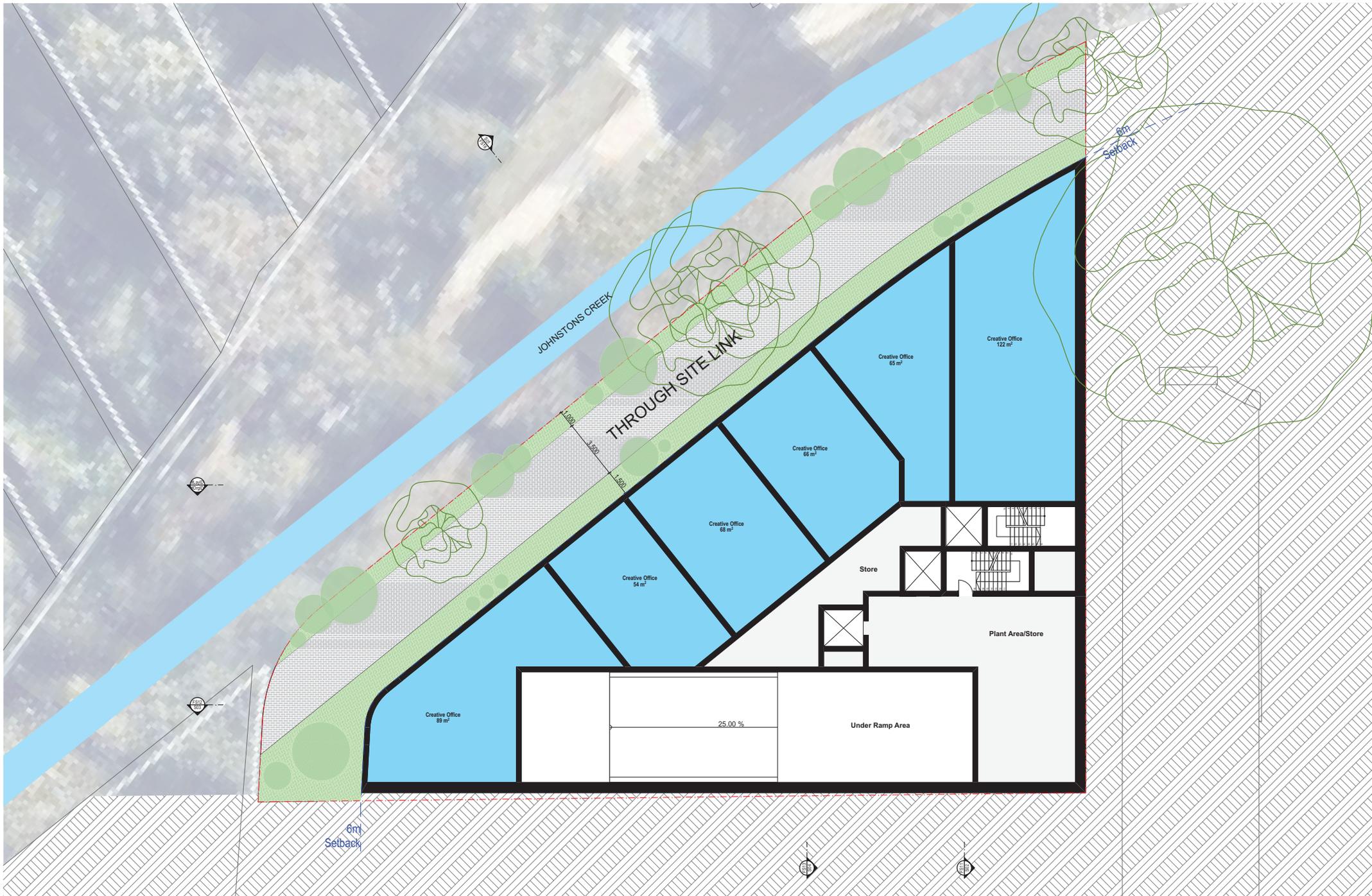
Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room (see figure 3F-2)

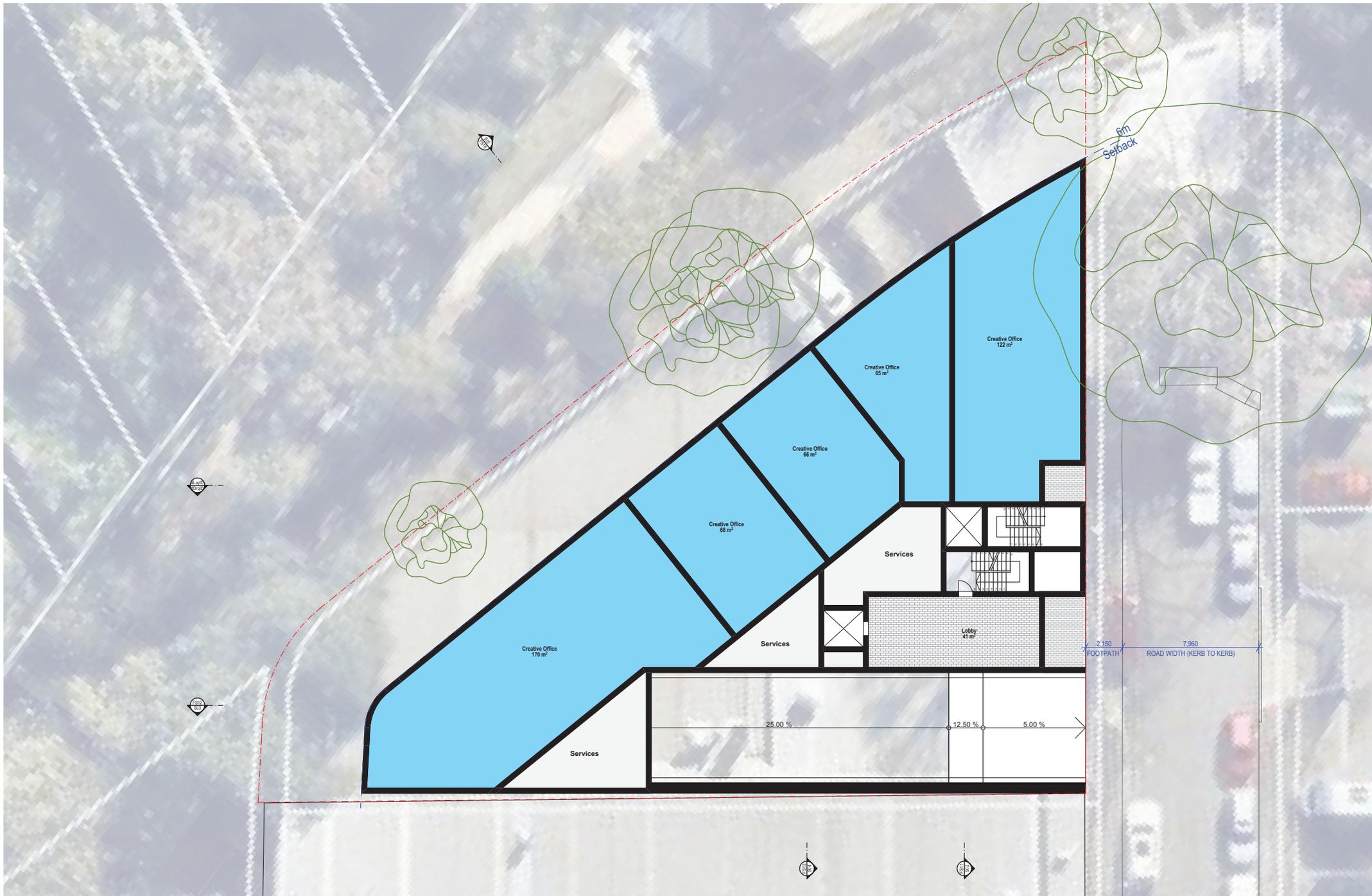
Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties

Extract from Apartment Design Guideline
 Part 3, Objective 3F-1

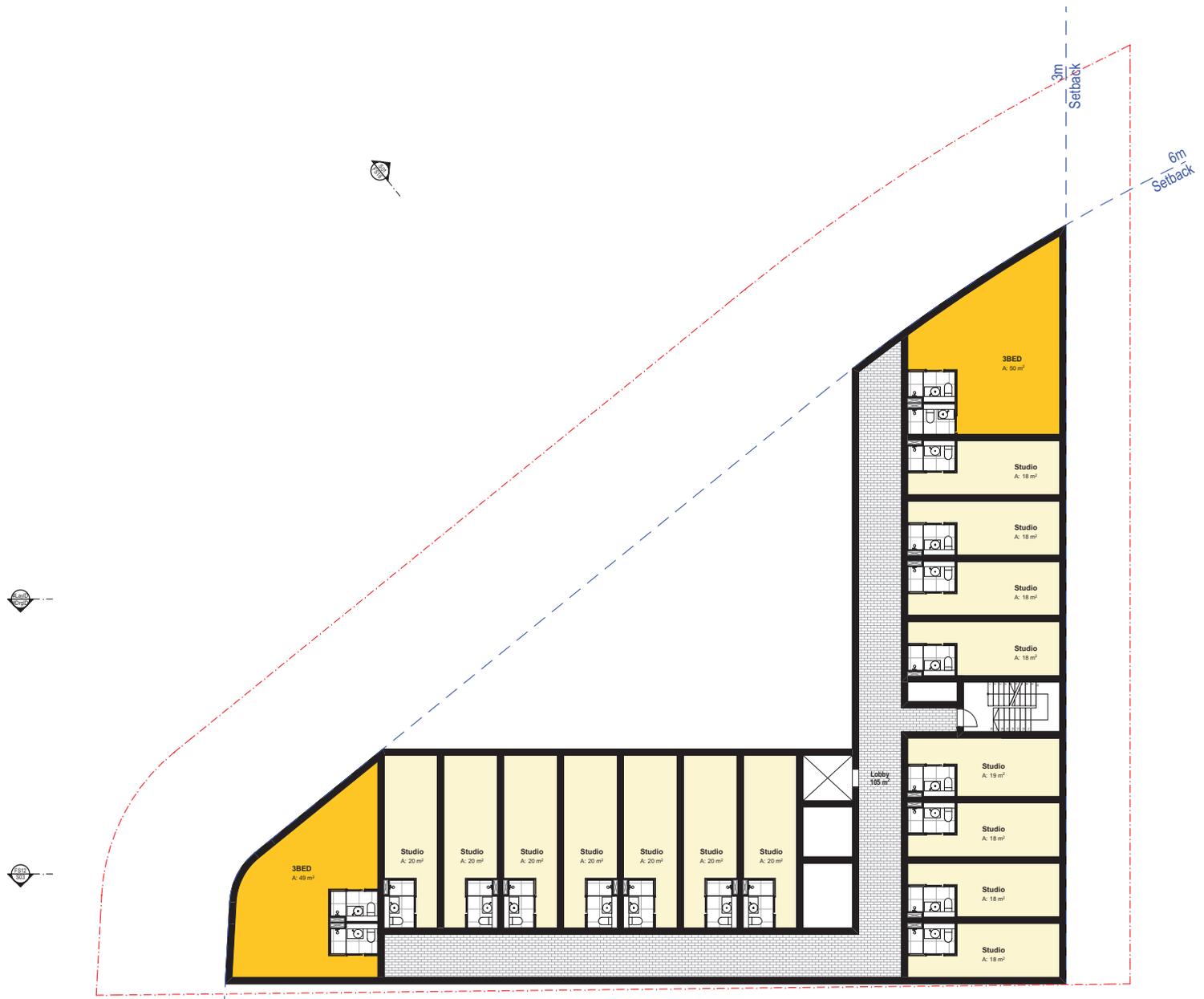






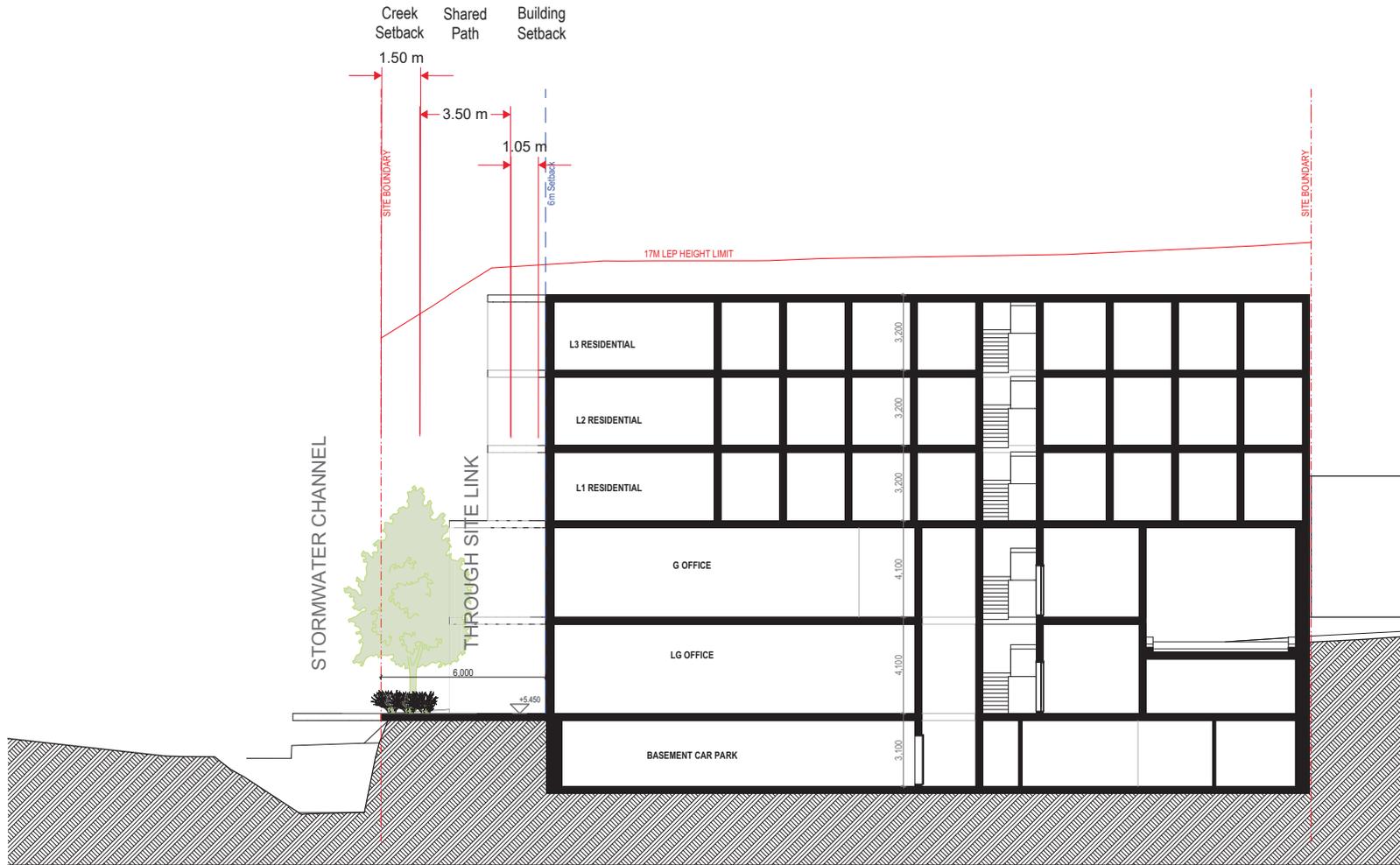






1-5 Chester Street
Annandale
NSW 2038

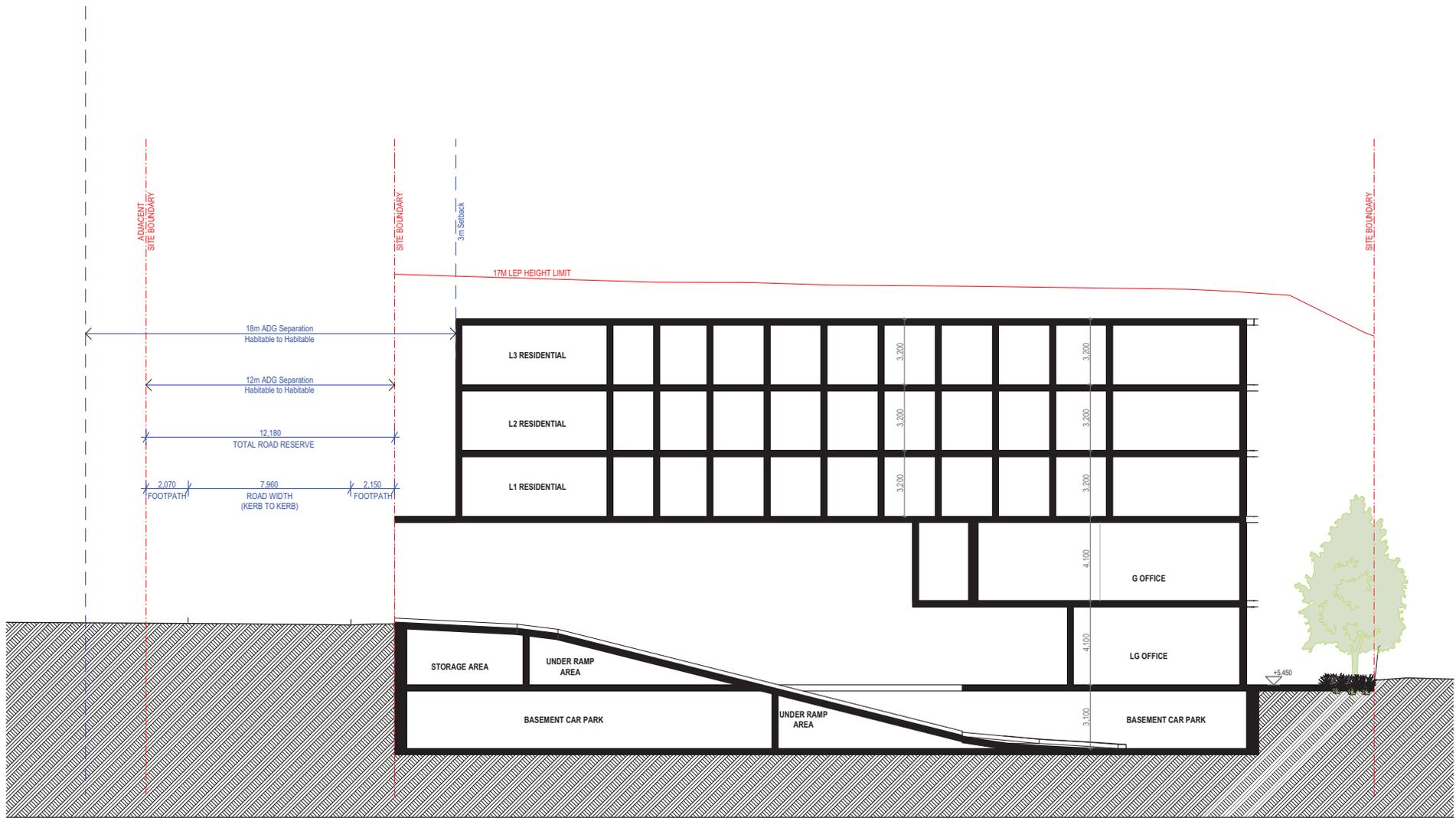
1-5 Chester Street
Level 2 -3
Monday, 25 May 2020
Scale: 1:200@A3
Revision: P8



S02

North-South Section Through Building

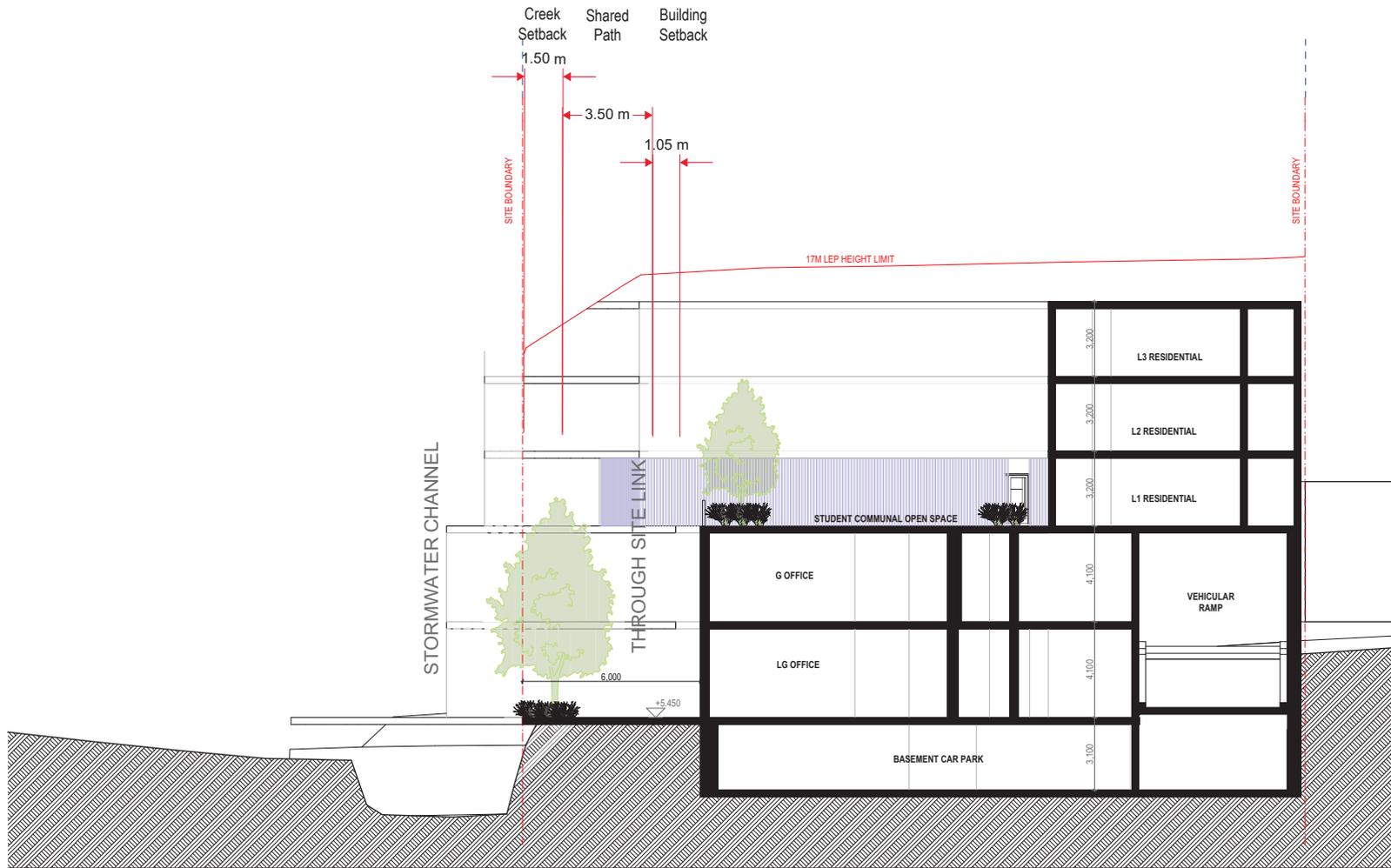
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S03

East-West Section Through Building and Vehicular Ramp

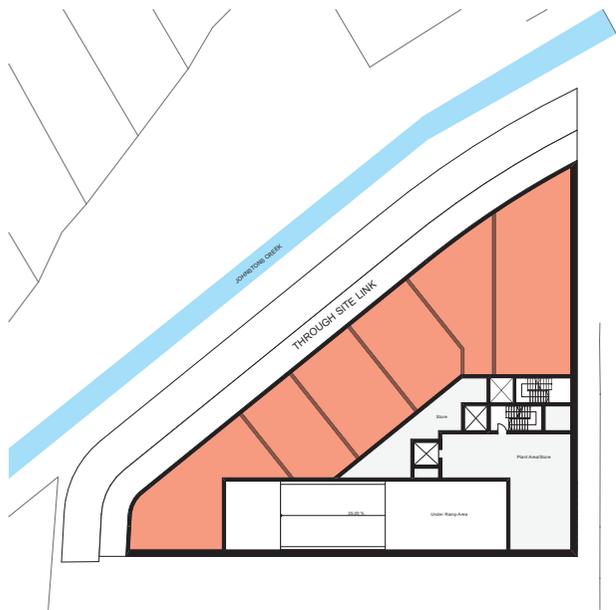
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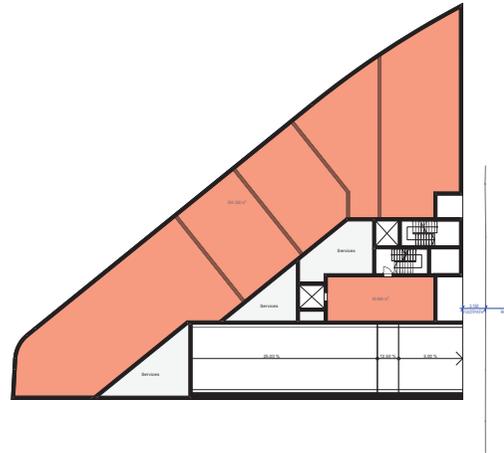
S04

North-South Section Through Building and Communal Rooftop

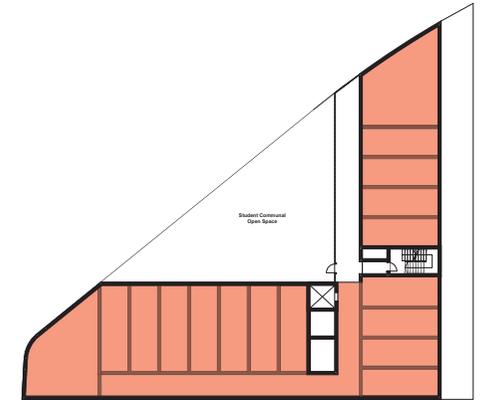
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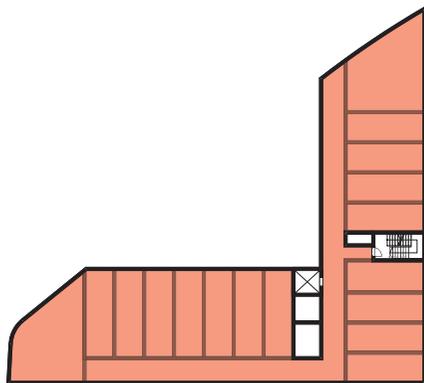
Lower Ground
Commercial GFA = 476m²



Ground Level
Commercial GFA = 504m²
Residential GFA = 41m²



Typical Level 1
Residential GFA = 489m²



Level 2-3
Residential GFA = 551m²

GFA Calculations

Site Area = 1307m²

Commercial GFA = 980m²

Commercial FSR = 0.75:1

TOTAL GFA = 2614m²

FSR = 2.00:1

Student GFA = 1633m²

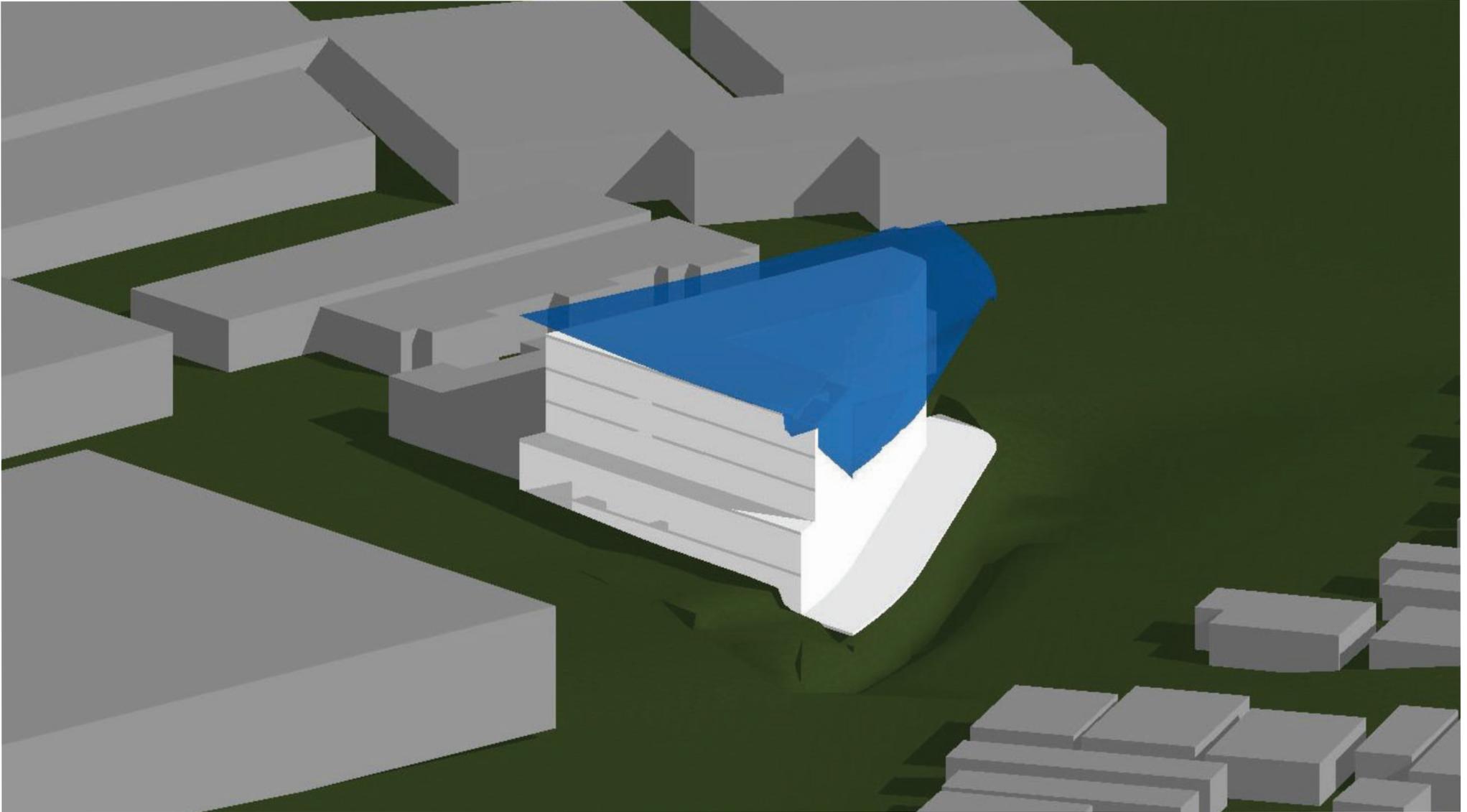
Student FSR = 1.25:1

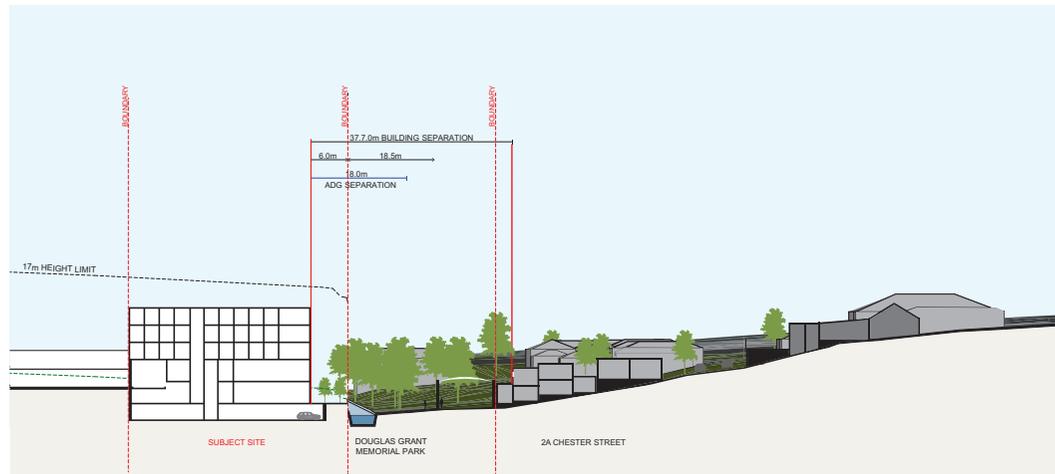
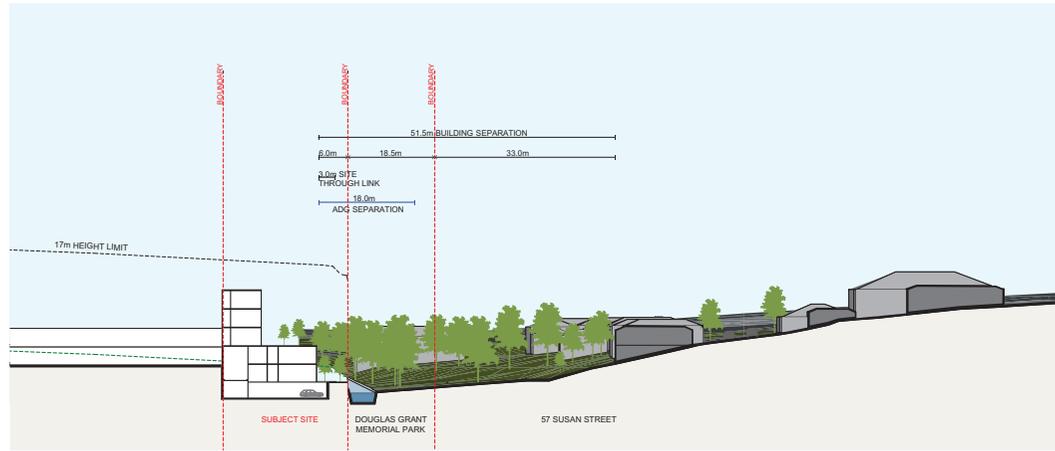


1-5 Chester Street
Annandale
NSW 2038

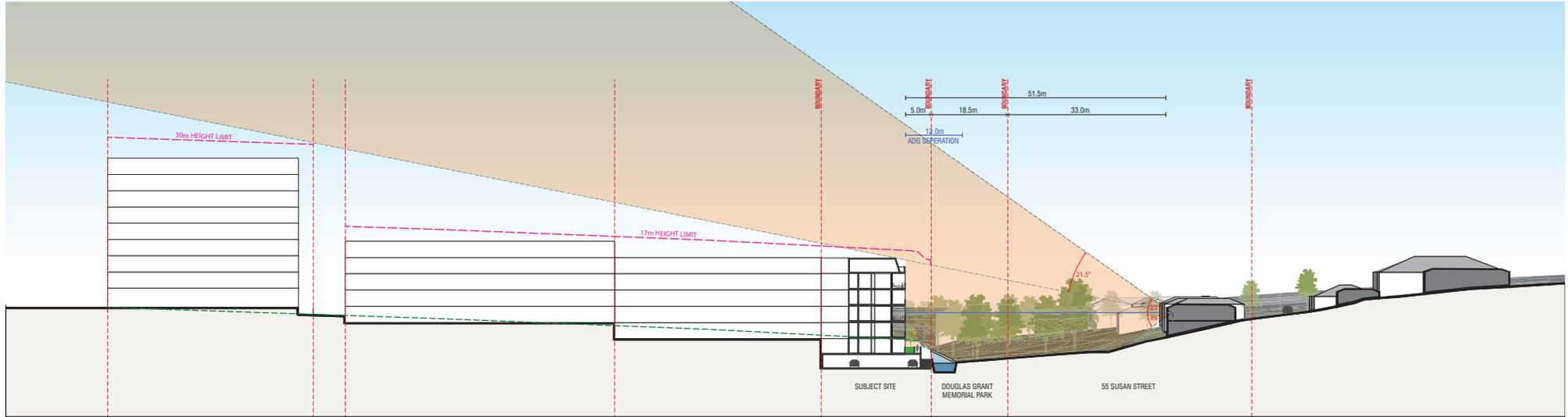
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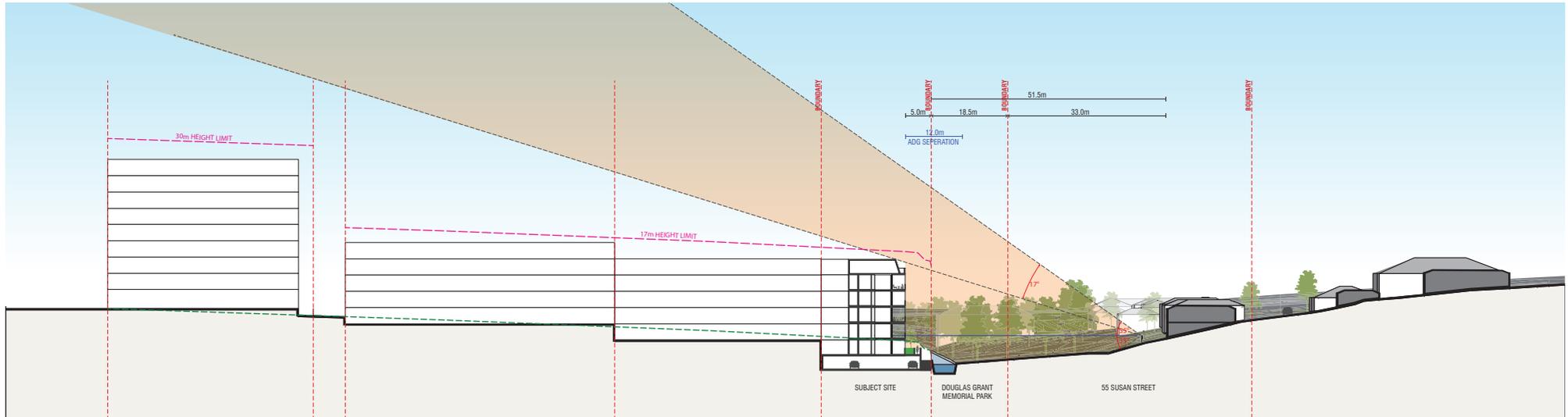


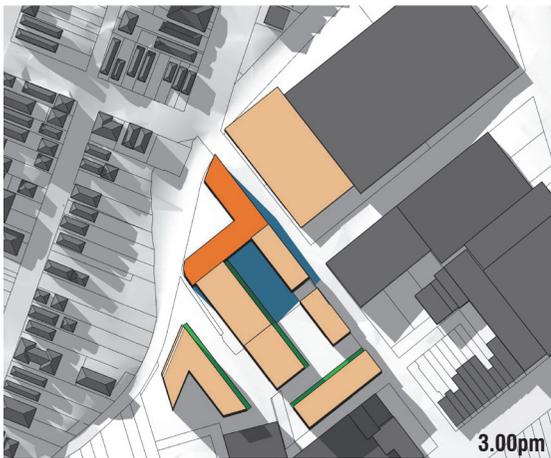
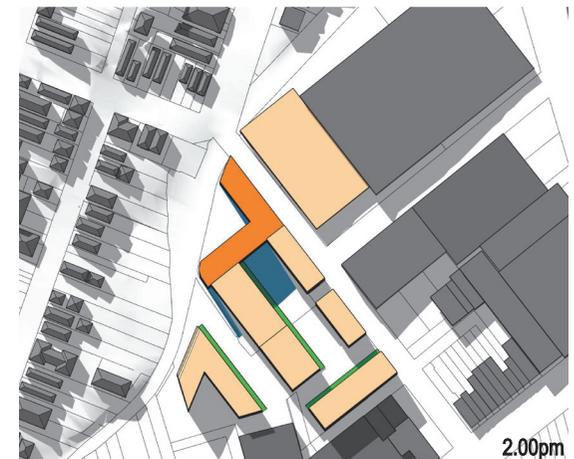
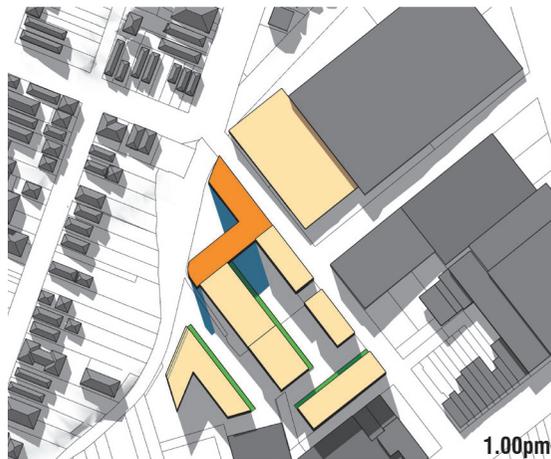


VIEW CORRIDOR FROM DWELLING



VIEW CORRIDOR FROM BACKYARD





LEGEND

- Proposed Built Form
- Proposed Built Form Shadow Impact
- Existing Built Form
- Indicative Future Built Form
- Indicative Future Private Open Space



MID-WINTER SHADOWS FOR COUNCIL PREFERRED DESIGN OPTION

Chester St View -
Artists Impression Potential Future DA



DKO