

18 December 2019

Gunika Singh
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Planning Proposal 1-5 Chester Street, Annandale

Dear Gunika,

Thank you for your email dated 29 November 2019 outlining the next steps to progress the revised planning proposal for 1-5 Chester Street, Annandale.

Based on the decision of the Local Planning Panel and the subsequent discussions with Council a revised proposal has been prepared to facilitate a five storey mixed use building comprising:

- 980sqm of non-residential floor space to accommodate a range of business premises, office premises and light industries in the technology, bio-medical, arts, production and design sectors
- a boarding house for student accommodation comprising approximately 51 boarding rooms
- 18 car spaces on a single basement level to service the employment uses
- a cycleway / through site link to accommodate a future connection along Johnstons Creek
- 194sqm of rooftop communal open space for the student housing
- A 6m setback to Johnstons Creek
- A zero setback to Chester Street with a 3m upper level setback above a two storey street wall.

The revised planning proposal seeks to make the following amendments to the *Leichhardt Local Environmental Plan 2013*:

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

Site specific development controls have also been prepared which could be incorporated into Part G of the *Leichhardt Development Control Plan 2013*. The controls seek to respond to the Local Planning Panel decision and the recommendations of the Architectus urban design peer review of the previous proposal.

The following table addresses the recommendations of the Local Planning Panel for a revised planning proposal.

Local Planning Panel Recommendation	Consideration
1. Allow boarding house for student accommodation as an additional permitted use.	The revised proposal is consistent with this recommendation.
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. Refer to the alternate scheme developed by Architectus.	The revised proposal is consistent with this recommendation.
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.	<p>The revised proposal is consistent with the recommended height limit.</p> <p>The draft development controls include a requirement for minimum 4m floor to ceiling heights for the non-residential floor space.</p>
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.	Measures have been included in the draft development controls plan amendment to ensure that viability of employment uses and residential amenity through appropriate separation of uses and acoustic attenuation. An acoustic report has been prepared for the site confirming it is suitable for a boarding house use.
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.	<p>By virtue of the site's location being secondary to prime, the non-residential rents are anticipated to be affordable as evidenced in the comparisons of Sydney office market rents shown below:</p> <ul style="list-style-type: none"> • Sydney CBD: \$962-1,293 / sqm • Sydney Fringe: \$650-940 / sqm • Annandale (subject site): \$350-550 / sqm. <p>(source: Knight Frank, 2019)</p>
6. Incorporate appropriate mechanisms to ensure that 'new-gen' boarding house rents are affordable in perpetuity.	Boarding houses are identified as a class of affordable housing under the Affordable Rental Housing SEPP. Boarding house development is by design a more affordable housing typology being a small housing product available for rental. The product is secured in this form for the life of the building as it is unable to be strata titled.
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.	The proposal is consistent with this recommendation. The through site link has been included in the VPA offer to be dedicated to Council through a strata ownership arrangement.

Local Planning Panel Recommendation	Consideration
8. Ensure that the development will incorporate environmentally sustainable design principles which exceed the PRCUTS sustainability targets.	The proposal commits to achieving a 4 star Green Building Council rating which exceeds the PRCUTS targets.
9. Update the site - specific DCP to reflect Architectus's urban design recommendations.	Updated site specific development controls have been prepared in a form which could be incorporated into Part G of the Leichhardt Development Control Plan 2013. The controls respond to the recommendations of the Architectus urban design peer review of the previous proposal.
10. Update the proposal in response to the outcomes of the precinct-wide traffic study once completed.	The proposal will be updated once the precinct wide traffic study has been completed.
11. Update the IIDP and ensure that satisfactory arrangements are made for the provision of State and local infrastructure.	<p>The revised proposal now better aligns with the objectives of Council and the objectives of the Camperdown Ultimo Collaboration Area, and no longer relies on the PRCUTS.</p> <p>Notwithstanding an addendum to the IIDP has been provided as an attachment to this letter. It confirms that the existing local and regional infrastructure has sufficient capacity to service demand created by the proposal. It also highlights that contributions are not applicable to a boarding house use under the Leichhardt Contributions Plan.</p> <p>Accordingly, the IIDP recommends payment of local contributions by way of a VPA (in lieu of payment under Council's contribution plan) for works associated with the pedestrian and cycle link improvements within the site. A letter of offer to enter into a VPA has been provided to outline these arrangements.</p> <p>Recently exhibited Special infrastructure contribution areas have contained exemptions for affordable housing and have not levied employment generating development. As such it is anticipated that no state infrastructure contribution would apply to the revised planning proposal.</p> <p>Notwithstanding the applicant will liaise with Department of Planning, Industry and Environment following a Gateway decision to confirm the need for a state infrastructure contribution and enter into satisfactory arrangements where required.</p>
12. Consider DCP requirements to provide infrastructure or the capacity for EV charging points, including appropriate charging outlets in each parking space.	This is addressed through the inclusion of a requirement in the development controls.

Local Planning Panel Recommendation	Consideration
13. Future-proof the development by incorporating for recycled water use.	This is addressed through the inclusion of a requirement in the development controls.
14. Update the Out of Sequence Checklist assessment to reflect achievement of the above objectives.	<p>The revised proposal now better aligns with the objectives of Council and the objectives of the Camperdown Ultimo Collaboration Area, and no longer relies on the PRCUTS.</p> <p>Notwithstanding, the out of sequence checklist has been updated and is provided as an attachment to this letter.</p>

In summary the revised proposal represents an excellent opportunity to accommodate a range of uses on the site which aligns with the Council's objective to retain employment lands and with the Camperdown Ultimo Collaboration Area Place Strategy 2019, whilst achieving significant public benefit in the form of increased supply of affordable student accommodation and provision of a cycleway / through site link to enhance the potential for connectivity along Johnstons Creek.

We look forward to working with you to progress this planning proposal. Please contact me if you require anything further to assist in your assessment.

Regards,



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Director
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Out of Sequence Checklist

Amended Planning Proposal – 1-5 Chester Street, Annandale



Prepared on behalf of Britely Property

December 2019

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Criteria 1: Strategic objectives, land use and development

- *The planning proposal can demonstrate significant delivery or contribution towards the Strategy's Corridor wide and Precinct specific vision.*

The PRCUTS contains the following vision for the wider Parramatta Road Corridor:

Incremental renewal of the Corridor will occur over the long term to deliver a high quality, multi-use corridor with improved transport choices, better amenity, and balanced growth of housing and jobs.

The vision comprises a series of aspirations set out under seven land use and transport planning principles. The proposal's consistency with the vision is outlined in detail at Appendix B.

The Site is located within the Camperdown Precinct within the PRCUTS. The PRCUTS – Planning and Design Guidelines establishes the following vision for the Camperdown precinct:

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

It also sets out a series of principles to achieve the vision. The proposal's consistency with these principles is demonstrated in the table below.

Principles	Consideration
Future proofing the Precinct and parts of the Frame Area for long term strategic land uses	The proposal provides for affordable student housing on the site consistent with the recommendations of PRCUTS. It also requires non-residential uses on the site to ensure the long term provision of employment and urban services uses on the site.
Increasing the potential for student housing	The proposal will significantly increase the supply of student housing in the precinct.
Reinforcing the significant elements of the eight (8) local character areas recognised in the Parramatta Road Corridor Fine Grain Study, September 2016	The key elements relevant to the site identified in the PRCUTS Fine Grain Study are the relationship to surrounding open space and local heritage items including the Chester Street kerb and gutter and the warehouse at 52-54 Pyrmont Bridge Road (corner Guihen and Chester St). The proposal responds to the objectives and guidelines of the fine grain study as highlighted in the following section of this table.
For each character area, implementing the objectives and key guidelines set	The proposal is entirely consistent with following objectives for character area 3 which applies to the site:

Principles	Consideration
<p>out in the Parramatta Road Corridor Fine Grain Study, September 2016</p>	<ul style="list-style-type: none"> • preserve the eclectic mix of large industrial warehouses, scattered with terrace houses and low scale apartment buildings • preserve the green pocket park at the termination of Johnstons Creek. <p>The fine grain study also includes an objective to preserve the predominant zero lot setbacks to reflect the existing warehouse character, which is reflected in the proposal.</p> <p>The proposal also meets the relevant key guidelines, by:</p> <ul style="list-style-type: none"> • responding to surrounding heritage items and heritage conservation areas - see Section 10.8 of the Planning Proposal report (May 2019). • responding to the surrounding industrial character through built form, building articulation, and appropriate use of materials, which is articulated through the draft site specific development controls.
<p>Providing green and active streets that connect residents and workers to small, diverse, and highly connected local and regional open spaces</p>	<p>The proposal will benefit from improved cycleways along Johnston Creek connecting Parramatta Road to Booth Street to be funded through the Urban Amenity Improvement Program. The proposal includes a six metre setback to the Johnstons Creek which can accommodate a cycleway.</p> <p>PRCUTS also identifies a proposed open space on Chester Street facing the site.</p> <p>There is potential for local contributions to provide funding towards the upgrade of the proposed open space and/or the existing pocket park at the terminus of Chester Street.</p>
<p>Capitalising on the improved, high-capacity public transport connections along Parramatta Road to the CBD</p>	<p>The proposal will capitalise on the high capacity transport along Parramatta Road, providing access to the Sydney CBD and nearby education facilities including Sydney University, UTS and the University of Notre Dame.</p>
<p>Addressing the constraints of the north-south street blocks and limited east-west connections by requiring new development to deliver connections to the surrounding streets, work places and neighbourhoods.</p>	<p>PRCUTS does not identify any additional connections or through site links to be accommodated within the site.</p>

Principles	Consideration
Rehabilitating and greening the Johnston's Creek corridor to connect the Precinct to the Bicentennial Parklands and the harbour foreshore walks along the line of Johnston's Creek and its tributaries.	The proposal provides a 6m setback to Johnstons Creek which will provide opportunities for greening and rehabilitation of the creek corridor. This also accommodates a pedestrian path / cycleway along Johnston's Creek.
Providing activated streetscapes and improved public domain particularly on north-south streets to create new 'green fingers'	PRCUTS does not identify Chester Street as requiring active/commercial frontages. However the proposal will enhance activation through ground floor creative office / industrial uses which address the street and public domain in contrast to the existing blank wall across the majority of the Chester Street frontage.
Reducing parking rates across the Precinct to capitalise on the strong public transport along Parramatta Road.	The proposal provides for very low parking rates, including zero car parking for the student housing.
Incorporating car parking into future development to unlock existing car parks and repurposing them for open space	All car parking requirements would be integrated within the proposal.

- *The planning proposal satisfies the Strategy's seven land use and transport planning principles and fulfils the relevant Strategic Actions for each Principle.*

The PRCUTS establishes principles and strategic actions to support the corridor wide vision. The proposal's consistency with the principles and strategic actions is set out at Appendix C of the Planning Proposal report (May 2019).

- *The planning proposal can demonstrate significant net community, economic and environmental benefits for the Corridor and the Precinct or Frame Area within which the site is located.*

The proposal demonstrates a net community benefit as outlined at Section 10.11 of the Planning Proposal report (May 2019) and a net economic benefit as outlined at Section 10.11. Whilst the proposal has been amended, these changes will not significantly alter the net community benefit and net economic benefit.

The proposal will result in net environmental benefits through commitment deliver a 4 star Green Building Council rated building, through increased canopy cover and deep soil zones on the site, and improving water quality of runoff to Johnstons Creek.

- *The planning proposal is consistent with the recommended land uses, heights, densities, open space, active transport and built form plans for the relevant Precinct or Frame Area.*

The proposal's consistency with the PRCUTS recommended planning controls as set out in the table below:

PRCUTS recommended zone / planning control	Proposal
Zone: R3 Medium Density Residential	<p>The proposal seeks to apply the B7 Business Park as requested by Council in light of the concerns about the loss of employment land. The application of this zone will maintain the role of the site in accommodating employment uses.</p> <p>A site specific clause will allow boarding houses for student accommodation as an additional permitted use, whilst requiring a minimum quantity of non-residential floor space.</p>
FSR : 1.5:1	<p>A total FSR of 2:1 is proposed, with a requirement for a minimum of 0.75:1 for industrial / creative office uses.</p> <p>The FSR exceeds the recommendation of PRCUTS on that basis that a 0.5:1 bonus is consistent with the Affordable Rental Housing SEPP boarding house provisions which do not apply to the B7 zone. Additionally the replacement of industrial GFA and supporting urban design analysis justifies the departure.</p> <p>The FSR exceedance ensures a feasible development outcome can be achieved where both the residential and non-residential uses can be accommodated.</p> <p>Further, this FSR can be accommodated within the PRCUTS recommended height limit whilst achieving an appropriate built form and amenity outcome.</p>
Height of buildings: 17 metres	The proposal is consistent with the recommended height limit.

The built form provisions for the corridor and precinct outlined in the Planning and Design Guidelines have informed the urban design scheme, in particular the setbacks to streets and open space, upper level setbacks and transition to the adjacent heritage conservation area.

- *The planning proposal demonstrably achieves outcomes aligned to the desired future character and growth projections identified in the Strategy.*

The PRCUTS – Planning and Design Guidelines outline a desired future character for living and working the Precinct.

The proposal is considered to be consistent with the relevant aspects the desired future character as outlined in the following table.

Future character	Consideration
<p>Camperdown Precinct will to evolve into an attractive, highly urbanised neighbourhood marked by taller residential and business buildings, with potential for an innovative business and research hub to reflect the area's synergy of health, education, technology and reinvention. It will remain an eclectic collection of distinct places that supports a range of different activities and experiences.</p>	<p>The proposal to provide creative offices, modern industrial space, and affordable student housing, will support synergies between the precinct and the wider Camperdown-Ultimo Health and Education Collaboration Area and will contribute to the variety of uses and diversity of population within the precinct.</p>
<p>New residential development will be located in two locations - along Johnston's Creek in the north and longer term to the south of Parramatta Road between Cardigan Lane and Australia Avenue. Future development in these locations will need to be appropriately scaled and will complement the Precinct's industrial heritage character and the adjacent heritage conservation area's lower density housing.</p>	<p>The proposal has responded to the surrounding context including the Precinct's industrial heritage character and adjoining heritage items and heritage conservation areas. This is discussed in future detail in Section 10.8 of the Planning Proposal report (May 2019)</p>
<p>New open spaces and road connections will provide a network of footpaths to support a fully walkable and revitalised centre.</p>	<p>PRCUTS does not identify any new open spaces or road connections within the site.</p> <p>The 6m wide setback to Johnston's Creek can accommodate a pedestrian / cycleway.</p> <p>There is also potential for local contributions to provide funding towards upgrading the proposed open space opposite the site and the existing pocket park at the terminus of Chester Street.</p>

The PRCUTS outlines indicative floor space mix and growth projections for the Camperdown Precinct which are presented in the following table. The proposal will contribute to the population growth projections within the precinct, as well increase the supply of housing, in particular affordable student housing. The proposal will also support 65-98 jobs.

	Short term (2023)	Long term (2050)
Residential floor space (sqm)	0	62,000
Dwellings	389	700
Population	720	1390
Minimum employment floor space (sqm)	105,000	108,000
Jobs	1,400	2,285

- *The planning proposal demonstrates design excellence can be achieved, consistent with councils adopted design excellence strategy or the design excellence provisions provided in the Parramatta Road Corridor Planning and Design Guidelines (Planning and Design Guidelines).*

The PRCUTS recommends that design excellence should apply to key sites or thresholds including frontage to public open spaces and significant corridors and sites with an inherent scale impact i.e. greater than 1,500sqm or proposals that exceed four storeys in height. It identifies the following potential mechanisms for design excellence:

- independent and expert design review and panels
- competitive selection processes
- accountability and monitoring, and
- clear relationships to other entities including adjacent councils regarding their panel selections, shared panellists, or specialist panels.

Whilst the site is less the 1,500sqm metres it is understood that the Planning Proposal may be considered by the Inner West Council's Architectural Excellence Panel, and that future development applications will be considered by the Architectural Excellence Panel. This process will ensure any future development for the site demonstrates design excellence.

Criteria 2: Integrated Infrastructure Delivery Plan

- *An Integrated Infrastructure Delivery Plan, which identifies advanced infrastructure provision and cost recovery for the local and regional infrastructure identified in the Infrastructure Schedule, must support the planning proposal. The Integrated Infrastructure Delivery Plan must demonstrate a cost offset to council and agency costs for a set period that aligns with the anticipated timing for land development identified in the Implementation Plan 2016 – 2023. Infrastructure to be considered includes public transport, active transport, road upgrades and intersection improvements, open space and public domain improvements, community infrastructure, utilities and services.*

An Integrated Infrastructure Delivery Plan (IIDP) was prepared by Northrop (April 2019) to address the requirement of the PRCUTS Out of Sequence Checklist for the proposal. An addendum to this report was prepared in December 2019 to support the revised proposal.

The addendum report confirms that the existing local and regional infrastructure has sufficient capacity to service demand created by the proposal. It also highlights that contributions are not applicable to a boarding house use under the Leichhardt Contributions Plan.

Accordingly, the IIDP recommends payment of local contributions by way of a VPA (in lieu of payment under Council's contribution plan) for works associated with the pedestrian and cycle link improvements within the site. A letter of offer to enter into a VPA has been provided to outline these arrangements.

Recently exhibited Special infrastructure contribution areas for urban renewal precincts such as Bayside West and East Rhodes have contained exemptions for affordable housing and have not levied employment generating development. As such it is anticipated that no state infrastructure contribution would apply to the planning proposal. As stated elsewhere in this report there no significant increase in demand on state or local infrastructure arising from this proposal. Notwithstanding the applicant will liaise with Department of Planning, Industry and Environment following a Gateway decision to confirm the need for a state infrastructure contribution, and enter into satisfactory arrangements where required.

Criteria 3: Stakeholder engagement

- *Consultation and engagement with relevant stakeholders (council, government agencies, business, community, adjoining properties and user or interest groups, where relevant) have been undertaken, including any relevant pre-planning proposal engagement processes required by local council.*

Extensive stakeholder consultation has been carried out as outlined in Section 12 of the Planning Proposal report (May 2019) and in the Stakeholder Engagement Report prepared by Ethos Urban (Appendix M). The revised proposal would have a reduced impact on the local area, and accordingly further consultation is not necessary.

- *An appropriate level of support or agreement is documented.*

The applicant is seeking the support of Council for the proposal through the Planning Proposal process. Further community consultation will also be carried out following a Gateway determination.

- *Provision of documentary evidence outlining the level of planning or project readiness in terms of the extent of planning or business case development for key infrastructure projects.*

The PRCUTS identifies that development within the 2016-2023 timeframe could be supported by rapid bus solutions along Parramatta Road from Burwood to the Sydney CBD. Given the slow take up within the precinct, it is envisaged that this could accommodate the proposal.

Further consultation will be carried out with Transport for NSW regarding the status of these measures.

Criteria 4 Sustainability

- *The planning proposal achieves or exceeds the sustainability targets identified in the Strategy.*

The PRCUTS Planning and Design Guidelines include sustainability and resilience requirements which are addressed in the following table.

PRCUTS requirement	Response
<p>Future development should demonstrate consistency with the smart parking strategies and design principles outlined in Section 3.8 – Car Parking and Bicycle Parking.</p>	<p>The proposal seeks to apply a zero car parking rate for the student housing, and the Leichhardt DCP car parking rates for employment uses resulting in minimal parking on site.</p> <p>Bike and motorcycle parking will also be provided with rates for student housing outlined in the draft site specific development controls and for other uses in accordance with Leichhardt DCP.</p>
<p>Public domain and buildings shall be designed to reduce localised heat created by the urban heat island affect by:</p> <ul style="list-style-type: none"> - maximising canopy cover on all streets that are designated as being Local, Places for People, or Vibrant on the Street Function Plans - targeting canopy cover of at least 60% over all pedestrian spaces (footpaths, trafficable pedestrian areas), and - maximising the use of vegetation on buildings, including above ground parking facilities. Vegetation, green roofs, green walls and materials with a high solar reflectance index are encouraged on at least 50% of the surfaces of all buildings. Western and northern building facades should be particular areas of focus. 	<p>Canopy cover and vegetation on the site will be maximised through inclusion of green roofs, and significantly increased landscaping across the site, including a deep soil zone along Johnstons Creek.</p>
<p>Flow rates from the site should not be more than pre-development site discharge. Stormwater run-off quality should seek to reduce annual loads of:</p> <ul style="list-style-type: none"> - total Nitrogen by 45% - total Phosphorus by 65%, and - total suspended solids by 85%. 	<p>Stormwater management will be designed in accordance with Inner West Council requirements. The stormwater targets identified in PRCUTS are consistent with those in the Part E – Water of the Leichhardt DCP which will apply to the site.</p>
<p>Dwellings greater than 6 storeys without access to recycled water should achieve BASIX Energy 40 and BASIX Water 50.</p>	<p>The proposal will be required to meet standard BASIX targets applicable at the time of development and water and energy reduction will be further addressed</p>

PRCUTS requirement	Response
	through targeting a 4 Star Green Building Council rating, or equivalent.

The applicant has made a commitment to develop a 4 Star Green Building Council rated building or equivalent. This has been reflected in the draft site specific development controls.

Criteria 5: Feasibility

- *The planning proposal presents a land use and development scenario that demonstrates economic feasibility with regard to the likely costs of infrastructure and the proposed funding arrangements available for the Precinct or Frame Area.*

The proposal outlines infrastructure costs required to support the proposal, which will be able to be offset against the development.

The proposal exceeds the FSR recommended by PRCUTS to allow a feasible development option where the retention and expansion of the employment uses on site is supported by the student housing proposal.

Criteria 6: Market viability

- *The planning proposal demonstrates a land use and development scenario that aligns with and responds to market conditions for the delivery of housing and employment for 2016 to 2023. Viability should not be used as a justification for poor planning or built form outcomes.*

The Economic Impact Assessment prepared by AEC included with the Planning Proposal report (May 2019) includes market demand analysis which demonstrates strong demand for student housing and higher density employment space.

The study highlights that there is a current transition towards a broader range of employment uses within the Camperdown Precinct, and buildings that allow for greater densities of employment floor space will respond to market demand. It also highlights that the site's proximity to Sydney CBD and Camperdown-Ultimo education and health facilities makes it an important location for employment growth supported by appropriate scaled residential development.

Consideration was also given to market demand for student housing by AEC, identifying that there is significant undersupply of 74,763 purpose built student accommodation beds in Sydney, and that there is significant demand within the Camperdown Precinct given its proximity to three major universities.

Additionally a letter from University of Technology Sydney was included with the Planning Proposal report (May 2019) which confirms that there is demand for purpose built student accommodation and employment space in the area to service the education sector.

Leichardt Development Control Plan 2013

Draft site specific controls

1-5 Chester Street, Annandale

Prepared on behalf of: Britely Property

December 17, 2019

Document control

Authors

Reviewed by	Michael File, Director
Prepared by	Anna Johnston, Associate

Project summary

Applicant	Britely Property
Applicant's address	L2, 210 Clarence Street, Sydney
Land to be developed	1-5 Chester Street, Annandale
Legal description	Lot 11 DP499846
Project description	Draft site specific development controls to support a planning proposal

Contents

Document control	2
1 Introduction.....	5
1.1 Relationship to other plans	5
1.2 Land to which this section applies	5
1.3 Background	5
1.4 Objectives.....	5
1.5 Desired future character	6
2 Site specific development controls.....	7
2.1 Land use	7
2.2 Building layout, height and form.....	7
2.3 Building design	8
2.4 Residential amenity and avoidance of land use conflicts.....	9
2.5 Landscaping and open space.....	9
2.6 Parking and access	10
2.7 Sustainability	10
Figure 1: Indicative site layout.....	8

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1 Introduction

1.1 Relationship to other plans

The following site specific controls apply to 1-5 Chester Street, Annandale.

Unless otherwise stated all development should be designed and constructed in accordance with the controls in this section and the provisions of this plan.

In the event of an inconsistency between this section and the remaining provisions of this DCP, the controls in this section shall prevail in relation to development on the site to the extent of any inconsistency.

1.2 Land to which this section applies

This section applies to 1-5 Chester Street, Annandale being Lot 11 DP499846 (the site).

The site has an area of 1,307sqm and is located on the western side of Chester Street and to the east of Johnstons Creek canal.

1.3 Background

The site is subject of a planning proposal which seeks to rezone the land to B7 Business Park and to allow boarding houses for student housing as an additional permitted use, and to vary the height and floor space ratio controls which apply to the site.

The site is within the Camperdown Ultimo Health and Education Collaboration Area, and the planning proposal seeks to support the implementation of the Place Strategy for the Collaboration Area which was released in February 2019. The Place Strategy identified the need for affordable student housing and employment floor space to support innovation, research, creative industries and artists, and collaborative projects.

1.4 Objectives

To provide objectives and controls to guide development of the site that are compatible with the surrounding area, help create the desired future character and meet the needs of the community, and in particular aim to achieve a development that:

- a) Provides high quality affordable student housing and flexible floor space to accommodate a range of business premises, office premises and light industries in the technology, bio-medical, arts, production and design sectors.
- b) Responds to the surrounding context and character, including industrial heritage of the area.
- c) Achieves architectural and urban design excellence.
- d) Enhances and activates the public domain.
- e) Maintains adequate solar access and amenity to surrounding residences.
- f) Ensures the amenity of future residents of the development.
- g) Contributes to the rehabilitation and greening of the Johnstons Creek corridor.
- h) Enhances potential for future connectivity along the Johnstons Creek corridor.

- i) Ensures appropriate access arrangements, including to support commercial and light industrial uses.
- j) Encourages active transport and supports public transport mode share.
- k) Ensures an ecologically sustainable development outcome.

1.5 Desired future character

The site is within the Camperdown Distinctive Neighbourhood (Section C2.2.1.8 of this DCP).

The new character of the site should:

- a) Deliver a built form which responds to the local character and heritage context of the surrounding area.
- b) Enhance and activate the surrounding public domain, including through the location of lower level non-residential uses facing Chester Street and the Johnstons Creek corridor.
- c) Deliver design excellence quality architecture which reflects the character and industrial heritage of the surrounding area through appropriate design responses and use of materials.
- d) Maintain the varied character of the area by ensuring new development is complementary in terms of its architectural style, built form and materials.
- e) Protect and enhance the residential amenity of neighbouring dwellings and ensure the amenity of residents within the development.
- f) Enhance and revegetate the frontage to Johnstons Creek and provide a through site link to provide opportunities for future connectivity.

2 Site specific development controls

2.1 Land use

Objectives

- a) To support a mix of non-residential uses including dedicated to business and office premises and light industries in the technology, bio-medical, arts, production and design sectors.
- b) To provide for boarding house development to accommodate student housing.

Controls

- a) A minimum 980sqm of flexible floor space is to be provided to accommodate a range of business and office premises and light industries.
- b) Ground floor non-residential uses are to have a minimum floor to ceiling height of 4m.

2.2 Building layout, height and form

Objectives

- a) To integrate new buildings with the adjoining and neighbouring buildings through appropriate setbacks and the transition of building height.
- b) To locate building height to minimise impacts on the surrounding area including existing dwellings and open space.
- c) To provide an appropriate setback to Johnstons Creek to support its rehabilitation and greening and support future connectivity along the creek.
- d) To minimise overlooking and overshadowing on neighbouring properties.

Controls

- a) The built form layout is to be generally consistent with Figure 1.
- b) The maximum height of buildings is 17m.
- c) Buildings are to be setback 6m from the boundary fronting Johnstons Creek and 3m from the boundary fronting Chester Street.
- d) A 3m upper level setback above the second storey is to be provided along the Chester Street frontage.
- e) The maximum wall length without articulation should not exceed 45m.

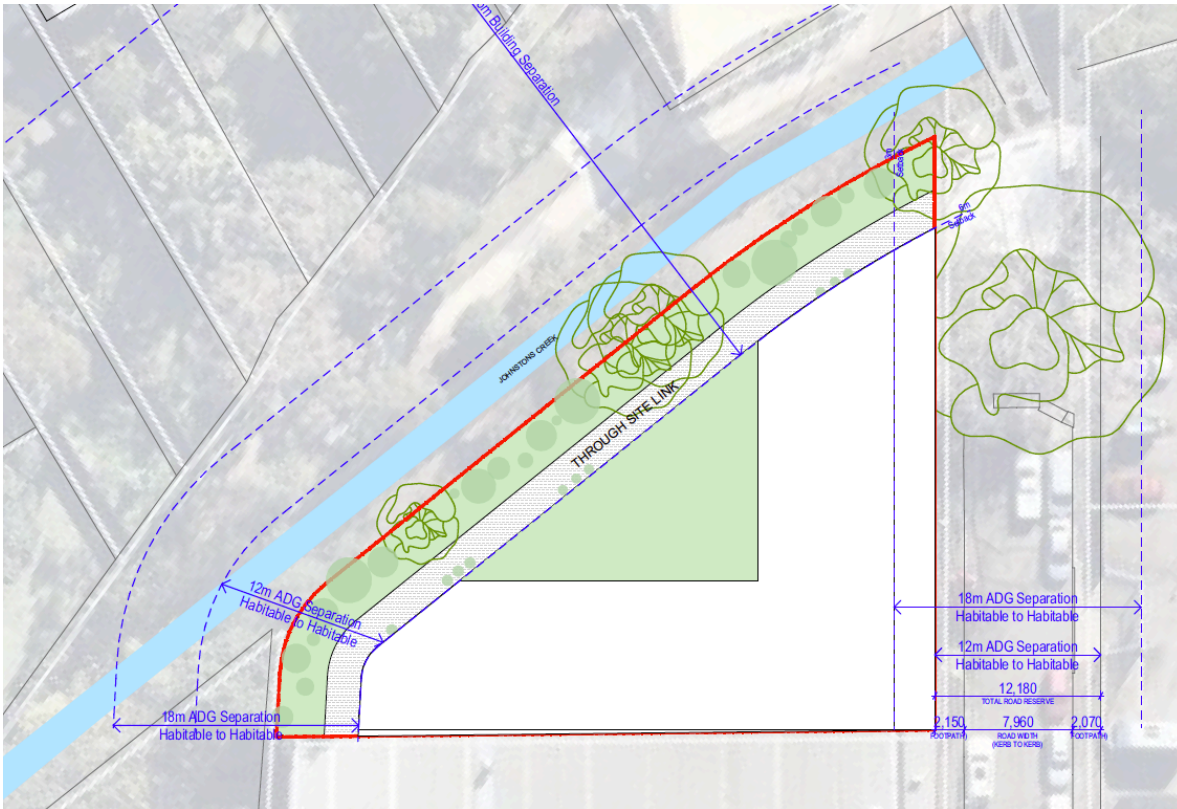


Figure 1: Indicative site layout

2.3 Building design

Objectives

- a) To ensure that buildings have a high quality appearance and enhance and activate the public domain
- b) To ensure that buildings respond to the character and heritage of the surrounding area

Controls

- a) Building design is to respond to the surrounding industrial warehouse character and industrial heritage buildings including through the following:
 - i) Façade design which emphasises vertical rhythm (such as through brick pilasters and tall parapet masonry walls),
 - ii) a higher solid to void ratio with similar sizes winders at regular intervals, and
 - iii) materials and finishes sympathetic to warehouse character.
- b) Building articulation, design and materials are to provide an appropriate balance between the new development and the older character of the locality.
- c) The use of face brickwork and or painted and rendered brickwork is encouraged.
- d) Street activation and passive surveillance along Chester Street is to be provided through the location of non-residential uses fronting the street.

- e) Passive surveillance of the Johnstons Creek corridor is to be provided through the location of non-residential uses on the ground and lower ground levels with windows overlooking the creek and through site link.

2.4 Residential amenity and avoidance of land use conflicts

Objectives

- a) To ensure viability of employment uses and residential amenity by providing appropriate separation of uses and excellent acoustic attenuation.
- b) To ensure non-residential uses do not adversely impact on the residential amenity within the site or the surrounding area.

Controls

- a) Non-residential uses are to include appropriate design and acoustic measures to ensure they do not have a significant adverse impact on the amenity of surrounding residential uses or future residents within the development.
- b) Suitable acoustic attenuation measures are to be provided to the student housing rooms to ensure adversely impacted by industrial uses on site or within the surrounding area.
- c) The building design should minimise impacts between the employment uses and residential uses by:
 - i) separating employment pedestrian access from residential pedestrian access
 - ii) implementing sufficient slab treatment between employment uses and residential uses to ensure acoustic attenuation
 - iii) incorporating construction methods and materials that insulate residential uses from noise transmission from employment uses, and
 - iv) employment and residential services and equipment (eg. plant) shall be designed and located to minimise adverse amenity impacts.

2.5 Landscaping and open space

Objectives

- a) To provide communal open space for residents and workers on the site.
- b) To enhance the interface with Johnstons to Creek and contribute to its greening and rehabilitation.
- c) To make provision for a future pedestrian / cycle way along Johnstons Creek.
- d) To provide landscaping that supports substantial trees as well as a diverse range of planting, including native species.
- e) To incorporate deep soil areas to enable water penetration and to allow for large scale planting.

Controls

- a) Rooftop communal open space is to be provided for the student housing with a minimum area of 190sqm.
- b) The rooftop communal open space is to receive a minimum of 2 hours of solar access between 9am and 3pm on the 21 June to at least 50% of its area.

- c) Landscape treatment of the communal open space is to be maximized to promote cooling of the building.
- d) The rooftop open space is to provide a range of facilities and amenities including shade structure, barbeque facilities and seating arrangements.
- e) A minimum of 17.4% of the site area is to be provided as deep soil, predominantly fronting Johnstons Creek.
- f) The terrain on the Johnstons Creek frontage is to provide a better interface with the creek.
- g) Landscaping along the Johnstons Creek corridor is to contribute to the wider greening and rehabilitation of the creek and enhance the visual outlook of the areas surrounding the creek.
- h) The basement level of the development needs to be appropriately screened so it doesn't provide a blank wall to Johnstons Creek.
- i) A pedestrian / cycle through site link is to be provided adjacent to Johnstons Creek.

2.6 Parking and access

Objectives

- a) To ensure safe and efficient access to and from the site, including to support a range of non-residential uses.
- b) To minimise car parking, bike parking and motorcycle parking to encourage active transport.
- c) Minimise the potential impacts of flooding to the underground car park

Controls

- a) Basement access is to accommodate vehicles movements for medium rigid vehicles to ensure flexibility to accommodate light industrial uses.
- b) No car parking will be provided for the student accommodation, with the exception of one accessible space for a boarding house manager.
- c) At least one parking space will be provided for a bicycle for every 5 student housing rooms.
- d) At least one parking space will be provided for a motorcycle for every 10 student housing rooms.
- e) Ensure that the car park entry level is above RL5.45 AHD to minimise flood risk.
- f) Vehicular entries are to be designed to minimise the visibility of garage doors on the street.

2.7 Sustainability

Objectives

- a) To ensure a high level of sustainability is achieved on the site.

Controls

- a) The development is to achieve a minimum 4 star Green Building Council rating.
- b) Rainwater capture is to be provided for re-use on site.
- c) Infrastructure is to be provided for EV charging points within the basement car park.