

Draft site specific development controls



122-130 Pyrmont Bridge Road and 206 Parramatta Road, Annandale

Prepared on behalf of: The Trustee for MHA PBR Annandale Unit Trust

June 25, 2021

Document control

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Project summary

Applicant	The Trustee for MHA PBR Annandale Unit Trust
Land to be developed	122 to 128 Pyrmont Bridge Road and 206 Parramatta Road, Annandale
Legal description	Lot 3-6 and 12 DP 976387, Lot 100 DP1101482, Lot 1 DP 539271
Project description	Draft Site Specific Development Controls to support a Planning Proposal to facilitate a health services facility and associated uses

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1 Introduction

1.1 Background

The site is subject of a Planning Proposal which seeks to rezone the land to B5 Business Development and to vary the height and floor space ratio controls which apply. The Planning Proposal seeks to facilitate the development of the site for a new health services facility and supporting uses.

The Planning Proposal seeks to implement the Parramatta Road Corridor Urban Transformation Strategy as it applies to the site and is consistent with the strategic direction for the Camperdown Ultimo Health and Education Collaboration Area including the establishment of a Camperdown biomedical and biotechnology hub.

This document sets out draft site specific development controls for inclusion in the Leichhardt Development Control Plan 2013 (Leichhardt DCP).

1.2 Land to which this section applies

This section applies to 122 to 130 Pyrmont Bridge Road and 206 Parramatta Road, Annandale (the site) which comprises the following lots.

Address	Lot description
122 to 128 Pyrmont Bridge Road	• Lot 3 DP 976387 • Lot 4 DP 976387 • Lot 5 DP 976387 • Lot 6 DP 976387 • Lot 12 DP 976387
130 Pyrmont Bridge Road	• Lot 100 DP1101482
206 Parramatta Road	• Lot 1 DP 539271

The site has an area of 2,570sqm and is located at the intersection of Parramatta Road and Pyrmont Bridge Road.

1.3 Relationship to other parts of the Leichhardt DCP

Unless otherwise stated all development within the site 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.

1.4 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:

- Supports the Camperdown biomedical and biotechnology hub envisaged as part of the strategic planning for the Camperdown Ultimo Health and Education Collaboration Area

- b) Provides supporting uses at the ground floor which activate Pyrmont Bridge Rd
- c) Responds to the existing character and the future character as envisaged under the Parramatta Road Corridor Urban Transformation Strategy
- d) Achieves architectural and urban design excellence
- e) Enhances and activates the public domain
- f) Maintains adequate solar access and amenity to surrounding residences
- g) Ensures appropriate access and servicing arrangements
- h) Encourages active transport and supports public transport mode share
- i) 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) Align with the vision for this area as a biomedical, biotechnology, education and employment hub to support the Camperdown-Ultimo Health and Education Collaboration Area
- b) Enhance and activate the surrounding public domain
- c) Deliver design excellence quality architecture
- d) Consider the residential amenity of neighbouring dwellings

2 Site specific development controls

2.1 Land use

Objectives

- a) To support a mix of employment uses which supports the future role of Camperdown as a biomedical, biotechnology, education and employment hub
- b) To ensure activation of the surrounding streets.

Controls

- a) Any future development of the site is to include employment uses which support the Camperdown biomedical, biotechnology, education and employment hub.
- a) Ground floor uses retail, business, or food and drink premises are to provide for activation of the surrounding streets, particularly around the intersections with Parramatta Road.

2.2 Building layout, height and form

Objectives

- a) To provide a building and floorplate layout that is usable and attractive to world class biomedical, biotechnology, education and employment users.
- b) To integrate new buildings with the adjoining and neighbouring buildings through appropriate setbacks and the transition of building height.
- c) 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 32m.
- c) Buildings are to be setback 6m from the existing boundary fronting Mathieson Street and 3m from the existing boundary fronting Cahill Street.
- d) Buildings are to have a zero metre setback to Parramatta Road and Pyrmont Bridge Road.

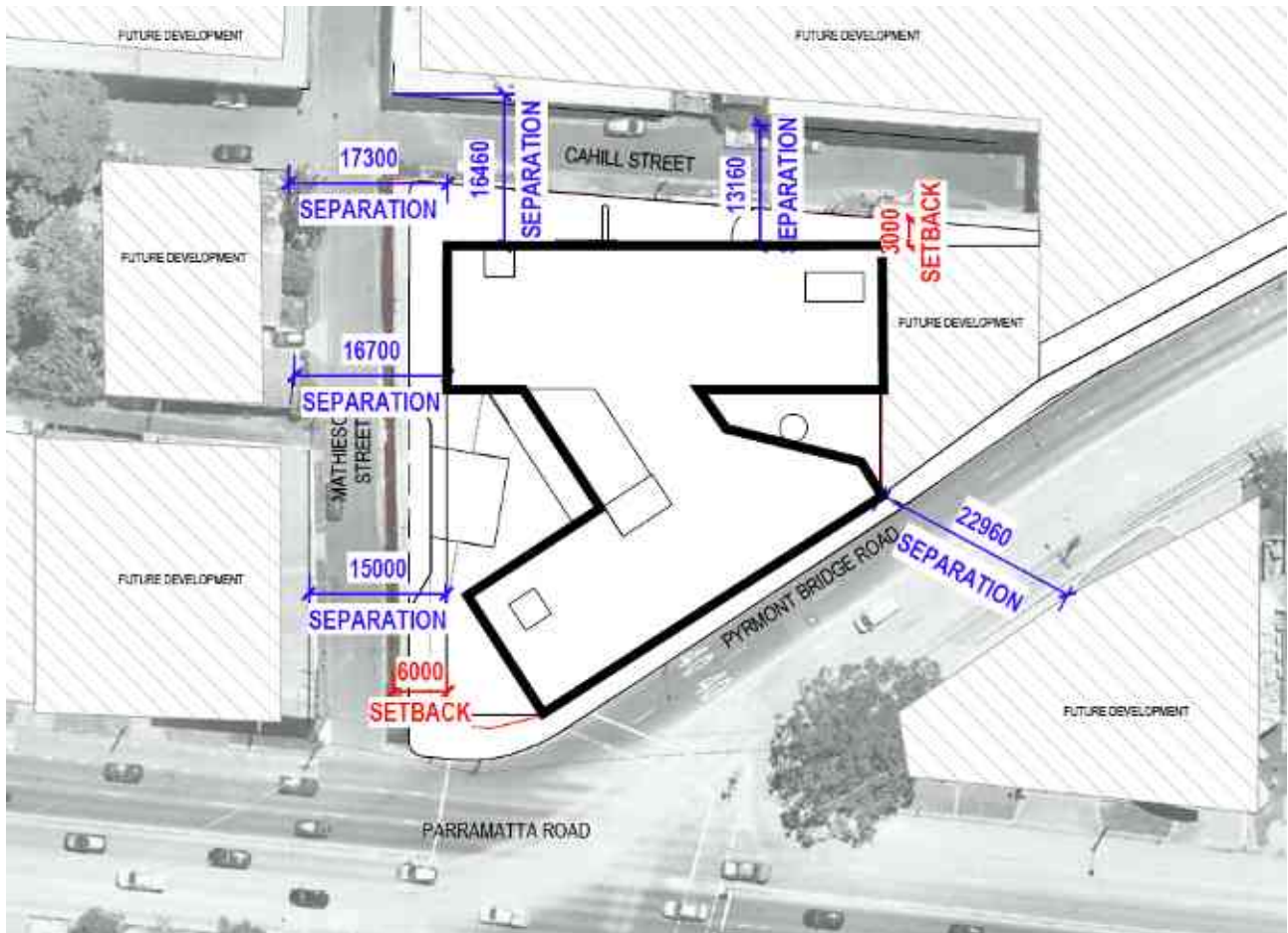


Figure 1: Building layout and setbacks

2.3 Building design

Objectives

- To ensure that buildings have a high quality appearance and enhance and activate the public domain

Controls

- Future development is to demonstrate a high level of design quality and reflect the importance of this gateway site and its role within the Camperdown biomedical and biotechnology hub.
- Future development on the site is to exhibit a high level of built form modulation and articulation.
- Future development is to be reviewed by the relevant Design Advisory/Review Panel to ensure that it exhibits design excellence.

2.4 Residential amenity and avoidance of land use conflicts

Objectives

- To ensure that future development does not have an unreasonable impact on surrounding residential development.

Controls

- Future development should demonstrate that it can maintain an appropriate level of solar access to surrounding development having general regard of the intent of:

- i) the Apartment Design Guide for residential flat buildings
- ii) The Solar Access provisions of this DCP (Part C - Place - Section 3: Residential Provisions) for other residential development.
- b) Future development should be oriented and designed to minimise overlooking impacts on surrounding residential uses.
- c) Future development is to demonstrate that it would not have unreasonable acoustic impacts on surrounding uses.

2.5 Landscaping

Objectives

- a) To contribute to the 'green lung' concept along Mathieson Street connecting to Johnstons Creek.
- b) To provide landscaping that supports substantial trees as well as a diverse range of planting, including native species.

Controls

- a) New tree planting is to be accommodated within the front setback along Mathieson Street and Cahill Street.
- b) Landscaping is to be encouraged at podium levels.

2.6 Parking and access

Objectives

- a) To ensure safe and efficient access to and from the site.
- b) To encourage active transport.
- c) To make provision for a future cycle access along Mathieson Street.

Controls

- a) The preferred main pedestrian entry to the site is to be from Mathieson Street or Pyrmont Bridge Road.
- b) Ground floor retail, business and food and drink premises are to have direct access to the adjacent street.
- c) Car parking is to be accommodated within a basement car park with preferred access from Cahill Street, but access may be off other frontages if justified.
- d) On site loading is to be provided to accommodate an 8.8m long medium rigid vehicle with access from Cahill Street.
- e) Car parking is to be provided in accordance with the PRCUTS i.e. minimum 1 bay per 100m² GFA.
- f) Street widening is to be provided to adequately allow vehicular and service vehicle access and egress.

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.