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1.0 Introduction

This consultation summary report has been prepared by Ethos Urban on behalf of Britely Property to supplement the Planning Proposal being submitted for site located at 1-5 Chester St Annandale.

The Proposal meets the requirements of the Parramatta Road Corridor Urban Transformation Strategy, 2016 (PRCUTS), in particular this report addresses the Out of Sequence Checklist, Criteria 3 (p15) of the PRCUTS Implementation Plan (extract below).

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

Extract from PRCUTS Implementation Plan Out of Sequence Checklist (p15)

This report outlines the consultation and engagement processes adhered to by the Proponent, documents an appropriate level of support and how the Proposal addresses key issues raised by Government, agency Stakeholders and the local community.

1.1 Planning Proposal overview

Britely Property (Britely) has prepared a preliminary Planning Proposal (PP) for 1-5 Chester Street, Annandale, NSW 2038. The PP seeks to rezone the site from Light industrial (IN2) to Medium Density Residential (R3).

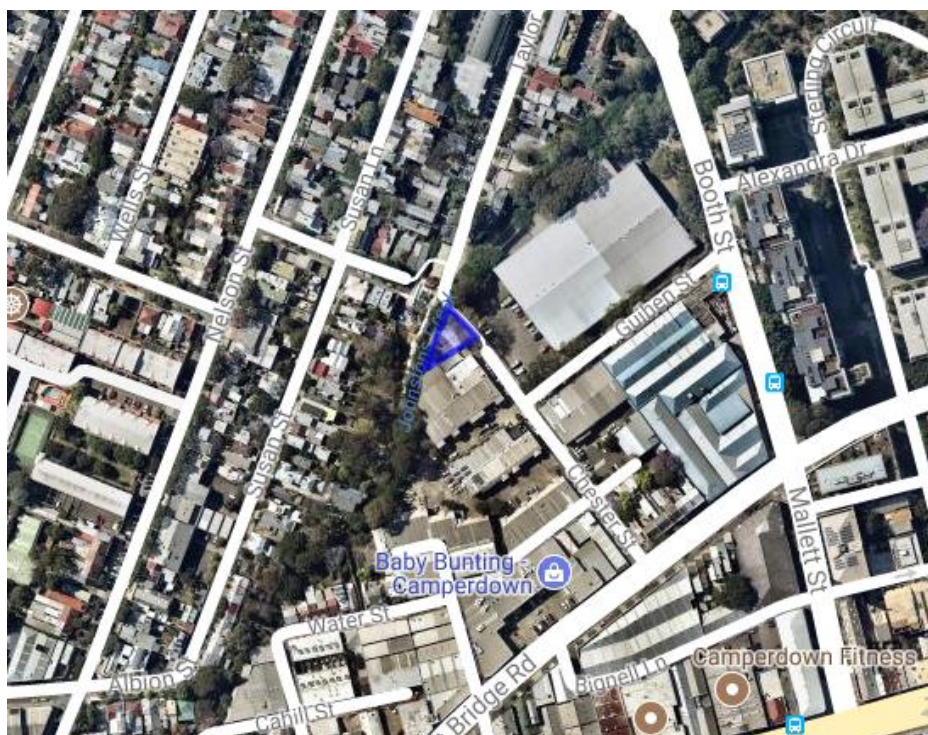


Figure 1 – Subject site

The site is located within the Camperdown Precinct of the PRCUTS, 2016, prepared by Urban Growth NSW. The PRCUTS, which was developed after three years of consultation, establishes a blueprint to deliver more diverse and

affordable housing, more jobs and better support for local businesses. The PRCUTS does not rezone the land but ascribes the vision of the precinct and proposes new Planning Controls. The PRCUTS is given statutory force by the Ministerial Direction under Section 117 of the Environmental Planning and Assessment Act 1979 (NSW).

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

In accordance with the PRUTS, the desired future character of the subject site is for medium density residential of a light industrial warehouse character, built to the street alignment with a predominant building height of five storeys or higher. The PP is consistent with the desired future character, proposing a high-quality warehouse style residential flat building.

The PP seeks to modify the current zoning, floor space ratio and building height controls under the Leichhardt Local Environmental Plan 2013. A summary of the proposal follows.

Table 1 – Summary of existing and proposed planning controls

	Local Environmental Plan 2013	Parramatta Road Corridor Urban Transformation Strategy 2016	Preliminary Planning Proposal
Land Use / Zoning	IN2 Light Industrial	R3 Medium Density Residential*	R3 Medium Density Residential*
Floor Space Ratio	1:1	1.5:1	2.6:1 – consistent with the desired future character of the
Height	No Height Control	P2 – 17m	P2 – 17m
Usage- existing vs. proposed	Old Industrial Shed, occupied by auto paint Workshop, which has 4 employees. The site includes 6 off street car bays.	N/A	<ul style="list-style-type: none"> • 41 dwellings, comprised of: <ul style="list-style-type: none"> – 9 x One Bed, – 24 x 2 Bed, – 6 x 3 Bed, and – 2 x SOHO (Small Office Home Office) • Up to 8 employees (in SOHO units) • 26 off street car bays

Key benefits of the proposal include:

- Design excellence - Residential uses would be designed to complement the precinct industrial character and frontage to Johnsons Creek. The proposal exceeds minimum SEPP 65 and ADG requirements and the proponent is committed to providing a high quality architectural design on the site;
- Improved pedestrian/cycle links – opportunity for a new connection from the subject site to the existing pedestrian and cycle link on Douglas Grant Memorial Park;
- Beautification of public domain;
- Improved lighting around the site for enhanced safety at night, and passive surveillance around the site increases safety;
- A public art mural;
- Contribution to improved precinct infrastructure; and
- 7.5% of new floor space as affordable housing, offering discounted rental accommodation for students and key workers.

1.2 Inner West Council engagement

Britely has met with the Inner West Council (Council) on numerous occasions and has received three letters which document the issues to be responded to prior to the submission of the Planning Proposal. The table below summarises this correspondence, the key issues raised, and Britely's actions.

Table 2 – Issues raised by Council and Britely's actions

Type and dates of correspondence	Issues raised	Britely's actions
<p>Preliminary discussion and feedback on Pre-Planning Proposal Concept</p> <p>01/05/2017 09/05/2017 18/05/2017</p>	<ul style="list-style-type: none"> Affirmation that the concept proposal aligns with the PRCUTS, and could be supported in principal. A higher FSR would be considered if the proposal exhibited design excellence, satisfied the objectives of the PRCUTS, and was sympathetic to heritage considerations. Proposal would benefit from alignment with the proposed adjacent conservation area (extended Annandale Heritage Conservation Zone). Ensure that the future planning proposal progress through the 'Out-of-Sequence-Checklist' process. Request for a comparison analysis between the concept plan and the Planning Design Guidelines included in the PRCUTS (particularly the Fine Grain Study). Analysis of the Public Benefit delivered by the proposal. 	<ul style="list-style-type: none"> Preparation and submission of the pre-lodgement package: <ul style="list-style-type: none"> Pre-lodgement Form/Fee Owners Consent Description of Property Council Correspondence Draft PP Report Draft Urban Design Report Draft Traffic Assessment Draft Flood Impact Assessment
<p>Formal Pre-Lodgement Meeting and Preliminary Assessment</p> <p>25/07/2017 11/08/2017 18/08/2017</p>	<ul style="list-style-type: none"> Proposal should align with the Greater Sydney Commission Draft Central District Plan; 'A Plan for Growing Sydney'; PRCUTS; Inner West LEP 2013; as well as other Council strategies and policies including the Leichhardt Employment and Economic Development Plan (now Greater Sydney Commission East District Plan) and Inner West Council Affordable Housing Policy. 	<ul style="list-style-type: none"> Preparation and submission of the Draft (Preliminary) Planning Proposal Submission
<p>Draft (Preliminary) Planning Proposal Submission</p> <p>21/09/2017 26/10/2017</p>	<ul style="list-style-type: none"> Request for an Urban Design Analysis report that explores redevelopment options and justifies the built form and proposed FSR. Provide a site-specific Development Control Plan (DCP). Demonstrate Design Excellence. Make consideration for the economic feasibility and market viability of the proposal. Provide an Integrated Infrastructure Delivery Plan to address traffic, public/active transport infrastructure and other forms of public infrastructure. Request for relevant stakeholder consultation. Explain and justify Affordable Housing provision. Request for an open VPA offer to accompany the proposal. 	<ul style="list-style-type: none"> Preparation of the final Planning Proposal. Response to key issues included: <ul style="list-style-type: none"> Preparation of an addendum to the Urban Design Report and a Site Specific Development Control Plan The overall building envelope, desired future character and design excellence provisions are entirely consistent with the PRCUTS and provides the optimal built form outcome on the site. The proposal represents a development scenario that demonstrates economic feasibility relating to likely costs of infrastructure and proposed funding arrangements for the Precinct of Frame area. The proposal demonstrates land use and development scenario that align with and respond to market conditions for the delivery of housing and employment, as well as out of sequence delivery of targets as set out in the

Type and dates of correspondence	Issues raised	Britely's actions
		PRCUTS and the Greater Sydney Commission East District Plan. <ul style="list-style-type: none"> - Provision of an independently prepared Integrated Infrastructure Delivery Plan (IIDP). - Preparation of an Economic Impact Assessment (EIA). - Stakeholder consultation and engagement with relevant Council and Government stakeholders has been undertaken. - Provision of 7.5% of new floor space as a contribution to affordable housing. - An open VPA offer for discussion with Council's property and Commercial team and NSW Government.

1.3 Stakeholder and community engagement

Council's most recent response to the Pre-Planning Proposal Application for 1-5 Chester Street requires Britely to undertake consultation with relevant Council and Government Stakeholders.

As suggested by Council, Britely has contacted eight key stakeholders regarding the PP, providing the draft PP submission and asking for their feedback. These key stakeholders include:

- NSW Department of Planning & Environment;
- Transport for NSW;
- Roads and Maritime Services;
- Sydney Local Health District & Minister of Health;
- Department of Industry;
- NSW Department of Education.
- University of Sydney; and
- Sydney Water.

The Greater Sydney Commission were also contacted, however advised that the assessment of specific Planning Proposals was to be dealt with via the Department of Planning and local Councils.

The NSW Department of Planning and Council have been engaged with throughout preparation of the PP.

Section 3 includes a summary of the responses and issues raised by key stakeholders.

Britely engaged Ethos Urban (a reputable and independent consultant) to deliver a community information evening to gain feedback on the PP. **Section 2** includes an overview of the approach taken to the community information evening

The stakeholder and community feedback collected at the evening has been used to help shape the PP prior to it being submitted to the Inner West Council. Britely is committed to ongoing consultation throughout the development of the project.

2.0 Community information evening approach

A community information evening was held near to the site on Tuesday, 12 December 2017. The details of the session are below.

Table 3 – Community information evening details

Information	Details
Location of session	Lemonia Café, 4 Booth Street, Annandale, NSW 2038
Date and time	Tuesday, 12 December 2017, 5.30pm to 7.30pm
No of attendees	35
No of feedback forms received	18

2.1 Invitation

A letter was delivered to surrounding business, residents and landowners on Friday 1 December 2017 to provide them with information about the proposed development, information about Britely and to invite them to attend the community information evening. The distribution area for the letter was agreed with the Inner West Council. As an important community stakeholder, a letter was also sent to the former president of the Annandale Precinct Residents’ Committee.

A copy of the letter can be found in **Appendix A** and a map of the distribution range can be found in **Appendix B**.

2.2 Format

The session was facilitated by Alex Sicari (Director, Britely), James Page (Associate Director, Ethos Urban) and Fay Edwards (Urbanist, Ethos Urban).

Upon arrival, attendees were asked to sign-in, have a look at the information on display and ask a member of the project team if they had any questions. There were 12 display panels in the room, which were developed using information from the Urban Design Report prepared by ae design partnership in September 2017. The panels included information about the proposal in the context for the PRCUTS, the proposed planning controls, opportunities to improve access and movement, 3D building envelope views, setbacks and separation, indicative floor plans, key benefits of the proposals and the planning process. A copy of the display boards can be found in **Appendix C**.

Britely information brochures were also available for the community to take away to provide them with an understanding of Britely’s commitment to high quality and sustainable residential development, and other development projects they have been involved in.



Figure 2 – Community information evening images

2.3 Feedback

Two methods of documenting feedback were used:

- Notes were taken of the key issues raised during discussions at the meeting
- Participants were asked to complete a feedback form prior to leaving the session. A copy of the feedback form can be found in **Appendix D**.

Section 3 includes a summary of issues raised by the community.

3.0 Summary of feedback received

The section below provides a summary of the issues raised during the stakeholder and community engagement process.

3.1 Agency Stakeholder feedback

The issues raised in key stakeholder letters are summarised below. The following issues are identified:

- Ensure alignment with PRCUTS;
- Demonstrate adequacy of existing and proposed infrastructure;
- Demonstrate impact of proposal upon traffic and parking, prepare a Traffic and Parking Study; and
- Ensure that the Planning Proposal includes sufficient contributions to local and regional infrastructure.

Table 4 – Summary of key stakeholder feedback

Stakeholder	Date of correspondence	Issues	Britely response
NSW Department of Planning & Environment (DP&E)	19/12/2017 - meeting	<ul style="list-style-type: none"> • DP&E to check and confirm State Infrastructure Schedule and quantify the State Infrastructure Contribution payable. • Proposal required to meet the out-of-sequence requirements. • Transport component of the contribution. • Cost of a precinct wide traffic study. • Discussed Affordable Housing provision. • Discussed VPA offers. 	<ul style="list-style-type: none"> • Britely to update the Integrated Infrastructure Delivery Plan once DP&E feedback received. • TfNSW has advised that the out-of-sequence nature of the proposal can be addressed if Britely demonstrate that the existing transport infrastructure is sufficient to accommodate increased demand resulting from the proposal, and if Britely make a contribution to future infrastructure. • RMS and TfNSW are reviewing Britely's response regarding the transport component of their contribution. • Britely confirmed the estimated cost of a precinct wide traffic study, which could be a cost offset included in the Infrastructure Contribution payable by the project (with consideration for the timing of payments/security and certainty of the PP outcome). • Britely agreed to provide 7.5% Affordable housing of new floorspace, in accordance with GSC/DP&E current Affordable Housing Policy (5-10% of new floorspace). Britely resolved to provide a greater percentage of Affordable Housing if the cost of this is offset against the Infrastructure Contribution(s). • Britely confirmed that they would include two VPA offers: <ul style="list-style-type: none"> • State Government VPA • Local Council VPA • Britely to wait until the State VPA has been confirmed before entering into negotiations with Council on Local VPA. • Draft VPA offers to be included in the

Stakeholder	Date of correspondence	Issues	Britely response
Transport for NSW and Roads and Maritime Services	31/10/2017 – Initial response. 21/11/2017 – Further information provided. 22/12/2017 – Letter 25/01/2018 - Email	<ul style="list-style-type: none"> • Ideally the PP should be prepared following the preparation of a traffic study for the Camperdown Precinct of the PRCUTS. • Noted that precinct traffic study would be prepared within approximately 3 months (April 2018). • Demonstrate consistency between the planning controls proposed in the subject proposal and the recommendations of the PRCUTS. • Demonstrate adequacy of existing transport infrastructure to accommodate the additional demand generated by the subject proposal; and • Identify suitable funding mechanism towards the regional infrastructure identified in the Implementation Plan of PRCUTS on an equitable basis as required by the relevant authority. • For residential trips, the traffic study makes reference to the average traffic generation rates that represent locations where public transport is generally highly accessible. The estimation of traffic generated from the proposed residential development should make reference to site with similar characteristics to better represent the traffic condition; • The proposal, including the traffic report, contains limited information in regard to each of these forms of sustainable modes of transport to and within the area affected by the proposal. 	<p>PP.</p> <ul style="list-style-type: none"> • The PP includes a Transport and Traffic Report (prepared by Varga, dated 18 September 2017) as well as additional information letter (Varga, 27 November 2017). This documentation demonstrates the adequacy of the existing transport infrastructure to accommodate the additional demand generated by the subject proposal. • The Planning Proposal Report, Urban Design Report and Urban Design Report Addendum (prepared by AE Design) demonstrates consistency between the proposed planning controls and the recommendations of the PRCUTS. • The Integrated Infrastructure Delivery Plan will include the proposed contribution being made by the Proposal to be made toward future infrastructure upgrades when they are required to accommodate larger proposals in the precinct. • The Proposal also include a VPA offer that intends to crystallise the Infrastructure Contributions noted above. • Whilst DP&E advised that the Precinct Traffic Study is being commissioned, the proposal still offers to pay for this study from the State Infrastructure Contributions (VPA Offer).
University of Sydney	No response.	N/A	No change required.
Sydney Local Health District & Minister for Health	20/11/2017 - letter	No objection.	No change required.
Sydney Water	No response	N/A	No change required.
NSW Department of Industry	27/11/2017 - letter	No objection.	No change required.
NSW Department of Education	14/11/2017 - letter	No objection.	No change required.

3.2 Community Feedback

18 feedback forms were received at the session. The issues raised on these forms include:

- Parking (7)
- Overshadowing and privacy (7)
- Rezoning (6)
- Community open space (6)
- Building layout (4)
- Holistic development (4)
- Height (3)
- Infrastructure (3)
- Design (2)
- Set-backs (1)
- Density (1)
- Planning process (1)

Further detail on the feedback received and Britely's response follows.

Table 5 –Summary of community feedback

Issue	Number of comments	Comments	Britely response
Parking	6 1	<ul style="list-style-type: none"> • The density of the proposed development is not matched by sufficient parking spaces. • There needs to be more off-street parking. 	The proposed car parking complies with PRCUTS car parking ratios.
Overshadowing and privacy	4 2 1	<ul style="list-style-type: none"> • Concern about loss of privacy. • Concern about loss of solar access. • Proposed lighting of the public domain will negatively impact upon neighbouring residents. • Ensure that the public domain does not attract anti-social behaviour. 	<p>The Proposal exceeds minimum setback requirements as prescribed in SEPP 65 / ADG. There also exists a large reserve along Johnston Creek that acts as an additional privacy buffer between the Proposal and sites to the north-west. The PP now proposes more trees to be planted in the reserve to further enhance this privacy buffer.</p> <p>The proposed lighting and proposed activation along Johnstons Creek will enhance safety and crime prevention through environmental design.</p>
Rezoning	5 1	<ul style="list-style-type: none"> • Rezoning is supported – it will be a good addition to the street. • Rezoning is not supported. 	The proposal to rezone the land complies with PRCUTS and various strategic planning policies and objectives.
Community open space	3 2 1 1	<ul style="list-style-type: none"> • The provision of open space is inadequate. • New open spaces in the precinct need to relate to each other. • The pocket park has been proposed as a basketball court. • Confirm the provision of nearby proposed open spaces. 	The proposed open space provision within the site exceeds minimum SEP 65 and ADG requirements. The Proposal seeks to upgrade public domain surrounding the site. The proponent is supportive of proposed open space to the east opposite subject site.
Building layout	3 1	<ul style="list-style-type: none"> • Reconsider the layout of the internal courtyard to improve privacy for residents on Susan Street. • The placement of the building does not relate to the public domain. 	Refer comments above against 'Overshadowing and privacy'.

Issue	Number of comments	Comments	Briefly response
Holistic development	2	<ul style="list-style-type: none"> Connectivity within the precinct needs to be improved. 	<p>The PP includes a proposal to enhance connectivity by extending a pedestrian and cycle thoroughfare.</p> <p>The proposal incorporates enhanced links to Chester St.</p> <p>Precinct design is outside the scope of the development.</p>
	1	<ul style="list-style-type: none"> New developments in the precinct should relate to each other. 	
	1	<ul style="list-style-type: none"> Link the development to Chester Street. 	
Height	2	<ul style="list-style-type: none"> This development will catalyse greater heights in the area. 	The proposed building height complies with PRCUTS
	1	<ul style="list-style-type: none"> The development is too high. 	
Infrastructure	1	<ul style="list-style-type: none"> The development is not supported by adequate infrastructure, such as schools and public transport. 	The PP includes an Integrated Infrastructure Delivery Plan that proposes contributions that are allocated towards upgrades in infrastructure such as schools, public transport and upgrades in connection linkages.
	1	<ul style="list-style-type: none"> The proposed footbridge is not supported. 	
	1	<ul style="list-style-type: none"> The connection across the creek is important. 	
Design	1	<ul style="list-style-type: none"> The new development should have an industrial aesthetic. 	<p>The proposal is for an industrial character consistent with the PRCUTS Fine Grain Study.</p> <p>Provision for a component of affordable housing suitable for students and key workers is provided within PP.</p>
	1	<ul style="list-style-type: none"> Provide appropriate accommodation for key workers and students. 	
Set-backs	1	<ul style="list-style-type: none"> Increase the set-back from Johnsons Creek 	The PP demonstrates that it far exceeds minimum SEPP 65 ADG setback requirements.
Density	1	<ul style="list-style-type: none"> The density of this development exceeds the limits of the PRCUTS. 	The proposed use, bulk and scale are consistent with the PRCUTS.
Planning process	1	<ul style="list-style-type: none"> The State Government can overrule community and local Council objection to rezoning. 	Opinion. No response required.

In addition to the comments above, the following issues were discussed during the session. Several of these reflect the issues raised on the completed feedback forms:

- Proposed cycle path should not encroach upon neighbouring landholdings.
- Path along the façade of the development should connect to the broader cycle/pedestrian network.
- Provide Reduced Level (RL) measurements.
- Demonstrate site lines to and from the proposed development.
- The size of the open spaces will not be sufficient for large vegetation.
- Confirm the provision of open space on the former Kennard's site.

4.0 Conclusion and next steps

This consultation outcomes report provides a succinct overview of the communications and stakeholder engagement activities Ethos Urban undertook prior to the review and submission of the Preliminary Planning Proposal for 1-5 Chester Street, Annandale.

In accordance with the requirements for stakeholder engagement, as set out by Council, Ethos Urban has implemented a strategy to inform key stakeholders, local residents, landowners and businesses about the proposal. This has not only ensured that the community have a clear understanding of the proposal, but has also provided an important mechanism to gather feedback prior to the submission of the Planning Proposal, which will occur in early 2018.

Invite Letter

BRITELY

P R O P E R T Y

29 November 2017

Hello Neighbour,

Planning Proposal 1-5 Chester St, Annandale

You are invited to attend a community information evening regarding a Draft Planning Proposal for a nearby site – located at 1-5 Chester Street, Annandale, NSW 2038. A location map is on the reverse of this letter.

The Draft Planning proposal seeks to rezone the site from Light Industrial (IN2) to Medium Density Residential (R3). The site currently houses an old industrial shed, which is occupied by an auto paint workshop and provides 4 jobs. The proposal would provide for: 8 jobs for emerging industry, 41 residential apartments, affordable housing and additional public benefits such as the beautification of the public domain, the extension of pedestrian/cycle links and a public art mural.

Community Information Evening Details

- Where:** Lemonia Café, 4 Booth Street, Annandale, NSW 2038
- When:** Tuesday, 12 December 2017, 5:30pm to 7:30pm (drop in at any time)
- Why:** We will provide details of the proposal, answer your questions and gather your feedback. This feedback will help shape the Planning Proposal prior to it being finalised and submitted.

Who are Britely Property

Britely is the development manager for the site. Britely has an extensive and proven track record in delivering high quality, aspirational buildings that are considered in their design and deliver genuine lifestyle benefits to occupants.

Britely Property is part of the Versatile Group - an Australian private organisation established in 1973. Operating with strong family values, Britely focusses on fostering partnerships that provide both public and private benefits in the long term.

Thank You

For more information about the community information evening please contact James Page on 0423 529961 or jpage@ethosurban.com.

Yours Faithfully,
Britely Property

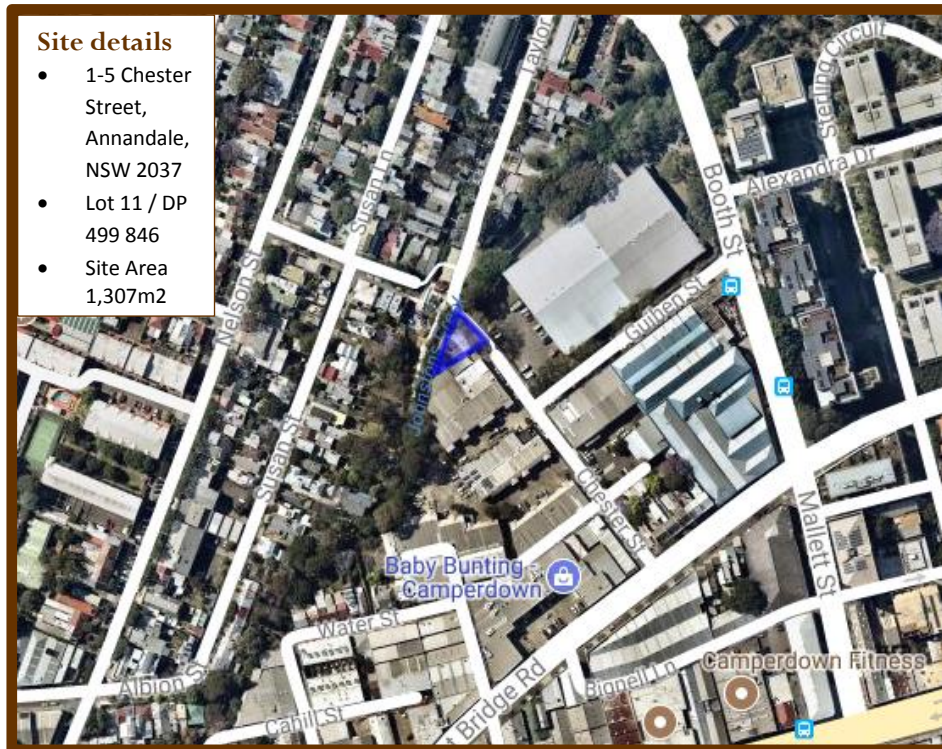


Alex Sicari
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Draft Planning Proposal summary



Site details

- 1-5 Chester Street, Annandale, NSW 2037
- Lot 11 / DP 499 846
- Site Area 1,307m²

Summary of proposed amendments to the Leichhardt Local Environmental Plan (LEP) 2013

	Current Controls	Draft Planning Proposal (Britely Property)
Land Use / Zoning	IN2 Light Industrial	R3 Medium Density Residential*
Floor Space Ratio	1:1	2.6:1
Height	No Height Control	Height 17m*
Demand / Usage* <i>*based on concept design for Proposed Planning Proposal</i>	<ul style="list-style-type: none"> • Old Industrial Shed, occupied by Auto Paint Workshop. • 4 existing Employees. • 6 off street car bays. 	<ul style="list-style-type: none"> • 41 dwellings, comprised of: • 9 x One Bed, • 24 x 2 Bed, • 6 x 3 Bed, and • 2 x SOHO (Small Office Home Office) • Up to 8 employees (in SOHO units) • 26 off street car bays
Other	-	Residential uses would be designed to complement the precinct industrial character and frontage to Johnsons Creek. The bulk and scale of development would be sympathetic to surrounding area.
Key benefits	-	<ul style="list-style-type: none"> • Design excellence • Improved pedestrian/cycle links • Beautification of public domain • Improved lighting around the site for enhanced safety at night • Public art mural • Contribution to improved precinct infrastructure • 137m² of affordable housing, offering discounted rental accommodation for key workers.

* Consistent with the Parramatta Road Urban Transformation Strategy, November 2016

Letter Distribution Range

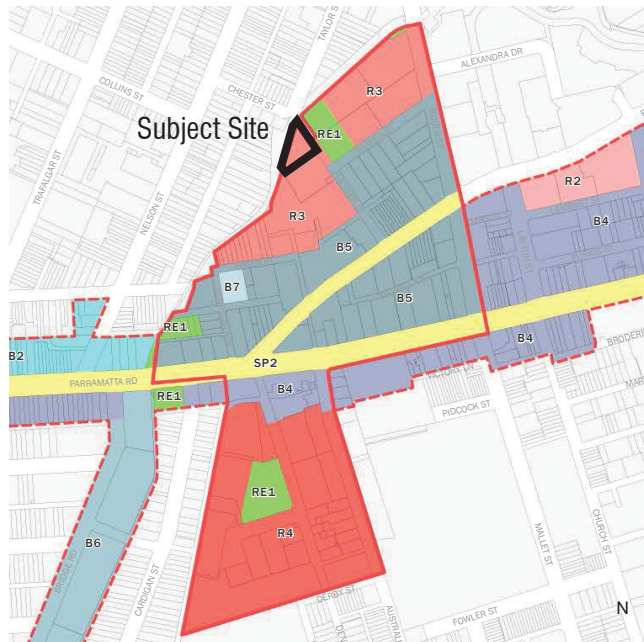


Display Panels

Parramatta Road Corridor Urban Transformation Strategy 2016 - Proposed Controls

PRCUTS 2016 Zoning:

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

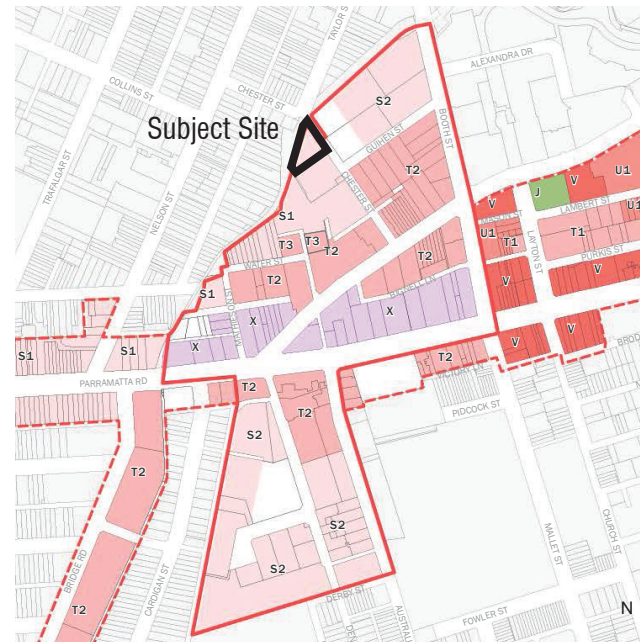


PRCUTS 2016: Zoning

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 Floor Space Ratio:

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

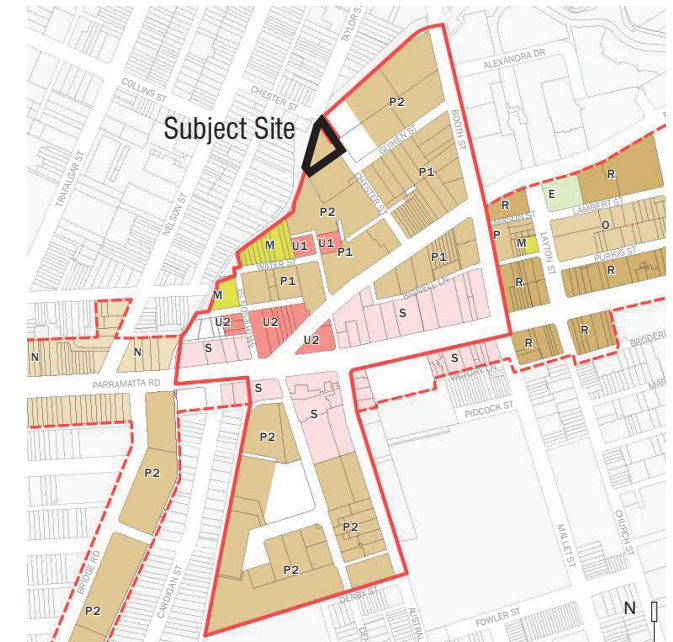


PRCUTS 2016: FSR

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 Height of Buildings:

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



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

Introduction

This Urban Design Report has been prepared by ae design partnership to support a Planning Proposal for renewal of the site No. 1-5 Chester Street Annandale. The site is located within the Camperdown Precinct of the Parramatta Road Corridor Urban Transformation Strategy 2016 (PRCUTS 2016), prepared by Urban Growth NSW. The Strategy has been adopted by NSW Government and is given statutory force by Ministerial Direction under Section 117 of the Environmental Planning and Assessment Act 1979 NSW.

Consistent with the PRCUTS 2016, the Planning Proposal proposes a residential flat building on the site and seeks to modify the current zoning, floor space ratio and building height controls under the Leichhardt Local Environmental Plan 2013.

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

The Urban Design Report includes a building envelope prepared by ae design partnership for the purpose of testing the planning controls proposed by the PRCUTS 2016. ae design partnership has identified a mismatch between the maximum permissible building height and floor space ratio controls proposed within the PRCUTS 2016. The proposal also includes a contribution to affordable housing and 2 X Small Office / Home Office Apartments providing space for up to 8 workers replacing the 4 existing workers on site.

The desired future character of the area 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.

The building envelope prepared by ae design partnership matches the above mentioned desired future character, whilst achieving a floor space ratio of 2.6 : 1, greater than a floor space ratio of 1.5 : 1 proposed under the PRCUTS 2016.

The proposal is consistent with all other planning and design controls identified within the PRCUTS 2016.

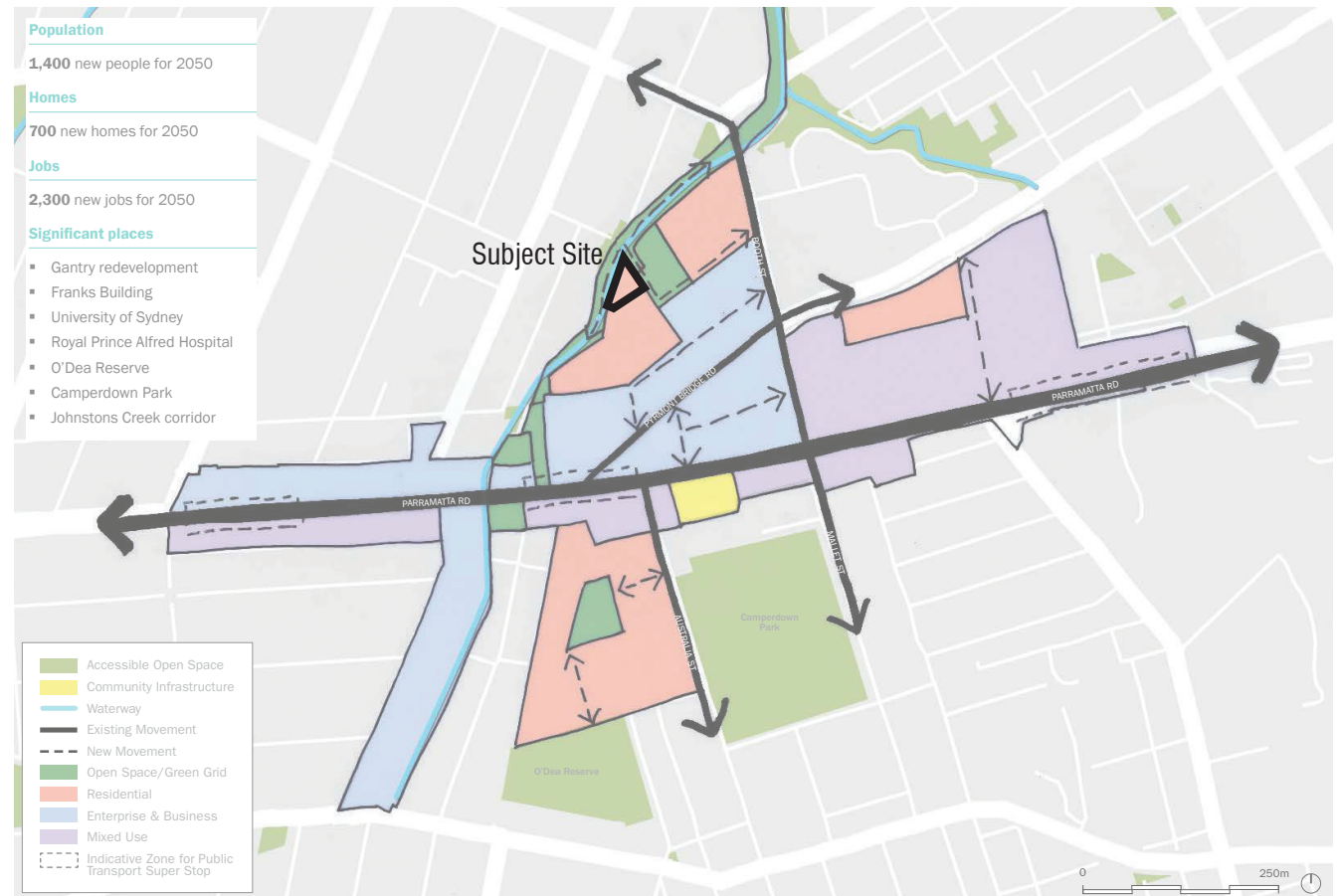


Site Location - No. 1-5 Chester Street Annandale NSW

Key Actions for Camperdown Precincts based on PRCUTS 2016

The key actions for Camperdown Precinct from the Parramatta Road Corridor Urban Transformation Strategy 2016 include:

- 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.



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








Access & Movement

- Chester Street terminates at the junction of Johnstons Creek. The land subdivision around the junction of Johnstons Creek is inconsistent and has resulted in a small triangular shaped site.
- There is an existing pedestrian bridge connecting Chester Street across Johnstons Creek to the Annandale Heritage Conservation Area.
- A new connection from the subject site to the existing pedestrian and bicycle link on Douglas Grant Park can improve walking and cycling in the area.



opportunity to extend the existing bicycle and pedestrian connection



-  Potential extension of the existing bicycle and pedestrian link
-  Existing pedestrian bridge across Johnstons Creek
-  Open Spaces
-  Lots
-  Existing buildings
-  Existing pedestrian and cycle link
-  Future pedestrian and cycle link

Access & Movement

The Proposal

Floor Space Ratio & Height of Buildings:

- The proposal achieves a floor space ratio of 2.6 : 1 within a building height of 17m.
- A lower ground level is proposed along Johnstons Creek above the 1 in 100 year flood level + a 500mm freeboard level. The 6 levels along Johnstons Creek are within the 17m PRCUTS 2016 building height plane from the existing natural ground level.
- The carpark entry is proposed above the probable maximum flood level.

Number of Apartments:

- The proposal includes a total of 41 apartments including 9 X 1 bedroom, 24 X 2 bedroom, 6 X 3 bedroom and 2 X SOHO apartments addressing Chester Street.
- The proposed number of apartments will require a total of 26 car spaces based on the PRCUTS 2016 parking rates.

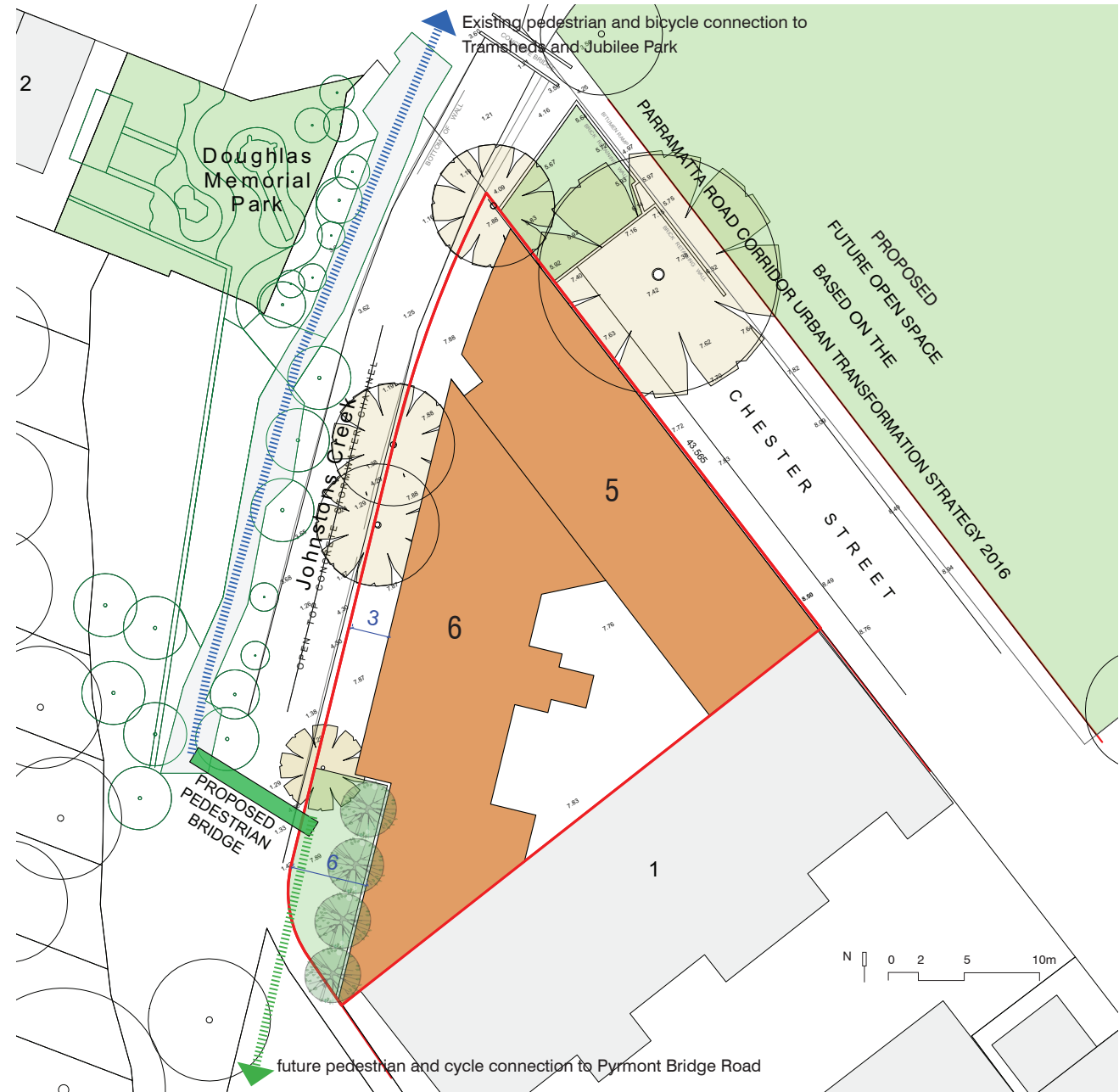
Public Domain:

- A 3m setback along Johnstons Creek provides an opportunity to integrate the proposal with the natural state of Creek to improve the interface with heritage items to north.
- A pedestrian bridge is proposed at the southern corner of site connecting to the existing pedestrian and bicycle track within Douglas Grant Memorial Park, the Tramsheds and Jubilee Park beyond.

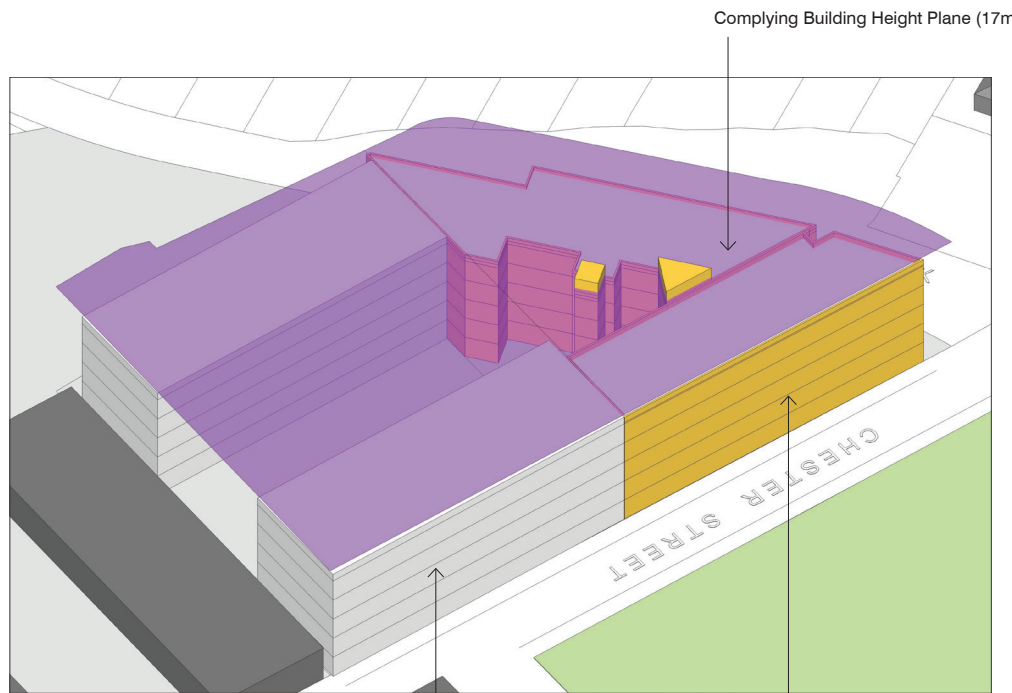
Apartment Design Guide:

The proposal matches the Apartment Design Guide in terms of the following:

1. Proposed apartment mix and minimum apartment sizes,
2. A minimum 2 hour direct solar access to habitable areas of apartments during mid winter, and
3. A rooftop communal open space matching the minimum area requirement and direct sunlight access requirement during mid winter.



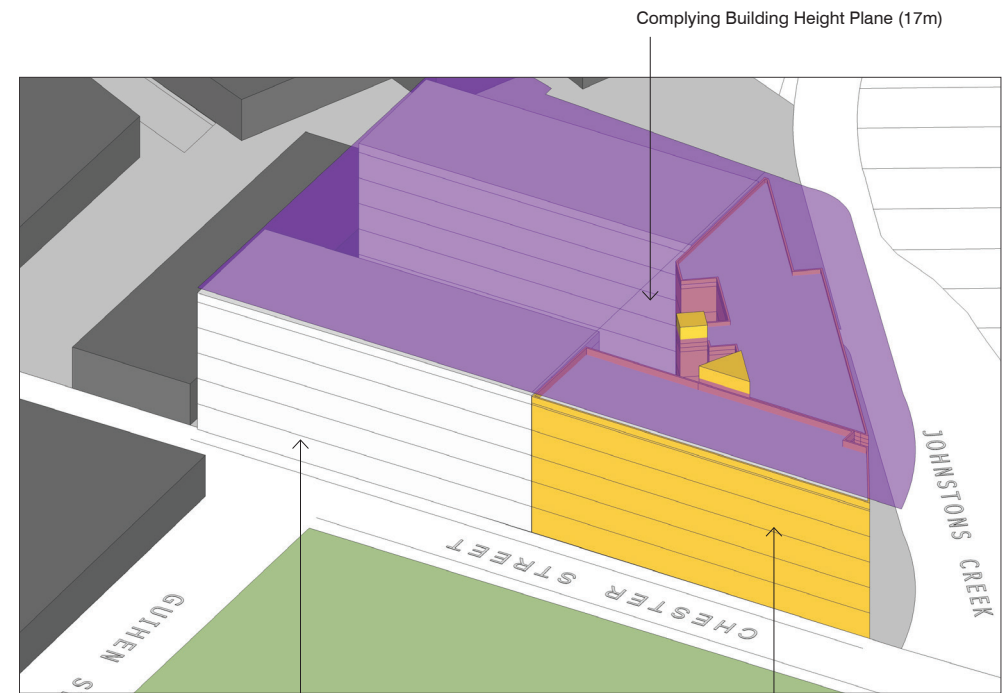
3D Envelope Views



3D View 1

Potential envelope for the adjacent site 17 Chester Street

Proposed envelope for the subject site 1-5 Chester Street



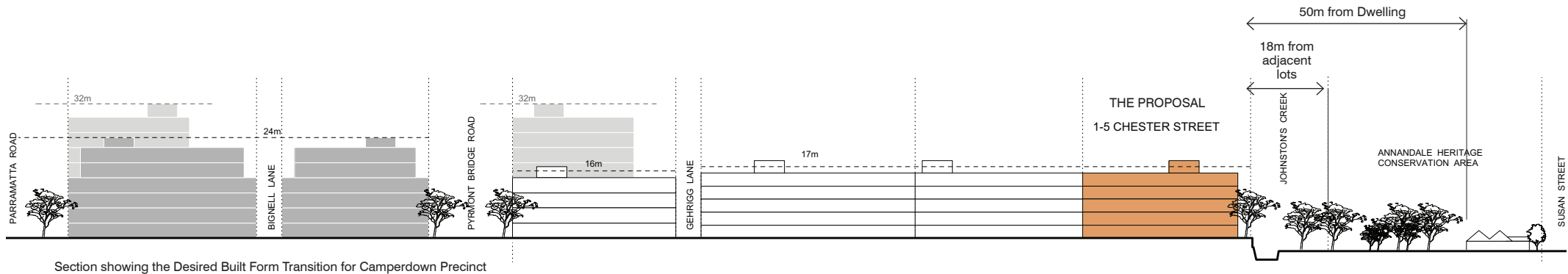
3D View 2

Potential envelope for the adjacent site 17 Chester Street

Proposed envelope for the subject site 1-5 Chester Street

3D views show the proposed envelopes are within the PRCUTS 2016 17m complying height plane. In isolated areas, a liftshaft and a firestairs extend beyond the building height place to provide access to the rooftop communal open space. These encroachments are minor and would not be visible from the street.

The building envelope testing for the adjacent site - 17 Chester Street achieves an ADG compliant scheme. The scheme integrates with the proposal for 1-5 Chester Street, whilst matching the Desired Future Character as identified by the Parramatta Road Corridor Urban Transformation Strategy 2016.



Section showing the Desired Built Form Transition for Camperdown Precinct

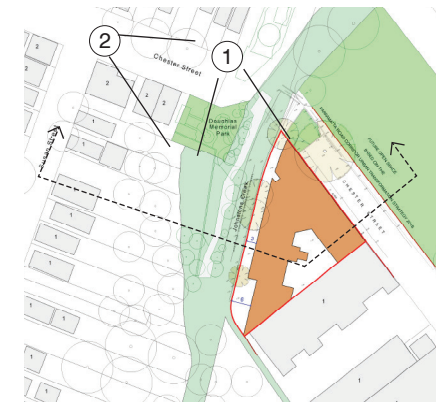
- A 3m setback along Johnston's Creek provides an opportunity to integrate the proposal with the natural state of Creek.
- The site is approximately 18.5m from the existing lots within the Annandale Conservation Area. A 21.5m separation between the proposed and existing private open spaces matches the SEPP 65 Apartment Design Guide - Building Separation requirement.
- The existing trees located within the private open space of the dwelling houses and within the reserve along Johnston's Creek will obscure the line of sight from the proposal and retain amenity.



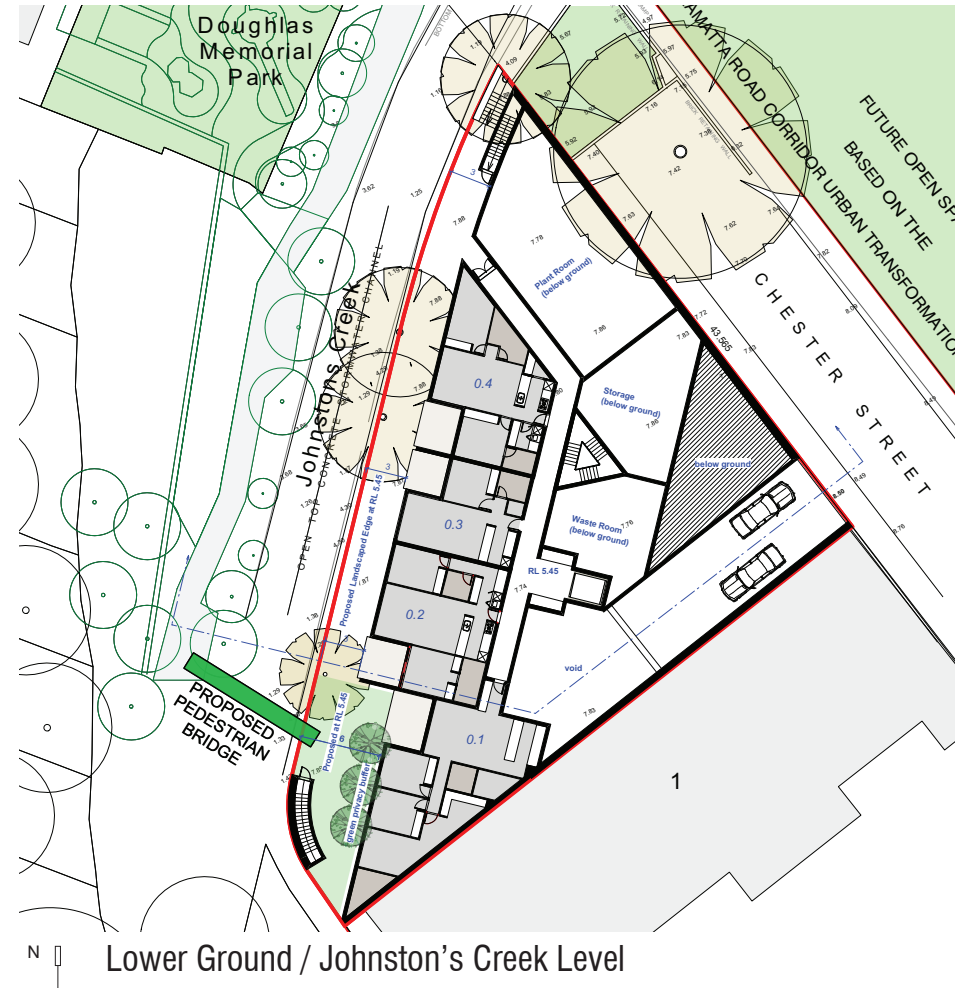
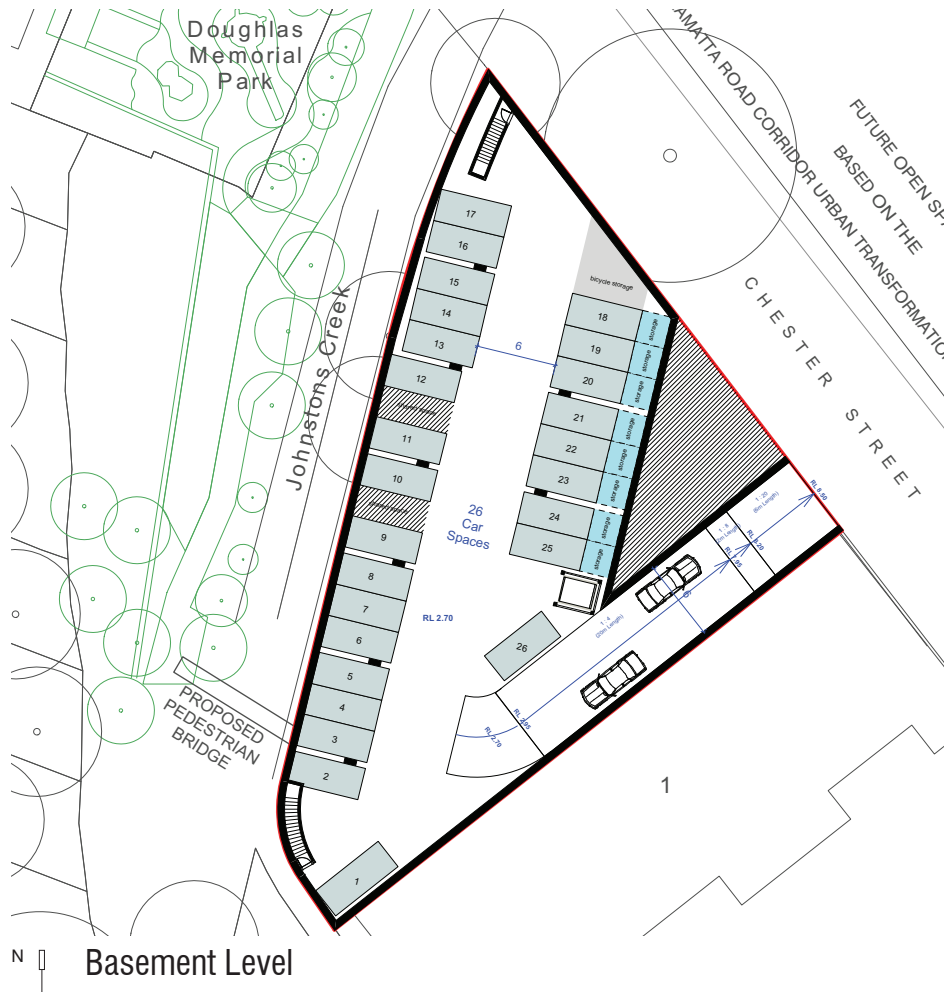
View 1 from Douglas Memorial Park near corner of Chester and Taylor Street. The proposed envelope on the subject site is likely to be obscured by significant trees located within the reserve along Johnston's Creek.



View 2 from Chester Street near Susan Street showing existing trees located within the reserve along Johnston's Creek.



Indicative Floor Plans



Architectural drawings subject to further design resolution at DA stage



N | Level 1 / Ground / Chester Street Level



N | Level 2

Architectural drawings subject to further design resolution at DA stage



N | Level 3, 4 and 5



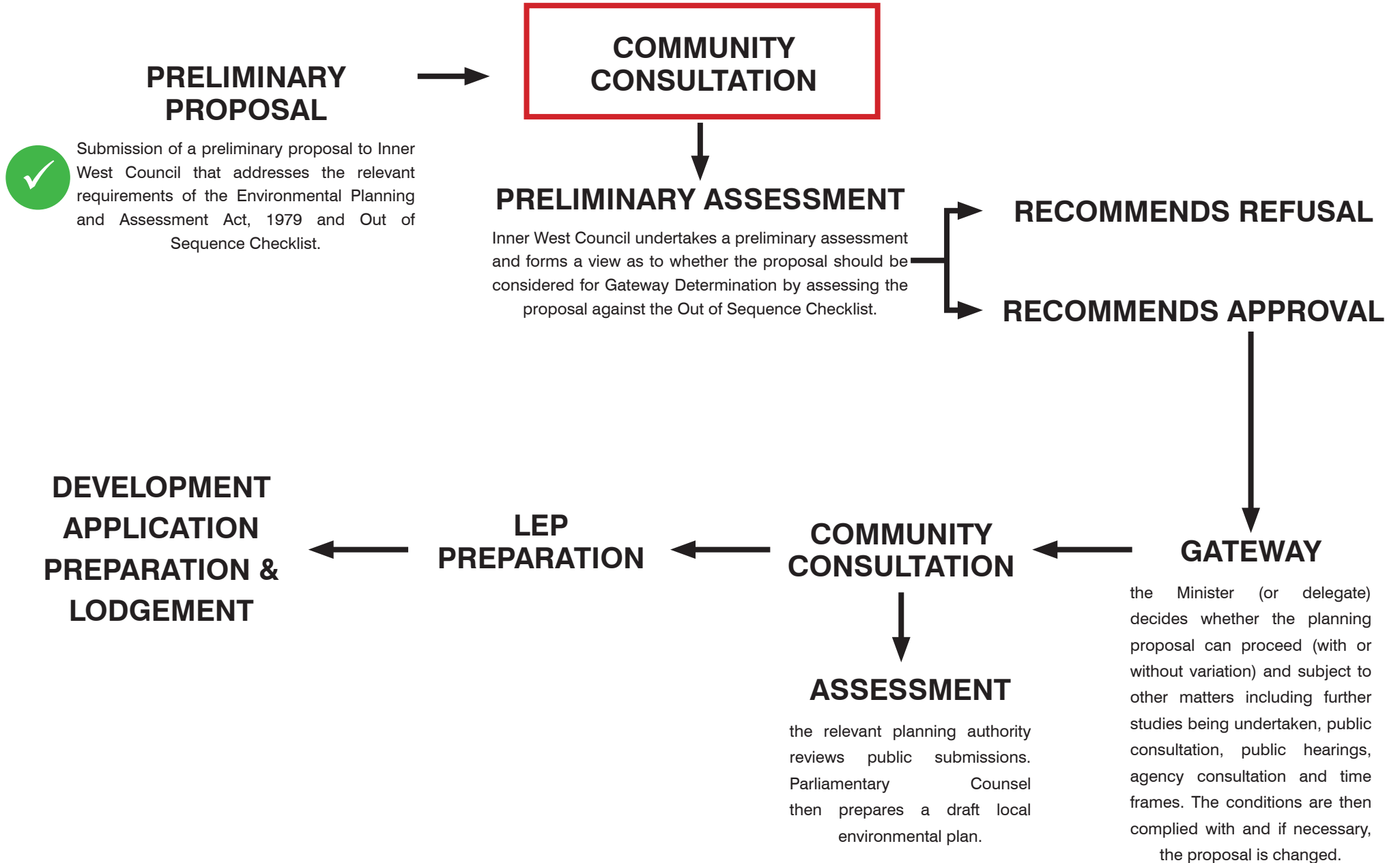
N | Rooftop Communal Open Space

Architectural drawings subject to further design resolution at DA stage

Key Benefits

- Commitment to Design Excellence,
- Improved pedestrian and bicycle links,
- Beautification of public domain,
- Improved lighting and passive surveillance around the site for safety,
- Public art mural,
- Contributions to local and precinct infrastructure,
- A component of affordable housing for key workers and students.

Process



Feedback Form

Correspondence

NSW Department of Planning
and the Environment

Alex Sicari

From: Peter Kim <Peter.Kim@planning.nsw.gov.au>
Sent: Thursday, 25 January 2018 5:09 PM
To: Alex Sicari
Cc: John Borg; Lee Jegou; Brendan Metcalfe
Subject: RE: Chester Street - Report

Hi Alex,

Please be advised that RMS has not changed their position and is not supportive of the proposal until such time as a precinct wide traffic study is done which should inform the IIDP.

I can advise that a study is proceeding and this is estimated to be completed in circa 3 months.

In the interim, upon receipt of a Letter of Offer, we can begin drafting the VPA on the understanding that the contribution rate is yet to be finalised and is subject to change.

Peter Kim

Specialist Planning Officer, Developer Contributions
Department of Planning & Environment
Level 22, 320 Pitt Street, Sydney, 2000
GPO Box 39 SYDNEY NSW 2001
T 02 9274 6460 E Peter.Kim@planning.nsw.gov.au

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Please consider the environment before printing this email.



From: Alex Sicari [mailto:Asicari@britely.com.au]
Sent: Tuesday, 23 January 2018 3:00 PM
To: Peter Kim <Peter.Kim@planning.nsw.gov.au>; Brendan Metcalfe <Brendan.Metcalfe@planning.nsw.gov.au>
Cc: John Borg <John.Borg@planning.nsw.gov.au>; Lee Jegou <Lee.Jegou@planning.nsw.gov.au>
Subject: RE: Chester Street - Report

Will do thanks

Alex Sicari

Director



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f +61 2 9636 7729
m +61 411 678 018
a L2, 210 Clarence Street, Sydney NSW 2000
w britely.com.au

Correspondence

Transport for NSW

Mr Alex Sicari
Director
Britely Property
L2, 210 Clarence Street
SYDNEY NSW 2000

Dear Mr Sicari

Planning Proposal for 1-5 Chester Street, Annandale

Thank you for your email dated 17 October 2017 inviting Transport for NSW (TfNSW) to provide pre-Gateway comment on the subject Planning Proposal (PP), which has been lodged with Inner West Council. Roads and Maritime Services has provided their response on 31 October 2017 and received further information from your office on 21 November 2017.

TfNSW and Roads and Maritime have reviewed the documents associated with the PP and provide the following comments for consideration:

Parramatta Road Corridor Urban Transformation Strategy (PRCUTS)

The subject Planning Proposal is within the Parramatta Road Corridor and is therefore subject to the policy objectives and directions outlined in the PRCUTS. Your attention is drawn to the relevant Section 117 local planning directions published on the Department of Planning & Environment website.

The subject site is located within the Camperdown Precinct of PRCUTS and ideally the PP should be prepared following the preparation of a traffic study for that precinct, which is required under the Implementation Plan for PRCUTS. Road and other infrastructure upgrades are preliminarily identified in the Infrastructure Schedule for PRCUTS and the precinct-wide traffic study would establish further details in relation to those upgrades.

I note that your PP has addressed the “out of sequence” criteria, but this is a matter primarily for Council’s consideration. Council’s letter (dated 18 August 2017) has expressed the intention to resolve an approach to how the PRCUTS requirement for completion of the aforesaid traffic study prior to any rezoning will be addressed. TfNSW is of the view that the proponent should demonstrate compliance with the Section 117 Direction regarding:

- Consistency between the planning controls proposed in the subject proposal and the recommendations of the PRCUTS in accordance with the “out-of-sequence” checklist criteria;
- Adequacy of existing transport infrastructure to accommodate the additional demand generated by the subject proposal; and

- Identify suitable funding mechanism towards the regional infrastructure identified in the Implementation Plan of PRCUTS on an equitable basis as required by the relevant authority.

The following comments are provided on the Traffic and Parking Assessment Report for completeness:

Traffic and Parking Assessment Report

- For residential trips, the traffic study makes reference to the average traffic generation rates that represent locations where public transport is generally highly accessible. The estimation of traffic generated from the proposed residential development should make reference to site with similar characteristics to better represent the traffic condition;
- Transport supports the promotion of sustainable modes of travel including buses, walking and cycling, that tend to reduce car dependency. The proposal, including the traffic report, contains limited information in regard to each of these forms of transport to and within the area affected by the proposal. Provision of active transport linkages has been identified in the vicinity of the subject site under the PRCUTS and therefore the proposal should demonstrate, to the greatest extent possible, that the aims and objectives of the State Government policies in regard to this matter is supported.

For further information or clarification regarding this matter, please contact Billy Yung, Senior Transport Planner at Billy.Yung@transport.nsw.gov.au.

Yours sincerely



22/12/17

Tim Dewey
**A/Principal Manager, Land Use Planning and Development
Freight, Strategy and Planning**

CD17/11648

Correspondence

Roads and Maritime Services



31 October 2017

Roads and Maritime Reference: SYD17/01476/01 (A19707705)

Alex Sicari
Director – Britely
Level-2, 210 Clarence Street
SYDNEY, NSW 2000

Dear Mr Sicari,

PRE-LODGE MENT PLANNING PROPOSAL TO REZONE AND CHANGES TO THE FSR FOR 1-5 CHESTER STREET, ANNANDALE

I refer to your e-mail dated 23 October 2017 regarding the above Pre-Lodgement Planning Proposal which was forwarded to Roads and Maritime Services (Roads and Maritime) for comment.

The proposal seeks the following amendments to the subject site:

- Rezone the land from IN2 Light Industrial to R3 Medium Density Residential,
- Increase the maximum Floor Space Ratio (FSR) on the site from 1:1 to 2.6:1.

Based on the above rezoning the site could be potential to achieve approximately 43 units over a basement car parking.

Roads and Maritime have reviewed the submitted material and raise some concerns to the abovementioned amendments to the Planning Proposal in its current form. It is requested that the following issues listed below are satisfactorily addressed prior to the draft planning instrument being made for the Planning Proposal:

1. The Parramatta Road Corridor Urban Transformation Strategy (the strategy) has been given statutory weight through a Section 117 Direction. This direction requires the strategy, the Implementation Tool Kit, and the Parramatta Road Urban Transformation – Implementation Plan 2016 – 2023 to be considered when planning proposals are being prepared, assessed and determined within the corridor.
2. The Parramatta Road Corridor Urban Transformation – Implementation Plan 2016 – 2023 states the following requirements for the Annandale Precinct (Road improvements and upgrades):

“Prior to any rezoning commencing, a Precinct-wide traffic study and supporting modelling is required to be completed which considers the recommended land uses and densities, as well as future Westconnex conditions, and identifies the necessary road improvements and upgrades required to be delivered as part of any proposed renewal in the Precinct”.

Roads and Maritime Services

Therefore, the proponent shall be required to prepare a Precinct Transport Report which addresses the above and includes the following requirements below:

- a) The traffic modelling of the cumulative impacts of the corridor transformation is to be prepared in consultation with Transport for NSW (TfNSW), Roads and Maritime, and Council.
- b) Consistency with the future strategic transport network as described within the Parramatta Road Corridor Urban Transformation Strategy – Precinct Transport Report.

Thank you for the opportunity to comment on the subject proposal. If you require clarification on the above matter, please contact Ahsanul Amin, Strategic Land Use Planner on 8849 2762 or e-mail at development.sydney@rms.nsw.gov.au.

Yours sincerely



Greg Flynn
Program Manager – Land Use

Correspondence

Sydney Local Health District &
Minister for Health

SM17/271
SD17/14795

Mr Alex Sicaria
Email: asicari@britely.com.au

Dear Mr Sicari

Re: 1-5 Chester St, Annandale


I write in response to your request for support for the re-zoning of the site 1-5 Chester Street, Annandale.

I respectfully wish to point out that it is not the role of the Sydney Local Health District to comment on specific site re-zoning proposals. This is the mandate of local council, the Department of Planning and the Greater Sydney Commission.

You may be aware, that the Parramatta Road Urban Transformation Plan, suggested that a biotechnology hub be supported on employment lands on Parramatta Road.

Dr Pamela Garrett, Director Planning, Sydney Local Health District would be pleased to discuss the biotechnology hub with you and can be contacted on 9515 9517.

Yours sincerely



Dr Teresa Anderson
Chief Executive

Date 20.11.17

Correspondence

NSW Department of Primary
Industries

Alex Sicari

From: David Mitchell <david.a.mitchell@industry.nsw.gov.au>
Sent: Monday, 27 November 2017 12:26 PM
To: Alex Sicari
Subject: Planning (Rezoning) Proposal 1-5 Chester St Annand

Alex

Thank you for contacting the NSW Department of Industry.

The Department does not usually comment on proposals for specific sites.

Please continue to liaise with the local council and the Department of Planning and Environment regarding these matters.

Best regards

David Mitchell
Manager Policy Coordination

David Mitchell | Manager Policy Coordination – Office of the Secretary | NSW Department of Industry

Level 49 | MLC Centre | 19 Martin Place | Sydney NSW 2000

GPO Box 5477 | Sydney | NSW 2001 T: 02 9338 6957 | E: david.a.mitchell@industry.nsw.gov.au

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Correspondence

NSW Department of Education



14/11/2017

Alex Sicari
L2, 210 Clarence St Sydney NSW 2000
Sent by email to asicari@britely.com.au

DOC17/1166246

Dear Alex

Thanks for sending us through your proposal for 1-5 Chester St, Annandale. We note that there are 41 dwellings proposed as part of redevelopment. The property is located in the catchment of Forest Lodge Public School.

The Department of Education has no objections regarding this development proposal.

Please feel free to contact us for further information.
Thanks

Yours sincerely

Katie Joyner
Director, Schools Planning | School Infrastructure NSW | Planning and Strategy
November 2017

