

June 2022

Camperdown Health Services Facility Planning Proposal – PP-2021-5718

This public exhibition relates to a planning proposal to amend the Leichhardt Local Environmental Plan 2013 to facilitate the redevelopment at 122-130 Pyrmont Bridge Road and 206 Parramatta Road, Annandale for the purpose of a health services facility.

Where the planning proposal applies

This planning proposal applies to land at 122-130 Pyrmont Bridge Road and 206 Parramatta Road, Annandale within the Inner West Local Government Area (LGA) (**Figure 1**).

The site is located within the Camperdown Precinct of the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) and the Camperdown Ultimo Collaboration Area Place Strategy (the Place Strategy) approved by the Greater Sydney Commission (GSC). Further details on the place strategy planning proposal are located on Page 3 of this Facts Sheet.



Figure 1: Location Map – Subject Site (Source: Nearmap)

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The planning proposal

The planning proposal seeks to amend the *Leichhardt Local Environmental Plan 2013* to facilitate the redevelopment at 122-130 Pyrmont Bridge Road and 206 Parramatta Road, Annandale for the purpose of a health services facility. In summary, the planning proposal seeks to:

- rezone the site from IN2 Light Industrial to B5 Business Development;
- introduce a maximum building height control of 35m;
- increase the maximum floor space ratio control from 1:1 to 4:1;
- identify the site on the Key Sites Map;
- provide greater certainty regarding land uses and built form outcomes; and
- require a site-specific development control plan to be prepared prior to the approval of any development application at the site.

The planning proposal includes various maps and is informed by a range of technical studies. Go to <https://www.planningportal.nsw.gov.au/ppr> and search for PP-2021-5718. Please see details below for how to make a submission.

The concept scheme

The planning proposal is supported by a concept scheme prepared by BVN Architects showing that, if approved, the future development may comprise an 8 storey private health services building with a total GFA of 10,216m² comprising (**Figures 2**):

- medical uses such as a physio and hydrotherapy pool
- ancillary ground level retail uses including a café and pharmacy
- private hospital, associated uses and medical related consulting rooms.



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Figure 2: Concept Development Artistic Visualisation (Source: BVN Architects Urban Design Report)

Technical studies

The planning proposal is supported by the following technical studies:

- Urban Design Study
- Draft Site Specific DCP*
- Infrastructure Delivery Plan
- Traffic and Transport Assessment
- Heritage Assessment
- Sustainability Report
- Acoustic Report
- Air Quality Report
- Contamination Assessment
- Environmental Due Diligence Advice
- Acid Sulphate Soils Management Plan
- Utility Infrastructure Report
- Economic Impact Assessment
- Social Impact Assessment
- Planning Agreement Letter of Offer**
- Additional Transport Advice.

* The adoption of the draft Site Specific DCP is the responsibility of Inner West Council and will be exhibited separately to this planning proposal.

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Camperdown-Ultimo Collaboration Area and Place Strategy

The Camperdown-Ultimo Collaboration Area is one of the largest and most comprehensive health and education precincts in Sydney. The area includes tertiary education institutions (such as TAFE, the University of Notre Dame, University of Sydney and University of Technology) as well as and medical and research facilities (such as the Royal Prince Alfred Hospital).

The Camperdown-Ultimo Collaboration Area Place Strategy was prepared between August 2017 and August 2018 and approved by the Greater Sydney Commission in September 2018.

The Place Strategy supports the realisation of the Collaboration Area by bringing government, business and other stakeholders together under one vision.

The Place Strategy envisages the area to be Australia's capital of innovation and technology by 2036. It also identifies the area as a place where industry, business, health, education and others work together, and creativity and partnerships thrive. It also sets the bar for low carbon living, green spaces, places for people and easy connections support resilience, amenity, vitality and growth.

The Place Strategy identifies the site within the Camperdown activity node, in which hosts a range of key medical and research facilities. Within this, Pyrmont Bridge Road is considered as a key location for innovative and research-based activities.

What role does the Panel and Department have in the planning proposal

The Sydney Eastern City Planning Panel (the Panel) has been appointed as the planning proposal authority for the planning proposal. On 9 June 2022, the Panel determined that the planning proposal is suitable for public exhibition.

The Department of Planning and Environment is the Local Plan Making Authority for this planning proposal and is responsible for making the plan.

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How can I make a submission?

Any person may make a written submission on the planning proposal during the exhibition period.

Submissions should be made online at <https://www.planningportal.nsw.gov.au/ppr>.

Your submission must be lodged by **5pm on x July 2022** and must include:

- a statement on whether you support or object to the proposal; and
- the reasons why you support or object to the proposal.

Persons lodging submissions must declare reportable political donations (including donations of \$1000 or more) made in the previous two years.

Your personal information is protected under the *Privacy and Personal Information Act 1998* (PPIP Act).

Making a submission is entirely voluntary and you are under no obligation to provide us with any of your personal information, except as otherwise required by law.

How will my personal information be used?

We may publish online:

- your submission
- your name and any other information that could identify you (unless you state that you want your personal information withheld)
- your suburb
- any political donations disclosure statement.

We may publish any personal information you have included in your submissions on a proposal. Do not include any personal information in your submission that you do not want published.

We may use your contact details to send you notifications on the particular proposal that you have made a submission on.

We may forward your submission to third parties including other public authorities and Government agencies, local government, or an applicant.

If you do not want your name and address to be made public, please ensure you tick the relevant box and clearly state this on the front page of your submission.

For more information on the Department's Privacy Policy go to www.planningportal.nsw.gov.au/privacy-statement

Where can I find more information?

The planning proposal and supporting technical studies can be found on the NSW Planning Portal. Go to <https://www.planningportal.nsw.gov.au/ppr> and search for: PP-2021-5718.

For other information or queries relating to the planning proposal, please contact the Department's A/Manager Eastern and South Districts, Mr Alexander Galea on (02) 8289 6793.

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