



Project Name: 99-101 Pyrmont Bridge Road, Annandale, 2038
Case ID: PDA-106348961

Proponent Details

Project Owner Info

Title	Mr
First Name	Kishore
Last name	Matta
Role/Position	Owner/developer
Phone	0402389391
Email	kishorematta8@gmail.com
Address	635 NEW SOUTH HEAD ROAD ROSE BAY , 2029 , AUS

Company Info

Are you applying as a company/business?
No

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Rob	Clarke-Jones
Phone	Email	Role/Position
0285408720	rclarke-jones@dicksonrothschild.com.au	Senior Urban Designer and Planner

Address

Suite 1 & 2, Level 5, Grafton Bond Building, 201 Kent Street
Sydney, New South Wales 2000
AUS

Development Details

Engagement with the Department

Have you engaged with the department in relation to this project?
Yes

Project Info

Project Name	99-101 Pyrmont Bridge Road, Annandale, 2038
Industry	Residential & Commercial
Development Type	Residential & Commercial (Mixed use)
Estimated Development Cost (excl GST)	AUD135,000,000.00
Indicative Operation Jobs	6
Indicative Construction Jobs	220
Number of Occupants	498
Number of Dwellings	187
Gross Floor Area (GFA) sqm	14,101
Net Lettable Area (NLA) sqm	13,229

Description of the Development/Infrastructure

The proposed development comprises the demolition of existing improvements on the site and the construction of a 21-storey shop top housing containing 187 apartments, with 645sqm of retail floorspace and 227sqm of commercial floorspace on the ground floor. The proposed development also contains a basement car parking, landscaping and associated site works.

The development will provide a mix of dwellings comprising:

- 70 studio
- 73 1-bed
- 26 2-bed
- 18 3-bed

Concept Development

Are you intending to submit a concept or staged application?
No

Site Details

Site Information

Site Name	99-101 Pyrmont Bridge Road
Site Address (Street number and name)	99-101 Pyrmont Bridge Road and 190-196 Parramatta Road Annandale 2038
Site Co-ordinates - Latitude	-33.8826
Site Co-ordinates - Longitude	151.171

Local Government Area

Local Government	District Name	Region Name	Primary Region
Inner West	Eastern City District	Sydney	<input checked="" type="radio"/>

Lot and DP

Lot and DP

99-101 Pyrmont Bridge Road - 10/1148569

190-192 Parramatta Road - 1/723878

194-196 Parramatta Road - 1/51258

Site Area

What is the total site area for your development?

Site Area sqm

2,126

Statutory Context

Note: Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#) or the applicable Ministerial planning order.

Which State Environmental Planning Policy (SEPP) does your application relate to?

None, declared by a Ministerial planning order as SSD

Section under selected Schedule

Residential development

Permissibly of Proposal

Wholly Prohibited

Describe the permissibility of the proposal under relevant environmental planning instruments

The proposed development will be assessed under Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act) as State Significant Development (SSD), subject to confirmation of the applicable capital investment value threshold under the State Environmental Planning Policy (Planning Systems) 2021.

Pursuant to Schedule 1 of the Planning Systems SEPP, development for residential accommodation with a capital investment value exceeding the applicable threshold may be declared SSD.

HDA EOI Number

242754

Are you proposing to rezone any land as part of your application?

Yes

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?

No

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

E4 General Industrial

Statutory Context 2

Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.

Primary Legislation

Environmental Planning and Assessment Act 1979 (EP&A Act)

– Assessment under Part 4 (State Significant Development)

Environmental Planning and Assessment Regulation 2021

Biodiversity Conservation Act 2016

Heritage Act 1977

Protection of the Environment Operations Act 1997
Contaminated Land Management Act 1997
Water Management Act 2000
National Construction Code (Building Code of Australia) – Volume One
State Environmental Planning Policies (SEPPs)
1. State Environmental Planning Policy (Planning Systems) 2021
Schedule 1 – State Significant Development
SEPP 65 provisions (design quality of residential apartment development)
2. State Environmental Planning Policy (Housing) 2021
Residential apartment development provisions
Apartment Design Guide (ADG)
Affordable housing provisions (if applicable)
3. State Environmental Planning Policy (Transport and Infrastructure) 2021
Provisions relating to development adjacent to classified roads
Referral to Transport for NSW (if required)
4. State Environmental Planning Policy (Resilience and Hazards) 2021
Chapter 2 – Coastal Management (if applicable)
Chapter 4 – Remediation of Land
Flood planning (if applicable)
5. State Environmental Planning Policy (Sustainable Buildings) 2022
BASIX requirements
As well as LEP instruments such as Clause 4.3 HOB, Clause 4.4 FSR.

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

No existing DA lodgments or approvals.

Would the project vary any development standard?

Yes

Describe the nature of variation.

The current E4 zoning is proposed to be rezoned to MU1 Mixed Use zoning.

No variation is sought to the existing height standard.

The existing FSR control of 1:1 is proposed to be rezoned.

Designated development

Would the project be designated development (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979) under [Schedule 3 of the Environmental Planning and Assessment Regulation 2021](#) or any other environmental planning instrument?

No

If the project is in a location or includes a use that corresponds with a designated development provision, provide an explanation of why the project is not designated development.

The proposed development does not constitute designated development under Schedule 3 of the Environmental Planning and Assessment Regulation 2021.

While the project involves large-scale residential accommodation in an urban location, residential flat buildings are not identified as a category of designated development under Schedule 3.

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter 3](#), relating to non-residential buildings?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

No

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

Approvals - Part 1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under Section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

No

A licence under the [Pipelines Act 1967](#)?*

No

Attachments

File Name	Pyrmont Bridge Road and Parramatta Road Scoping Report
File Name	99-101 Pyrmont Bridge Road - Architectural Set
File Name	DA-0-106_SITE ANALYSIS_A