

2 The Site

2.1 Site Description

The Site is located at 122-128, 130 Pymont Bridge Road and 206 Parramatta Road, Annandale, (refer Figure 1).

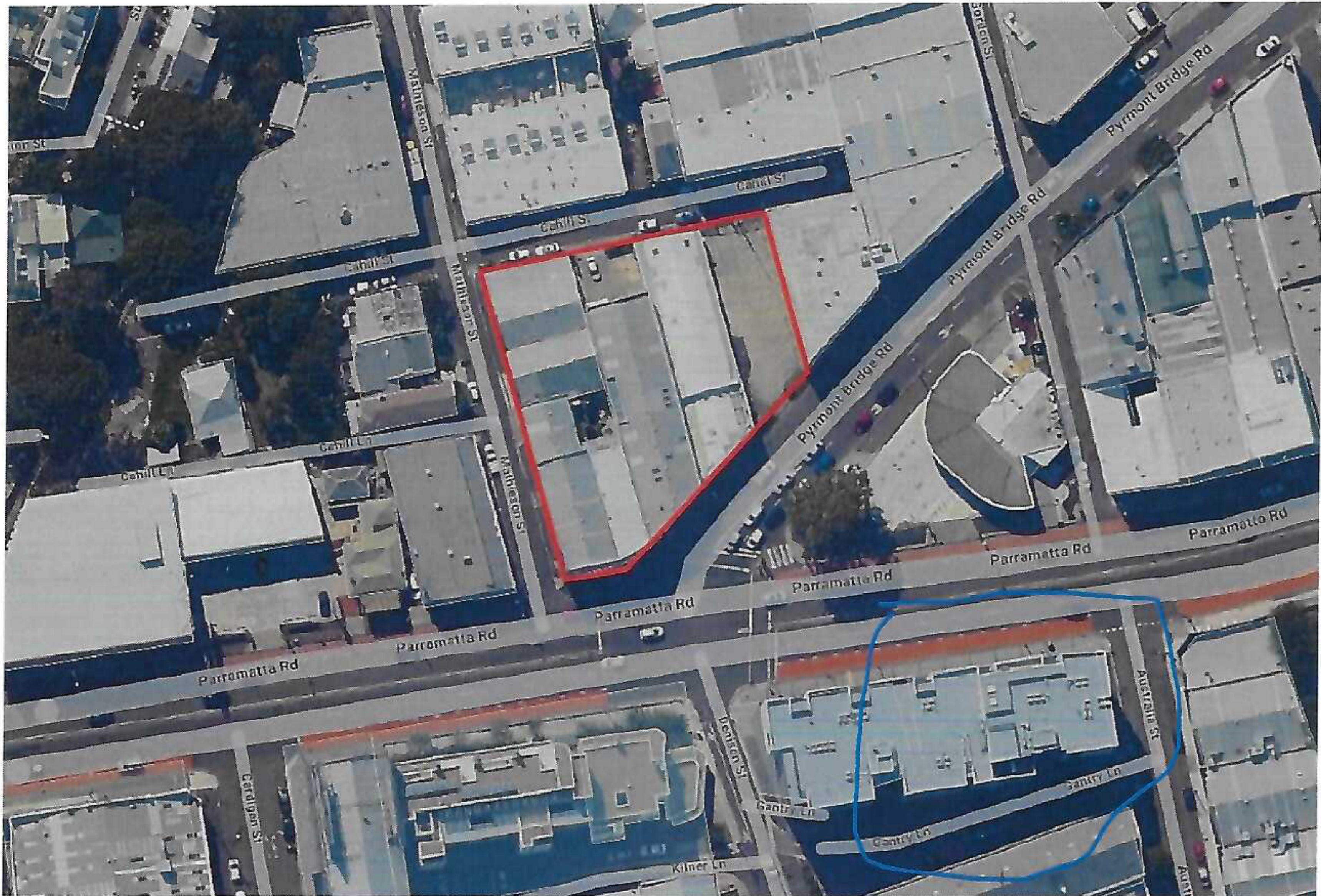


Figure 1 The Site

The Site is within the Inner West Local Government Area (LGA) and has a site area of 2,570sqm. The Site comprises 7 lots which are described in Table 1.

Table 1 Site details

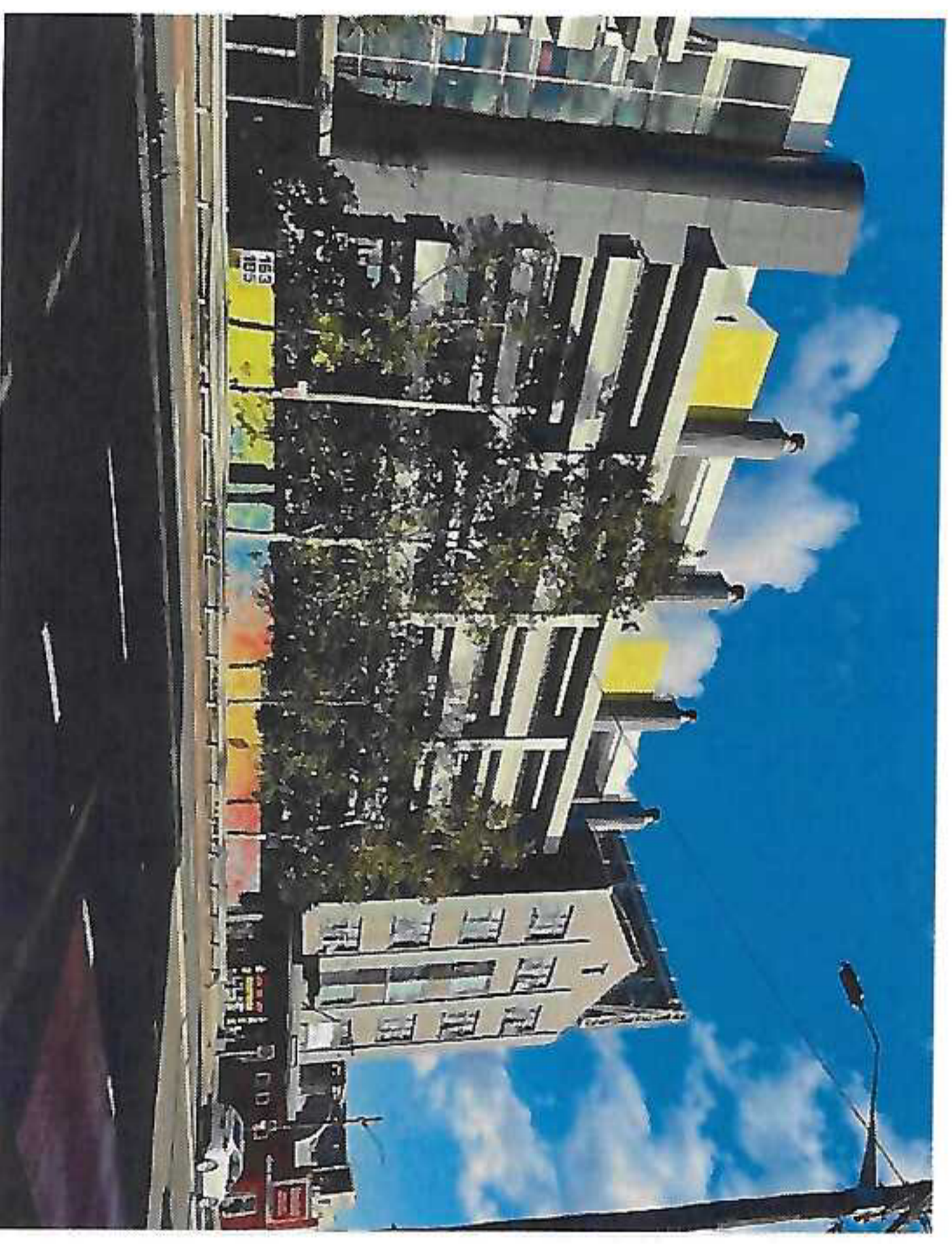
Address	Lot description
122 to 128 Pymont Bridge Road	<ul style="list-style-type: none"> • Lot 3 DP 976387 • Lot 4 DP 976387 • Lot 5 DP 976387 • Lot 6 DP 976387 • Lot 12 DP 976387
130 Pymont Bridge Road	<ul style="list-style-type: none"> • Lot 100 DP1101482
206 Parramatta Road	<ul style="list-style-type: none"> • Lot 1 DP 539271

Handwritten note: this property

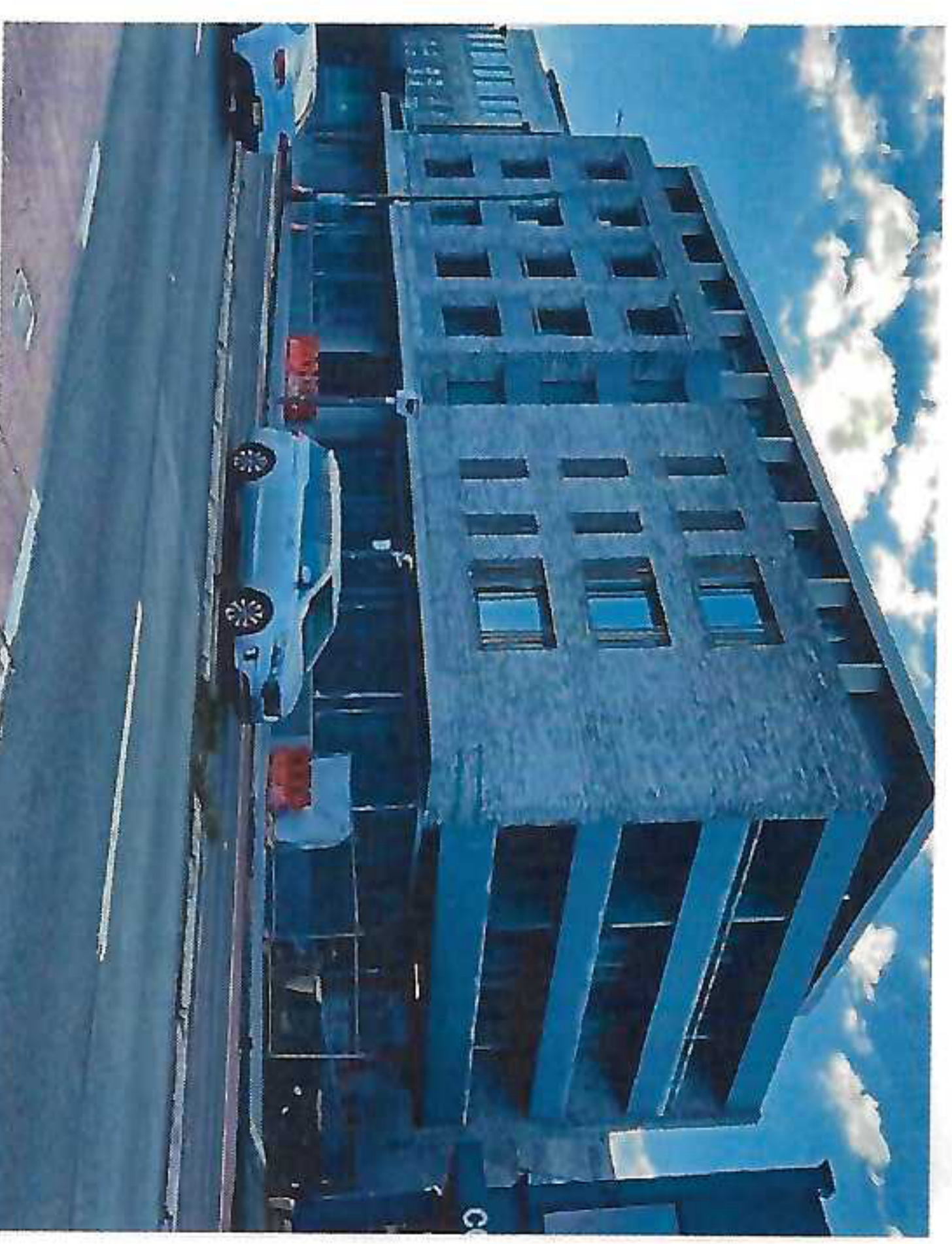
The Site is located at the intersection of Parramatta Road and Pymont Bridge Road and has its main frontage to Pymont Bridge Road. It also has street frontages to Cahill Street to the north and Mathieson Street to the west.



6) 17-18 storey residential apartments at 1 Stirling Circuit Amundale



7) Parramatta Road high density residential development



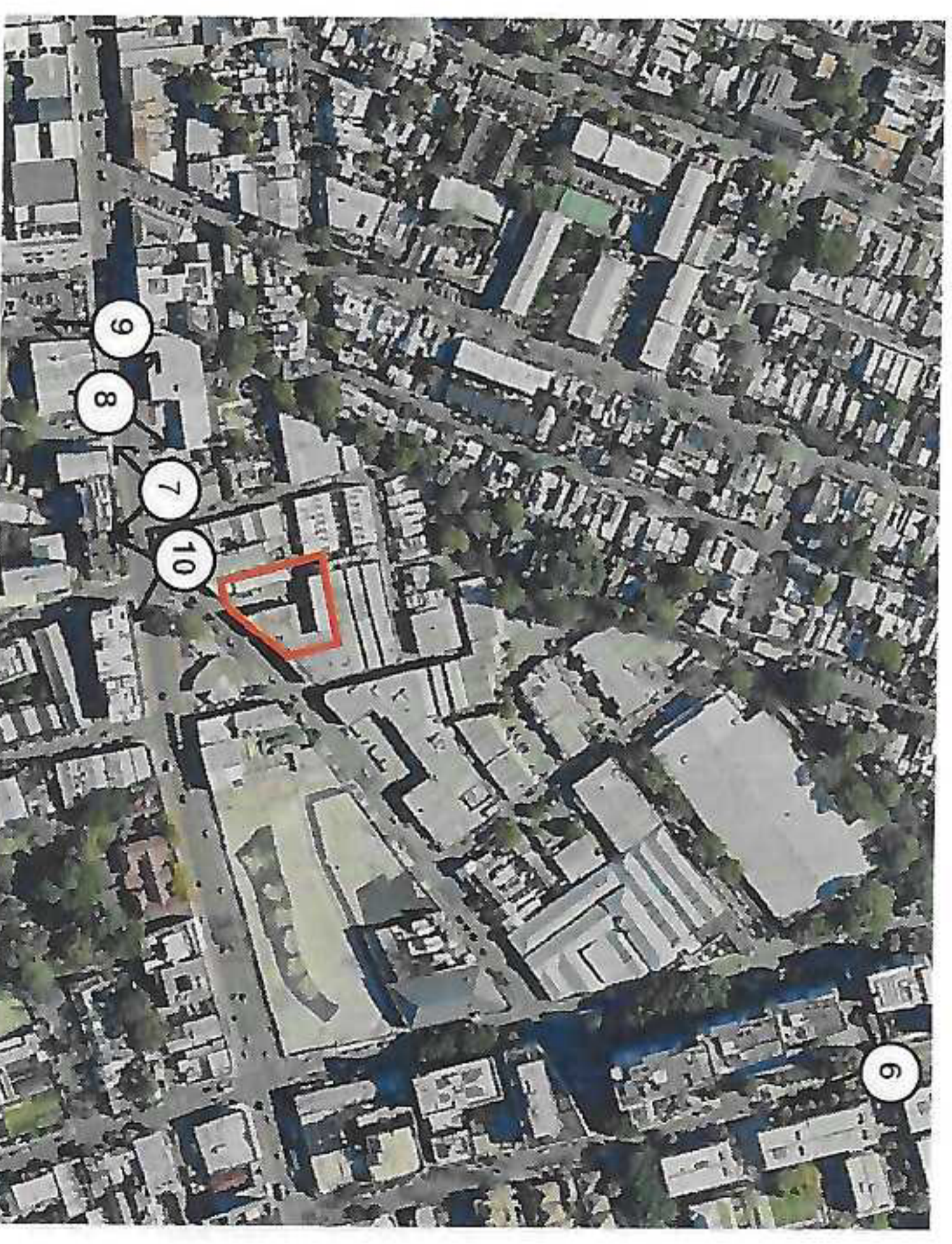
8) Parramatta Road high density residential development



9) Parramatta Road street elevation



10) Parramatta Road high density residential development



subject Proposed



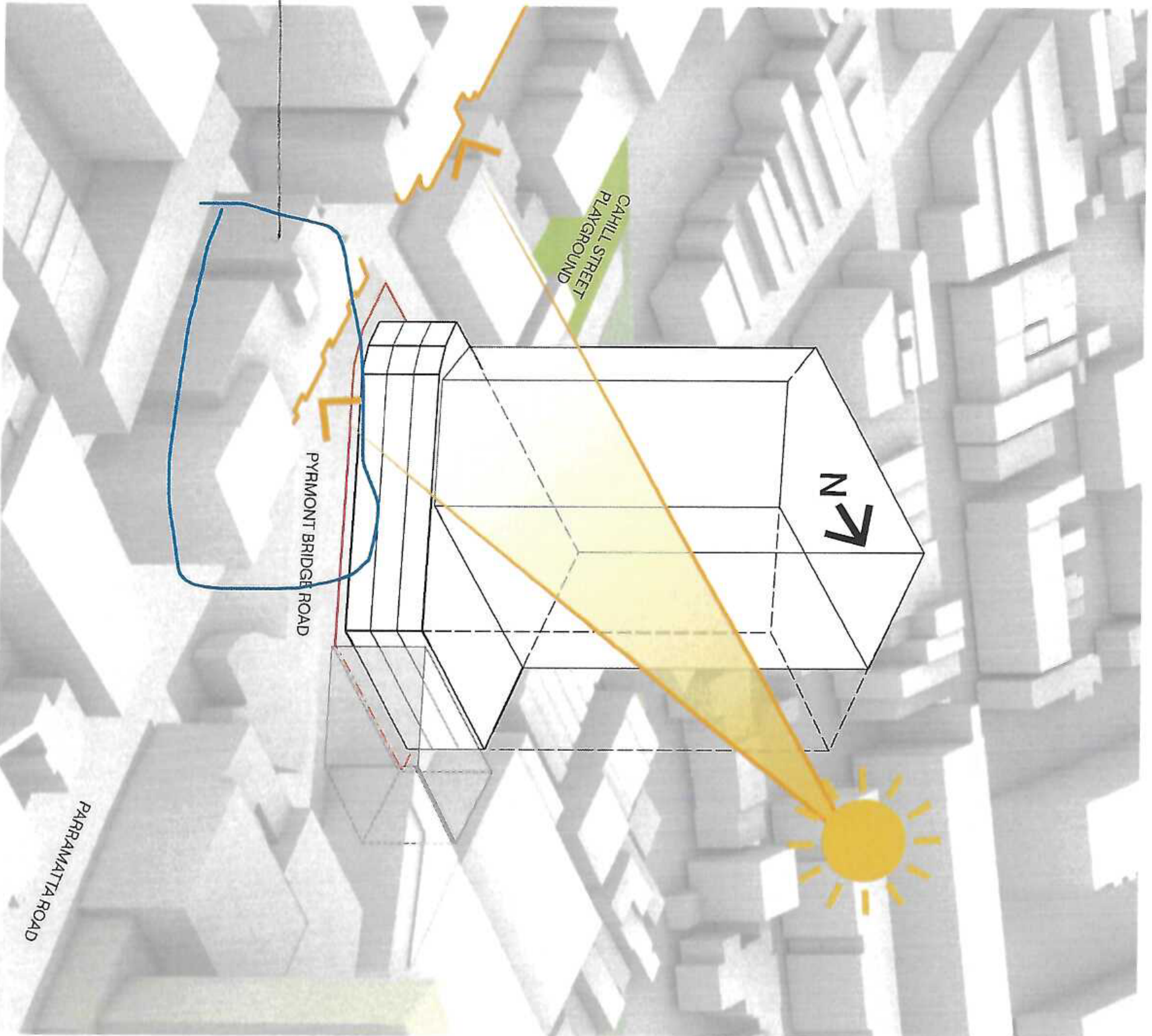
Objective:
Ensure sensitive integration with the existing context

Principles:
Considerate

The tower has been oriented to the north to optimise solar amenity for both the development and its surrounding context. This orientation ensures maximum sunlight exposure to residential units, enhancing internal amenity and reducing reliance on artificial lighting and heating.

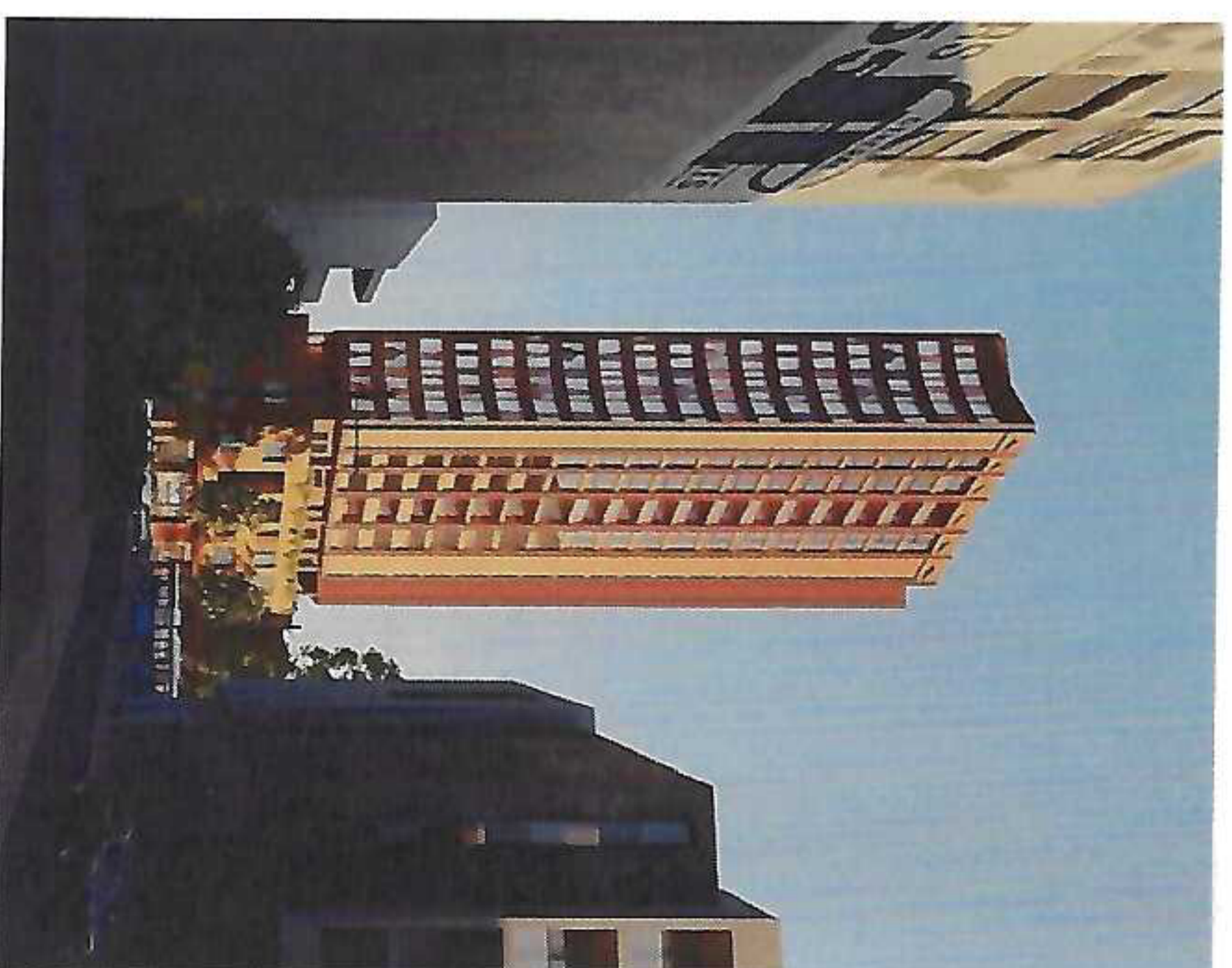
The northern alignment of the tower results in more narrow and slender shadows cast, thereby minimising overshadowing impacts on neighbouring properties and public open spaces to the south.

Handwritten note: affecting the north side
Sun



Tower orientation

122-128, 130 Pyrmont Bridge Road and 206 Parramatta Road



Artist's impression of the proposed development from Denison St



Artist's impression of the proposed development from Parramatta Rd