

Submission – Owners Corporation SP 58711

Submission on behalf of the Owners Corporation – Strata Plan 58711

Application: Shop top housing at Pyrmont Bridge Road / Parramatta Road, Annandale

Application No.: SSD-84024470

Introduction

This submission is made on behalf of the Owners Corporation of Strata Plan 58711, a residential strata scheme located within the suburb of Annandale and near the proposed development site at 122–128 and 130 Pyrmont Bridge Road and 206 Parramatta Road, Annandale.

The Owner's Corporation objects to the proposed development in its current form.

The Owner's Corporation is not opposed to the rezoning of the site for residential use in principle. However, it objects to the scale, height and intensity of the proposed 22-storey development and the broader planning impacts that would arise if the proposal were approved.

Height, Scale and Built Form

The proposed development seeks approval for a building of up to 22 storeys and approximately 80 metres in height. This scale is wholly inconsistent with the existing built form of Annandale, which is characterised by low-rise and mid-rise development and a strongly established residential character.

Approval of a development of this height would represent a significant departure from the prevailing urban form and would introduce a scale of development not previously seen within the suburb.

Precedent and Cumulative Impact

As this proposal is accompanied by a concurrent rezoning, approval would establish a clear and powerful precedent for future development within Annandale and surrounding areas.

Once such a precedent is set, it will be exceedingly difficult for the planning authority to resist similar scale and height in future applications. This raises concerns regarding cumulative impacts, including progressive overdevelopment and erosion of established planning controls.

Amenity Impacts and Character

The Owner's Corporation is concerned about the likely amenity impacts associated with the proposal, including but not limited to:

- Visual bulk and dominance of the building when viewed from surrounding residential areas
- Overshadowing and loss of sky access
- Creation of canyon-like conditions along Parramatta Road and Pyrmont Bridge Road
- Detrimental impact on the character of an established, heritage-rich inner-west suburb

New development should coexist harmoniously with existing residential neighbourhoods. In this instance, the scale of the proposal significantly undermines that objective.

Infrastructure Capacity and Servicing

The Owner's Corporation is concerned that the intensity of the proposal does not adequately account for existing infrastructure constraints.

Local roads are already heavily congested, public transport services operate at or beyond capacity during peak periods, and community infrastructure such as schools, hospitals and open space are under sustained pressure.

The proposal does not sufficiently demonstrate that the existing or planned infrastructure within the area can support development of this scale without adverse impacts on existing residents.

Affordable Housing Quantum

While the Owner's Corporation acknowledges the need for affordable housing, the proposal provides only 29 affordable units within a development of approximately 281 dwellings.

The Owners Corporation questions whether the significant scale and height sought are justified by the relatively modest affordable housing yield, and whether alternative built forms could deliver affordable housing outcomes without such extreme impacts on the surrounding area.

Conclusion

For the reasons outlined above, the Owners Corporation of Strata Plan 58711 objects to the proposed development in its current form.

The Owner's Corporation respectfully requests that the consent authority either refuse the application or require a substantial redesign to significantly reduce height, scale and intensity, ensuring that future development within Annandale is sustainable, contextually appropriate and respectful of existing residential amenity.