



14-16 Patricia Street, Mays Hill

Kick Off Briefing - PPSSCC-307

DA2021/0636

14 December 2021



Introduction

- Applicant - NSW Land and Housing Corporation
- 14-16 Patricia Street, Mays Hill
- Proposal - Construction of a four storey residential flat building with 29 social housing units
- T-Way bus stop approximately 200m from site



LAHC & Planning Framework

LAHC

- Social Housing Provider
- New South Wales State Government's Future Directions for Social Housing
- Social Housing waitlist data:
 - Total waitlist in NSW: **60,000+**
 - Total waitlist in Cumberland LGA: **1,600+**
 - Total priority waitlist in Cumberland LGA: **130**
- Project seeking to provide much needed social infrastructure and relief to the priority waitlist

Planning Framework

The proposal is consistent with:

- *Cumberland 2030: Our Local Strategic Planning Statement (LSPS)*
 - Planning Priority 6 deliver of affordable housing
- *Cumberland Affordable Housing Strategy*
- Cumberland LEP 2021
 - Compliant with building height and FSR, noting 0.5:1 uplift under ARH SEPP



Building Form

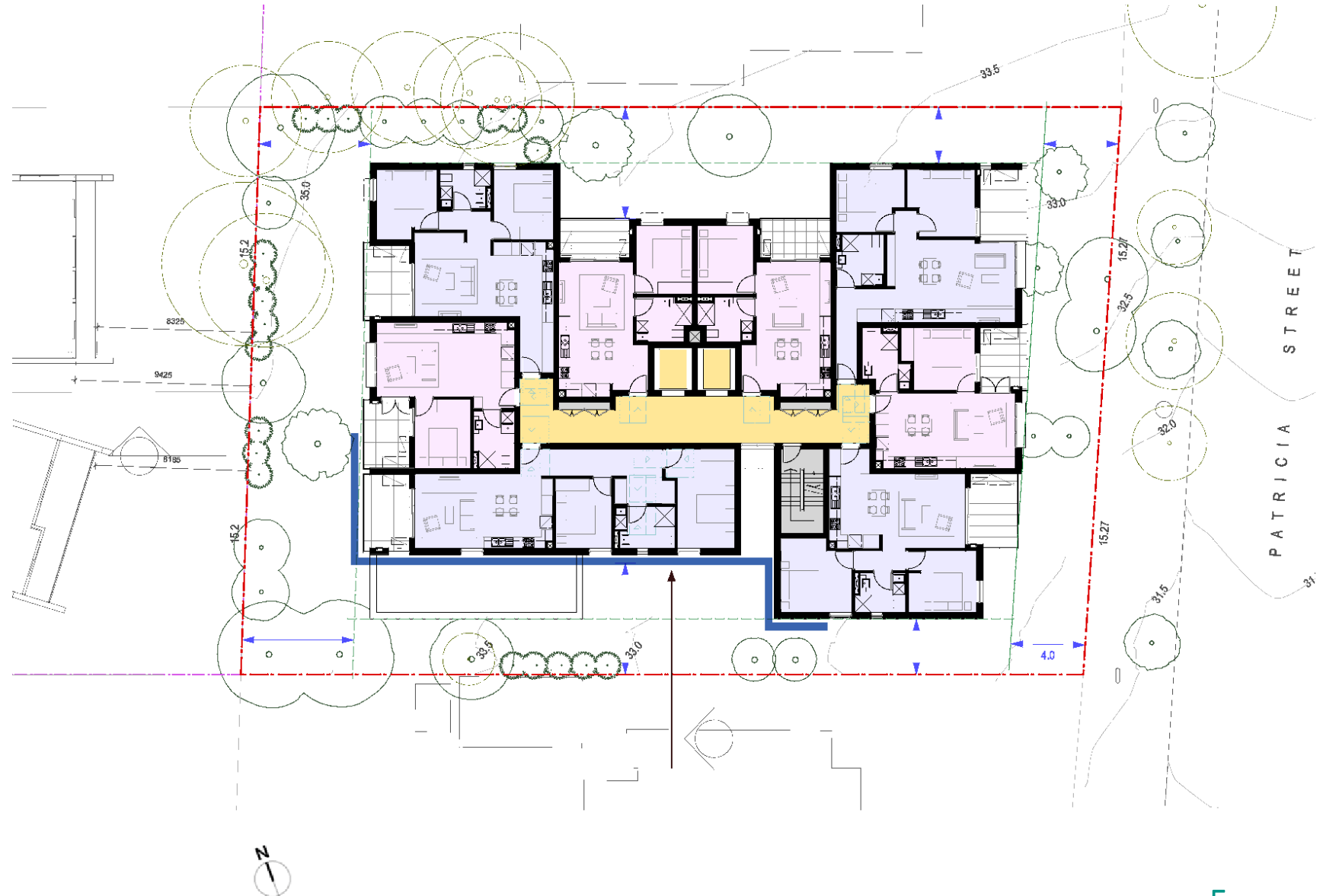
- Four storey residential flat building
- 29 social housing dwelling comprising of:
 - 13 x 1-bedroom units including one adaptable unit
 - 15 x 2-bedroom units including two adaptable units
 - 1 x 3-bedroom adaptable unit
- Simple building form
- Articulated street facade
- Building fully compliant with 15m LEP height limit



Building Form

Building form considers:

- Overshadowing to southern neighbours
- Privacy to adjoining properties

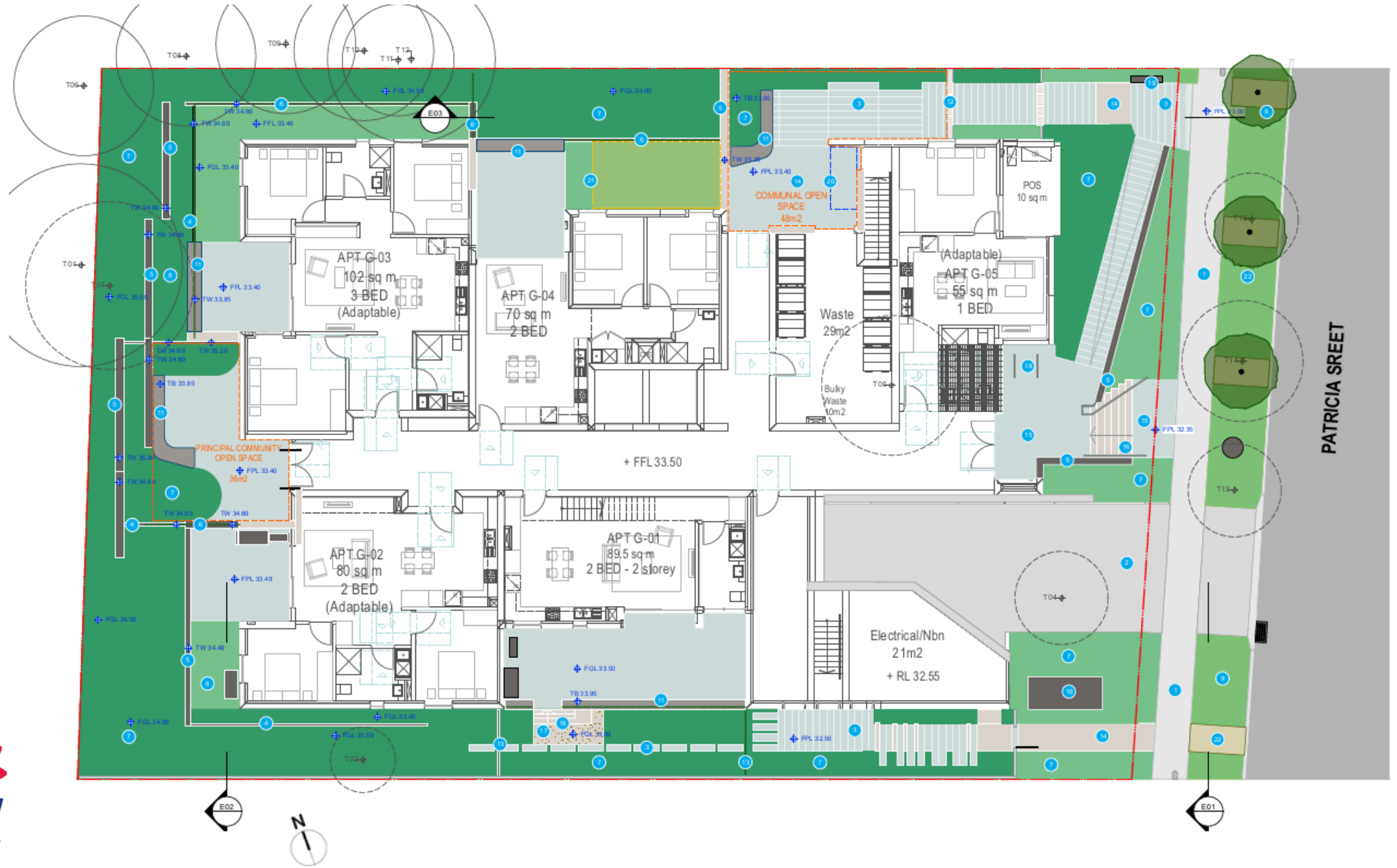


Landscape & Communal Open Space

- Screen planting to side and rear neighbour boundaries
- Deep Soil is 31.6% of site area / 441m²
- Safety by Design principles have been applied
- Communal Open Space to north side and rear
- Endemic landscape planting



Landscape & Communal Open Space



Materials, finishes and building energy efficiencies

- Passive surveillance of Patricia Street
- Robust and durable materials
- NatHERS average 7.2 stars
- 15kW photovoltaic system
- 5,000 litre rainwater re-use system



