

# SYDNEY CENTRAL CITY PLANNING PANEL

21ST DECEMBER 2021

CONCEPT PLAN, FIRST STAGE  
OF HOUSING & APARTMENTS  
PRECINCT

55 COONARA AVENUE  
WEST PENNANT HILLS





# VISION



COUNTRY LED,  
ENVIRONMENTALLY AND  
SOCIAALLY SUSTAINABLE  
APPROACH



PRESERVE & ENHANCE  
CRITICAL BLUE GUM HIGH  
FOREST AND SYDNEY  
TURPENTINE IRONBARK FOREST



FAMILY FRIENDLY,  
MASTERPLANNED  
COMMUNITY



NEW DESIGN  
EXCELLENCE BENCHMARK  
FOR THE HILLS



POSITIVE LASTING  
LEGACY FOR FUTURE  
GENERATIONS

# GUIDING PRINCIPLES



PRIORITISE  
ENVIRONMENTAL  
AND ECOLOGICAL  
CONSERVATION



CONNECT THE  
COMMUNITY TO  
NATURAL AMENITY



PROVIDE  
HOUSING DIVERSITY  
AND CHOICE



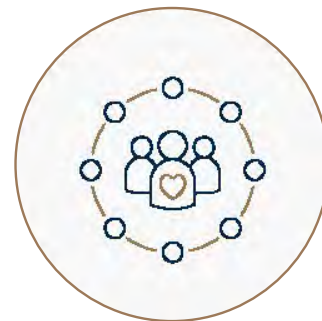
ADOPT BEST  
PRACTICE DESIGN



REDUCE LAND  
INTENSITY AND  
DENSITY



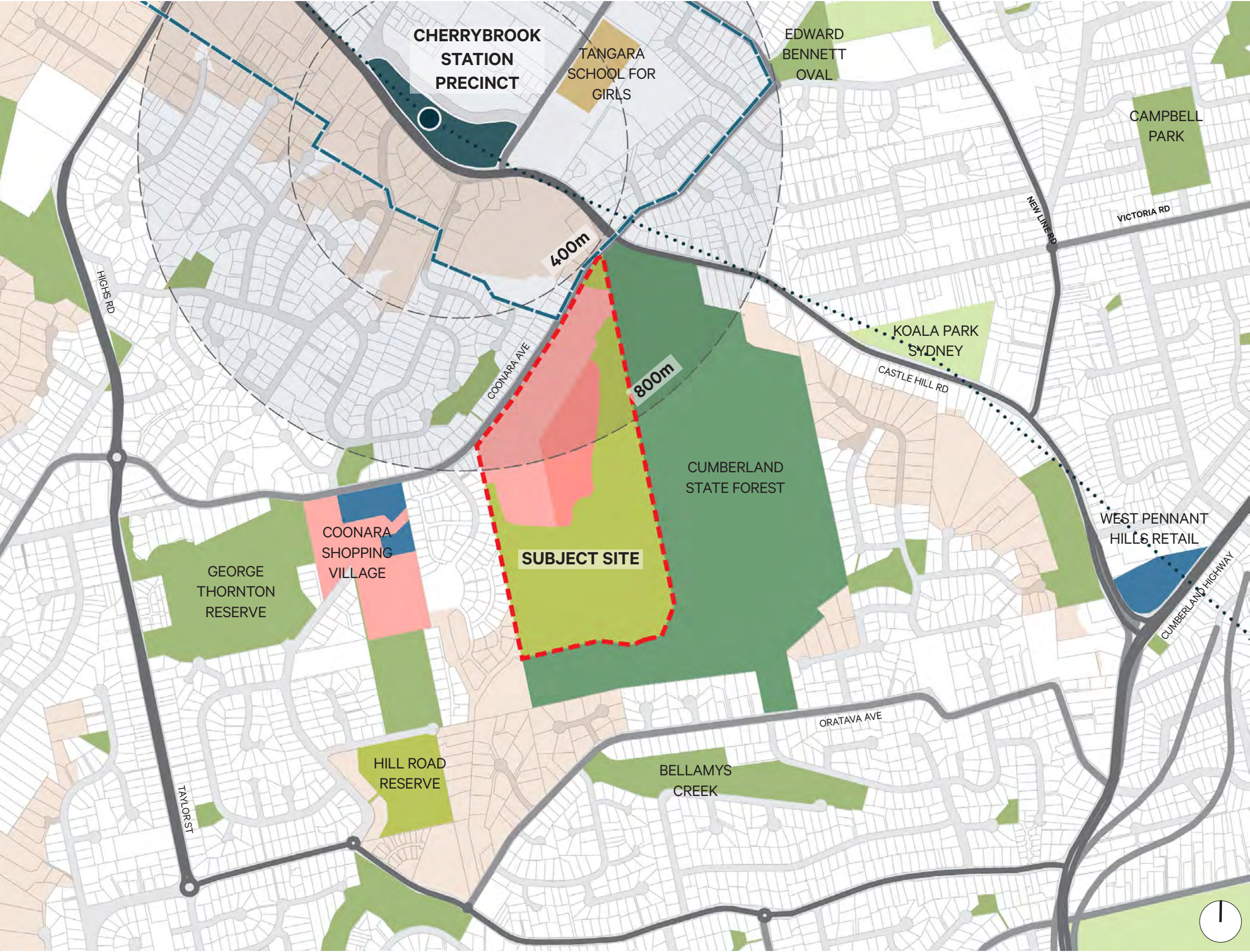
PROTECT LOCAL  
SURROUNDINGS



ENCOURAGE  
COMMUNITY AND  
SOCIAL INTERACTIONS

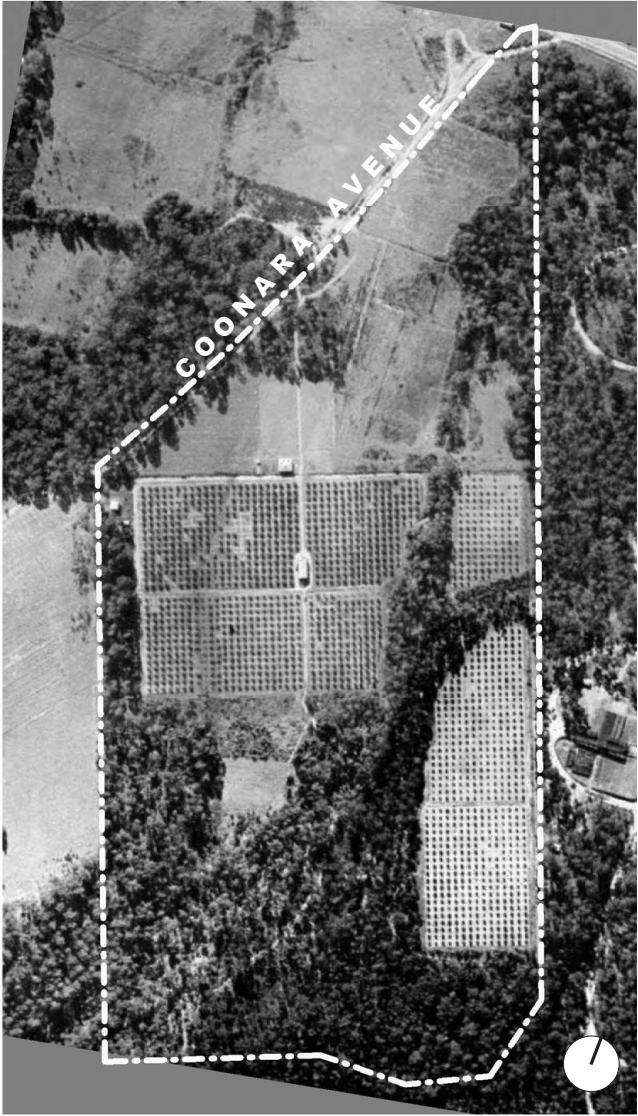


# LOCATION





# HISTORY RECAP



1943 - ORCHARD



1982 - PRE IBM



1980s - IBM DEVELOPMENT  
UNDER CONSTRUCTION



1986 - IBM DEVELOPMENT  
COMPLETED



TODAY - PRE DEMOLITION



# PLANNING RECAP



Total Site Area: 25.87ha

## PRE-REZONING

### Zoning

- B7 Business Park

### Height

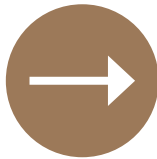
- 22m over entire site
- No environmental protection zoning

### Cars

- Approximately 1,700 cars

### Site Capacity

- Approximately 3,000 people



## REZONING (JUNE 2020)

### Zoning

- E2 Environmental Conservation
- R3 Medium Density
- R4 High Density

### Height

- R3 - 9m & 12m
- R4 - 22m

### Cars

- Approximately 980 cars

### Site Capacity

- 600 dwelling cap
- 86sqm lots
- Approximately 1,500 future residents



# TIMELINE





# THE SITE TODAY

Coonara Avenue



Internal Perimeter Road



Existing IBM Basement



Existing IBM Buildings



Existing Loading Dock

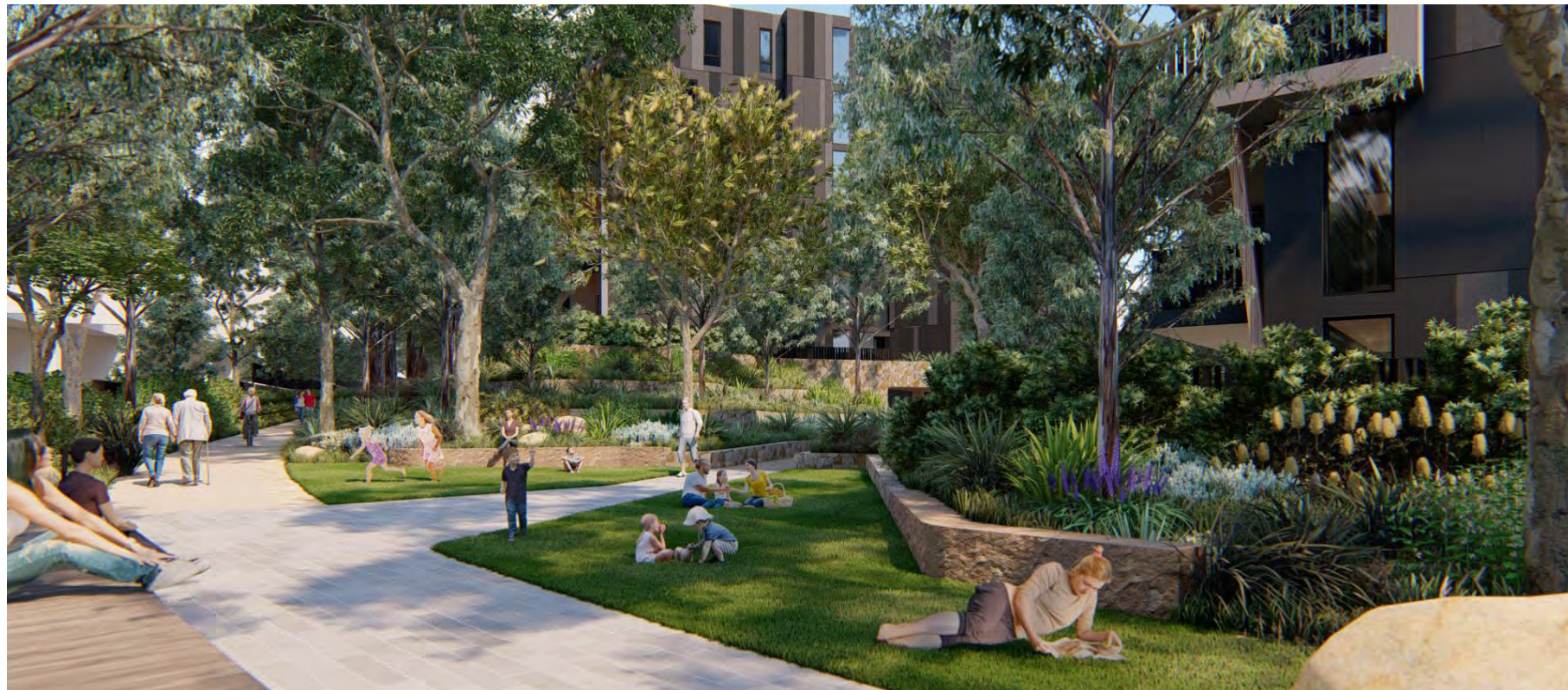




# DA #1 - CONCEPT PLAN & CIVIL WORKS

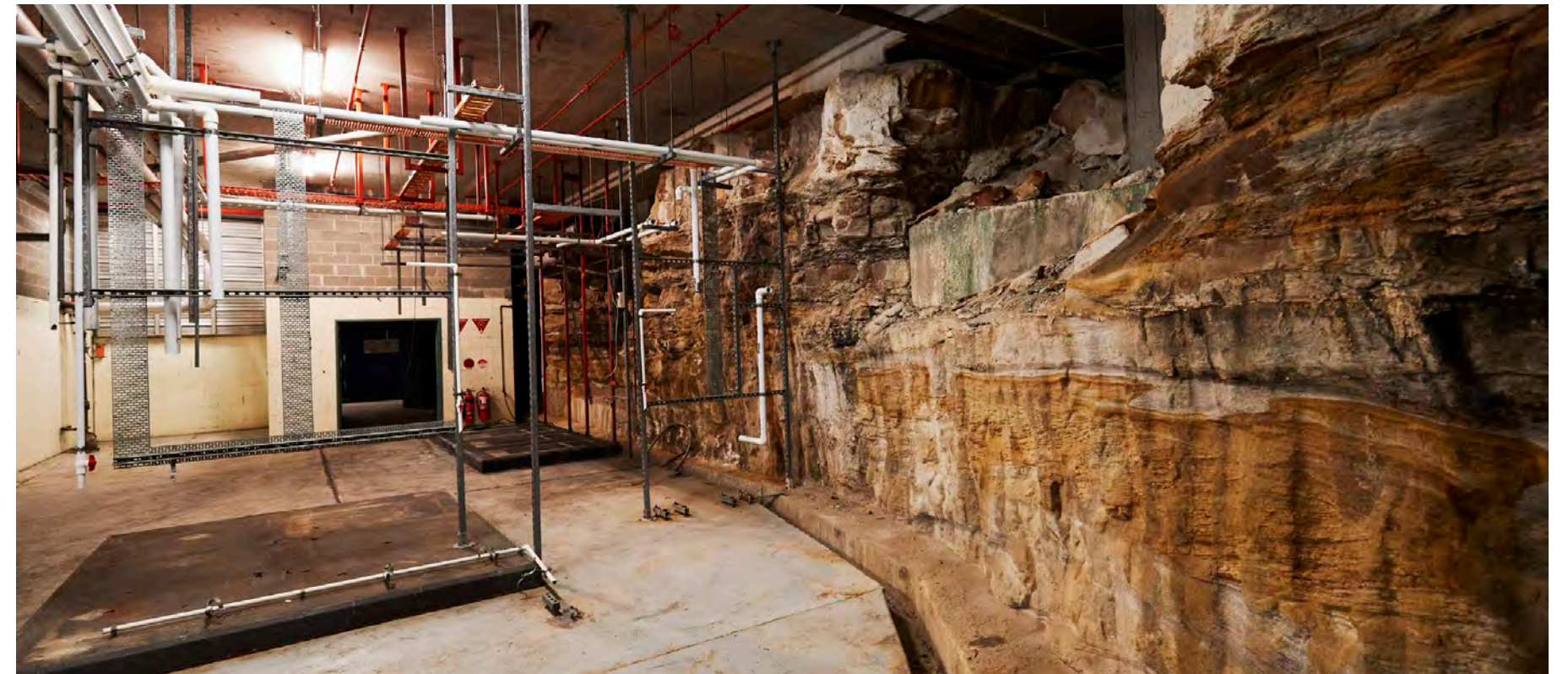
## CONCEPT PLAN

- 418 dwellings - 166 houses & 252 apartments
- Set building envelopes for apartment buildings and developable areas for housing precincts
- Publicly accessible Open Space areas
- 11m setback to Coonara Avenue, retaining existing trees
- Through Site Green Links to Forest Areas
- Asset Protection Zone outside of E2
- Site Specific Design Guidelines



## CIVIL WORKS

- Bulk earthworks cut and fill
- Regrade bespoke and invasive IBM excavation and disturbance on land to allow for new rezoned uses
- Upgraded existing perimeter ring road to remain and new street network
- Storm water management and other onsite controls
- Other associated civil infrastructure works





# CIVIL WORKS FOOTPRINT

IBM Excavation



IBM Completed (1986)



Existing



Proposed



Approximate  
Concept Plan  
civil extent



# CONCEPT PLAN



## REZONING CONTROLS

### Dwellings

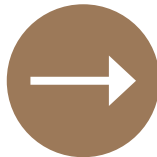
- 600 Total
  - 400 Apartments
  - 200 Houses

### Apartment Buildings

- 9 Total

### Lot Size

- 86m2



## REZONING (JUNE 2020)

### Dwellings

- 418 Total - 30% reduction
  - 252 Apartments - 17% reduction
  - 166 Houses - 37% reduction

### Apartment Buildings

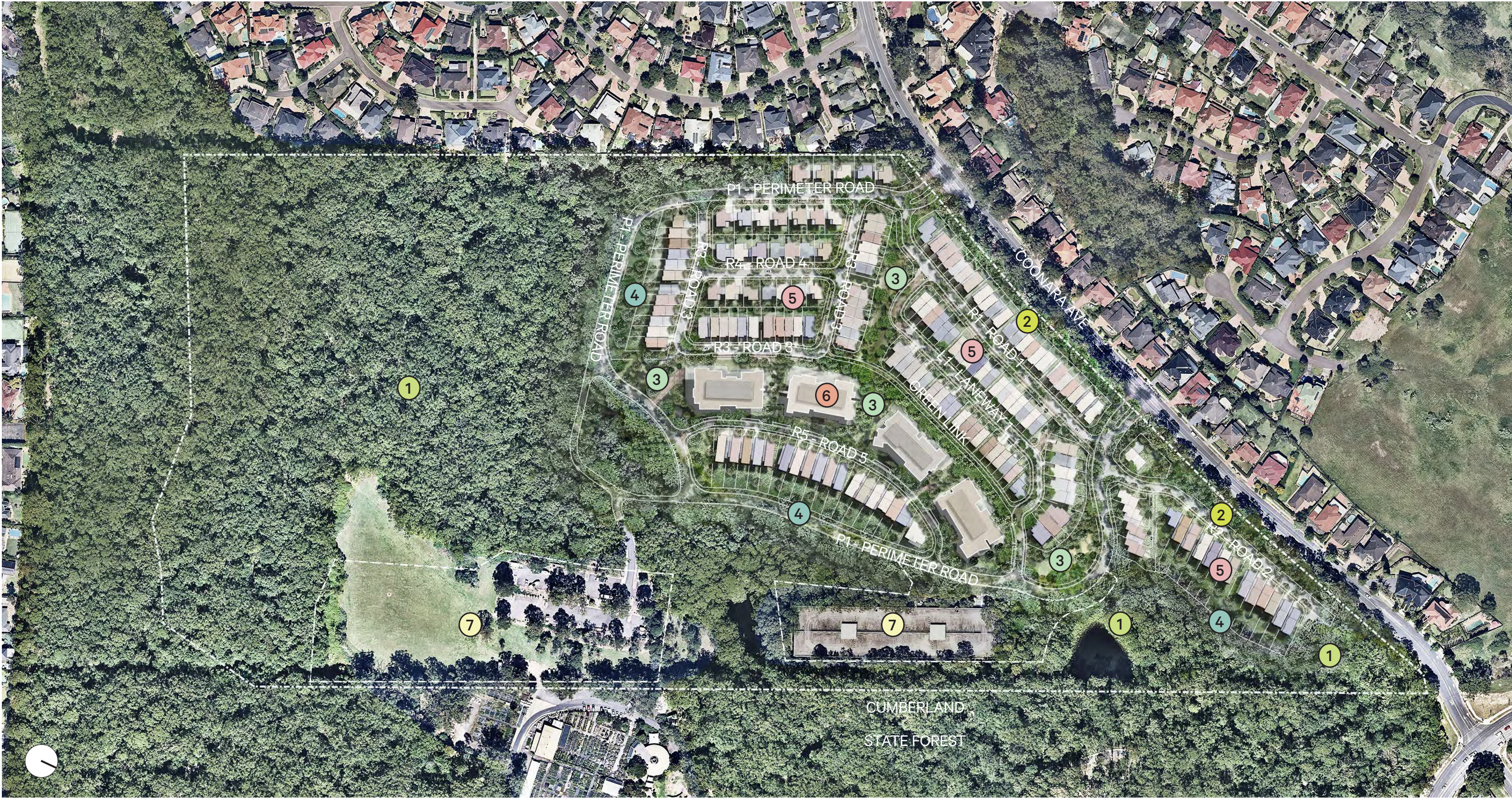
- 4 Total - 50% reduction

### Lot Size

- 150m<sup>2</sup> - 500m<sup>2</sup> + lots



# CONCEPT MASTERPLAN



- Key Features of the Concept Plan**
- 1** Environmental Conservation Land
  - 2** Coonara Avenue Tree Buffer
  - 3** Publicly accessible open space
  - 4** Forest Fringe
  - 5** Housing Precinct
  - 6** Apartments Precinct
  - 7** Future Proposed Recreation Areas & Facilities



# DESIGN GUIDELINES

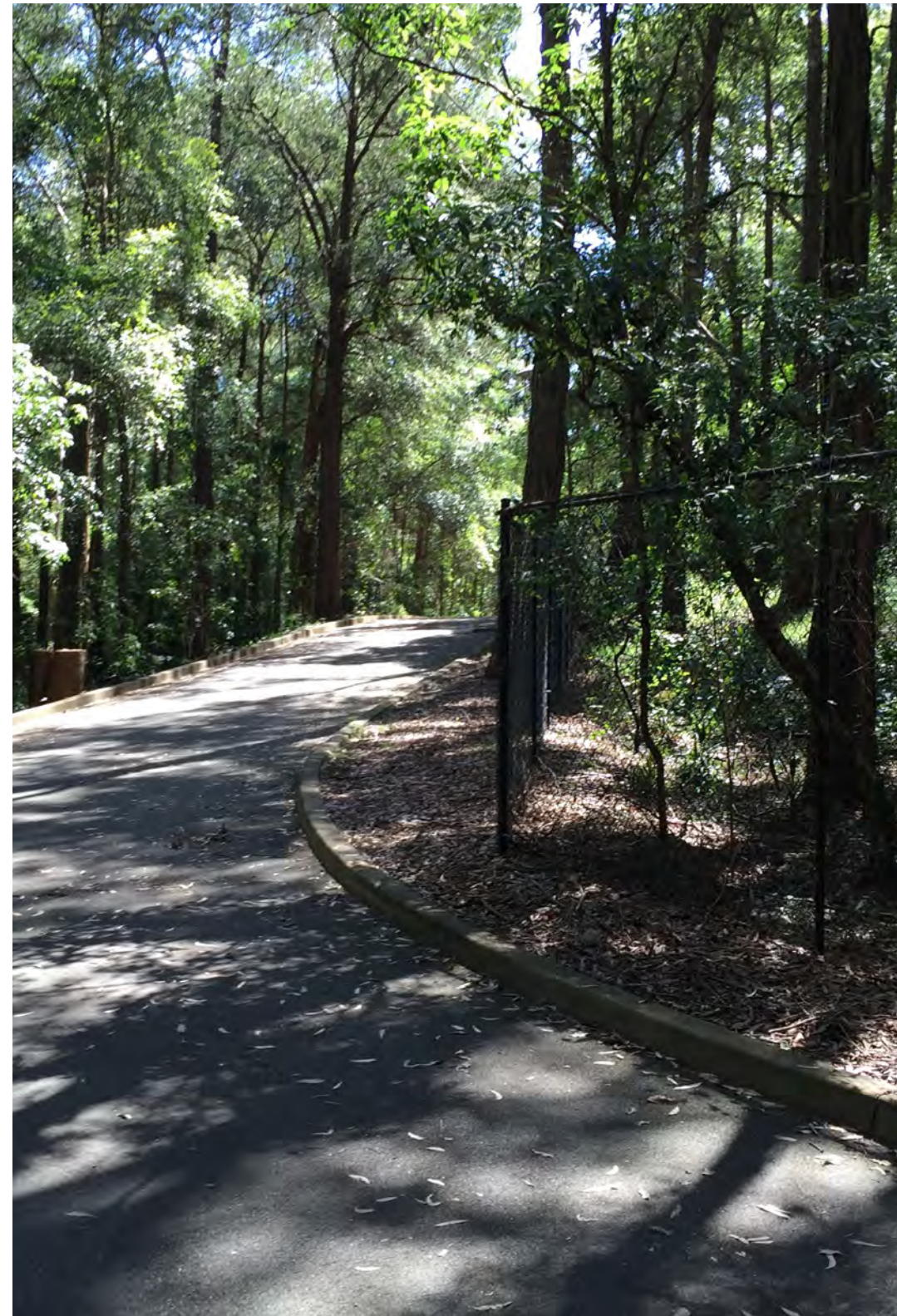
- Site specific DCP developed in collaboration with Council and exhibited with the Planning Proposal in May 2019
- Whilst Council officers recommended the Planning Proposal for approval, the Draft DCP was not endorsed by Council on 26 November 2019
- Council's DCP permits minimum lot size of 240sqm
- Rezoning of site permits minimum 86sqm lot size (We are proposing minimum lot size of 150sqm)
- Site Specific Design Guidelines developed to address the lack of existing controls to cater for the permissible lot sizes and guide future development of the site consistent with the proposed Concept plan
- Voluntary Design Excellence Panel (DEP) meeting held in March 2020 suggested Low Rise Housing Diversity Design Guide should be applied, however the EP&A Regulations provide they only apply to multi dwelling housing and manor housing (Section 92(1)(e))





# PROTECTING THE FOREST

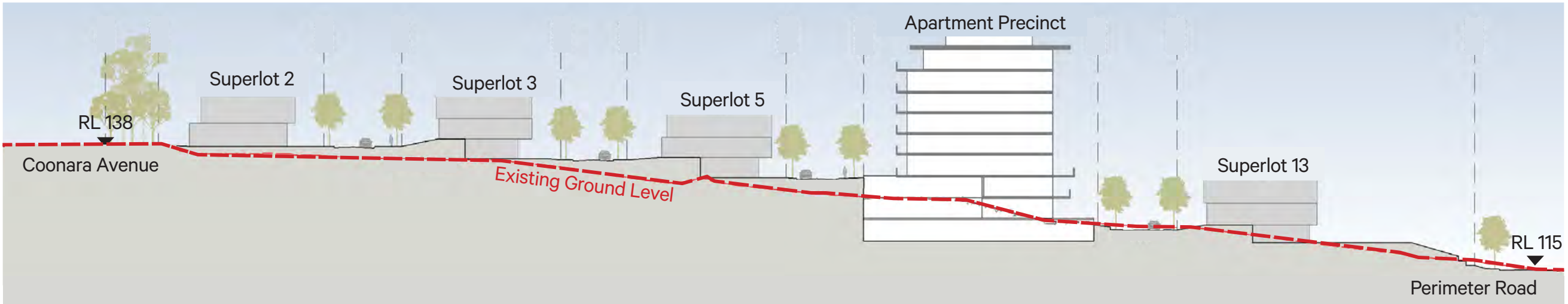
- Set APZ inwards from the existing perimeter road to eliminate any impact on E2 land
- New roads set off existing levels of perimeter road
- 11m planning setback off Coonara Avenue including 8m tree buffer
- 10ha of remnant E2 zoned forest to be dedicated to the State Government



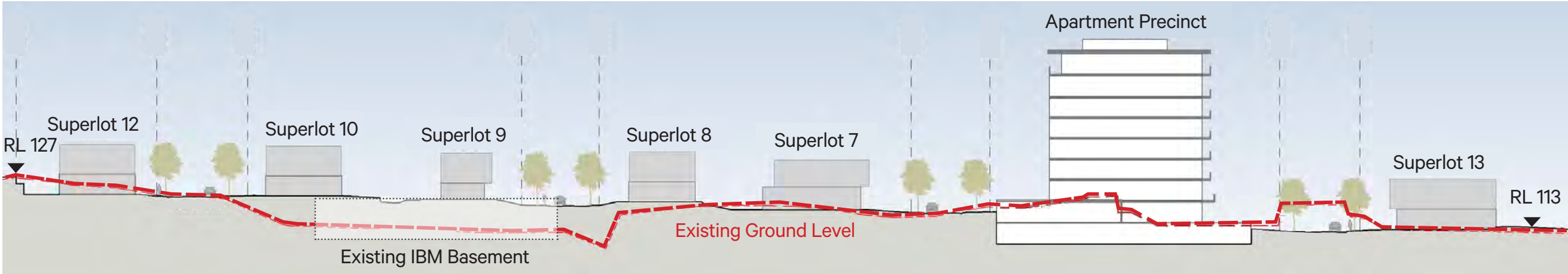


# SITE TOPOGRAPHY

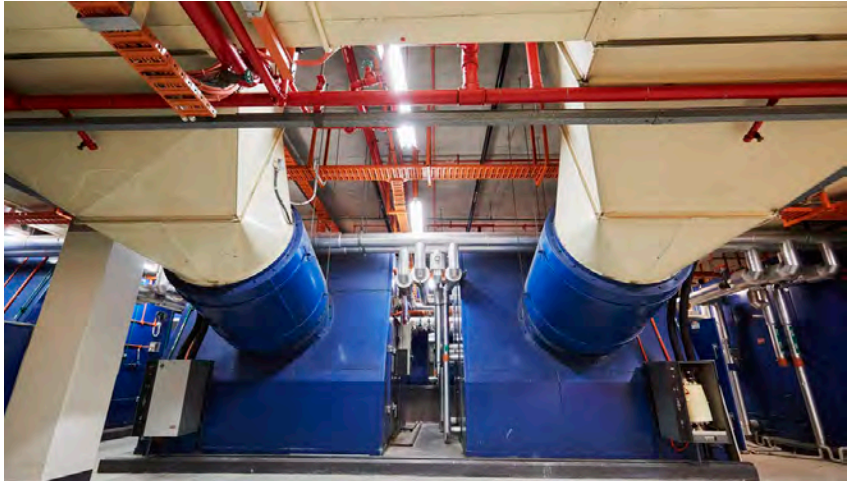
Site Section A



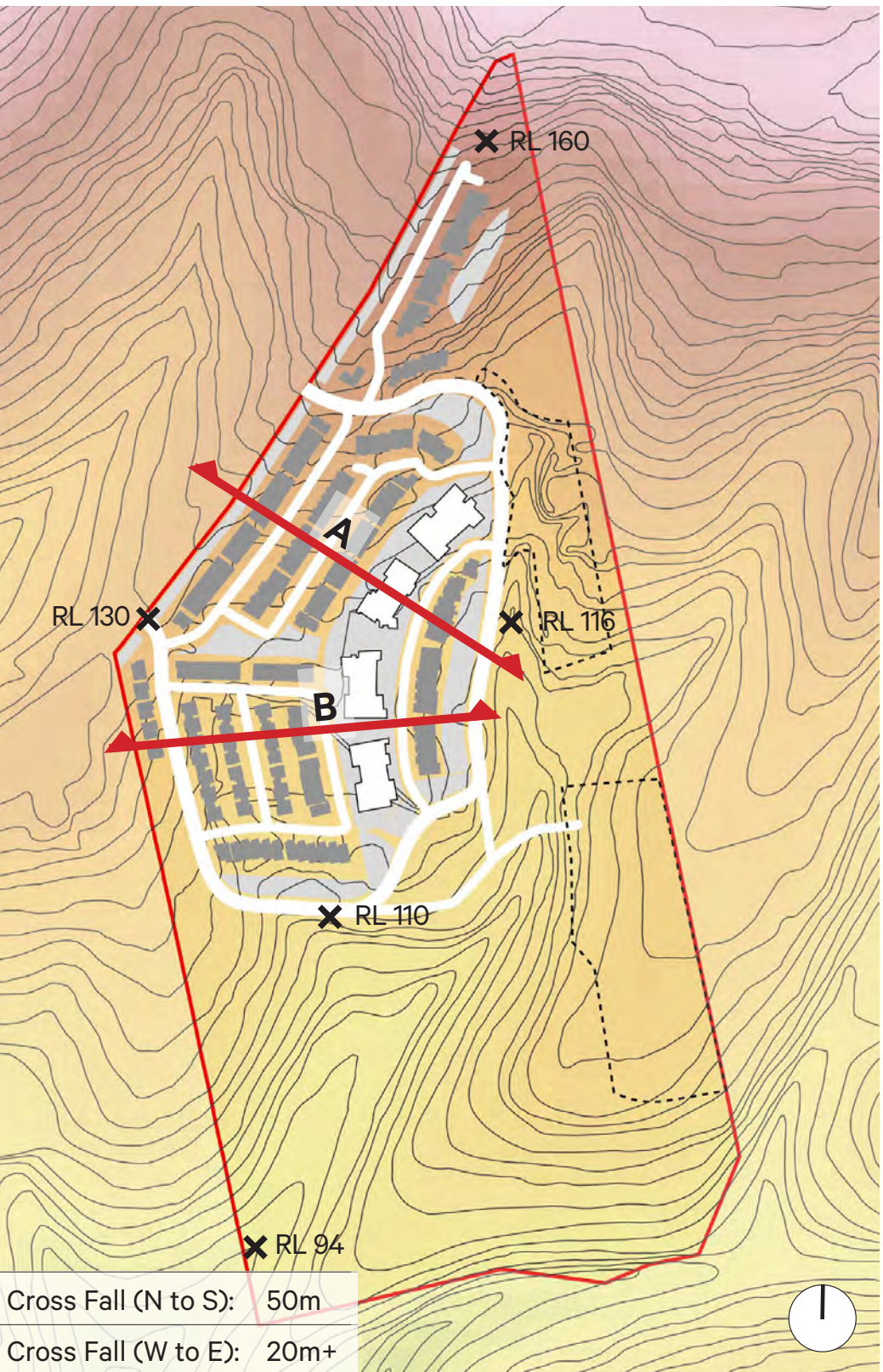
Site Section B



Existing IBM Basement



Site Survey





# SITE TOPOGRAPHY

Steep topography along Coonara Avenue



Existing Perimeter Road





# DETAILED DA STAGING

Staging Precincts Plan

Legend

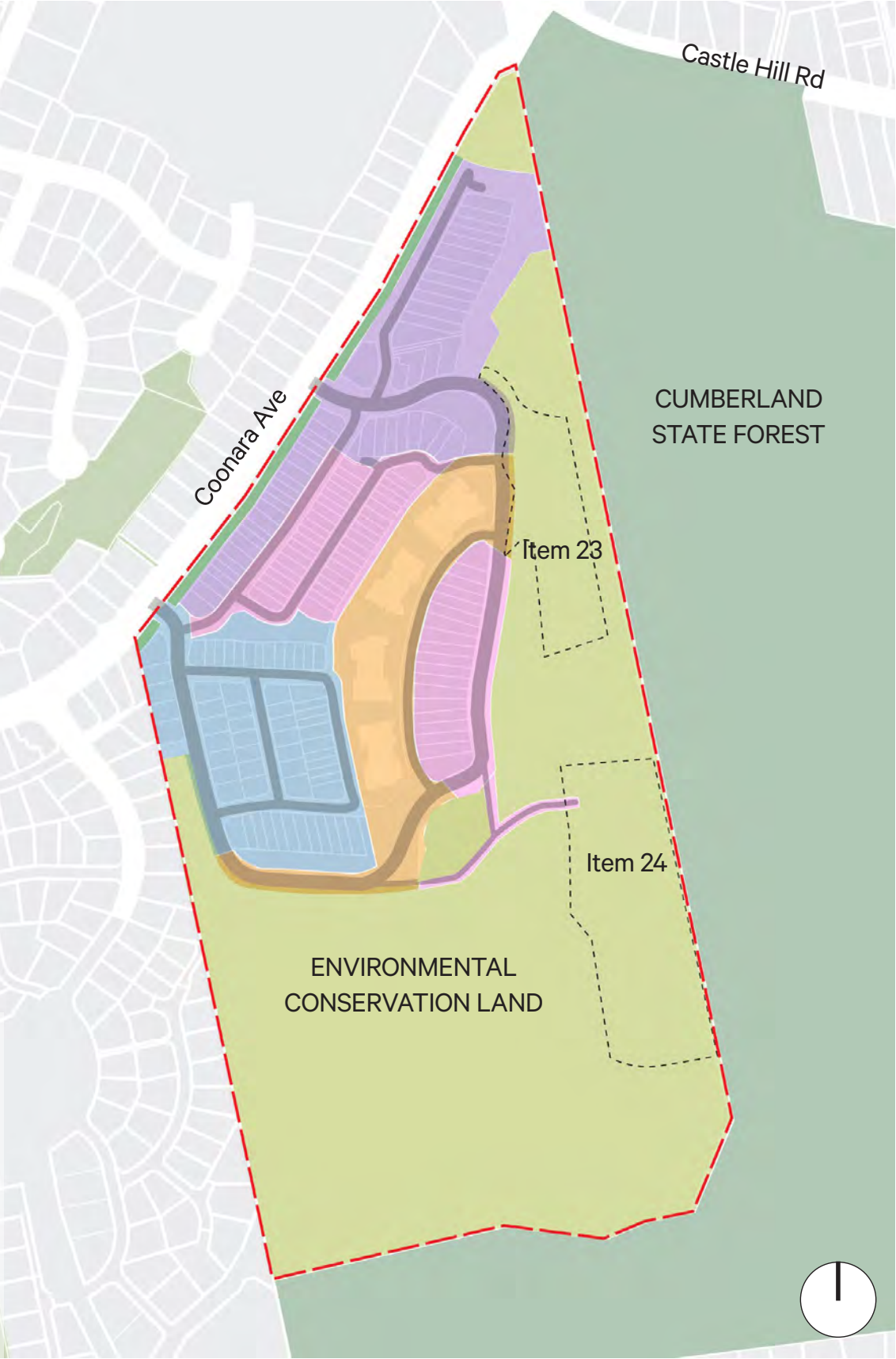
Housing South (DA #2)

Apartments (DA #3)

Housing North (Future DA)

Housing Central (Future DA)

Item 23 & 24 (Future DAs)





## DA #2 - HOUSING SOUTH

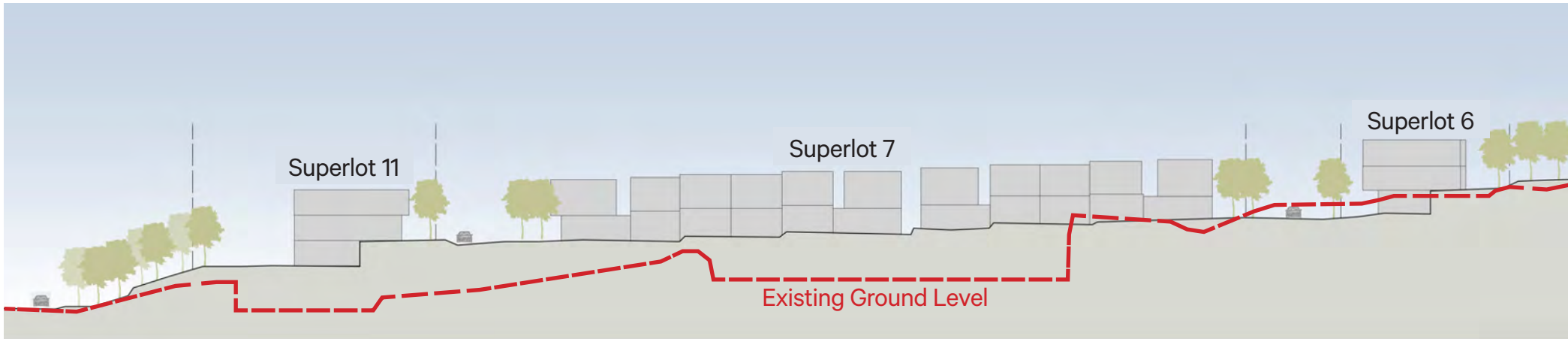
- 61 houses
- 2 & 3 storey attached and detached dwellings
- 3, 4 & 5 bedroom
  - 3 bed - 11%
  - 4 bed - 69%
  - 5 bed - 20%
- Various housing typologies including studios, media areas, family rooms etc.
- High quality architectural finishes
- 2 off street car spaces per home
- 40 visitor car spaces
- Landscaping of public open spaces, streetscapes and lots
- Creating new connectivity & pathways throughout



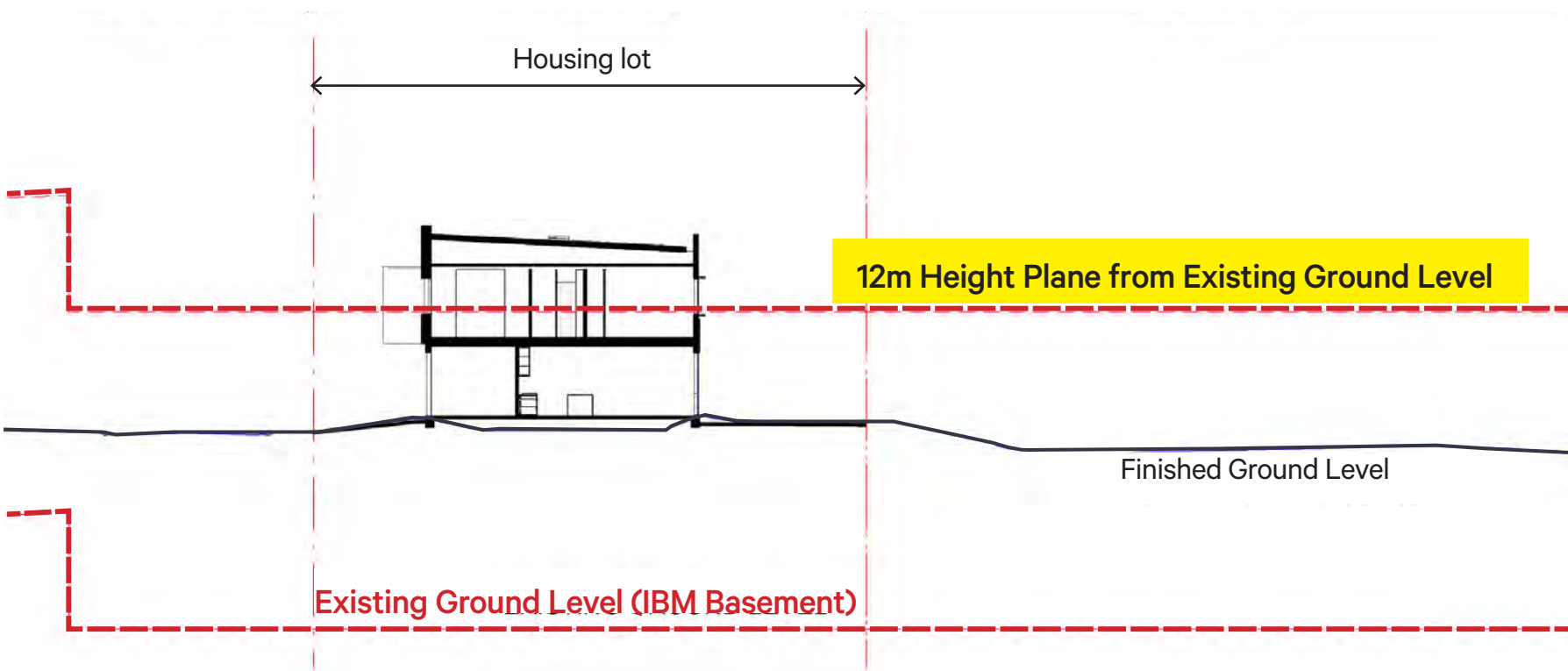


# HOUSING BUILDING HEIGHTS

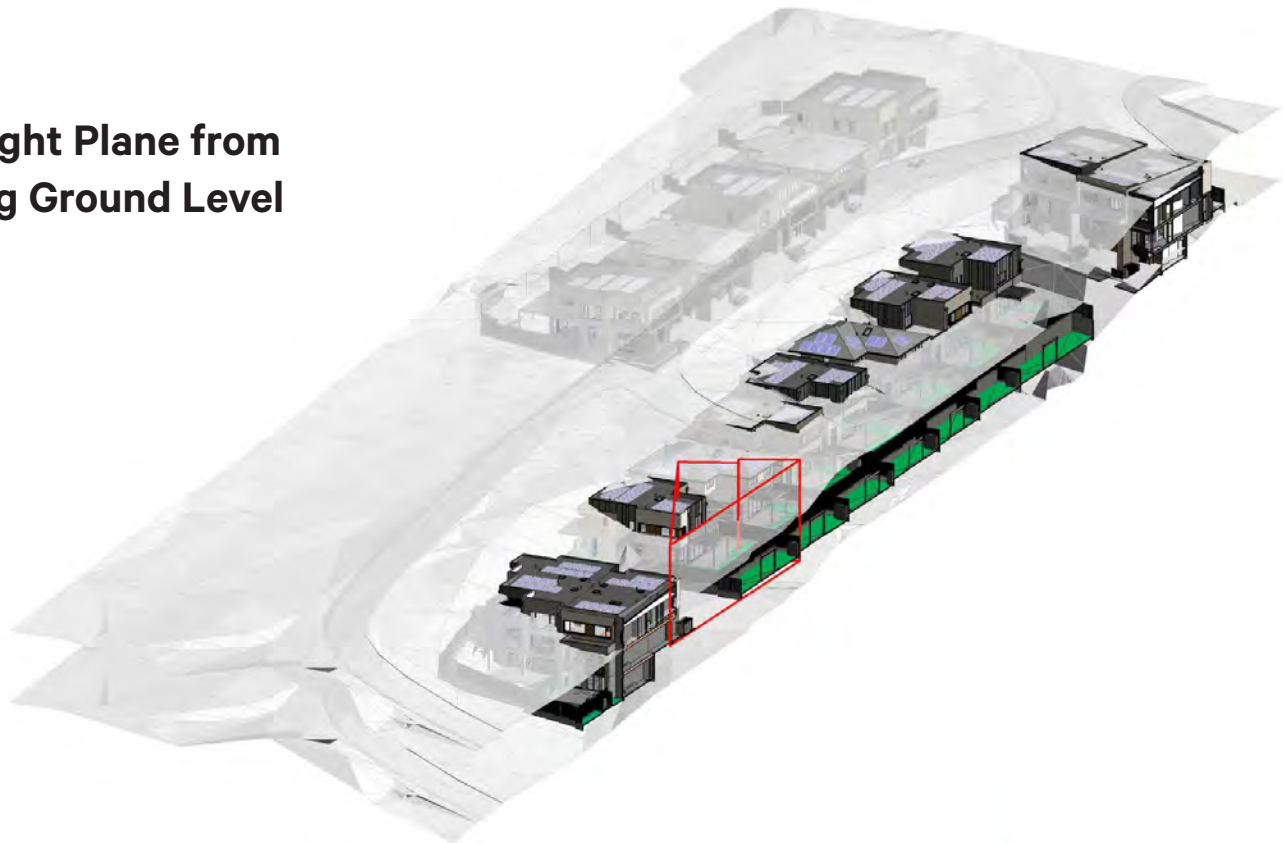
Site Section



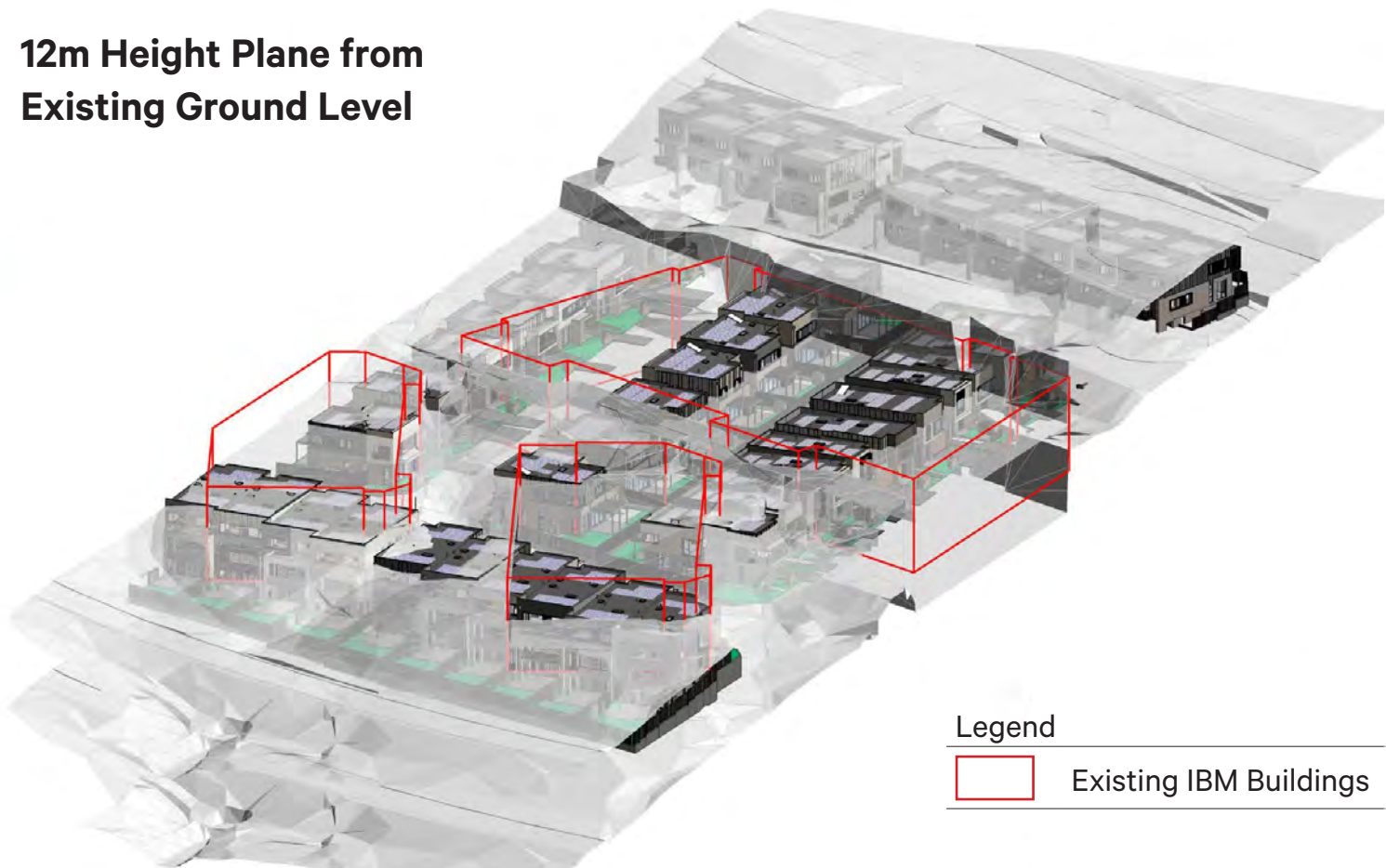
Section



9m Height Plane from Existing Ground Level



12m Height Plane from Existing Ground Level





## PROPOSED STREETSCAPES





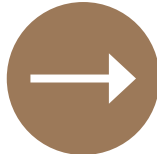
# DA #3 - APARTMENTS

## APARTMENT PRECINCT - CONCEPT PLAN



### REZONING CONTROLS

- 9 buildings
- 400 apartments



### DA PROPOSED

- 37% reduction in dwellings
- 4 buildings
- 252 apartments
- 2 & 3 storey housing introduced into the R4 zone



# APARTMENT PRECINCT OVERVIEW

- Treehouse inspired design
- 4 buildings
- 252 apartments
- Resident amenities
- Diverse layouts with varying sizes and configurations
- 1, 2, 3 & 4 bedroom
  - 1 bed - 15%
  - 2 bed - 54%
  - 3 bed - 28%
  - 4 bed - 3%
- Parking Rates:
  - 1 car space for 1 bed
  - 1.5 car spaces for 2 bed
  - 2 car spaces for 3 bed
  - 3 car spaces for 4 bed
  - 1 per 5 dwelling in visitor
- In excess of ADG parking rates
- Rationalised basement parking - better environmental outcome
- Consistency with ADG natural ventilation and solar access guidelines
- Consistency with building separation and setbacks
- Deep soil 15% (double the ADG guide)

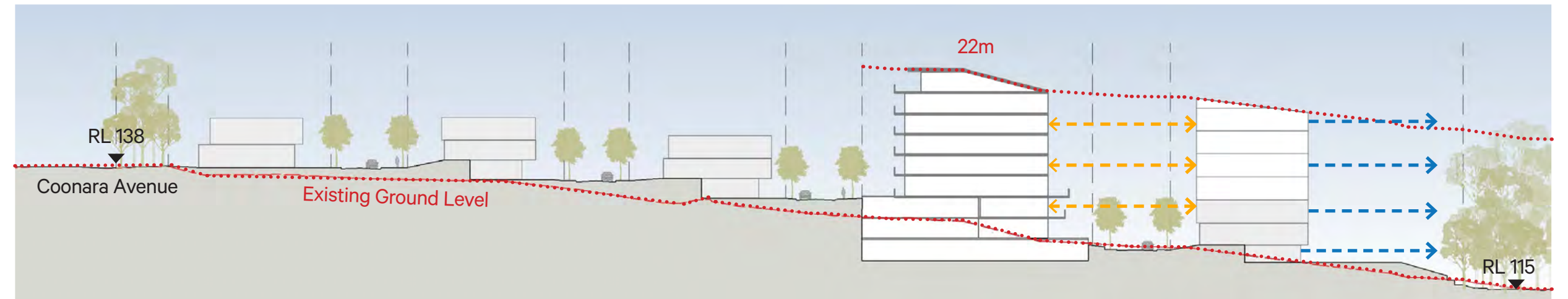




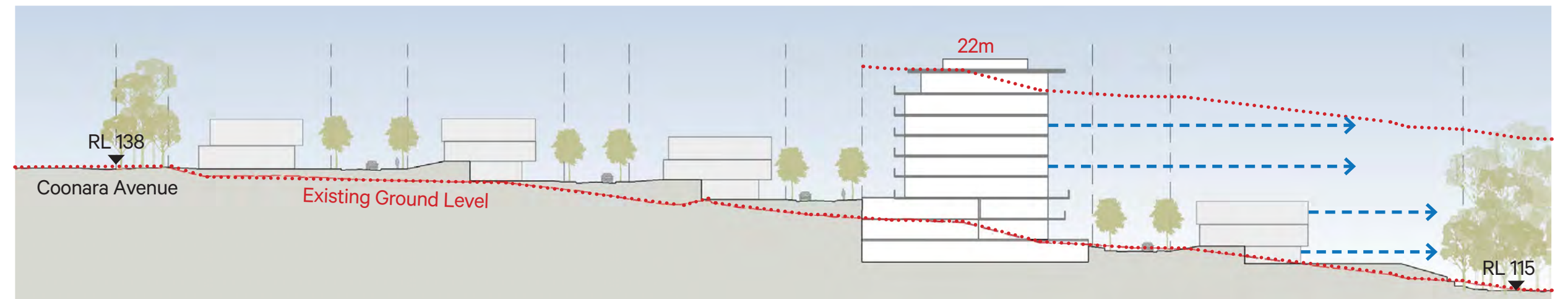
# APARTMENT BUILDING HEIGHTS

- 2 & 3 storey housing to eastern boundary of R4 zone instead of apartment buildings
- Sensitive transition to forest areas
- Better urban design outcome
- Minor height exceedances – Existing IBM levels & topography

## Rezoning



## DA Proposed





# APARTMENT PRECINCT - LANDSCAPING AND COMMUNAL OPEN SPACE

Surrounding landscape includes deep soil planting zones for larger trees to mature while exceeding guidelines in the ADG.



**LANDSCAPE AREA    47%**



**COMMUNAL OPEN SPACE    25%**



**DEEP SOIL AREA    15%**













