



18-22 Sophie Street, Telopea (DA/56/2022)

Demolition, tree removal and construction of a residential flat building containing 21 units (7 x 1 bedroom units & 14 x 2 bedroom units), basement parking for 16 vehicles and front fencing.

Applicant: NSW Land and Housing Corporation

Date: 9 February 2022

Introduction



- **Name of applicant and developer:** NSW Land And Housing Corporation
- **Application number:** DA-2021/507
- **Site Address:** 18-22 Sophie Street, Telopea
- **Proposal:** Residential Flat Building
 - 21 dwellings (7x 1 Bed / 14 x 2 Bed)
 - 16 parking spaces and 38 bike parking
 - 100% social housing

Site Details

- 3 existing dwellings built in 1955.
- Site consists of 3 lots, zoned R4 High Density Residential with maximum building height of 11m.
- Site slopes from the north-east to the south-west - overall fall of approx. 10m.
- Located approximately 550m from the Waratah Shops and 700m from the future Telopea Light Rail Stop.

Project Context

**Telopea Urban Renewal Project (TURP)**

- TURP will deliver 4,500 new dwellings, with around 1,000 social and affordable, for the next 20 years.
- 488 social dwellings need to be relocated.
- Sophie Street would assist with the relocation requirements in Stage 1B to 1F of the major project.
- DCJ managed relocation process indicated that:
 - Many of the tenants residing in Telopea is linked to local services.
 - Stock within the GW1 – Parramatta allocation zone are limited or do not meet the requirements of the tenants.
- LAHC is investigating opportunities to develop more 3 or 4 bedroom dual occupancy within Telopea.

LAHC's Local Area Analysis (LAA) – Parramatta LGA

- The LAA findings are as follow:
 - Target +110 net new dwellings within 5 years (to 2026).
 - 56% of all household types are single households.
 - 81% of new development to be 1 and 2 bedrooms as 70% of priority waitlist is for 0-2 beds.
 - 36.7% of 3 beds are potentially under-occupied.

Project Context



Site Location

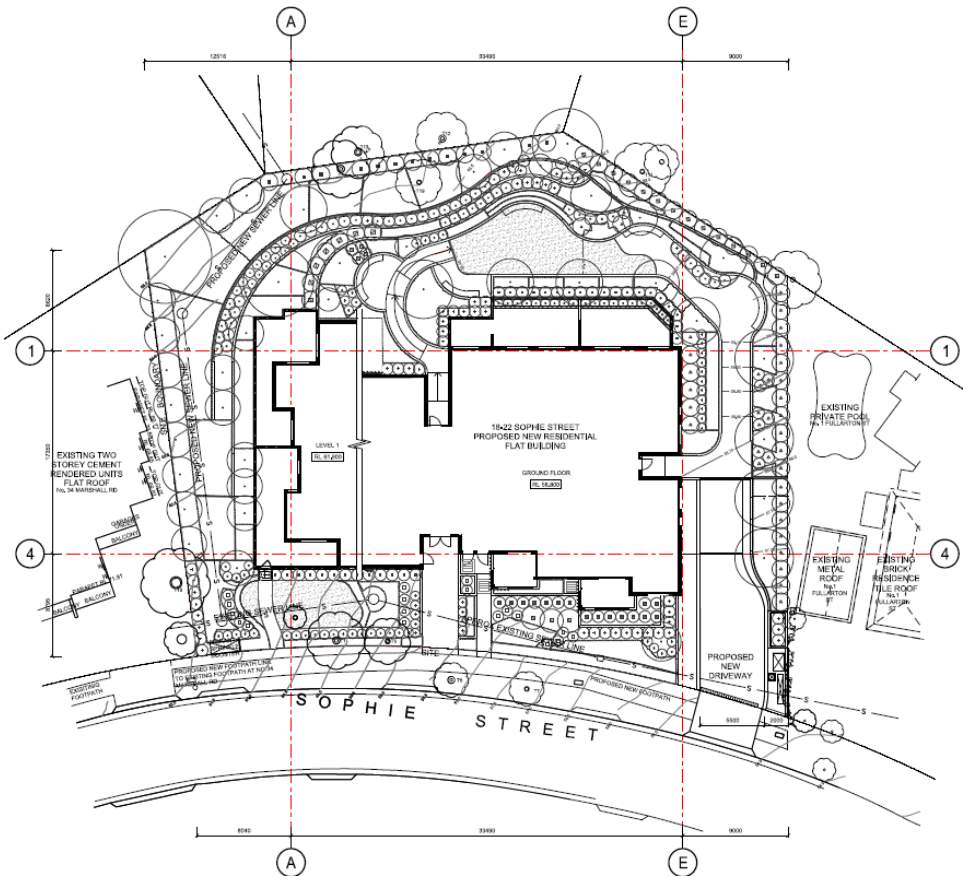


Site Opportunities



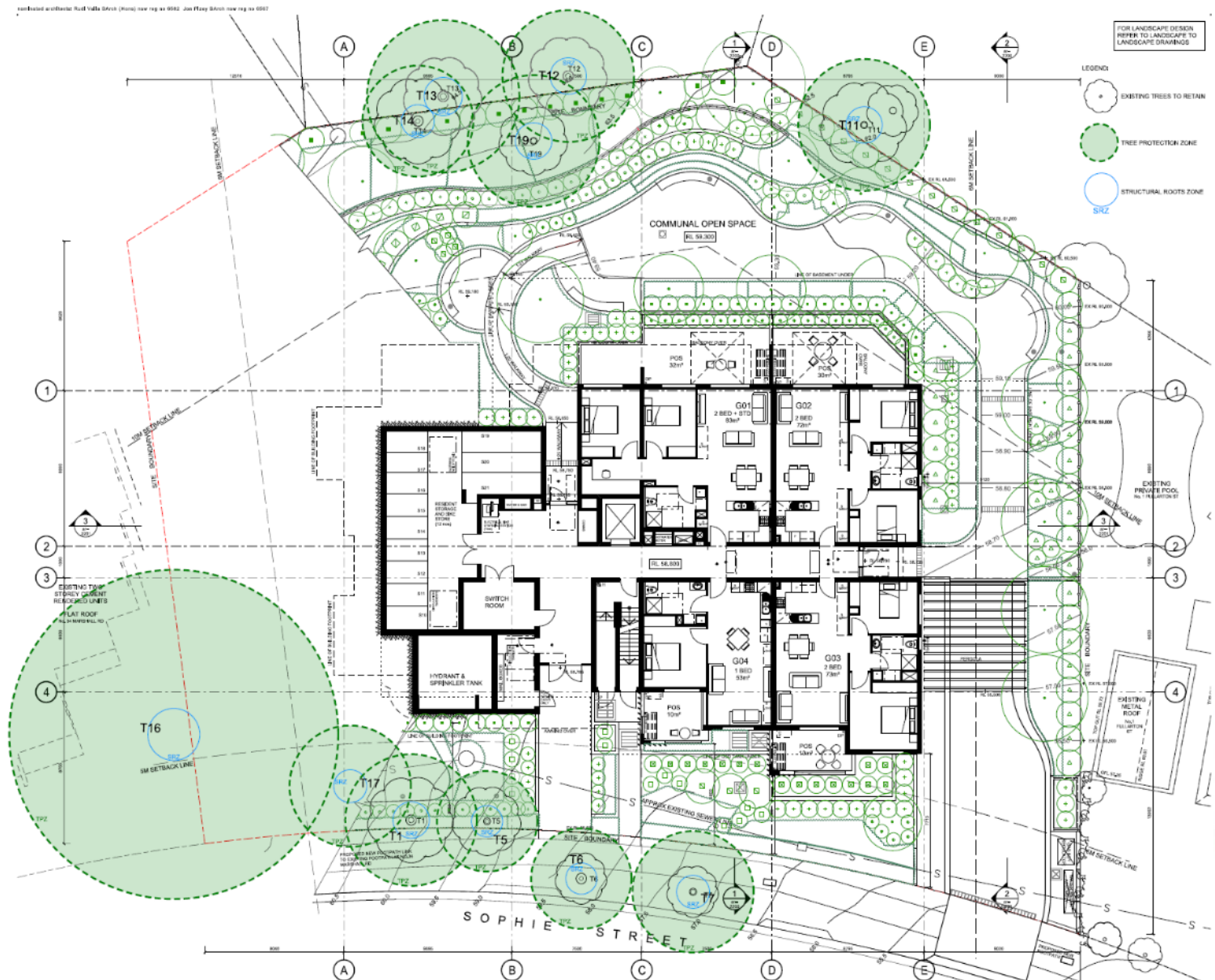
Site Constraints

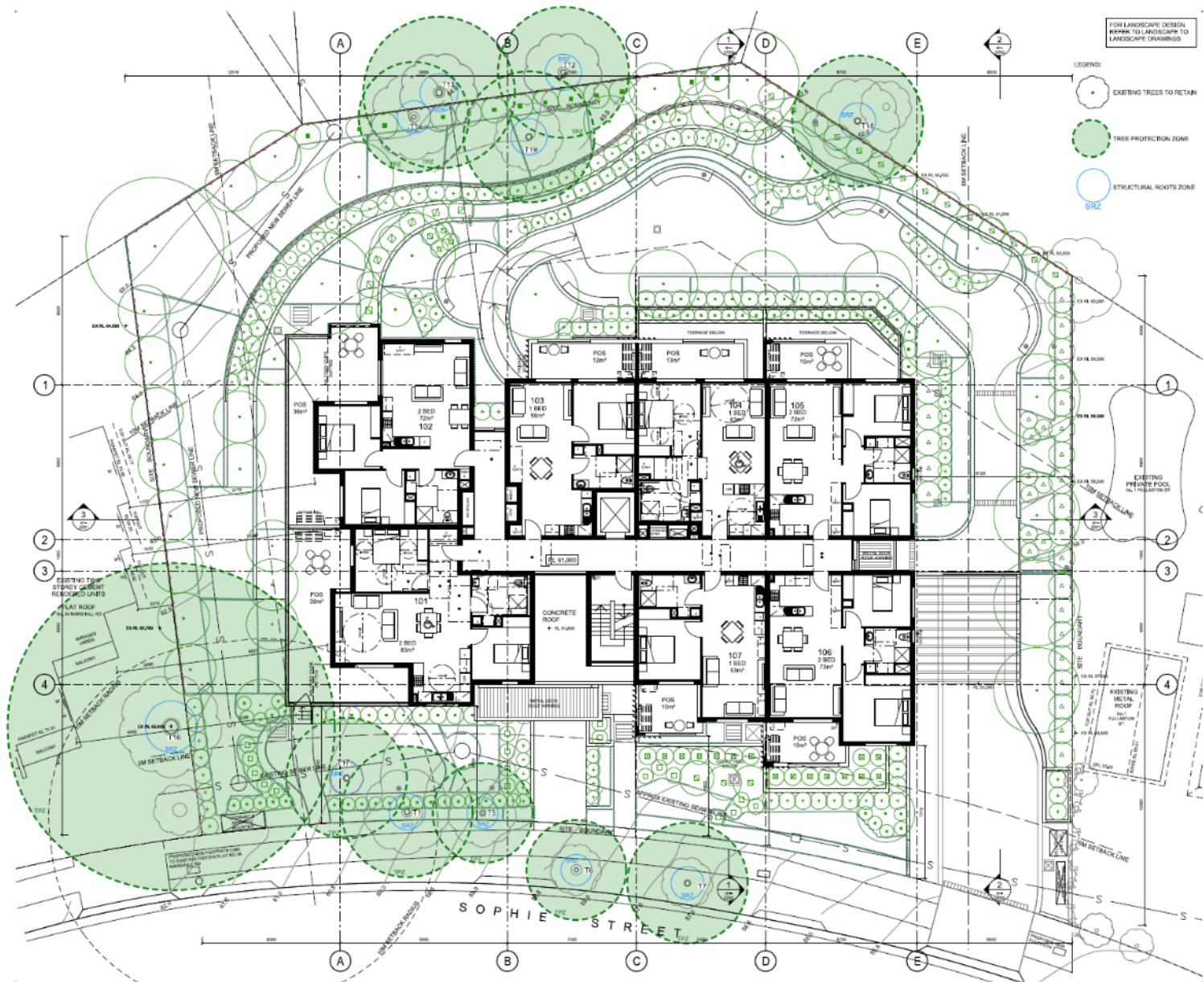
Site Plan



- Vehicle access and egress via Sophie Street towards the south of the south western corner of the site.
- Pedestrian access via Sophie Street midway along the south western boundary.
- Separate vehicle and pedestrian access to minimise conflicts.
- Direct sight line to front door from Sophie Street.
- Ground floor open space located along the north eastern facade of the building.
- Private open space located at ground level along the north eastern and north western facades.
- Accessible communal open space is located at the rear of the property to enable deep soil landscaping.
- 71.4% of apartments will receive 2 hours of solar access at midwinter on the 21st June.
- The building has been arranged to ensure that 62% of dwellings will be naturally cross ventilated and have dual or corner aspects naturally cross ventilated.

Ground Floor Plan

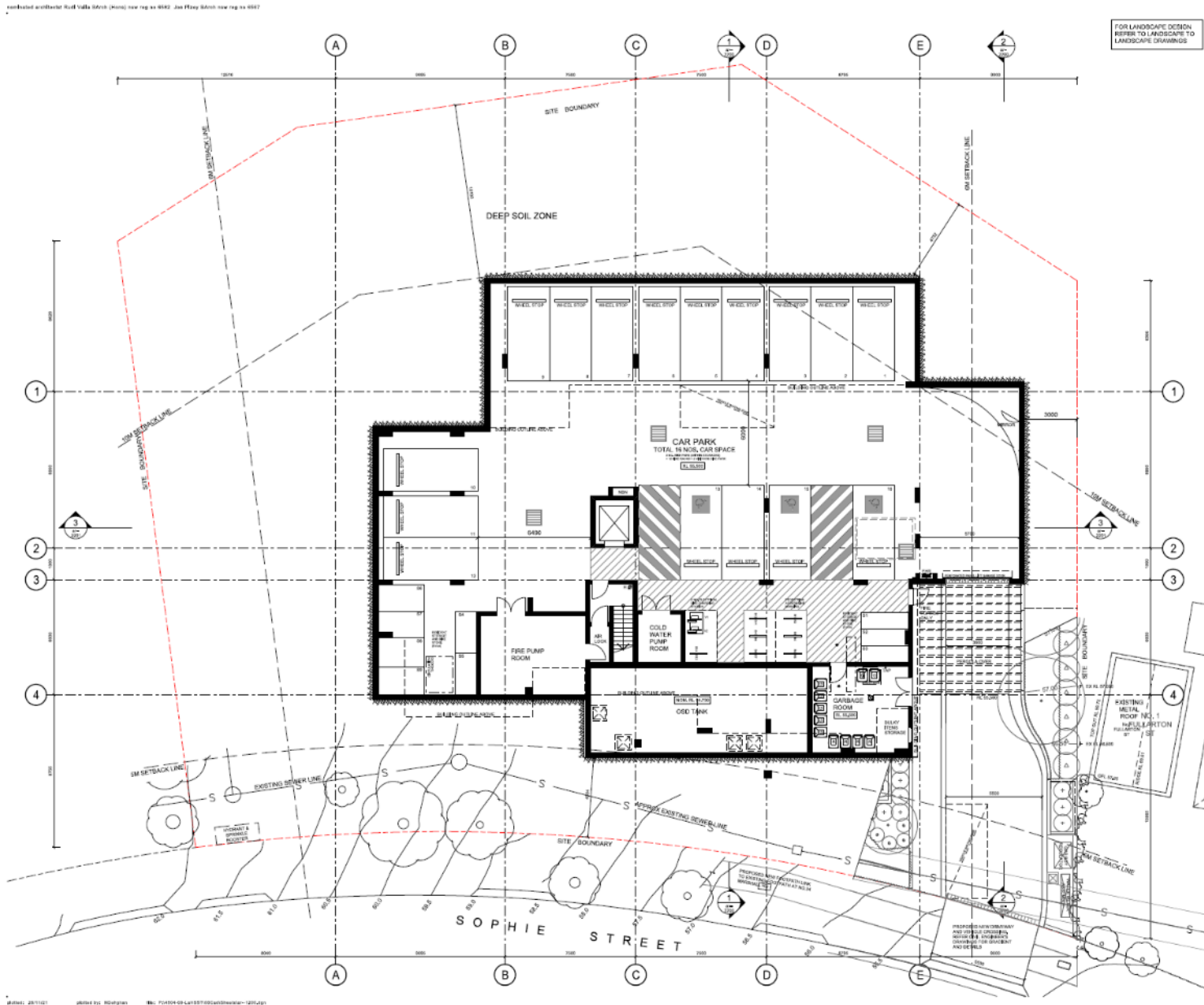








Basement Plan



Elevations



SOUTHWEST ELEVATION
VIEW FROM SOPHIE ST
SCALE 1:100



NORTHEAST ELEVATION
SCALE 1:100

Elevations

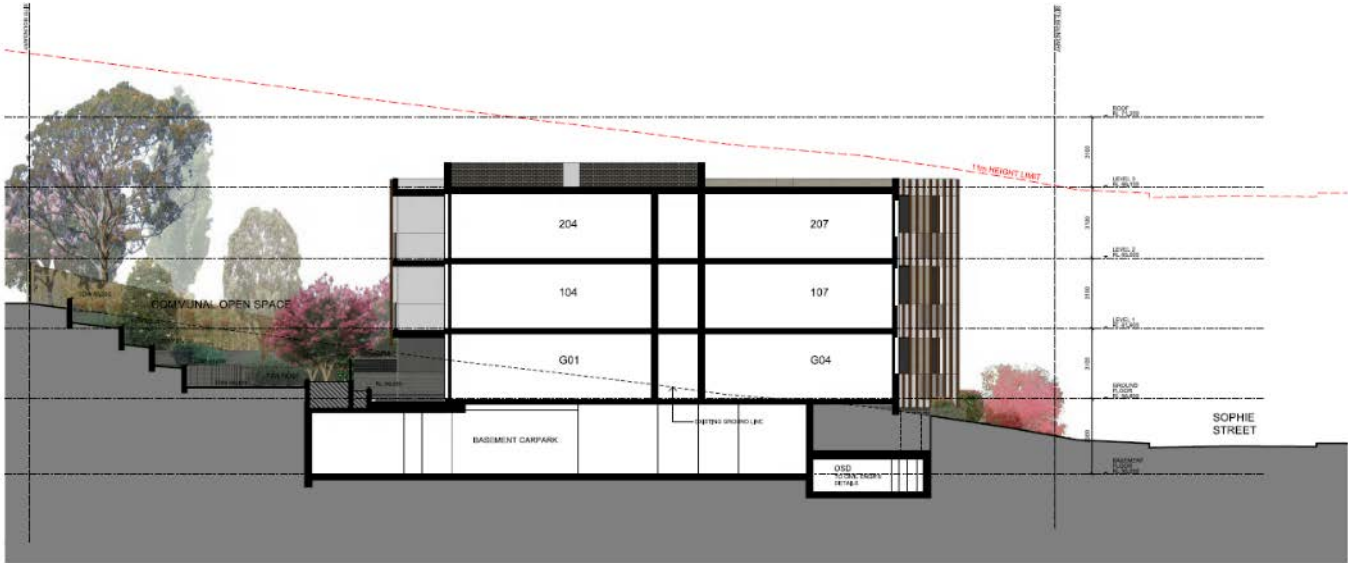


 **SOUTHEAST ELEVATION**
SCALE: 1:100



 **NORTHWEST ELEVATION**
SCALE: 1:100

Sections



Landscape Plan



Street Views



View of the site from Sophie Street



View north west on Sophie Street towards Marshall Road – 18 Sophie Street located to the right

Street Views



View south east on Sophie Street – 22 Sophie Street located to the left



View south east at the intersection of Sophie Street and Marshall Road

Specialist Reports and Investigations



Perspective View from North

- The following specialist reports were submitted as part of the DA package:
 - Traffic and Parking Assessment
 - Social Impact Assessment
 - Geotechnical Report
 - BCA Report
 - Design Report
 - Access Report
 - Arborist Report



Perspective View from Rear Communal Open Space

Community Consultation and Exhibition



Photomontage



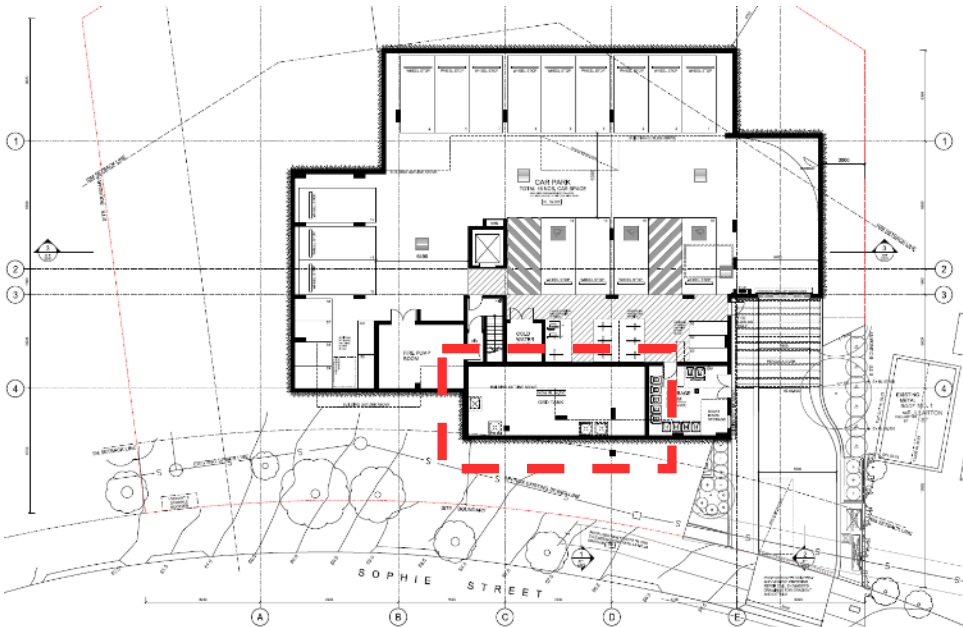
View West along Sophie Street with Future Context

- The application is currently on public exhibition from 4 February 2022 for 21 days ending 25 February 2022.
- The application will be referred to the Design Excellence Advisory Panel (DEAP) on 28 April 2022.

Issues for Further Discussion



3D Height Plane at 11m



Location of OSD

Building Height

- The building height ranges from 8.5m to 12.47m, a maximum of 13% exceedance at the highest point.
- The breach is limited to a small proportion of the roof and lift overrun.
- The apartment number has been reduced from 23 to 21 since the Pre-DA to minimise the height breach.
- The site has a cross fall of 10m from the north east corner to the south west corner.
- 2 hours of solar access to dwellings and private open spaces will be provided to the adjoining properties on 21 June.
- Consistent with the emerging character of the locality.

Onsite Detention System (OSD)

- Since the Pre-DA meeting, the OSD tank has been set further back from the street frontage.
- Due to gravity discharge to the street, it is not possible to lower the OSD tank such that the top of tank is not visible from the street frontage.
- Dense landscaping will reduce any potential streetscape impact.