

7-23 Cadman Crescent, Castle Hill NSW

1110/2022/JP & 1112/2022/JP

*Sydney Central Planning Panel Briefing
Thursday 17 March 2022*

Applicant:	Castle Hill Panorama
Planning:	Mecone
Architecture:	MHNDU
Landscape:	TURF

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Site Location and Context



DA History and Planning Pathway

DA History

1262/2019/JP Stage 1 Concept DA

Approved 20 February 2020

The concept DA included 5 residential flat buildings ranging from three to seven stories with a total of 228 apartments. The consent imposed a restriction on dwelling yield, being 228 units and a FSR of 2.2:1

1262/2019/JP/A S4.55(2) Modification

Refused by SCPP 15 November 2021

This modification sought to remove the dwelling cap, optimise the built form and site layout and accommodate additional density. This DA was refused as it was not considered to be substantially the same development. It was also deemed to not satisfy HLEP Clause 9.5 Design Excellence and ADG outcomes.

Revised Planning Approval Pathway

1110/2022/JP Amending DA

Under assessment

Amending DA to alter the approved building envelopes established in 1262/2019/JP to enable additional building height and increase dwelling yield. This application responds to concerns raised by the design review panel in the historic modification and includes alterations intended to enable future compliance of the Stage 2 Detailed DA (lodged concurrently). This application is to be treated as a concept development application as per Division 4.4 Concept Development Applications of the Environmental Planning and Assessment Act 1979.

1112/2022/JP Stage 2 Detailed DA

Under assessment

Stage 2 DA Detailed DA for demolition of existing structures and construction of 5 residential flat buildings containing 255 residential apartments with associated basement parking, landscaping and public domain works. The applications have been submitted concurrently to enable a holistic assessment of the scheme's merit. However, it is acknowledged the Stage 2 DA is contingent on the amending DA being determined to enable consistency with the concept.

Amending DA and Stage 2 Detailed DA to be assessed concurrently. Detailed DA relies on approval of Amending DA.

Summary of Proposal

- Remove the dwelling cap of 228 dwellings and instead propose either a gross floor area cap of 27,834m² or an upper dwelling limit of 255 dwellings
- Increase height of buildings including two additional floors to Building C, and adjustments to building envelopes to allow for plant and lift overruns
- Amend building envelopes to provide improved articulation
- Adds 60m² retail space located on the lower ground floor of Building D
- Increase the site's communal open space and maintain over 50% landscaping
- Increase the number of apartments capable of achieving cross ventilation and solar access compliance and reducing the number of apartments with no solar access

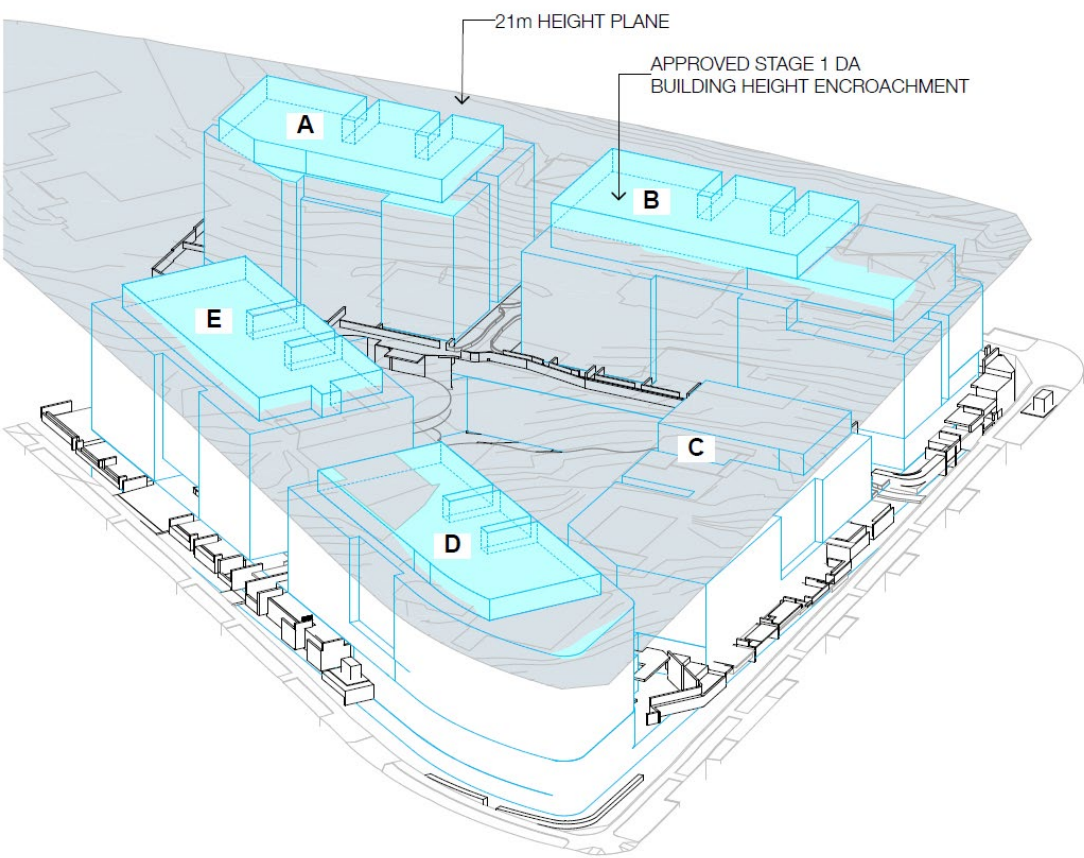
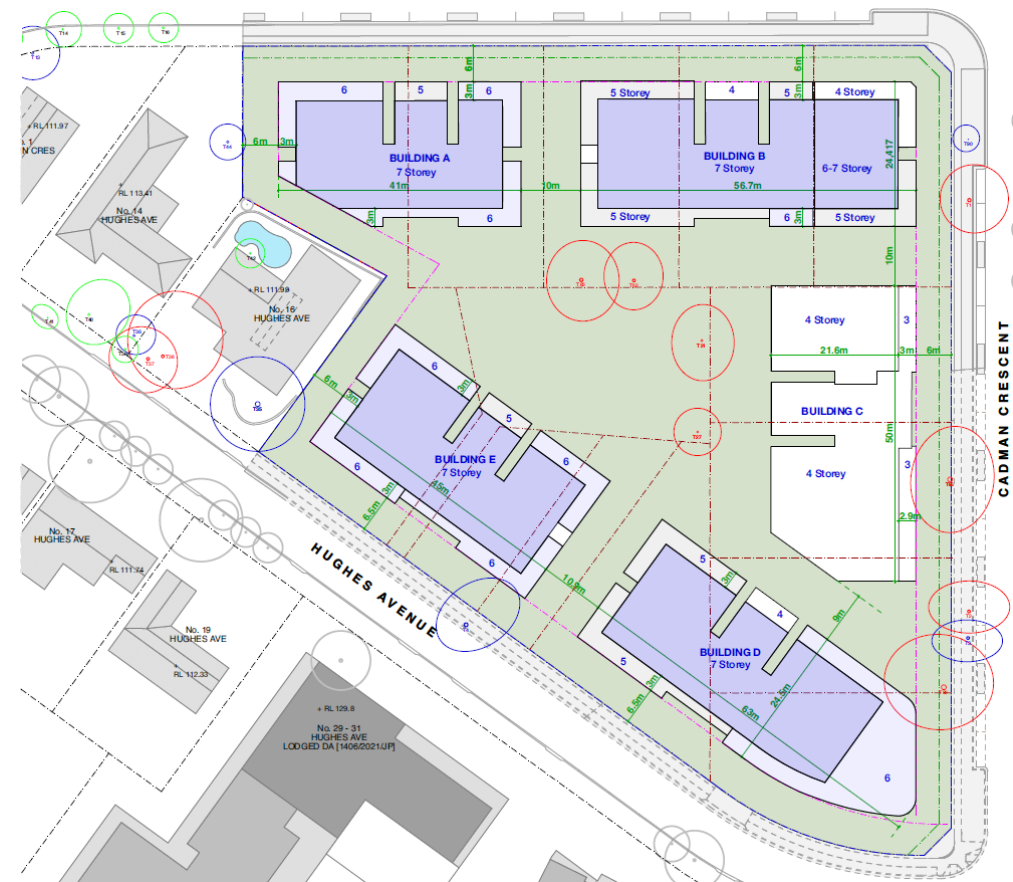
Development	Original Approval	Amending DA & Stage 2 Detailed DA
Floor space ratio	2.1:1	2.24:1
Gross floor area	26,112m ²	27,834m ²
Height of buildings *excluding plant, parapets and lifts, measured from Stage 1 EGL	Building A = 7 storeys Building B = 7 storeys Building C = 4 storeys 1 Building D = 6 storeys Building E = 7 storeys 2	Building A = 7 storeys 24.04m (+0.44) Building B = 7 storeys 23.73m (+0.44) Building C = 6 storeys 20.08m (+6.58) Building D = 6 storeys 24.23m (+0.38) Building E = 7 storeys 23.1m (+0.41)
Units (theoretical)	228	255
Apartment Mix		
1B+	57	64
2B	75	83
2B+	50	55
3B	27	27
4B	19	27
Solar Access	160/228 (70%)	180/255 (71%)
Cross Ventilation	152/228 (67%)	219/255 (86%)
Landscape area	6,233m ² (51%)	6,249m ² (50.4%)
Communal open space	4,469m ² (36%)	4,605m ² (37%)
Deep Soil	5,014m ² (40%)	1,161m ² (9.4%) *Calculation adjusted to only those areas meeting 6m ADG requirement. 3320m ² (26.8%) achieved when permeable surface areas included.
Solar Access to Communal Open Space	1,697m ²	1096m ² (51% of total principle useable COS)
Parking	310 spaces	354 total, including retail and visitor parking

Summary of Proposal – Clause 4.6 Height Variation

Summary of Height Changes							
Building	Stage 1 Approved Envelope Height (m)	Amending DA Proposed Envelope Height (m) (Exc plant, parapet, balustrades, measured from Stage 1 DA EGL)	Difference in Height (measured from Stage 1 EGL)	Amending DA Maximum Building Height (Inc plant, parapets, lifts & balustrades measured from Lowest EGL in that location)	Amending DA Proposed Height of Plant/Lift (measured from top of plant/stair to proposed roof RL)	Extent of contravention at highest point (m)	Extent of contravention at highest point (%)
A	23.60	24.04	+0.44	26.01	1.90	5.01	23.85%
B	23.29	23.73	+0.44	26.49	1.90	5.49	26.14%
C	13.50	20.08	+6.58	23.30	4.40	2.3	10.95%
D	23.85	24.23	+0.38	26.20	1.90	5.2	24.76%
E	22.69	23.10	+0.41	25.13	1.90	4.13	16.67%

- ✓ Consistent with zone objectives
- ✓ Below maximum FSR
- ✓ Achieves desired dwelling mix
- ✓ Consistent with ADG objectives
- ✓ Provides an appropriate transition to adjoining medium density
- ✓ Perimeter layout enables superior landscape and amenity outcome and retention of established trees

Summary of Proposal: Approved Concept DA



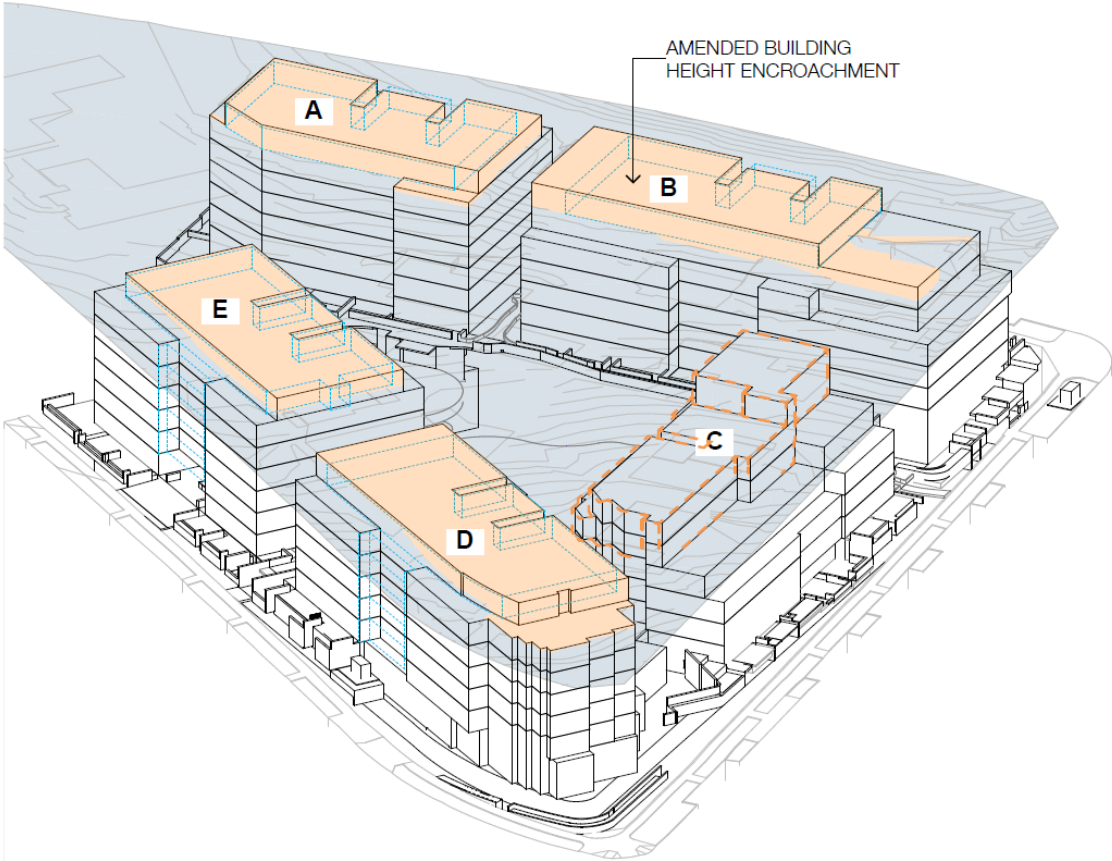
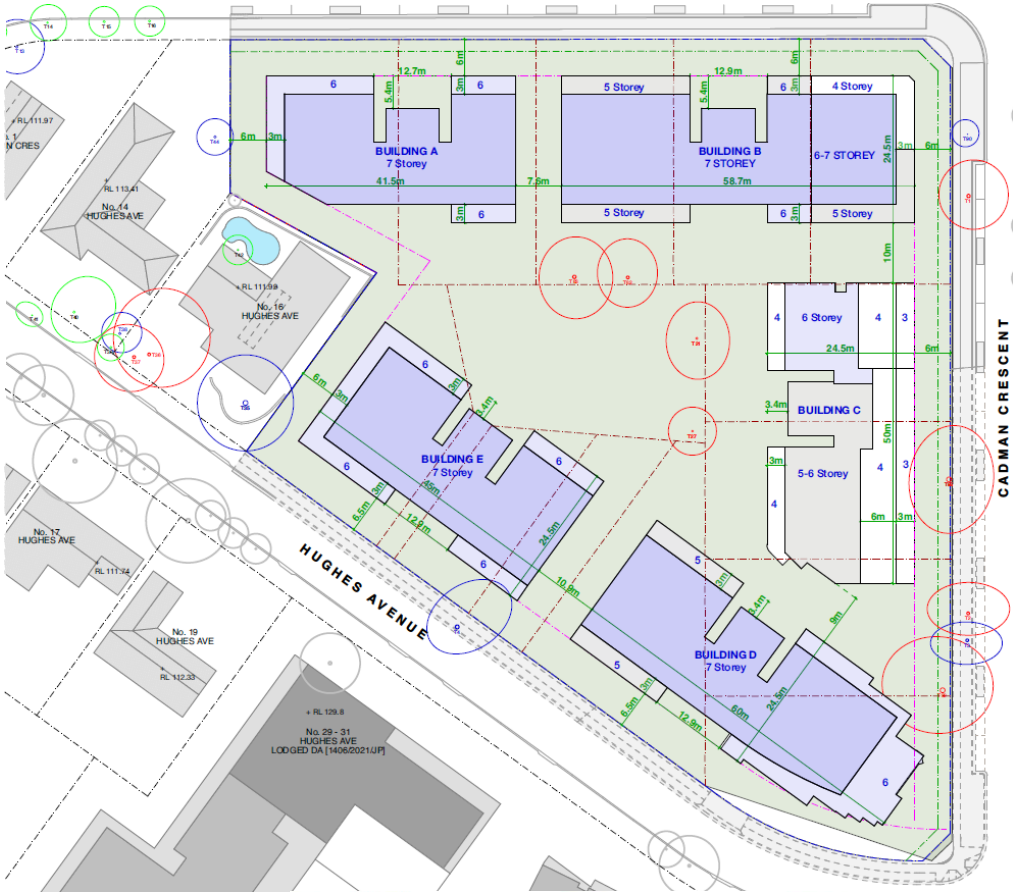
Quantitative:



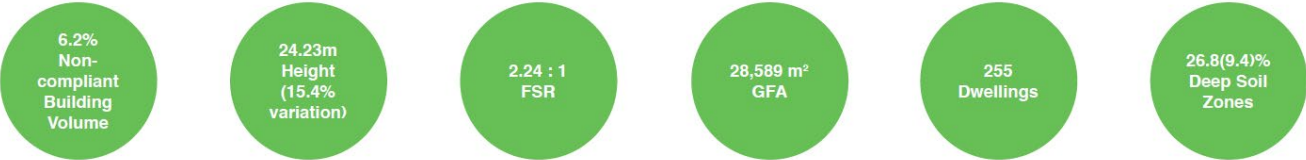
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Summary of Proposal: Proposed Amendments



Quantitative:

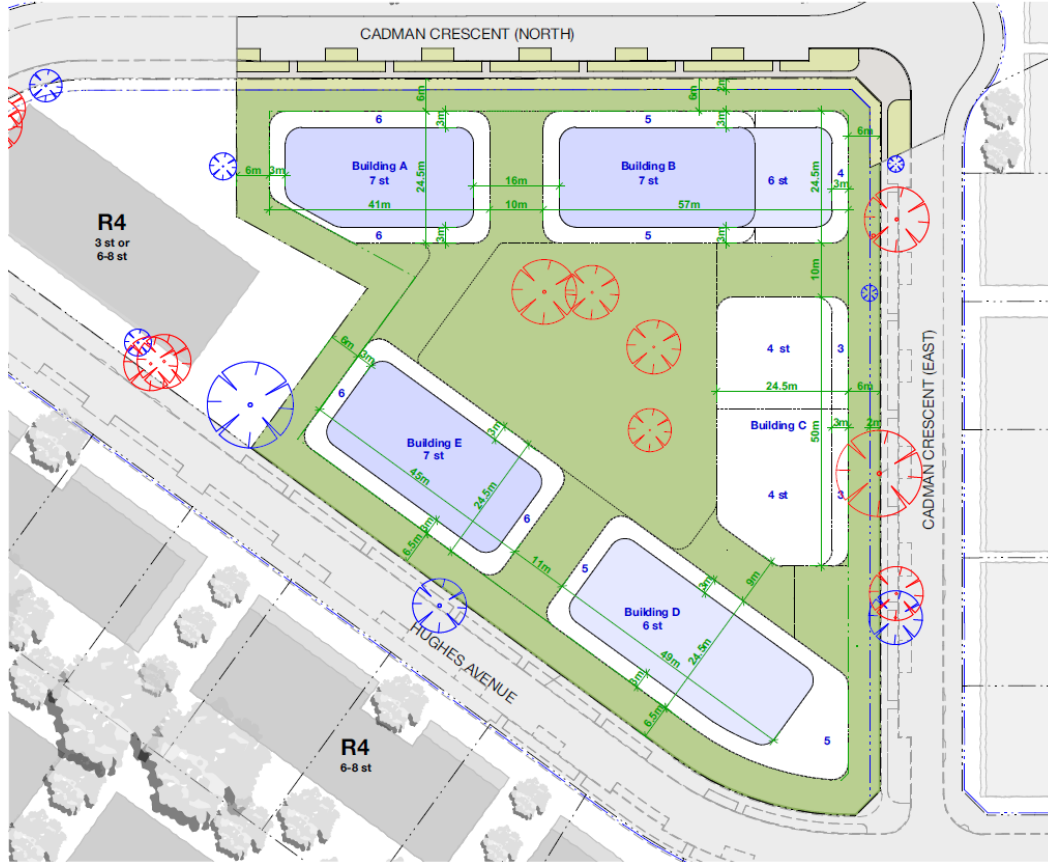


Quantitative:



Key Design Amendments – Height and Density

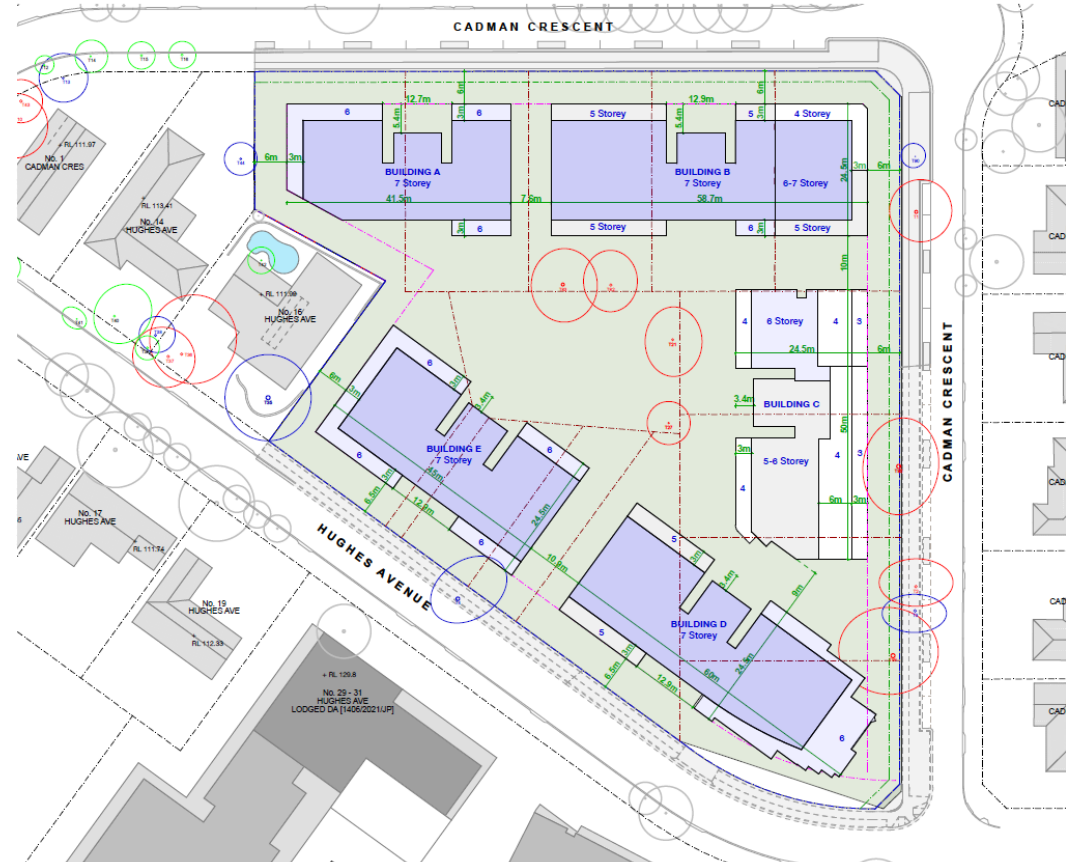
Approved scheme (Concept DA)



Site Area: 12,407 m²
 • Approved GFA: **26,112 m²**
 • Approved Dwelling: **228 Units**

Permissible FSR: 2.3 : 1
 • Approved FSR: **2.1 : 1**

Proposed scheme (Amended DA & Detailed DA)



Site Area: 12,407 m²
 • Proposed GFA: **28,589 m²**
 • Proposed Dwelling: **255 Units**

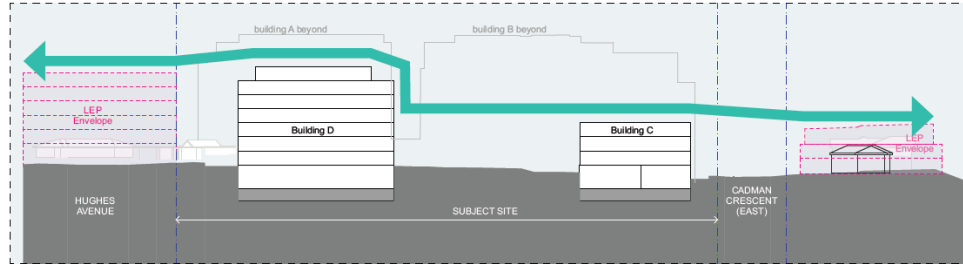
Permissible FSR: 2.3 : 1
 • Approved FSR: **2.24 : 1**

NOTE: LEP Requirements of larger apartment is achieved, i.e. at least 40% of 2-bed dwellings are 110m²+ and at least 40% of 3-bed dwellings are 135m²+.

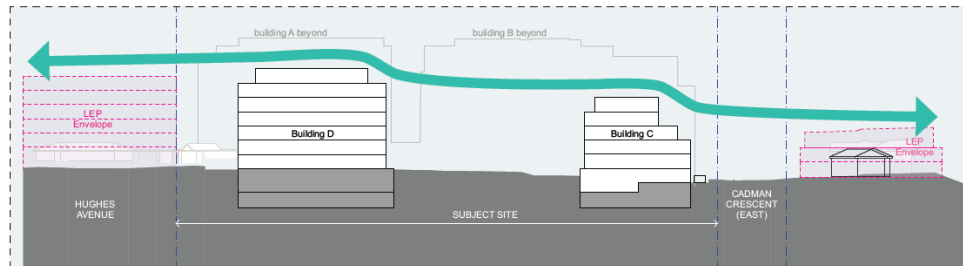
Key Design Amendments – Height and Transition

West-East Section

Approved Scheme
(Concept DA)
Harsh transition

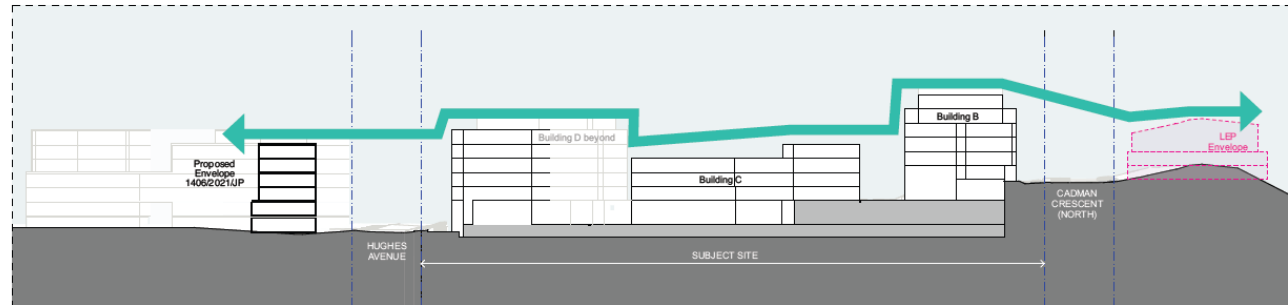


Proposed Scheme
(Amended DA)
Smooth transition

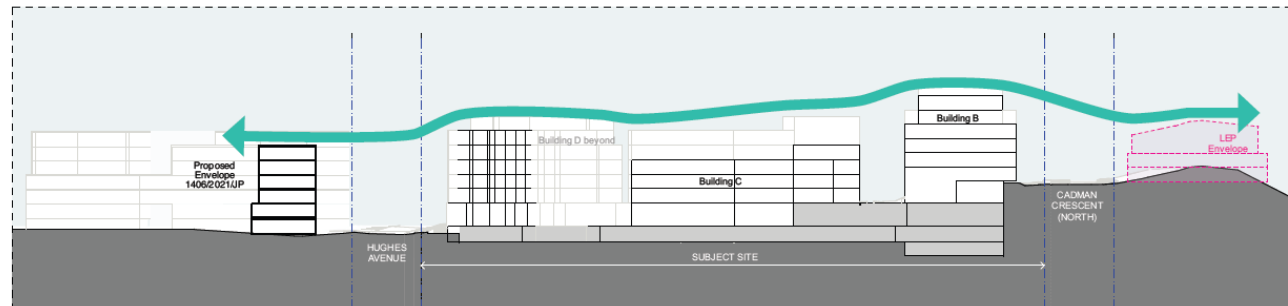


South-North Section

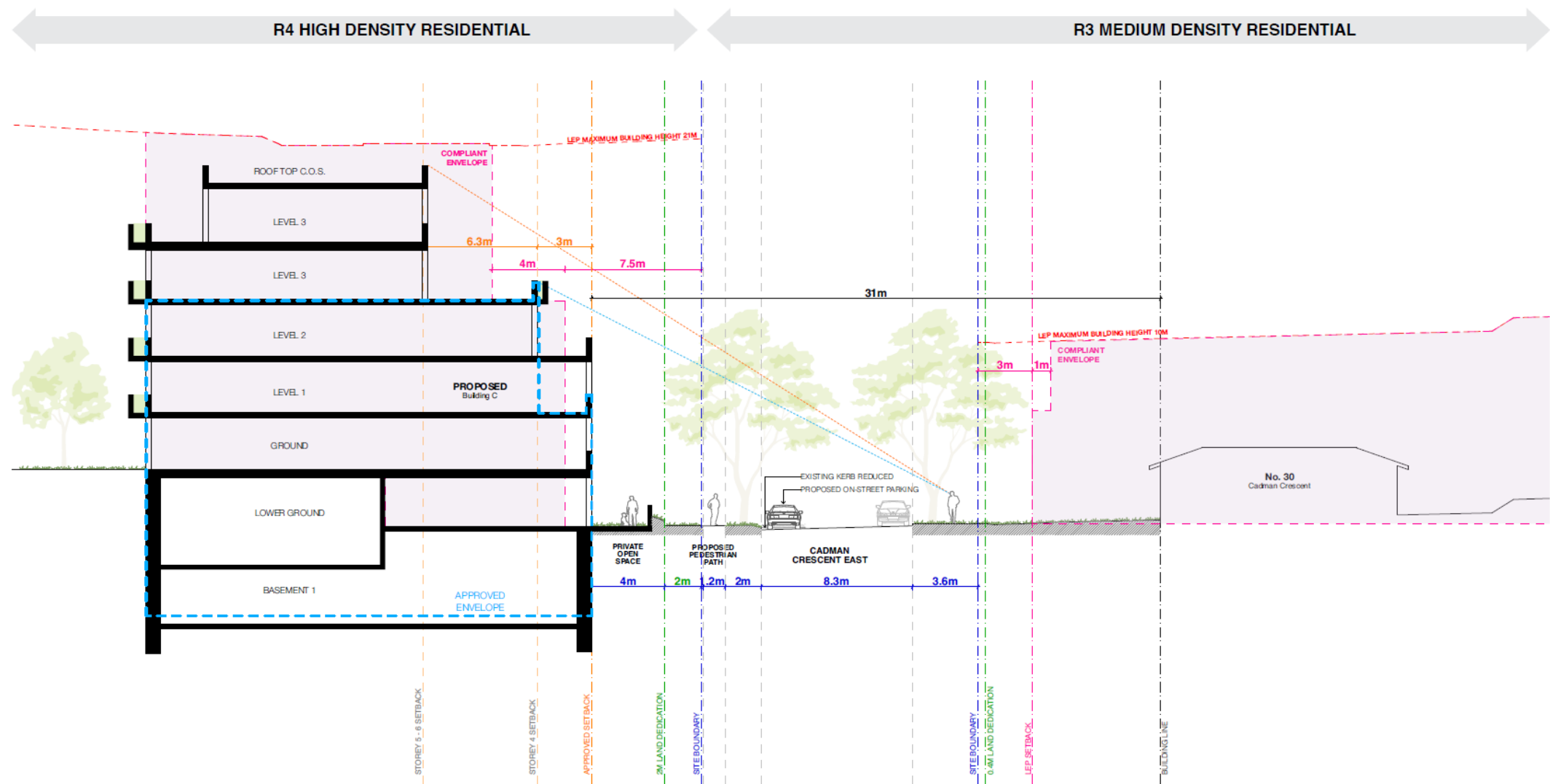
Approved Scheme
(Concept DA)
Harsh transition



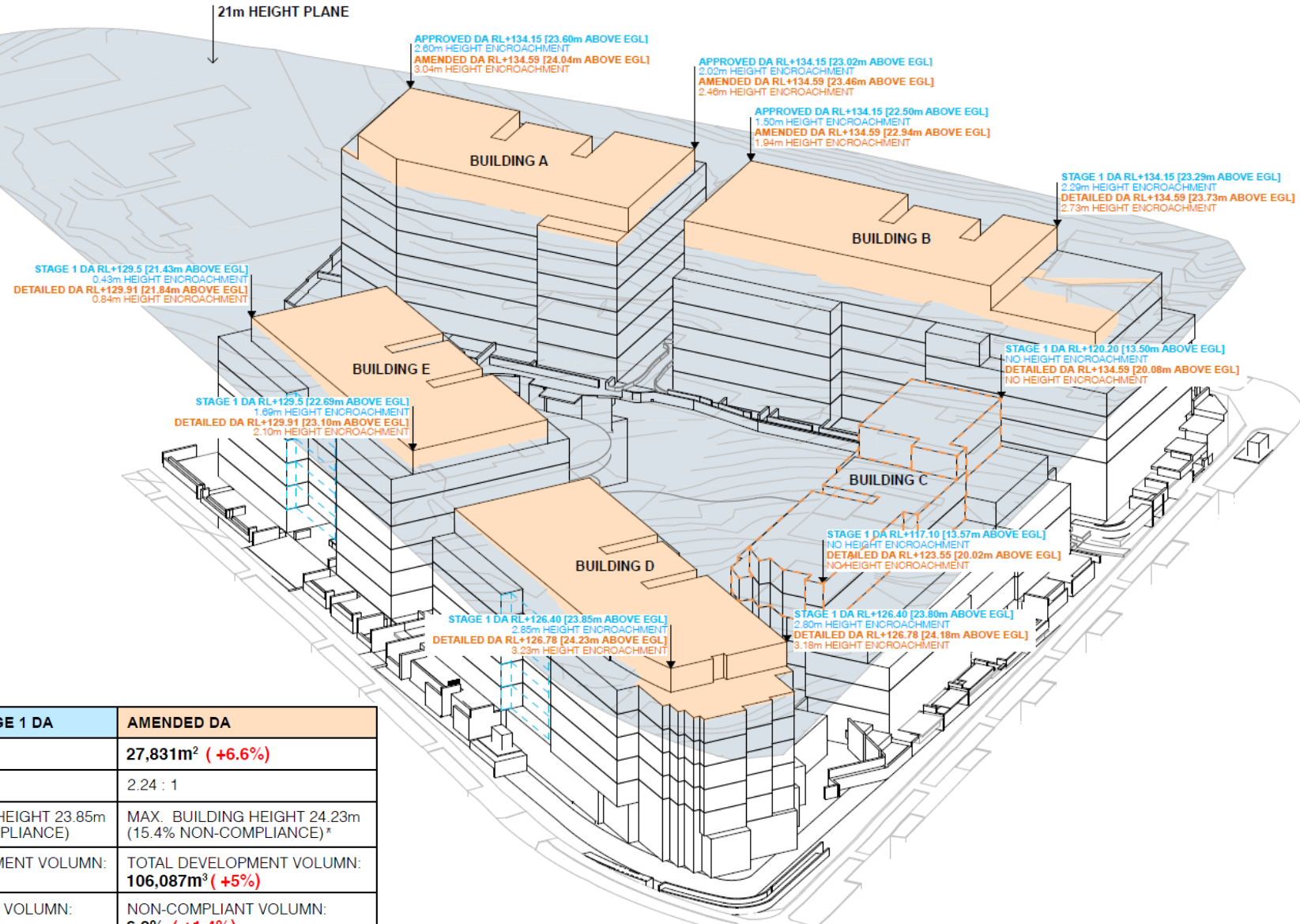
Proposed Scheme
(Amended DA)
Smooth transition



Key Design Amendments – Setback and Street Interface on Cadman Crescent East



Key Design Amendments – Building Height Quantitative Analysis

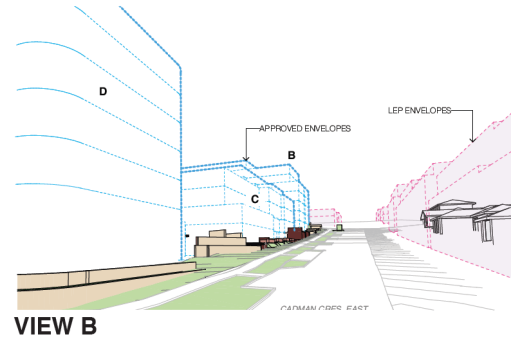
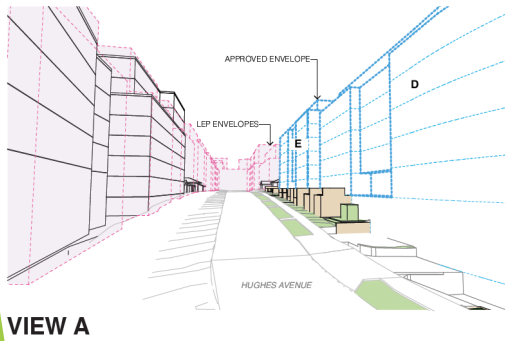


CONTROL		APPROVED STAGE 1 DA	AMENDED DA
GFA (m ²)	Max. 28,528 m ²	26,112m ²	27,831m ² (+6.6%)
FSR	2.3 : 1	2.10 : 1	2.24 : 1
BUILDING HEIGHT	Max. 21m	MAX. BUILDING HEIGHT 23.85m (13.6% NON-COMPLIANCE)	MAX. BUILDING HEIGHT 24.23m (15.4% NON-COMPLIANCE)*
		TOTAL DEVELOPMENT VOLUMN: 100,796m ³	TOTAL DEVELOPMENT VOLUMN: 106,087m ³ (+5%)
		NON-COMPLIANT VOLUMN: 4.8%	NON-COMPLIANT VOLUMN: 6.2% (+1.4%)

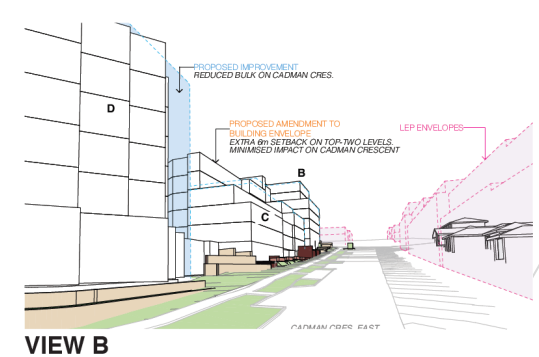
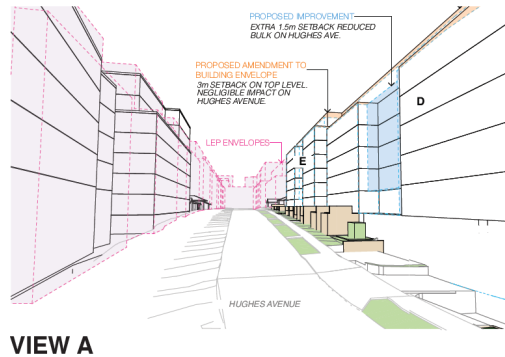
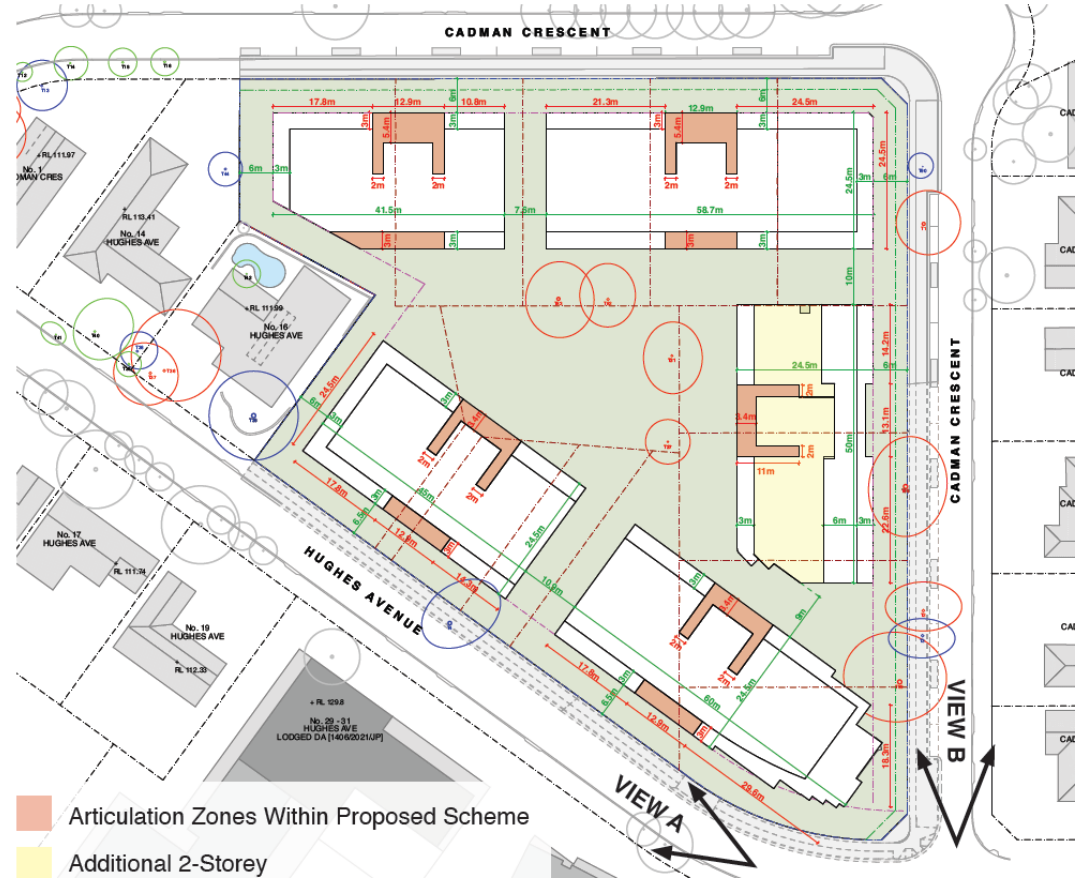
*NOTE: Height increase due to revised servicing clearance requirements and updated points of reference

Key Design Amendments – Increased Articulation

Approved scheme (Concept DA)



Proposed scheme (Amended DA & Detailed DA)



Key Design Amendments – Revised Shadow Impact

Negligible shadow impact on existing and future neighbouring context

51% of Principal Usable Area within ground level Communal Open Space receives 2hrs of direct sunlight in mid-winter (21st June)

LEGEND:

- OUTLINE & SHADOW CAST BY APPROVED STAGE 1 DA(REV D)
- SHADOW CAST BY SURROUNDING & APPROVED STAGE 1 DA(REV D)
- FOOTPRINT OF THIS PROPOSED DETAILED DA
- PROPOSED ADDITIONAL SHADOW CAST BY THIS PROPOSED DA
- LANDSCAPE OPEN SPACE ON NEIGHBOURING CADMAN EAST
- OUTLINE OF GROUND FLOOR SINGLE PARCEL COS
- PROPOSED SOLAR ACCESS TO GROUND FLOOR COS
- OUTLINE OF ROOF COS
- PROPOSED SOLAR ACCESS TO ROOF COS



8 am



9 am



10 am



11 am



12 pm



1 pm



2 pm



3 pm



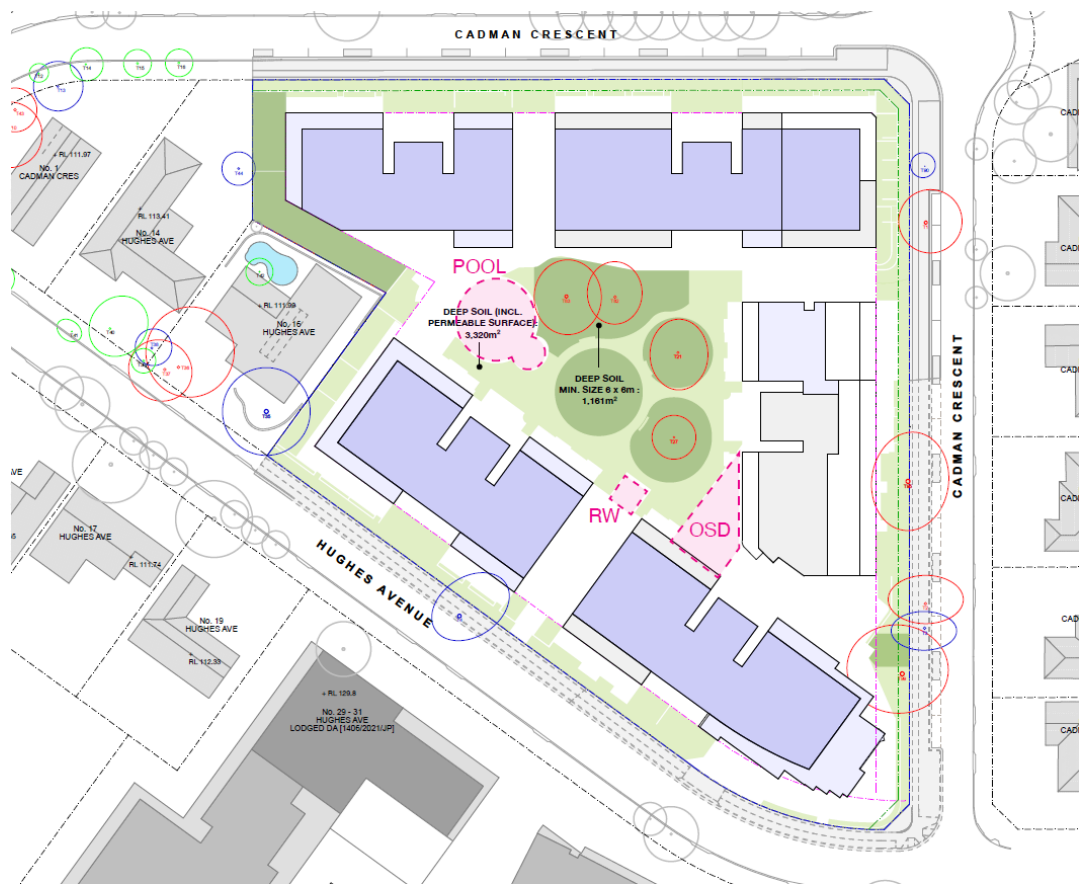
4 pm

IMPACTED TIME

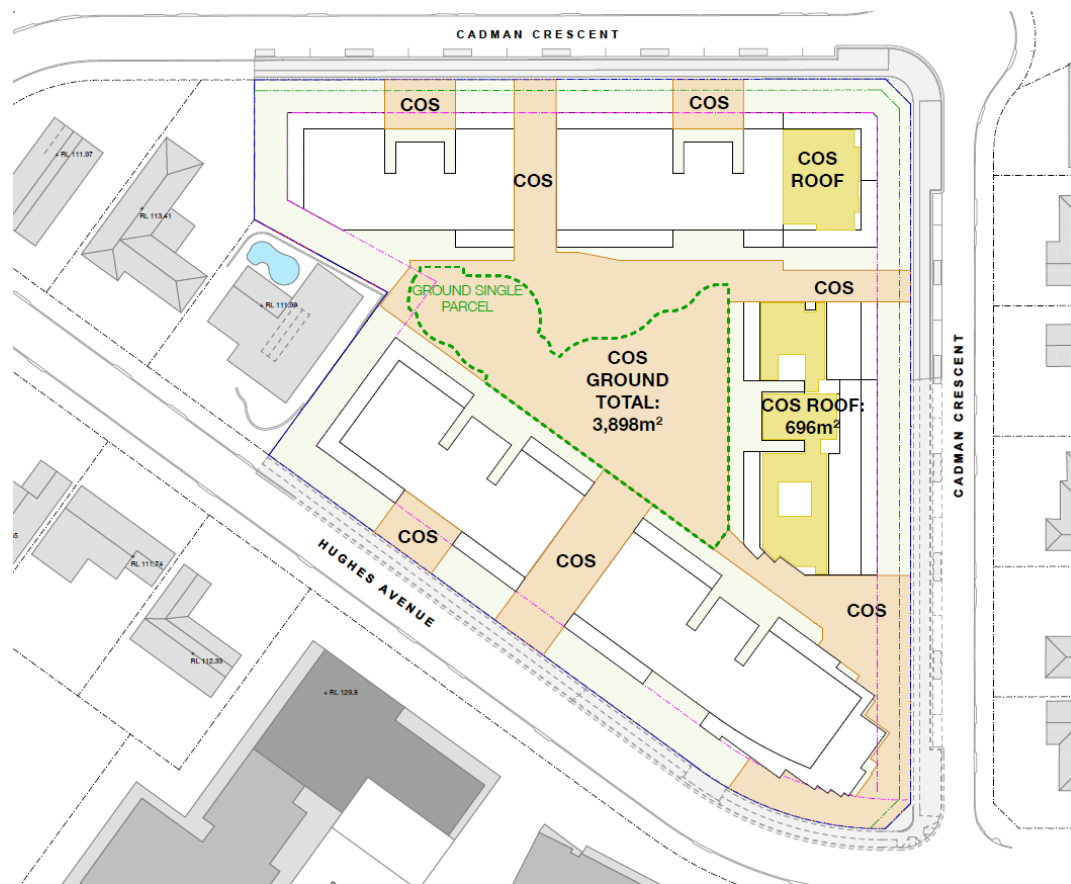
Landscape Response – Landscape Masterplan



Landscape Response – Proposed Landscape Area, Deep Soil and Open Space



Deep Soil Area (6x6m):	9.4% = 1,171 m ²
Deep Soil Area including permeable surface but excluding low walls:	26.8% = 3,320 m ²
High-value Trees Retained:	77%
• Landscape Area:	50.4% = 6,249 m ²



Communal Open Space:	37% = 4,605 m ²
• Ground Floor COS:	2,453 m ²
• Ground Single Parcel:	1,456 m ²
• Roof Top COS:	696 m ²
Principal Useable COS:	1,456 + 696 = 2,152 m ²
• Area Achieved 2hr Solar Access:	51% = 1,096 m ²

Landscape Response – Tree Canopy

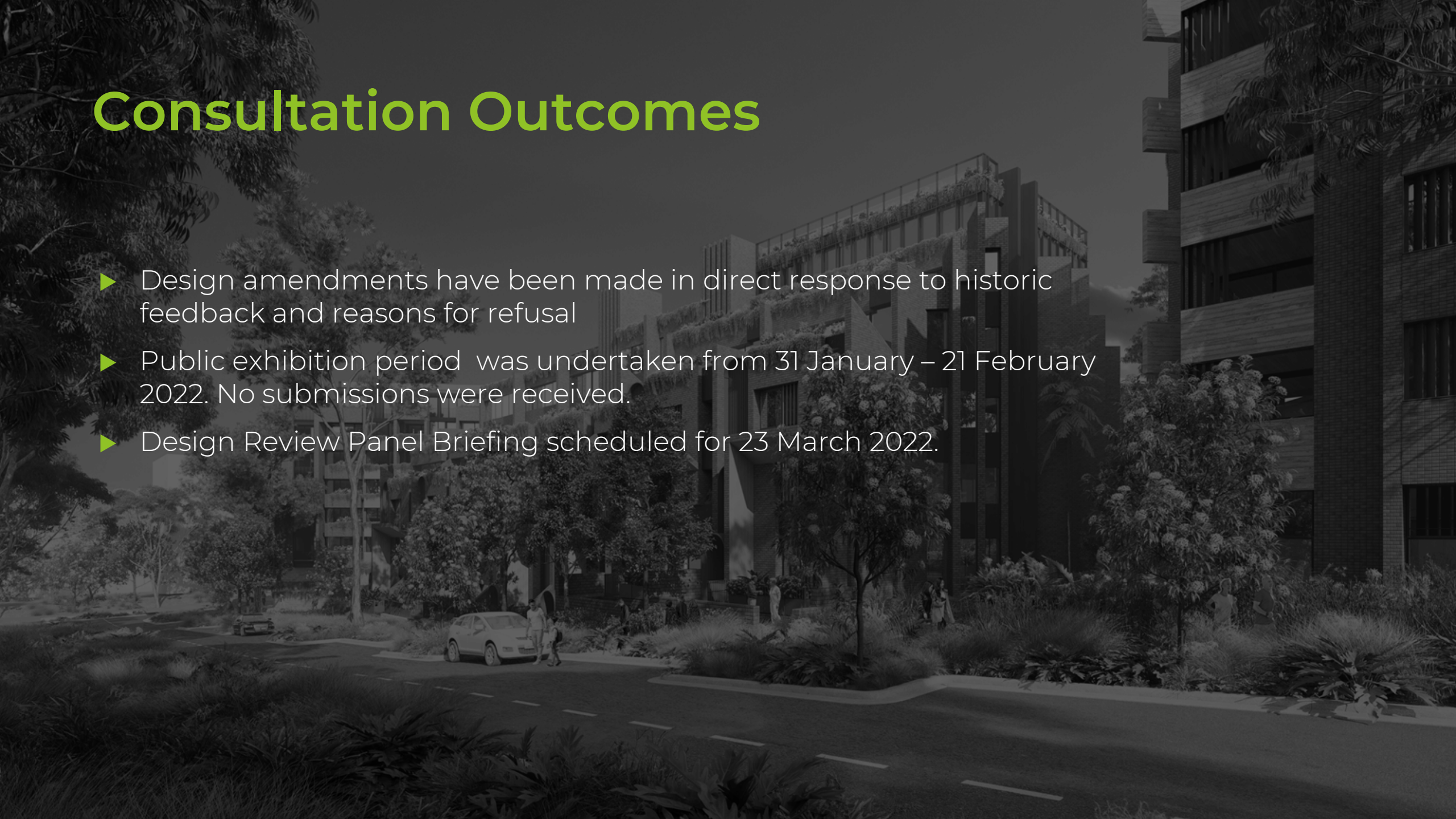
AREA (Within site boundary)	12 406 m ²	
AREA (Site boundary to centre of road)	3407 m ²	
TOTAL AREA	15 813 m ²	
	CANOPY AREA (m ²)	CANOPY %
EXISTING (Within site boundary)	2818 m ²	23 %
EXISTING (Site boundary to centre of road)	862 m ²	25 %
EXISTING Total	3680 m ²	23 %
PROPOSED (Within site boundary)	2212 m ²	18 %
PROPOSED (Site boundary to centre of road)	2055 m ²	60 %
PROPOSED Total	4267 m ²	27 %

NOTE:
City of Sydney is currently targeting 20% Canopy Coverage for Residential properties and 34% for Streets by 2050.



Consultation Outcomes

- ▶ Design amendments have been made in direct response to historic feedback and reasons for refusal
- ▶ Public exhibition period was undertaken from 31 January – 21 February 2022. No submissions were received.
- ▶ Design Review Panel Briefing scheduled for 23 March 2022.













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