

Introduction

Applicant: SH Orchards Pty Ltd
Developer: Sekisui House
Proposal: The Orchards, Norwest
Modification of Concept Plan –
Stage 4 Building Heights

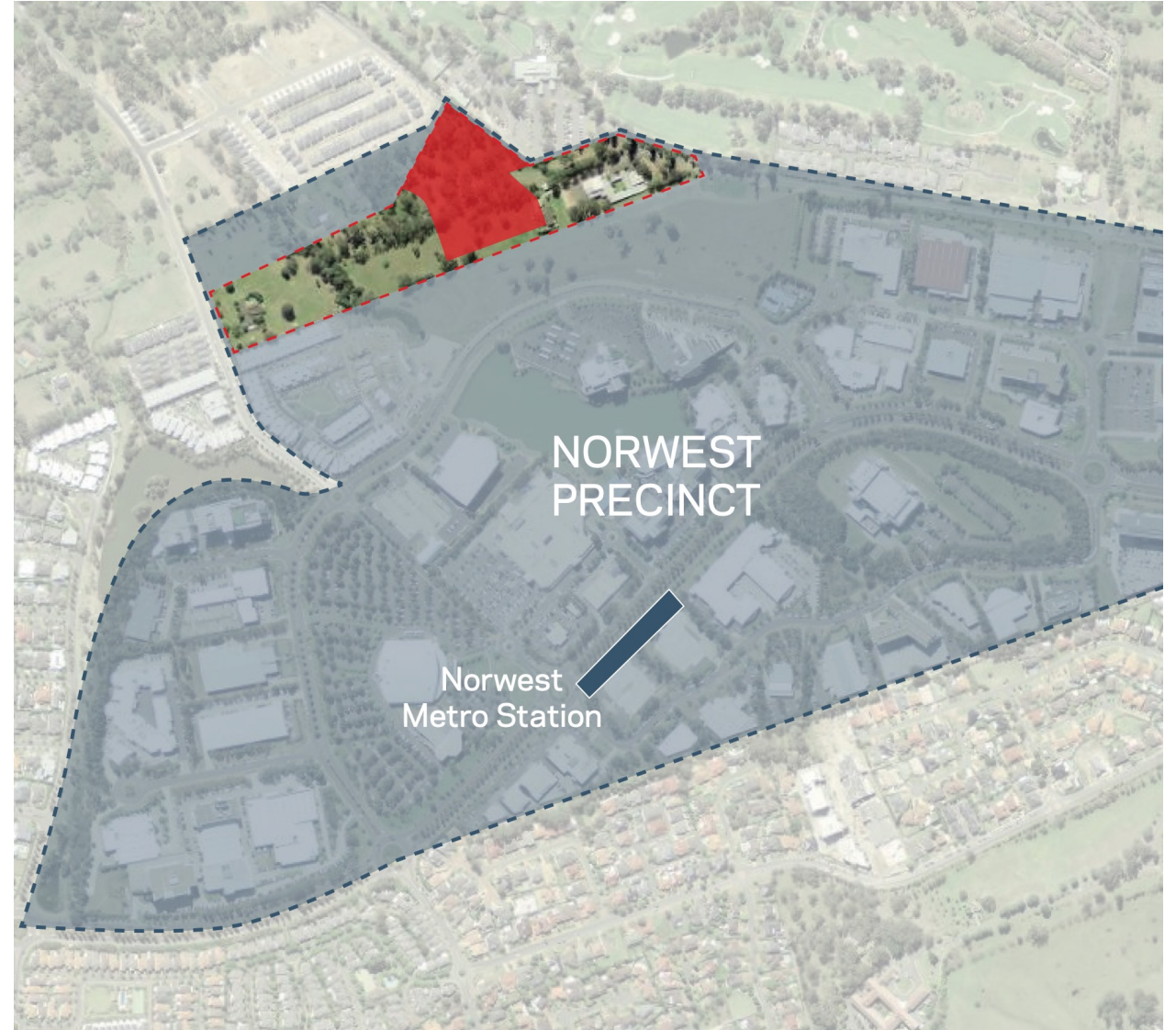


- Briefing
- Focus:
- Explain Concept Plan and rationale for it's modification
 - Consent authority use of powers:
 - Modification “essentially the same” test
 - Clause 4.6 variations
 - Matters Panel wishes to be addressed

Site Context

‘The Orchards’

- Early rezoning in response to the Norwest Metro Station (2016)
- Within 800m of the station and new town centre
- Accorded with North West Rail Link Precinct Structure Plans (2013)
- Planned future context of site was still under transition when Concept Plan approved

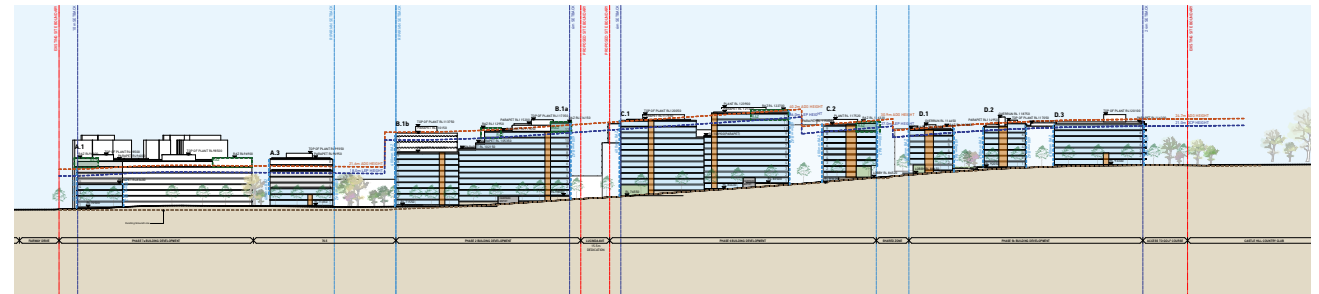
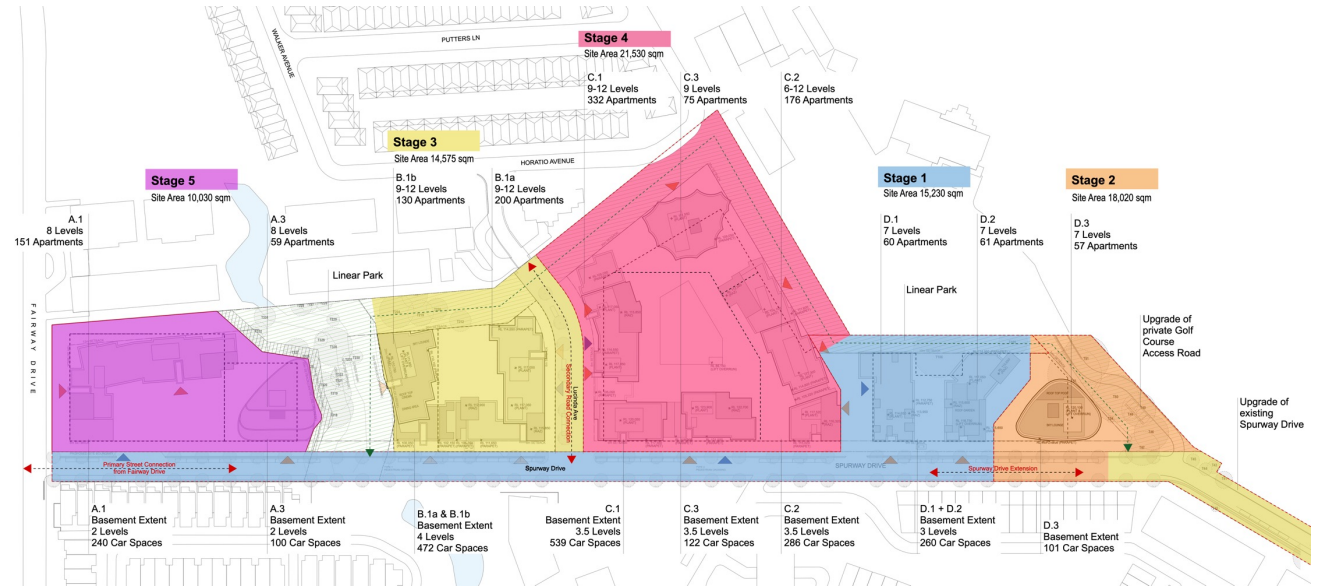


Approved Concept Plan

- biodiversity offsets
- staging, subdivision
- new streets and infrastructure
- varied LEP heights and redistributed capped GFA/dwellings
- publicly accessible linear park
- envelopes illustrative only

Variation of LEP heights and GFA distribution was primarily to:

- better respond to site context, and
- preserve significant trees & create linear park



Purpose of Modification

Applies only to Stage 4 and aims to:

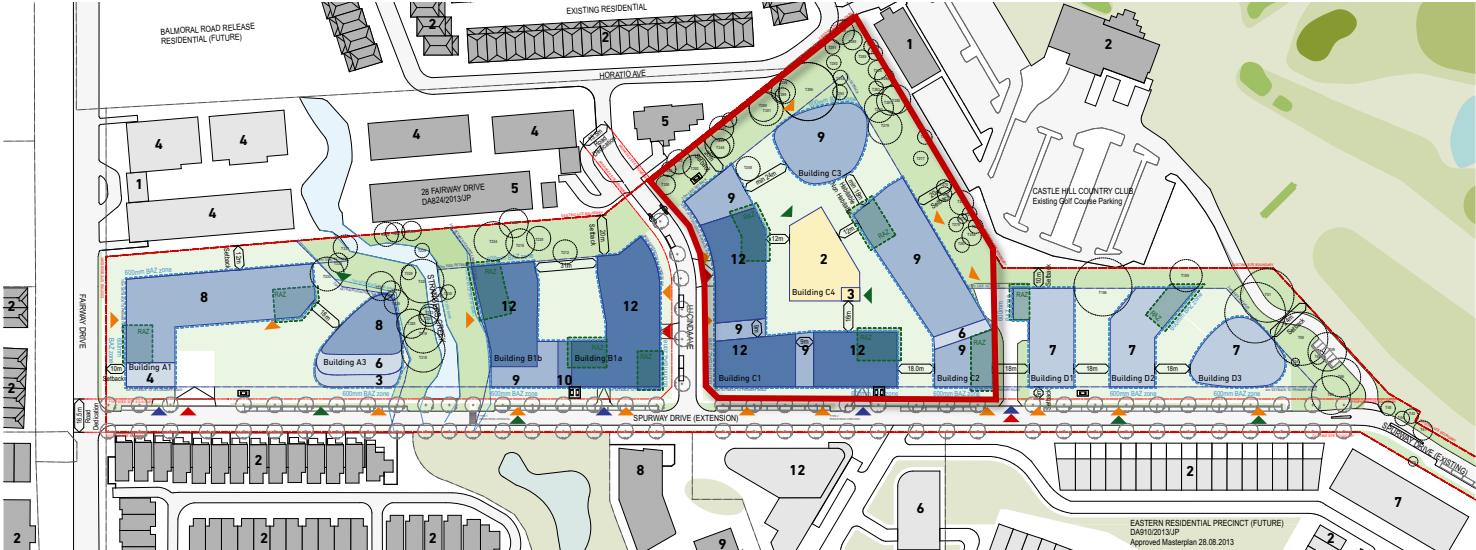
- respond to radically changed planned, approved and built context
- improve solar access to adjoining public domain and apartments (esp. The Haven)
- achieve better site visual permeability and apartment amenity

Prompted by feedback of approved Concept Plan from:

- State Planning Panel, and
- Design Excellence Panel

Modification overview

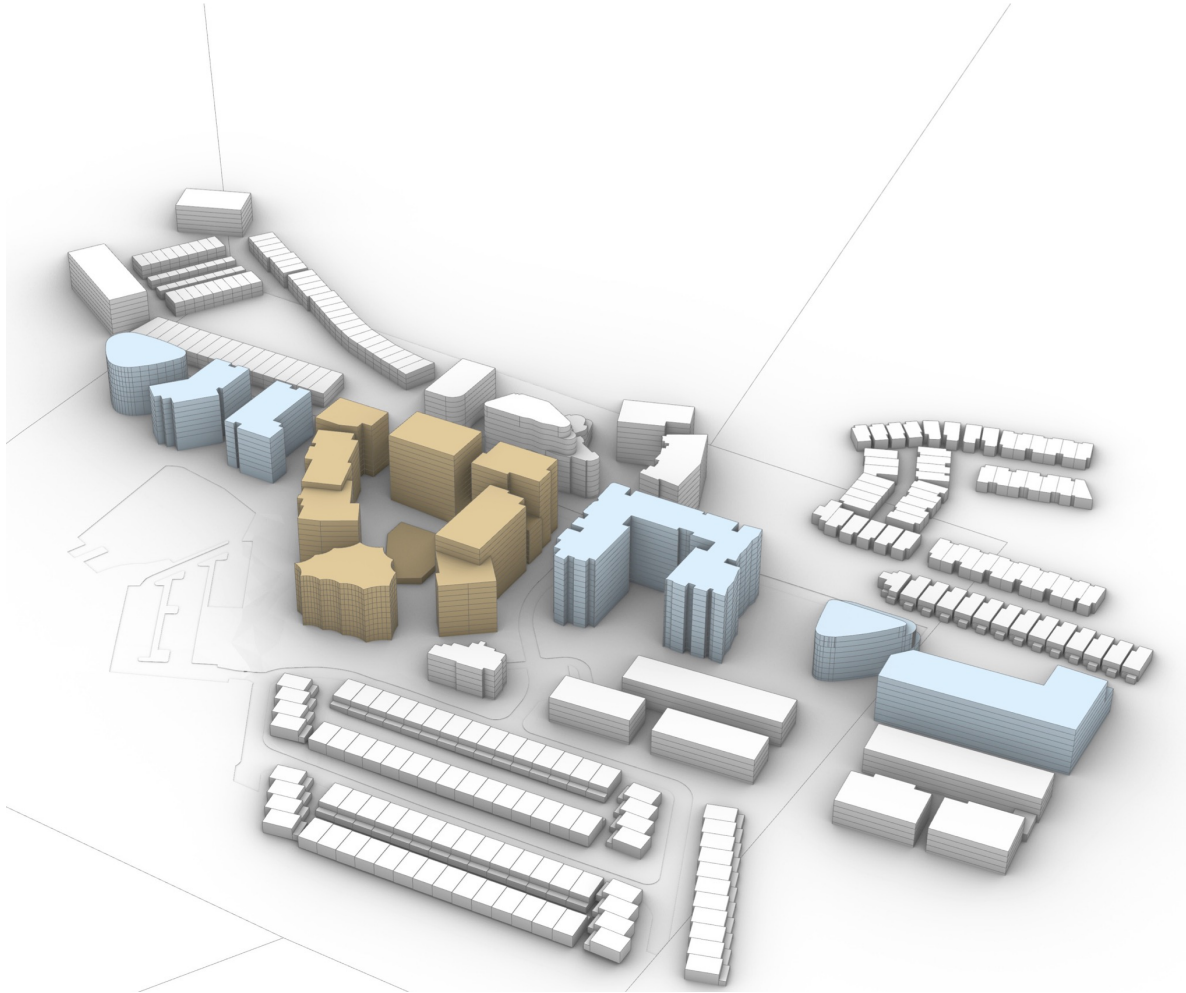
Current Concept Plan with built and planned context when approved



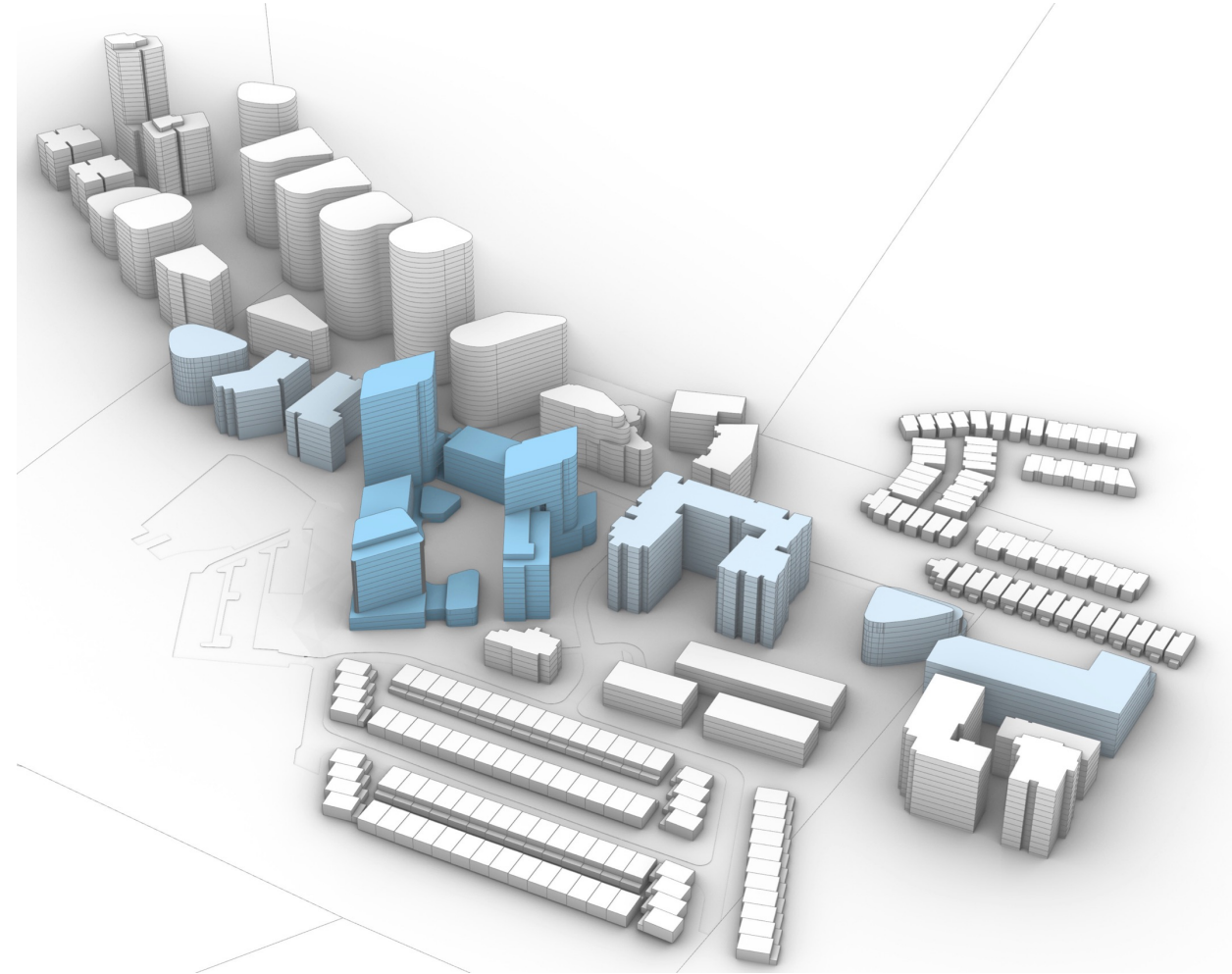
Proposed modified Concept Plan with current built and planned context



Response to changes in planned future context



Current Concept Plan with built and planned context when approved

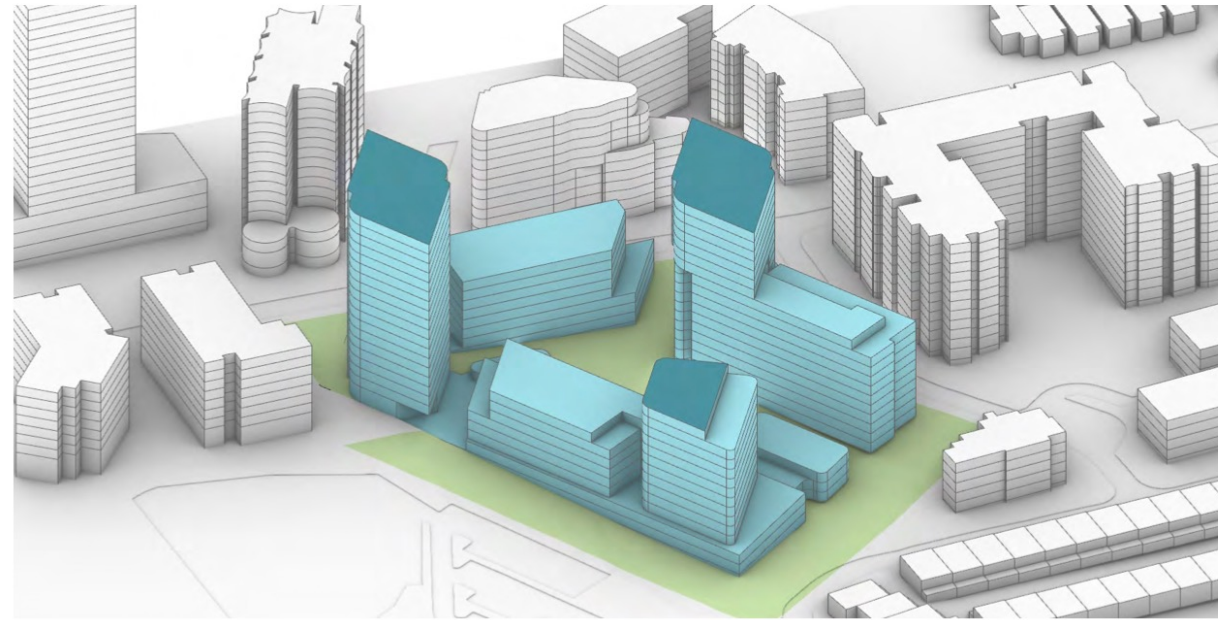


Proposed modified Concept Plan with current built and planned context

Improved solar access to surrounds, site apartment amenity, and visual permeability



Illustrative envelopes of Stage 4 of Approved Concept Plan 12pm



Illustrative envelopes of Stage 4 of Modified Concept Plan 12pm

Supporting material

1. SEPP 65 and Design Reports:

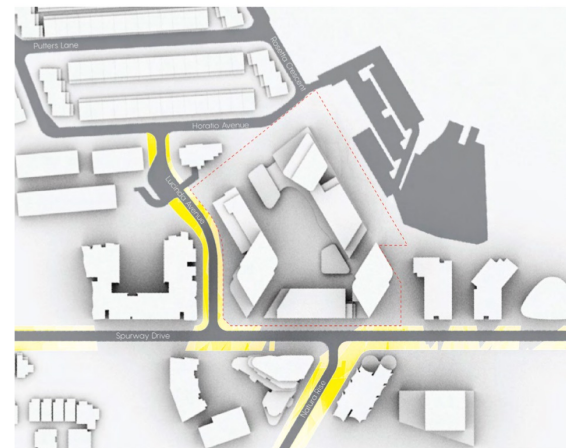
- SEPP 65 Principles
- Context
- Design Principles
- Massing Study
- Street View Analysis
- Urban Integration & Building Separation

2. Solar Access Studies for the

- public domain
- adjoining 'Haven' development

Samples from Solar Access Studies

	Approved Master Plan	Proposed Master Plan
10am	1,452sqm	2,032sqm
11am	2,523sqm	2,836sqm
12pm	2,890sqm	2,895sqm
1pm	3,265sqm	3,218sqm
2pm	2,767sqm	2,969sqm
TOTAL PUBLIC SOLAR ACCESS	12,897sqm	13,950sqm (+8%)

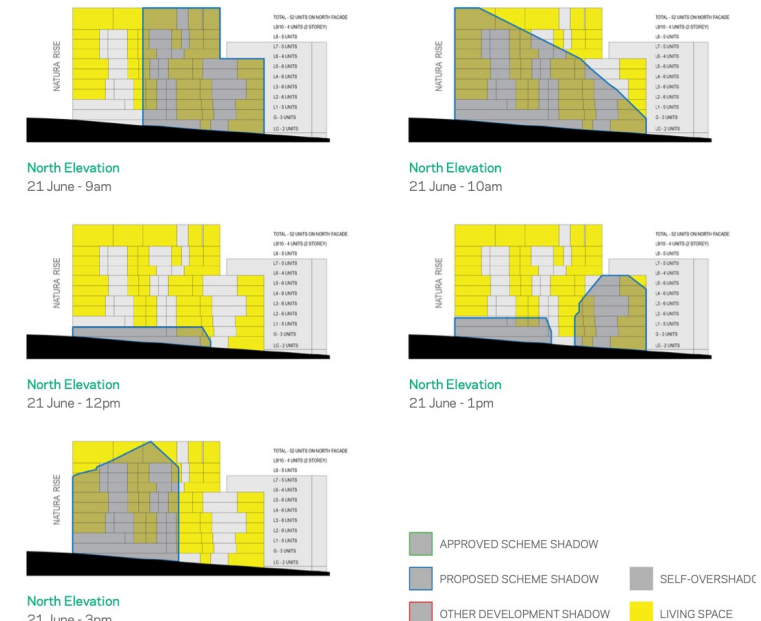


Proposed Master Plan

Cumulative Public Solar Access - 10am, 11am, 12pm, 1pm, 2pm

The Orchards

Adjacent Facade Solar Study - Haven (Proposed Scheme)



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3. Planning and legal assessments

Demonstrating Panel would be within its consent authority powers to approve the modification and height variations should it support the proposed Concept Plan changes

Modification “essentially the same” test:

- Limited to height variations in one stage of the development
- Varying heights to better respond to context was central to the ‘essence’ of the original determination
- No other aspect of the Concept Plan is modified and it is not a ‘radical transformation’

Clause 4.6 variations:

- Consistent with the Panel’s reasoning for the original approved variations
- Consistent with objectives, achieves better planning outcome, and supported by well founded planning grounds

Community Consultation

Community engagement has occurred from project commencement.

Consultation to be undertaken under Council's processes.

Most sensitive area is located on northern boundary (below).

Existing and approved apartments should mostly benefit from changes.



Approved Scheme

Northern Tower - 9 Storeys



Proposed Scheme

Northern Tower - 12.5 Storeys

Next Steps

Receive and respond to:

- community consultation submissions
- Council and Panel feedback and further information requirements

Lodge Stage 4 DA for detailed assessment:

- test detailed application of proposed height changes

Finalise Modification for determination, to be guided by progress of Stage 4 DA

