

Acknowledgement of Country

ALAND and DesignCorp would like to begin by acknowledging the Traditional Owners of the land on which we attend today's meeting as well as paying our respects to the Aboriginal and Torres Strait Islander Elders of past, present and future.



RSDA Kick-off Briefing Agenda

Address:	60 Pelican Road Schofields NSW 2762 (Lot 66 DP1202497)
DA Number:	SPP-22-00009
PPSSCC Number:	408
Proposed Development:	Subdivision into 2 super lots, construction of a new half road and 7 x 5 storey residential flat building with associated basement car parking, civil and landscaping works
Date Lodged:	07 November 2022
Applicant:	Pelican 88 Development Pty Ltd
Owner:	Pelican 88 Pty Ltd
Briefing Date:	23 February 2023

Previous Approval



Aerial CGI of the previous design.

- The former Sydney West Joint Regional Planning Panel via DA JRPP-14-1105 approved the following on the development site:
 - 'Demolition of existing structures and construction of 5 x Residential Flat buildings for 322 units, basement car parking and 2 lot subdivision with road creation'
- Some features of the previous design included:
 - 322 Apartments
 - 4 Building entries
 - 32 lifts
 - 3 building separation openings resulting in more bulky design
 - SRV Waste Truck Access
 - 1653m² Deep Soil
 - 25% Landscape Area
- The previous approval resulted in more yield, bulkier form, more building entries, smaller arrangement for waste vehicle access, less deep soil and less landscaped areas than the new proposal.

The Site



Aerial photo of the site and surrounds (site in red).

- The Development site itself can be best described as a large irregular shaped north-south orientated land parcel with a total area of 18,400m²
- The site has a 61m frontage to Jerralong Drive and is legally defined as Lot 66 DP 1202497
- The site adjoins recently constructed large residential estates and vacant land parcels earmarked for future comparable residential flat buildings to its eastern boundaries and B4 zoned vacant land parcels to its immediate western boundaries earmarked for future mixed-use developments.
- The site is approximately 500 metres from Schofields Railway Station
- The site is located within the Alex Avenue Precinct. Key features of the Precinct include:
 - 32 hectares of Open Space
 - Two New Schools
 - At least 25,000m² of retail space
 - New railway station at Schofields with a commuter car park
 - Walking & cycling paths along major roads and open space corridors
- Being located within the North-West Growth Centre Alex Avenue Precinct and near Schofields Train Station and future commercial area, the immediate locality is experiencing a significant transformation from semi-rural to residential



SCHORFIELD GARDENS | 60 PELICAN ROAD

View from Jerralong Drive, looking south-east towards the development.

SITE CONTEXT ANALYSIS

1:3000



LANDMARKS

- (A) Future Town Plaza
- (B) Shopping Centres
- (C) Future Commercial/Retail
- (D) Future Town Park
- (E) Glory Park
- Bus Stop
- Schofields Station
- Future Road Connection

Proposed development

- DA for residential flat buildings
- Sites being developed

ZONING

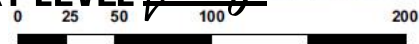
- RE1 Public Recreation
- B2 Local Centre
- B4 Mixed Use
- R2 Low Density Residential
- R3 Medium Density Residential
- SP2 Infrastructure

17m Max Height of Building



LAND

NEXT LEVEL *Living*



Street Views



- *Image 1 – View when Approaching the site along Pelican Rd looking North*



- *Image 2 – Looking West down Jerralong Drive towards Schofields Railway Station*

Street Views

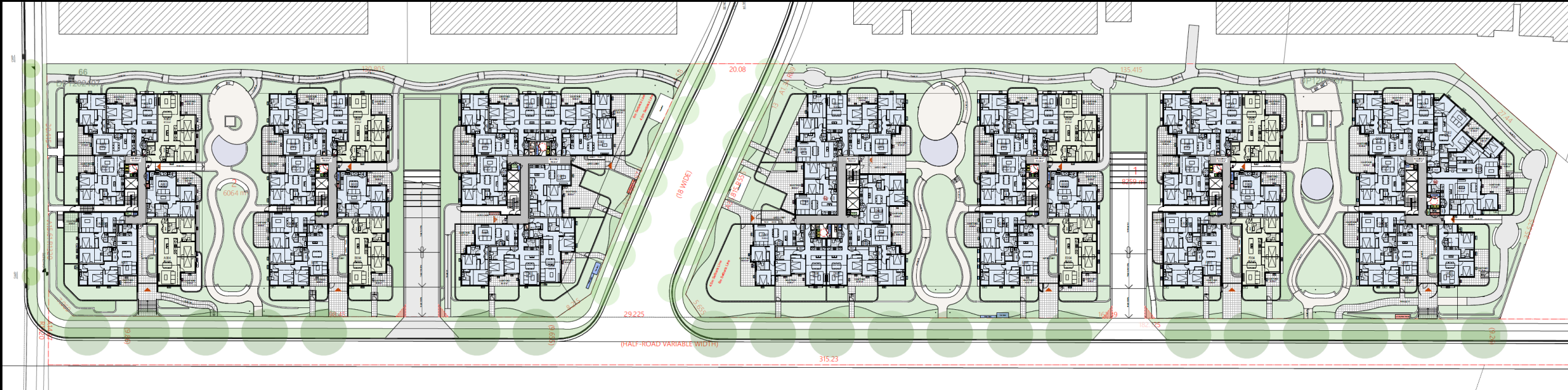


- *Image 3 – Approaching development site looking west down Manchester Drive*



- *Image 4 – Looking East back to the front of the development site across the open fields behind the trees*

The Proposal



- The proposed development is for the subdivision into 2 super lots and:
 - Extension of Manchester Drive and construction of a new half road
 - Construction of 7 x 5 storey buildings incorporating 308 apartments
 - 2 x Levels of basement parking
 - Associated Landscaped areas
- Buildings A – C are located in proposed Lot 2 at the northern end of the site. They are bound by Jerralong Drive to the North, Manchester Drive to the south and the new half Pelican Road to the west. All Buildings are 5 storeys in height
- Building D – G are located in proposed Lot 1 at the southern portion of the site. They are bound by Manchester Drive to the North, Jacqui Ave to the south and the new half Pelican Road to the west

- The residential apartments breakdown is as follows:
 - 1 Bedroom Units: 49 (16%)
 - 2 Bedroom Units: 227 (74%)
 - 3 Bedroom Units: 32 (10%)
 - Total Units: 308 Units (100%)
 - Proposed Adaptable units: 31

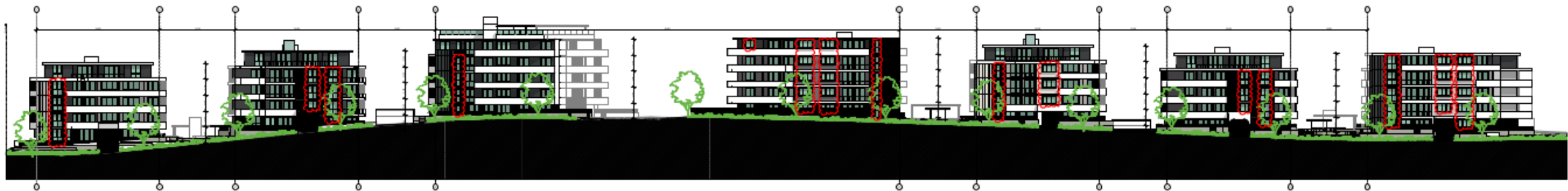
PROPOSED GFA							
LEVEL	A	B	C	D	E	F	G
Ground	700.33	700.33	760.32	755.64	700.33	700.33	746.07
First	736.19	736.19	788.91	784.19	736.19	736.2	777.18
Second	736.19	736.19	788.91	784.19	736.19	736.2	777.18
Third	736.19	736.19	788.91	784.19	736.19	736.2	777.18
Fourth	506.1	506.17	711.52	702.37	506.09	506.1	670.56
Roof			6				
TOTAL	3415	3415.07	3844.57	3810.58	3414.99	3415.03	3748.17
							25063.41

PROJECT CONTROLS	
SITE AREA	14,323 m ²
FSR	1.75:1
MAX GFA	25,065.25 m ²

PROPOSED	
GFA	25,063.41
FSR	1.75:1

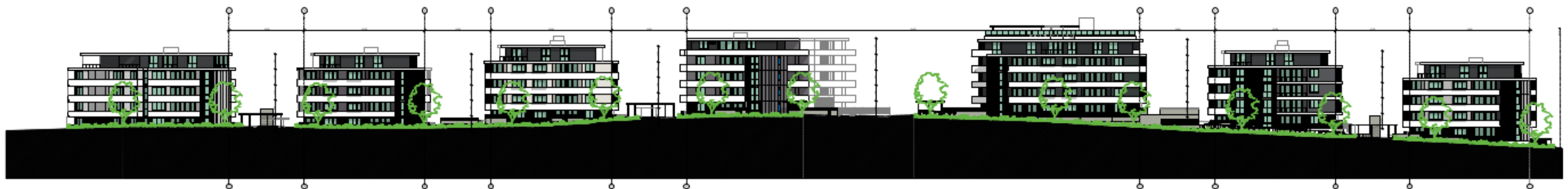
- There will be communal open space available on the Ground Floor as well as a Communal Rooftop Space on Building C
- The Design is ADG compliant in terms of building separation, cross flow and solar requirements

Elevations



WEST ELEVATION
1:500

1



EAST ELEVATION
1:500

2



Street View CGI

View from Jerralong Drive, looking south-east towards the development. (Indicative Image Only)



Street View CGI

View from the South, Looking North-East up along the Development (Indicative Image Only)



Communal Open Space

Internal Landscape Shot Between Buildings D & E (Indicative Image Only)



Communal Open Space

Communal Rooftop on Building C. (Indicative Image Only)

Community consultation and exhibition

- ALAND consulted with council via a formal Pre-Application Meeting held on 23 August 2022.
- Aland has also engaged external market research to gauge what the public wants for the site. All this feedback has informed the proposed development and has been incorporated into the design.
- Notification and Public Exhibition period was between the 07.12.2022 to 12.01.2022. Alan Middlemiss (BCC Coordinator Planning Assessment) confirmed via email on 19.01.2022 that no submissions were received.

Specialist reports and investigations

- Consultant reports have confirmed that the proposed development is consistent with the objectives, planning strategies and detailed controls of the site and:
- The development will have no adverse impacts to the existing site of the local/neighbouring environment

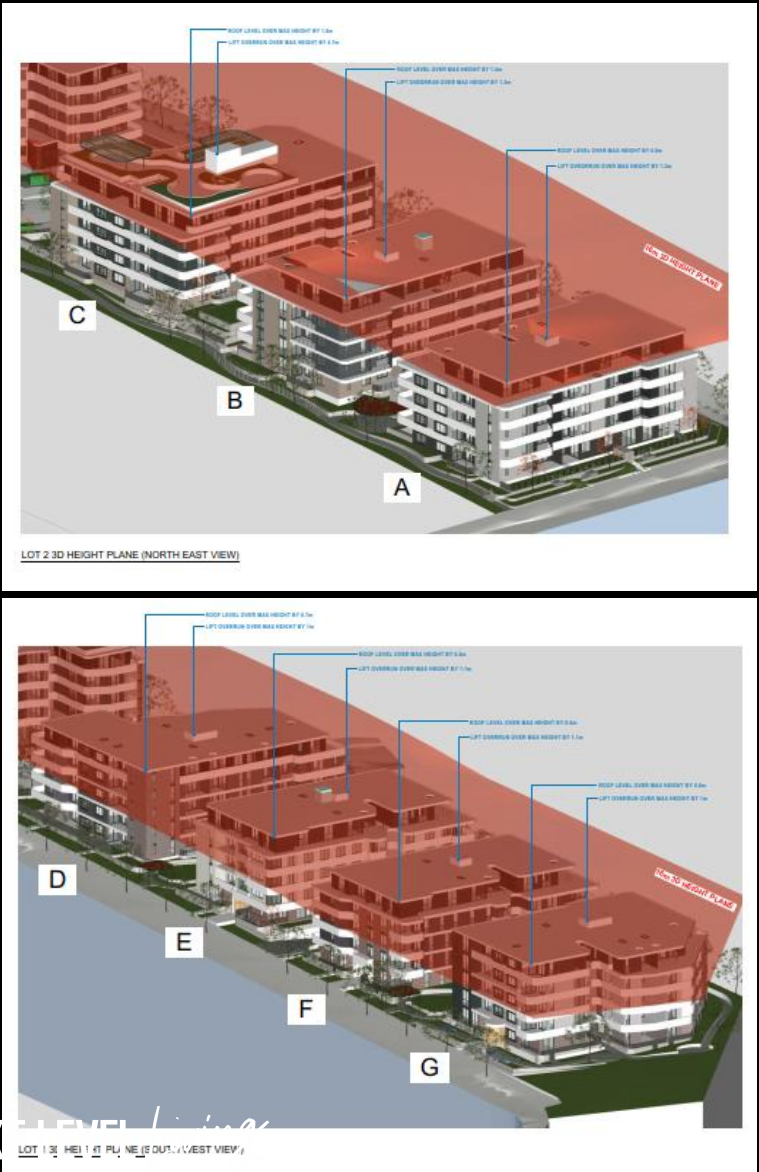
Supporting Report/Plans	Prepared by	Ref and dated
Due Diligence Aboriginal Archaeological Assessment	AMAC Archaeological	21.10.2022
Acoustic DA Assessment	Acouras Consultancy	SYD2022-1080-R001c 18.10.2022
Architectural Plans, SEPP 65 Report & ADG Compliance Table	Design Corp Architects	Reference: 2022-131 Rev: F 24.10.2022
NATHERs and BASIX	BCA Energy Jensen Hughes	24.10.2022 (NatHERS Cert No. HR-XZ4DB7-01) 24.10.2022 (BASIX Ref No. 1325004M)
BCA Assessment Report	BCA Logic	Ref: 114487-BCA-r2 20.10.2022
Bushfire Statement	Building Code & Bushfire Hazard Solutions	Ref: 221254B 26.09.2022
Civil & Stormwater Plans	S&G Consultants Pty Ltd	Project No: 20220131 Rev: B 24.10.2022
Preliminary Site Investigation	Geotesta Pty Ltd	Ref: NE1448 20.10.2022
Natural Ventilation Assessment	SLR Consulting	Ref: 610.30880-R01 21.10.2022
Access & Adaptability Report	Access Mobility Solutions	Issue A Ref: 336/AMS01/01GS 17.10.2022
Geotechnical Report	Alliance Geotechnical Pty Ltd	Ref: 14949-GR-1-1 Rev: 02 19.10.2022
Landscape Plan	A Total Concept	19.10.2022
Operational & C&D Waste Management Plan	Elephants Foot	OWMP: Rev D 24.10.2022 C&DWMP: Rev C 24.10.2022
SEE, CPTED & Clause 4.6 Variation	Think Planners	CI 4.6: 25.10.2022 CPTED: 25.10.2022 SEE: 26.10.2022
Survey & Subdivision Plan	SDG Pty Ltd	Survey: Issue B 28.09.22 Subdivision Plan: Issue B 23.03.22
Traffic & Parking Assessment Report	Varga Traffic Planning	Ref: 22257 20.10.2022
Urban Design Report	Annand Associates Urban Design	23.10.2022

Issues for further consideration

The site presents the following matters for consideration:

- Height of Buildings:** The proposed development departs from the maximum permissible height for the site (16m), however strict compliance with the development standard is unreasonable and unnecessary in the context of the proposal and its unique circumstances
- The proposed development meets the underlying intent of the control and is a compatible form of development that does not result in unreasonable environmental amenity impacts
- The design of the Communal Open Space on the Rooftop of Building C, which has the greatest departure from the standard is a direct design response to ensure residents of Building C have direct access to some form of COS stemming from the need to have an elongated driveway entrance to accommodate council's requirement to have waste collection in the basement

Building	Roof Encroachment	Lift Overrun Encroachment	Departure
Building A	0.5m	1.3m	8.1%
Building B	1.4m	1.3m	8.1%
Building C	1.5m	4.7m	29.3%
Building D	0.7m	1.0m	6.2%
Building E	0.5m	1.1m	6.8%
Building F	0.6m	1.1m	6.8%
Building G	0.8m	1.0m	6.2%





NEXT LEVEL *Living*

Thank you.