



153-155 Pennant Street & 2 Collett Parade, Parramatta

**SCCPP Preliminary Briefing
26th October 2023**

The Proposal

- Demolition of existing structures (including three (3) dwelling houses and
- Removal of 10 trees within the site;
- Construction of a 4 storey residential flat building with 28 self-contained dwellings, consisting of:
 - 20 x one-bedroom dwellings, and;
 - 8 x two-bedroom dwellings;
- Basement car parking for 12 vehicles, including 4 accessible spaces, and 16 bicycle parking spaces/racks;
- Consolidation of the three (3) existing lots into one (1) allotment.
- Associated landscaping and civil works





Public Notification

- Notification Period: 11
October 2023 – 1
November 2023
- To date, no (0)
submissions have been
received.

Planning Assessment

A planning assessment has been undertaken for the application.

Assessment of the relevant statutory controls have come back acceptable with the exception of the issues raised in referral comments.



Internal and External Referral Status

INTERNAL REFERRALS	
Heritage	Satisfactory
Development Engineer	Additional Information Requested
Universal Design	Additional Information Requested
Social Outcomes	Additional Information Requested
Traffic and Transport	Awaiting Comments
Landscape and Tree Management	Awaiting Comments
Environmental Health – General	Awaiting Comments
Environmental Health - Acoustic	Awaiting Comments
Environmental Health – Waste Management	Awaiting Comments
Design Excellence Advisory Panel	Awaiting Comments – Meeting scheduled for 23 November 2023.
EXTERNAL REFERRALS	
Transport for NSW	Satisfactory
Endeavour Energy	Satisfactory
Sydney Water	Awaiting Comments

Summary of Deferral Comments



Summary of Urban Design Deferral Comments

1. Front Setbacks & Deep Soil
 - a) Retain basement carparking within building footprint along Pennant St
 - b) Increase front setback south of GF. Unit 6 is to have a 3m setback to Collett Parade.
2. Communal Open Space is required to cater for a range of age groups.
3. Public Domain/Private Landscaping
 - a) Provide 3 x street trees along Collett Parade.
 - b) Relocate proposed trees 3m from building walls.
 - c) Increase the width of planting area along eastern boundary.
 - d) Demonstrate enough soil depth for planting on top of OSD.
4. Universal Access
 - a) Ensure the active leaf of the double doors provides a min 850mm clearance.
 - b) All 4 WC within the accessible units provide LH transfers onto the pan. Consideration to provide RH transfers in two of the accessible units

Summary of Social Outcomes Deferral Comments

1. Reconsider the dwelling mix to include at least 1 three-bedroom dwelling.
2. Submit a Social Impact Assessment.
3. Utilize a registered Community Housing Provider (CHP) to manage tenancy within the site.
4. Consider increasing provision of outdoor communal space.
5. Confirm that the unit will be assigned as affordable housing in perpetuity.

Summary of Engineering Deferral Comments

1. Stormwater requirements in relation to On-Site Detention System. More in-depth details will be provided in Council's Request for Information.
2. Water Sensitive Urban Design requirements to incorporate MUSIC modelling