



SYDNEY CENTRAL CITY PLANNING PANEL

BRIEFING NOTE

Panel Reference	PPSSCC-93
DA Number	DA/242/2020
LGA	City of Parramatta
Proposed Development	Consolidation of the existing lots, re-subdivision to create 2 lots with associated road and pathway infrastructure, civil works and construction of an affordable housing development comprising 162 apartments with basement parking on Lot A. The proposal is to be determined by the Sydney Central City Planning Panel.
Street Address	264 – 268 Pennant Hills Road, Carlingford (Lot 1 DP1033201 and part Lt 2 DP 364225)
Applicant	BaptistCare NSW & ACT
Owner	BaptistCare
Date of DA lodgement	4 May 2020
Number of Submissions	Nine
Recommendation	Approval
Regional Development Criteria	The development has a capital investment value of more than \$30 million. The application also triggers determination by the SCCPP as it is for affordable housing with a capital investment value of more than \$5 million.
Clause 4.6 requests	<ul style="list-style-type: none">• Parramatta Local Environmental Plan 2011• Clause 4.3 – Height of Buildings• R4 High Density Residential zone
Summary of key submissions	<ul style="list-style-type: none">• Overshadowing• Building Setback/Separation• Traffic• On-Street Parking• Privacy• Lack of Local Infrastructure
Report prepared by	Frances Mehrrens
*Note: the DA is currently being re-notified and the notification period will end on 11 November 2020.	

1. Project Description

The proposal seeks approval for the following development:

Consolidation of the existing lots, re-subdivision to create 2 lots with associated road and pathway infrastructure, civil works and construction of an affordable housing development comprising 162 apartments with basement parking on Lot A. The proposal is to be determined by the Sydney Central City Planning Panel.

- Removal of four trees.
- Excavation of a single-level basement for the provision of:
 - 82 resident car parking spaces (including 17 accessible);
 - 40 bicycle parking spaces.
 - 8 scooter parking spaces.
 - Plant and waste storage.
- Construction of 3 x 4 storey residential apartment buildings for affordable housing comprising:
 - 82 x 1 bedroom, 63 x 2 bedroom and 17 x 3 bedroom apartments.
 - Community room.
- Landscaping.
- Civil works, including construction of two new roads and regrading and widening of Martins Lane.
- Consolidation of lots and re-subdivision into two lots.
- Public domain works.

Note: BaptistCare is a registered Community Housing Provider and intends to maintain ownership of the property until at least 1 January 2045.



Figure 1 Site plan



Figure 2 Photomontage of proposal as viewed from corner of Park Avenue and Caroline Street looking west

2. Site Description, Location, and Context

2.1 Site and Location

The site is located in an established residential area on the southern side of Pennant Hills Road and

is approximately 500 metres south-west of the former Carlingford train station and 1.2 kilometres from Carlingford Village. The rectangular shaped site comprises two allotments with a combined site area of 27,493m² and dual frontages to Pennant Hills Road (114 metres) and Martins Lane (245m). The site slopes steeply away from Pennant Hills Road from RL 98.5 to RL 78 at the southern boundary.

The site subject to this Development Application is the northern portion of the site and a portion of land including and adjacent to Martins Lane and comprises a total of 8,000sqm.



Figure 3 Locality Map (subject site in red)

The site is currently vacant, with the previous seniors living development that occupied the site demolished in accordance with DA/689/2017. The surrounding lots are occupied by primarily single and double storey detached dwellings and zoned R4 High Density Residential around Pennant Hills Road and R2 Low Density Residential and R3 Medium Density Residential further to the south.

2.2 History

The subject site is part of a larger site that was rezoned in October 2019. The rezoning allowed for increased density on the site and the development of residential apartment buildings, as described below.

Control	Previous Controls	Current Controls
Zoning	Part R2 Low Density Residential Part SP2 Infrastructure	Part R4 High Density Residential Part SP2 Infrastructure (Classified Road)
Height	9 metres	14m metres
FSR	0.5:1	Part 1:1
Natural Resources Biodiversity	N/A	To map part of site as Natural Resources-Biodiversity to reflect existing Endangered Ecological Community (EEC) on the site.

A site-specific Development Control Plan has been prepared for the site.

The applicant has also been entered into a Voluntary Planning Agreement with Council for the following works:

- Provision of a new north-south road to link with the new east-west road.
- Provision of a new east-west road linking to Pennant Hills Road and Martins Lane.
- Public domain improvement works along the western side of Martins Lane.
- Martins Lane upgrade including – full width road surface upgrade, new street lighting, new fencing along the eastern side of Martins Lane to replace existing dilapidated fencing to properties, subject to agreement by owners.
- Signalisation of the intersection of Pennant Hills Road and Baker Street, including two signalised pedestrian crossings.
- Public access and maintenance of the high ecological constraint area and associated Blue Gum High Forest vegetation at the southern portion of the site.

3. Key Assessment Issues

3.1 Affordable Rental Housing SEPP

The development is proposed pursuant to Part 2, Division 1 of the ARH SEPP for in-fill affordable housing. The development satisfies the access criteria prescribed by clause 10 and is eligible for a bonus of 0.5:1.

The proposal complies with the standards set out under clause 14, with the exception of:

- Landscaped area requirement of 35sqm per dwelling. This would result in a requirement for 71% of the site to be provided as landscaping. Approximately 30% of the site is provided as landscaped area.
- Solar access for 70% of apartments for a minimum of three hours. Solar access is achieved for 74% of dwellings for a minimum of 2 hours, compliant with the ADG.
- Dwelling size of three bedroom units is 95sqm. Three bedroom apartments are 90sqm, consistent with the ADG.

3.2 SEPP 65 and the ADG

The proposed development has demonstrated consistency with the design principles of SEPP 65 And the ADG. Key assessment issues relate to:

- Solar access to communal open space is achieved through an alternative solution, where the ground floor courtyard receives 1 hour of solar access to a minimum of 50% of the area and the rooftop communal open space will receive a minimum of 40% direct solar access for 5

- hours.
- Minor variations are proposed to minimum internal layout dimensions relating to the depth of habitable rooms (Apartment 1J, 2S and 2D) and minimum area of a master bedroom (Apartment 1J).
- Building B proposes 9 apartments off of a single core.

3.3 Parramatta Local Environmental Plan 2011

Development standard	Proposal	Compliance
2.3 Zoning		
R4 – High Density Residential	<p>The proposed use is defined as ‘residential flat building’ which is permissible with development consent in the R4 zone.</p> <p>The portion of the site zoned SP2 adjoining Pennant Hills Road accommodates landscaping only. This portion of the site is reserved to be acquired for the classified road.</p>	Yes
4.3 Height of Buildings		
Control: 14 metres	<p>A total height of 14.84m is proposed, or a maximum exceedance of 840mm.</p> <p>The majority of the built form is contained within the height limit, with exceedances varying between 110mm and 840mm.</p>	No – refer to Clause 4.6
4.4 Floor Space Ratio		
Control: 1:1 (8,000m ²)	<p>Total GFA: 11,906² (1.49:1)</p> <p>In accordance with the bonus FSR provided under the ARH SEPP, the proposed FSR is permissible.</p>	Yes
4.6 Exceptions to Development Standards		
	Variation to Building Height for a maximum of 840mm, or a total height of 14.8m. The proposed variation satisfies the requirements of clause 4.6.	Yes

Table 1 Assessment of the proposal against PLEP 2011

3.4 Parramatta Development Control Plan 2011

The development has been designed in accordance with the general development principles of the PDCP, as well as the site-specific DCP. Key assessment issues relate to:

- Variation to building envelope plan. The DCP building envelope plan shows four separate buildings, whilst three buildings are proposed.
- The proposal complies with the height in storeys and setback controls established by the site-specific DCP.
- Stormwater and drainage matters are currently under review by Council’s catchment engineer (6 November 2020).

4. Referrals

Authority	Comment
Transport for NSW	Support subject to conditions of consent.
Endeavour Energy	Supported.

Authority	Comment
Design Excellence Advisory Panel	Supported
Development/Catchment Engineer	Referral outstanding (6 November 2020)
Landscape Officer	Supported, subject to conditions of consent.
Open Space and Natural Areas	Supported.
Urban Design	Supported, subject to conditions of consent.
Assets	Referral outstanding (6 November 2020)
Infrastructure	Supported, subject to conditions of consent.
Traffic Engineer	Supported, subject to conditions of consent.
Environmental Health – Acoustic	Supported, subject to conditions of consent.
Environmental Health – Waste	Supported, subject to conditions of consent.
Public Domain	Supported, subject to conditions of consent.
Social Outcomes	Supported, subject to conditions of consent.
Access	Supported, subject to conditions of consent.

Table 2 Internal referrals