

# Urban Design Report

169 Pennant Hills Road, Carlingford

JS Architects Pty Ltd



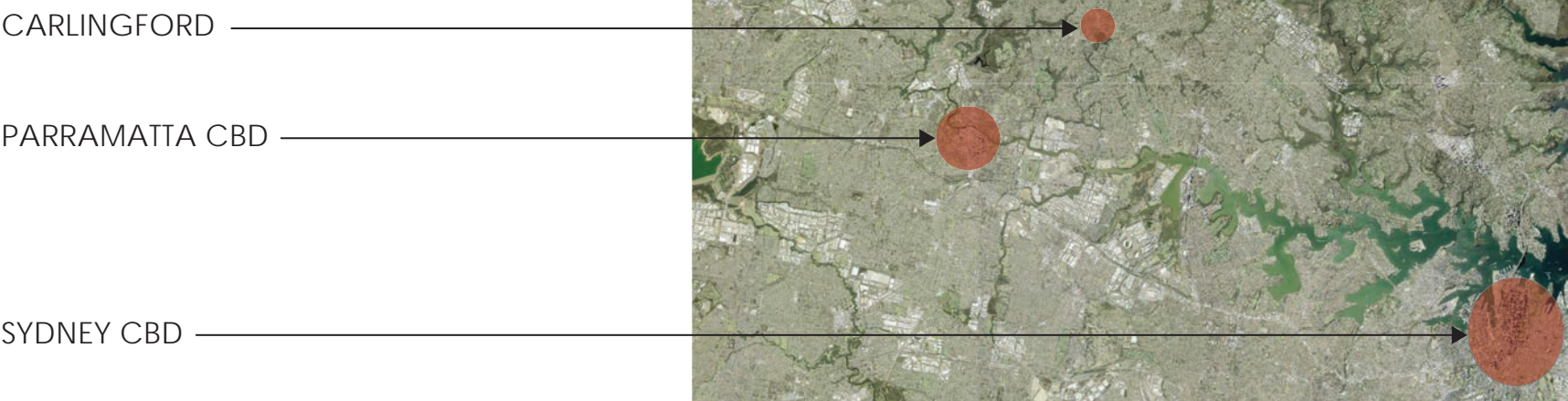


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# Site Description



The subject site is known as 169 Pennant Hills Road Carlingford and is legally described as Lot 4 DP 211775. The site is located approximately 4.5 kilometres north-east of the Parramatta CBD and 1.2 kilometres west of the Carlingford town centre.

The site is bounded by Pennant Hills Road to the south, and a mix of medium and low density residential on all other boundaries. The site falls away from the southern boundary on Pennant Hills Road to the northern boundary at a slope of approximately 3.8 per cent.

**Site area:** 2910 m2  
**Controls** - Hills DCP 2012  
**Height Limit** - 20m

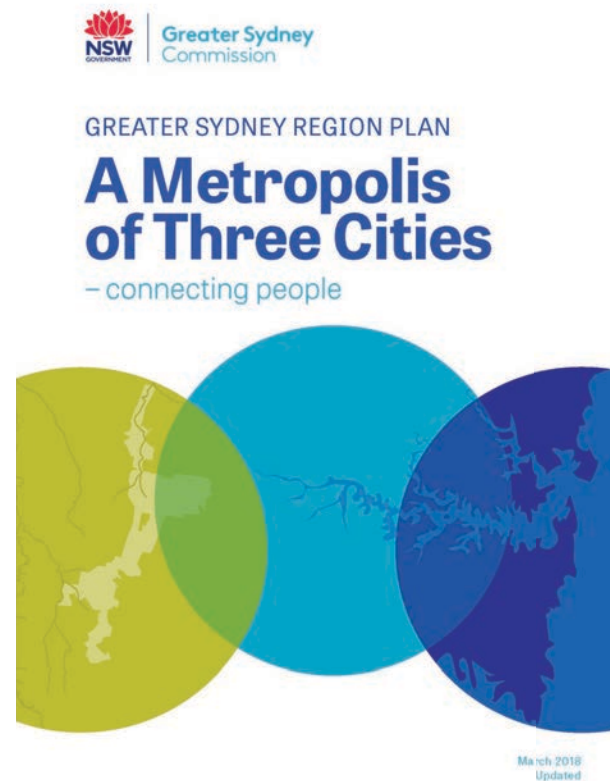




# Strategic Context

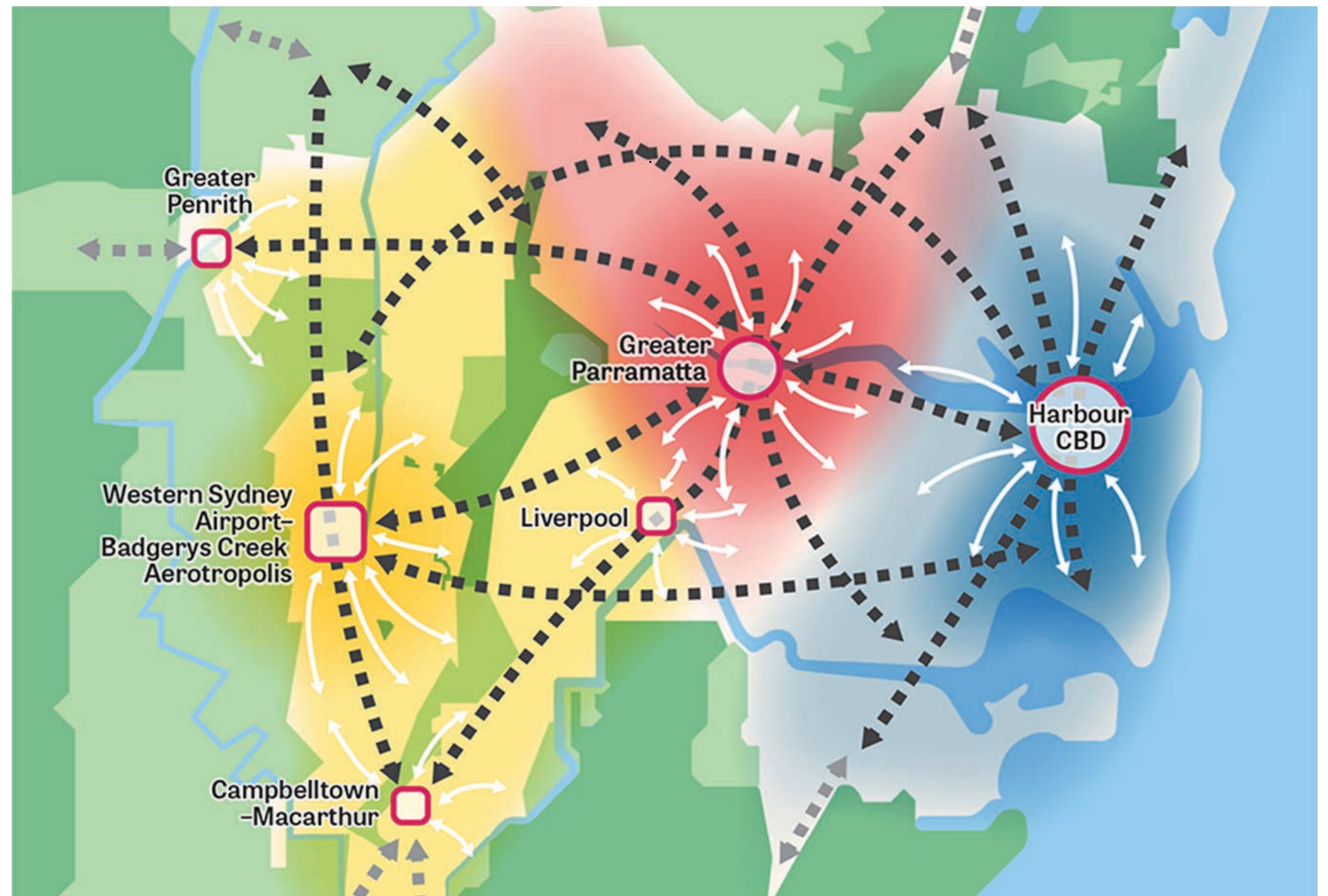
The strategic context outlines the planning framework that guides development of the site and surrounds, specifically the relationship between the site and the changing urban context.

## A Metropolis of Three Cities - The Greater Sydney Region Plan



The GSRP is the NSW Government's overarching strategic plan for the Greater Sydney Region. It sets a 40-year vision and establishes a 20-year plan to manage growth and change for Greater Sydney in the context of social, economic and environmental matters. It is built on a vision of three cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places. To meet the needs of a growing and changing population the vision seeks to transform Greater Sydney into a metropolis of three cities:

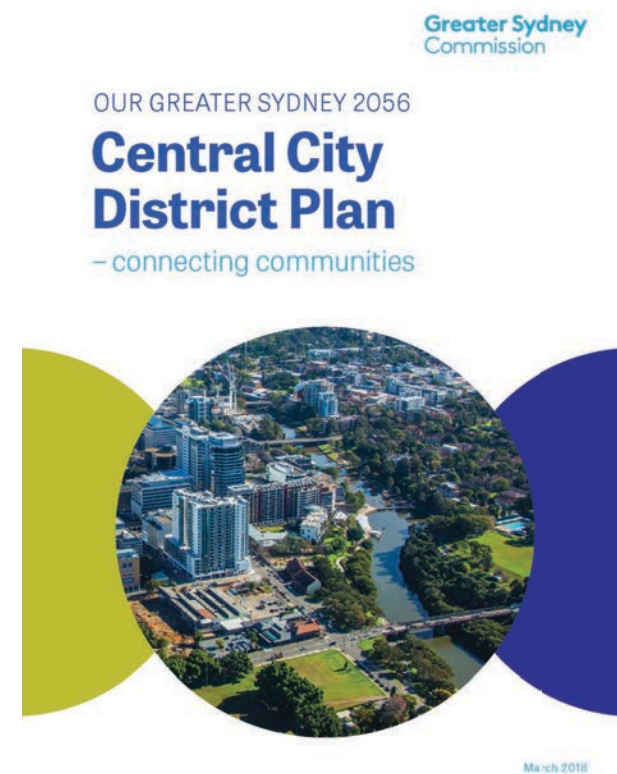
- the Western Parkland City
- the Central River City
- the Eastern Harbour City





# Strategic Context

## Central City District Plan



This Central City District Plan is the NSW Government's 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision of Greater Sydney. It is a guide for implementing the Greater Sydney Region Plan, A Metropolis of Three Cities, at a district level and is a bridge between regional and local planning. The Central City District Plan informs local strategic planning statements and local environmental plans, the assessment of planning proposals as well as community strategic plans and policies.

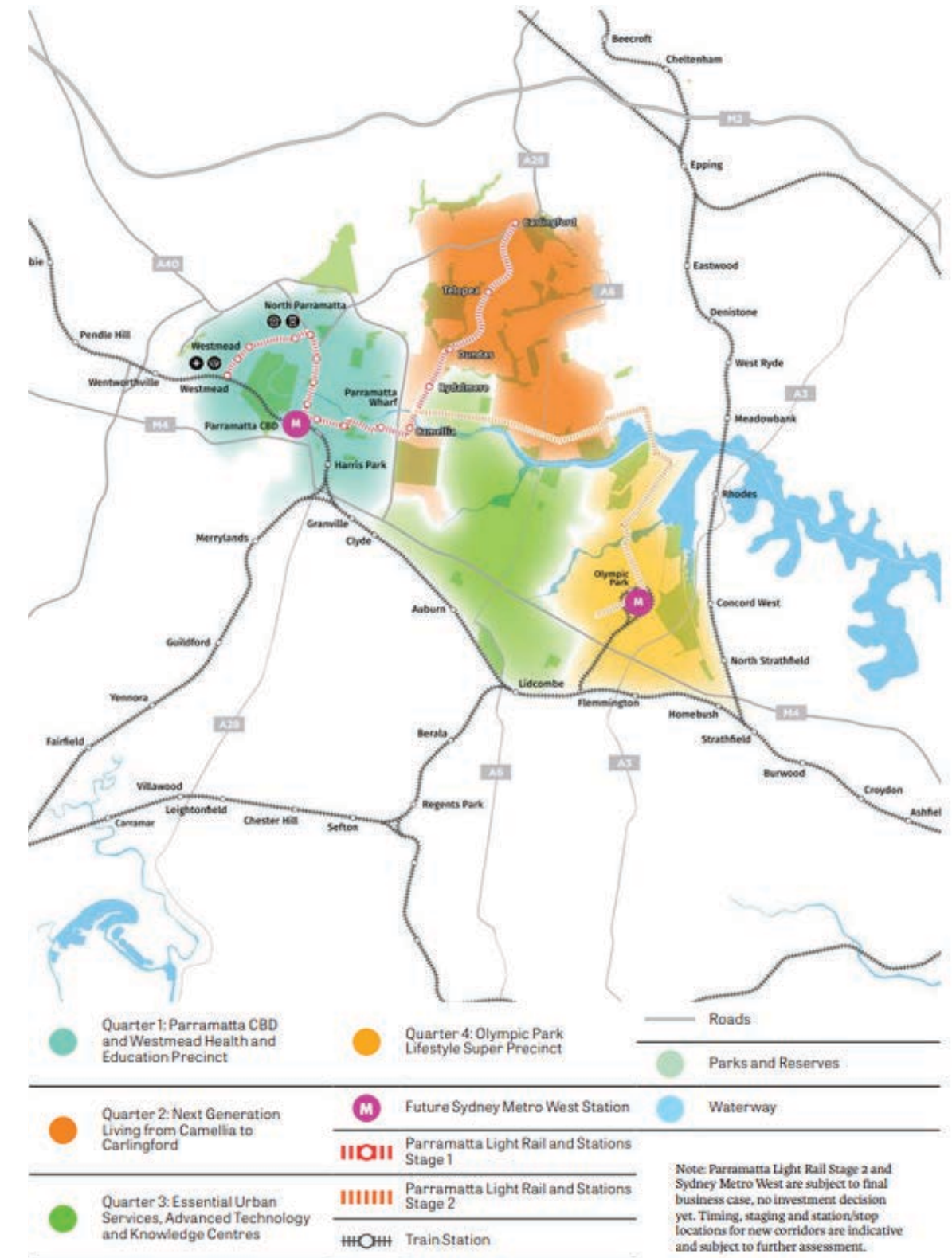




# Strategic Context

## Greater Parramatta to Olympic Peninsula (GPOP)

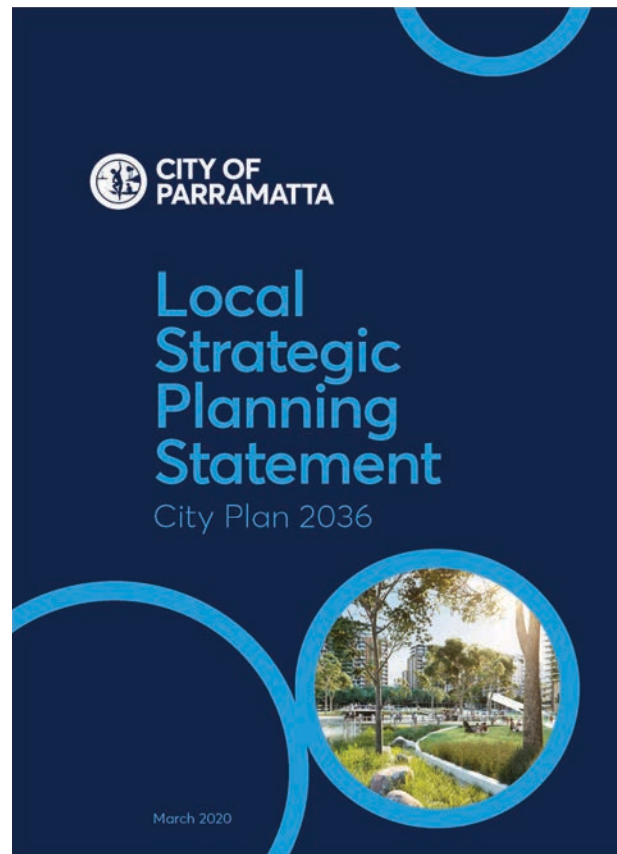
A Strategic Plan for GPOP will be prepared to replace the Greater Parramatta Interim Land Use and Implementation Plan (LUIP), which is currently supported and given strategic weight through a Ministerial 9.1 Direction. The Strategic Plan will establish a land use vision for each of the 26 precincts across GPOP, further investigate potential growth options and infrastructure needs, and implement a staging and sequencing plan. The Strategic Plan will also be supported by a Special Infrastructure Contribution to be paid by developers to support infrastructure needs.



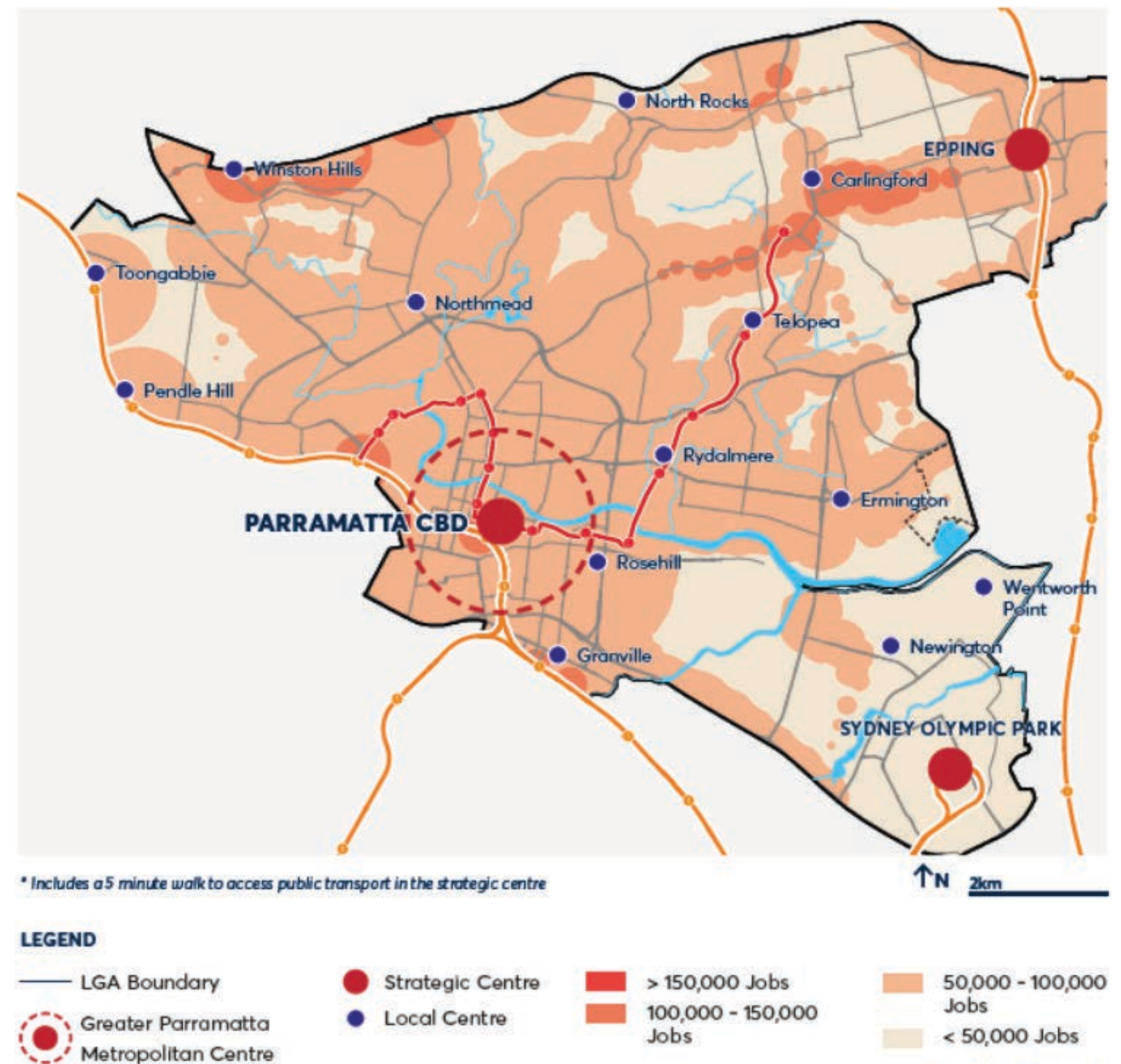


# Strategic Context

## Local Strategic Planning Statement City Plan 2036



The Local Strategic Planning Statement City Plan 2036 (LSPS) is Parramatta City Council's 20-year land use planning vision. It balances the need for housing and economic growth, while also protecting and enhancing housing diversity, heritage and local character. Further, the LSPS implements the NSW Government's strategic planning framework at the local level while protecting the City's environmental assets and improving the health and liveability of the City



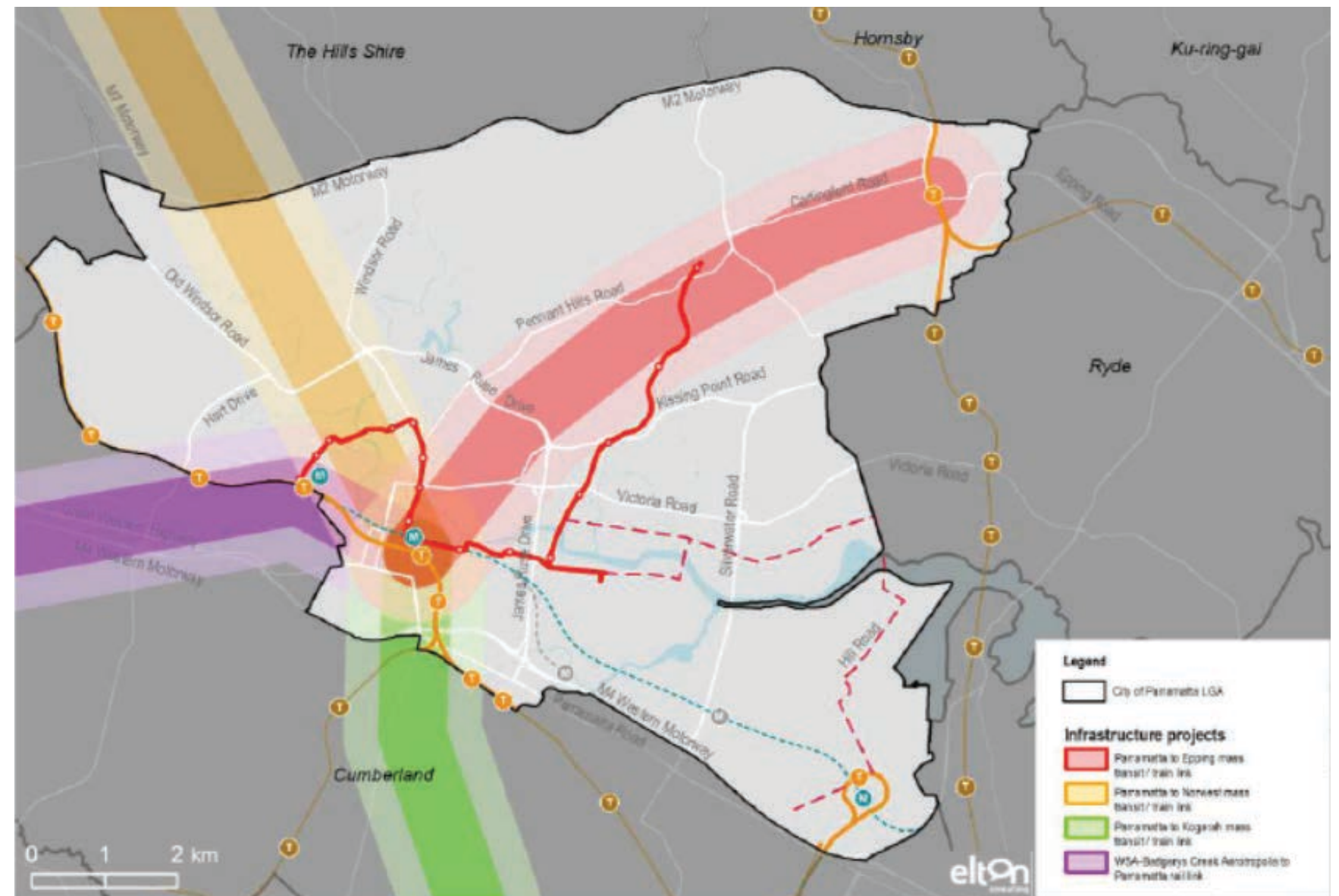


# Strategic Context

## Local Housing Strategy

Parramatta City Council's Local Housing Strategy (2020) provides direction about when and where future housing growth will occur to 2036 and beyond, consistent with the strategic priorities contained in the NSW Government's Central City District and Council's Local Strategic Planning Statement.

The Local Housing Strategy (2020) provides the evidence of significant housing growth, most of which is high-density (apartment) development occurring in growth precincts led by NSW Government agencies or the City. It also sequences this forecasted growth based on delivery of key dependencies. The Parramatta to Carlingford corridor (Carlingford Corridor) is identified as a 'Future Longer Term Opportunities'.





# Local Context

## Land Use

The surrounding area is occupied by a number of existing land uses including: schools to the north and east; commercial uses along Pennant Hills Road at Carlingford Railway Station; open space; low density residential development to the west, north and east, comprising predominantly 1-2 storey houses.

## Public Transport

Approximately 15 minutes walking distance (1200m), north-east of the site is Carlingford railway station. This station provides intermittent services, with only one early morning train connecting directly to Sydney Central Station. At other times of day passengers must change at Clyde to connect with other services. Telopea Railway Station is also close by, to the south of the site. Telopea is on the same service line (Carlingford Line) as Carlingford station where the line terminates.

Pennant Hills Road forms the southern boundary of the site and is a major arterial road, connecting Parramatta in the south-west with Hornsby in the north-east and linking with a number of other major routes in Sydney's road network.

There are bus stops on both sides of the road adjacent to the site. Route 625 connects Parramatta with Pennant Hills via Carlingford and Route M54 is a cross regional service which connects Parramatta, Carlingford, Epping and Macquarie Park.

## Carlingford Town Centre + Amenities

There is a small shopping strip near Carlingford Railway Station. New residential flat buildings up to 18 storeys high have been approved adjacent to the station. The major retail and commercial areas in Carlingford are located 1.5km from the site on Pennant Hills Road, approximately 20 minutes walk away. There are two medium sized shopping centres, Carlingford Court and Carlingford Village.



CARLINGFORD VILLAGE



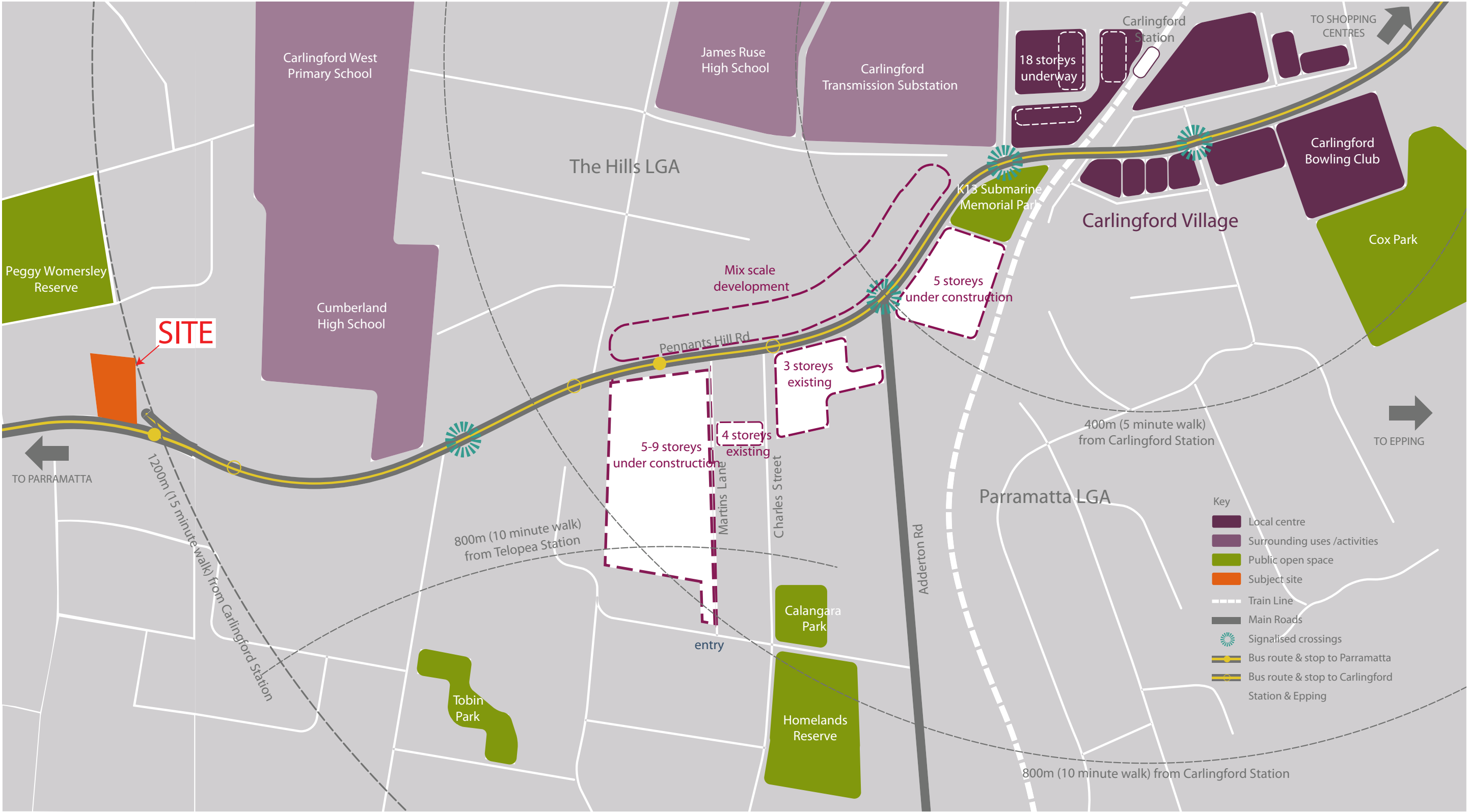
CARLINGFORD COURT



PENNANT HILLS ROAD



# Local Context





# Local Context

## Recent Development Nearby





# Topography

The site falls away from the southern boundary on Pennant Hills Road to the northern boundary at a slope of approximately 3.8 percent.





## Access

The primary street address for the site is Pennant Hills Road. This road services the main access points to the development.

The main vehicular access and exit to the site is provided from Pennant Hills Road.

The main pedestrian access to the site is from Pennant Hills Road.



A: VIEW FROM SOUTH WEST CORNER



B: VIEW FROM MIDDLE OF THE SITE



C: VIEW FROM SOUTH EAST CORNER



Illustrative Concept - Preferred Apartment Concept (R4)





The floor plan shows a residential building with 10 units. The units are color-coded and labeled as follows:

- 2BED + ENS (Blue):** Units 273 (90.4 m²), 280 (142.1 m²), 282 (145.6 m²), 312 (76.3 m²).
- 3 BED + ENS (Pink):** Units 272 (112.5 m²), 274 (112.7 m²), 290 (95.4 m²), 334 (45.4 m²).
- BAL. (Light Blue):** Balconies with areas ranging from 6.5 m² to 34.5 m².
- FIRE STAIR (Orange):** Located near units 272, 280, and 312.
- HALLWAY (Light Green):** Connects the units and balconies.
- LIFT (Pink):** Located near units 272 and 312.
- STUDIO (Brown):** Unit 334.

The plan also includes a parking area with two cars, a landscaped garden with trees and paths, and a building footprint with various room layouts. A legend on the right explains the color coding.



Concept Plan - 1F - 5F



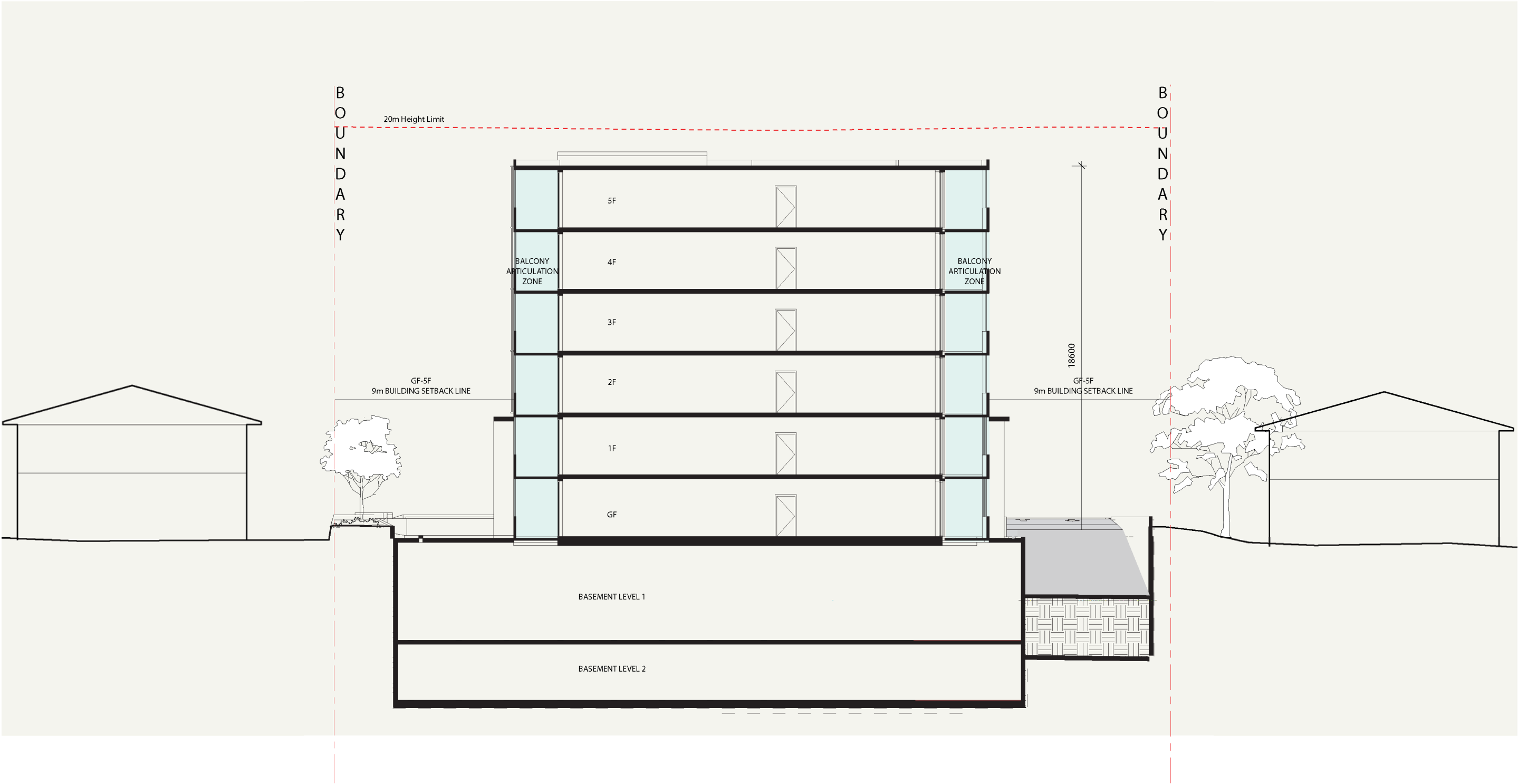


Section A





Section B





# Yields & Calculations

## Residential numbers and mix

Building	Unit Type	Studio	1B	2B	3B	Total
	Mix	12.5%	0.0%	62.5%	25.0%	100%
		6	0	30	12	48

## Car parking rates

Apartment type	Min. spaces/unit
Studio	1.00
1B	1.00
2B	2.00
3B	2.00
Visitor	0.25
Carshare	1 space

## Site Summary

Total GFA	5,571
Site Area - Total	2,910 m <sup>2</sup>
Gross FSR	1.9:1
No. of apartments	48
No. of cars	103
Site coverage	1,009

## Definitions

- FSR is Floor Space Ratio = GFA (LEP)/Site Area
- GFA is Gross Floor Area measured as defined by the governing Local Government Authority
- Site Coverage is the Building Footprint plus basements extending beyond the footprint
- all areas are measured in square metres
- all numbers are calculated with decimal places and then rounded up or down to be stated as whole numbers



Solar Analysis



SHADOW DIAGRAM @ 9am - WINTER SOLSTICE



SHADOW DIAGRAM @ 12pm - WINTER SOLSTICE



SHADOW DIAGRAM @ 3pm - WINTER SOLSTICE



Photo Montage



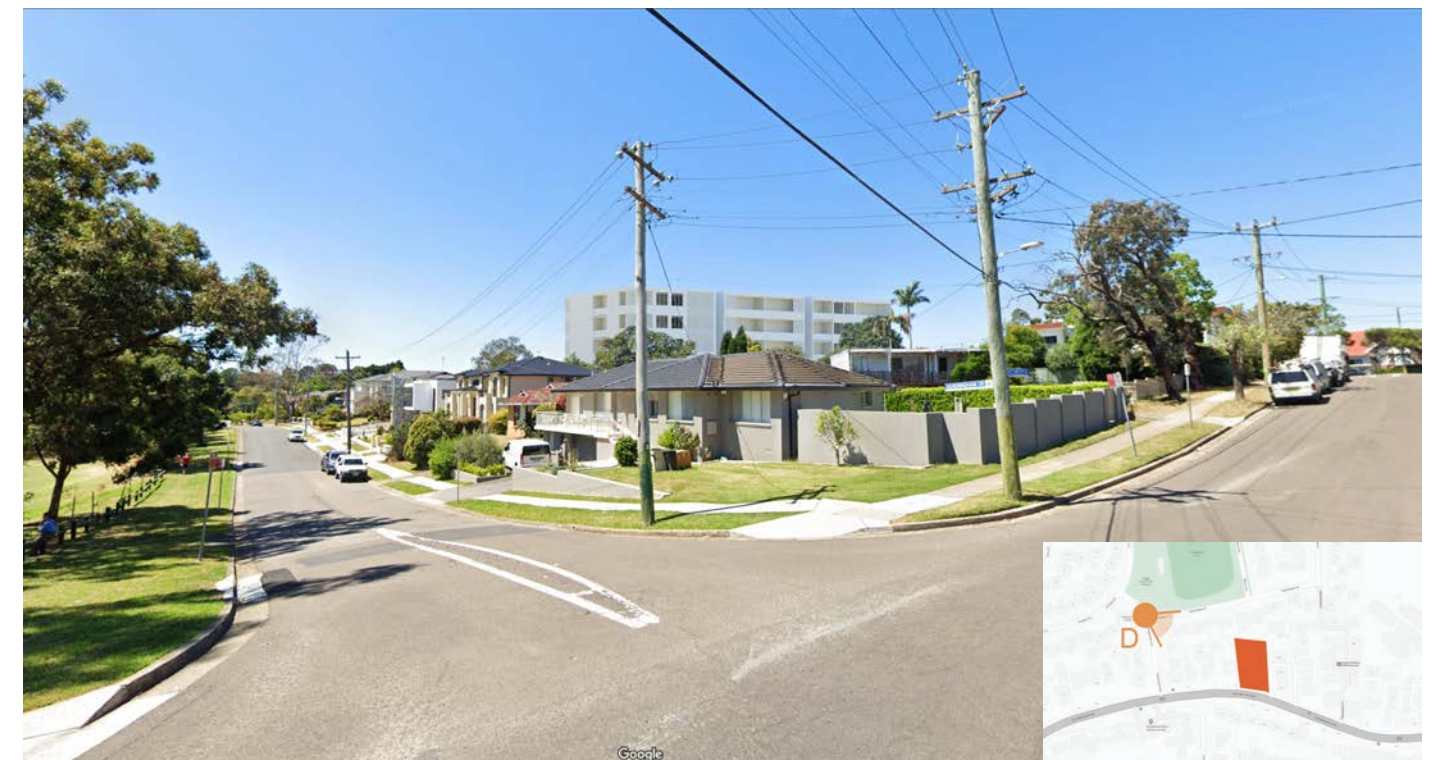
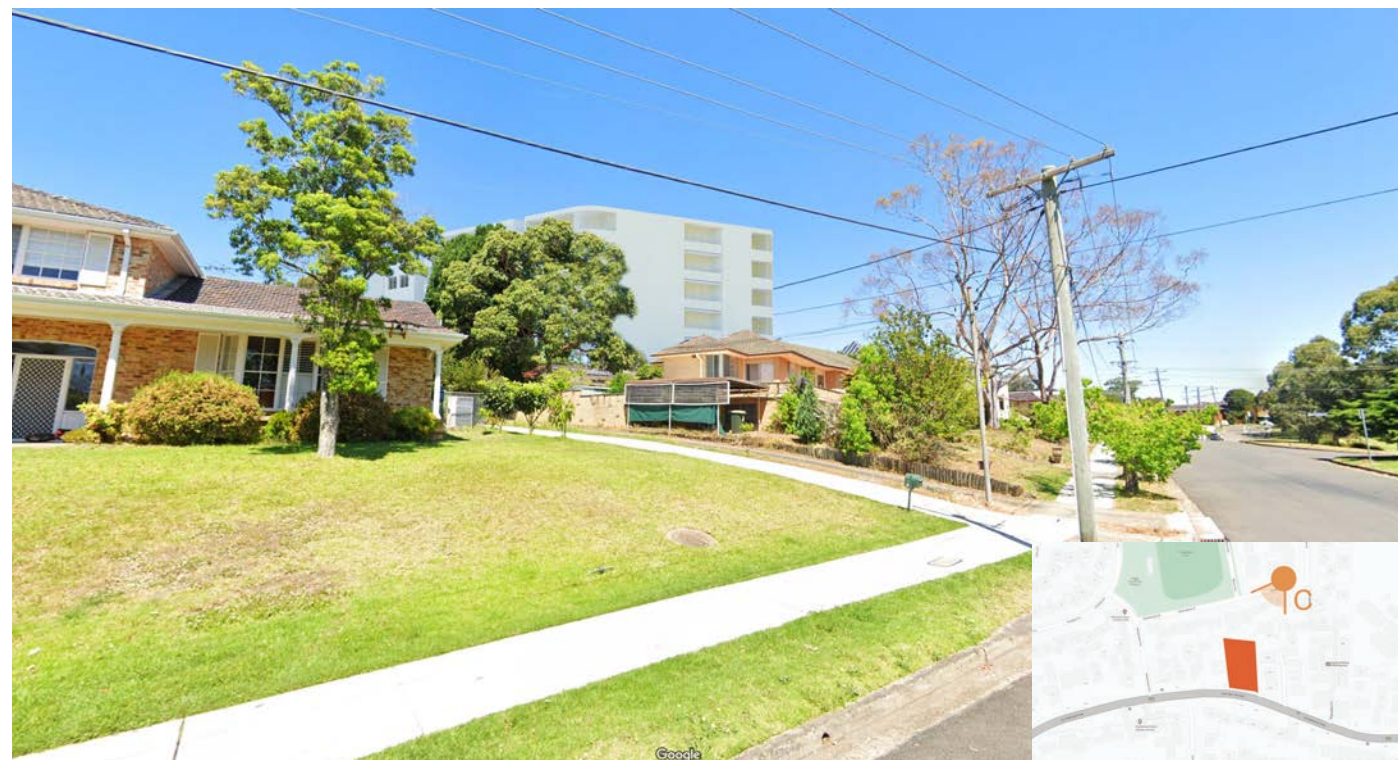


Photo Montage





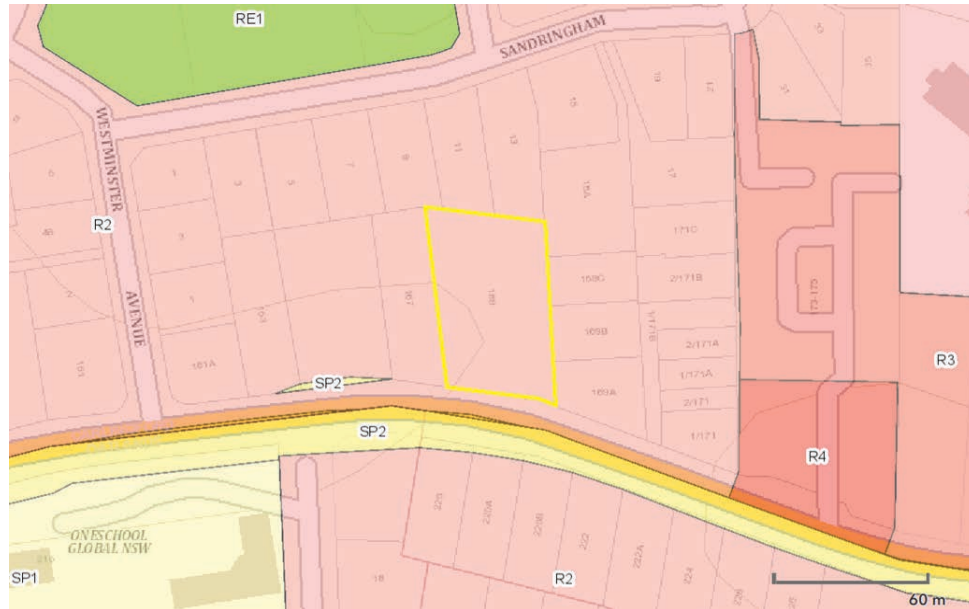
# Photo Montages



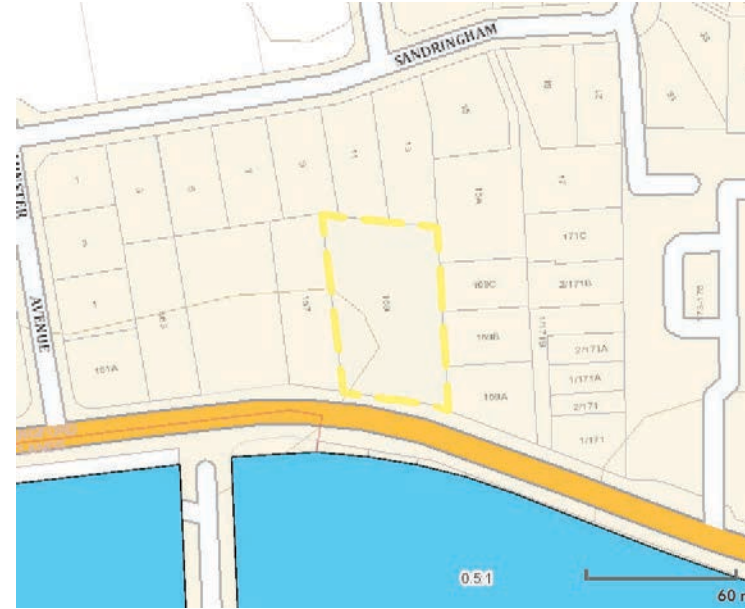


# Diagrams

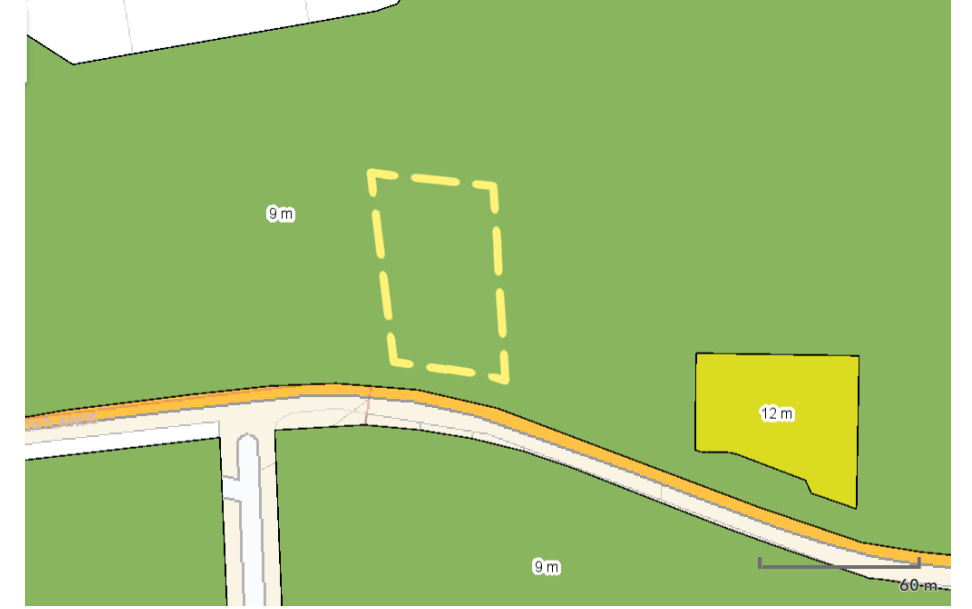
Current LEP Diagram



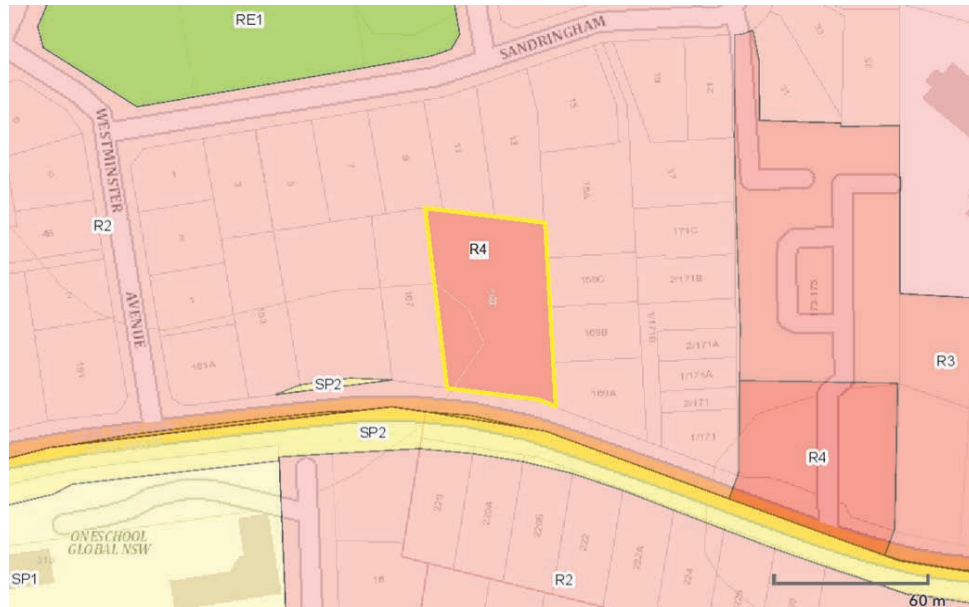
Current FSR Diagram



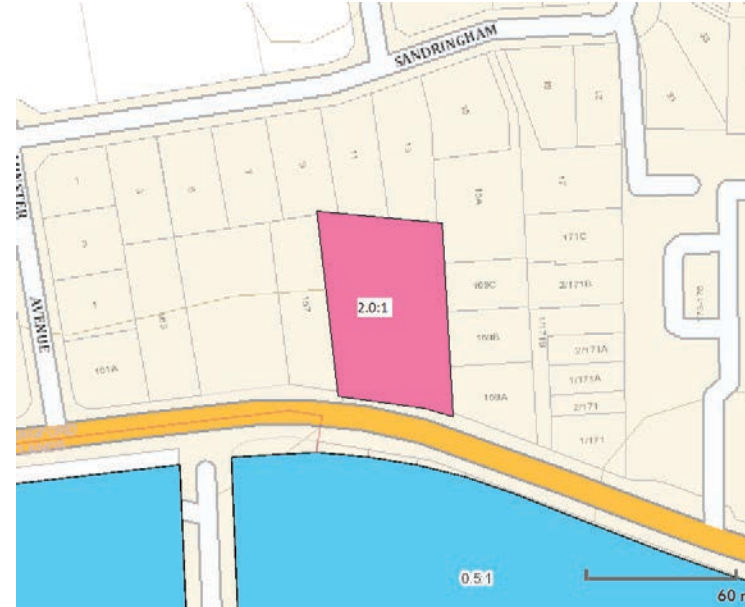
Current HOB Diagram



Proposed LEP Diagram



Proposed FSR Diagram



Proposed HOB Diagram





## Illustrative Concept - Alternative Townhouse Concept (R3)



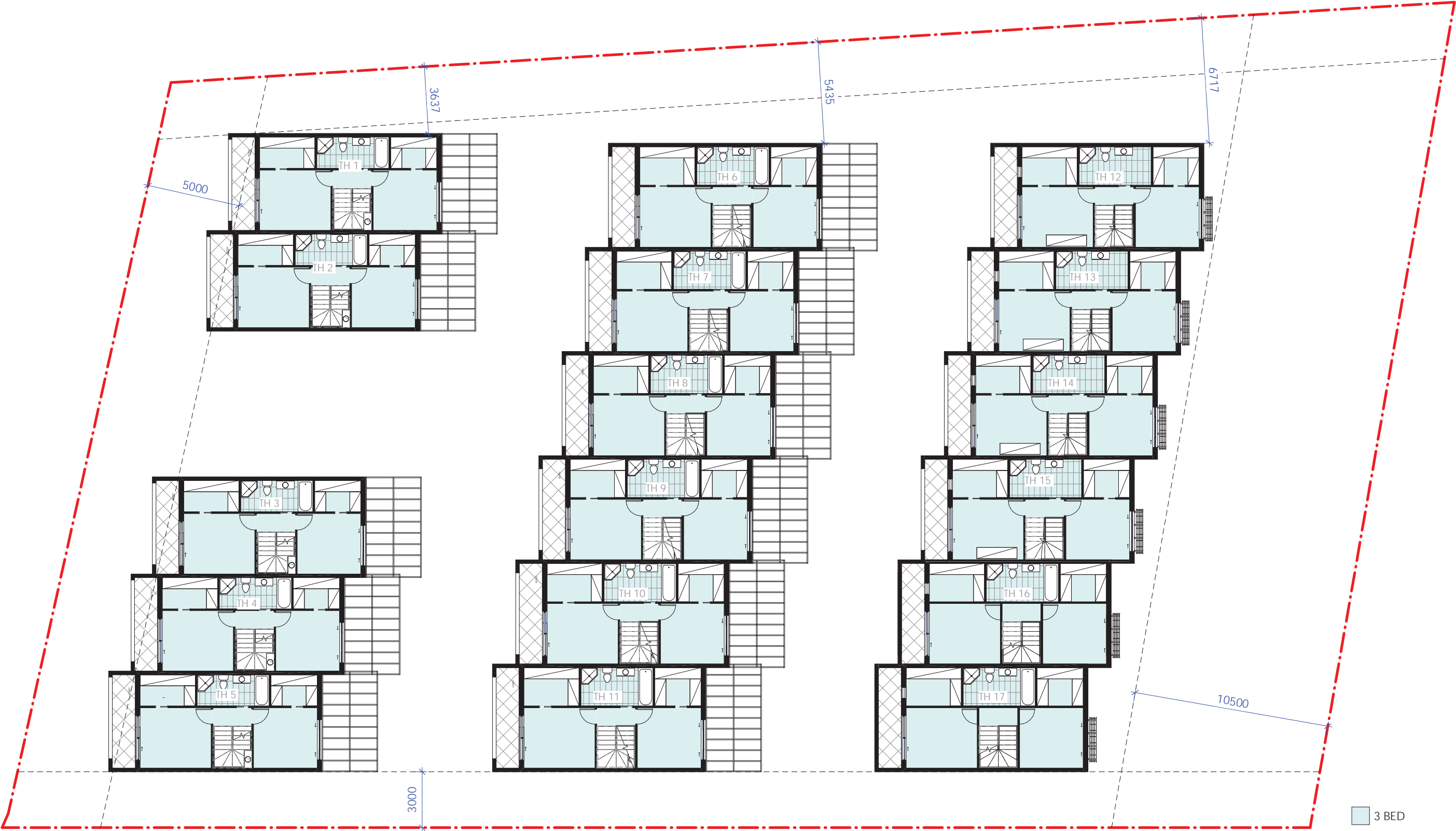


Concept Plan - TOWNHOUSE - GF





Concept Plan - TOWNHOUSE - 1F



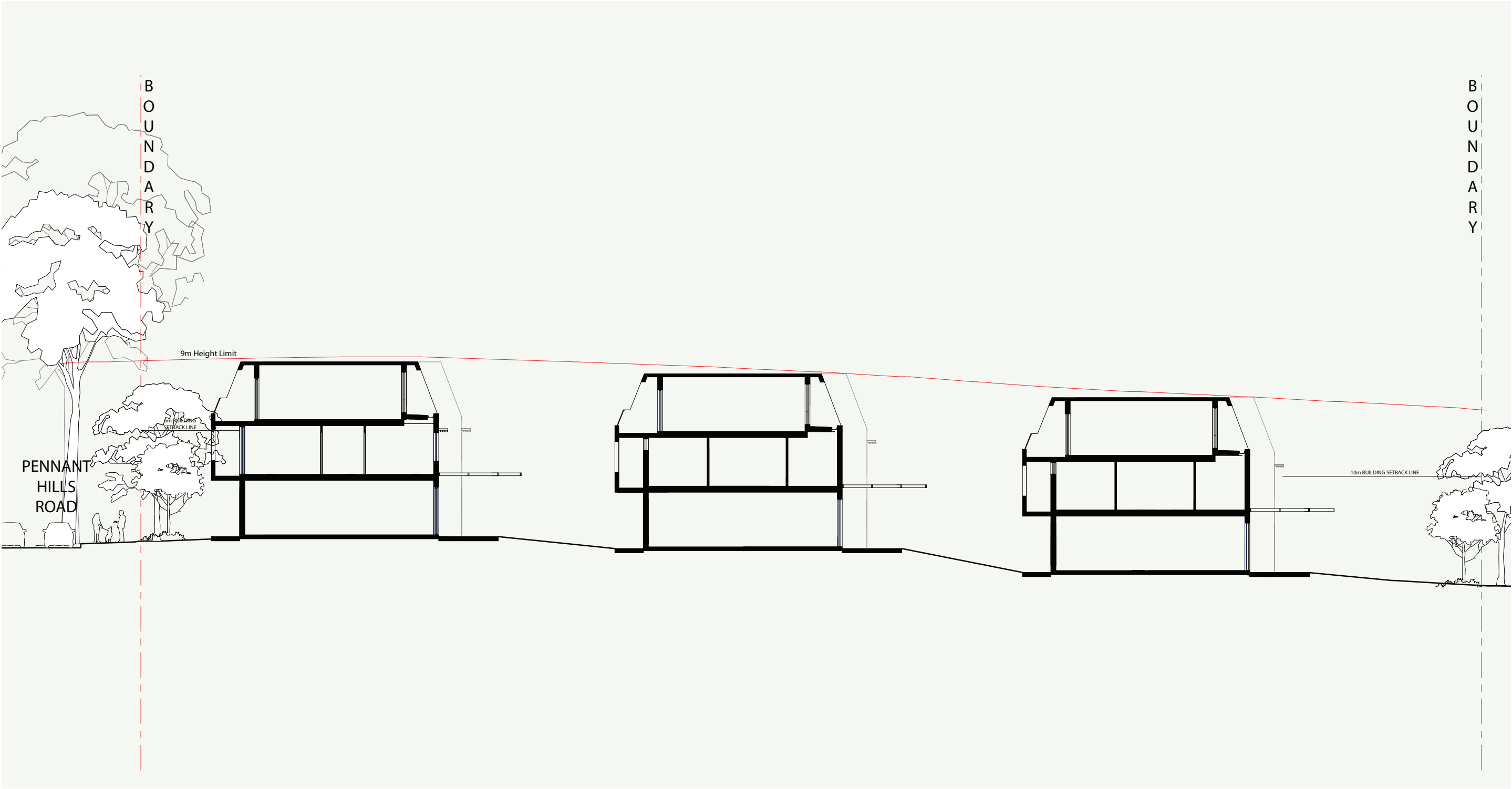


# Concept Plan - TOWNHOUSE - 2F



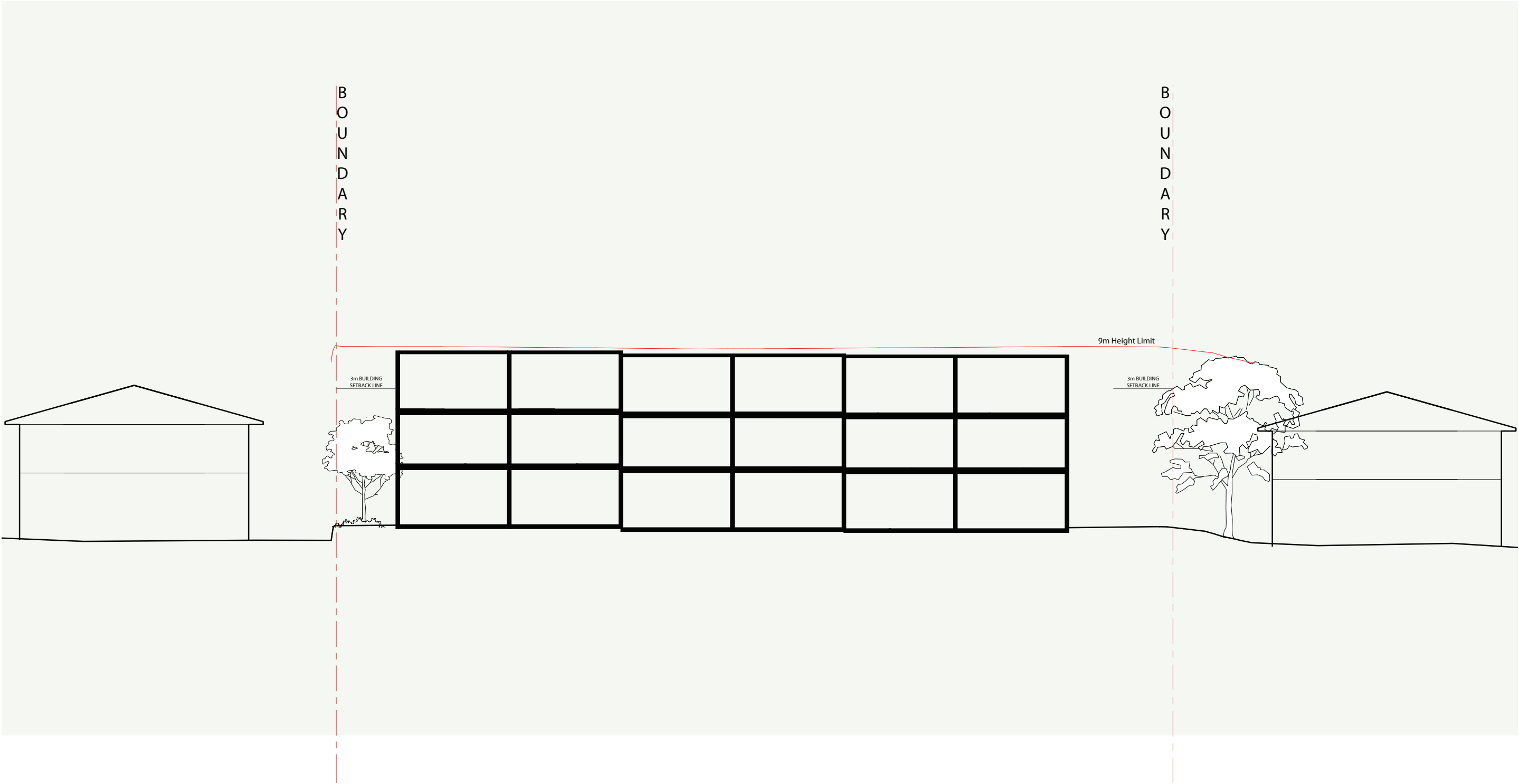


Section A - TOWNHOUSE





Section B - TOWNHOUSE





# Yields & Calculations - TOWNHOUSE

## Townhouse numbers

Building	Unit Type	Studio	1B	2B	3B	Total
	Townhouse	0%	0.0%	0%	100%	100%
		0	0	0	17	17

## Car parking rates

Apartment type	Min. spaces/unit
Studio	1.00
1B	1.00
2B	2.00
3B	2.00
Visitor	0.25
Carshare	1 space

## Site Summary

Total GFA	2,194
Site Area - Total	2,910 m <sup>2</sup>
Gross FSR	0.75:1
No. of Townhouse	17
No. of cars	40
Site coverage	944 m <sup>2</sup>

## Definitions

■ FSR is Floor Space Ratio = GFA (LEP)/Site Area
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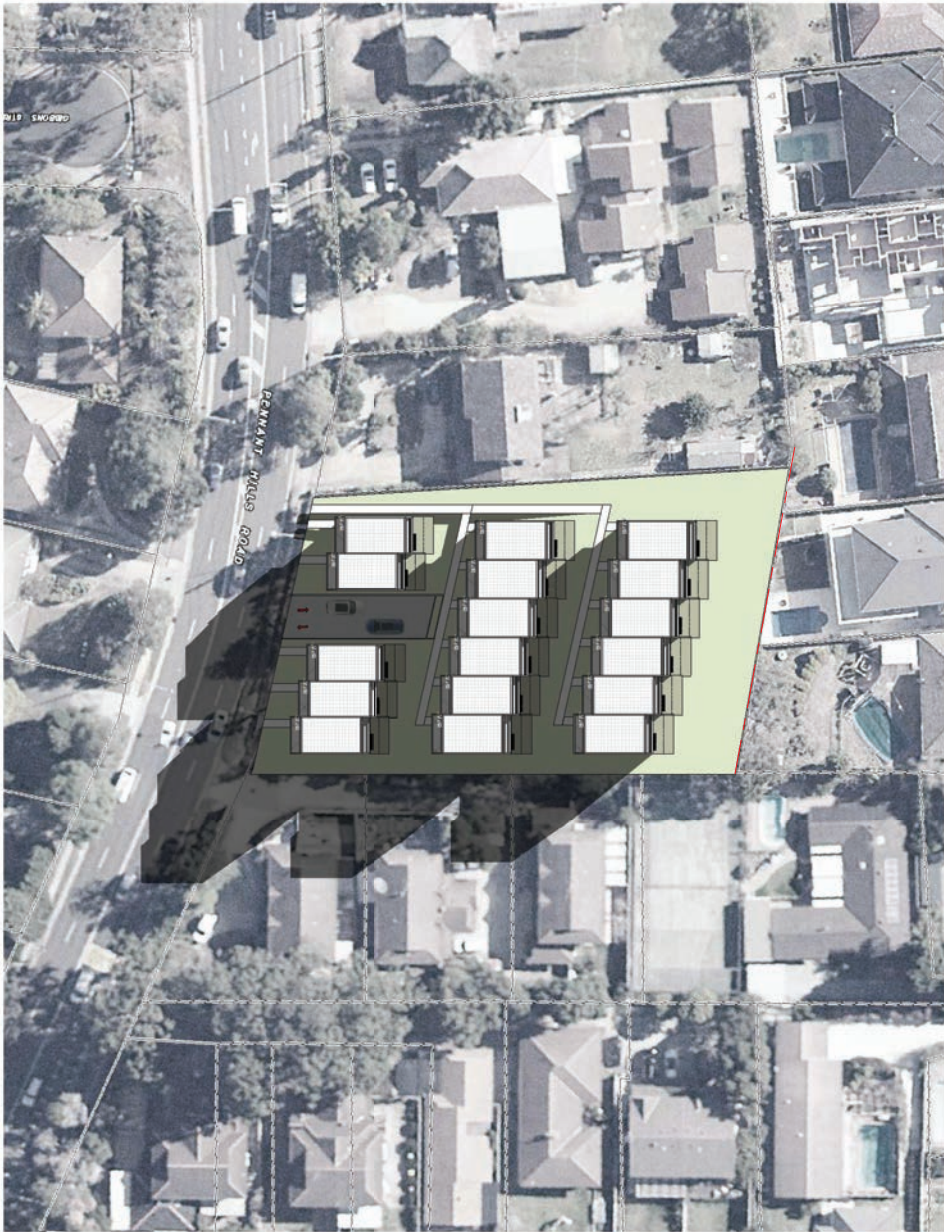
Solar Analysis



SHADOW DIAGRAM @ 9am - WINTER SOLSTICE



SHADOW DIAGRAM @ 12pm - WINTER SOLSTICE

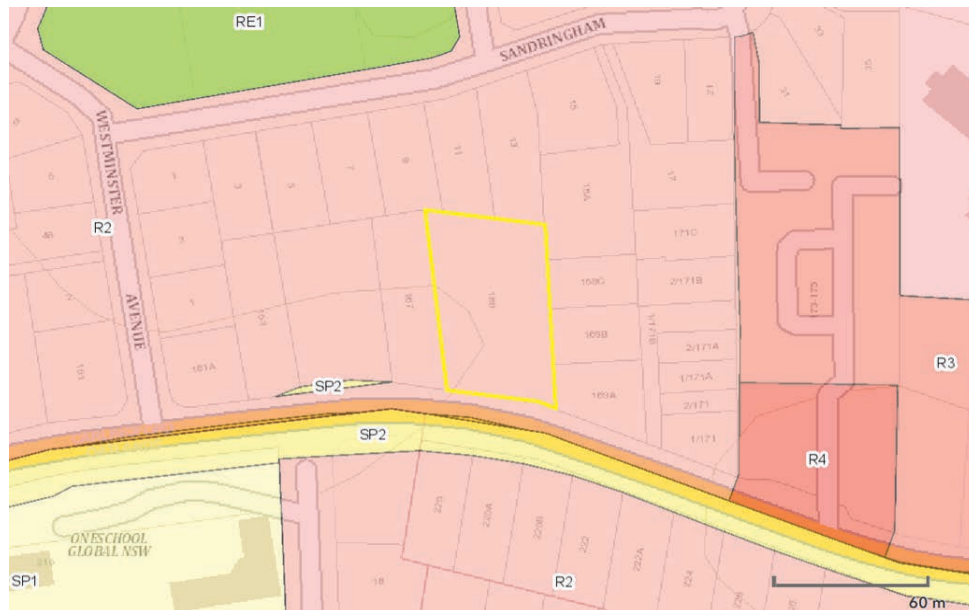


SHADOW DIAGRAM @ 3pm - WINTER SOLSTICE



# Diagrams

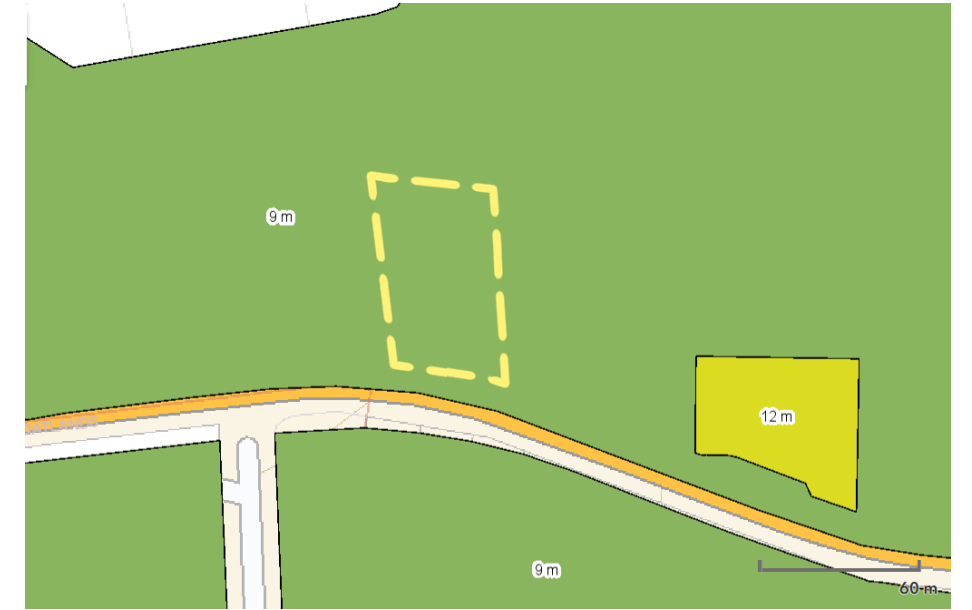
Current LEP Diagram



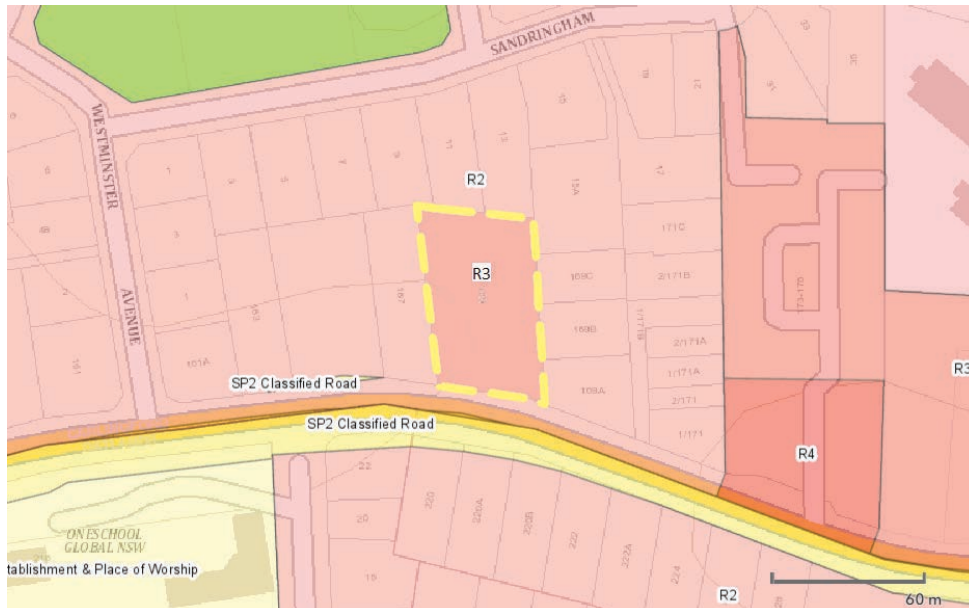
Current FSR Diagram



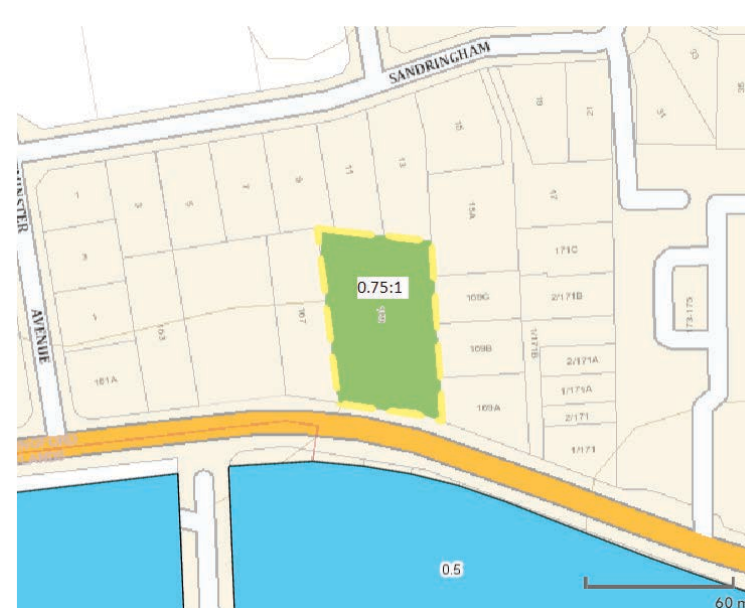
Current HOB Diagram



Proposed LEP Diagram



Proposed FSR Diagram



Proposed HOB Diagram

