

# Urban Design Report

169 Pennant Hills Road, Carlingford

JS Architects Pty Ltd





# Contents

Site Description .....	3
Strategic Context .....	4
Local Context .....	9
Topography .....	12
Access .....	13
Illustrative Concept - Preferred Apartment Concept (R4) .....	14
Concept Plans .....	15
Sections .....	17
Yields and Calculations .....	19
Solar Analysis .....	20
Photo Montages .....	21
Diagrams .....	24
Illustrative Concept - Alternative Townhouse Concept (R3) .....	25
Concept Plans - Townhouse .....	26
Sections - Townhouse .....	29
Yields and Calculations - Townhouse .....	31
Solar Analysis - Townhouse .....	32
Diagrams - Townhouse .....	33

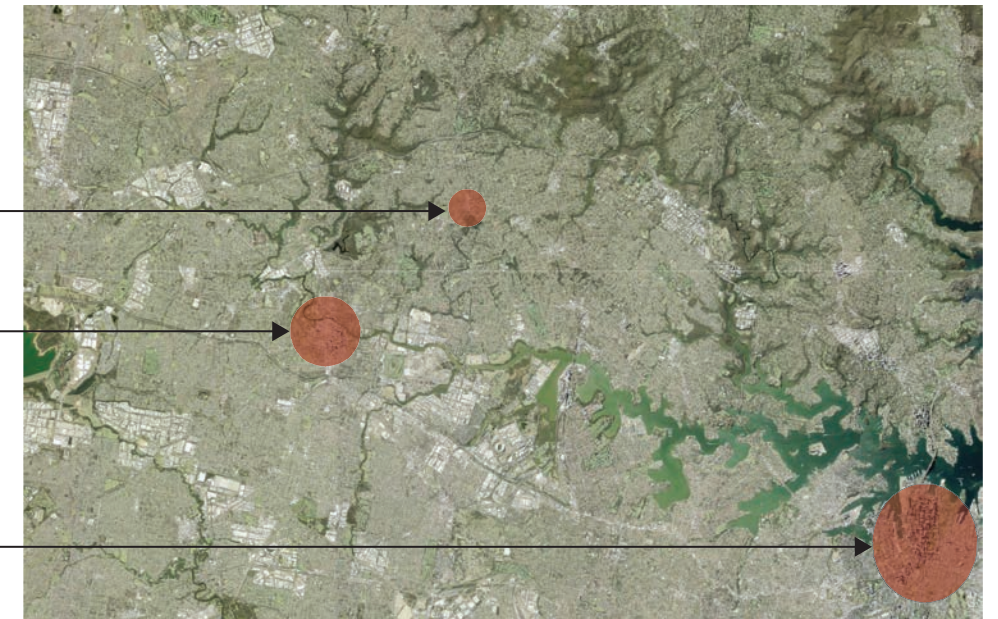


# Site Description

CARLINGFORD

PARRAMATTA CBD

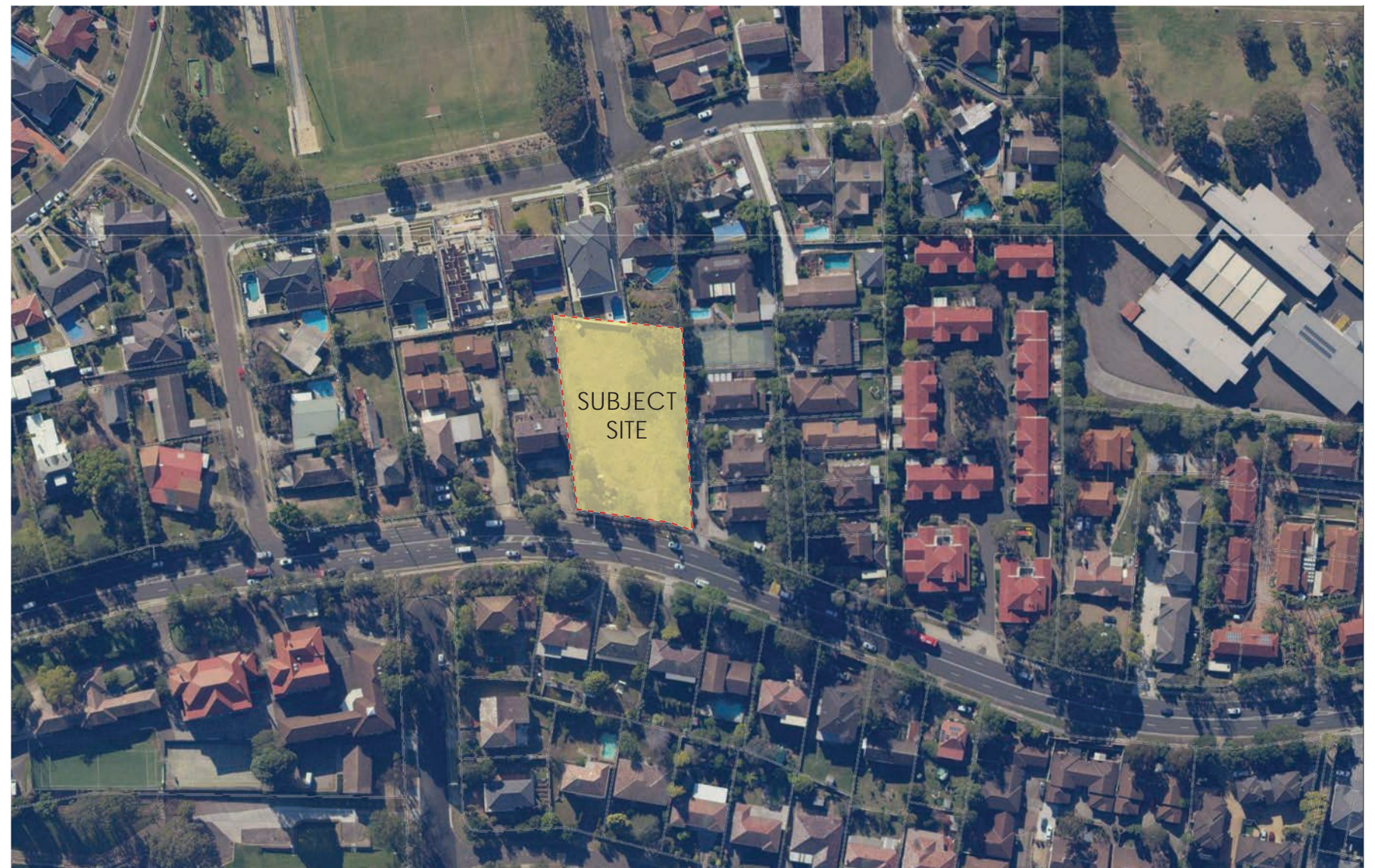
SYDNEY CBD



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 m<sup>2</sup>  
**Controls** - Hills DCP 2012  
**Height Limit** - 20m

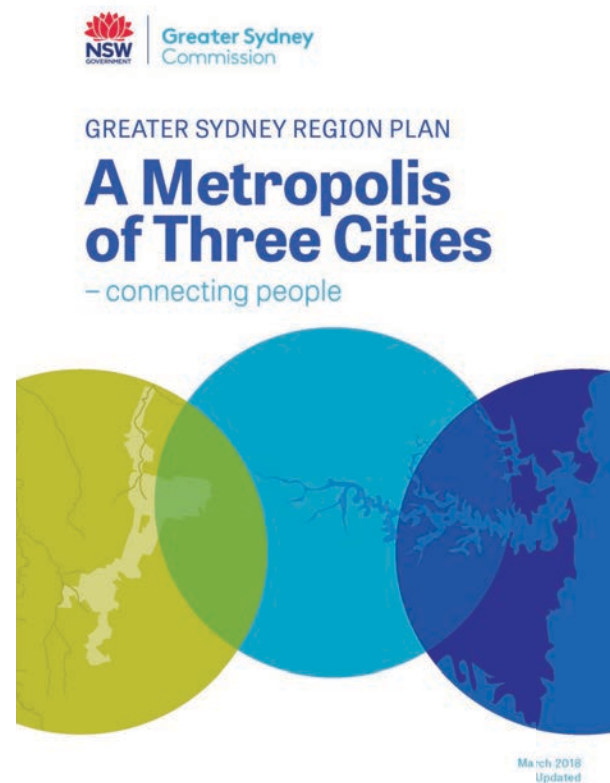




# Strategic Context

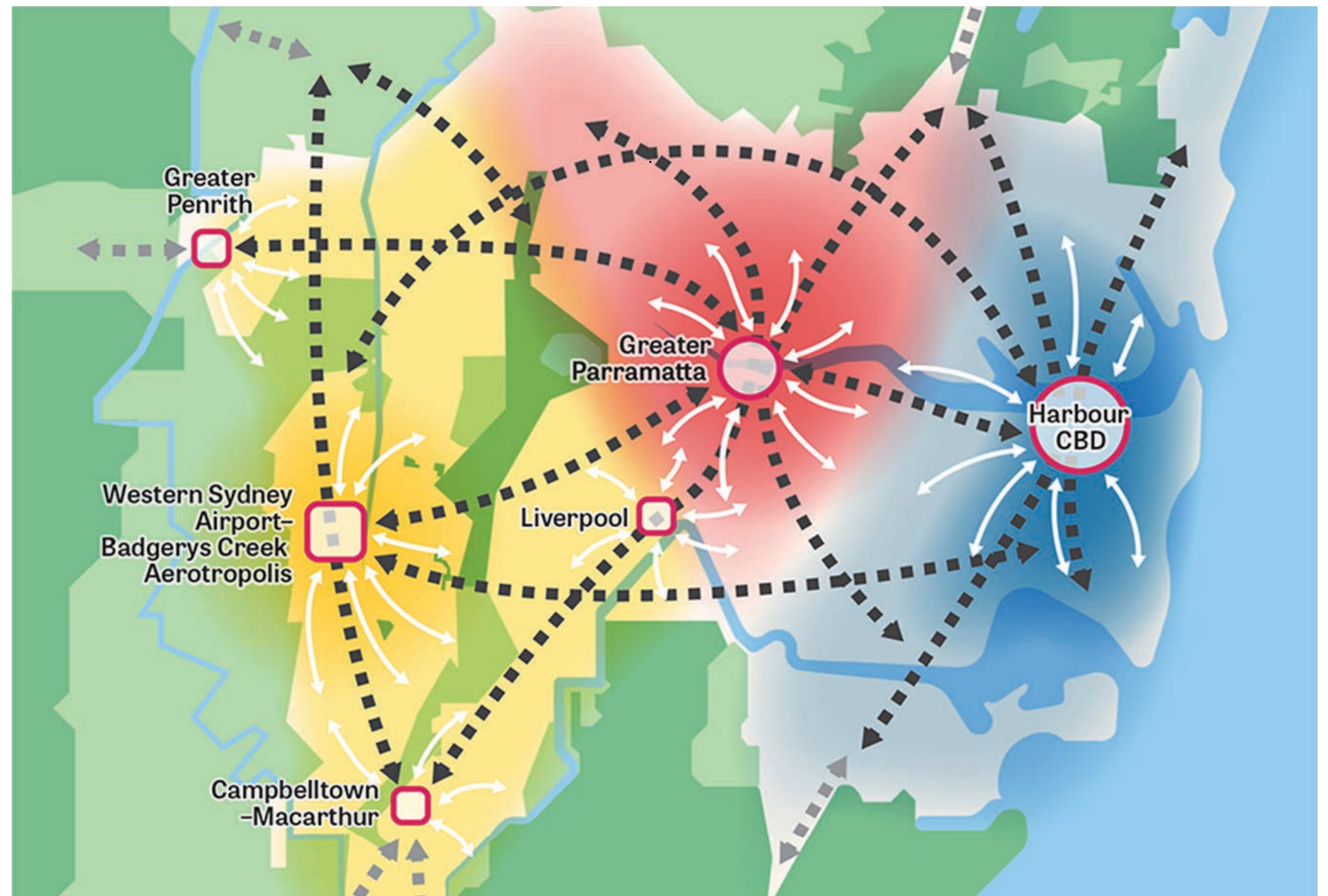
The strategic context outlines the planning framework that guides development of the site and surrounds, specifically the relationship between the site and the changing urban context.

## 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:

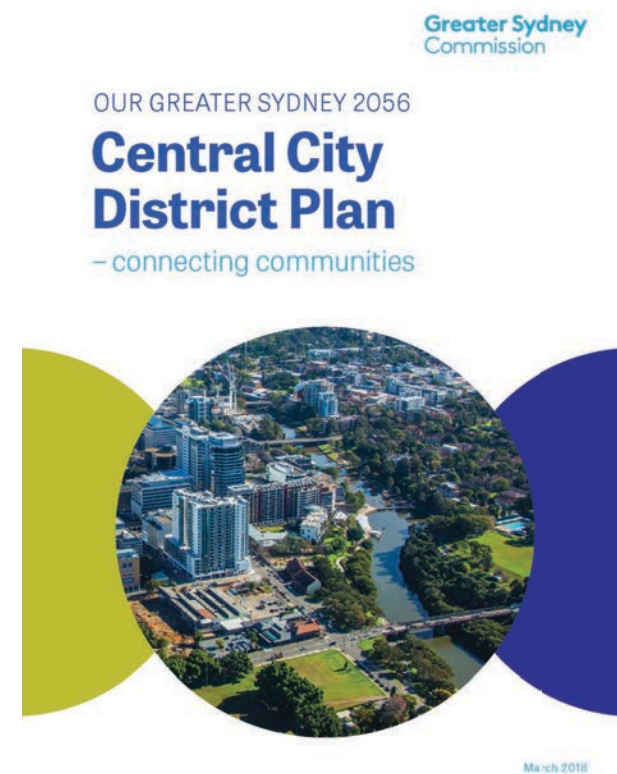
- the Western Parkland City
- the Central River City
- the Eastern Harbour City





# 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.





## Greater Parramatta to Olympic Peninsula (GPOP)

The map illustrates the Parramatta Urban Transformation Precinct, divided into four quarters with distinct color-coding and planned infrastructure. Quarter 1 (light blue) covers the Parramatta CBD and Westmead Health and Education Precinct. Quarter 2 (orange) is the Next Generation Living from Camellia to Carlingford. Quarter 3 (green) focuses on Essential Urban Services, Advanced Technology and Knowledge Centres. Quarter 4 (yellow) is the Olympic Park Lifestyle Super Precinct. The map also shows the future Sydney Metro West Station (M), Parramatta Light Rail and Stations Stage 1 (thick red line), Parramatta Light Rail and Stations Stage 2 (thick orange line), and Train Stations (thick black line). Roads are shown as thin grey lines, and waterways as blue lines. Parks and Reserves are indicated by green shading.

**Quarter 1: Parramatta CBD and Westmead Health and Education Precinct**

**Quarter 2: Next Generation Living from Camellia to Carlingford**

**Quarter 3: Essential Urban Services, Advanced Technology and Knowledge Centres**

**Quarter 4: Olympic Park Lifestyle Super Precinct**

**Legend:**

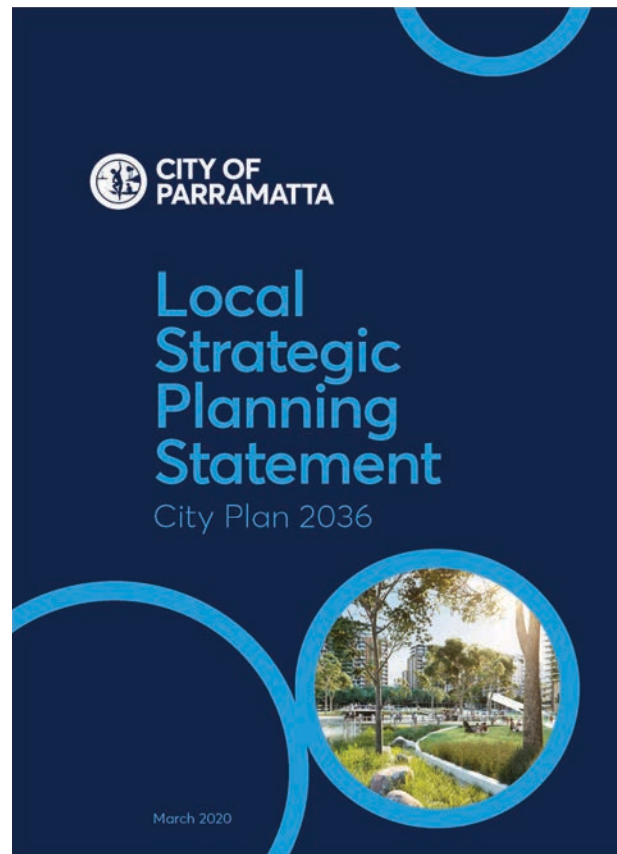
- M** Future Sydney Metro West Station
- Thick Red Line** Parramatta Light Rail and Stations Stage 1
- Thick Orange Line** Parramatta Light Rail and Stations Stage 2
- Thick Black Line** Train Station
- Grey Line** Roads
- Green Shading** Parks and Reserves
- Blue Line** Waterway

**Note:** Parramatta Light Rail Stage 2 and Sydney Metro West are subject to final business case, no investment decision yet. Timing, staging and station/stop locations for new corridors are indicative and subject to further assessment.

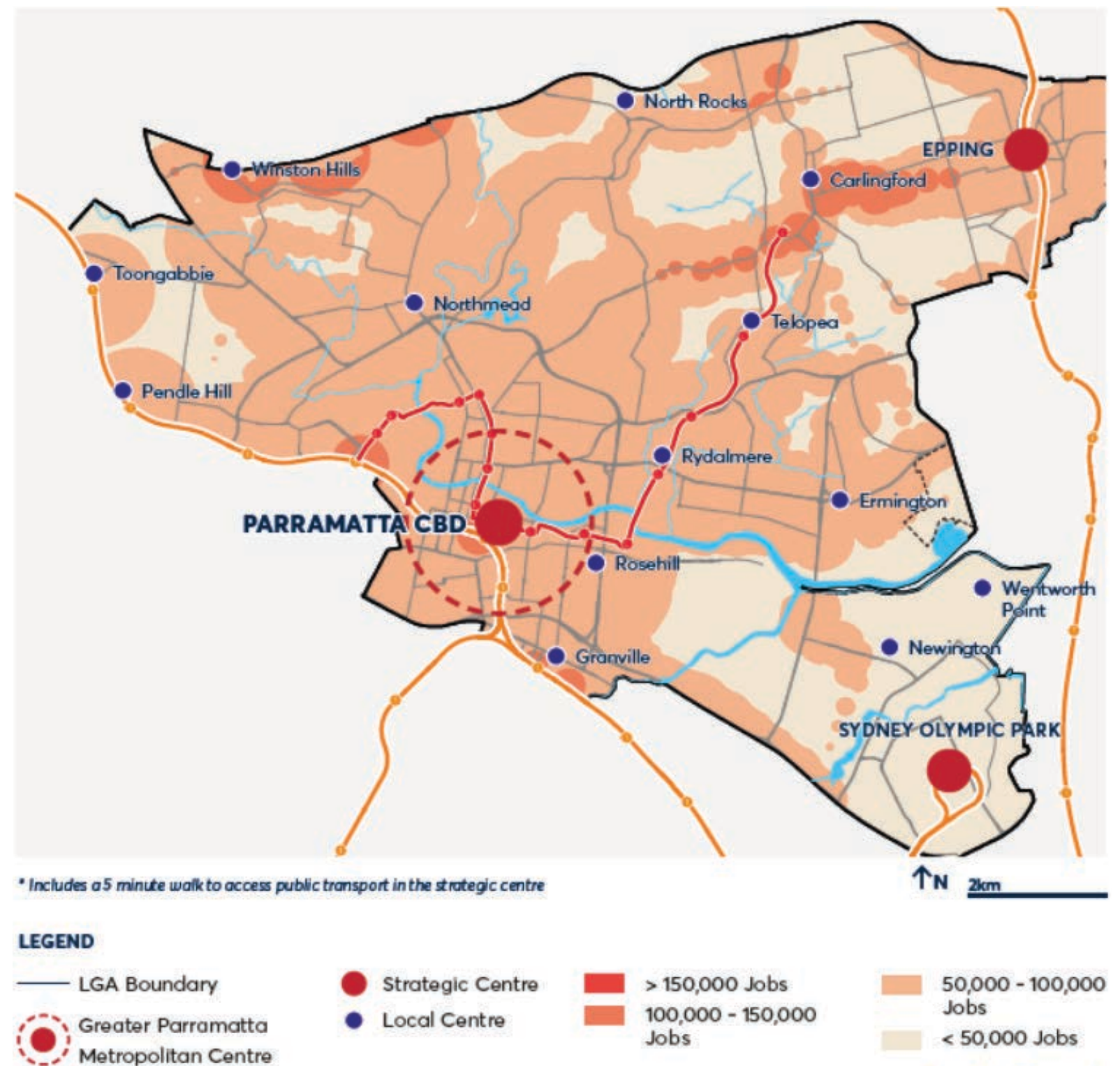


# Strategic Context

## 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



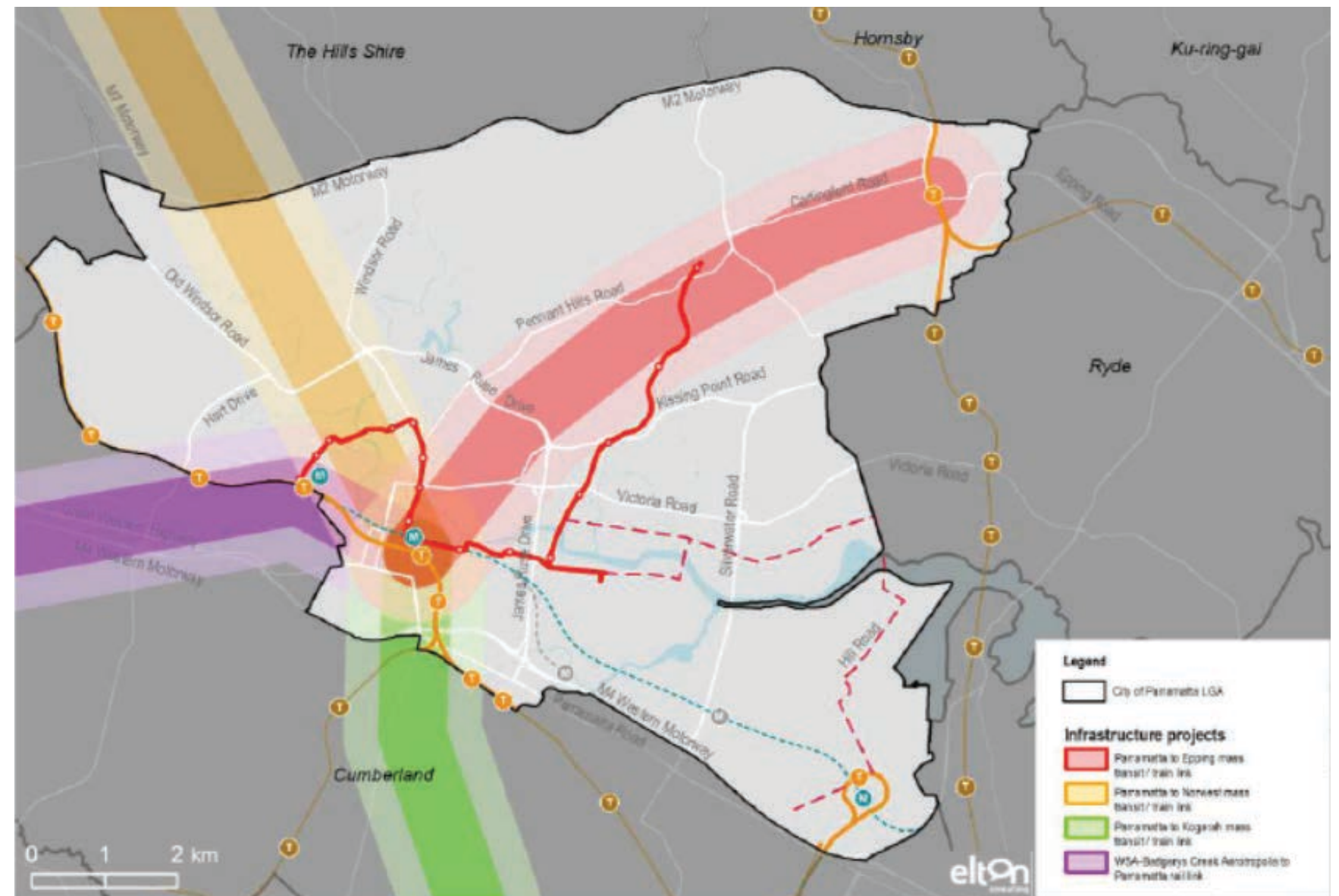


# Strategic Context

## 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



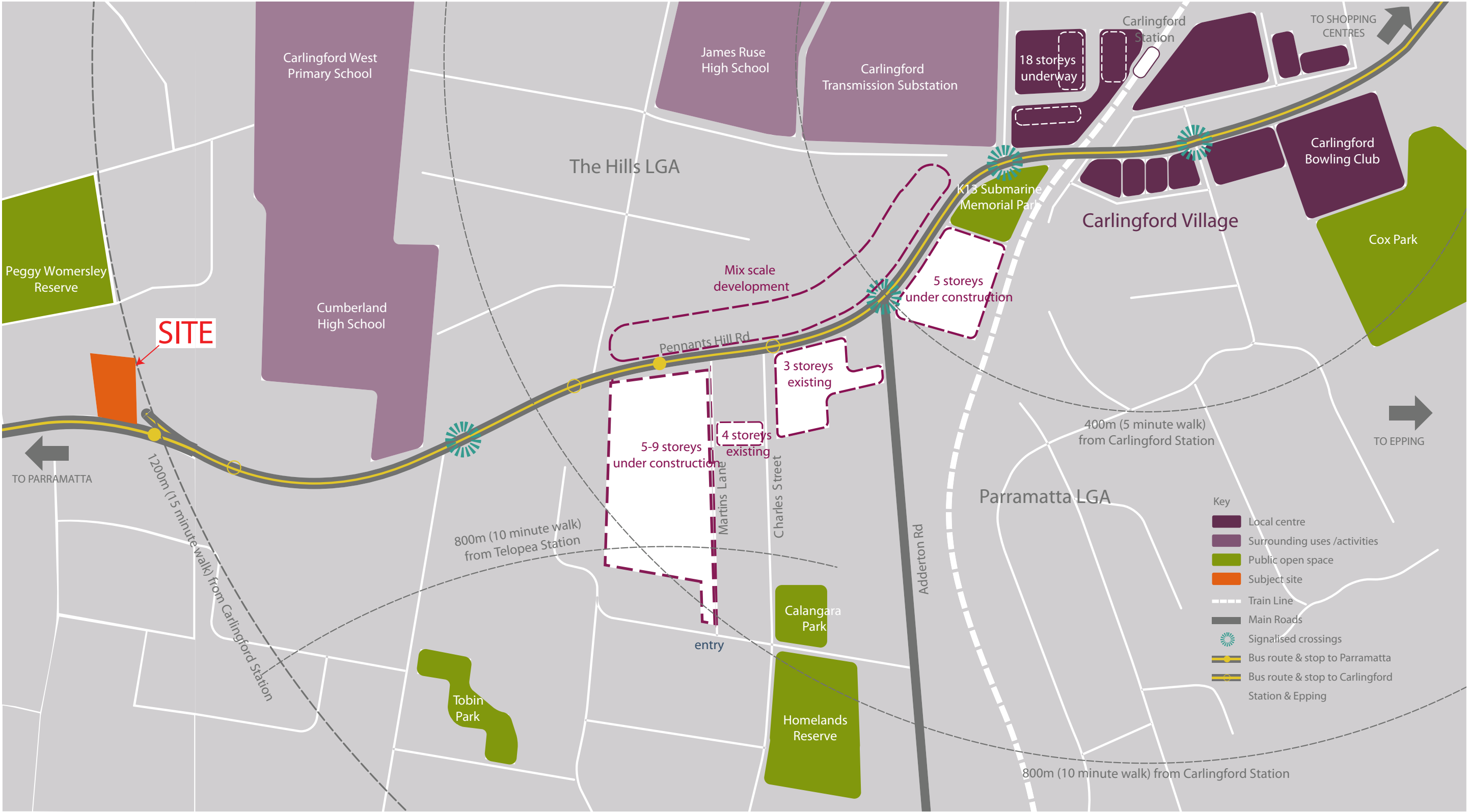
CARLINGFORD COURT



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)





This architectural floor plan illustrates a residential building layout with various units and common areas. The plan includes a legend for room types and colors, as well as specific unit details and area measurements.

**Legend:**

- 2BED + ENS (Blue)
- 3 BED + ENS (Pink)
- BAL. (Light Blue)
- FIRE STAIR (Orange)
- HALLWAY (Light Green)
- LIFT (Pink)
- STUDIO (Brown)

**Unit Details and Area Measurements:**

- Unit 273:** 2BED + ENS, 90.4 m<sup>2</sup>
- Unit 274:** 3 BED + ENS, 112.7 m<sup>2</sup>
- Unit 272:** 3 BED + ENS, 112.5 m<sup>2</sup>
- Unit 280:** 3 BED + ENS, 142.1 m<sup>2</sup>
- Unit 282:** 3 BED + ENS, 145.6 m<sup>2</sup>
- Unit 290:** 3 BED + ENS, 95.4 m<sup>2</sup>
- Unit 312:** 2BED + ENS, 76.3 m<sup>2</sup>
- Unit 334:** STUDIO, 45.4 m<sup>2</sup>

**Other Areas and Features:**

- BAL. (Balconies):** 34.5 m<sup>2</sup>, 8.7 m<sup>2</sup>, 15.8 m<sup>2</sup>, 15.9 m<sup>2</sup>, 12.5 m<sup>2</sup>, 6.5 m<sup>2</sup>, 30.8 m<sup>2</sup>, 15.7 m<sup>2</sup>, 15.7 m<sup>2</sup>, 22.0 m<sup>2</sup>.
- HALLWAY:** Central circulation area.
- LIFT:** Two lift shafts.
- FIRE STAIR:** Two fire staircases.
- EXIT:** Two exit points.
- Car Parking:** Two cars shown in the top left parking area.
- Landscaping:** Trees and shrubs are shown around the building perimeter.

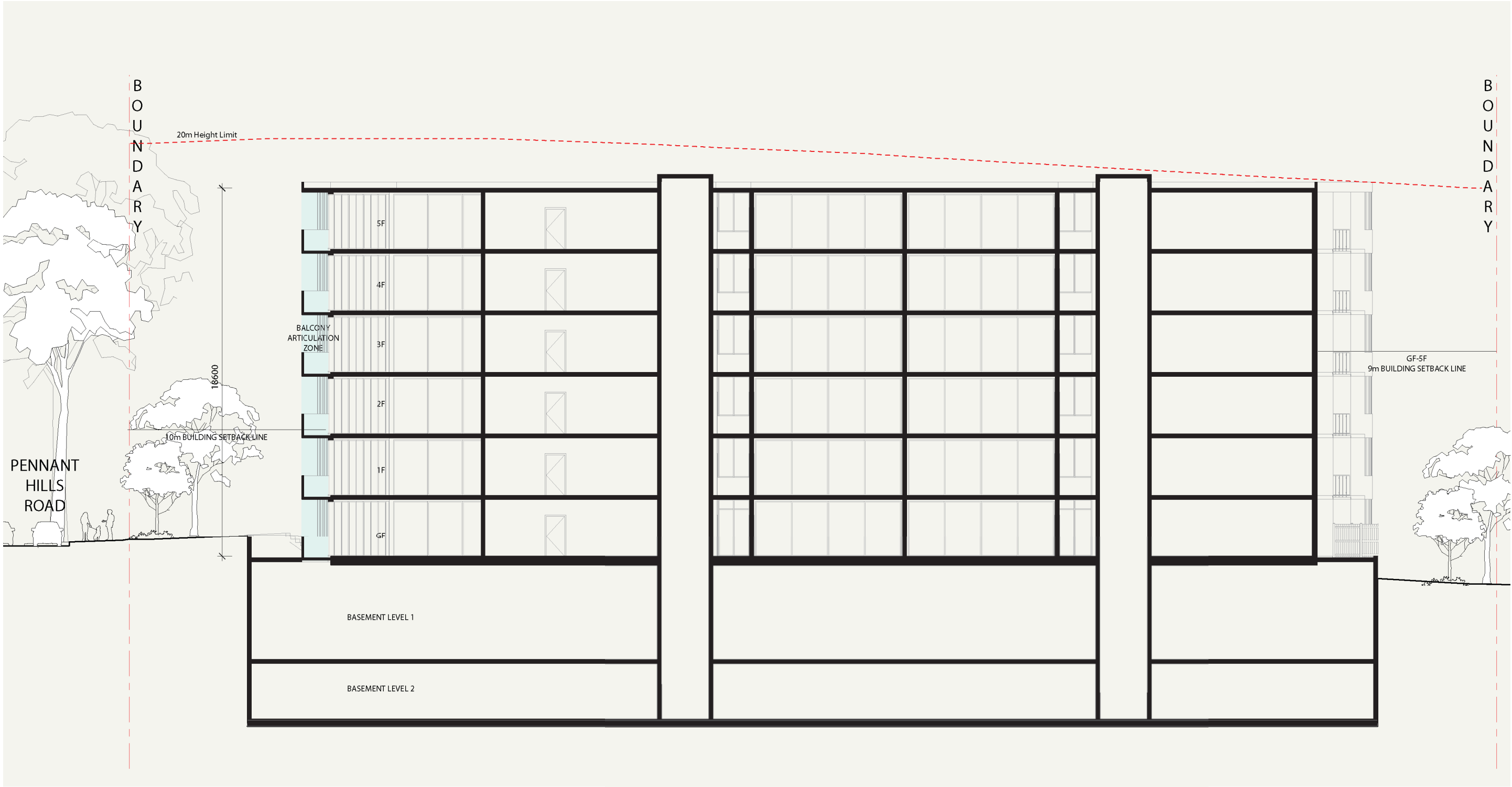


Concept Plan - 1F - 5F





Section A





This architectural elevation drawing illustrates a building facade within a defined plot. The building is a multi-story structure with the following levels and features:

- Basement Levels:** BASEMENT LEVEL 1 and BASEMENT LEVEL 2 are shown below the ground level.
- Ground Floor (GF):** The ground floor features a central entrance and is flanked by two "BALCONY ARTICULATION ZONE"s.
- Upper Floors:** Floors 1F through 5F are shown above the ground floor. Each floor has a central window unit.
- Setbacks and Boundaries:**
  - A "20m Height Limit" is indicated by a dashed red line.
  - "BOUNDARY" lines are marked on both sides of the plot.
  - A "9m BUILDING SETBACK LINE" is shown for the ground floor.
  - A "GF-5F" setback line is indicated for the upper floors.
  - A vertical dimension of "18600" is shown for the ground floor.
- Context:** The building is flanked by two smaller structures with gabled roofs and trees, suggesting a residential or commercial neighborhood.



# 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





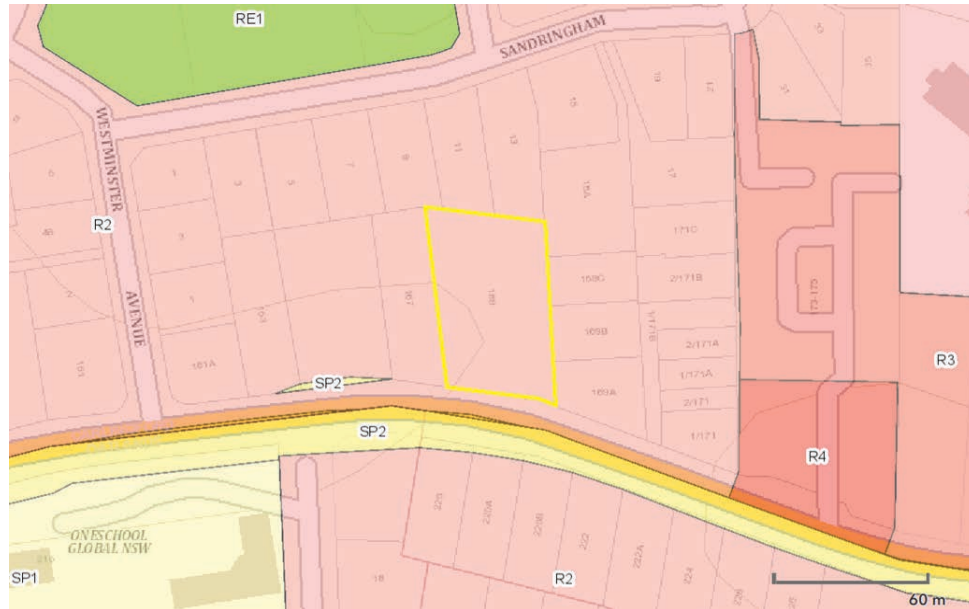
Photo Montages



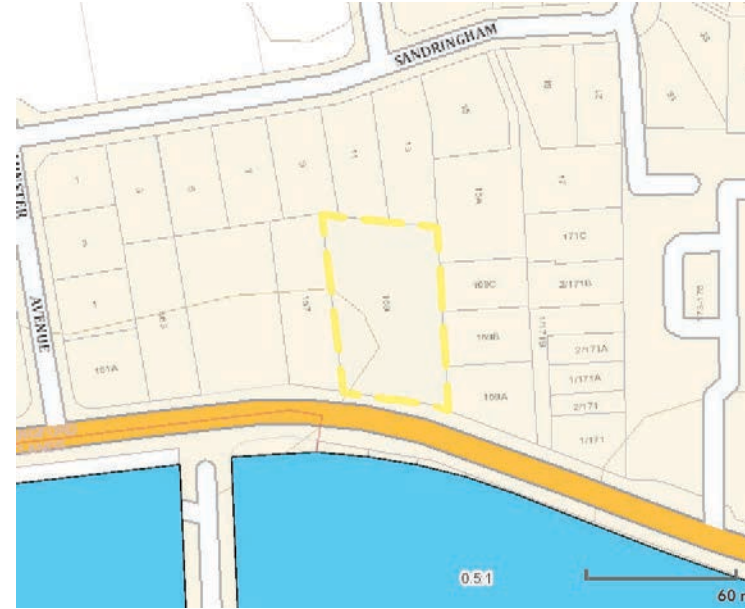


# Diagrams

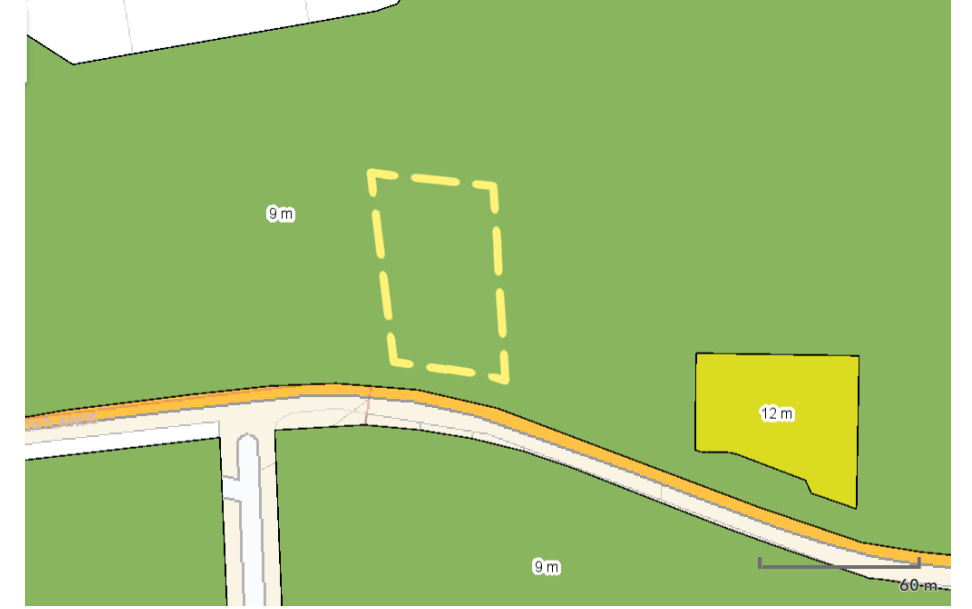
Current LEP Diagram



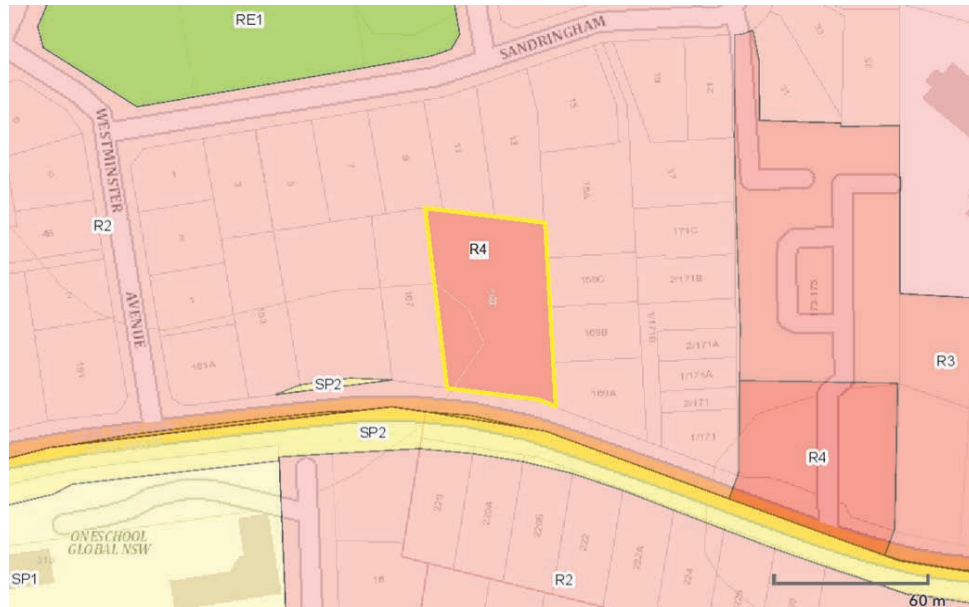
Current FSR Diagram



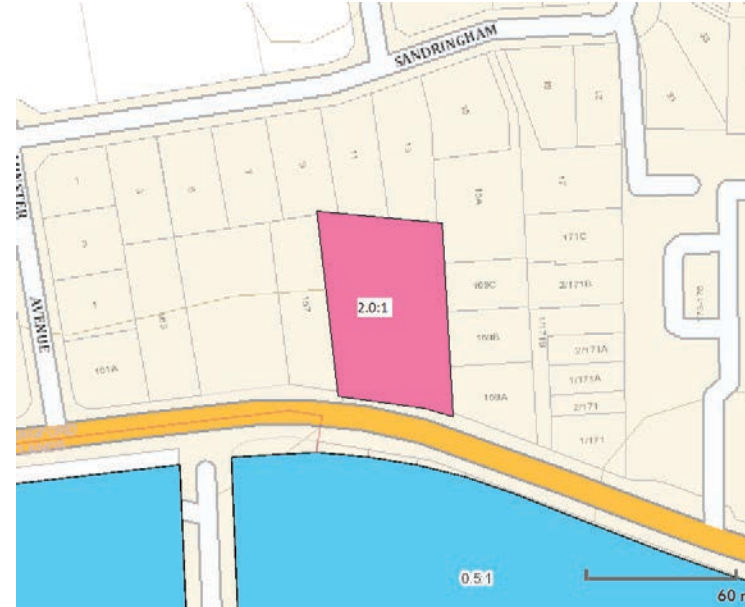
Current HOB Diagram



Proposed LEP Diagram



Proposed FSR Diagram



Proposed HOB Diagram





## Illustrative Concept - Alternative Townhouse Concept (R3)



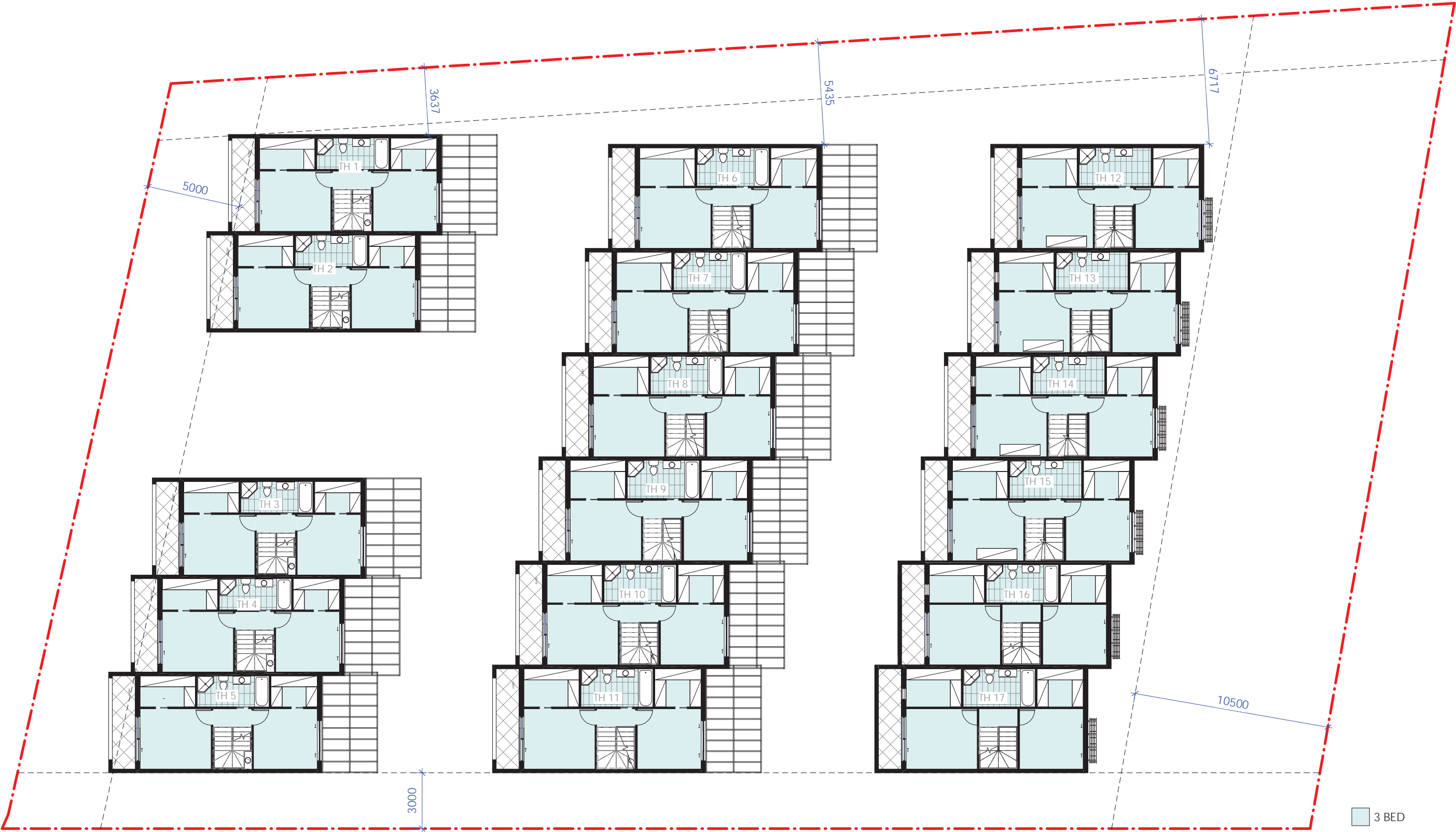


Concept Plan - TOWNHOUSE - GF





Concept Plan - TOWNHOUSE - 1F



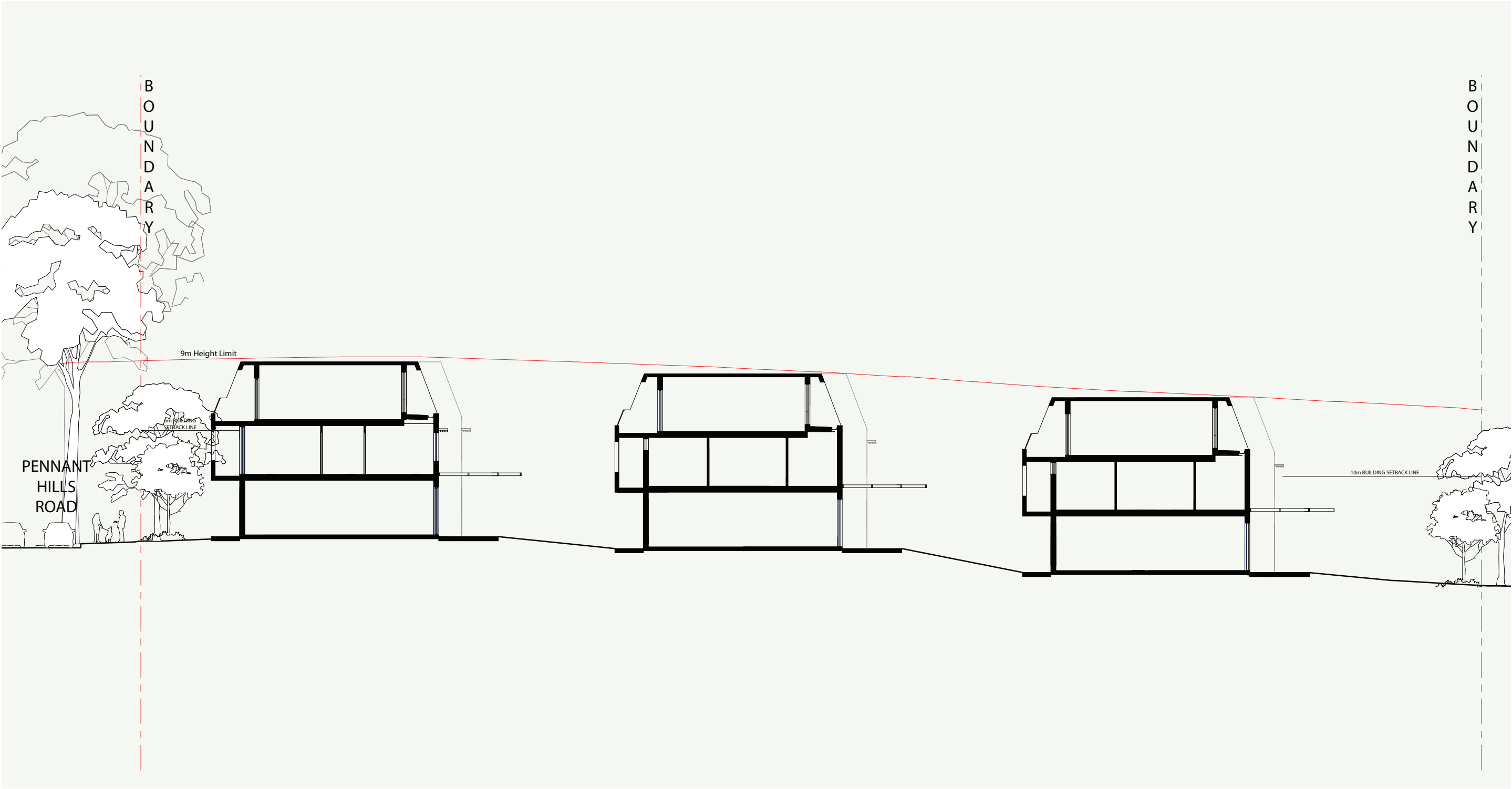


Concept Plan - TOWNHOUSE - 2F



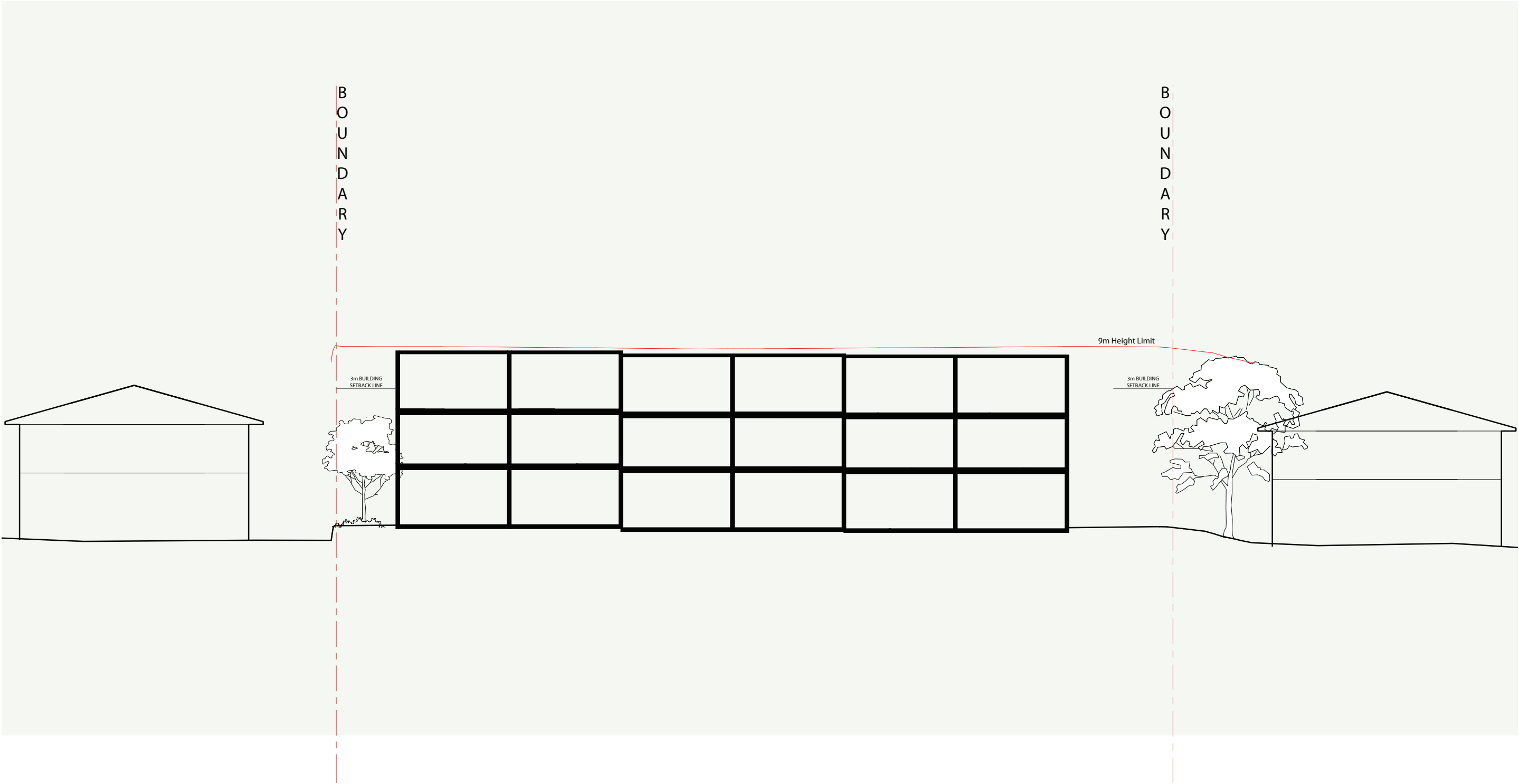


Section A - TOWNHOUSE





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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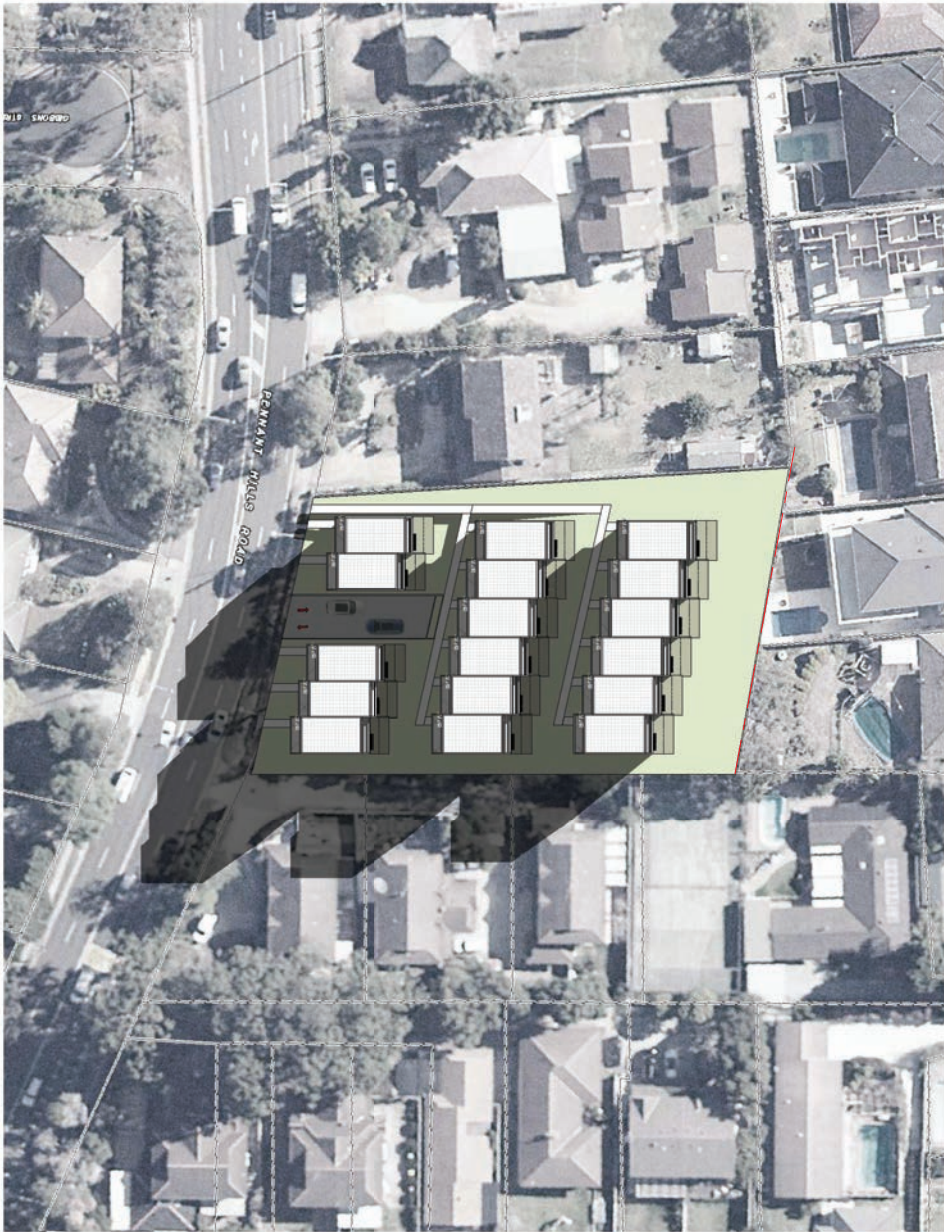
Solar Analysis



SHADOW DIAGRAM @ 9am - WINTER SOLSTICE



SHADOW DIAGRAM @ 12pm - WINTER SOLSTICE

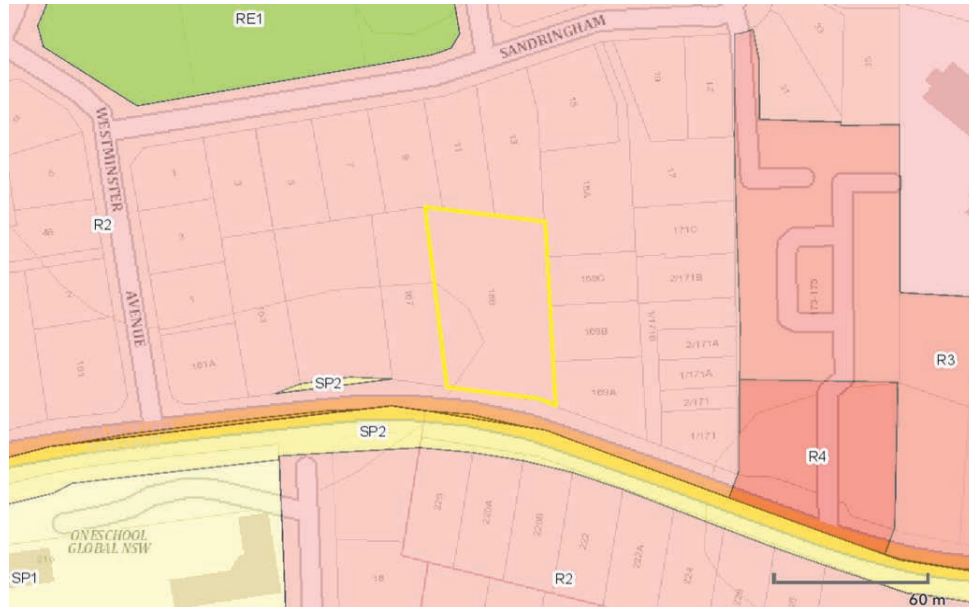


SHADOW DIAGRAM @ 3pm - WINTER SOLSTICE

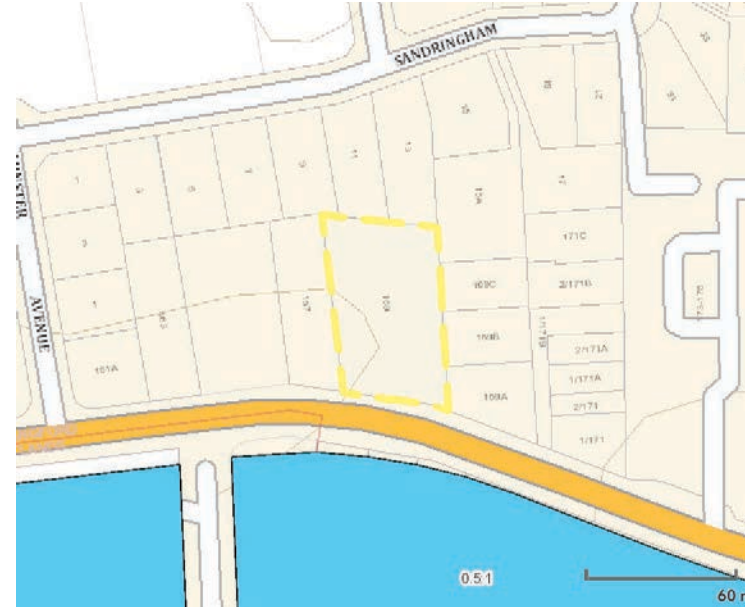


# Diagrams

Current LEP Diagram



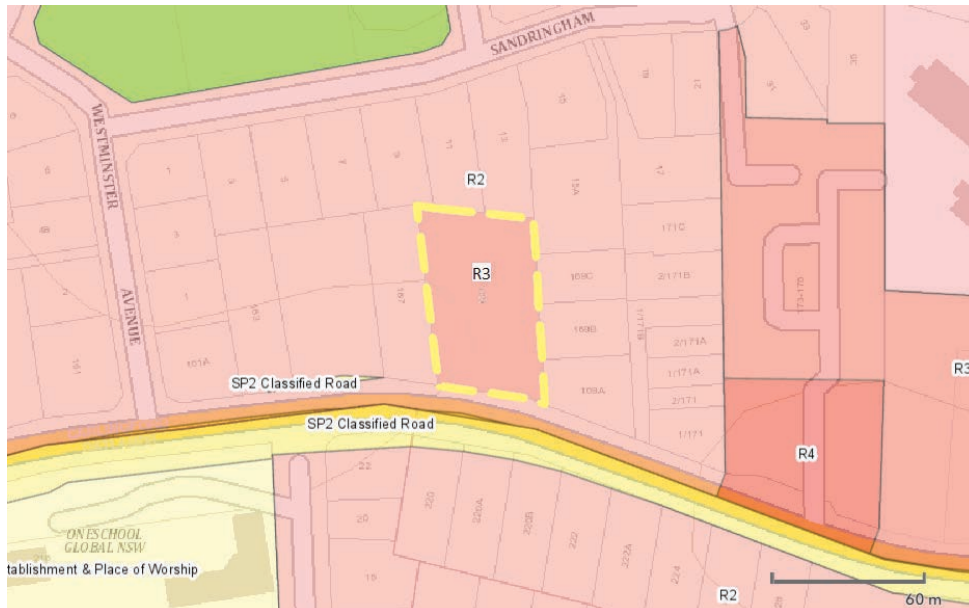
Current FSR Diagram



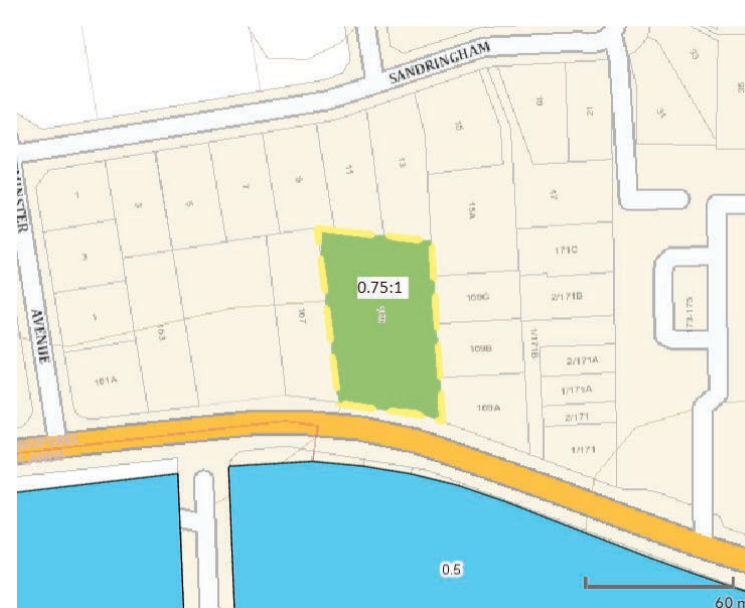
Current HOB Diagram



Proposed LEP Diagram



Proposed FSR Diagram



Proposed HOB Diagram

