

# Carlingford Seniors Housing Development (SSD-33631237)

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DPHI Social & Affordable Assessment

Prepared for Department meeting with IPC 7 August 2024



# Introduction

## Proposal:

- 130 Independent Living Units
- 96 residential care beds
- Respite day care centre
- 277 car parking spaces
- Publicly accessible open space, pedestrian connections and rehabilitation of an ecological zone

The proposal is referred to the Independent Planning Commission as City of Parramatta objects.

One public submission objects (construction impacts).



# Formal Amendment of Application

The Applicant did not formally request an amendment to the development application (DA) under section 37 of the EP&A Regulation 2021.

The proposal, as revised by the Applicant's Response to Submissions maintains the key features of the exhibited proposal in the EIS.

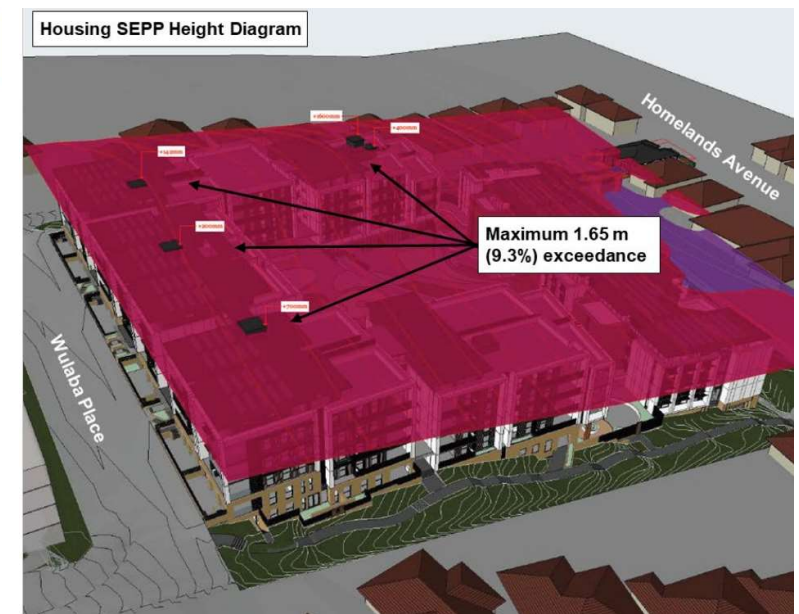


# Clause 4.6 Variation – Building height

EPI	Max. height	Proposed max. height*	Difference
Housing SEPP	17.8 m	19.45 m	+1.65 m (+9.3%)

\* Maximum height as measured above existing ground level noting that height of existing ground level varies across the site.

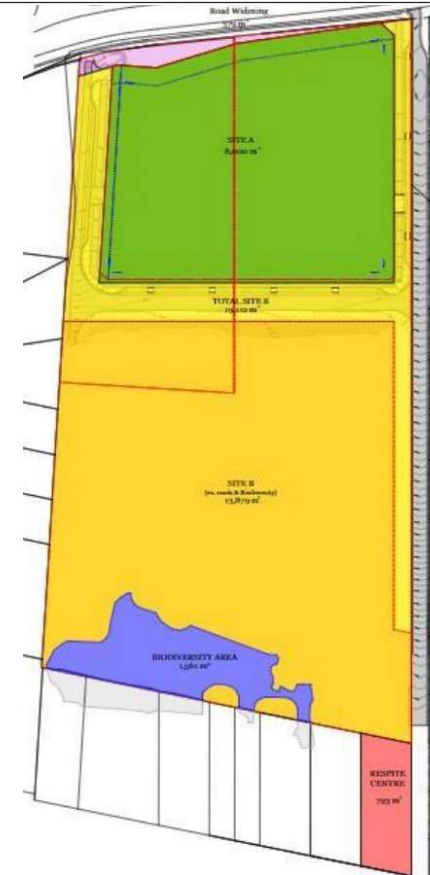
- Housing SEPP applies to the site, excluding the biodiversity mapped land at the rear
- Minor exceedances limited to lift over run
- Non-compliances would not result in additional off-site amenity impacts



# Clause 4.6 Variation – Floor Space Ratio

EPI	Site Area	Max. GFA / FSR	Proposed GFA / FSR*	Difference
Housing SEPP	13,879 m <sup>2</sup>	17,348.75 m <sup>2</sup> 1.25:1	23,120 m <sup>2</sup> 1.67:1	+5,771.25 m <sup>2</sup> +0.42:1 (+33%)

\* The site area excludes the biodiversity zone (which is identified as environmentally sensitive land) and the roads constructed as part of the Site A development consistent with the Housing SEPP definition of site area



# Specific Assessment Issues

## Outstanding Council concerns

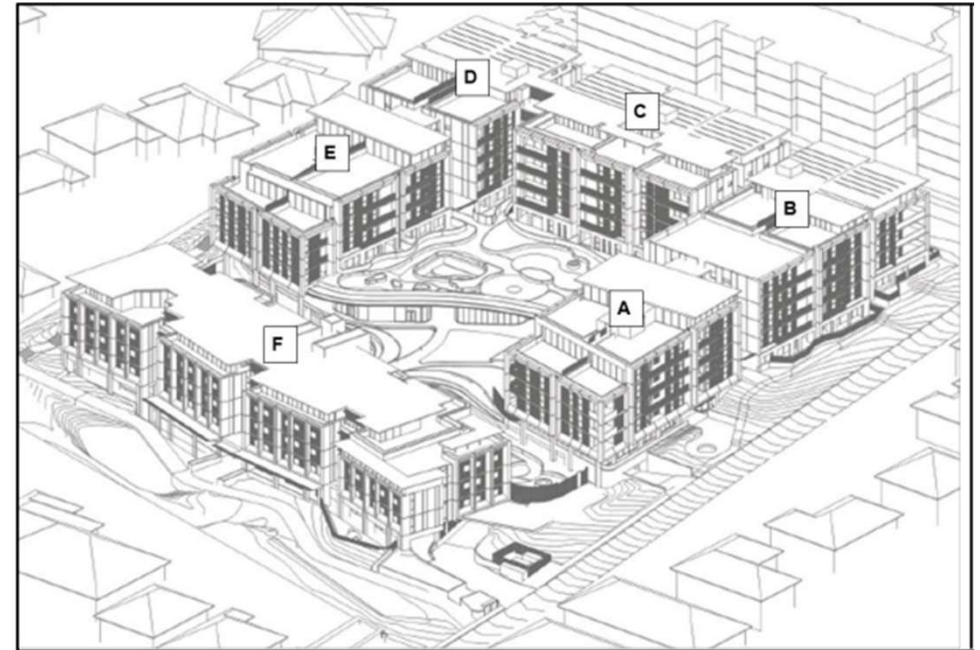
### Excessive bulk and scale/GFA



Existing (left) and proposed (right) view looking north along Martins Lane



Existing (left) and proposed (right) view looking north-east from Azile Court



Massing diagram

# Specific Assessment Issues

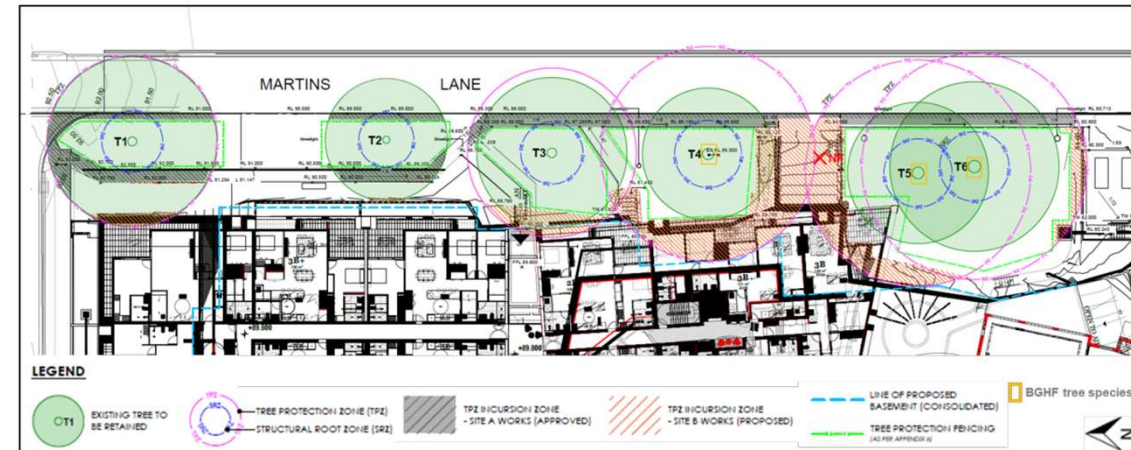
## Outstanding Council concerns

### Tree Impacts

Approved and proposed TPZ and SRZ incursions relating to trees T1 to T6 (as amended by the RRFI)

Tree	Species / Name	TPZ Incursion		SRZ Incursion	
		Approved*	Proposed	Approved*	Proposed
T1	Eucalyptus Microcorys / Tallowwood	18%	22% (+4%)	8%	8% (no change)
T2	Eucalyptus Microcorys / Tallowwood	18%	19% (+1%)	5%	5% (no change)
T3	Eucalyptus Microcorys / Tallowwood	5%	16% (+11%)		
T4 (BGHF)	Eucalyptus Resinifera / Red Mahogany	3%	33% (+31%)		
T5 (BGHF)	Eucalyptus Saligna / Sydney Blue Gum	3%	19% (+16%)		
T6 (BGHF)	Eucalyptus Saligna / Sydney Blue Gum	3%	7% (+4%)		

Location and extent of TPZ and SRZ incursions relating to T1 and T6



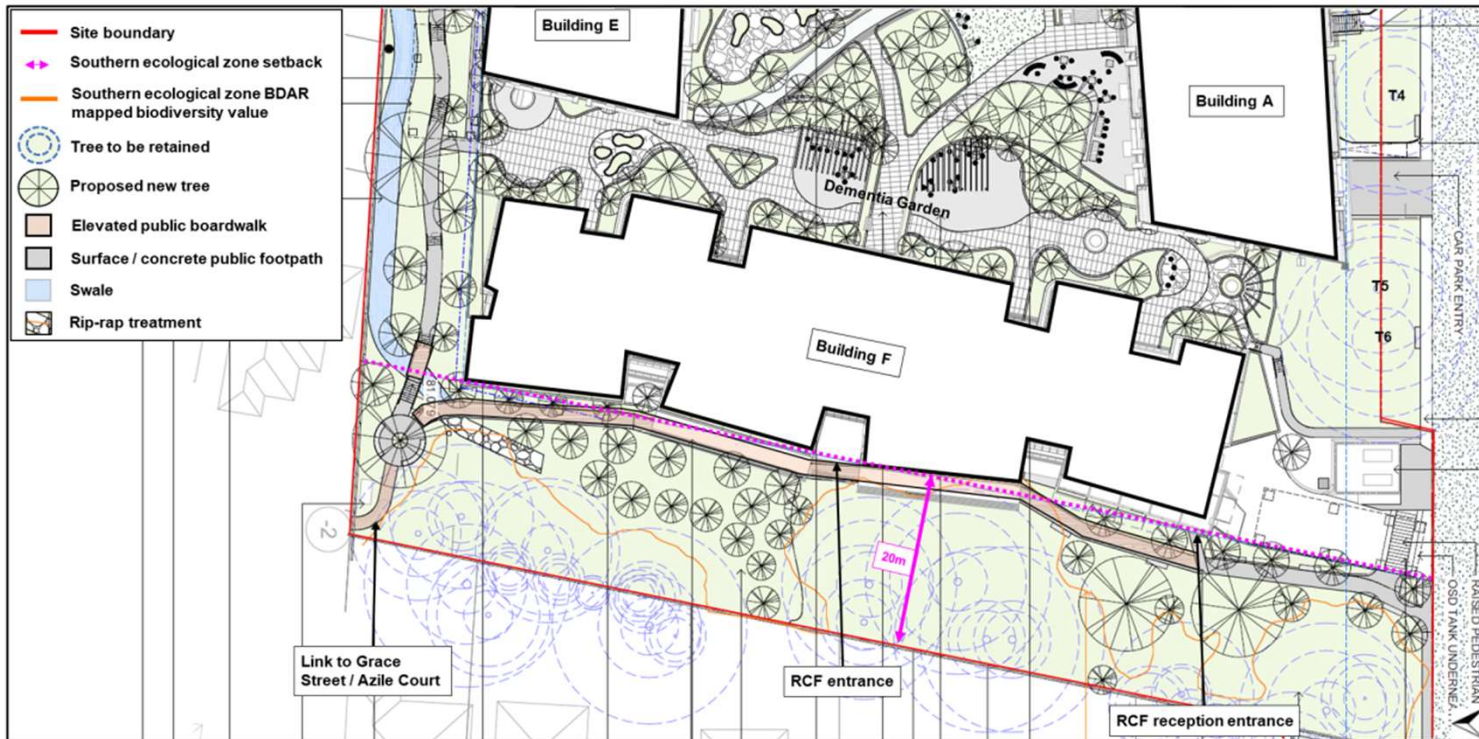
- ground disturbance works minimised
- retains and protects BGHF

# Specific Assessment Issues

## Outstanding Council concerns

### Ecological zone

Proposed southern ecological zone layout and design



- 20m wide
- retains and protects BGHF
- publicly accessible via integrated elevated paths/boardwalks
- satisfies item 7 of VPA scope of works



# Specific Assessment Issues

## ILU Residential Amenity

- Access is considered legible and suitably controlled to provide safety and security.
- The proposal is generally consistent with the key ADG design criteria.

Consideration of key ADG design criteria

	Cross Ventilation	Solar Access	Open Space	Building Separation	Habitable Rooms
<b>ADG</b>	Minimum of 60% ILUs	Minimum 70% of ILUs to receive 2hrs mid-winter	Minimum 25% of site as communal open space	12 m up to 4 storeys and 18 m between 5 to 8 storeys	Must each have a window in an external wall
<b>Proposal</b>	60% (78/130)	71% (90/130)	30.9% (5,903.63 m <sup>2</sup> )	All consistent, except ILUs E204 and E304	All consistent, except ILUs A501, A502 and D102

## RCF Fire Sprinkler System

- Section 91(1) of the Housing SEPP requires that a consent authority must not grant consent to a RCF unless it will include a fire sprinkler system.
- The Applicant's EIS confirms the RCF will be fitted with a fire sprinkler system.
- Recommended Pre-CC and Pre-OC conditions require plans and a report detailing the fire sprinkler system be submitted to the certifier.

# Specific Assessment Issues

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## Structural Integrity

Recommended conditions require:

- All buildings/structures to be constructed in accordance with the NCC.
- A qualified structural engineer to prepare/sign structural drawings to the Certifier's satisfaction prior to issue of a Construction Certificate.
- Structural inspection certificate to be submitted to the Certifier prior to issue of an Occupation Certificate.

# Specific Assessment Issues

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## Building Sustainability

- Designed to achieve a minimum 7-star NatHERs rating (exceeding 5-star Green Star rating equivalent)
- The building design will outperform the minimum BASIX energy and water requirements by 20%.

## Maintenance of Development

- Rooftop rainwater capture designed to minimise stormwater runoff and support ESD measures.
- Rooftop drainage system includes overflow systems to account for increased rainfall intensity.
- 6 month – 2 year maintenance intervals proposed

# Draft conditions of consent

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Conditions to address key concerns raised in submissions:

- Construction hours limited to 7am – 6pm, Monday to Friday and 8am-1pm Saturday
- Respite periods for high noise impact work
- Construction Management Plans – 24-hour contact details, community consultation and complaints handling, traffic, noise, vibration and other construction impacts

Conditions to address Council's key concerns:

- Tree removal and planting and tree impacts
- Landscaping detail
- No line-marking/pedestrian crossing across the Martins Lane Driveway
- Public art
- Residential amenity
- Design changes to address privacy concerns