



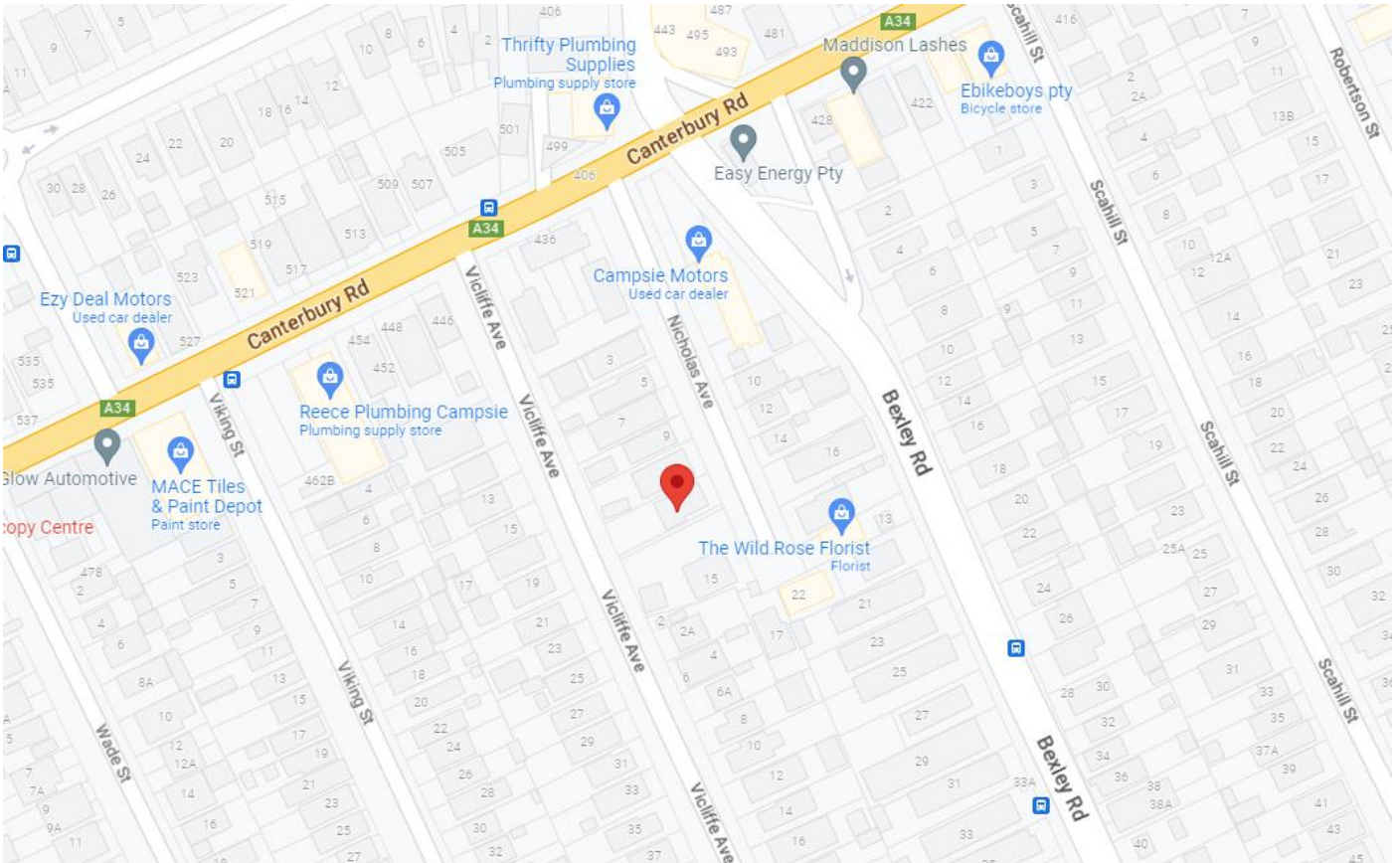
Section 4.56 Application

property:	Lot 1, Lot 27 and Lot 10 in DP's 166667, 800674 and 9844 13-15 Nicholas Avenue, Campsie
council:	City of Parramatta Council
applicant:	Designcorp Architects
client:	HABIB CORPORATIONS PTY LTD DUNLOP CHIDIAC PTY LTD
date:	March 2023
job no:	2022-155B

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1.1 Locality Plan



(Source: Google Maps)

1.2 Site Location

The subject site is located on both Vicliffe Avenue and Nicholas Avenue. The site is within 100m from Canterbury Road and Bexley Road. The proposal intends to remain compatible with the established built forms in the immediate locality.

1.3 Existing Land Use

The site has single storey residential dwellings to be demolished.

1.4 Size and Dimensions

The site comprises of three allotments with a total site area of 1794.26m². The site comprises of consolidated frontage widths of 35.835m to Vicliffe Avenue and 44.04m to Nicholas Avenue. Respective south-eastern and northwestern boundary lengths of 44.015m and 43.69m.

1.5 Development Proposal (Section 4.56)

The application seeks to modify the development consent numbered DA-698/2021 for construction of a three (3) storey 'residential flat building' under the provisions of the Affordable Rental Housing SEPP. The building is to contain a total of twenty-seven (27) apartments. Thirty-two (32) car parking spaces are sought to be provided across the single basement level.

The Section 4.56 seeks to modify the followings;

1. Introduction of substation which required to be within the front setback of the Vicliffe Avenue. The slatted timber fence around the substation easement is proposed to integrate into the front fence design. But the proposed location of substation unavoidably requires modifying the DA condition #1.4 as the Ausgrid requires the substation to be located

close the site boundary. Refer to the supplementary letter from Accredited Level 3 designer who is dealing with Ausgrid application.

DA condition #1.4.

No approval is granted for the siting of any substation on the site. A modification application must be lodged to Council if a substation is required. Any such application must demonstrate how the structure/ facility will be integrated into the design of the building without relying on the front or rear setback area.

2. Fire hydrant booster assembly is proposed on the Vicliffe Avenue in front of bin holding area, close to fire sprinkler water tanks. These are required for fire safety features for the proposed development by BCA and Australian Standards. It is designed to be contained within cabinets using front fence materials and colours.
The proposed underground fire sprinkler water tanks marginally impede the approved deep soil area and landscape area, while the proposed location minimize the impact. Due to the regulation does not allow any planter boxes over the water tanks, inevitably the deep soil area and landscape area are reduced by this modification. The deep soil area still remains to be compliant with 7% of the site area as per the ADG.
3. Basement layout changes due to the introduction of fire hydrant pump room and underground fire water tanks required by the fire safety requirement.
4. Skylight window for Unit 26 has been removed due to buildability issue. Highlight window (with 1.8m sill height) to Unit 27 living room has been added for solar access. In lieu of Unit 26, Unit 27 is counted toward the solar access calculation to comply with ADG requirement.

The modification has minor impact to the approved DA and remain consistent with the full intent.

1.6 Planning Controls

The application and its proposal have been examined against Councils controls and comply in full. The proposal is considered to meet the objectives of the relevant planning controls and policies.

1.7 Environmental Impact

The proposal is permissible under the current zoning. The proposal intends to remain compatible with the surrounding built environment and adjoining dwellings. The Design of the proposed building has no impact on the surrounding environment.

The proposed height of the building still maintains neighbouring solar access as per the approved DA.

The proposed building meets council's planning objectives and it is a reasonable form of development for the subject site.

1.8 General Design Principals

Good design goes beyond the application of numerical standards. A Systematic Analysis of the site in subject, its relationship with adjoining developments, and consideration of any natural and man-made constraints are essential starting points.

Attractive design, in most cases, can be achieved simply and economically by variations in setbacks, alternative floor plan building layouts, broken rooflines, and an open-minded approach.

As part of our research into the area, we have been to several sites and we feel that our proposal meets the objectives of all controls in regards to bulk and scale.

1.9 Energy efficiency and Conservation

Generally, the proposal endeavours to provide for the following objectives in order to maximise potential for an energy efficient development:

- Orientation to reduce energy use. As a result this will allow for provision of natural ventilation, daylight, and solar energy.
- The proposed choice of materials in the construction will minimise winter heat loss and make use of solar energy where practical, i.e. insulation to assist in comfortable thermal conditions and performance.
- Design and layout of the proposed will allow for optimum controlled Stormwater disposal.

1.10 Wind Effects

Considering the scale of the proposed building and the surrounding dwellings, it is not anticipated the proposal will cause any adverse wind effects beyond the existing conditions.

1.11 Social Economic Considerations

The proposal is not anticipated to cause any detrimental social or economic consequences. The proposal will offer positive influence in reinforcing the residential character of the area.

In our opinion, the proposal is void of any social costs to the community.

1.12 Building Design and Character

Setbacks off all boundaries have been provided to minimise any potential adverse impact. Usability of the outdoor open space receiving sunlight is extensive and maintains functionality for the future occupants.

1.13 Relationship to adjoining developments

The overall design, height, bulk or scale will not impose any detrimental effect. Streetscape issues as related will not be imposed. The site offers individual characteristics by virtue of the natural form of the land and facade design linkages with other properties in the street and immediate area.

1.14 Natural Hazards

The site is not affected by any natural hazards.

1.15 Public Transport

Regular and frequent bus stops are also within 5 minutes walk of the site. The site is within easy walking distance of shops, recreational and community facilities.

1.16 Car parking Provisions

No Changes to the DA approved carparking.

1.17 Summary of the Design Objectives

In summary, the aims and objectives of the eventual development are outlined as follows:

- provide an essential high degree of privacy, security and safety for future residents
- optimise the utilisation of the site
- maintain the current easy vehicle and pedestrian access
- provide individual identity to the building and a high level of living amenities
- provide functional recreation areas that allow for easy maintenance, easy access and informal security surveillance

- provide for a high level of living amenity and promote comfortable, easy living
- provide for sensitive design solutions for compatibility with the existing streetscape and proposed internal site configuration
- ensure the overall proposal will provide current & future occupants with a secure and safe accommodation

1.18 Vehicle Manoeuvrability

Vehicle manoeuvrability as per Australian Standards.

1.19 Conclusions

The Section 4.55 modification has no impact on the approval. All concerns raised during the DA have not been affected by the Section 4.55 alterations. Due to this we believe the application is substantially the same.

We trust that these matters will be given favourable consideration. As always, we are most eager to co-operate with Council in the determination of this application by offering any further information which may provide assistance.

Kind regards,



Joe El-Sabbagh

Bsc(Arch)mjr.comp.UNSW
BArch Studies.UNSW
MArch.UNSW