shadow diagrams - 21st June 9am

1 : 1000

shadow diagrams - 21st June 10am

1 : 1000

shadow diagrams

17/11/2016 11:07:34 AM

Issue	Date	Description

gmarchitects

p +61 2 9797 1599 | f +61 2 9797 1533
188 Parramatta Rd ASHFIELD NSW 2131

D.A
residential appartments + basements

CLIENT: civic properties	DATE: Issue Date	SCALE: A1 1 : 100, A3 1 : 1000
PROJECT: 1-11 olive street, SEVEN HILLS	DRAWN: jc	CHECKED: GK
TITLE: shadow diagrams	DWG No: 14794	A108

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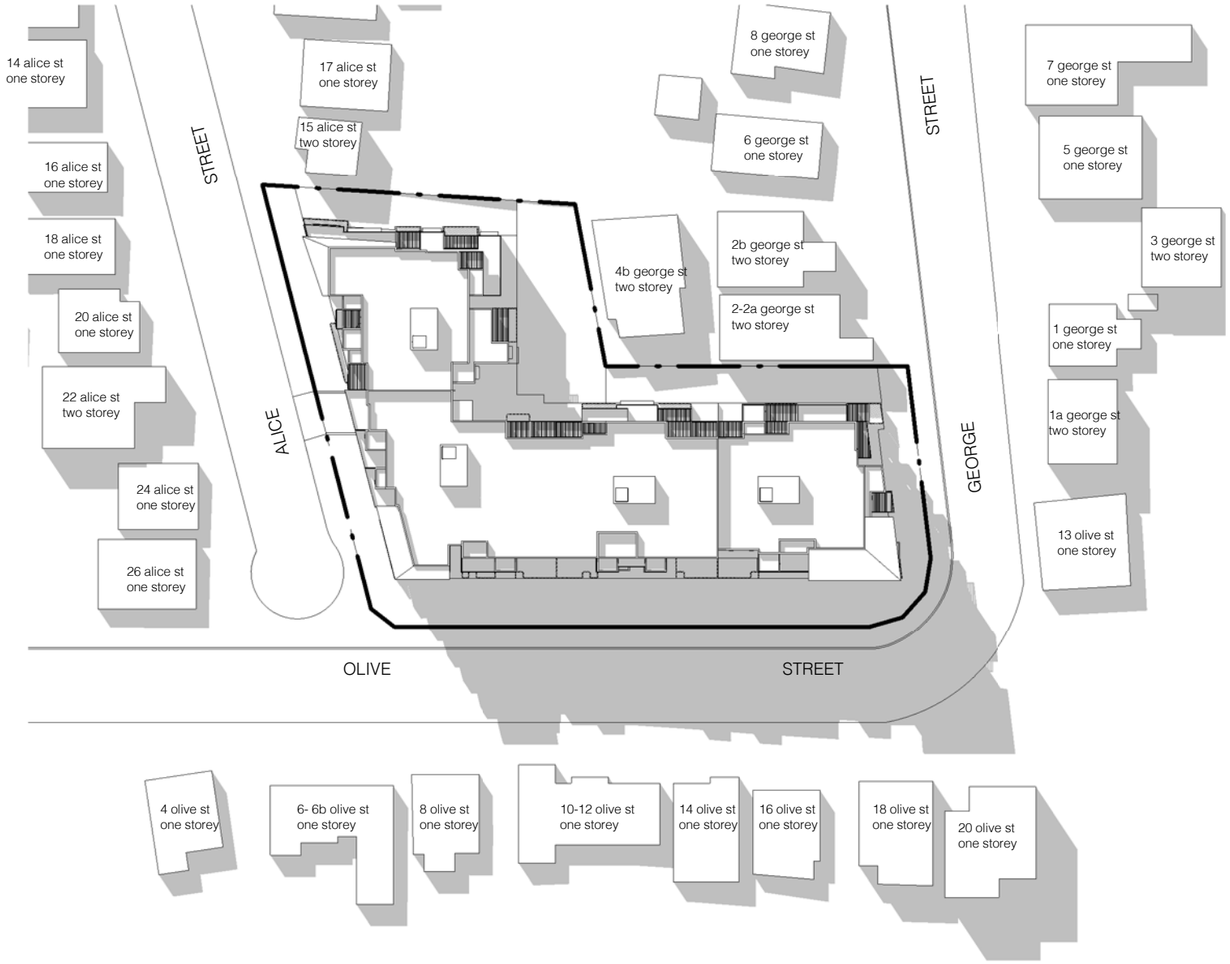

shadow diagrams - 21st June 11am

1 : 1000

shadow diagrams - 21st June 12pm

1 : 1000

shadow diagrams

17/11/2016 11:07:39 AM

Issue	Date	Description

gmarchitects
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188 Parramatta Rd ASHFIELD NSW 2131

D.A
residential appartments + basements

CLIENT: civic properties	DATE: Issue Date	SCALE: A1 1 : 100, A3 1 : 1000
PROJECT: 1-11 olive street, SEVEN HILLS	DRAWN: jc	CHECKED: GK
TITLE: shadow diagrams	DWG No: 14794	A109

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shadow diagrams - 21st June 1pm

1 : 1000

shadow diagrams - 21st June 2pm

1 : 1000

Issue	Date	Description

gmarchitects

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188 Parramatta Rd ASHFIELD NSW 2131

D.A
residential appartments + basements

CLIENT civic properties	DATE Issue Date	SCALE A1 1 : 100 A3 1 : 1000
PROJECT 1-11 olive street, SEVEN HILLS	DRAWN jc	CHECKED GK
TITLE shadow diagrams	DWG No 14794	A110

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17/11/2016 11:07:44 AM

shadow diagrams

shadow diagrams - 21st June 3pm

1 : 1000

shadow diagrams

17/11/2016 11:07:47 AM

Issue	Date	Description

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168 Parramatta Rd ASHFIELD NSW 2131

D.A
residential appartments + basements

CLIENT civic properties	DATE Issue Date	SCALE A1 1 : 100 A3 1 : 1000
PROJECT 1-11 olive street, SEVEN HILLS	DRAWN jc	CHECKED GK
TITLE shadow diagrams	DWG No 14794	A111

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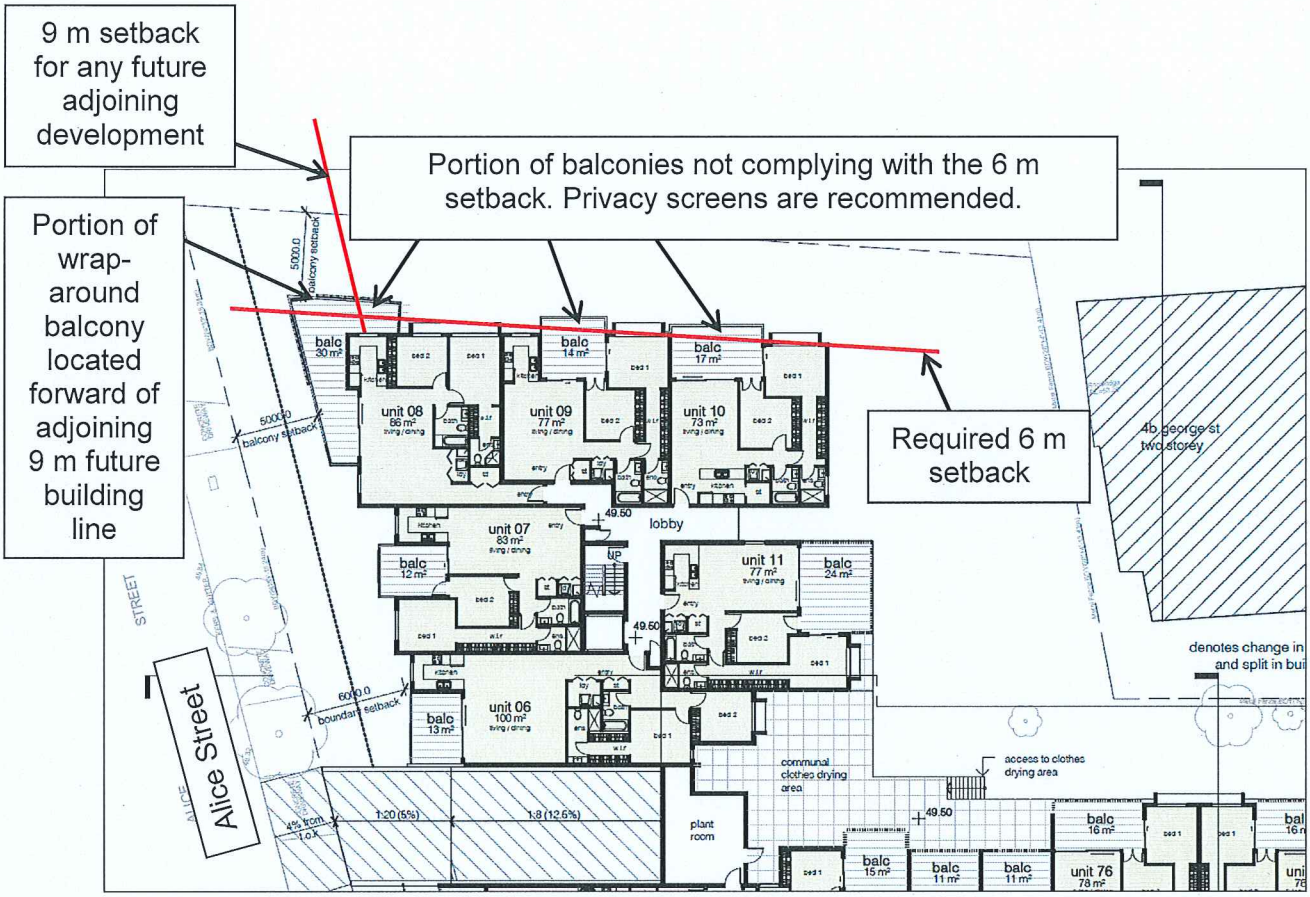
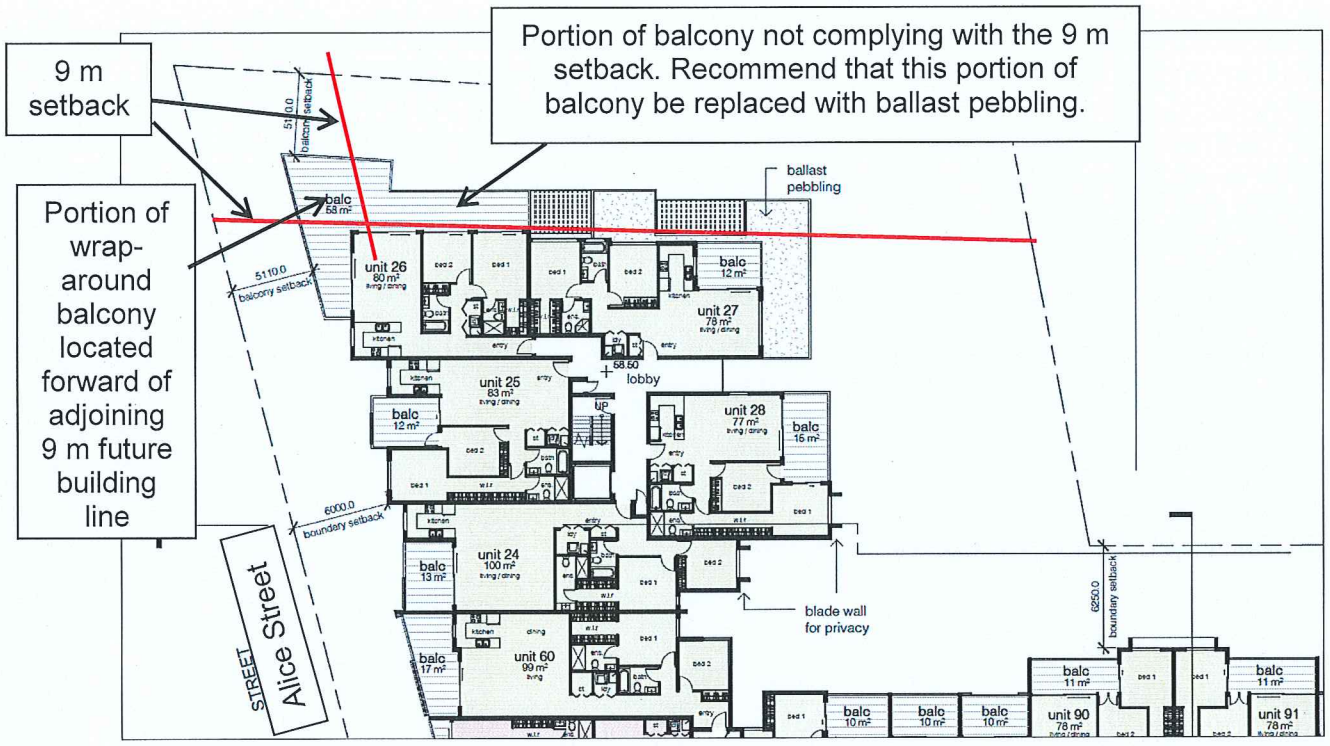
Location of non-complying balconies and recommended design changes



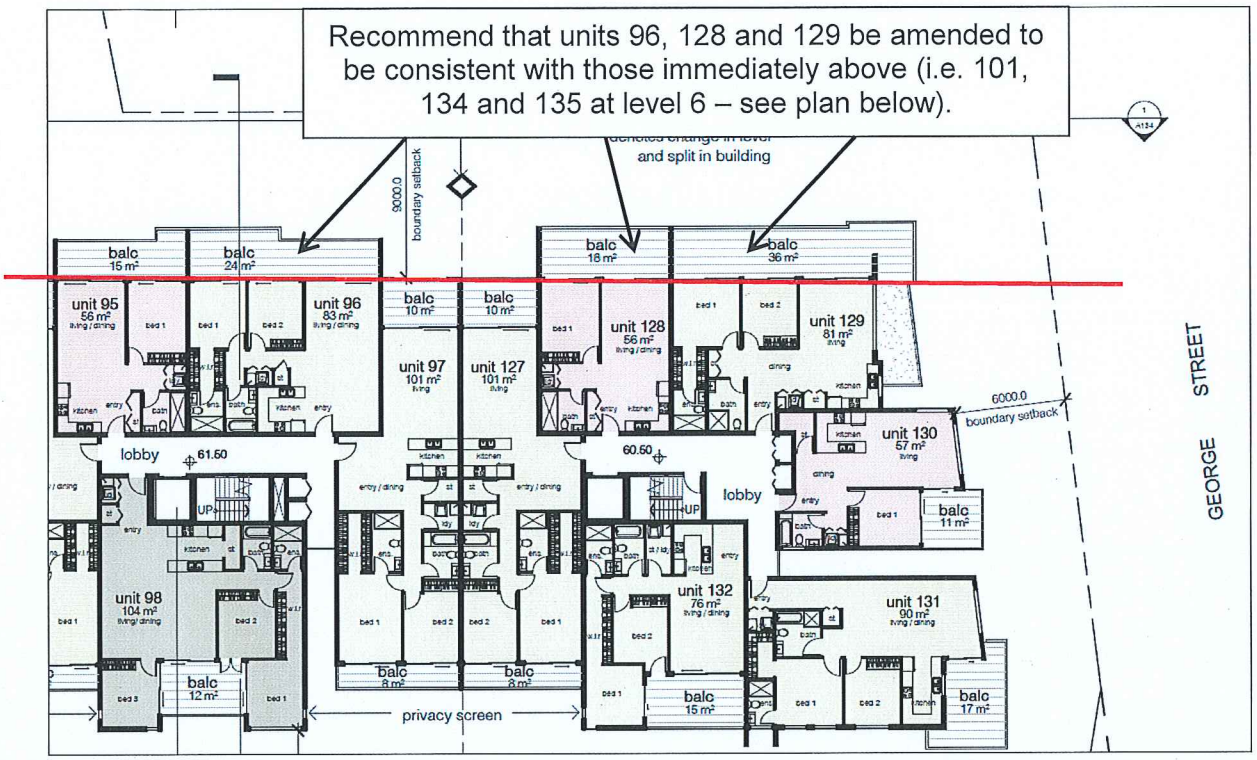
FIRST 4 STOREYS

Under the Apartment Design Guide (ADG), the minimum side setback requirement to the balconies is 6 m for the first 4 storeys. At the first 4 levels the balconies are setback 5 m in accordance with Council's DCP. The 1 m encroachments are considered minor and subject to suitable privacy screens being provided, it is considered that there will be no impact on neighbouring properties. The small encroachments are shown above.



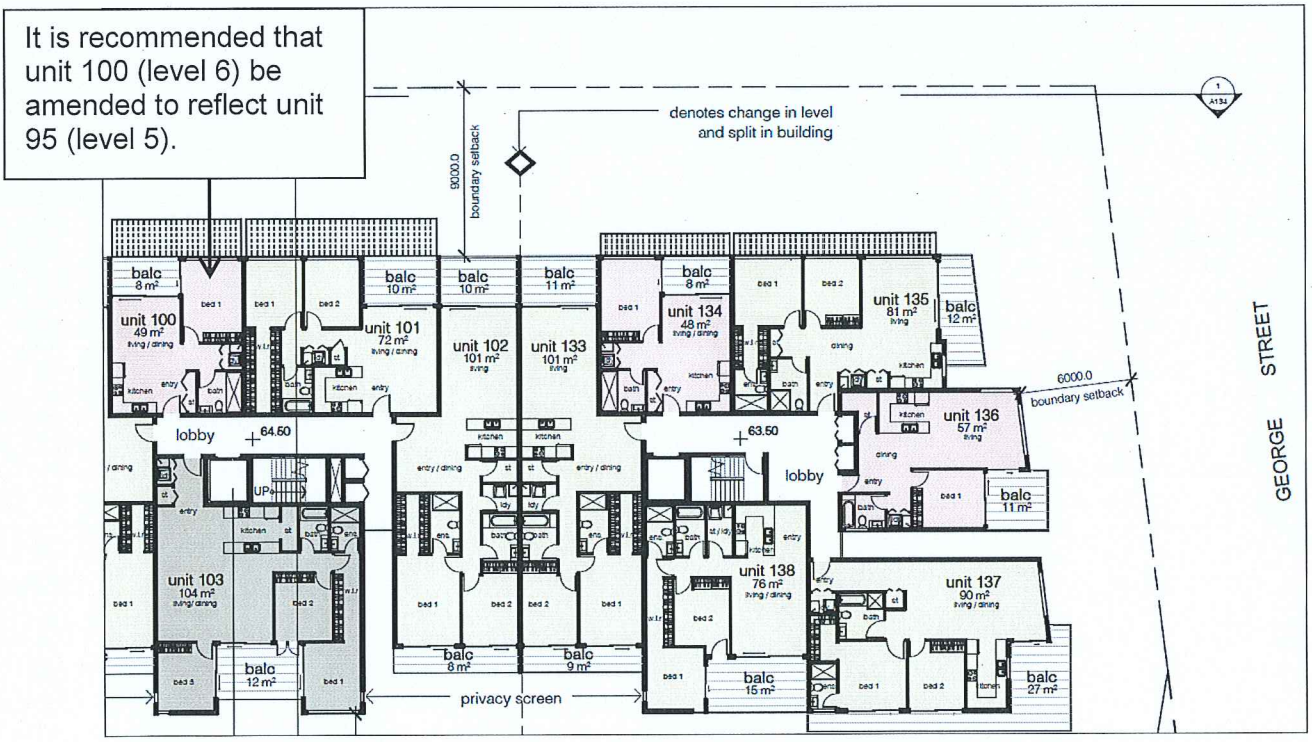
LEVEL 5

Under the Apartment Design Guide (ADG), the minimum side setback requirement to the balconies is 9 m for the upper 2 storeys of this development. While the 6th level complies with the 9 m setback requirement, some of the balconies at the 5th level do not comply. It is recommended that a portion of the wrap-around balcony on the north-east corner of the building, be replaced with ballast pebbling similar to the adjoining units.



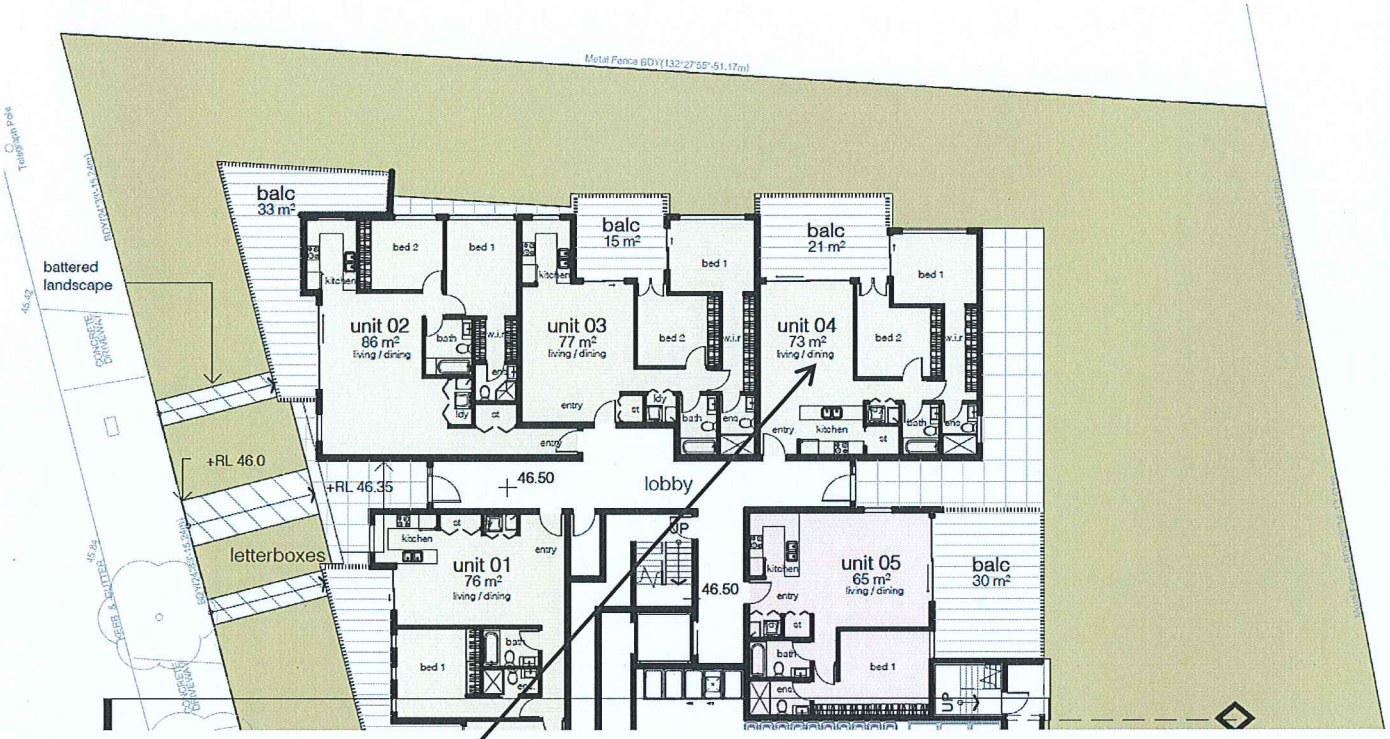
LEVEL 5

While the 6th level complies with the 9 m setback requirement, some of the balconies at the 5th level do not comply. It is recommended that the 3 non-complying units be amended to be consistent with the corresponding unit at level 6.



LEVEL 6

The units at the 6th level comply with the 9 m setback requirement.



It is recommended that unit 4 (and units 10, 16 and 22 immediately above) be amended to provide a minimum floor area of 75 sqm.

Apartment sizes

The ADG requires that any 2 bedroom unit containing 2 bathrooms must have a minimum floor area of 75 sqm. To ensure strict compliance with this requirement, it is recommended that units 4, 10, 16 and 22 be increased in area from 73 sqm to 75 sqm. Given that the balconies for each of these units well exceed the minimum requirements, a minor amendment can easily be achieved.

Unit Specifics (SOLAR ACCESS)			
Dwelling	Type	Solar Access 2hrs	Cross Ventialtion
01	2 bedroom	Yes	No
02	2 bedroom	Yes	Yes
03	2 bedroom	Yes	No
04	2 bedroom	Yes	Yes
05	1 bedroom	No	Yes
06	2 bedroom	Yes	Yes
07	2 bedroom	Yes	No
08	2 bedroom	Yes	Yes
09	2 bedroom	Yes	No
10	2 bedroom	Yes	Yes
11	2 bedroom	No	Yes
12	2 bedroom	Yes	Yes
13	2 bedroom	Yes	No
14	2 bedroom	Yes	Yes
15	2 bedroom	Yes	No
16	2 bedroom	Yes	Yes
17	2 bedroom	No	Yes
18	2 bedroom	Yes	Yes
19	2 bedroom	Yes	No
20	2 bedroom	Yes	Yes
21	2 bedroom	Yes	No
22	2 bedroom	Yes	Yes
23	2 bedroom	No	Yes
24	2 bedroom	Yes	Yes
25	2 bedroom	Yes	No
26	2 bedroom	Yes	Yes
27	2 bedroom	Yes	Yes
28	2 bedroom	No	Yes
29	2 bedroom	Yes	Yes
30	2 bedroom	Yes	No
31	2 bedroom	Yes	Yes
32	2 bedroom	Yes	Yes
33	2 bedroom	No	Yes
34	2 bedroom	No	No
35	2 bedroom	No	Yes
36	2 bedroom	No	Yes
37	2 bedroom	Yes	Yes
38	1 bedroom	Yes	No
39	1 bedroom	Yes	No
40	2 bedroom	No	No
41	2 bedroom	No	Yes
42	2 bedroom	No	Yes
43	2 bedroom	Yes	Yes
44	1 bedroom	Yes	No
45	1 bedroom	Yes	No
46	2 bedroom	Yes	Yes

Unit Specifics (SOLAR ACCESS)			
Dwelling	Type	Solar Access 2hrs	Cross Ventialtion
47	2 bedroom	No	No
48	2 bedroom	Yes	Yes
49	2 bedroom	No	No
50	2 bedroom	Yes	Yes
51	1 bedroom	Yes	No
52	1 bedroom	Yes	No
53	2 bedroom	Yes	Yes
54	2 bedroom	Yes	No
55	2 bedroom	Yes	Yes
56	2 bedroom	No	Yes
57	2 bedroom	Yes	Yes
58	1 bedroom	Yes	No
59	1 bedroom	Yes	No
60	2 bedroom	Yes	Yes
61	2 bedroom	Yes	No
62	2 bedroom	Yes	Yes
63	2 bedroom	No	Yes
64	2 bedroom	Yes	Yes
65	1 bedroom	Yes	No
66	1 bedroom	Yes	No
67	2 bedroom	Yes	Yes
68	2 bedroom	Yes	No
69	2 bedroom	Yes	Yes
70	2 bedroom	No	Yes
71	2 bedroom	Yes	Yes
72	1 bedroom	Yes	No
73	1 bedroom	Yes	No
74	2 bedroom	Yes	Yes
75	2 bedroom	Yes	Yes
76	2 bedroom	Yes	No
77	2 bedroom	Yes	No
78	2 bedroom	Yes	Yes
79	2 bedroom	Yes	Yes
80	2 bedroom	Yes	No
81	2 bedroom	Yes	No
82	2 bedroom	Yes	Yes
83	3 bedroom	No	No
84	2 bedroom	Yes	Yes
85	2 bedroom	Yes	No
86	2 bedroom	Yes	No
87	2 bedroom	Yes	Yes
88	3 bedroom	No	No
89	2 bedroom	Yes	Yes
90	2 bedroom	Yes	No
91	2 bedroom	Yes	No
92	2 bedroom	Yes	Yes

Unit Specifics (SOLAR ACCESS)			
Dwelling	Type	Solar Access 2hrs	Cross Ventialtion
93	3 bedroom	No	No
94	2 bedroom	Yes	Yes
95	2 bedroom	Yes	No
96	2 bedroom	Yes	No
97	2 bedroom	Yes	Yes
98	3 bedroom	No	No
99	2 bedroom	Yes	Yes
100	1 bedroom	Yes	No
101	2 bedroom	Yes	No
102	2 bedroom	Yes	Yes
103	3 bedroom	No	Yes
104	2 bedroom	Yes	Yes
105	2 bedroom	Yes	Yes
106	3 bedroom	Yes	Yes
107	2 bedroom	No	Yes
108	2 bedroom	No	Yes
109	2 bedroom	Yes	Yes
110	2 bedroom	Yes	No
111	3 bedroom	Yes	Yes
112	1 bedroom	No	Yes
113	2 bedroom	No	Yes
114	2 bedroom	No	No
115	2 bedroom	Yes	Yes
116	2 bedroom	Yes	No
117	3 bedroom	Yes	Yes
118	1 bedroom	No	Yes
119	2 bedroom	No	Yes
120	2 bedroom	No	No
121	2 bedroom	Yes	Yes
122	2 bedroom	Yes	No
123	3 bedroom	Yes	Yes
124	1 bedroom	No	Yes
125	2 bedroom	No	Yes
126	2 bedroom	No	No
127	2 bedroom	Yes	Yes
128	1 bedroom	Yes	No
129	2 bedroom	Yes	Yes
130	1 bedroom	No	Yes
131	2 bedroom	No	Yes
132	2 bedroom	No	No
133	2 bedroom	Yes	Yes
134	1 bedroom	Yes	No
135	2 bedroom	Yes	Yes
136	1 bedroom	No	Yes
137	2 bedroom	No	Yes
138	2 bedroom	No	Yes
Grand total: 138		72%	61%

ATTACHMENT 12

Issue	Date	Description

gmarchitects p +61 2 9797 1599 | f +61 2 9797 1533
198 Parramatta Rd ASHFIELD NSW 2131

D.A
residential appartments + basements

CLIENT: civic properties
PROJECT: 1-11 olive street, SEVEN HILLS
TITLE: solar calculations

DATE: Issue Date
SCALE: A1 1 : 10 A3
DRAWN: JF
CHECKED: GK
DWG No: 14794 A137

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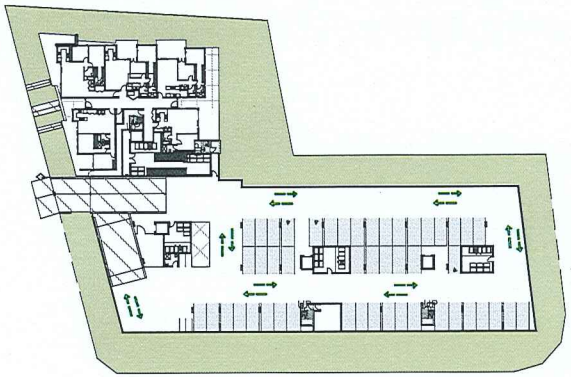
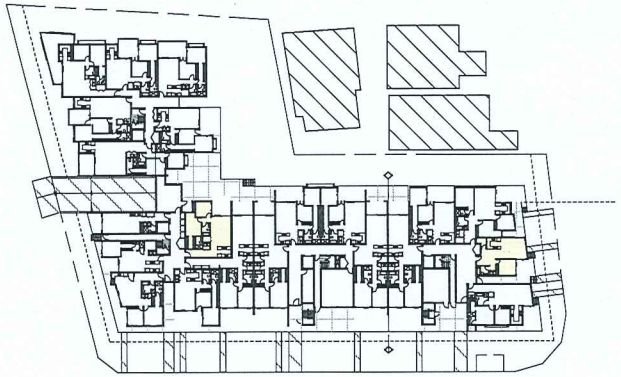
solar calculations

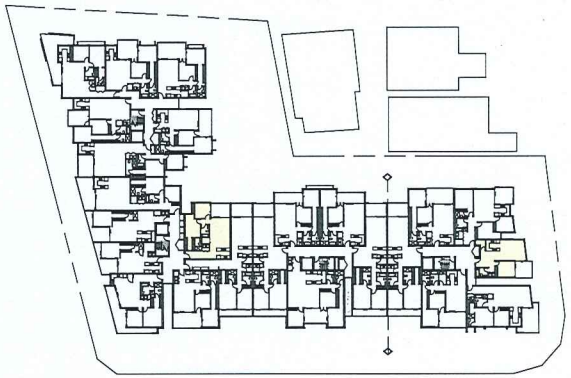
2/08/2016 11:46:29 AM



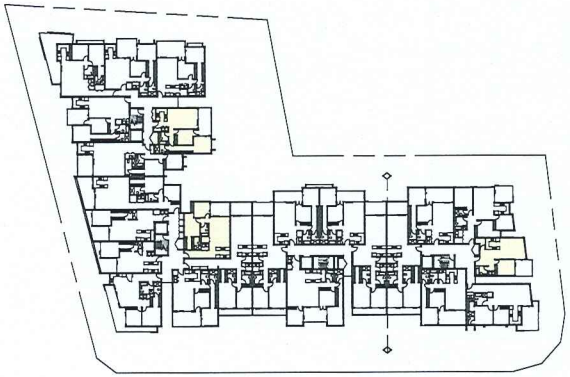
basement 01 - min 15mins Solar
1 : 1000



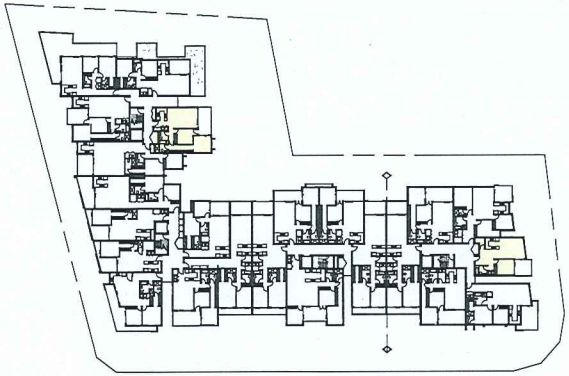
ground floor - min 15mins Solar
1 : 1000



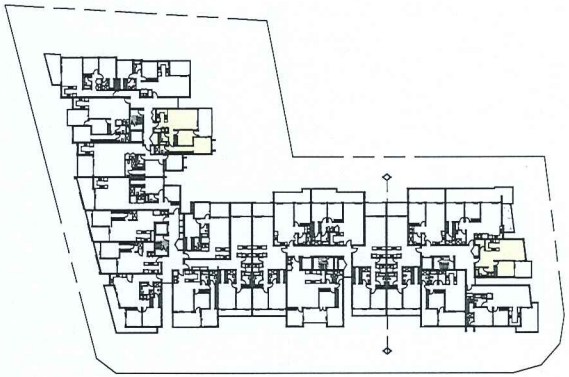
level 01 - min 15mins Solar
1 : 1000



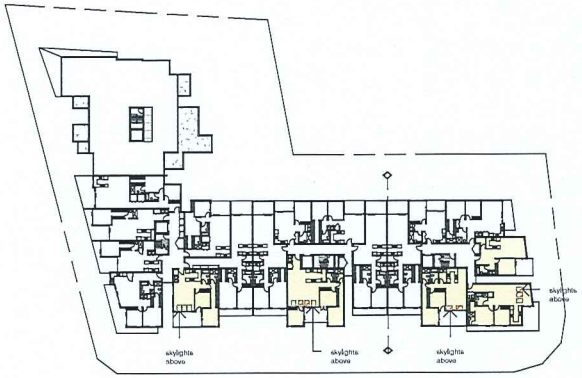
level 02 - min 15mins Solar
1 : 1000



level 03 - min 15mins Solar
1 : 1000



level 04 - min 15mins Solar
1 : 1000



level 05 - min 15mins Solar
1 : 1000

solar access - min 15mins solar

2/08/2016 11:48:20 AM

Issue	Date	Description

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186 Parramatta Rd ASHFIELD NSW 2131

D.A
residential appartments + basements

CLIENT: civic properties	DATE: Issue Date	SCALE: A1 1 : 100, A3 1 : 1000
PROJECT: 1-11 olive street, SEVEN HILLS	DRAWN:	CHECKED: FSK
TITLE: solar access - min 15mins solar	DWG No: 147734	A138

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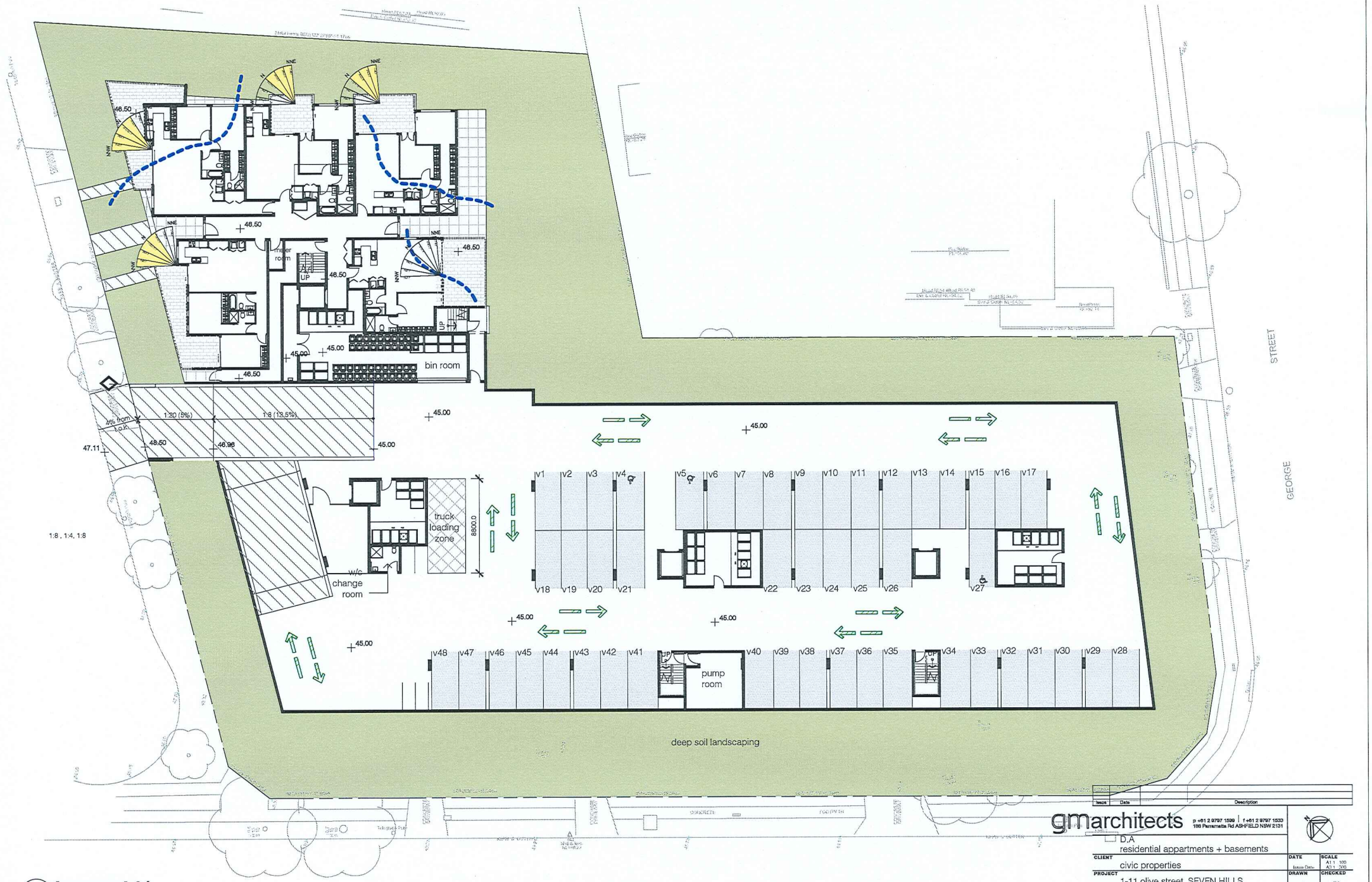

basement 01
1 : 300

solar access & cross ventilation

2/08/2016 11:48:34 AM

Issue	Date	Description

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186 Parramatta Rd ASHFIELD NSW 2131

D.A
residential appartments + basements

CLIENT: civic properties	DATE: Issue Date	SCALE: A1:1:100 A3:1:200
PROJECT: 1-11 olive street, SEVEN HILLS	DRAWN:	CHECKED: FJK
TITLE: solar access & cross ventilation		DWG No: A139

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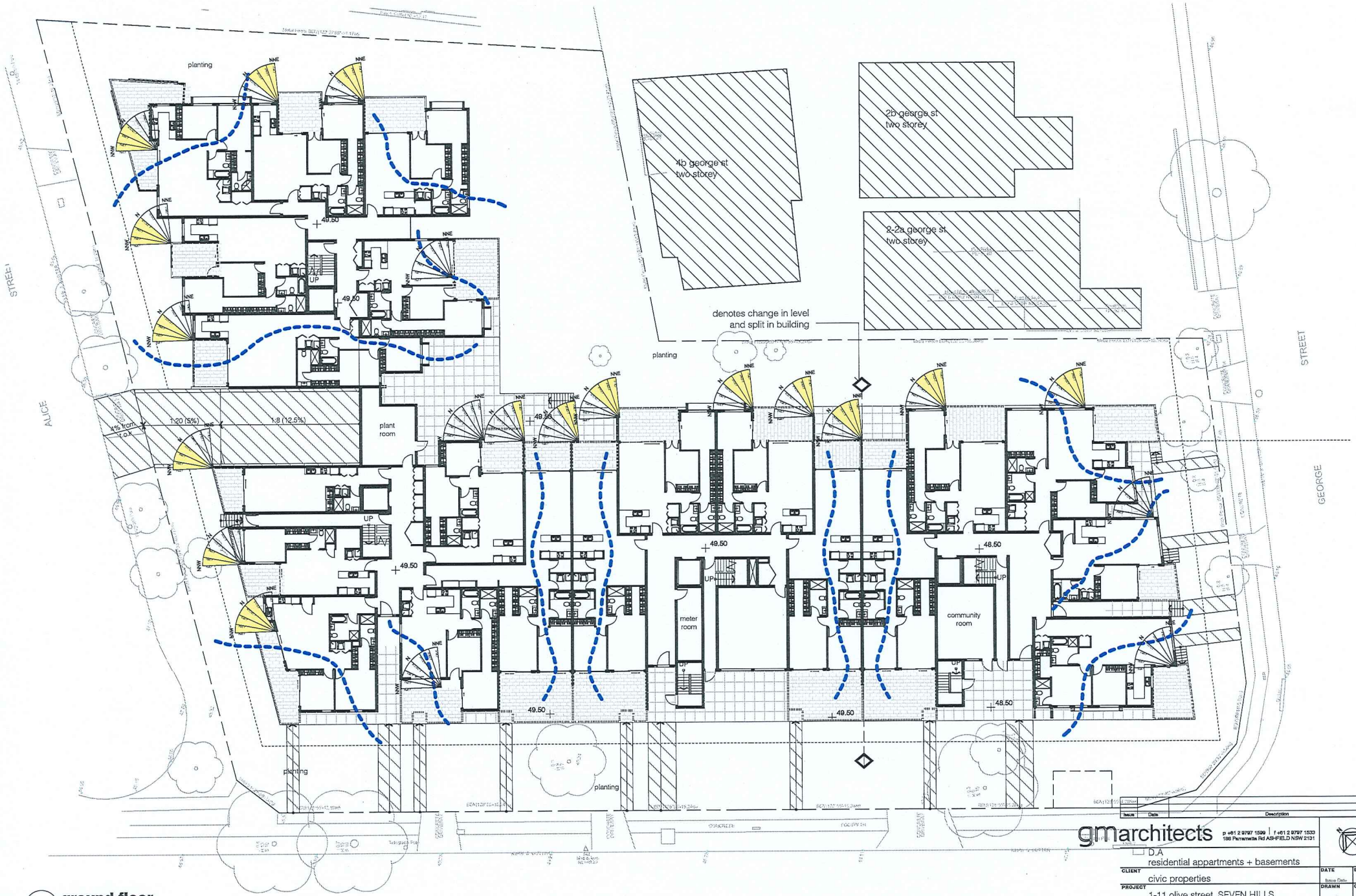

ground floor

1 : 300

solar access & cross ventilation

2/08/2016 11:48:51 AM

Issue	Date	Description

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198 Parramatta Rd ASHFIELD NSW 2131

D.A
residential appartments + basements

CLIENT: civic properties	DATE: Issue Date	SCALE: A1 1 : 100, A3 1 : 200
PROJECT: 1-11 olive street, SEVEN HILLS	DRAWN: JP	CHECKED: GK
TITLE: solar access & cross ventilation	1273c	DWG No: A140

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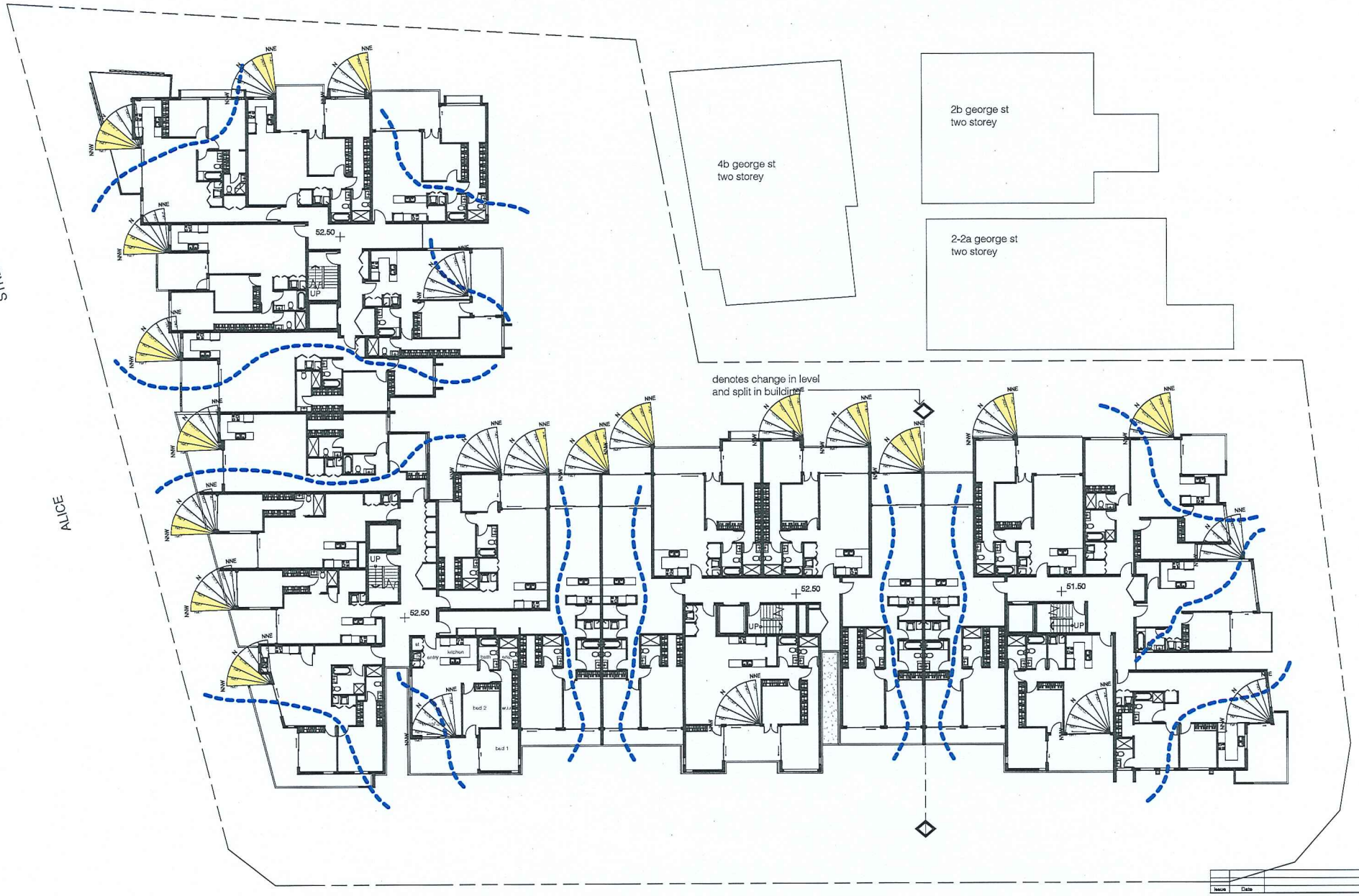

level 01
1 : 300

solar access & cross ventilation

2/08/2016 11:49:05 AM

Issue	Date	Description

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188 Parramatta Rd ASHFIELD NSW 2131

D.A
residential appartments + basements

CLIENT civic properties	DATE Issue Date	SCALE A1 1 : 100 A3 1 : 200
PROJECT 1-11 olive street, SEVEN HILLS	DRAWN	CHECKED
TITLE solar access & cross ventilation	DWG No A141	

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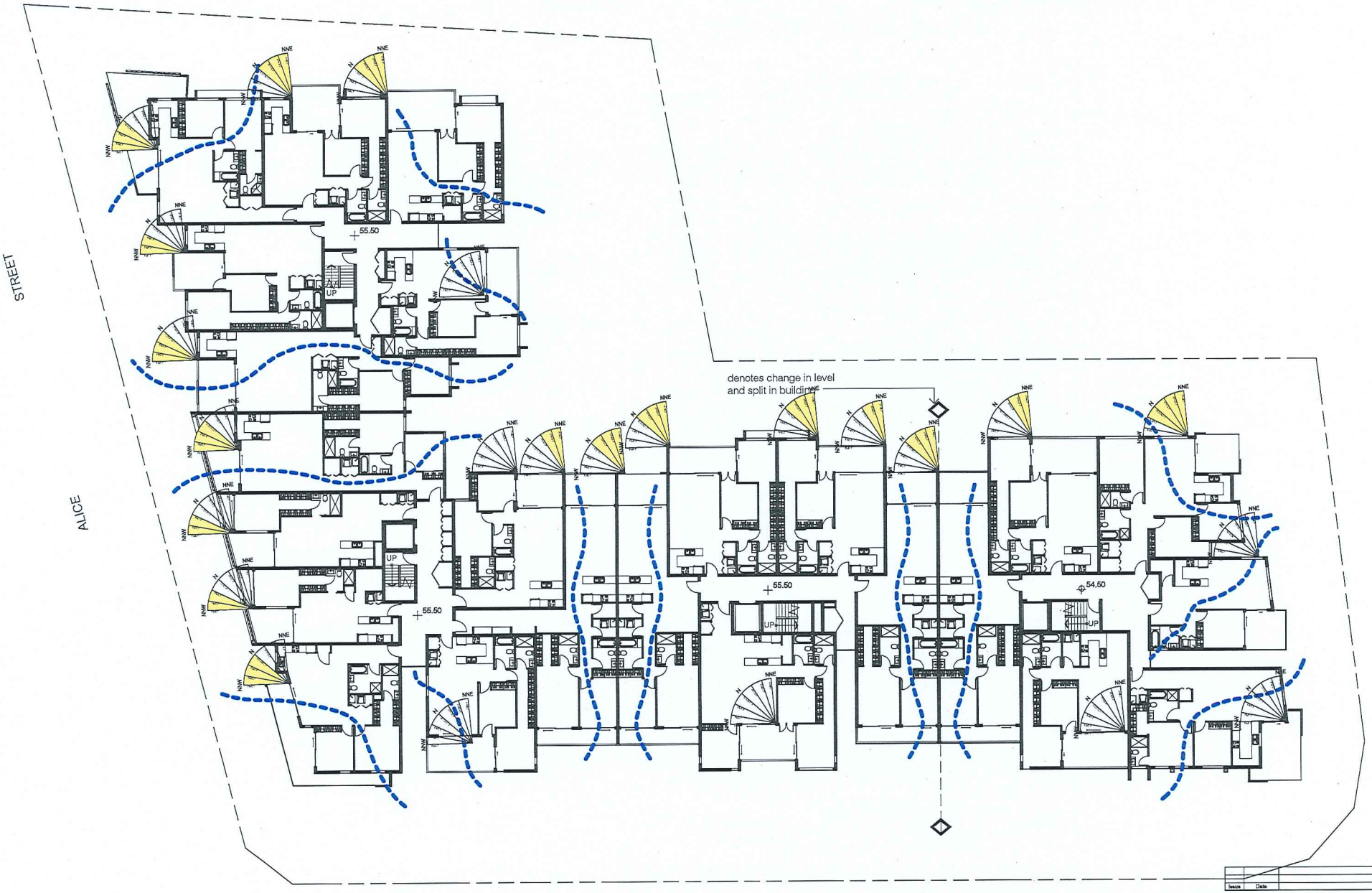

level 02
1 : 300

solar access & cross ventilation

2/08/2016 11:49:19 AM

Issue	Date	Description

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186 Parramatta Rd ASHFIELD NSW 2131

D.A
residential appartments + basements

CLIENT: civic properties	DATE: Issue Date	SCALE: A1 1 : 100, A3 1 : 200
PROJECT: 1-11 olive street, SEVEN HILLS	DRAWN:	CHECKED: DK
TITLE: solar access & cross ventilation	DWG No: 167M	A142

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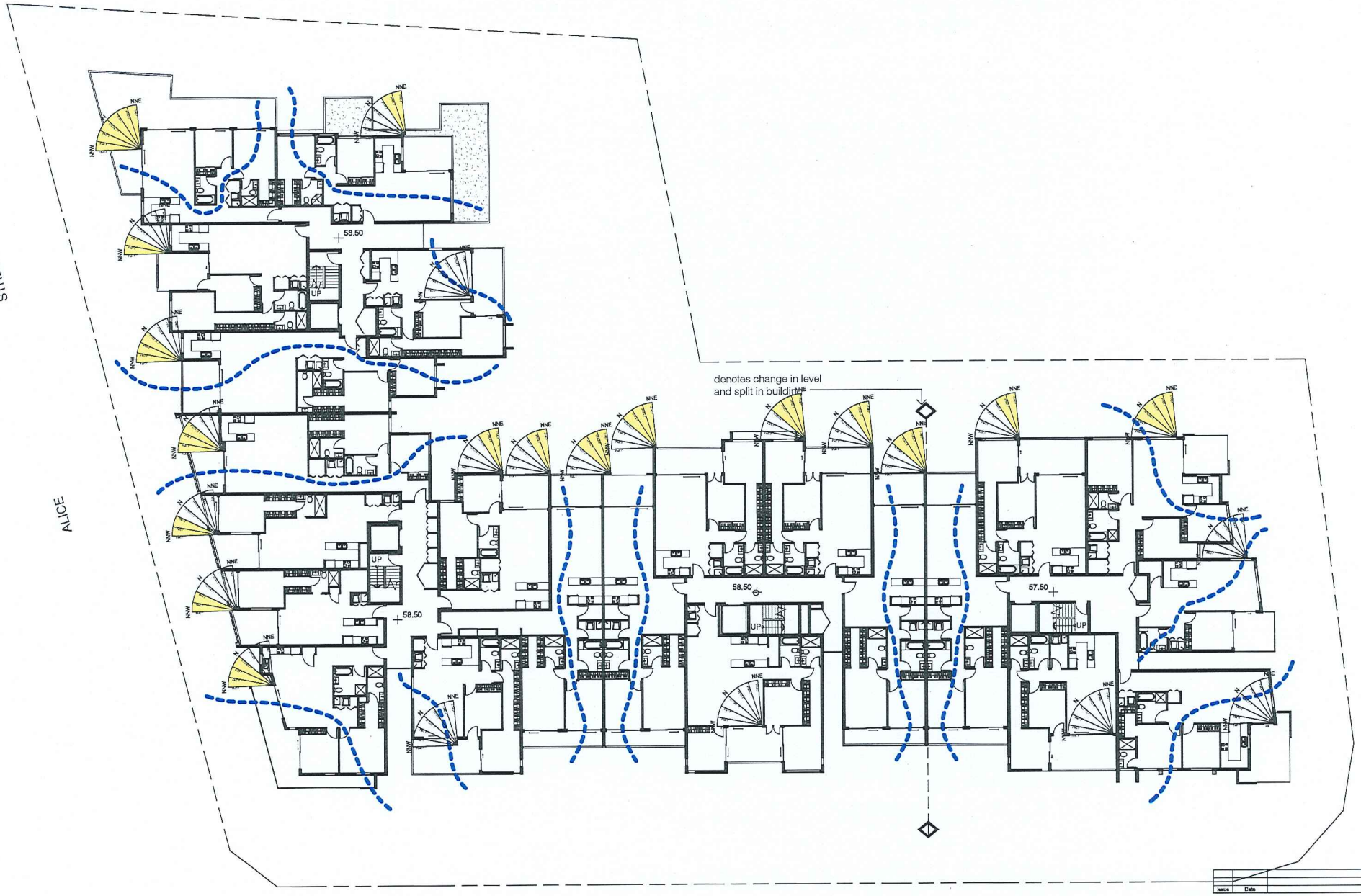

level 03
1 : 300

solar access & cross ventilation

2/08/2016 11:49:31 AM

Issue	Date	Description

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198 Parramatta Rd ASHFIELD NSW 2131

D.A
residential appartments + basements

CLIENT: civic properties	DATE: Issue Date	SCALE: A1 1 : 100, A3 1 : 200
PROJECT: 1-11 olive street, SEVEN HILLS	DRAWN:	CHECKED:
TITLE: solar access & cross ventilation	DWG No: A143	

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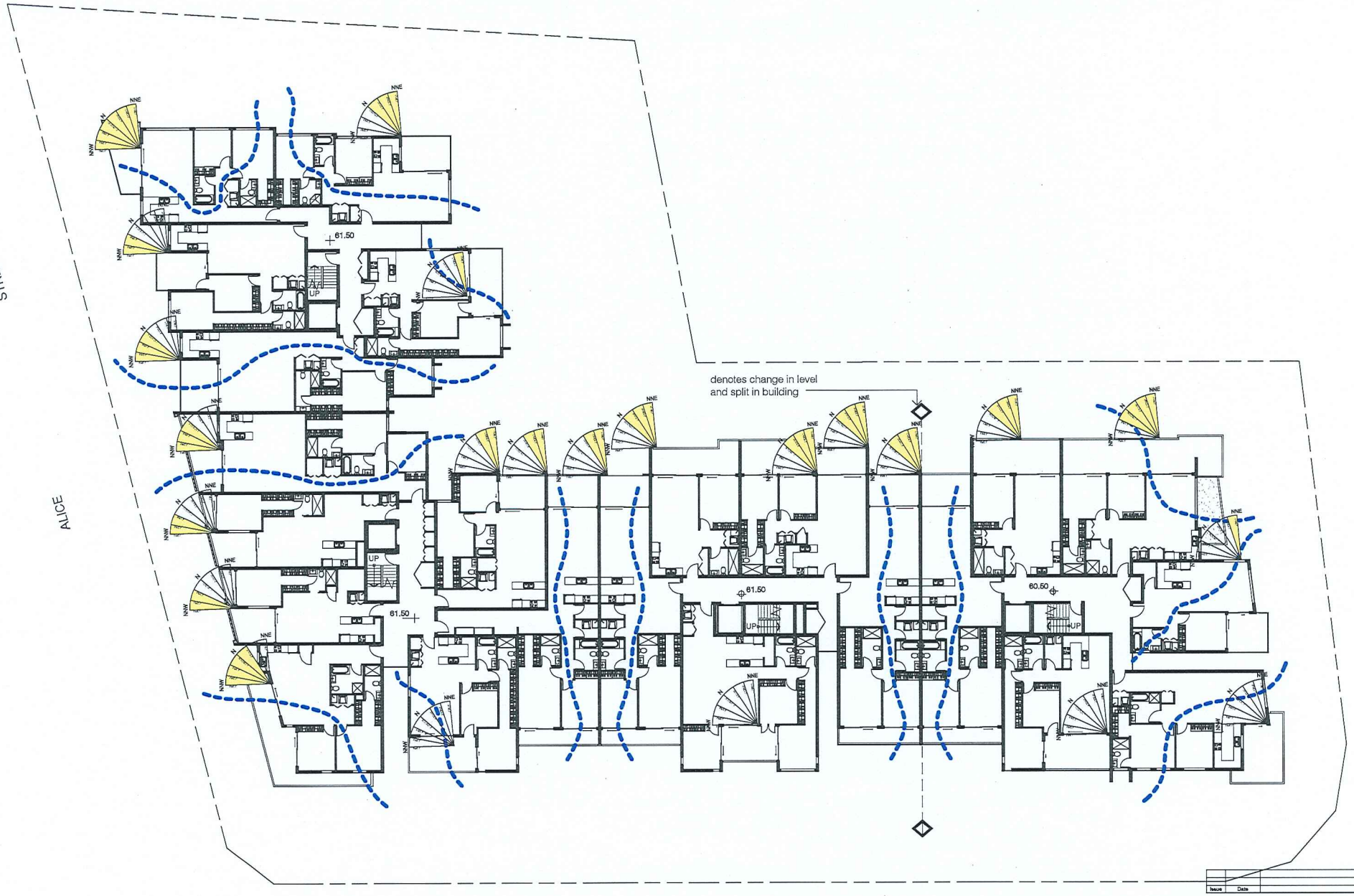

level 04
1 : 300

solar access & cross ventilation

2/08/2016 11:49:42 AM

Issue	Date	Description

gmarchitects p +61 2 9797 1599 | f +61 2 9797 1533
168 Parramatta Rd ASHFIELD NSW 2131

D.A
residential appartments + basements

CLIENT civic properties	DATE Issue Date	SCALE A1 1:100 A3 1:200
PROJECT 1-11 olive street, SEVEN HILLS	DRAWN JC	CHECKED GK
TITLE solar access & cross ventilation	DWG No 14736	A144

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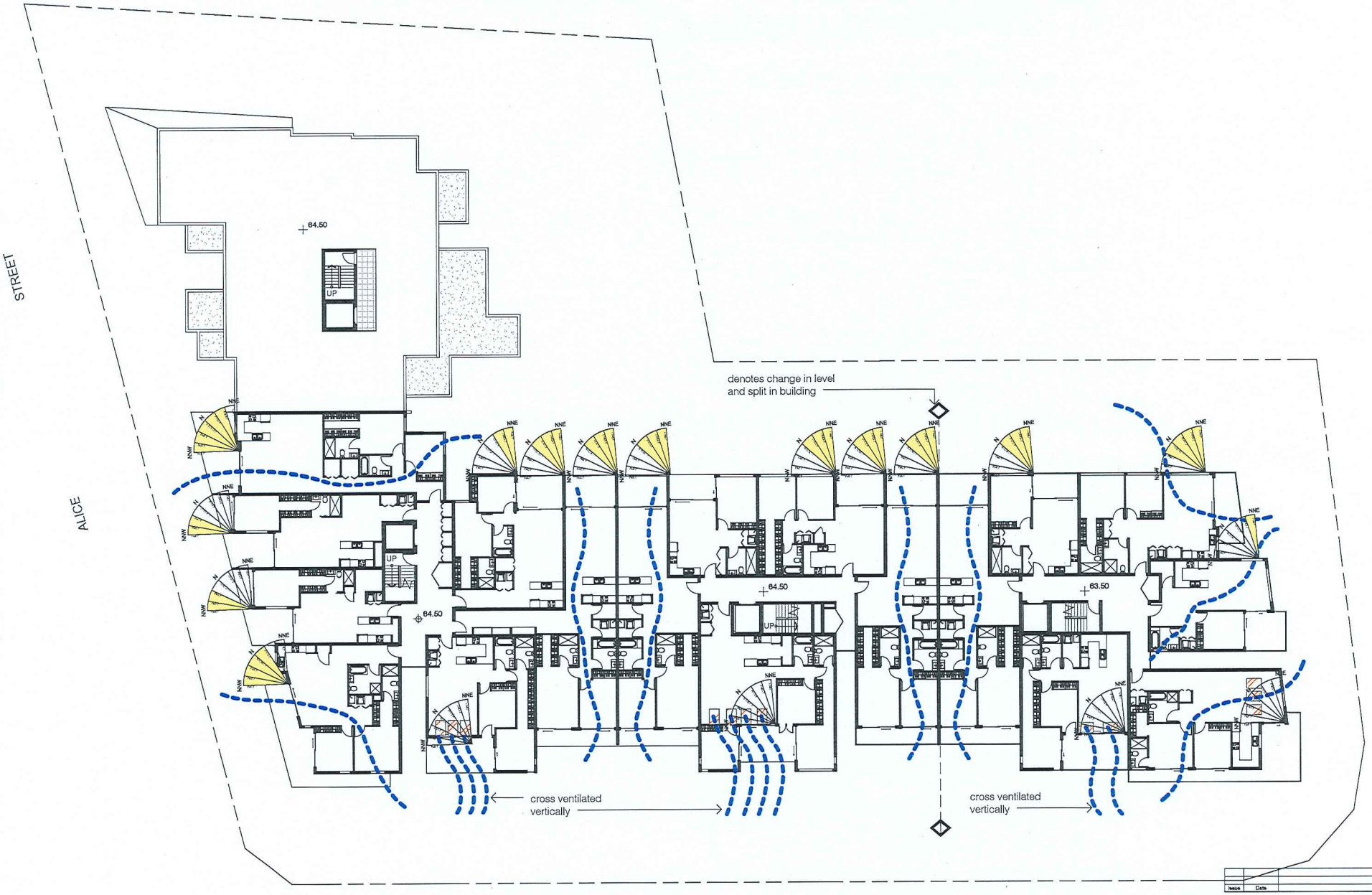

level 05
1 : 300

solar access & cross ventilation

2/08/2016 11:49:51 AM

Issue	Date	Description

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D.A
residential appartments + basements

CLIENT: civic properties	DATE: Issue Date	SCALE: A1 1 : 100, A3 1 : 200
PROJECT: 1-11 olive street, SEVEN HILLS	DRAWN: JI	CHECKED: GK
TITLE: solar access & cross ventilation	DWG No: 147M	A145

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Compliance with the Apartment Design Guide (ADG)

In addition to the 9 'design quality principles', SEPP 65 also requires that when assessing an application, the assessing authority must have consideration for the design guidelines provided in the Apartment Design Guide (ADG). The following table identifies the relevant design concepts and numerical guidelines from the ADG, and provides an assessment of the proposal against these guidelines.

ADG Requirement	Proposal	Compliance
Controls		
2F Building Separation Up to four storeys/12m: 12m btw habitable rooms / balconies 9m btw habitable rooms / balconies & non-habitable rooms 6m btw non-habitable rooms Five to eight storeys/up to 25m: 18m between habitable rooms / balconies 13m btw habitable rooms / balconies & non-habitable rooms 9m btw non-habitable rooms	The first 4 storeys will achieve the 12 metre building separation requirements, with the exception of a few minor balcony encroachments adjacent to the northern boundary. The setbacks, however, comply with Council's DCP. The upper 2 levels do not comply with the recommended distance separation requirement of 9 m adjacent to the northern. It is being recommended that the plans be amended to address this non-compliance. The applicant has agreed to amend the plans as a **condition** of any consent.	**No** The applicant has agreed to amend the plans as a **condition** of any consent. Further **conditions** will also be imposed requiring privacy screens where there is potential for overlooking of the neighbours to the north.
Siting the Development		
3A Site Analysis Satisfy the site analysis guidelines.	A site analysis has been provided and is considered satisfactory.	Yes
3B Orientation Where an adjoining property does not currently receive 2 hours of sunlight in midwinter, solar access should not be further reduced by more than 20%.	The adjoining properties currently receive adequate solar access. The proposal will not unreasonably overshadow any adjoining property. The site fronts roads on 3 boundaries.	Yes
3C Public Domain Interface Balconies and windows are to overlook the public domain. Entries to be legible.	Balconies and windows provide casual surveillance of the public domain. Entries are legible.	Yes Yes

ADG Requirement	Proposal	Compliance
Raised terraces to be softened by landscaping.	Raised areas are suitably landscaped.	Yes – condition accordingly
Mail boxes to be located in lobbies, perpendicular to the street or within the front fence.	Mailboxes will be provided in a separate structure within the Alice Street setback.	Yes – condition accordingly
Basement car park vents not to be visually prominent.	No details provided. Suitable landscaping will be required to screen any vents.	Yes – condition accordingly
Substations, pump rooms, garbage storage rooms and other service rooms should be located in the basement car parks or out of view	Garbage storage rooms are located within the basement and are considered satisfactory. The plant room at ground level is suitably screened.	Yes
Ramping for accessibility to be minimised.	Ramping is suitable.	Yes
Durable, graffiti resistant & easily cleanable materials should be used.	Suitable and durable materials are proposed.	Yes – condition accordingly
On sloping sites, protrusion of car parking should be minimised.	A condition will be imposed requiring that soil fill be used to batter between the existing ground levels around the site perimeter and the various proposed finished levels of the ground floor, such that the top edges of the basement walls do not protrude above the finished ground level.	Yes – condition accordingly
<u>3D Communal & Public Open Space</u>		
COS must be 25% of the site.	Site area: 5357 sq m Required 25% = 1339 sq m Provides: 2178 sq m at the ground level (including within the front setbacks) and 1980sqm at the rooftop	Yes
Direct sunlight to 50% of COS for 2 hours between 9am and 3pm.	Solar access is satisfactory given the roof top area and main area at ground level are orientated north	Yes
Minimum dimension of 3m direct & equitable access.	Minimum dimension > 3m. Direct and accessible access is achieved.	Yes

ADG Requirement	Proposal	Compliance
If COS cannot be located on the ground level, provide on the podium or roof. Range of activities (e.g. seating, BBQ, play area, gym or common room). Visual impacts minimised from ventilation, substations and detention tanks. Maximise safety. Public open space, where provided, is to be well connected and adjacent to street.	A large component of the COS is provided on the roof (i.e. 1980 sqm). The open space areas will be suitably embellished with seating and BBQ facilities. The site will be suitably landscaped. The COS demonstrates a safe design. N/A - The open space on site is for the exclusive use of the residents.	Yes Yes – condition accordingly Yes – condition accordingly Yes N/A
3E Deep Soil Zone Minimum area = 7% of site area. Preferred area = 15%. Sites over 1500 sqm should provide deep soil zones with a minimum dimension of 6m.	7% = 375 sq m 15% = 804 sq m Provides 870 sqm which is equivalent to 16%	Yes
3F Visual Privacy For the building separation requirements refer to **2F** above. Direct lines of sight should be avoided for windows and balconies across corners. Appropriate design solutions should be in place to separate POS and habitable windows to common areas.	See above. Internal visual privacy is generally acceptable because there is only one building. Screening, however, is recommended to the north facing balconies to further enhance the existing resident's privacy.	**No** – see above Yes – However, fixed screens are recommended. **Condition** accordingly.
3G Pedestrian Access & Entries Connect to & activate the public domain. Easy to identify access. Internal pedestrian links to be direct.	Pedestrian access is direct to the street frontage and easily identifiable. Internal links are direct.	Yes
3H Vehicle Access Access points are safe and create quality streetscapes.	The driveway location is suitable.	Yes

ADG Requirement	Proposal	Compliance
3J Bicycle & Car Parking		Yes
Sites within 800m of a railway station are to comply with the RMS Guide to Traffic Generating Developments.	This site is within 800m of Seven Hills Railway Station.	
0.4 spaces for each 1 bedroom unit 0.7 spaces for each 2 bedroom unit 1 visitor space for every 7 units	The proposal is for 138 units (23x1 bed, 106x2 bed and 9x3 bed). Total required = 150 spaces (being 122 resident spaces and 28 visitor spaces)	
	Provided: 206 spaces which is a surplus of 56 spaces	Yes
At least 1 loading dock.	A combined garbage collection bay/loading dock is provided.	Yes
Conveniently located and sufficient numbers of bicycle & motorbike spaces.	Ample bicycle parking is provided. Space is available for motorcycles.	Yes
Designing the Building		
4A Solar & Daylight Access		
Living rooms & POS are to receive a minimum 2 hours direct sunlight between 9am - 3pm in mid-winter to at least 70% of units.	72% of units achieve 2 hours solar access	Yes
Suitable design features for operable shading to allow adjustment & choice.	Louvres are provided which allow for management of solar access.	Yes
4B Naturally Ventilation		
All habitable rooms are to be naturally ventilated.	Habitable rooms are ventilated	Yes
The number of naturally cross ventilated units is to be > 60%.	61% of the units are naturally cross ventilated.	Yes
Depth of cross over apartments < 18m.	Satisfactory	Yes
The area of unobstructed window openings should be equal to at least 5% of the floor area served.	The window areas are satisfactory.	Yes
4C Ceiling Heights		
2.7m for habitable	A minimum 2.7 m ceiling height has been provided for habitable rooms.	Yes

ADG Requirement	Proposal	Compliance
2.4m for non-habitable Service bulkheads are not to intrude into habitable spaces.		
4D Apartment Size & Layout Studio > 35 sqm 1 bed > 50 sqm 2 bed > 70 sqm 3 bed > 90sqm Additional 5 sqm for each unit with more than 1 bathroom.	4 of the units, with second bathrooms, are less than 75 sqm. **Conditions** will be imposed to address the non-compliance.	**No** – condition accordingly
Habitable room depths: limited to 2.5m x ceiling Height (6.75m with 2.7m ceiling heights)	The room depths are satisfactory.	Satisfactory
Open Plan Layouts that include a living, dining room and kitchen – max 8m to a window.	Open plan layouts are provided. Kitchens are generally less than 8m to a window because they are located in the middle of the room.	Yes
Bedroom sizes (excl wardrobe space): Master - 10sqm Other – 9 sqm	The bedroom sizes are satisfactory.	Satisfactory
Minimum dimensions – 3 m	Minimum living/dining room areas are achieved.	Yes
Living rooms/dining areas have a minimum width of: 6m - Studio/1 br 4m - 2br/ 3br Cross-over/cross-through: 4m wide	Satisfactory	Satisfactory
4E Private Open Space & Balconies 1 bed > 8 sq m & 2m depth 2 bed > 10 sq m & 2m depth Ground level/ podium apartments > 15 sq m & 3m depth	The balcony areas and dimensions all comply.	Yes
Extension of the living space.	POS is an extension of the living space	Yes
A/C units should be located on roofs, in basements, or fully integrated into the building design.	A/C units are not indicated on the plans	Yes – condition accordingly.

ADG Requirement	Proposal	Compliance
4F Common Circulation & Spaces		
Maximum number of apartments off a circulation core on a single level is 8-12.	Yes – a maximum of 7 provided.	Yes
Buildings over 10 storeys - maximum of 40 units sharing a single lift.	N/A	N/A
Daylight and natural ventilation to all common circulation areas above ground level.	Satisfactory.	Satisfactory
Corridors greater than 12 m from the lift core to be articulated by more foyers, or wider areas / higher ceiling heights at apartment entry doors.	Corridors are less than 12m.	Satisfactory
Maximise dual aspect apartments and cross over apartments.	Some dual aspect apartments are provided but the majority are single aspect.	Satisfactory
Primary living room & bedroom windows are not to open directly onto common circulation spaces.	Windows do not open onto COS areas.	Yes
For larger development – community rooms for owner's meetings and resident use should be provided.	A community room and gym are provided at the ground floor level.	Yes
4G Storage		
Studio > 4 m^3 1 bed > 6 m^3 2 bed > 8 m^3 3 bed > 10 m^3 Min 50% within the apartment.	The required amount of storage has been provided within the units. Additional storage is provided within the basement.	Yes
4H Acoustic Privacy		
Window & door openings orientated away from noise sources.	Satisfactory	Yes – suitable **conditions** will be imposed to ensure compliance with the recommendations of the submitted acoustic assessment.
Noise sources from garage doors, driveways, services, COS and circulation areas to be 3 m from bedrooms.	Achieved	
Separate noisy & quiet spaces.	Suitable acoustic measures are to be installed as per the submitted acoustic assessment.	

ADG Requirement	Proposal	Compliance
Provide double / acoustic glazing, acoustic seals, materials with low noise penetration.	Given the location of the site it is difficult to avoid noise. Suitable acoustic measures must be installed, as per the submitted acoustic assessment.	
4J Noise & Pollution In noisy or hostile environments, the impacts of external noise and pollution are to be minimised through the careful siting and layout of buildings. To mitigate noise transmission: Limit the number and size of openings facing the noise sources. Use double or acoustic glazing, acoustic louvres or enclosed balconies (winter gardens). Use materials with mass and/or sound insulation (e.g. solid balcony balustrades, external screens or soffits).	The Seven Hills town centre is not considered to be a noisy or hostile environment. Any potential noise impacts (predominantly from traffic on Prospect Highway or the train line) can be attenuated with appropriate acoustic measures as recommended in the acoustic assessment. The layout of the development considers potential noise and pollution impacts, and is satisfactory in the circumstances.	Yes – **condition** accordingly.
Configuration		
4K Apartment Mix Provide a variety of apartment types. Flexible apartment mix.	23 x 1 bed, 106 x 2 bed and 9 x 3 bed. While the majority of units contain 2 bedrooms, it is considered that the apartment mix responds appropriately to the market demand.	Satisfactory
4L Ground Floor Apartments Maximise street frontage activity. Direct street access to ground floor apartments. Ground floor apartments to deliver amenity and safety for residents.	N/A Some ground level apartments directly link with the street frontage. Generally, the ground level apartments achieve an overall adequate level of amenity and safety, and are satisfactory.	N/A Yes Yes
4M Facades Front building facades are to provide visual interest whilst respecting the character of the local area. Provide	Although it is a long building, the design is supported by Council's City Architect. The façade is	Yes See

ADG Requirement	Proposal	Compliance
design solutions which consider scale and proportion to the streetscape and human scale.	architecturally treated to create visual interest and contributes to the desired future character of this area.	Council's City Architect's comments under section 8 of the report.
4N Roof Design Roof treatments are to integrated into the building design and positively respond to the street.	The roof is designed to be the principal recreation space, and includes garden areas and pergolas. Some of these structures will be seen from the street. The roof design and roof top structures add visual interest to the building.	Yes
4O Landscape Design **Site Area** < 850 sqm - 1 medium tree per 50 sqm of deep soil zone (DSZ). 850 sqm to 1,500sqm - 1 large tree or 2 medium trees per 90 sqm of DSZ. >1,500 sqm - 1 large tree or 2 medium trees per 80 sqm of DSZ.	The site area is 5357 sqm. A mixture of shrubs and medium and large trees are proposed which are considered to suitably complement the site and built form.	Yes
4P Planting on Structures Provide suitable plant selection. Provide suitable irrigation and drainage systems and maintenance. Enhance the quality and amenity of COS with green walls, green roof and planter boxes, etc.	Planting is provided within the setbacks, some of which is above the basement structures. There is also planting in structure on the roof. The proposal comprises suitable plant selection which is considered to provide some amenity for the common open space.	Yes
4Q Universal Design 10% adaptable housing. Flexible design solutions to accommodate the changing needs of occupants.	A minimum of 10% of the units will be adaptable. The layout of the units comprises flexible design solutions.	Yes
4R Adaptive Reuse New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place.	N/A	N/A

ADG Requirement	Proposal	Compliance
4S Mixed Use Provide active street frontages and encourage pedestrian movement. Residential entries separate and clearly defined. Landscaped COS to be at podium or roof level.	N/A	N/A
4T Awnings & Signage Awnings to be continuous and complement the existing street character. Provide protection from sun and rain, wrapped around the secondary frontage. Gutters & down pipes to be integrated and concealed. Lighting under awnings is to be provided. Signage is to be integrated and in scale with the building. Legible and discrete way finding is to be provided.	N/A	N/A
Performance		
4U Energy Efficiency The development is to incorporate passive solar design. Heating & cooling infrastructure are to be centrally located (e.g. basement).	The development incorporates passive solar devices. No details are provided	Satisfactory
4V Water Management & Conservation Rainwater collection & reuse. Drought tolerant plants. WSUD measures. Detention tanks should be located under paved areas, driveways or in basement car parks.	Satisfies BASIX. Suitable plants are proposed. WSUD measures are proposed. Detention tanks are located within the side and front setbacks. These are clear of the COS areas.	Yes

ADG Requirement	Proposal	Compliance
4W Waste Management Waste storage should be discreetly located away from the front of the development or in the basement. Waste cupboard within each dwelling. Waste and recycling rooms are to be in convenient and accessible locations related to each vertical core.	Council's waste services section has raised no objection to the revised development. The plans have been amended to address waste collection and servicing issues. All waste will be collected from the basement by a private contractor.	Yes
4X Building Maintenance The design is to provide protection from weathering. Enable ease of maintenance. The materials are to reduce ongoing maintenance costs.	From the information available it appears that the proposal will enable ease of maintenance.	Yes

Compliance with Blacktown Local Environmental Plan 2015

Blacktown Local Environmental Plan 2015			
Development Standard	**Requirement**	**Proposal**	**Compliant**
Demolition requires development consent	The demolition of a building may only be carried out with development consent.	The proposal includes demolition.	Yes Suitable **conditions** will be included to address demolition.
Zoning R4 High Density Residential Objectives:	To provide for the housing needs of the community within a high density residential environment.	The proposal is for a 6 storey RFB.	Satisfactory
	To provide a variety of housing types within a high density residential environment.	The proposal is for 138 units. A variety of unit types are proposed, although the majority are 2 bedroom units.	Satisfactory
	To enable other land uses that provide facilities or services to meet the day to day needs of residents.	The proposal is not inconsistent with this objective.	Satisfactory
	To enable certain activities to be carried out within the zone that do not adversely affect the amenity of the neighbourhood.	The proposed residential units are consistent with this objective.	Satisfactory
	To permit residential flat buildings in locations close to public transport hubs and centres.	The subject site is in the vicinity of public transport, including the train station and bus services. The development is compatible with encouraging the use of public transport.	Satisfactory
Permissible uses:	Residential flat buildings	The proposal is permissible in this zone with consent. The DA must be submitted to the JRPP for determination.	Satisfactory
Prohibited Uses:	N/A	N/A	N/A
PRINCIPAL DEVELOPMENT STANDARDS			
Height of buildings	Maximum building height is 20m.	The building exceeds the 20 m height limit by 2.5 m. The encroachments include the lift overruns, a portion of the roof terrace and part of the upper floor units located in the centre of the site. The minor encroachment of the units is due to the slope of the	**No** **The applicant has lodged a request under clause 4.6 for a variation to the height standard. See section 9 of the report for details and justification for the**

		site.	**variation.**
Floor space ratio	N/A	N/A	N/A
Exceptions to development standards	The applicant must submit a written request to justify the contravention of the development standard.	The applicant has lodged a request under clause 4.6 for a variation to the height standard.	Yes A copy of the applicant's written request is at **Attachment 2.**
MISCELLANEOUS PROVISIONS			
Preservation of trees or vegetation	The objective of this clause is to preserve the amenity of the area, including biodiversity values, through the preservation of trees and other vegetation.	The proposal seeks to remove 20 trees. An arborist's report has been submitted with the DA. Details are included at section 9.4(e) of the report.	Satisfactory
Heritage Conservation	The objective of this clause is to conserve the environmental heritage in Blacktown.	The site is not in the vicinity of a heritage item or area.	N/A
ADDITIONAL LOCAL PROVISIONS			
Flood planning	Minimise the flood risk to life and property.	The site is not identified as being flood affected.	N/A
Terrestrial biodiversity	Protect native fauna and flora.	The site is not identified as containing terrestrial biodiversity.	N/A
Riparian land & watercourses	Protect and maintain water quality within watercourses.	The site is over 40 m to a watercourse and therefore is not 'Integrated' development.	N/A
Active street frontages	N/A	N/A	N/A
Essential services	Adequate arrangements for the supply of water, supply of electricity, management and disposal of sewerage, stormwater drainage or conservation, and suitable road access.	The applicant has demonstrated these items are currently in place.	Yes Suitable **conditions** will be imposed on any consent to ensure that all necessary services are provided to the development.
Design Excellence	The development is to demonstrate a high level of architectural and urban design.		Yes
	Comments:		
	The building has been architecturally designed by a registered architect and is supported by a design verification statement in accordance with the requirements of SEPP 65. A series of alucobond panelling, rendered and painted finishes, glass balustrades and metal louvres will be provided to break up the built form and provide visual interest and variety to the façade of the building. Photomontages showing the patterns, colours and finishes are at **Attachment 3**. Council's city architect has also reviewed the DA plans and has advised that the		

	building has an acceptable standard of overall design. He considers that while the building is big, it is well articulated.		
7.10 Minimum site requirements for development on certain land	Key Sites	The site is not identified as a 'key site.'	N/A

Compliance with Blacktown Development Control Plan 2015

Blacktown Development Control Plan 2015 – Part A Introduction and General Guidelines			
Development standard	**Requirement**	**Proposal**	**Compliant**
Car parking	Resident parking 1 space per 1 or 2 bedroom unit, and 2 spaces per 3 or more bedroom unit Visitor parking 1 space per 2.5 units	Required 147 resident spaces 56 visitor spaces Total required 203 spaces Provided 206 spaces (i.e. 149 resident & 57 visitor).	Yes The proposal also complies with the requirements of SEPP 65 and exceeds the parking rates specified in the RMS guide.

Blacktown Development Control Plan 2015 – Part C Development in Residential Zones			
Development standard	**Requirement**	**Proposal**	**Compliant**
Site density	Minimum frontage 30m Minimum depth 30m	Frontage 71.5 m Depth 41.5 m	Yes
Height	20 m pursuant to BLEP	22.5 m	**No** **A clause 4.6 variation request has been submitted. See section 9.1 of the assessment report for details.**
Setbacks	Front setback – 9m Side – 6m Rear - 6m Balconies can project into the setback by 1 m Roof eaves and sunhoods may project 600m. For corner lots, the main frontage setback is 9 m	9m 6m 6m Balconies project up to 1 m within the setback. Roof over balcony projects within the setback. Olive Street is deemed to be the main frontage. The front setback is consistent with the desired future	Yes Yes Yes Yes Yes Yes

		character of this R4 zoned locality.	
Common open space	30sqm for each 1 bedroom unit 40sqm for each 2 bedroom unit 55sqm for each 3 or more bedroom unit Note: In the calculation, a max. 30% may occur may occur on balconies or terraces, a max. 30% may occur on the roof and a min. 40% must be located at the ground level (Note: This must be increased to 70% at ground level if no rooftop common open space is provided).	Required: 5425sqm Of this, min. 2170sqm must be located at the ground level. Provided: 30% allowance for balconies = 1627.5sqm 30% allowed on the roof = 1627.5sqm At the ground level, however, only 1236sqm is provided behind the building lines (i.e. 57% of the DCP requirement).	**No** **The site is disadvantaged because it has 3 street frontages and the front setback areas cannot be included in the ground level open space calculation.** **See section 9.2 of the planning assessment report for justification for the variation.**
Separation between buildings	12 metres	The development complies with the 12 m building separation. The ADGS's, however, require a greater building separation at the upper 2 levels. See ADG assessment for further details.	Yes
SITE DESIGN			
Site planning & landscaping	Landscaping is to complement the development. The setback along the front boundary is to be densely landscaped. Parking areas are not permitted in this area.	A concept landscape plan has been submitted with the application. The landscaping will complement the development. All parking spaces are provided at the basement levels.	Yes Suitable **conditions** will be imposed on any consent to address landscaping and replacement tree planting.
Protection of views	Minimise the obstruction of views.	The proposal will not result in significant adverse impacts in relation to views.	Yes
Visual and acoustic privacy	Visual privacy and freedom from overlooking is important.	Visual and acoustic privacy is considered satisfactory.	Yes

	There is to be protection from mechanical noise. Noise disturbance is to be minimised.	It is being recommended that minor amendments be made to the plans to ensure compliance with the building separation requirements of the ADG's. See section 9.3 of the planning assessment report. Privacy screens are also recommended where a balcony proposes a minor encroachment into the side boundary setback. All balcony setbacks, however, strictly comply with the minimum requirements of the DCP. Acoustic issues have been discussed in detail under section 9.4 of the report.	It is recommended that amended plans be submitted to address building setback requirements at the upper levels. Suitable **conditions** will also be imposed on any consent to ensure that privacy screens are provided where there is a potential impact and that the recommendations of the applicant's acoustic report are implemented.
Orientation	Solar access is to be optimised for the majority of units.	72% of the units receive at least 2 hours of solar access and therefore complies with the minimum requirements of the ADG's.	Yes
Vehicle & pedestrian access	Access from the street is to be attractively landscaped, clear and provide casual surveillance. Clear access to the parking and services is to be provided.	Vehicular access is to be provided from Alice Street. Pedestrian access will be available from the other street frontages. All entries are appropriately treated and visible.	Yes
Public road access & construction	Public road access is required for new developments.	All vehicular access will be from Alice Street. New 5 m x 5 m splay corners will be required and will be addressed as conditions of any consent.	Yes
Accessways	6 m wide	The driveway is greater than 6 m wide.	Yes

Fencing & screen walls	Details of fencing are to be shown on the plans.	All fencing details will be required as part of any construction certificate. Boundary fencing is to be provided at full cost to the developer.	Yes A suitable **condition** will be imposed to address fencing.
Podium design	Podiums over basements more than 0.5m above natural ground level count as a storey.	Under BLEP the maximum height limit on this site is 20 m. The maximum height is not measured in storeys.	N/A
Accessibility	10%+ of units shall be designed for persons with a disability. Buildings with 4+ levels require a lift.	A minimum of 14 accessible units (10%) will be provided. Lifts are provided to all levels.	Yes A suitable **condition** will be imposed to address the requirement for accessible units.
Safety and security	Buildings are to feature casual surveillance and adequate lighting. External materials are to be robust to discourage vandalism and graffiti.	The Blacktown Local Area Command have undertaken a safer by design assessment and have raised no objections to the development subject to standard conditions.	Yes Standard **conditions** will be imposed to ensure compliance with the applicant's completed crime prevention through environmental design (CPTED) checklist. A suitable **condition** will also be imposed to address graffiti, and the type of building materials and finishes.
BUILDING DESIGN			
General	Floor plans are to achieve an appropriate level of amenity for the future occupants.	The development has been designed to maximise resident's privacy and amenity.	Yes
Unit types	The unit mix is to respond to market expectation and contain a mix of 1, 2 and 3 bedroom units	The development provides 1 x studio, 22 x 1 bed, 106 x 2 bed and 9 x 3 bed. While the unit mix is principally 2 bedroom units, it does respond to the needs of the market.	Yes
Floor to ceiling height	Habitable rooms and	The development complies with the	Yes

	corridors are to be 2.7 m	required floor to ceiling height of 2.7 m	
Passenger lift access	Lift access is required for buildings with 4 levels with no basement, and for 3 levels with basement.	A passenger lift is provided to all levels of the development.	Yes
Balconies	Balconies must measure at least 2.5 m x 3 m. If balconies are enclosed, they are to comply with the BCA. Balcony balustrades are to contrast the building to add interest. Clothes hanging/drying is not permitted on the balconies.	The minimum dimensions are achieved. Balconies are not enclosed. A range of building materials and finishes are proposed to add visual interest.	Yes A suitable **condition** will be imposed to ensure that a restriction is included as part of any strata that clothes drying is not permitted on the balconies.
Internal & external shading & solar access	Internal & external spaces are to receive reasonable solar access throughout the year.	72% of the units receive at least 2 hours of solar access and therefore complies with the minimum requirements of the ADG's. The external common open space areas are orientated north.	Yes
Natural ventilation	60%	61% of the units achieve natural cross ventilation in compliance with the minimum requirements of the ADG's.	Yes
Energy performance and sustainability	A BASIX certificate is to be submitted.	A BASIX certificate has been submitted.	Yes Suitable **conditions** will be imposed to ensure compliance with the submitted BASIX certificate.
Provision of services	Any electricity substation is to be to Council and the electricity provider's requirements.	Provisions have been made an electricity substation wholly within the site.	Yes
Provision for other building services	External walls are to be free of plumbing and fixtures, wall mounted A/C and service	Details have not been provided as part of the DA plans.	Yes Suitable **conditions** will be imposed to ensure that the

	conduits/wiring.		external walls of the building are free of building services.
Waste management	Separate garbage & recycling collections. On-street collection is to be practical. Alternatively, provide on-site collections. Storage areas in the front setback are not encouraged. If provided they are to be screened and comprise building materials compatible with the building. A management plan is required.	The proposal allows waste collection in the basement. Council's waste management officer has raised no objections to the private waste collection arrangements, subject to suitable conditions of consent.	Yes Suitable **conditions** will be imposed on any consent to address waste and recycling collection.
Laundry facilities	A communal drying area of 60 sqm should be provided. Each dwelling is to have a mechanical drying appliance in the unit.	Each dwelling will be provided with a mechanical drying appliance. An area is also available at the ground level for clothes drying.	Yes Suitable **conditions** will be imposed to ensure that balconies are not used for clothes drying.