

Report to Sydney Central City Planning Panel

Panel reference	2016SYW131 DA
DA number	JRPP-16-03315
Proposed development	Residential Flat Building
Street address	Lots 149 -151 DP 12443 at 10 - 14 Carinya Street, Blacktown
Applicant/owner	Mackenzie Architects International
Date of DA lodgement	17 June 2016
Number of submissions	0
Regional development criteria (Schedule 4A of the EP&A Act)	Capital investment value (CIV) over \$20 million (it has a CIV of \$29.22 million)
All relevant s79C(1)(a) matters	<ul style="list-style-type: none"> • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • Blacktown Local Environmental Plan 2015 • Blacktown Development Control Plan 2015
Report prepared by	Judith Portelli, Blacktown City Council
Report date	9 November 2017
Recommendation	Approval subject to conditions

Summary of s79C matters

Have all recommendations in relation to relevant s79C matters been summarised in the Executive Summary of the assessment report? Yes

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments, where the consent authority must be satisfied about a particular matter, been listed and relevant recommendations summarised in the Executive Summary of the assessment report? Yes

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (Clause 4.6 of the LEP) has been received, has it been attached to the assessment report? Yes

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (s94EF)? No

Conditions

Have draft conditions been provided to the applicant for comment? Yes

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ATTACHMENTS

- Attachment 1 – Location map
 - Attachment 2 – Aerial image
 - Attachment 3 – Zoning extract
 - Attachment 4 – Detailed information about proposal and Clause 4.6 variation request
 - Attachment 5 – Development application plans
 - Attachment 6 – Assessment against planning controls
 - Attachment 7 – Draft conditions of consent
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1 Executive summary

- 1.1 This report considers a proposal to construct a 7 storey residential flat building with mezzanine floor containing 101 units on Lots 149 to 151 DP 12443, 10-14 Carinya Street, Blacktown.
- 1.2 Assessment of the application against the relevant planning framework and consideration of matters by Council's technical departments has not identified any issues of concern that cannot be dealt with by conditions of consent.
- 1.3 The application is therefore satisfactory when evaluated against Section 79C of the Environmental Planning and Assessment Act 1979.
- 1.4 This report recommends that the Panel approve the application subject to the recommended conditions.

2 Key issues list

- 2.1 The key issues that need to be considered by the Panel in respect of this application are:
 - a. **Building height variation** (Section 8) - The applicant seeks a building height variation of 3%. This is for plant and equipment as well as areas of the roof slab up

to 600 mm above the permissible height limit. The variation has been assessed and is considered acceptable on its merits.

3 Location

- 3.1 The site is located within the suburb of Blacktown, on the residential periphery of the Blacktown CBD.
- 3.2 The location of the site is shown in **Attachment 1**. The Blacktown railway station is located approximately 550 m walking distance from the site and 390 m by straight-line distance. Blacktown station forms part of the main western line and has historically been a higher order station providing fast and limited stop services to and from the Sydney CBD. Blacktown railway station also provides a bus interchange facility at the end of Richmond Road. Other bus stops are located within easy walking distance of the site.
- 3.3 Westpoint Blacktown shopping centre, which contains Myer, Woolworths, Coles, Aldi and smaller speciality stores, is located approximately 96 m to the east of the site. Smaller local shops are also located around the Blacktown train station and in Main Street. The Blacktown Workers Club is located 560 m from the site and Alpha Park reserve is located approximately 280 m away.

4 Site description

- 4.1 The site is known as 10 – 14 Carinya Street, Blacktown.
- 4.2 The site is located on the eastern side of Carinya Street, towards the Kildare Road end heading north.
- 4.3 The development site has a slight slope from the south-west corner to the north-east corner of approximately 1.67 m. Each of the 3 lots currently contains a detached single storey dwelling, associated outbuildings and some vegetation. The subject site is regular in shape with a total frontage of 54.87 m to Carinya Street and a depth of 60.96 m. The site has an overall site area of 3,344 sqm.
- 4.4 The site is zoned R4 High Density Residential under Blacktown Local Environmental Plan (BLEP) 2015.
- 4.5 An aerial image of the site and surrounding area is at **Attachment 2**.

5 Background

- 5.1 The site and immediate surrounding streets have been rezoned under the Blacktown LEP 2015 to R4 High Density Residential
- 5.2 The land immediately surrounding the site along Carinya Street currently contains a mix of detached dwellings and townhouses. This area was rezoned under BLEP 2015 to allow high rise residential development and, as a result, is likely to be redeveloped in the future.
- 5.3 The controls contained within Blacktown Development Control Plan (BDCP) 2015 have been carried across from BDCP 2006 and were originally adopted at a time when residential flat development was limited to 4 storeys in height.

- 5.4 It has been recognised during the assessment of other applications that these controls are now outdated and it has been resolved by Council that both BDCP 2015 and the Blacktown Growth Centres DCP 2010 be amended so that the residential flat building controls in these documents align with the 2015 Apartment Design Guide (ADG).

6 The proposal

- 6.1 The Development Application (DA) has been lodged by Mackenzie Architects International for demolition of existing structures and the construction of a 7 storey residential flat building. The development has a capital investment value of \$29,220,000.
- 6.2 A total of 101 residential units are proposed, including 42 x 1 bedroom units, 57 x 2 bedroom units and 2 x 3 bedroom units are proposed. Included in this mix are 11 adaptable units. The development also contains 3 levels of basement car parking and associated landscaping.
- 6.3 In summary, the 101 residential units are proposed within the development as follows:

Level	G	1	2	3	4	5 (2 storey)	Total
1 bed	12	8	8	8	2	4	42
2 bed	6	10	10	10	8	13	57
3 bed	-	-	-	-	2	-	2
Total	18	18	18	18	12	17	101

- 6.4 The development provides 968 sqm of communal open space, which equates to 29% of the subject site and complies with the ADG requirement of 25%.
- 6.5 A total of 119 basement car parking spaces, including 104 resident spaces and 15 visitor spaces, are proposed across 3 levels. A minimum of 12 of the car spaces will be designated as accessible. A car wash has been provided at basement level 1 for the use of all residents. Vehicular access to the site is proposed from Carinya Street which is a through road.
- 6.6 The maximum building height of the development is 20.6 m. This represents a 600 mm departure from the 20 m maximum height limit under BLEP 2015. The departure is attributed to the plant and equipment of 600 mm and the thickness of the roof slab of 200 mm for the upper floor (level 6). The applicant has lodged a Clause 4.6 request to vary the development standard which is included at **Attachment 4**, together with Council's assessment. The variation is supported.
- 6.7 Other details about the proposal are at **Attachment 4** and a copy of the development plans is included at **Attachment 5**.

7 Assessment against planning controls

- 7.1 A full assessment of the DA against relevant planning controls is provided in **Attachment 6**, including:
- Environmental Planning and Assessment Act 1979
 - State Environmental Planning Policy (State and Regional Development) 2011
 - State Environmental Planning Policy No. 55 – Remediation of Land
 - State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development

- e. State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- f. State Environmental Planning Policy No. 20 – Hawkesbury-Nepean River
- g. Blacktown Local Environmental Plan 2015
- h. Draft West Central District Plan
- i. Blacktown Development Control Plan 2015.

8 Key planning issues assessment

8.1 Building height variation to the BLEP 2015 development standard

The proposal seeks to vary the building height by up to 600 mm (maximum) above the permissible height limit of 20 m, being a variation of 3% and limited to less than 10% of the overall roof area. The maximum extent of the variation is 200 mm to the roof slab in limited areas across the building, and up to 600 mm to the lift overruns, which are towards the centre of the roof.

9 Issues raised by the public

- 9.1 The proposed development was notified to property owners and occupiers within the locality between 7 December 2016 and 3 January 2017. The DA was also advertised in the local newspapers, including the Blacktown Sun, and a sign was erected on the site.
- 9.2 No submissions were received.

10 Internal referrals

- 10.1 The DA was referred to the internal sections of Council and is considered acceptable subject to conditions, based on the following:
 - Concept engineering design meets Council's development standards
 - The anticipated traffic movements arising from the proposal are likely to be accommodated within the existing and proposed road network in the area
 - Waste services vehicles can satisfactorily service the development.

11 Conclusion

- 11.1 The proposed development has been assessed against all matters for consideration and is considered to be satisfactory. It is considered that the likely impacts of the development have been satisfactorily addressed and that the proposal is in the public interest. The site is considered suitable for the proposed development subject to conditions.

12 Recommendation

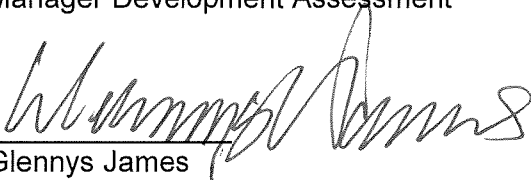
12.1 The Development Application be approved by the Sydney Central City Planning Panel subject to the conditions held at **Attachment 7**.



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