

memo

To Sydney West Central Planning Panel
From Blacktown City Council
Date 28 June 2017
Topic Amendment to Key Issues - Solar Access
File No JRPP-16-03313

1. The Sydney West Central Planning Panel is to consider 2016SYW132 DA on 12 July 2017.
2. The applicant has reviewed the development, particularly which units are to receive solar access. The applicant has now included skylights for Units C304, C305, C306, C307, D307 and D308 resulting in these dwellings also receiving natural light (see Attachment A – area clouded in red). Additional shadow diagrams have been supplied which demonstrate that units C008, C108, C208 and C308 receive some sunlight between 2.30pm and 3.00pm on 21 June, from the west (see Attachment A-1 – area boxed in red dashed line).
3. The number of units which do not receive any sunlight is now reduced to 18 units (which equates to 12.86%), therefore complying with the ADG controls.
4. It is the applicant's intention to address the Panel to discuss the remaining key issues, therefore please ensure the applicant's request can be accommodated.

Regards

A handwritten signature in blue ink, appearing to read "Judith Portelli".

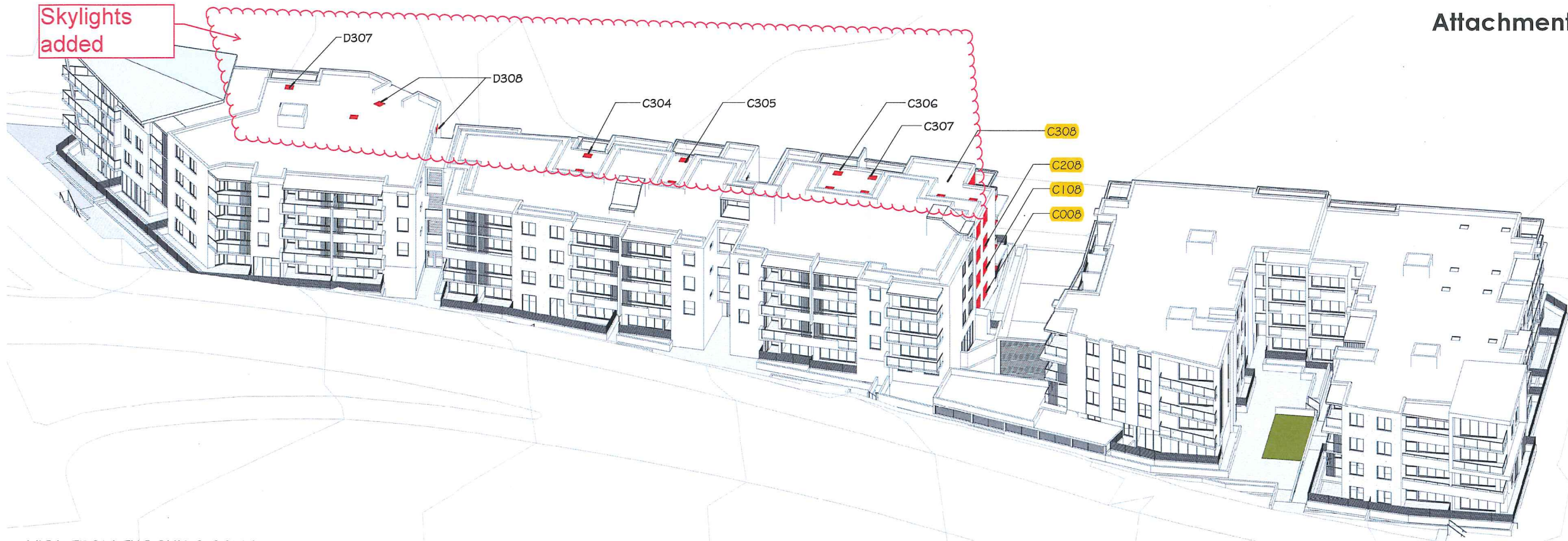
Judith Portelli

Manager Development Assessment

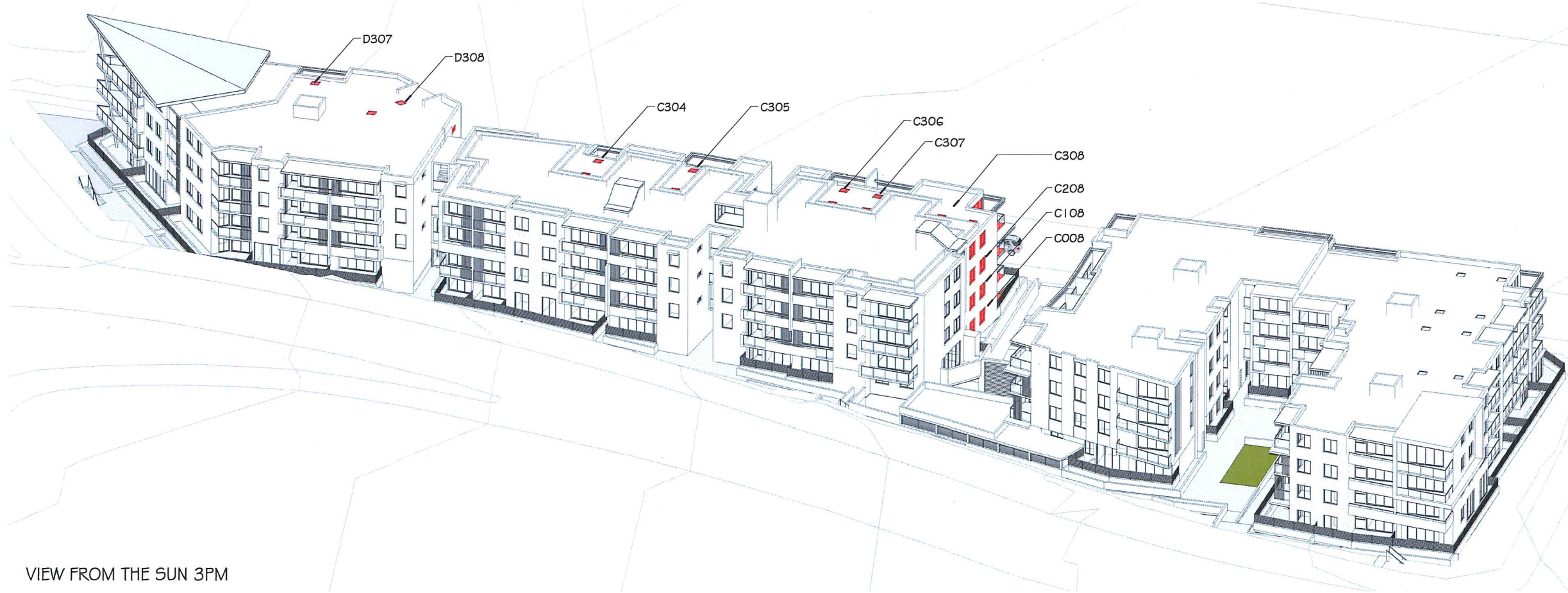
Attachments

- A. Solar Access plans.

Attachment A



VIEW FROM THE SUN 2.30PM



VIEW FROM THE SUN 3PM

COPYRIGHT & GENERAL NOTE:
Figured dimensions shall be taken in preference to scaling. Drawing to be read in conjunction with information on first page. Check all dimensions and levels on site before commencing work or ordering materials. All existing ground lines & trees location are approximate, therefore to be verified on-site by the builder. Any discrepancies to be verified back to Zhin Architects before proceeding. All workmanship and materials shall comply with all relevant codes, ordinances, Australian Standards and manufacturers instructions. Unless noted, issued for Construction drawing not to be used for construction. All art/graphic representations are indicative only. Information on this drawing is the copyright of Zhin Architects. Copying or using this drawing in whole or part without written permission infringes copyright.

E	ADDITIONAL INFORMATION TO COUNCIL	22/06/2017	JA, VV	TK
D	RESPONSE TO COUNCIL RFI	19/03/2017	JA, VV	TK
C	RESPONSE TO COUNCIL RFI	02/11/2016	JA, VV	TK
B	RESPONSE TO COUNCIL RFI	07/08/2016	JA, VV	TK
A	ISSUED FOR DA SUBMISSION	16/05/2016	JA, VV	TK
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

Drawing is NOT VALID or issued for use, unless checked

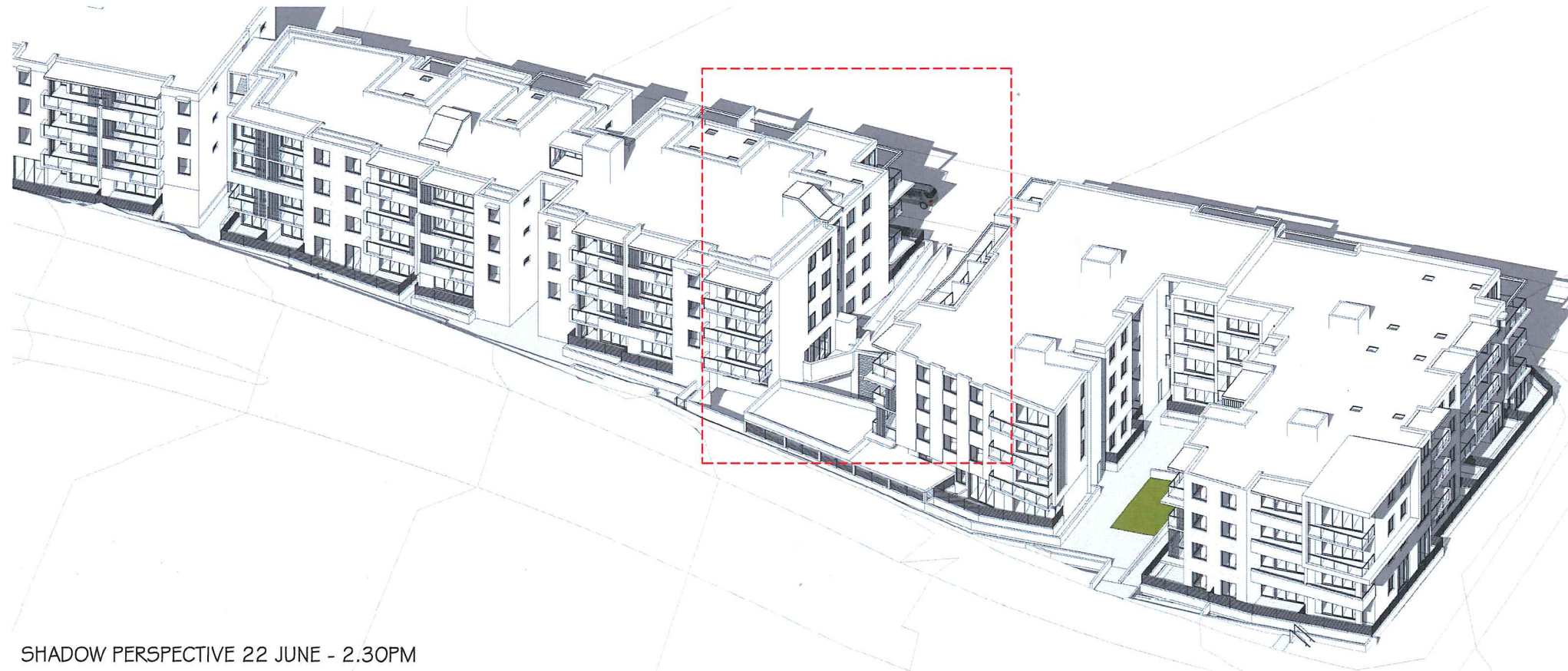
Zhin Architects Pty Ltd
Suite 1, Level 2
2 Rowe Street
Eastwood, NSW 2122
+61 2 6553 6666 / P
+61 2 6553 6633 / F
www.zhinarchitects.com.au / W
26 495 669 700 / M

PROJECT STATUS:
Development Application

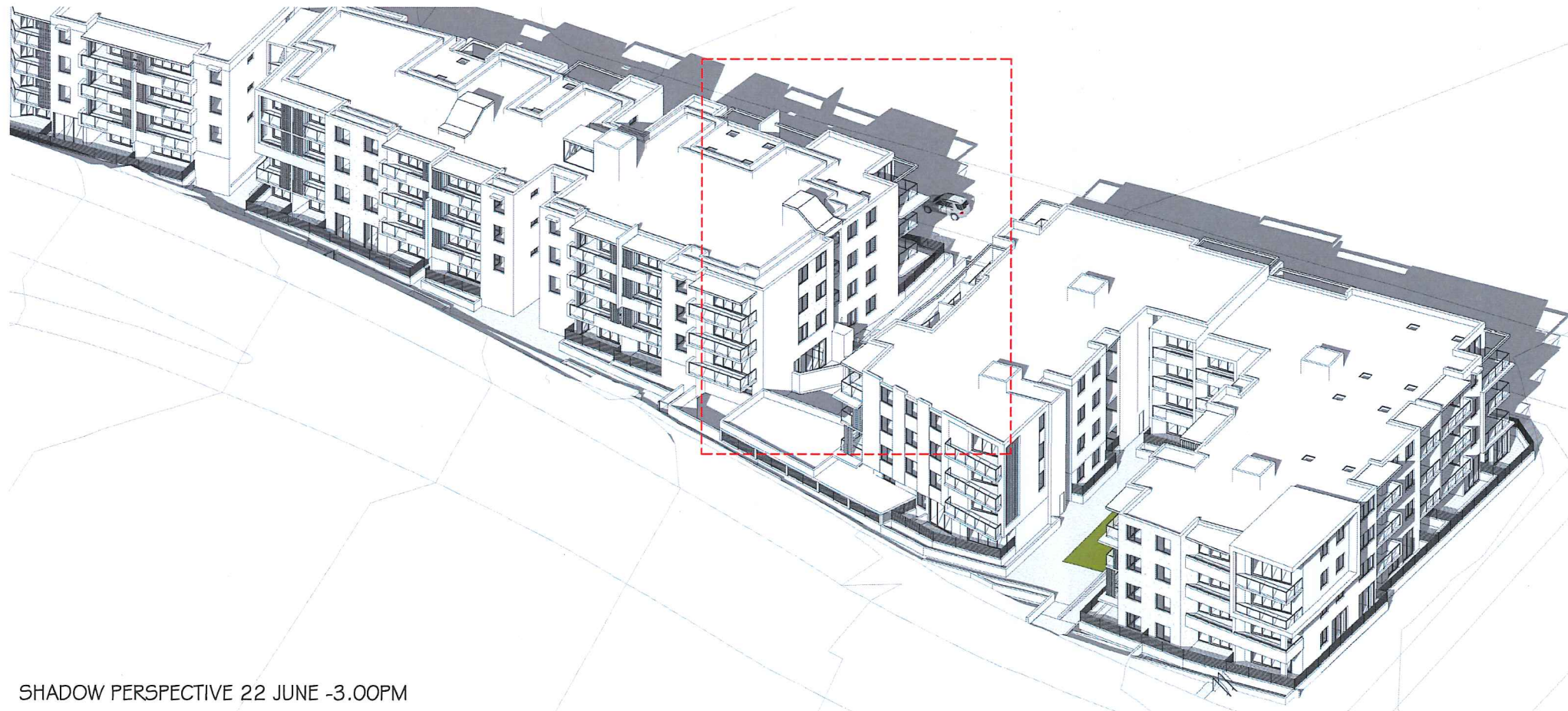
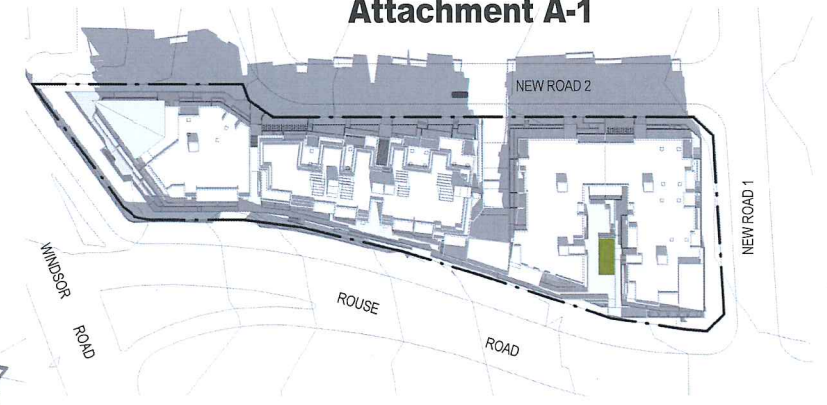
PROJECT NAME
**PROPOSED RESIDENTIAL
DEVELOPMENT**
848 WINDSOR ROAD
ROUSE HILL, NSW 2155
LGA: BLACKTOWN CITY COUNCIL

SHEET TITLE:
VIEW FROM THE SUN
SCALE
1 : 100 @ A1 sheet
8390
JOB No.
SP07
DRAWING No.
E
ISSUE

Attachment A-1



SHADOW PERSPECTIVE 22 JUNE - 2.30PM



SHADOW PERSPECTIVE 22 JUNE -3.00PM



COPYRIGHT & GENERAL NOTE:
Figured dimensions shall be taken in preference to scaling. Drawing to be read in conjunction with information on first page. Check all dimensions and levels on site before commencing work or ordering materials. All existing ground lines & trees location are approximate, therefore to be verified on-site by the builder. Any discrepancies to be verified back to Zhin Architects before proceeding. All workmanship and materials shall comply with all relevant codes, ordinances, Australian Standards and manufacturers instructions. Unless noted 'Issued for Construction' drawing not to be used for construction. All art/graphic representations are indicative only. Information on this drawing is the copyright of Zhin Architects. Copying or using this drawing in whole or part without written permission infringes copyright.

ISSUE AMENDMENT

DATE DRAWN CHECK
Drawing is NOT VALID or issued for use, unless checked



Zhin Architects Pty Ltd
Suite 1, Level 2
2 Rouse Street
Eastwood, NSW 2122
+61 2 0003 0000 /P
+61 2 0003 0033 /F
www.zhinarchitects.com.au /W
26 455 043 750 /M

PROJECT STATUS:
Development Application

PROJECT NAME
**PROPOSED RESIDENTIAL
DEVELOPMENT**
848 WINDSOR ROAD
ROUSE HILL, NSW 2155
L.G.A.: BLACKTOWN CITY COUNCIL

SHEET TITLE:
SHADOW PERSPECTIVE
1 : 1000 @ A1 sheet
SCALE
8390 **SP13**
JOB No. DRAWING No. ISSUE



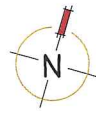
TYPICAL FLOOR (BUILDING 2)
1 : 200 @ A1 sheet
1 : 400 @ A3 sheet

SKYLIGHT FOR LEVEL 3 UNITS

COPYRIGHT & GENERAL NOTE:
Figured dimensions shall be taken in preference to scaling. Drawing to be read in conjunction with information on first page. Check all dimensions and levels on site before commencing work or ordering materials. All existing ground lines & trees location are approximate, therefore to be verified on site by the builder. Any discrepancies to be verified back to Zhin Architects before proceeding. All workmanship and materials shall comply with all relevant codes, ordinances, Australian Standards and manufacturers instructions. Unless noted, issued for Construction drawing not to be used for construction. All architectural representations are indicative only. Information on this drawing is the copyright of Zhin Architects. Copying or using this drawing in whole or part without written permission infringes copyright.

ADDITIONAL INFORMATION TO COUNCIL
A ISSUE AMENDMENT

22/06/2017 JA:VV TK
DATE DRAWN CHECK
Drawing is NOT VALID or issued for use, unless checked

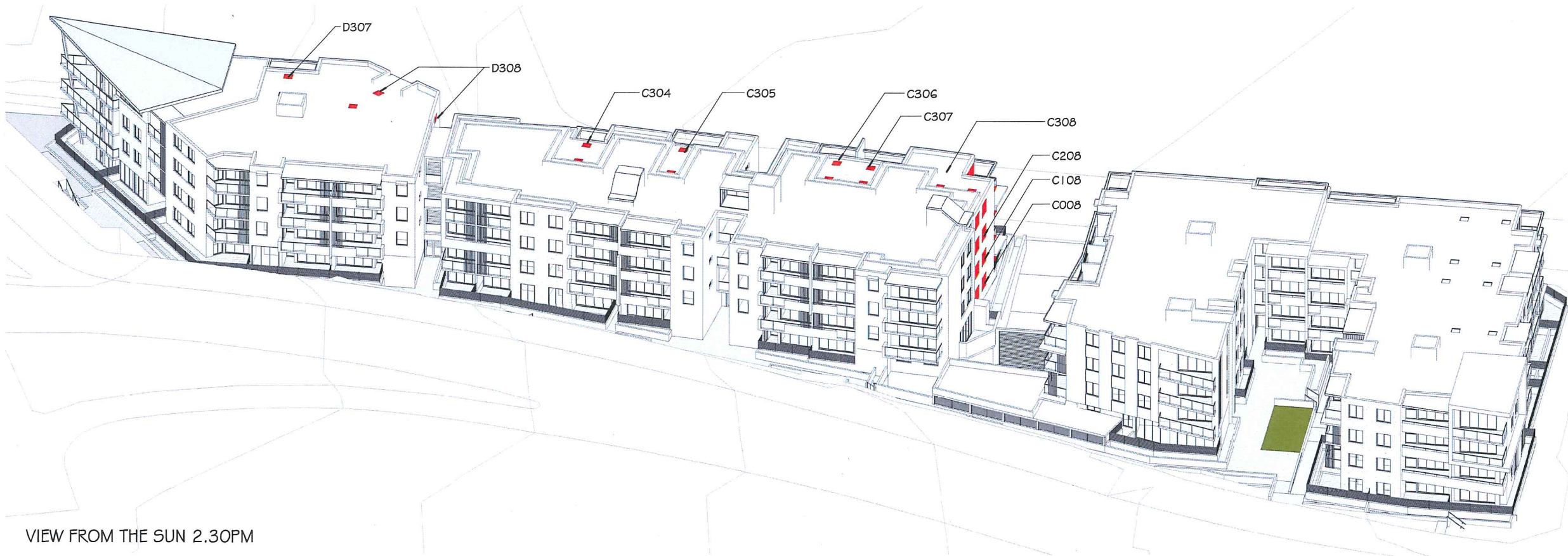


Zhin Architects Pty Ltd
Suite 1, Level 2
2 Rowe Street
Eastwood, NSW 2122
+61 2 8033 5555 / P
+61 2 8033 5533 / M
www.zhinarch.com.au / W
25 495 069 790 / ADO

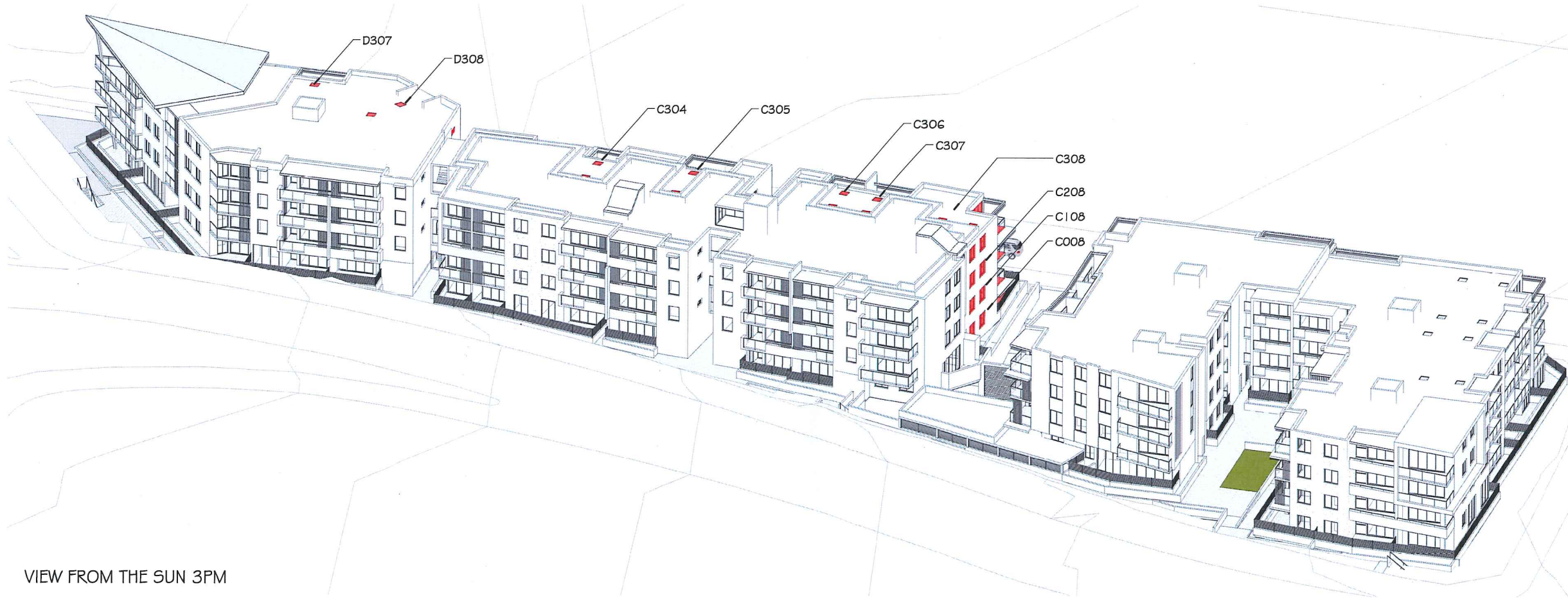
PROJECT STATUS:
Development Application

PROJECT NAME:
PROPOSED RESIDENTIAL
DEVELOPMENT
848 WINDSOR ROAD
ROUSE HILL, NSW 2155
L.G.A.: BLACKTOWN CITY COUNCIL

SHEET TITLE:
TYPICAL FLOOR (BUILDING 2)
1 : 200 @ A1 sheet
SCALE
8390 5P12
JOB No. DRAWING No. A
ISSUE



VIEW FROM THE SUN 2.30PM



VIEW FROM THE SUN 3PM

COPYRIGHT & GENERAL NOTE:
Figured dimensions shall be taken in preference to scaling. Drawing to be read in conjunction with information on first page. Check all dimensions and levels on site before commencing work or ordering materials. All existing ground lines & trees location are approximate, therefore to be verified on-site by the builder. Any discrepancies to be verified back to Zhin Architects before proceeding. All workmanship and materials shall comply with all relevant codes, ordinances, Australian Standards and manufacturers instructions. Unless noted, issued for Construction drawing not to be used for construction. All art/ graphic representations are indicative only. Information on this drawing is the copyright of Zhin Architects. Copying or using this drawing in whole or part without written permission infringes copyright.

E	ADDITIONAL INFORMATION TO COUNCIL	22/06/2017	JA, VV	TK
D	RESPONSE TO COUNCIL RPI	15/09/2017	JA, VV	TK
C	RESPONSE TO COUNCIL RPI	02/11/2016	JA, VV	TK
B	RESPONSE TO COUNCIL RPI	07/08/2016	JA, VV	TK
A	ISSUED FOR DA SUBMISSION	16/05/2016	JA, VV	TK
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

Drawing is NOT VALID or issued for use, unless checked

Zhin Architects Pty Ltd
Suite 1, Level 2
2 Rowe Street
Eastwood, NSW 2122
+61 2 8593 8866 / P
+61 2 8593 8833 / M
www.zhinarch.com.au / W
25 495 629 790 / A

PROJECT STATUS:
Development Application

PROJECT NAME:
**PROPOSED RESIDENTIAL
DEVELOPMENT**
848 WINDSOR ROAD
ROUSE HILL, NSW 2155
LGA: BLACKTOWN CITY COUNCIL

SHEET TITLE:
VIEW FROM THE SUN
1 : 100 @ A1 sheet
SCALE
8390 JOB No.
SP07 DRAWING No.
E ISSUE

DEVELOPMENT SUMMARY

	ALLOWABLE	PROPOSED	COMPLIES
01. SITE AREA	-	7,239.27 m ²	N/A
GROSS SITE AREA (include road widening)	-	8998.82 m ²	N/A
02. ZONE	R3	-	YES
03. BUILDING HEIGHT	MAX. 12 m	12 m	YES
04. FSR (Gross Site Area)	1.75 : 1 15,747.94 m ²	1.3 : 1 11,636.1 m ²	YES
05. NUMBER OF UNIT	-	1 BEDROOM / STUDIO = 8 2 BEDROOM = 129 3 BEDROOM = 3 TOTAL = 140	YES
06. CAR SPACE			
- 1 BEDROOM / STUDIO	1 per UNIT 8 UNIT = 8		
- 2 BEDROOM	1 per UNIT 129 UNIT = 129		
- 3 BEDROOM	1.2 per UNIT 3 UNIT = 3.6		
- VISITOR	0.2 per UNIT 140 x 0.2 = 28		
- CAR WASH BAY	0		
	CAR SPACES REQUIRED = 169	CAR SPACE PROVIDED = 169	YES
07. SOLAR ACCESS	70 %	70 % (98 OF 140 UNITS)	YES
08. CROSS VENTILATION	60 %	61.43 % (86 OF 140 UNITS)	YES
09. ADAPTABLE UNIT	10% OF 140 UNITS = 14 UNIT	14 UNIT	YES
10. DEEP SOIL ZONE	506,7489 m ² (7 % OF SITE)	580 m ² (8.01 % OF SITE)	YES
11. LANDSCAPE	2,171.78 m ² (30 % OF SITE)	3,360 m ² (46.41 % OF SITE)	YES
12. COMMON OPEN SPACE	1,809.82 m ² (25 % OF SITE)	1,814 m ² (25.06 % OF SITE)	YES
13. SITE COVERAGE	3,619.64 m ² (50 % OF SITE)	3,301.5 m ² (45.61 % OF SITE)	YES
14. SOUTH FACING UNITS	15 %	12.85 % (18 OF 140 UNITS)	YES

BASIX Specifications

Project: 848 Windsor Road, Rouse Hill NSW 2155
BASIX Certificate: 729131M

The below specifications refer to all 140 Dwellings in the project

Water Commitments

Shower Heads:	3 Star (>4.5 but <= 6 L/min)
Toilets:	3 Star
Kitchen and Bathroom Taps:	3 Star
Dishwasher	3 Star
Energy Commitments	
Hot Water System:	Gas Instantaneous 5 Star
Bathroom, Kitchen, Laundry Ventilation:	Individual Fans ducted
Air Conditioning (Heating & Cooling):	1 phase cooling 2 Stars heating 2 Stars
Cooktop and Oven	Gas Cooktop/ Electric Oven

Thermal Performance Specifications

Building Elements	Material	Insulation Details
External Walls	Power Panel	N/A R2 added wall insulation to Unit A002
Internal Walls	Plasterboard on studs	N/A
Ceiling	Plasterboard	R 2.5 Bulk Insulation
Roof	Colorbond - Medium Colour	
Floors	Concrete slab on ground	
Windows	Improved Aluminum Frame Single Glazed	Uval 5.91 SHGC 0.73

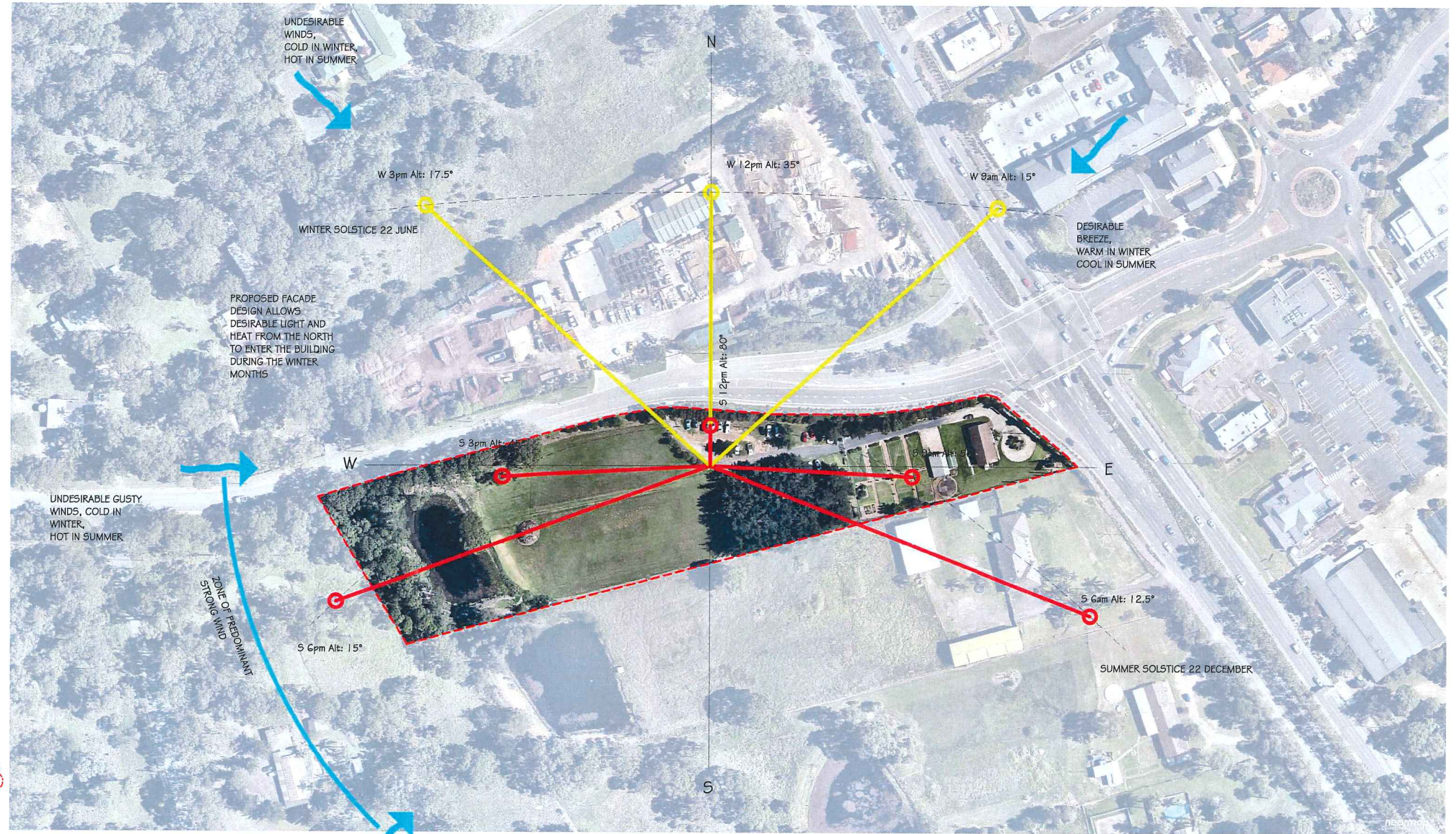
COPYRIGHT & GENERAL NOTE:

Figured dimensions shall be taken in preference to scaling. Drawing to be read in conjunction with information on first page. Check all dimensions and levels on site before commencing work on ordering materials. All existing ground lines & trees locations are approximate, therefore to be verified onsite by the builder. Any discrepancies to be verified back to Zhin Architects before proceeding. All workmanship and materials shall comply with all relevant codes, ordinances, Australian Standards and manufacturer's instructions. Unless noted, fixtures for construction drawing not to be used for construction. All art/graphics representations are indicative only. Information on this drawing is the copyright of Zhin Architects. Copying or using this drawing in whole or part without written permission infringes copyright.

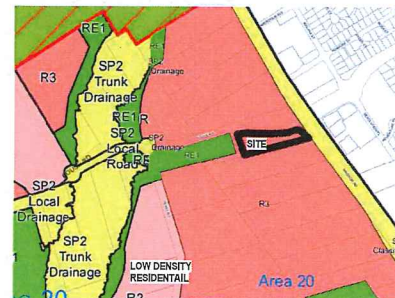
F	ADDITIONAL INFORMATION TO COUNCIL	22/06/2017	JAVV	TK
E	ROOF TOP TERRACE AREA ADDED	06/06/2017	JAVV	TK
D	RESPONSE TO COUNCIL R1	15/03/2017	JA VV	TK
C	RESPONSE TO COUNCIL R1	02/11/2016	JAVV	TK
B	RESPONSE TO COUNCIL R1	07/09/2016	JAVV	TK
A	ISSUED FOR DA SUBMISSION	14/05/2016	JA VV	TK
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

Drawing is NOT VALID or issued for use, unless checked

SITE ANALYSIS
NOT TO SCALE



INDICATIVE LAYOUT PLAN
MEDIUM DENSITY RESIDENTIAL



ZONING
R3 MEDIUM DENSITY RESIDENTIAL



HEIGHT OF BUILDING
MAX 12m



FLOOR SPACE RATIO
1.75 : 1

Zhin Architects Pty Ltd
Suite 1, Level 2
2 Rowe Street
Eastwood, NSW 2122
+61 2 8693 0055 / P
+61 2 8693 0033 / F
www.zhinarch.com.au / W
20 495 069 790 / M

PROJECT STATUS:
Development Application

PROJECT NAME:
PROPOSED RESIDENTIAL
DEVELOPMENT
848 WINDSOR ROAD
ROUSE HILL, NSW 2155
LGA: BLACKTOWN CITY COUNCIL

SHEET TITLE:
SITE ANALYSIS

As indicated @ A1 sheet
SCALE
8390 DAO01
JOB No. DRAWING No.