

Detailed information about proposal and DA submission material

1 Overview

- 1.1 This Development Application (DA) was lodged by Urban Link Pty Ltd for works at 11 - 17 George Street, Seven Hills.
- 1.2 The works involve amalgamation of 4 lots into 1 development lot, demolition of existing dwellings and structures, tree removal, and construction of a part 6/part 7 storey residential flat building (RFB) with 81 apartments, car parking over 2 basement levels, associated stormwater drainage works and landscaping.
- 1.3 It is noted that the proposal achieves a part 6/7 storey building, with the 7 storey component proposed to be situated at the front of the site. The proposed building has dual street aspects to the roads at the north-west (George Street) and north-east (Clancy Lane). As the site slopes towards the rear, the building has been stepped down by a storey, creating the part 6th storey of the building located at the centre and rear of the site and the 7th storey with primary frontage to George Street. The proposed building on its axis at the George Street elevation measures 47 m in length and the north-east axis (Clancy Lane elevation) measures 44 m in length.
- 1.4 The 7th storey section of the building is minimal in scale and proportion and is under the height plane. The 7th storey (Level 05) which is 484 m² at the front of the site makes up only 7 per cent of the Gross Floor Area of the building. The 7th storey has a gross floor area of 484 m² which, in relation to the floor below which is the 6th storey (Level 4) being 1092 m² in area, is 44% of its floor plate.
- 1.5 The 7 storey component proposed at the front of the site is composed of 3 levels for parking (2 basement levels and at Lower Ground Level) and 7 levels providing residential apartments (Lower Ground Level to Level 05 – 1st to 7th storeys). The 6th storey component to be situated at the centre and rear of the site is made up of 2 levels for parking (2 basement levels), waste collection at Lower Ground Level and 5 levels providing residential apartments (Lower Ground Level to Level 04 – 1st to 6th storeys).
- 1.6 The 81 units include a mix of:
 - 21 x 1 bedroom apartments (26%)
 - 44 x 2 bedroom apartments (54%)
 - 16 x 3 bedroom apartments (20%)
 - The above includes 9 adaptable dwellings (11% of the total) and associated accessible parking spaces.
- 1.7 The 2 basement levels provide 123 car parking spaces. As the site is within 800 m of a railway station (it is 310 m from the Seven Hills Railway Station) or light rail stop in the Sydney Metropolitan Area, Objective 3J-1 of the ADG (the requirements of the RMS Guide to Traffic Generating Development) apply rather than the parking rates under BDCP 2015. The car parking provides a surplus of 32 spaces to the 91 car parking spaces required under the RMS Guide. The car parking provision includes:
 - 102 residential parking spaces
 - 21 visitor car parking spaces
 - 25 bicycle parking spaces

- 6 motorcycle parking spaces.

In addition, 1 car wash bay is provided. A condition will be imposed requiring an electric charging station for electric vehicles be provided within the basement. This will ensure compliance with Objective 3J-2 of the ADG.

- 1.8 Pedestrian entry is from George Street only.
- 1.9 Each basement car space has been designed so that vehicles can enter and exit in a forward direction. Elevators will provide direct access from the basement carpark area to the residential levels. The visitor car parking area is centrally located and separated from the residential car parking areas.
- 1.10 The development provides for a central communal open space area at ground level, internally shared amongst all units, as well as a rooftop common open space area. The communal open space has a total area of 886 m² on the lower ground floor and upper ground floor levels, and 563 m² on the rooftop. The common landscaped area will be embellished with seating, pathways and a BBQ area with appropriate plantings, including plantings within planter boxes. The rooftop terrace and landscape areas will provide additional amenity for future residents and will include rooftop pergolas and landscaped areas.
- 1.11 The building has been stepped down the site as a response to the slope of the site, which has a fall of between 3 m and 3.74 m from the front to the rear. This has created a difference in height between the front portion of the building and the rear wing of the building. The building is a contemporary design, with articulation in the building façade by the use of balconies and variation in setbacks to the street. Corners of the building, especially north facing and orientated to the street, have been treated through a variation of wrapped balcony types framed on upper floors to emphasise corner elements.
- 1.12 The proposal allows for on-site waste collection at the Lower Ground level, with separate vehicular access into the site from Clancy Lane. This waste collection service will be by a private waste contractor using a small rigid vehicle (SRV) which is 6.4 m long. This is because the building's headroom allowance is limited to 4 m in height. Appropriate signage denoting that waste collection is limited to SRV vehicles will be conditioned, and is required to be installed at the Clancy Lane entry, as recommended by our Sustainable Waste Section.
- 1.13 The proposal has been architecturally designed using a combination of materials. These include brickwork in brown tones, pre-finished cladding in colours of beige and pale to medium greens. Rendered finishes include paint colours in neutral tones including white, grey, beige and pale tan. Clear glass balustrades within a grey aluminium frame, aluminium-framed glass windows and sliding balcony doors are proposed. The roof is to be constructed of concrete. Aluminium slatted fencing is proposed to both street frontages. The design provides for a regular structural grid and consistent rhythm to the building facades.

2 Height and scale of the building

- 2.1 The proposed development is for a part 6/part 7 storey building. The building height to the roofline and rooftop plant and equipment ranges from 19 m to 23.6 m.
- 2.2 The rooftop plant and equipment, lift overrun and stairwell, which relate to the rooftop communal open space area for this building, exceeds the maximum permitted building height by 3.6 m or 18%. This includes the shade structure, 2 stair cores and lift overrun.
- 2.3 The overall building is stepped to provide a portion of the building at its roofline which is above, and a portion which is below, the height plane. The communal open space area is provided on the 7th storey at the front of the site. Within this stepped form, there are several point encroachments at the roofline at the side north-eastern elevation to Clancy Lane. These encroachments exceed the height plane by 1 m, mainly in the eastern side of the building. They relate to the balustrade/corner roof element over unit 5.05.

- 2.4 Drawing A-3001 Elevations – Clancy Lane (north-eastern) elevation shows the height exceedance to the lift overruns, the parapet and the point encroachments at the roofline along this elevation. The building height exceedance does not result in the creation of extra habitable area. This is shown in Figure 1 below.
- 2.5 The building has been designed to respond to the topography of the site and has been stepped. Due to the stepping of the building and the predominant compliance with the height control, the perceivable height of the building is reduced.

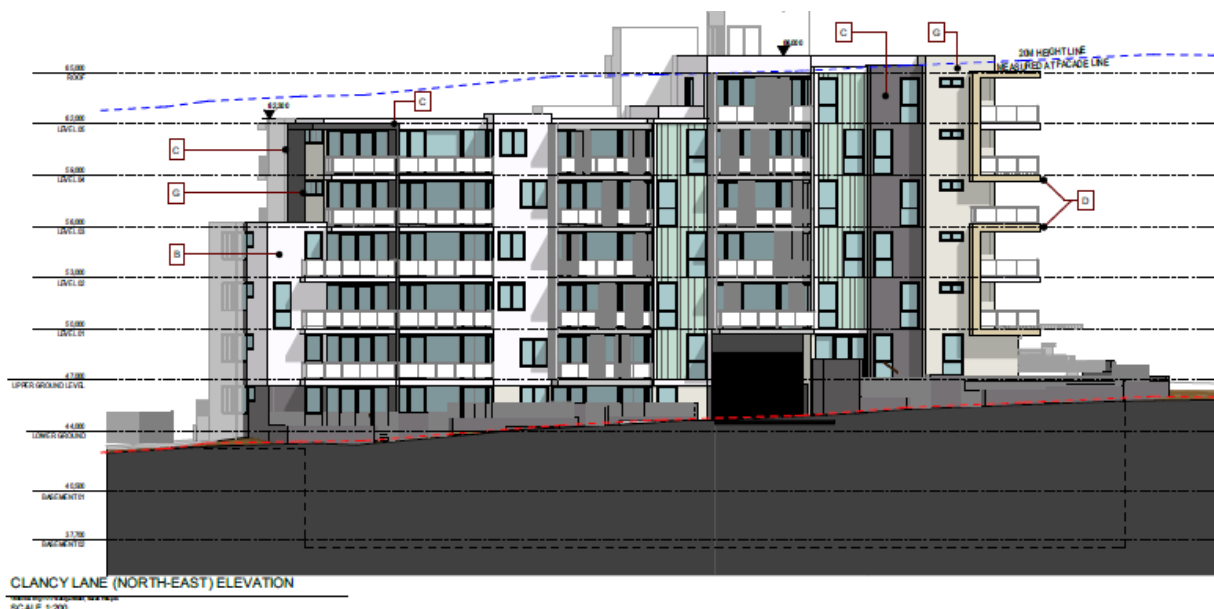


Figure 1: Extract from Section Plan taken through north-eastern side elevation which fronts Clancy Lane. This demonstrates the components of the development which are above and which are offset below the 20 m height plane

3 Traffic and parking matters

- 3.1 The Applicant has submitted a Traffic and Parking Assessment Report prepared by Varga Traffic Planning dated 4 May 2016. This report provides an assessment of the road network and traffic conditions, public transport services, traffic generation, the proposed parking, access, internal circulation and servicing of the proposal.
- 3.2 The report concludes that in total the development will create an additional 23 vehicle trips along George Street in the peak traffic period, which is not considered a significant increase.
- 3.3 Vehicular access for the residents and visitors will be from the wider George Street, rather than from Clancy Lane which is much narrower, having only a 3 m carriageway.
- 3.4 The report also concludes that the proposed access will be suitable and appropriate, there will be no adverse or unsatisfactory traffic implications, the proposed parking provision will be adequate and appropriate, the proposed vehicle access, internal circulation and servicing provisions will be satisfactory and the convenience and accessibility of public transport services will ensure a sustainable development outcome.

4 Trees, landscaping and open space

- 4.1 The proposal seeks to remove the trees that are located within the proposed building footprint. One street tree is to be retained, and trees on neighbouring properties are to be protected. The landscape plan includes the planting of street trees as well as trees, shrubs, ground covers and lawn areas for the site. These will complement the proposed building. The landscape plans include several landscaped areas within the front, sides and rear of the site and on the rooftop. These areas will include paved pathways that will

provide connections through the site and areas of paved open space and lawn areas, particularly within the front and side setbacks.

- 4.2 An interesting mix of native and exotic planting, shrubs and trees are proposed, including the use of planter boxes.
- 4.3 This mix of landscape will provide a variety of different environments for recreation, relaxation and entertaining.
- 4.4 The communal areas are in line with the Apartment Design Guide (ADG) and exceed its requirements.
- 4.5 The communal areas include a range of hard and soft landscaping features, plants and facilities such as seating, a BBQ area, a rooftop pergola, turf areas, tree shaded areas and pathways.
- 4.6 The 1 rooftop communal open space area is also appropriately embellished with hard and soft landscaping elements, to provide a gathering space and quiet seating/reading nooks, including shaded areas.
- 4.7 The internal courtyard area of the building and the side setbacks are co-located with a deep soil zone to ensure sufficient planting can be achieved, in line with the ADG.
- 4.8 Large private open space areas are provided for the ground floor apartments at the lower ground level and upper ground level, both within the street setback areas and adjoining the communal open space areas. Feature privacy fencing of slatted aluminium material and shrub and tree planting are also applied as privacy screening. All apartments above ground level have balconies.
- 4.9 The Applicant is required to plant new street trees along the verge.

5 Design

- 5.1 The proposed development is considered to be appropriate in terms of the composition of building elements, textures, materials, finishes and colours, which reflect the use, internal design and structure of the building.
- 5.2 The building has a C-shaped massing, with the rear wing being 27 m in length in relation to the rear boundary of 61 m. The internal courtyard created by the opening in the middle of the C-shape has a western aspect to allow for solar access to more units.
- 5.3 The building has long wings which address the street frontages along George Street and Clancy Lane on the northern and eastern facades. The building is highly articulated on all facades, which generates an expressive architectural form and high level of amenity to the residential apartments.
- 5.4 The facades are made up of a combination of face brick, cement render and cladding in neutral tones, with a natural colour palette including white, beige, tan, grey and shades of green. The building is broken into distinct sections at the front, side elevation and rear, to create focal points and break up the scale of the building. These sections are supported by a design combining vertical and horizontal elements which reinforce the stepping of the building, provide for physical breaks in the façade, and create recesses to provide visual relief and interest.
- 5.5 The contemporary design provides a suitable appearance for this renewal precinct which is in transition, and creates a desirable streetscape within this high density neighbourhood.
- 5.6 All materials for use on the external walls will be conditioned to achieve compliance with the relevant fire resistance levels.

- 5.7 A Design Verification Statement prepared by registered architect Youssef El Khawaja, nominated architect no. 8933, of Urban Link Pty Ltd has been prepared for the development, in line with the requirements of State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development.

6 Setbacks

- 6.1 There is 1 point encroachment of the rear balcony for LG.03 which encroaches by 1.4 m within the rear side setback to Clancy Lane. This is a minor variation to the ADG which is supported in this instance.
- 6.2 The rear setback provides a 6 m setback to the 4th storey and a 9 m setback to the 5th storey, which comply with the requirements of the ADG.

7 Acoustic impacts

- 7.1 The proposal was not accompanied by an acoustic assessment. Conditions have been imposed requiring an acoustic report to be provided prior to the issue of the Construction Certificate, outlining the acoustic attenuation measures required to ensure that all apartments are afforded an appropriate level of acoustic privacy. This is to ensure that the building has been designed to minimise the noise intrusion from any external noise source.
- 7.2 Verification will be required from an acoustic consultant prior to the issue of the Occupation Certificate that all acoustic attenuation measures listed in the acoustic report have been satisfactorily carried out. Suitable conditions are recommended.

8 Contamination

- 8.1 The application is accompanied by a Preliminary Geotechnical Investigation and Salinity Assessment prepared by Environmental Investigations Australia dated 7 July 2015. This recommends that a dilapidation report be undertaken. The Statement of Environmental Effects prepared by Planning Ingenuity dated May 2016 states that there are no areas of environmental concern on the site. The report concludes that the site can be made suitable for the proposed residential development. However, on review by our Environmental Health Unit, a condition was imposed requiring a Stage 2 Detailed Site Investigation report to be provided, to ensure compliance with SEPP 55.
- 8.2 The investigation report also provides a salinity assessment of the site, and provided recommendations in relation to planting of salt-tolerant plants, with salt-resistant bricks to be used in the construction.
- 8.3 Conditions are recommended in relation to any contaminated material being unearthed or fly-tipped rubbish being encountered during the demolition, excavation and construction works, or with respect to asbestos finds, to ensure compliance with SEPP 55.

9 Stormwater drainage works

- 9.1 The proposal is capable of satisfying our requirements for water sensitive urban design measures. All engineering works are required to comply with the Upper Parramatta River Catchment Trust's On Site Stormwater Detention Handbook (Third Edition December 1999) and our current Engineering Guide for Development.
- 9.2 Our Engineering Section has provided conditions following review of the on-site stormwater detention concept plan, revision 2, provided by the Applicant. In the comments provided it is noted that we have a preference for a fully aboveground on-site stormwater detention system, as this type of system would significantly reduce confined space issues and may have cost saving advantages in comparison with a below ground system which is proposed by the Applicant as a pit in the basement carpark.