

Detailed information about the proposal

1. The DA seeks approval for demolition, tree removal and the construction of a residential flat building. The proposed building will contain 85 residential apartments over 6 storeys, with car parking for 112 vehicles.
2. The residential apartments comprise 39 x 1 bedroom units and 46 x 2 bedroom units. All dwellings have private open space on balconies or ground level courtyards. There will be a ground floor residential lobby off Newton Road. From the lobby, lifts and stairs provide access to the units on the levels above and the 2 basement parking levels below.
3. Landscaped common open space areas are provided for the apartments on the ground level on the northern and southern sides of the building and on the rooftop. Ground level facilities include a passive recreation area with bench seating and clothes drying area. The rooftop has a centrally located pergola, community garden, BBQs, tables and chairs. The rooftop is accessible to all the occupants of the building via lifts and stairs. Landscaping of shrubs around the rooftop edges will assist to maintain the privacy of the residents and the neighbouring properties from one another. Construction of the new building and basement car park necessitates the removal of 3 trees. Appropriate tree planting and landscaping of the ground level common open space areas will provide privacy to the development and street trees will assist to soften the visual impact of the 6-storey building on the low density residential area opposite in Newton Road. The deep soil zones, located adjacent to the boundaries, complies with the ADG requirement but not Blacktown DCP2015 requirements for total area or minimum dimensions.
4. The 112 basement car parking spaces, including 17 visitor spaces and 95 residential spaces (including 9 disabled spaces) are well in excess of the requirement for a site located less than 800 metres from a major strategic centre i.e. Blacktown CBD. The basements also contain 2 motorcycle spaces, 18 bicycle parking spaces, garbage rooms, pump rooms, car park exhaust room, bulky waste storage room, 2 garbage rooms and a storage space for each unit (in addition to storage space provided within each unit).
5. Vehicular access for cars to the 2 basement level parking areas is provided at the northern end off Carinya Street, where a separate pedestrian access is also available from the basement. A 5m x5m splay corner is provided at the corner of Newton Road and Carinya Street. A separate Heavy Rigid Vehicle loading and turning area is provided off Carinya Street at the north-western corner of the site, adjacent to the ground level waste management room located within the building. A waste chute system on each level, accessible to all units, is proposed.
6. The development does not comply with the maximum building height of 20m prescribed by BLEP2015. The maximum roof slab height is 19.25m. However, the rooftop lift, stairs, pergola and fencing exceed the height limit, with the highest level being 22.65m to the top of the lift overrun. A Clause 4.6 submission, to vary the maximum height of buildings development standard in BLEP2015, has been submitted by the applicant.
7. A variety of building elements and materials are used, with a lighter colour scheme. Building articulation and modulation is provided. The proposed materials include painted cement render walls, composite timber-look cladding, glass balustrades, aluminium-framed windows and sliding doors and a sandstone feature wall. Street trees will be required to reduce the impact of the high building facades on the streetscape and the neighbouring low density housing area. A photomontage illustrating the proposal is below.
8. A design verification statement dated 27 October 2016 prepared by Richard Huxley, Managing Director and Principal Architect, Bureau of Urban Architecture, Architects Registration Number 5711 has been submitted with the application, in accordance with the

requirements of SEPP No. 65. An assessment of the design under the SEPP No. 65 and the Apartment Design Guide is provided at **Attachment 6**.

9. The applicant has submitted an Assessment of Traffic and Parking Implications report for the proposal. The report assesses the suitability of the proposed vehicle access arrangements, the potential traffic implications of the proposal in terms of road network capacity and the adequacy of the proposed parking provision. The report concludes that the proposal is located in close proximity to good public transport services and confirms there will be no adverse traffic implications, parking provision is adequate and vehicle access arrangements are appropriate.
10. The applicant has further submitted additional information justifying the car parking provision which is above the RMS Guidelines. Notwithstanding, the site is located within 800m of Blacktown Railway Station, there is no walking route enabling a resident to walk less than 800m to or from the station. Therefore the ADG criteria is not applicable and the DCP parking rates should be adopted.
11. An Acoustic Assessment prepared by consultants Acoustic Logic, makes recommendations for ensuring the amenity of residents and neighbours. A Building Code of Australia-Capability Statement prepared by Technical Inner Sight has been submitted for the proposal, as requested by Council officers at the pre-lodgement meeting. A Geotechnical Report and a Preliminary Site Investigation prepared by EI Australia recommend actions to be carried out prior to any construction on site. Conditions of consent will ensure that the recommendations of these reports are implemented.
12. A BASIX certificate, waste management plan (prepared by Elephants Foot Recycling Solutions) and stormwater concept plans (prepared by SGC) for the proposal have been submitted with the DA.
13. A Statement of Compliance Access for People with a Disability has been prepared by Accessible Building Solutions and concludes that the proposal is capable of compliance with the universal access provisions of the BCA, the Access To Premises Standard, SEPP65 - Part 4Q requirements and AS4299-Adaptable Housing requirements. This is subject to verification of many of the requirements at Construction Certificate stage, which will be included as conditions of consent.
14. A copy of the architectural and landscape plans is included at **Attachment 5**.

