

Detailed information about proposal and DA submission material

1 Overview

- 1.1 Yardhouse Pty Ltd is proposing the demolition of all existing improvements on the land and construction of an 8 storey shop top housing development.
- 1.2 The building will comprise:
 - 7 commercial premises on the ground floor with residential apartments above in a 4 storey podium
 - 2 x 4 storey residential towers above the podium
 - 2 basements that will provide 222 car, 48 bicycle and 8 motorbike parking spaces.
- 1.3 The development will be accessed off Luxford Road via a driveway located on the north-eastern corner of the property leading into the basement.
- 1.4 The overall height of the building is 26.85 m including the rooftop plant and equipment. The building is proposed entirely within the 32 m height limit.
- 1.5 The original proposal was for a 9 storey building comprising 156 apartments and 11 ground floor retail/commercial premises with a floor space ratio (FSR) of 3.78:1 that exceeded the development standard FSR of 3:1. We did not support this variation. Our City Architect also raised some concerns related to the setbacks to the rear of the site needing to be fully compliant with the Apartment Design Guide (ADG) for both visual privacy and building separation purposes. There were also concerns regarding the amount of blank concrete facades facing onto neighbouring properties.
- 1.6 Amended plans were therefore prepared to address these concerns. Plan amendments included the removal of the top residential level of the building and reconfiguration of the ground floor to achieve a FSR of 3:1. The amended plans also addressed the rear setback concerns and increased the side setbacks on Level 3 to 3 m to reduce the blank concrete facade facing neighbouring properties. These plans also include the relocation of the driveway from the western boundary to the eastern boundary of the site, to enable a safer intersection to be designed at the corner of Hythe Street and Luxford Road.

2 Residential component

- 2.1 The residential component of the building will comprise 131 residential units of varying styles and sizes.
- 2.2 The unit mix will be as follows:
 - 25 x 1 bedroom units
 - 89 x 2 bedroom units
 - 17 x 3 bedroom units.
- 2.3 201 basement car parking spaces, including 16 disabled and 53 visitor spaces, will be provided for the residential units.
- 2.4 Communal open space will be provided on top of the podium level and on the roofs of both residential towers. The common circulation spaces within the building that are shared communally by residents will each be able to be naturally lit and naturally cross ventilated.

- 2.5 The 2 towers rise above the ground floor podium. The podium includes an internal 3 m setback at Level 3. Additional communal open space is provided above the street-front section of the podium at Level 4. The 2 towers will be located in such a way as to minimise overshadowing and allow for a compliant building separation.
- 2.6 The apartments have been designed in a way that will maximise natural ventilation. The design provides a high proportion of corner units, resulting in a high number of north facing units with natural ventilation to minimise energy use. The design incorporates a metal portal frame structure with deep overhangs to windows and balconies that will maximise solar protection and minimise energy use.
- 2.7 The building is predominantly clad in tinted glass and creates a sophisticated urban character. Full height glass doors to living areas and glass balustrades to balconies are proposed. Some areas of bedroom spandrels will be solid masonry painted dark to match the glazing, as illustrated on the external finishes plan and photomontage (see page 4 of this attachment). The building is also clad in a lattice screen of white aluminium tubing. This screen will give a sculptured effect to the building.

3 Commercial component

- 3.1 The 7 commercial units on the ground floor will range in size from 67 m² to 240 m². The total area of commercial space proposed is 990 m².
- 3.2 Three of the units will have frontage to Luxford Road and will have direct pedestrian access from the road.
- 3.3 There will be 21 commercial car parking spaces, including 2 disabled spaces provided in the basement to service these commercial/retail units.

4 Traffic

- 4.1 A traffic report prepared by Transport and Traffic Planning Associates accompanies the application. The report concludes that:
- the traffic generation from the proposed development will not present any adverse traffic implications
 - the proposed parking provision will be adequate for the needs of the development without detrimental impact on the surrounding on-street parking demand
 - the proposed access, internal circulation and parking arrangements will be appropriate to current design standards.

5 Site contamination

- 5.1 A Preliminary Site Investigation was carried out for the proposed development to characterise the environmental conditions of the site on the basis of historical land uses, and anecdotal and documentary evidence of possible pollutant sources.
- 5.2 The assessment provides key findings from this evidence and a site inspection.
- 5.3 A conceptual site model and qualitative risk assessment were prepared for the site that show that there is potential for contamination to be present on the site. Recommendations are provided to address the contamination including:
- a Hazardous Material Survey is to be undertaken prior to demolition to identify the presence of any harmful materials contained in the building fabric
 - a Stage 2 Site Investigation, testing and reporting is to be undertaken to characterise soils and groundwater and ascertain the presence of any contamination on the site
 - any appropriate remediation action required for the restoration of the site to make it suitable for residential and commercial use.

- 5.4 The preliminary site investigation concluded that, from a site contamination point of view, the site can be made suitable for this mixed use commercial and residential development as the site will be excavated for 2 levels of basement parking from boundary to boundary and there are no adjoining land uses, both historical and current, that present any risk to the use of the site.

6 Geotechnical and salinity assessment

- 6.1 A geotechnical and salinity assessment was carried out for the proposed development to provide advice and recommendations to assist in the preparation of designs for the proposal based on site surface and subsurface conditions.
- 6.2 Recommendations are made for further geotechnical services to be carried out prior, during and post construction to address the geotechnical issues identified.

7 Heritage

- 7.1 A Heritage Impact Statement was submitted with the application due to the presence of a heritage item in the vicinity called Malmo Cottage. It is located at 1-3 Luxford Road.
- 7.2 The commentary concludes that the proposed development will have no adverse impact on the established significance of the heritage item in its vicinity nor its setting and views. This is due to the heritage item being separated from the subject site by intervening development, distance, tree cover and an unnamed road. There is also no established relationship between the subject site and the heritage item.

8 Acoustic impact

- 8.1 An acoustic report was prepared to assess the potential for noise impact associated with the proposed development.
- 8.2 The report concludes that, provided the recommendations in the report are implemented, the noise from the proposed development is predicted to comply with the acoustic requirements of the Blacktown DCP, the Department of Planning (Clause 102 of the ISEPP), EP&A noise policies, BCA Part F5 and the relevant Australian standards.

9 Landscaping

- 9.1 A landscape plan has been prepared for the proposal and includes several areas of outdoor landscaping:
- the public domain on Luxford Avenue contains outdoor dining with paving and planter boxes to define spaces
 - there will be a large communal open space on Level 1 above the retail units which is accessible from both building cores. This area is a passive space and contains a central pergola
 - another communal open space will be located at Level 4 and contains more active uses including BBQs and dining
 - additional landscaped communal terrace spaces will be located on the roof of both towers.

10 Construction management

- 10.1 A Construction Management Plan (CMP) has been prepared for the proposed development.

10.2 The objective of the CMP is to outline procedures and mechanisms to be employed on this development during construction and demolition to:

- minimise the impact on the local area and public transport arrangements
- ensure safety of the public and to protect the environment.

10.3 When a construction contractor is appointed, it is intended they will fully implement the CMP, incorporating:

- Operational Health & Safety (OH&S) Management Plan
- Environmental Management Plan, including waste
- Pedestrian and Traffic Management Plan.



A photomontage of the proposed shop top housing development as seen from Luxford Road