



Assessment report to Sydney Central City Planning Panel

Panel reference: 2018SWC039

Development Application

DA number	SPP-18-00003	Date of lodgement	28 February 2018
Applicant	Yardhouse Pty Ltd		
Owner	Alexander Volfneuk and Elina Safro		
Proposed development	Demolition of the existing building and construction of an 8 storey shop top housing development comprising 7 ground level commercial tenancies, 131 apartments and 222 basement car parking spaces		
Street address	7 Luxford Road, Mount Druitt (Lot 2 DP 251863)		
Notification period	4 to 18 April 2018	Number of submissions	4

Assessment

Panel criteria Schedule 7, SEPP (State and Regional Development) 2011	<ul style="list-style-type: none"> Capital investment value (CIV) over \$30 million (DA has a CIV of \$39.3 million).
Relevant section 4.15(1)(a) matters	<ul style="list-style-type: none"> Environmental Planning and Assessment Act 1979 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development State Environmental Planning Policy No. 55 – Remediation of Land Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River Blacktown Local Environmental Plan 2015 Blacktown Development Control Plan 2015 State Environmental Planning Policy (State and Regional Development) 2011 Central City District Plan 2018
Report prepared by	Jared Spies
Report date	5 July 2019
Recommendation	Approve, subject to conditions listed in attachment 8.

Attachments

- 1 Location map
- 2 Aerial image
- 3 Zoning extract
- 4 Detailed information about proposal and DA submission material
- 5 Development Application plans
- 6 Assessment against planning controls
- 7 Issues raised by the public
- 8 Draft conditions of consent

Checklist

Summary of section 4.15 matters

Have all recommendations in relation to relevant section 4.15 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? Not applicable

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (section 7.24)? No

Conditions

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

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1 Executive summary

- 1.1 The key issues that need to be considered by the Panel in respect of this application are those raised in the public submissions. However, these issues are not considered sufficient to warrant refusal of the application.
- 1.2 Assessment of the application against the relevant planning framework and consideration of matters by our technical departments have 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 4.15 of the Environmental Planning and Assessment Act 1979.
- 1.4 This report recommends that the Panel approve the application subject to the recommended conditions listed in attachment 8 based on the reasons listed in the Recommendation at section 12 below.

2 Location

- 2.1 The site is located at 7 Luxford Road, Mount Druitt.
- 2.2 The site is within the Mount Druitt Town Centre. It is bordered by Mount Druitt Public Hospital to the east, McDonald's to the west and the Luxford Court Shopping Centre to the south. Mount Druitt Westfield is 500 m to the west and Yenu Allowah, an Aboriginal Child & Family Centre, is located at 1 Luxford Road (within the grounds of the hospital) to the east of the site.
- 2.3 The location of the site is shown at attachment 1.

3 Site description

- 3.1 The site's legal description is Lot 2 in DP 251863 and has an area of 4,046 m².
- 3.2 The site is rectangular in shape, with a frontage to Luxford Road of 74.06 m and a depth of 54.66 m. The site falls approximately 2 m from its eastern to western boundaries.
- 3.3 An aerial image of the site and surrounding area is at attachment 2.
- 3.4 The site is zoned B4 Mixed Use. The zoning plan for the site and surrounds is at attachment 3.

4 Background

- 4.1 The site is currently occupied by an abandoned commercial building and at-grade parking area. It was previously occupied by a radiology practice that worked closely with Mount Druitt Public Hospital. The business relocated a few years ago and the building has been vacant ever since.
- 4.2 The building's condition has deteriorated since being vacated and has been vandalised and sprayed extensively with graffiti. The site is an eyesore and in dire need of urban renewal and revitalisation.
- 4.3 The original proposal was for a 9 storey building with a floor space ratio (FSR) of 3.78:1, which exceeded the development standard FSR of 3:1. We did not support this variation. Our City Architect also raised some concerns about 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 about the amount of blank concrete facades facing onto neighbouring properties.

- 4.4 Amended plans were received on 28 May 2018 that removed the top residential level of the building and reconfigured 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, reducing the blank concrete facade facing neighbouring properties.
- 4.5 Our Traffic Section advised on 9 October 2018 that Council had resolved to investigate the possible installation of traffic signals at the intersection of Luxford Road and Hythe Street and a budget had been allocated for the construction of the intersection. This intersection would have been very close to the access to the proposed building and therefore a meeting was held with the Applicant to discuss alternate access arrangements, of which there were 3.
- 4.6 After discussions and testing of each alternative and a subsequent meeting in January 2019, it was agreed that the vehicular access to the basement carpark and loading dock area would be relocated from the eastern site boundary to the western site boundary. Amended plans were received on 26 February 2019 to reflect the agreed upon access arrangement.
- 4.7 Minor plans amendments were also submitted on 21 May 2019 in order to address waste collection issues.

5 The proposal

- 5.1 The Applicant proposes demolition of all existing improvements on the land and the amended proposal consists of the construction of an 8 storey shop top housing development comprising commercial premises on the ground floor with residential apartments above in a 4-storey podium. Two 4-storey residential towers are proposed above the podium.
- 5.2 The commercial component will consist of 7 retail units ranging in size from 67 m² to 240 m².
- 5.3 The residential component will consist of 131 units. The unit mix will be: 25 x 1-bedroom units, 89 x 2-bedroom units and 17 x 3-bedroom units.
- 5.4 Off-street car parking is proposed in 2 basements that will provide a total of 222 car, 48 bicycle and 8 motorbike parking spaces. There will be 201 parking spaces provided for the residential component of the building including 16 disabled and 53 visitor parking spaces. There will be 21 commercial car parking spaces proposed for the commercial component including 2 disabled parking spaces.
- 5.5 Other details about the proposal are at attachment 4.
- 5.6 A copy of the latest amended development plans is at attachment 5.

6 Assessment against planning controls

- 6.1 A full assessment of the Development Application against the relevant section 4.15(1)(a) matters and planning controls is provided at attachment 6.

7 Key issues

- 7.1 The key issues in respect to this application relate to issues raised by the public, and are described in section 8 below.

8 Issues raised by the public

- 8.1 The proposed development was notified to property owners and occupiers in the locality between 4 and 18 April 2018. The Development Application was also advertised in the local newspapers and a sign was erected on the site.

- 8.2 We received 4 individual submissions, 3 of which came from the same property: the property owner, the letting agent of the property and a consultant on behalf of the property owner.
- 8.3 The issues raised relate to possible structural impacts that the construction of the building will have on neighbouring properties, traffic and parking impacts, treatment of windows and possible overshadowing of neighbouring buildings. A summary of each issue and our response is provided in attachment 7.
- 8.4 The objections are not assessed as warranting refusal of this Development Application.
- 8.5 The application was renotified to the immediate neighbours when amended plans were submitted, as the amendments reduced the scale of the proposal and addressed some of the objections received. No additional submissions were received.

9 External referrals

- 9.1 The Development Application was referred to the following external authorities for comment:

Authority	Comments
NSW Police	Acceptable subject to conditions

10 Internal referrals

- 10.1 The Development Application was referred to the following internal sections of Council for comment:

Section	Comments
Heritage	Acceptable subject to conditions
Traffic	Acceptable subject to conditions
City Architect	The amended architectural plans have addressed all previous concerns
Engineering	Acceptable subject to conditions
Waste	Acceptable subject to conditions
Environmental Health	Acceptable subject to conditions
Building	Acceptable subject to conditions

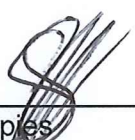
11 Conclusion

- 11.1 The proposed development has been assessed against all relevant matters 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

- 1 Approve Development Application SPP-18-00003 for the reasons listed below and subject to the conditions at attachment 8:

- a This shop top housing development is considered suitable for the site, being in a B4 Mixed Use zone and is consistent with the objectives of the zone.
 - b The proposal will activate the Luxford Road street frontage and encourage a diversity of services and opportunities for employment in the area.
 - c The proposed building will revitalise the streetscape and key entry into the Mount Druitt CBD from Luxford Road by replacing the existing vacant, dilapidated and vandalised building on the site.
 - d The proposal will assist in delivering higher density housing options to the area by introducing a range of apartment dwellings. The shops proposed will be convenient in providing services directly to the increased population that will result from this development.
 - e The proposal is considered to be in the public interest.
- 2 Council officers notify the Applicant and submitters of the Panel's decision.

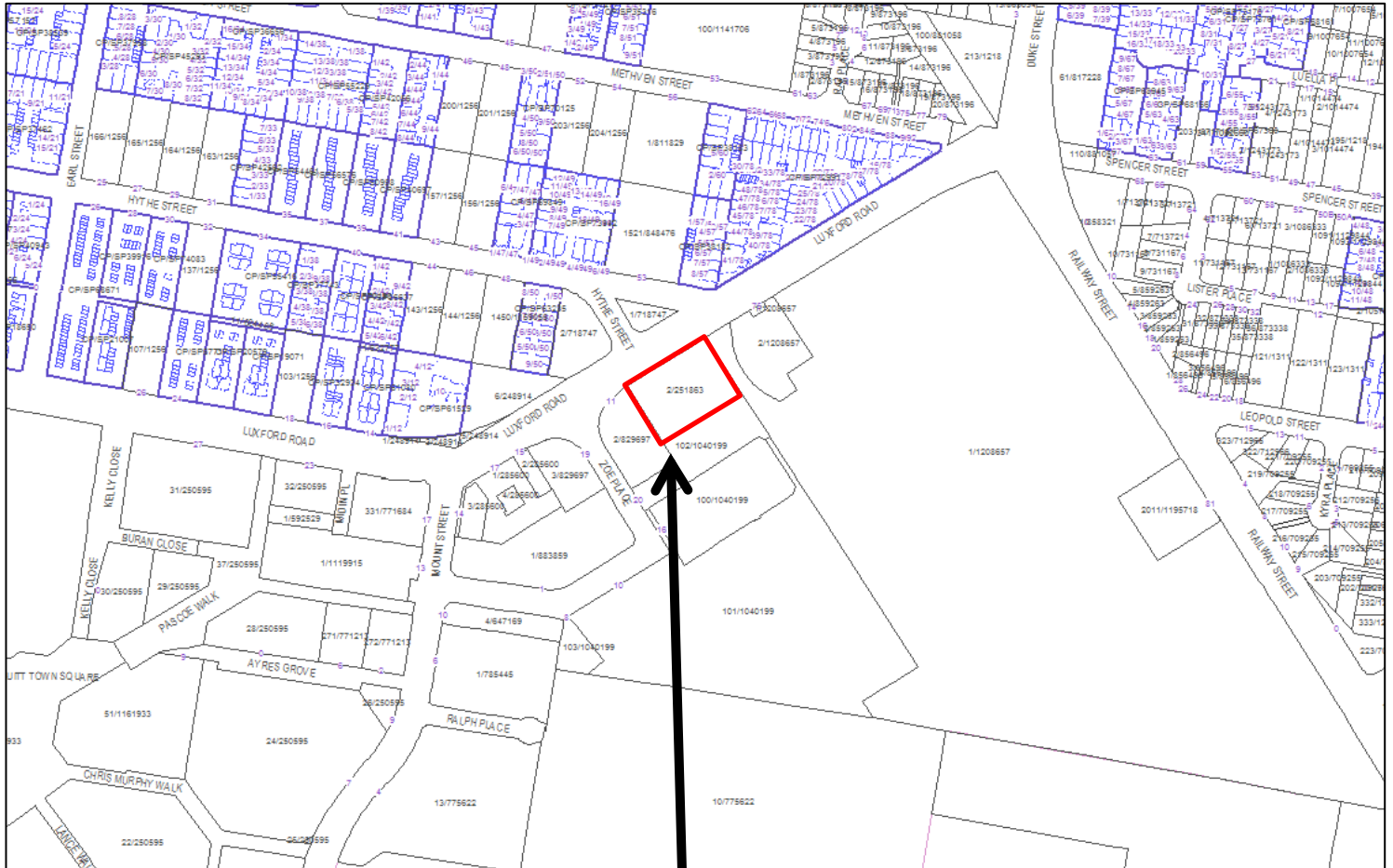


Jared Spies
Senior Projects Planner

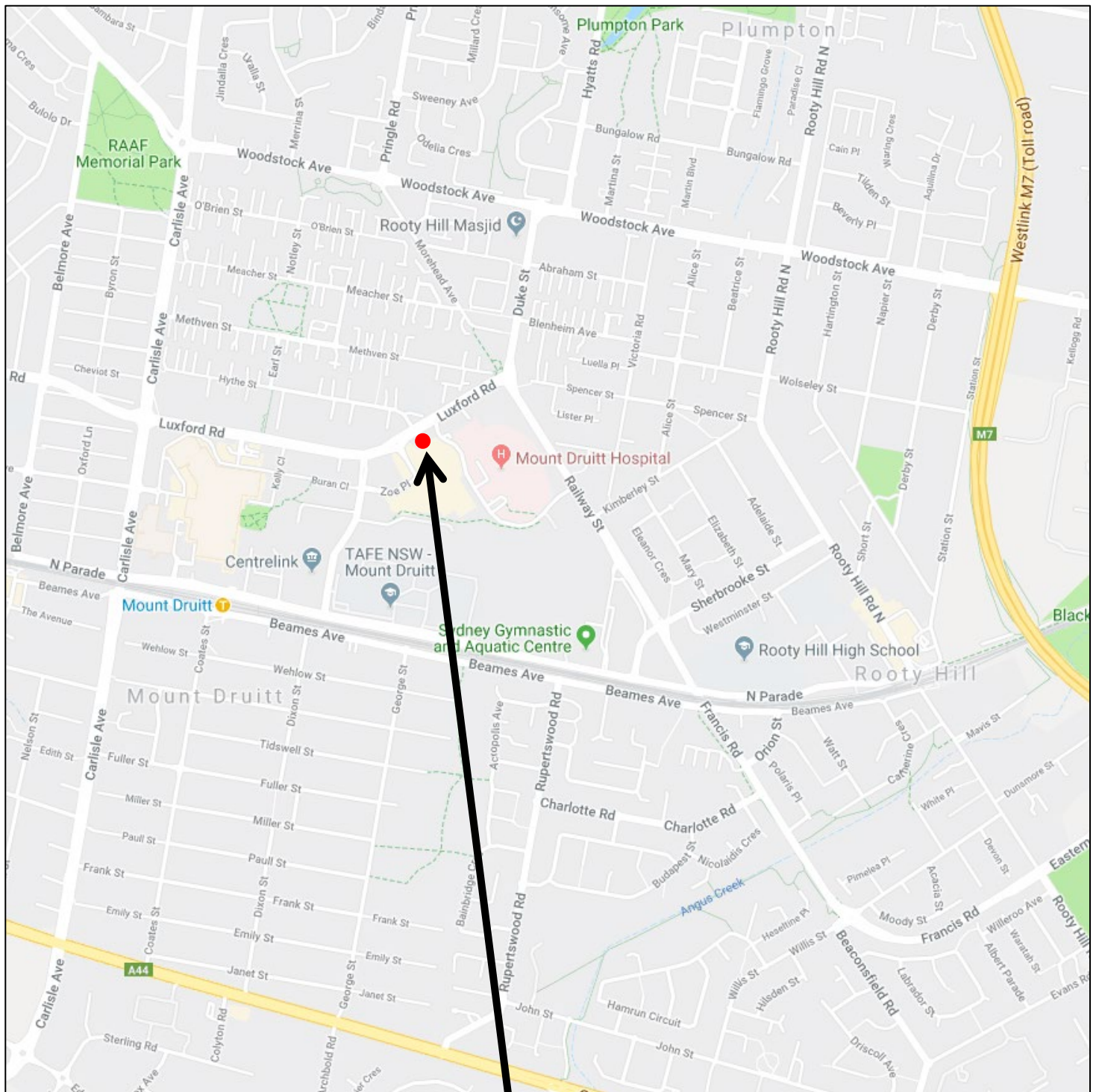
Judith Portelli
Manager Development Assessment

Glennys James PSM
Director Planning and Development

Location map



**Location of
site**



**Location of
site**

Aerial image (as at April 2019)



Location of
site

The map displays a section of Christchurch, New Zealand, with various land use zones and specific sites. Key features include:

- Establishments Place of Public Worship** (Yellow area at the top).
- SP2 Educational Establishment & Place of Public Worship** (Green area in the upper center).
- RE1** (Green areas in the upper left, upper right, and bottom right).
- SP2 Drainage** (Yellow area in the middle left).
- R4** (Red area in the middle left).
- B4** (Blue area in the middle left and bottom left).
- SP2 Local Road** (Blue area in the middle left).
- Luxford Road** (Yellow road running diagonally across the map).
- Railway Street** (Yellow road running diagonally across the map).
- SP1 Health Services Facility** (White area in the middle right).
- RE1** (Green area in the bottom right).

A red rectangle highlights a specific site on Luxford Road, with a black arrow pointing to it from below. The map also shows street names like Methven Street, Hythe Street, and Spencer Street, and various lot numbers.



- | | |
|-----|----------------------------|
| B1 | Neighbourhood Centre |
| B2 | Local Centre |
| B3 | Commercial Core |
| B4 | Mixed Use |
| B5 | Business Development |
| B7 | Business Park |
| E2 | Environmental Conservation |
| E3 | Environmental Management |
| E4 | Environmental Living |
| IN1 | General Industrial |
| IN2 | Light Industrial |
| R1 | General Residential |
| R2 | Low Density Residential |
| R3 | Medium Density Residential |
| R4 | High Density Residential |
| RE1 | Public Recreation |
| RE2 | Private Recreation |
| RU4 | Rural Small Holdings |
| RU6 | Transition |
| SP1 | Special Activities |
| SP2 | Infrastructure |
| W1 | Natural Waterways |

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:

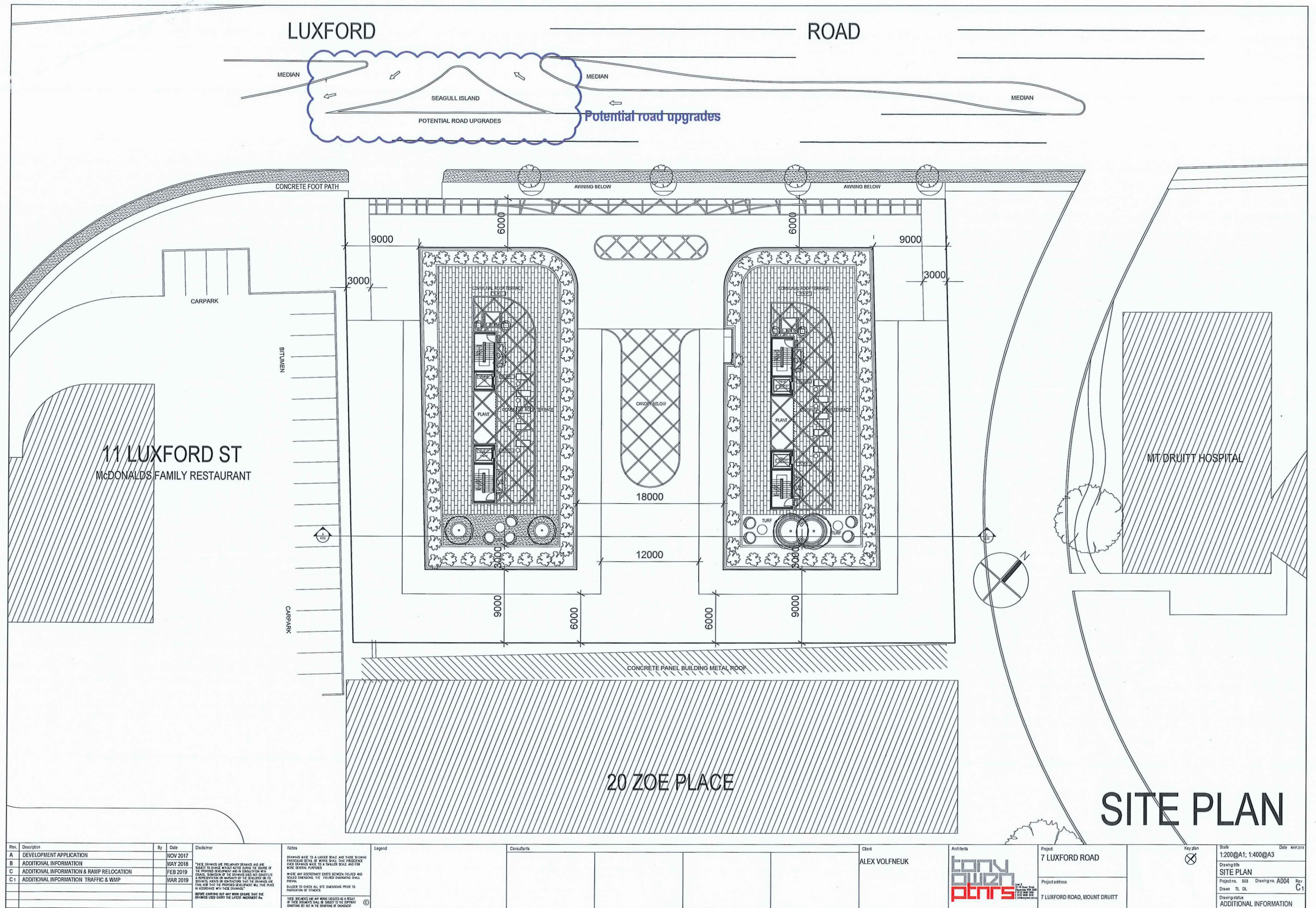
- minimise the impact on the local area and public transport arrangements
- ensure safety of the public and to protect the environment.

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

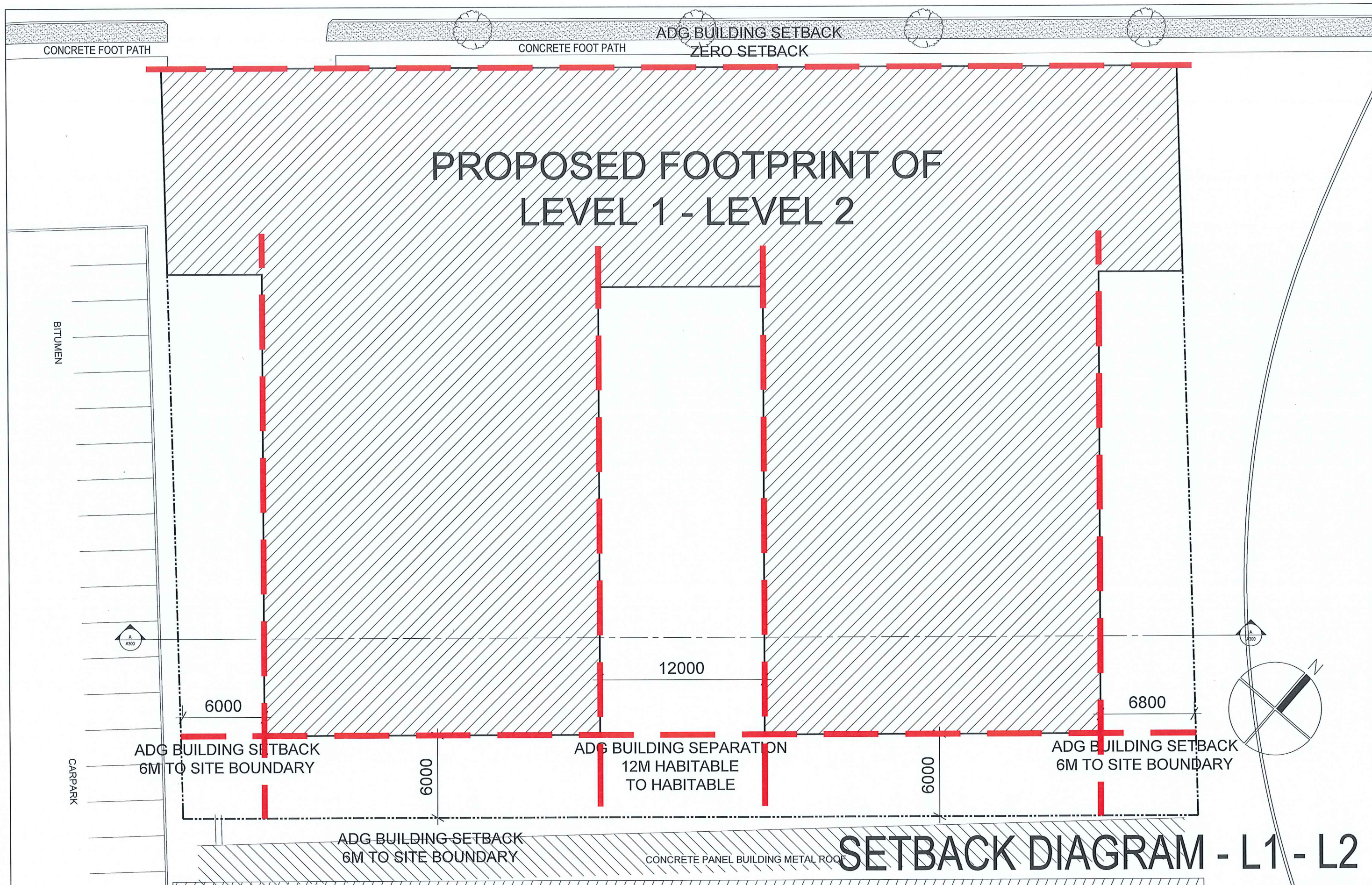
- Operational Health & Safety (OH&S) Management Plan
- Environmental Management Plan, including waste
- Pedestrian and Traffic Management Plan.





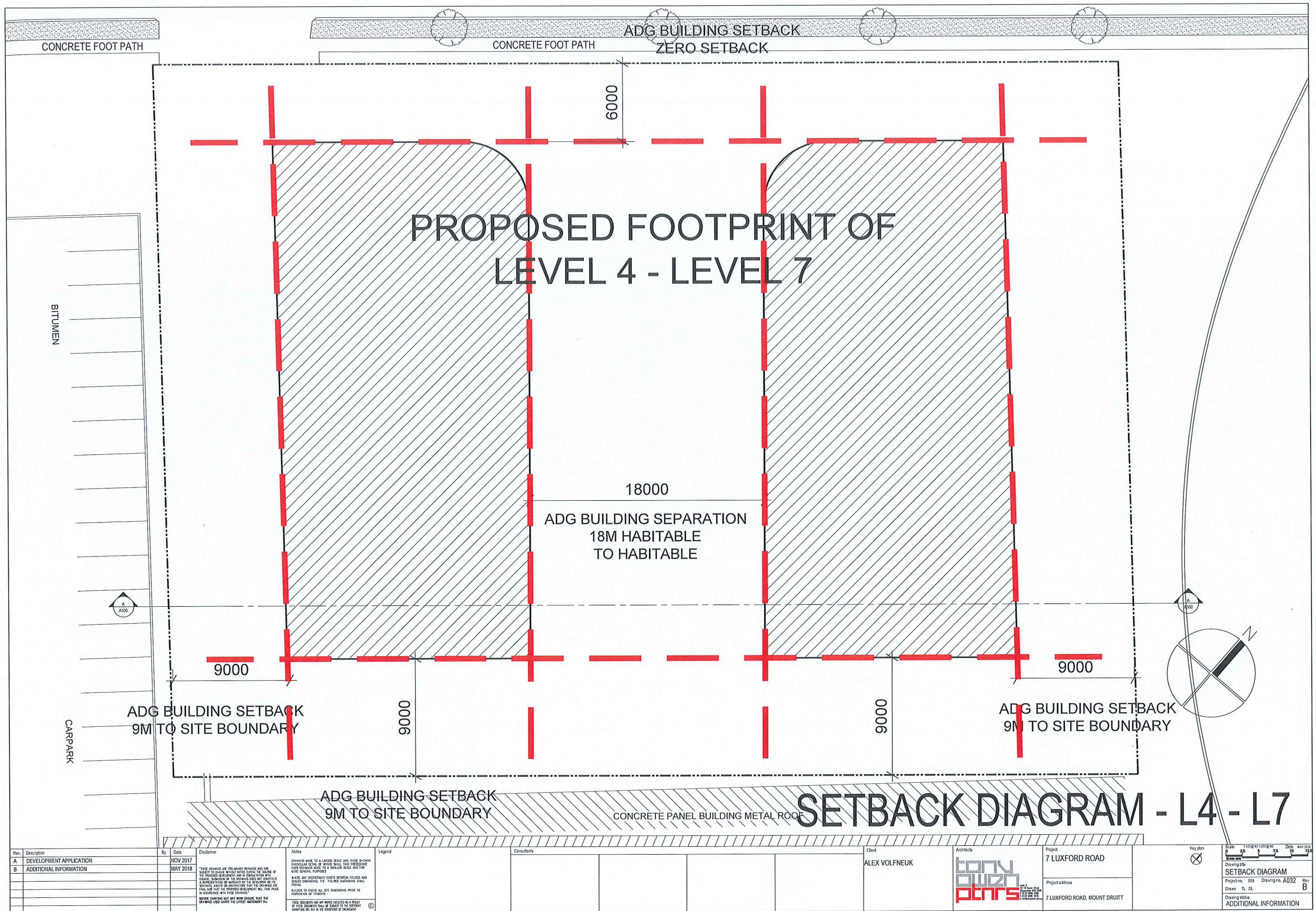
A photomontage of the proposed shop top housing development as seen from Luxford Road



PROPOSED FOOTPRINT OF LEVEL 1 - LEVEL 2



Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Project address	Key plan	Scale	Date
A	DEVELOPMENT APPLICATION		NOV 2017	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROJECT. THE CLIENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CLIENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CLIENT."	BRANNING MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORK SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES. WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDERS TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF ITEMS.			ALEX VOLFNEUK		7 LUXFORD ROAD		0 2.5 5 7.5 10 meters	Nov	
SETBACK DIAGRAM											Project no. 658 Drawing no. A030	Drawing status		
											Drawn: TL, DL	Additional information		



AWNING BELOW

BITUMEN

CARPARK

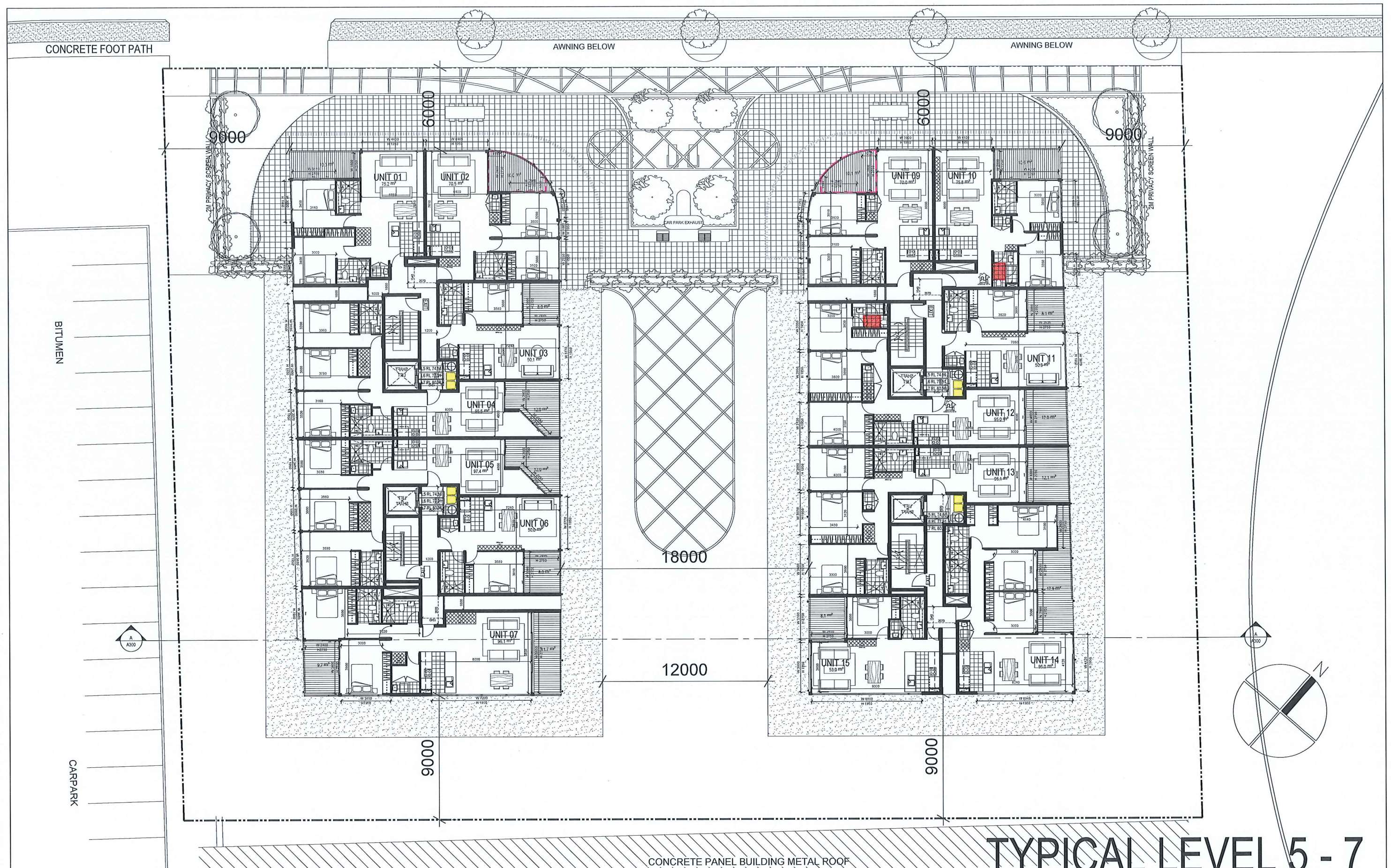
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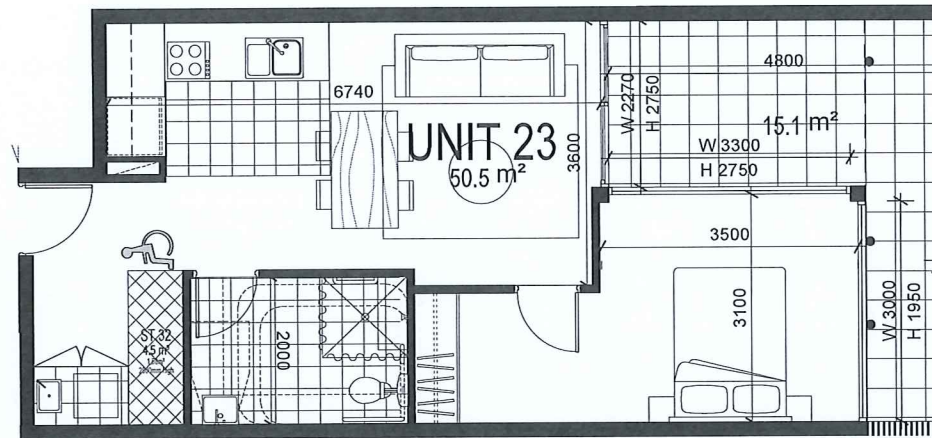
6800

CONCRETE PANEL BUILDING METAL ROOF

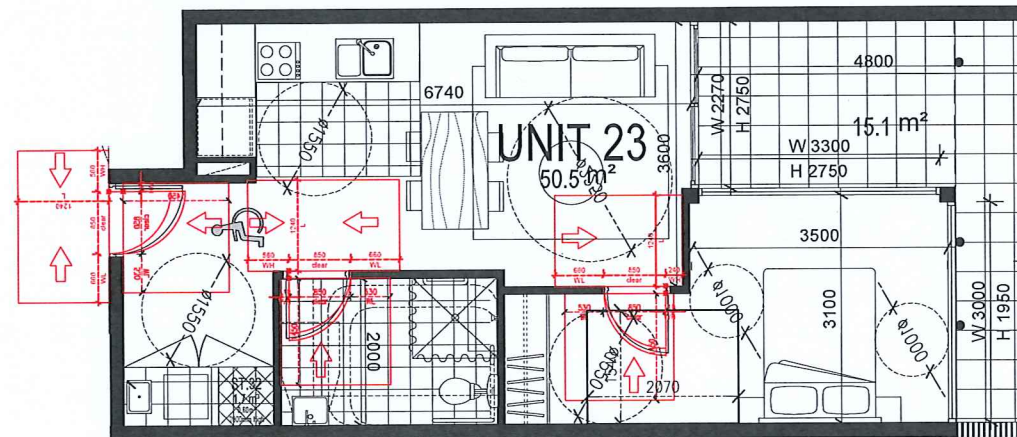
TYPICAL LEVEL 3

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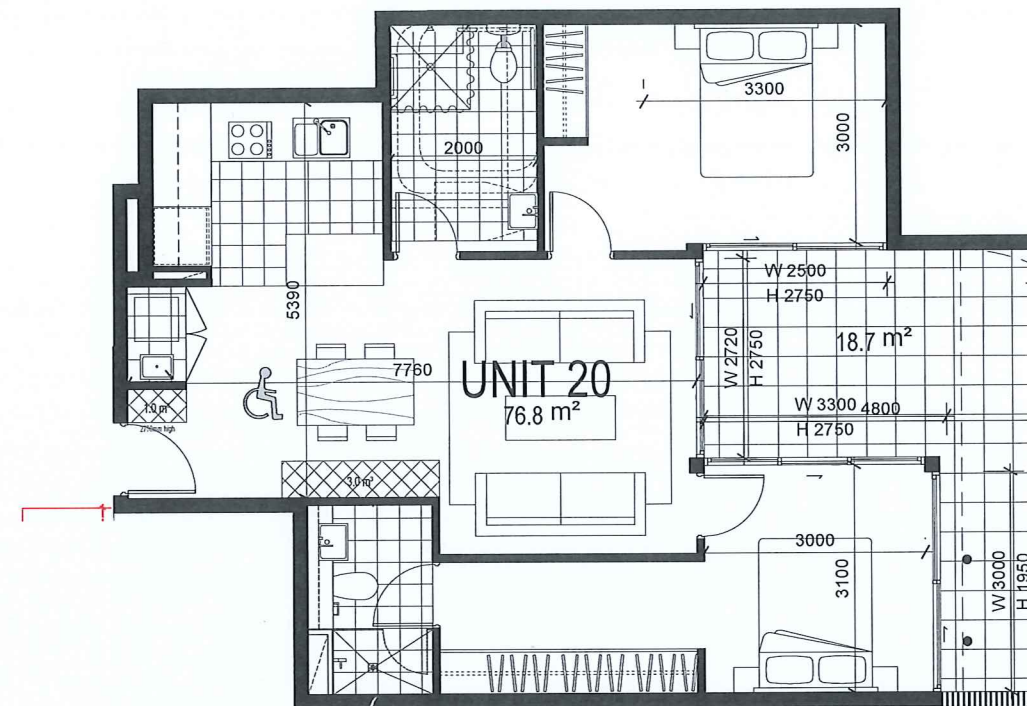




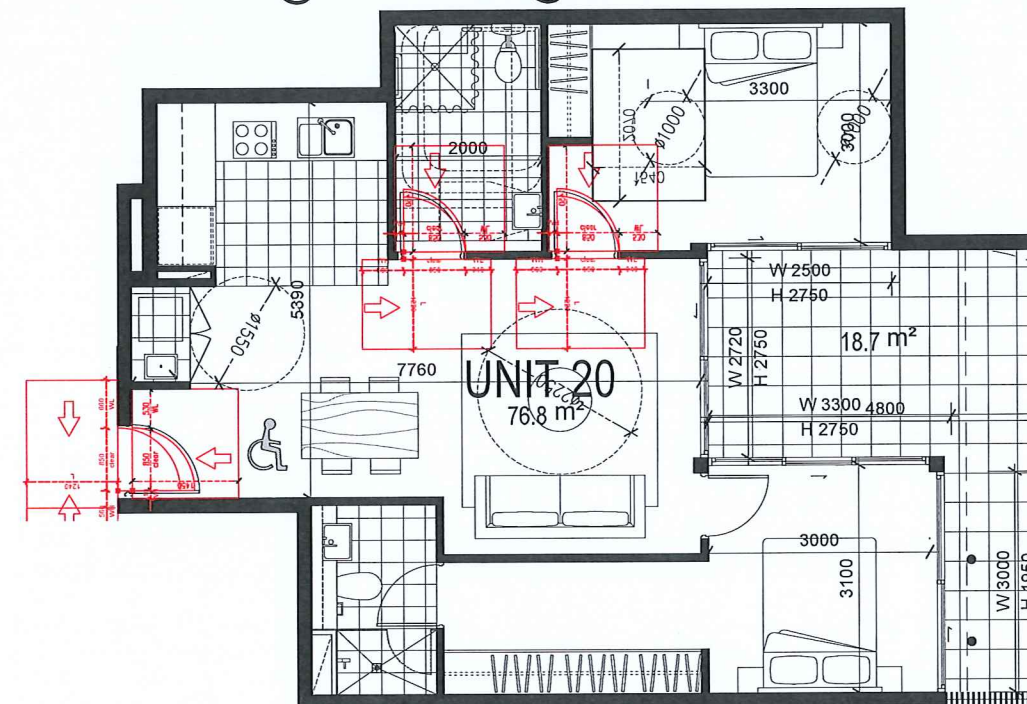
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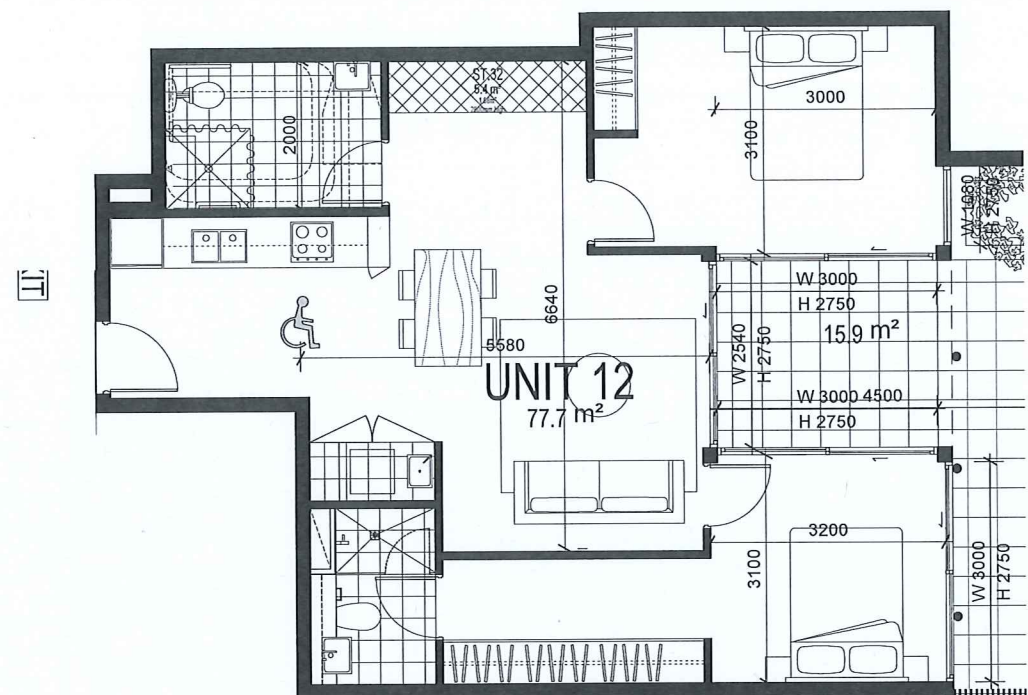
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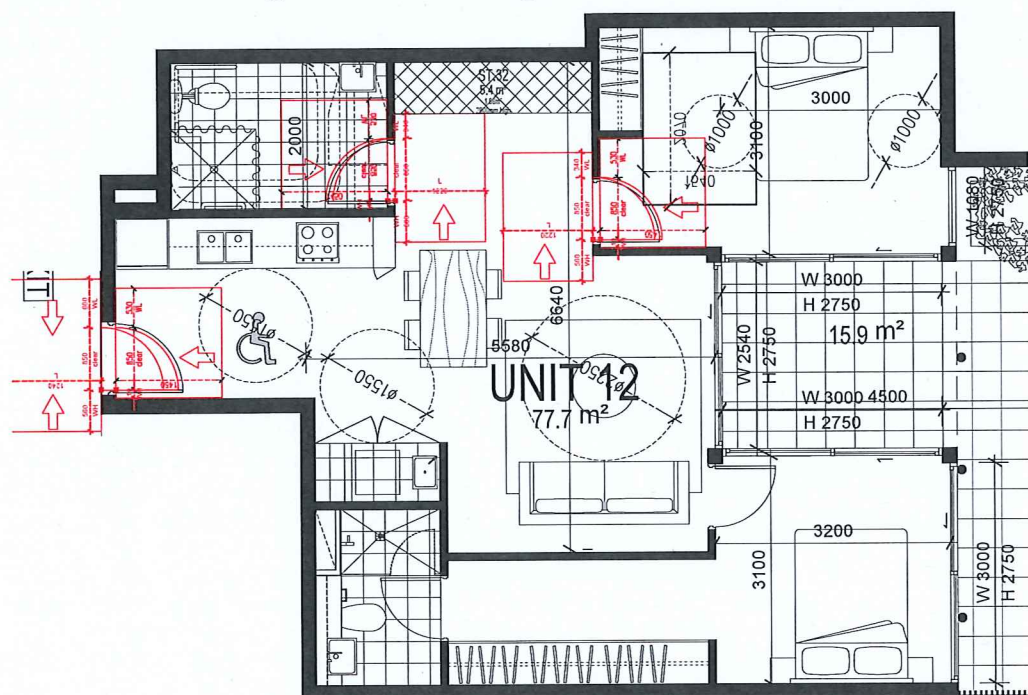
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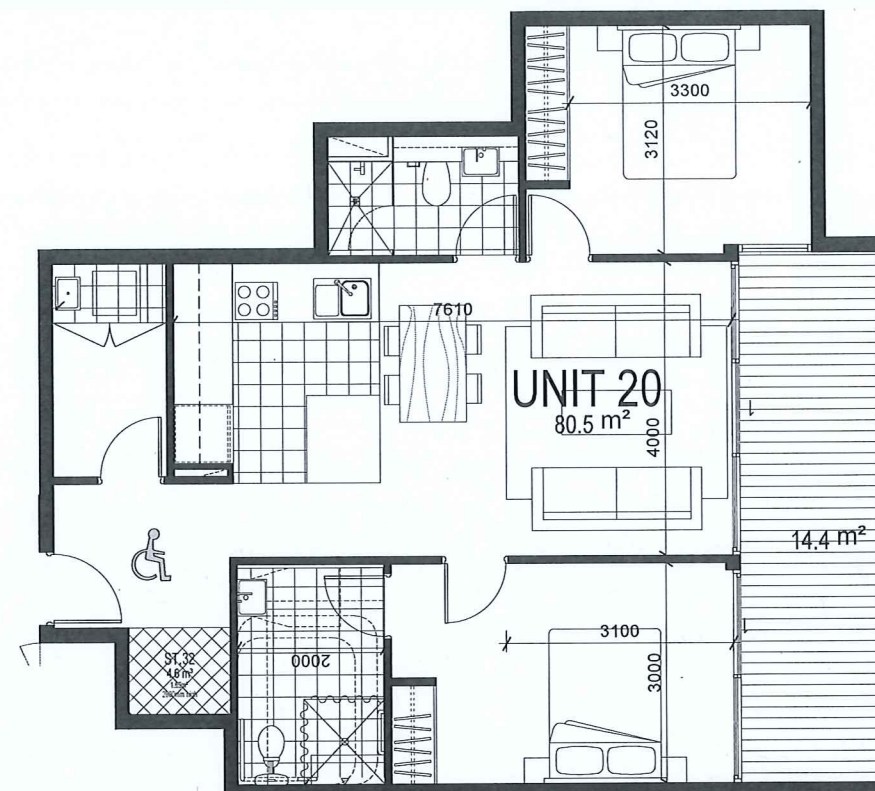
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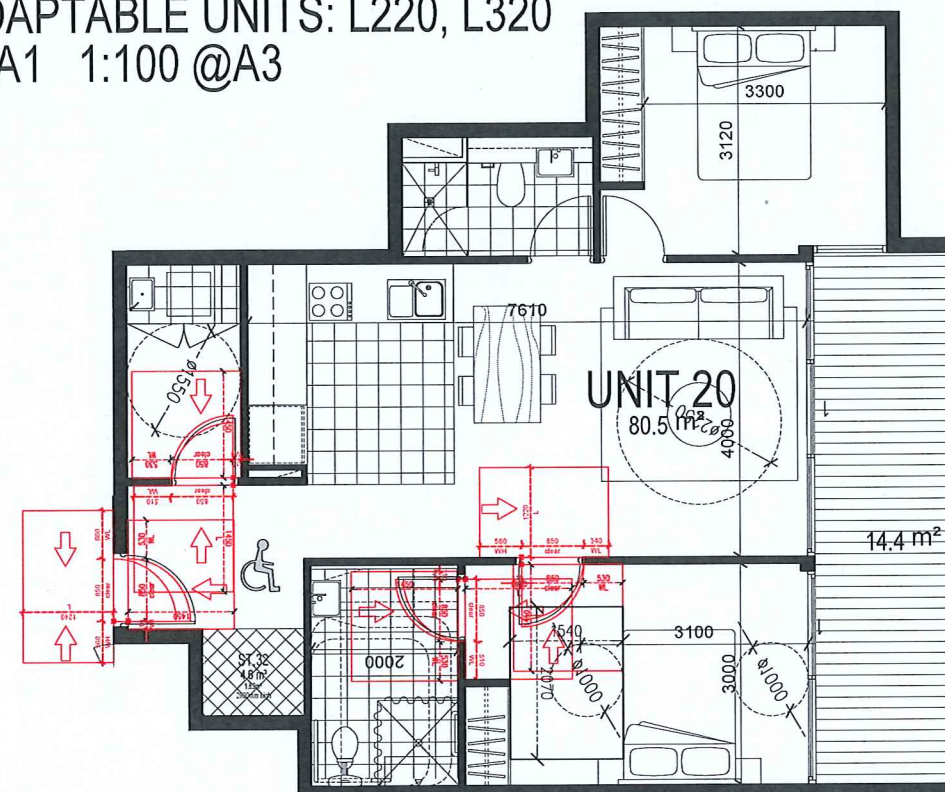
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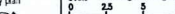





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ADAPTABLE UNITS 02

Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants					Client	Architects	Project	Project address	Key plan	Scale	Date
A	DEVELOPMENT APPLICATION		NOV 2017		DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORK SHALL HAVE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES							ALEX VOLFNEUK		7 LUXFORD ROAD			Scale 1:50 @ A1 1:200 @ A3	MAY 2018
B	ADDITIONAL INFORMATION		MAY 2018	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROJECT AND THE USER MUST BE AWARE THAT ANY CHANGES, SUBSEQUENCE OF THE DRAWINGS DOES NOT CONSTITUTE A REVISION OR AMENDMENT BY THE CLIENT OR THE ARCHITECT. THE USER MUST BE AWARE THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS. BEFORE CARRYING OUT ANY WORK INSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NO.	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF ELEMENTS. THESE DOCUMENTS AND ANY WORK DERIVED AS A RESULT OF THESE DOCUMENTS SHALL BE SAID TO THE EXPLICIT CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT.									7 LUXFORD ROAD, MOUNT DRUITT			Project no. 968 Drawing no. A151 Rev B Drawn TL DL Drawing status ADDITIONAL INFORMATION	



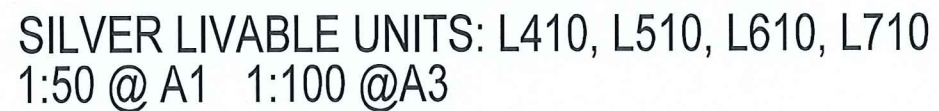
PROPOSED ADAPTABLE AND LIVABLE UNIT MIX	
1-BEDROOM (3) ADAPTABLE UNITS	L115 L123 L223 L323
2-BEDROOM (3) ADAPTABLE UNITS	L117 L125 L217 L225 L317 L325 L120 L220 L320 L112
3-BEDROOM (3) ADAPTABLE UNITS	
TOTAL = 14 UNITS (10.7%)	

Rev. Description		By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan	Scale
A	DEVELOPMENT APPLICATION		NOV 2017					ALEX VOLFNEUK		7 LUXFORD ROAD		
B	ADDITIONAL INFORMATION		MAY 2018	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED WITHOUT NOTICE DURING THE COURSE OF THE PROJECT. ANY CHANGES TO THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CLIENT. THE DRAWING, SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE CONSULTANT AS TO THE ACCURACY, COMPLETENESS OR RELIABILITY OF THE INFORMATION PROVIDED BY THE CLIENT OR ANY OTHER PARTY. THE CONSULTANT ACCEPTS NO LIABILITY FOR ANY LOSS OR DAMAGE, INCLUDING CONSEQUENTIAL DAMAGES, ARISING OUT OF OR IN CONNECTION WITH THE USE OF THESE DRAWINGS. THE CONSULTANT'S LIABILITY IS LIMITED TO THE FEES PAID FOR THE SERVICES PROVIDED. THE CONSULTANT'S LIABILITY IS LIMITED TO THE FEES PAID FOR THE SERVICES PROVIDED."	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORK SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES. WHERE ANY DISCREPANCY EXISTS BETWEEN FOLDERS AND SCALED DIMENSIONS, THE FOLDERS DIMENSIONS SHALL PREVAIL. BUILDERS TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF ELEMENTS				Project no. 568 Drawing no. A153 Rev B Drawn TL DL Project address 7 LUXFORD ROAD, MOUNT DRUITT Drawing status ADDITIONAL INFORMATION			

LIVABLE UNITS - ADG REQUIREMENTS									
Objective 4Q-1 Developments achieve a benchmark of 20% of the total apartments incorporating the Livable Housing Guideline's silver level universal design features.									
Silver Level Units Requirement		20% TOTAL UNITS (131) = 26.2 TOTAL REQ. = 27 SILVER LEVEL UNITS							
PROPOSED LIVABLE UNIT MIX (SILVER LEVEL)									
1-BEDROOM (8) LIVABLE UNITS		L115 L215 L315 L123 L223 L323							
2-BEDROOM (19) LIVABLE UNITS		L410 L510 L610 L710 L117 L217 L317 L201 L401 L402 L125 L225 L325 L212 L312 L112 L120 L220 L320							
3-BEDROOM (5) LIVABLE UNITS		L302 L404 L504 L604 L704							
TOTAL		30 UNITS (23.7%)							

FEATURE OF THE LIVABLE HOUSING GUIDELINES SILVER LEVEL

1. Dwelling Access:
 - (a) Provide a safe and continuous pathway from:
 - (i) front site boundary or
 - (ii) associated carparking spaces, if provided, which may include the driveway on the site, to a step-free entrance
 - (b) The path is 1M clear, step-free, even, firm, slip-resistant with a crossfall of not more than 1:40, landings of 1.2M to be every 9M for 1:14
 - (c) Step ramp is provided for max height of 190mm, max grade of 1:10, min width of 1M and max length of 1900mm. Level landings of 1200mm required exclusive of the swing of the door or gate and to be provided at the head and foot of the ramp.
2. Dwelling Entry:
 - (a) Dwelling entry should provide an entrance door with
 - (i) min clear opening width of door to be 820mm
 - (ii) Step free threshold of max 5mm with rounded or bevelled lip
 - (iii) Sheltered
 - (b) Level landing of 1200x1200mm at step-free entrance door
 - (c) Max permissible threshold is 56mm where provided with a threshold ramp
 - (d) Entrance to be connected to a pathway
3. Internal Doors and Corridors
 - (a) Doors to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry to be
 - (i) 820mm clear opening and
 - (ii) provided with a level threshold of max 5mm between abutting surfaces with rounded or bevelled lip
 - (b) Internal corridors and passageways to doorway to be min 1M clear.
4. Toilet
 - (a) Toilet to be provided on the ground or entry level with
 - (i) min 900mm between walls if located in separate room
 - (ii) min 1200mm clear space in front of the WC pan exclusive of door swing.
 - (b) If toilet is located in bathroom, toilet pan should be located in corner of the room to enable installation of grabrails.
5. Shower
 - (a) One bathroom to have a slip resistant hobless (step free) shower
 - (b) Shower to be located in the corner of the room
6. Reinforcement of Toilet & Bathroom Walls
 - (a) Bathroom walls shall be constructed of masonry or provided with wall reinforcement to allow the later fixing of grabrails around the shower , bath (if provided) and toilet.
 - (b) The fastenings, wall reinforcement and grabrails combined must be able able to withstand at least 1100N of force applied in any position and in any direction.
 - (c), (d) and (e) The wall around toilet/bath and shower to be via:
 - (i) noggings with a thickness of at least 25mm
 - (ii) sheeting with a thickness of at least 12mm



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A	DEVELOPMENT APPLICATION		NOV 2017							7 LUXFORD ROAD		Scale 0 25 50 75 100	1:25 @ A1 1:250 @ A3		
B	ADDITIONAL INFORMATION		MAY 2018	<p>THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND NO CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE ARCHITECT OR ITS FIRM, NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.</p> <p>BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT No.</p>	<p>DRAWINGS REFER TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL BE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES</p> <p>IF THERE ARE DISCREPANCIES BETWEEN THE SIZES AND SCALED DIMENSIONS, THE SITED DIMENSIONS SHALL PREVAIL.</p> <p>BUILDER TO CHECK ALL SIZED DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS.</p> <p>THESE DOCUMENTS ARE NOT MEANT TO BE USED AS A BASIS FOR THE DESIGN OR CONSTRUCTION OF ANY WORKS. THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT OF THE ARCHITECT OR ITS FIRM.</p>			<p>ALEX VOLFNEUK</p>	<p>Project address</p> <p>7 LUXFORD ROAD, MOUNT DRUITT</p>	<p>Project no. 658 Drawing no. A160</p> <p>Drawn TL DL</p> <p>Drawing status</p> <p>ADDITIONAL INFORMATION</p>	<p>Rev B</p>				