

Detailed information about proposal

1 Summary of changes proposed

The section 4.55(2) modification application under the Environmental Planning and Assessment Act 1979 proposes the following:

- Reduction of commercial floor space by 56 m² down to 634 m². Therefore, the revised commercial parking requirement under BDCP 2015 is 21 spaces.
- Creation of 16 additional residential units by deleting all of the 3 bedroom units, providing a total of 184 units. The revised unit mix is:

66 x 1 bedroom unit (revised parking requirement: 40 spaces)

118 x 2 bedroom unit (revised parking requirement: 106 spaces).

The revised residential parking requirement under Amendment No. 3 to SEPP 65 is 146 resident spaces and 37 visitor spaces.

The Applicant has provided justification for the new unit mix through the submission of a market analysis report, which is a commercial-in-confidence document being supplied separately to Panel members only.

- 19 x 2 bedroom units are nominated by the applicant as units able to be adapted as accessible units. The post-adaptation layout plan of the 4 different 2 bedroom unit typologies are shown individually on concept plans at attachment 5. One car space per adaptable unit is required to be provided under the Blacktown DCP 2015.
- Revised parking provision as shown on the plans, which is substantially in excess of the RMS minimum requirements under SEPP 65:

Commercial: 21 spaces

Residential: 184 spaces (including 8 accessible parking spaces)

Visitor: 74 spaces

Courier: 1 bay.

- Alterations to the shape of the building, resulting in external and internal reconfigurations on all floors, including:

Ground floor:	Reconfiguration of the location of the substation, manager's office and central garbage room.
Floor 1:	Provision of toilets in the communal open space area and conversion of waste service area into an electrical room.
Floor 2:	Reduced communal open space area from 608 m ² to 409 m ² for exhaust plant and internal and external reconfigurations of the residential units.
Floors 3 to 19:	Internal and external reconfiguration of the residential units. The proposed conversion of the 3 bedroom units is on levels 18 and 19.
Rooftop plant	Reconfiguration of the plant room layout and provision of area structural steel along the eastern and western boundaries.

- Given the revised building shape, the provision of balconies also differs in configuration and size. The proposed balconies are deeper with direct access from the living areas of the units.