

Detailed information about proposal and DA submission material

1 Overview

- 1.1 This development application (DA) was lodged by Landmark Group Australia Pty Ltd seeking approval for an amending DA to Stage 1 of an approved 18 storey mixed-use development approved under JRPP-16-03305
- 1.2 The development comprises:
- 1 additional basement level (increasing carparking from 359 spaces to 428);
 - reconfiguration of floorplates;
 - 3 additional storeys (from 18 to 21);
 - increasing the number of retail premises from 3 to 4;
 - increasing the number of apartments from 227 to 324;
 - decreasing the number of 1 bedroom apartments from 58 to 50;
 - increasing the number of 2 bedroom apartments from 162 to 266;
 - decreasing the number of 3 bedroom apartments from 15 to zero;
 - increasing the number of serviced apartments from 22 to 23;
 - removal of the dedicated serviced apartment reception area;
 - increasing the amount of common open space from 2406m² to 2557m²;
 - façade changes; and
 - an additional elevator (from 2 to 3)
- 1.3 This report is based on amended architectural plans lodged on 14 November 2022 and stormwater concept and drainage plans submitted on 12 August 2022.

2 Residential component

- 2.1 The development comprises an additional 3 floors of residential apartments (increasing the number of apartments from 227 to 324)
- 2.2 The number of serviced apartments on Level 1 increase from 22 to 23 (being 13 x studio apartments and 10 x 1 bedroom apartments)
- 2.3 The Stage 2 component at 9 Second Avenue, not forming part of this DA, comprises 15 levels of residential apartments consisting of 59 units.

3 Commercial/retail component

- 3.1 The development proposes 1 additional retail premises at ground floor level with a combined floor space of 394m².

4 Traffic and parking

- 4.1 A Traffic Impact Assessment dated 6 October 2021 was prepared by The Transport Planning Partnership.

4.2 The assessment makes the following conclusions:

'This traffic impact assessment report relates to a proposed mixed-use development at 11-17 Second Avenue Blacktown. The key findings of the report are presented below.

- The site currently has development approval for construction of a mixed-use building comprising 227 residential apartments, 23 serviced apartments and ground floor retail/commercial tenancy shops amounting to 396m² with 359 basement car parking spaces.
- The proposed development involves the construction of a 21-storeys mixed use development comprising 324 residential apartments, 23 serviced apartments and ground floor retail/commercial with associated basement car parking.
- It is proposed to provide one single 2-way vehicular crossover on Second Avenue to provide direct vehicle access to the basement car park and loading dock, as per the existing development approval. The existing approved development vehicular crossover would be modified to facilitate appropriate 2-way vehicle access.
- The loading dock has been designed to facilitate vehicles up to and including an 8.8m long medium rigid vehicle, as per Council requirements.
- It is proposed to provide 428 car parking spaces to serve the proposed development, including 388 residential and 40 non-residential car parking spaces.
- The proposed car parking provision is considered satisfactory to serve the anticipated use of the site and complies with SEPP 65 / ADG and Council BPMP car parking requirements.
- The proposed development is expected to generate a net additional 20 vehicle trips per hour in the morning peak period and 15 vehicle trips per hour in the evening peak period compared to the existing development approval. This level of additional development traffic is considered low and could not be expected to generate any discernible traffic impacts, nor operational issues on the surrounding road network.

Overall, the traffic and parking aspects of the proposed development is considered to be satisfactory'.

5 Landscaping and communal open space

5.1 The amended scheme incorporates the 'U' shaped building footprint approved in JRPP-16-03305 and the ground level communal open space. This area will feature:

- Seating
- Planter boxes
- Synthetic turf play area
- BBQ area

5.2 Rooftop open space, featuring:

- Lift and stair access
- Planter boxes
- Seating areas
- Synthetic turf play area
- BBQ area
- Hedge planting along perimeter for wind protection

5.3 A combined landscaped area of 2557m²

6 Waste management

- 6.1 An updated waste management plan, dated 31 May 2022 and prepared by Senica Consultancy Group was submitted with the application.
- 6.2 The plan outlines the operational waste management of the development.

7 Acoustics

- 7.1 An acoustic report, prepared by Acoustic Dynamics and dated 6 October 2021 was submitted with the application.
- 7.2 The report concludes that site-specific noise emission criteria have been established based on previous noise monitoring for the residential areas surrounding the site. It is noted that mechanical services and plant have not been selected. However, preliminary calculations indicate compliance with all established criteria can be achieved. Where necessary standard engineering noise controls on fans can be implemented at design stage to meet established noise criteria.
- 7.3 Traffic associated the development will not adversely impact on the acoustic amenity of surrounding residences. It has been determined that standard glazing in the order of 6 mm float glass will be acceptable on the eastern facade facing Sunnyholt Road.
- 7.4 Internal noise isolation requirements in accordance with the NCC will be achieved by adopting appropriate constructions.

8 Design Verification

- 8.1 The architectural plans were prepared by DKO Architecture (NSW) Pty Ltd and accompanied by an architectural design report.
- 8.2 DKO's report details the proposal's compliance with the relevant planning instruments including State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development and the Apartment Design Guide.

9 Crime Prevention Through Environmental Design

- 9.1 A Crime Prevention Through Environmental Design assessment was prepared by Sutherland & Associates Planning, concluding:
 - the proposal maintains opportunities for the casual surveillance of the adjacent streets and internal areas of the development from the balconies, living rooms and bedrooms of the apartments on each level of the building.
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 - the internal areas within the development such as the entrances and lobbies and common open space will be well used by residents.

10 Plan of Management

- 10.1 Part of the proposal includes removal of the dedicated reception area for the serviced apartments.
- 10.2 The plan of management outlines that the serviced apartments will be managed by a manager who shall be contactable 24 hours a day and 7 days per week. In the event that

the Manager is unable to be contacted (eg emergency, unwell, etc), a separate arrangement with a Property Management Company, that is to be a recognised property management firm operating as a business with relevant ABN and authorities for property management and is licensed under the Property Stock and Business Agents Act and associated regulations, will be made the point of contact.

- 10.3 A clearly visible sign is to be erected and displayed permanently at the front entry of the serviced apartments stating the name and number of the Manager. The Manager is to be trained and have resources to screen potential occupants, manage complaints efficiently and ensure maintenance of the property is systematic and thorough.
- 10.4 The Manager is to be engaged by contract on an annual basis. The appointment of a Property Management Company to cover for the Manager in circumstances where 24hr 7day per week contact is not possible will ensure that there is a management regime in place.
- 10.5 The Manager will be able to respond within short timeframes, and be responsible for contracts and contacts with maintenance persons and companies, manage the facilities in accordance with the requirements set out in this Plan of Management, and have established relationships/contacts with security companies and services such as the NSW Police Force, NSW Ambulance Service and NSW Fire Brigade.
- 10.6 Other matters relating to maintenance, responsibilities, cleaning, pest control, waste collection, fire safety, emergency contacts and procedures, complaints mechanism and house rules are also addressed in the plan of management.

11 Wind Assessment

- 11.1 A pedestrian wind environment statement dated 7 October 2021, was prepared by Windtech to assess the likely impact of the development on the local wind environment at the critical outdoor areas within and around the subject site.
- 11.2 The results of the assessment indicate that the development has incorporated several design features and wind mitigating strategies and is expected to be suitable for the intended use for the majority of the outdoor trafficable areas. However, there are some areas that are likely to be exposed to stronger winds. It is expected that the wind effects identified in the report can be ameliorated with the consideration of the following treatment strategies into the design of the development:
 - Ground Level pedestrian footpaths and entryways on the western and southern aspects of the site:
 - Retention of proposed awning on Prince Street and Second Avenue frontage.
 - Include upturns to connect the Ground Level Awning to the Level 1 awning.
 - Retention of proposed landscaping.
 - The Ground Level communal open space:
 - Retention of proposed landscaping.
 - Rooftop terrace:
 - Retention of proposed landscaping.
 - All private apartment balconies and terraces throughout the development:
 - Retention of impermeable balustrades.
 - Retention of full height impermeable end screens for corner balconies
- 11.3 The report concludes that with the consideration of the abovementioned recommendations in the final design, it is expected that wind conditions for the various trafficable outdoor areas within and around the development will be suitable for their

intended uses, and that the wind speeds will satisfy the applicable criteria for pedestrian comfort and safety.

12 Building Code of Australia

- 12.1 A BCA Assessment Report, dated 7 October 2021 and prepared by BCA Logic was submitted with the application.
- 12.2 The architectural design documentation referred to in the report was assessed against the applicable provisions of the Building Code of Australia, (BCA2019) where it was concluded by BCA Logic that such documentation complies or is capable of complying (as outlined in Annexure D) with that Code.
- 12.3 Detailed design at CC stage may involve assessment as Performance Based (Fire Engineering) Performance Solutions as indicated in Part 3.3 of the Report. Any Performance Solutions will be required to clearly indicate methodologies for achieving compliance with the relevant Performance Requirements.
- 12.4 Annexure D to the BCA Logic report provides a detailed assessment of the proposal against all relevant Deemed-to-Satisfy Provisions of the BCA.

13 Access

- 13.1 A Statement of Compliance - Access for People with a Disability, dated 5 October 2021 was prepared by Accessible Building Solutions (ABS) and supplementary letter dated 30 March 2022.
- 13.2 The report concludes that ABS is satisfied that the proposal can achieve compliance with the access provisions of the BCA and the Access to Premises Standard, SEPP 65 Part 4Q and Adaptable Housing.

14 Building Sustainability Index (BASIX) Report

- 14.1 A Building Sustainability Index (BASIX) Report prepared by Stantec was submitted with the application.
- 14.2 The certificate confirms that the proposed development will meet the NSW Government's requirements for sustainability, if it is built in accordance with the commitments set out in the certificate.

15 Flooding

- 15.1 A flood study report for overland flow analysis, dated March 2018, prepared by Mance Arraj, was submitted with the DA. The report makes the following conclusions:
 - The proposed development is expected to have minimal affectation on the existing flood levels. A maximum of 25mm difference in flood levels is observed between the pre- and post-development conditions, which is considered to have negligible adverse impacts on surrounding properties.
 - In both the pre and post-developed case, the flows travelling down from Third Avenue, top the crest on Prince Street, but these are flows are minimal and are limited to gutter flows.
 - The increase in velocity depth products are considered negligible with a maximum increase of 0.01 m²/s in the road gutter. Therefore, the development proposed at the subject site is determined to pose a negligible impact on the surrounding areas.