

11-19 Yattenden Crescent, Baulkham Hills



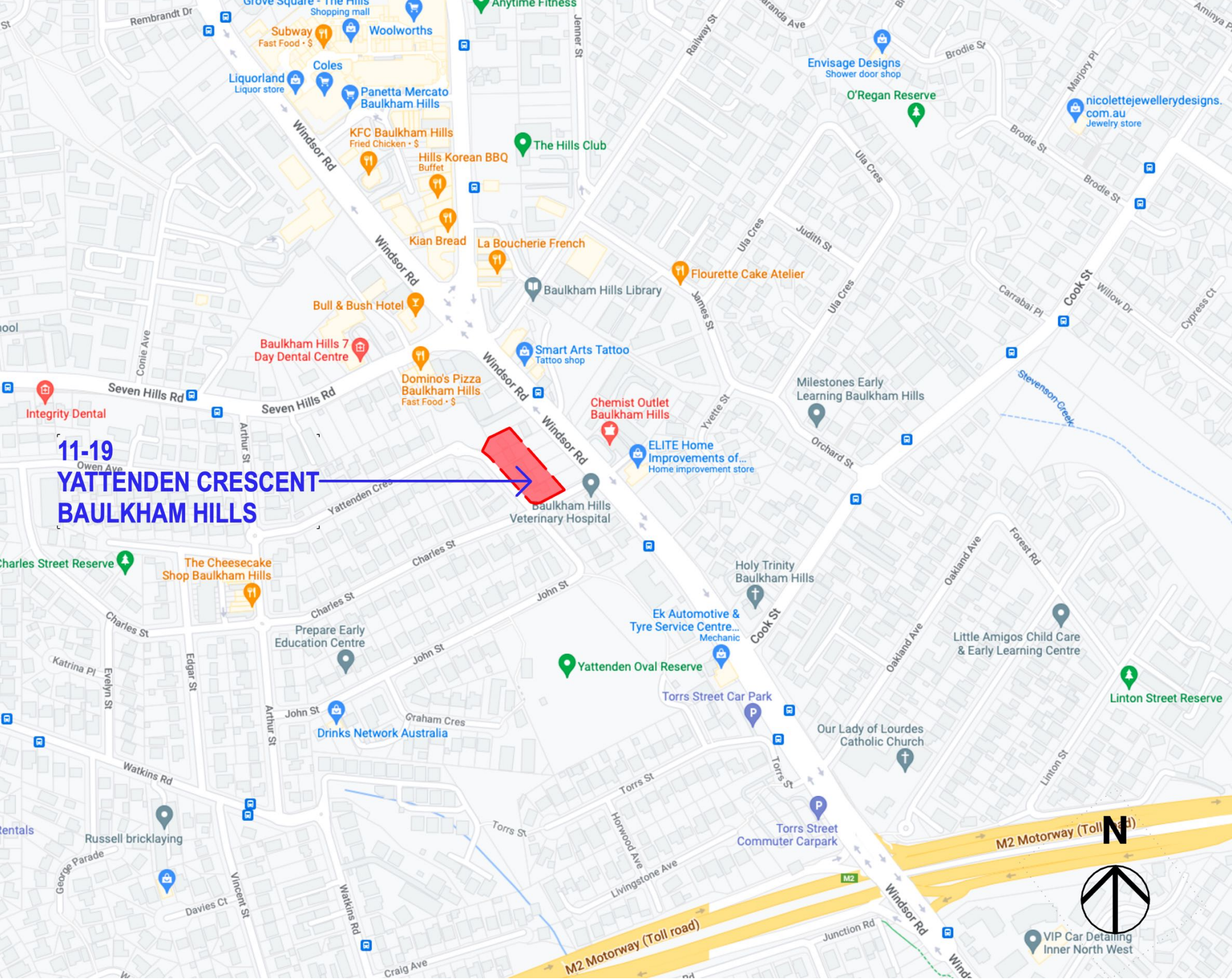
Applicant	Vandana
Developer	Universal Property Group Pty Ltd

Affordable Housing, 11-19 Yattenden Crescent, Baulkham Hills

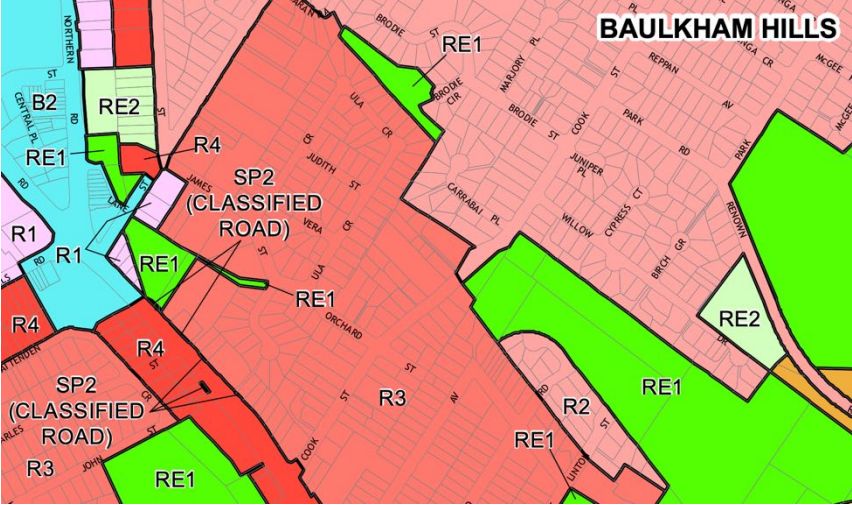
DOCUMENT	PREPARED BY
Architectural Drawings	Fortey and Grant Architects
Site Survey	Innovative Surveying Associates
Arborist Report	Monaco Designs
Landscape Plan	A Total Concept Landscaper Architects
Hydraulic Drawings	Sky Engineering
Access Report	Moris Goding Access Consulting
Site Contamination Investigation Report	Geotetsa
Geotechnical Site investigation Report	Geotetsa
Traffic and Parking Report	Varga Traffic Planning
Waste Management Plan	Elephants Foot
Basix Certificate	SLR Consulting
Construction Management Plan	BRP Consulting
BCA Report	360 Certification

Reports

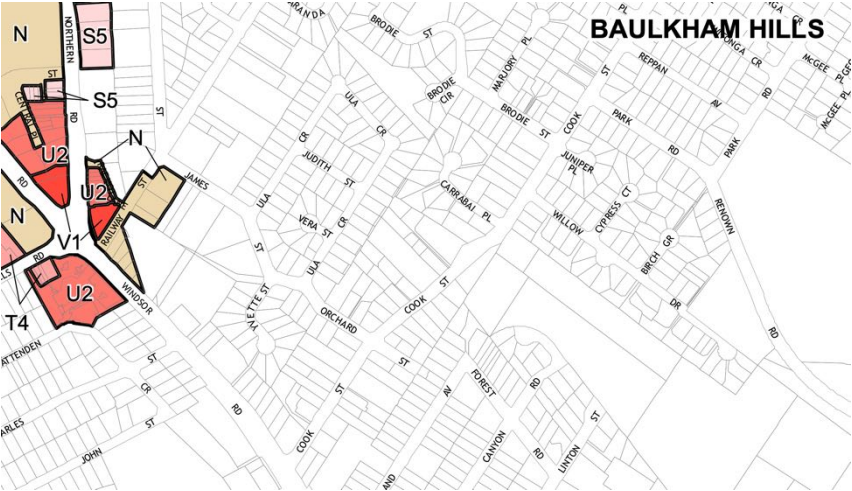
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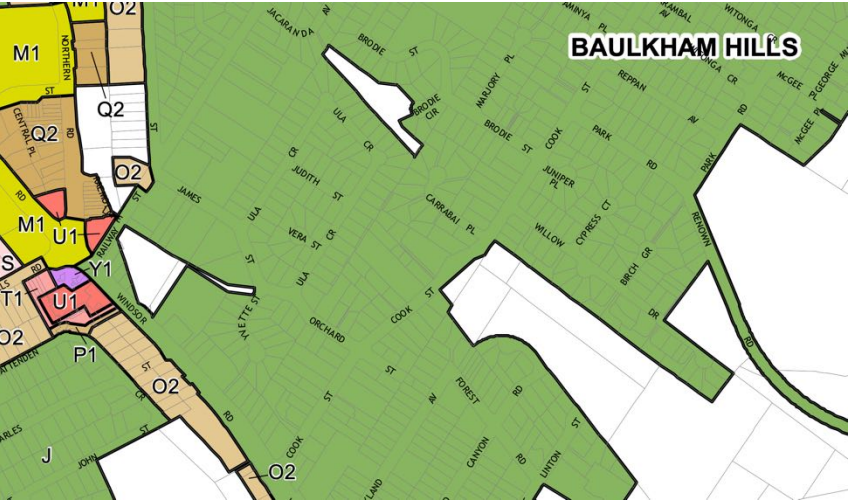
Location Plan



Zoning Map



Floor space ratio - No FSR requirement



Height Building: 16m

Site Details

11-19 Yattenden Crescent, Baulkham Hills



Site Analysis Plan



Existing Site View

Context

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Affordable Housing			DCP
Site Area		355m ²	
Car Parking	Required	52 spaces	97
	Provided	57 spaces	
Floor Area	Allowed	NA	N/A
	Provided	5320.6 m ²	
Proposed FSR		1:49 :1	N/A
Deep Soil Area	Minimum	1065.6m ²	1776m2 50% Landscape area
	Provided	1536.7m ²	
Common Space	Allowed	20% of site area = 710m ²	20m2 per dwelling = 1020m ²
	Provided	1312.4m2 including 673.1m2 on roof	

SEPP				DCP
Solar Access	Required	70% with 2 hours sun	37 units	22.4 units with 4 hours sun
	Provided	86% with 3 hours sun	44 units	24 units with 4 hours sun
No Solar Access	Allowed	15%	9 max	4.8 max
	Provided	10%	5 units	
Cross Ventilated Units	Minimum	60%	31 units	
	Provided	65%	33 units	
Units on one floor	Allowed	8 - 12 max		
	Provided	6 - 9		

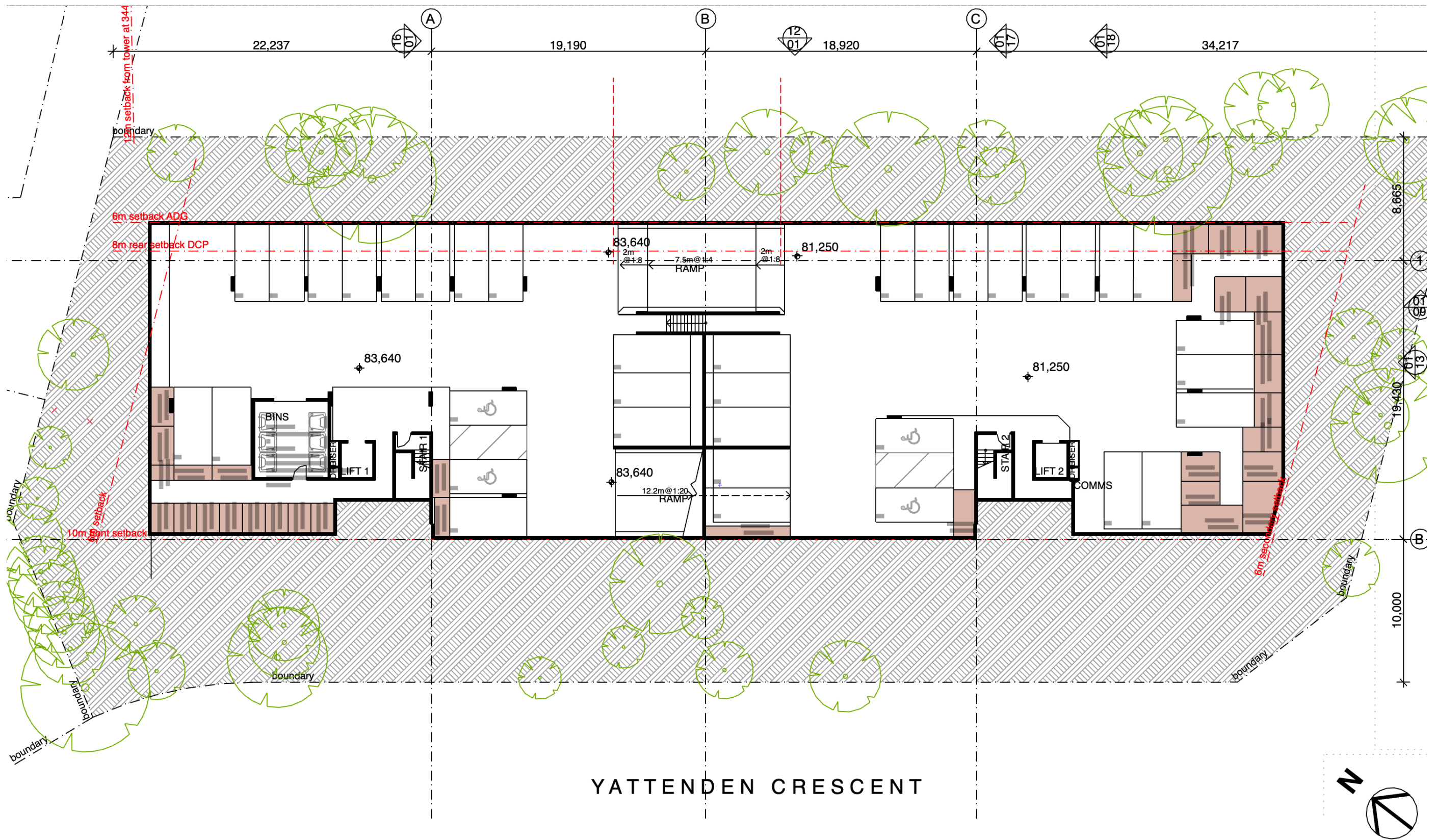
Unit Configuration	
1 Bed Units	5
2 Bed Units	28
3 Bed Units	18
Total	51 Units

Affordable Housing Car Parking Rates		
Units	Calculation	Spaces
1 Bed Units	5 x 0.5	2.5
2 Bed Units	28 x 1	28
3 Bed Units	18 x 1.5	27
Total Car Spaces Required		27
Car Spaces Provided		65

DCP Car Parking Rates		
1 Bed Units	5 x 1	5
2 Bed Units	28 x 2	56
3 Bed Units	18 x 2	36
Total Car Spaces Required		97

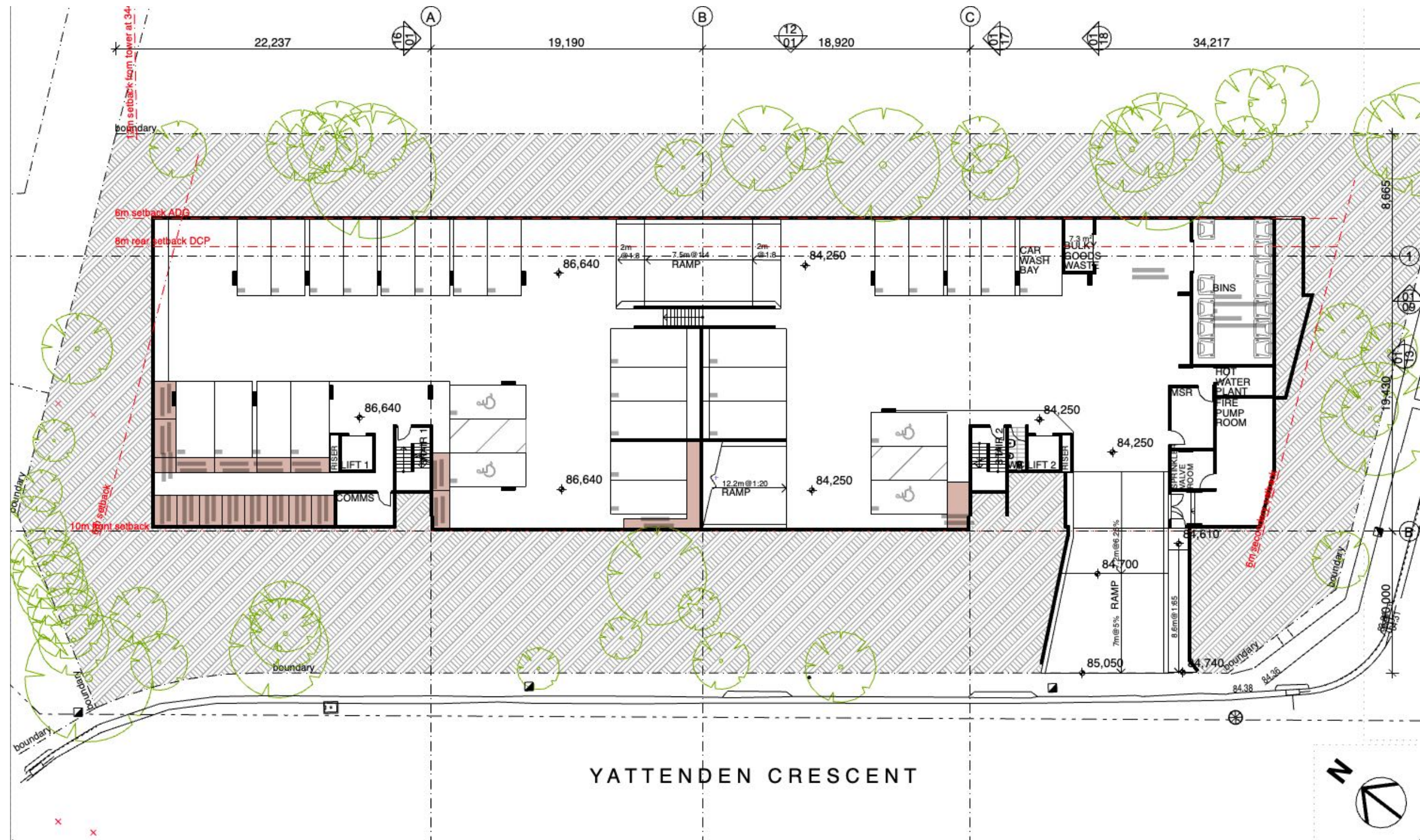
Unit development yield compliance			
DCP	3552m ²	1:1	FSR
Affordable housing	5328m ²	1.5 : 1	FSR
Proposed	5325.3m²	1.49:1	FSR

Allocation of Affordable Housing			
Proportion of floor area allocated for affordable housing	50%	2660.3m ² min	
Total area affordable housing units		2667.9m²	
Affordable housing units:			
G.02, G.03, G.04. G.05, G.06, G.07, G.08, G.11, G12, G13			
G.14, G.15, G.16, G.17, G.18, 1.03, 1.04, 2.03, 2.04, 3.03			
3.04, 3.05, 3.06, 3.07, 3.08, 3.11, 3.12, 3.13			



Plans

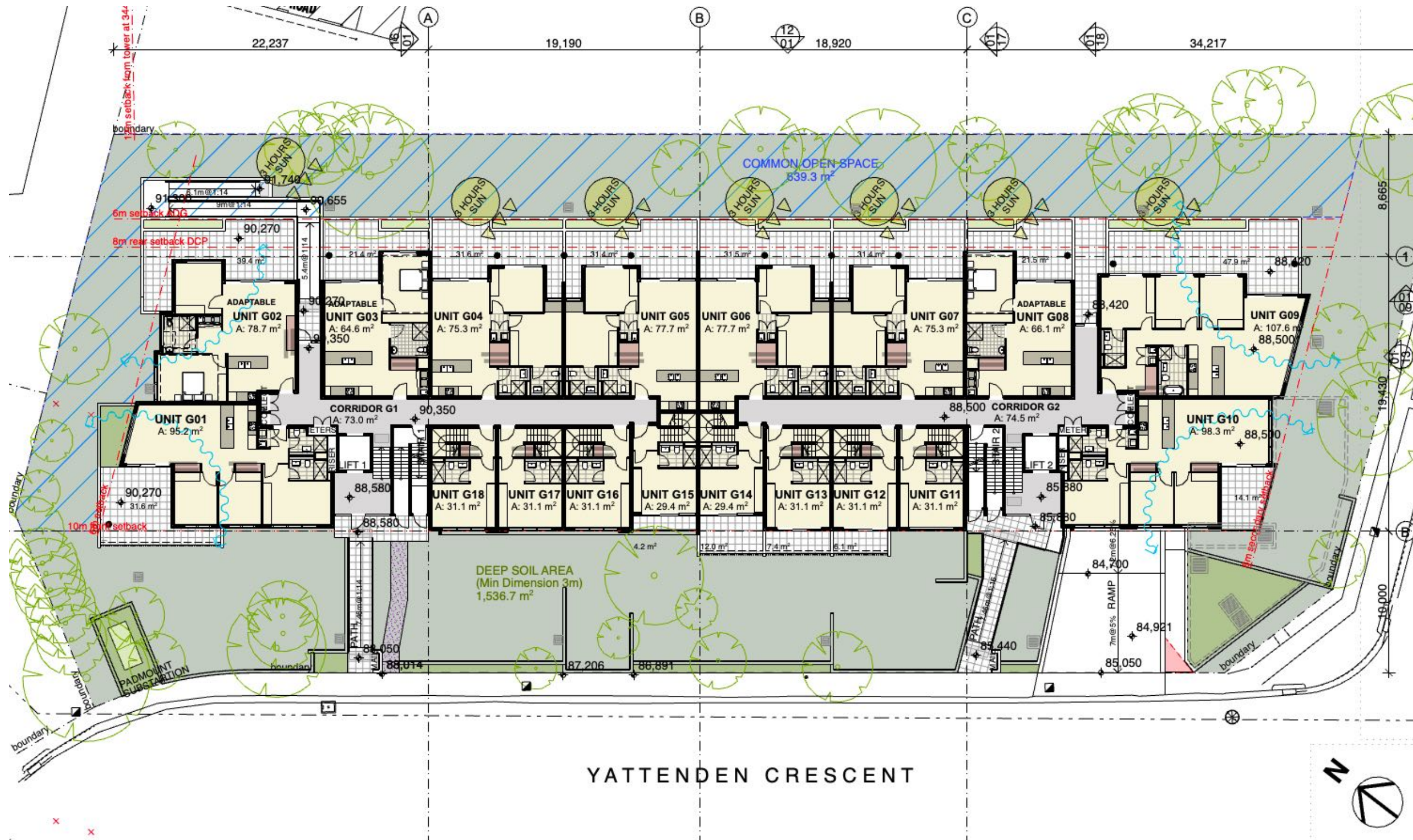
Level 2 Basement



Plans

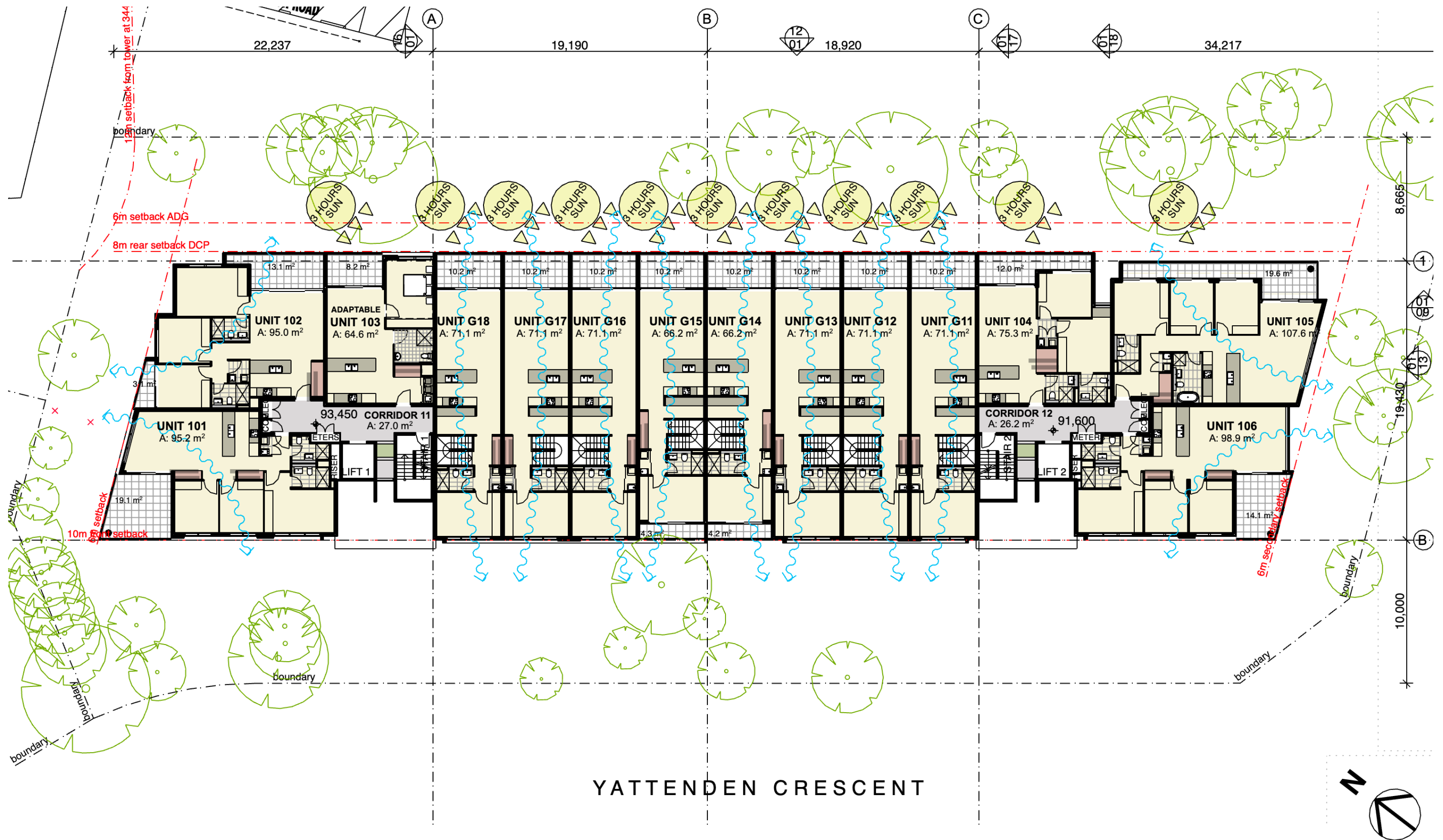
Level 1 Basement

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Plans

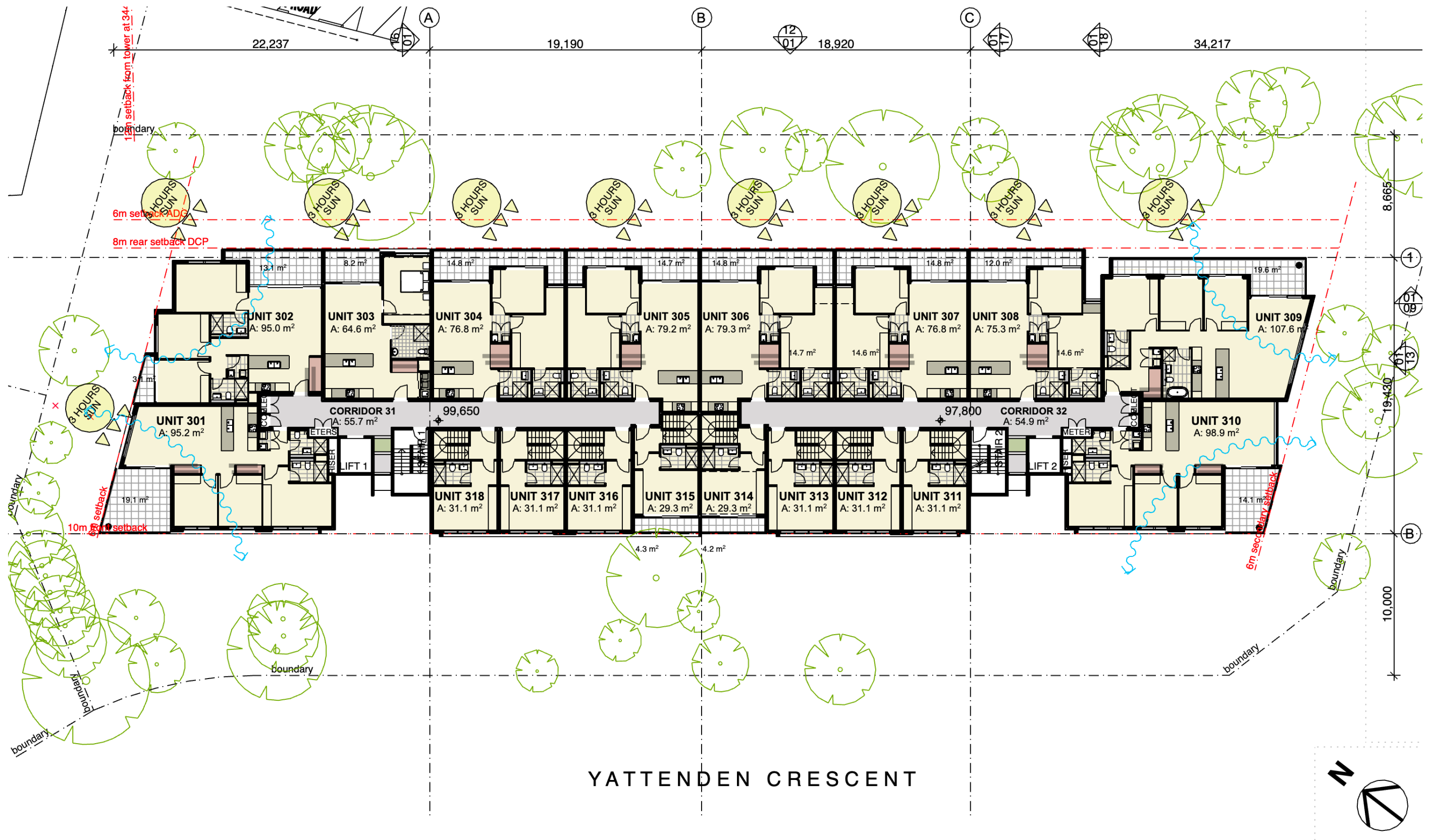
Level 1 Ground



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Plans

Level 2

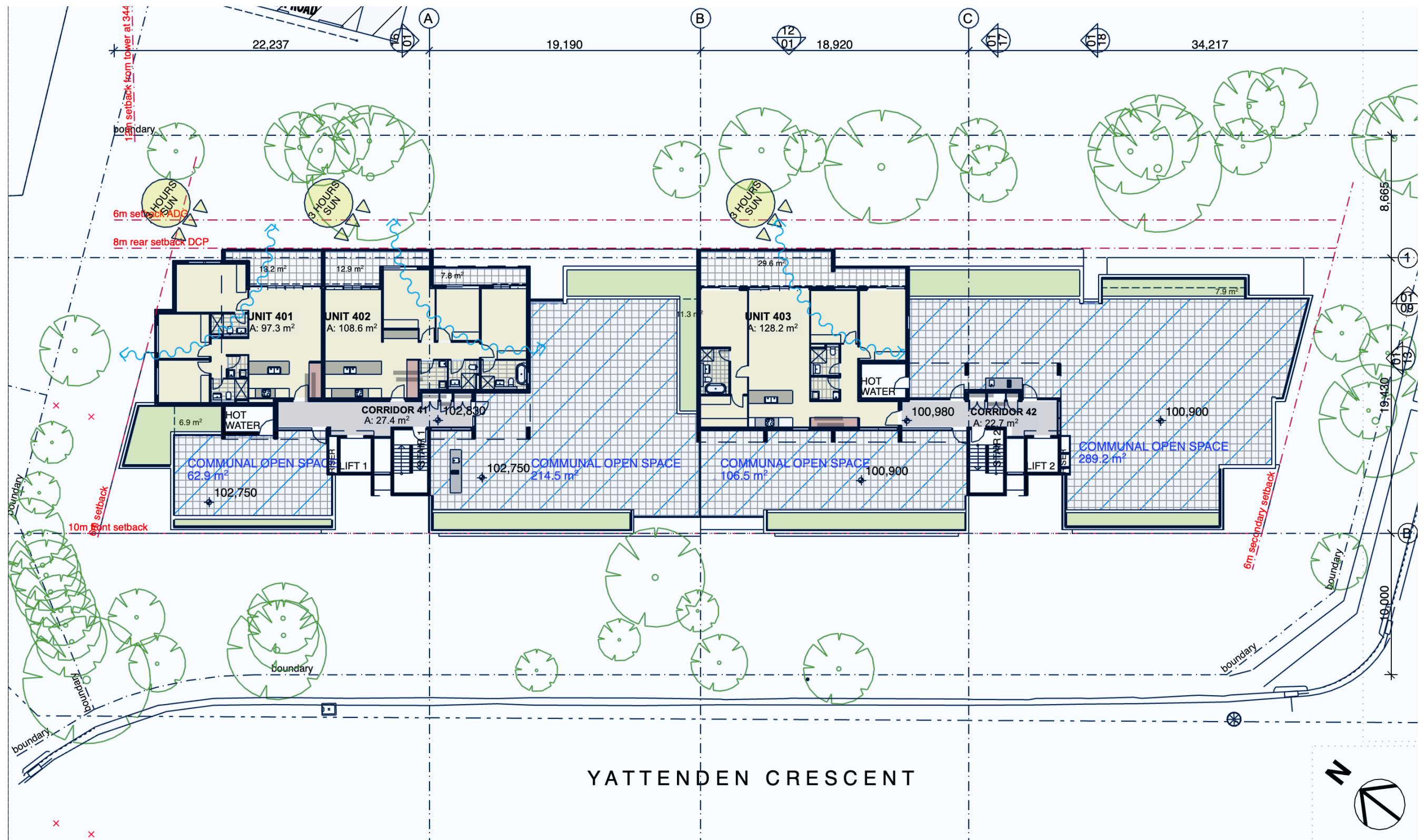


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Plans

Level 4

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Plans

Level 5

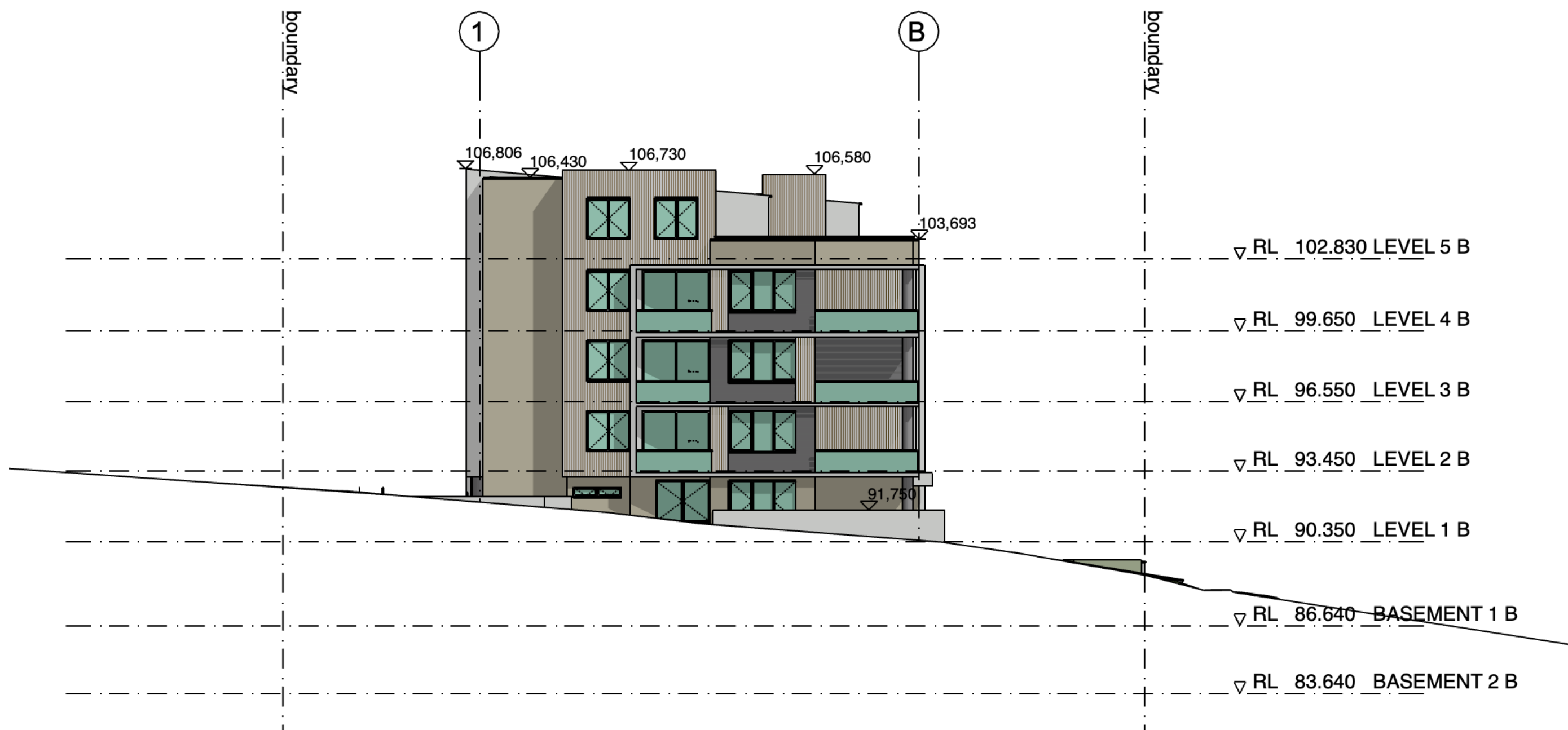
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Elevations

North East, Rear

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Elevations

North West

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Elevations

South East, Charles St

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**WINDOW FRAMES
BLACK ANODISED ALUMINIUM**

**2 - PAINTED RENDER
WHITE**

**3 - PAINTED RENDER
SIMILAR TO COLORBOND BASALT**

**1 - PAINTED RENDER
SIMILAR TO COLORBOND GULLY**

4 - TIMBER LOOK ALUMINIUM

5 - CONCRETE BLOCKS

Materials

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