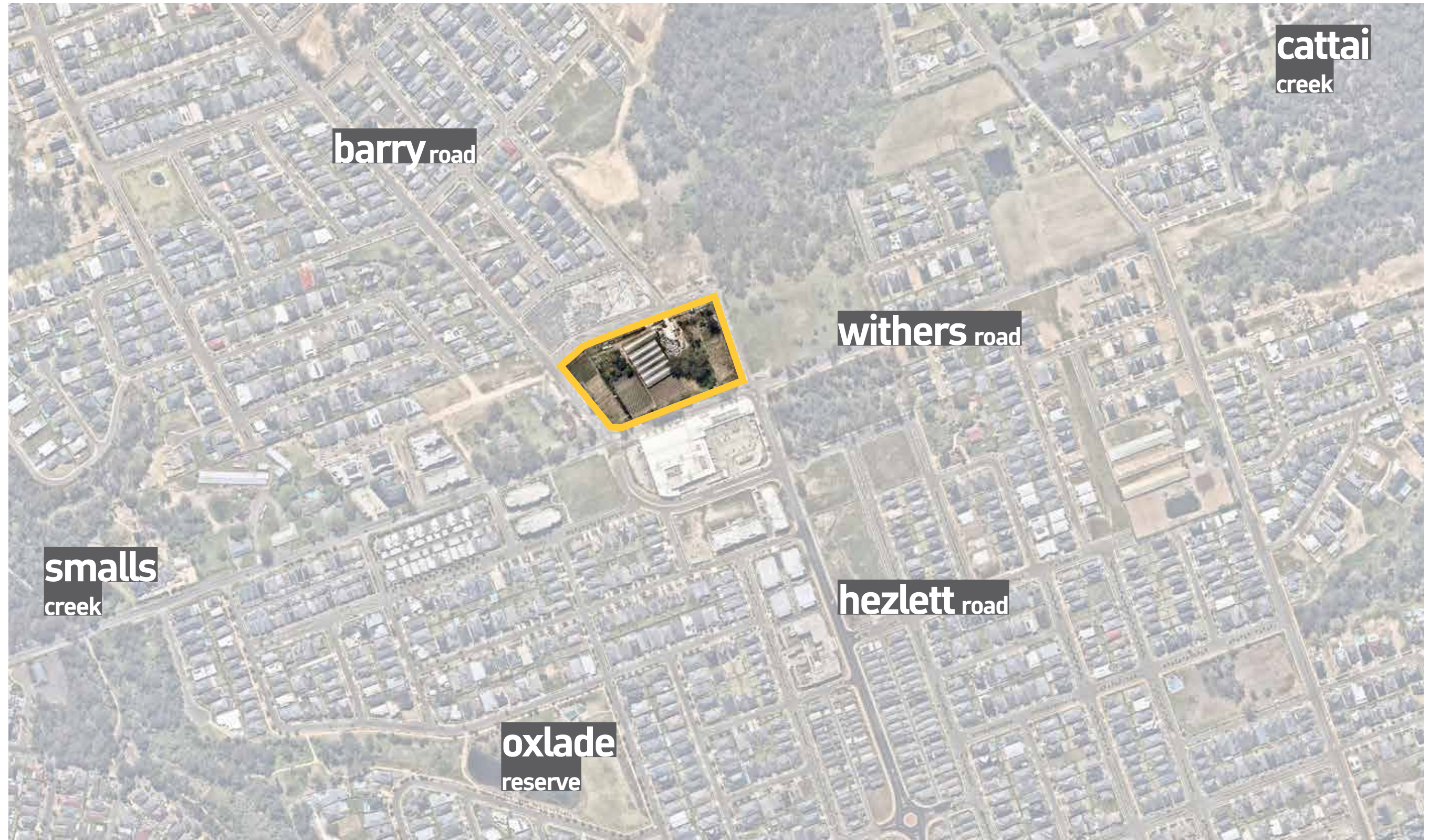


Hames Sharley acknowledges the Kurna, Jagera, Turrbal, Larrakia, Wurundjeri, Whadjuk Noongar and Gadigal people, as the traditional custodians of the land upon which our studios stand. We acknowledge the Dharug as the traditional custodians of the lands of the Hills Shire, and pay respect to elders past, present and emerging.

8-10 Barry Road North Kellyville



PREPARED FOR BATHLA GROUP

The Hills Local Environmental Plan 2019 Assessment

- ❖ Zoning - B2 – Local Centre
- ❖ FSR- 1:1
- ❖ Height – 16m

The Hills Development Control Plan 2012 Assessment

- ❖ Car Parking
- ❖ Bicycle Parking
- ❖ Landscaping
- ❖ Communal Open Space

Apartment Design Guideline Assessment

- ❖ Building Separation
- ❖ Communal Open Space
- ❖ Deep Soil Zone
- ❖ Solar Access & Cross Ventilation
- ❖ Floor to Ceiling Heights
- ❖ Unit Minimum Size

Development Summary

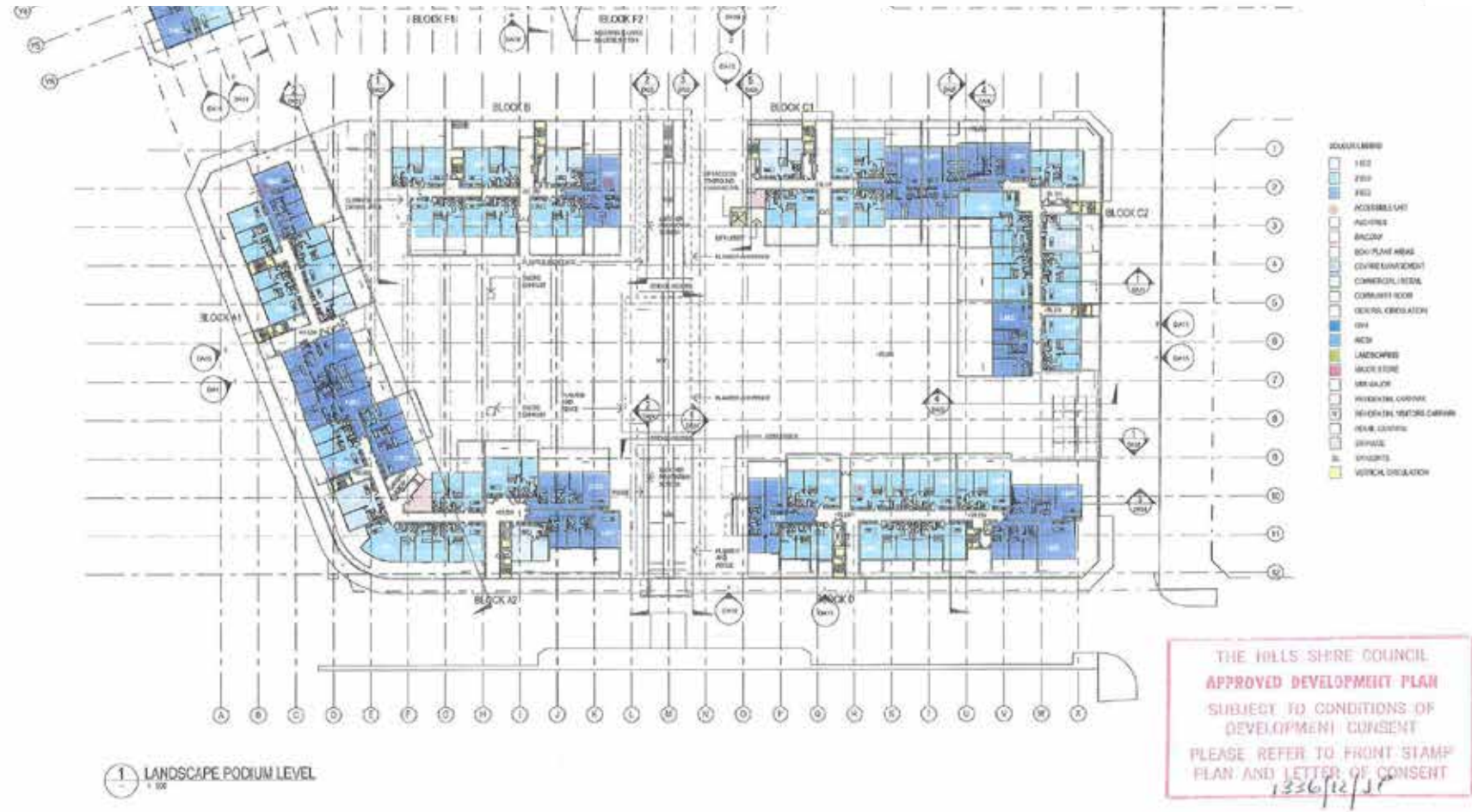
- ❖ This is a S4.55 (2) application to modify DA 1336/2012/JP
- ❖ DA 1336/2012/JP was approved by NSW Government Joint Regional Panel (Sydney West) on 20 December 2012
- ❖ Approval was granted for:

“Mixed Use Development, Apartment Buildings and Associated Works”

Proposed Modification seeks amendments to the approved architectural plans to reflect the upgraded design, and improve the design and amenity of the buildings

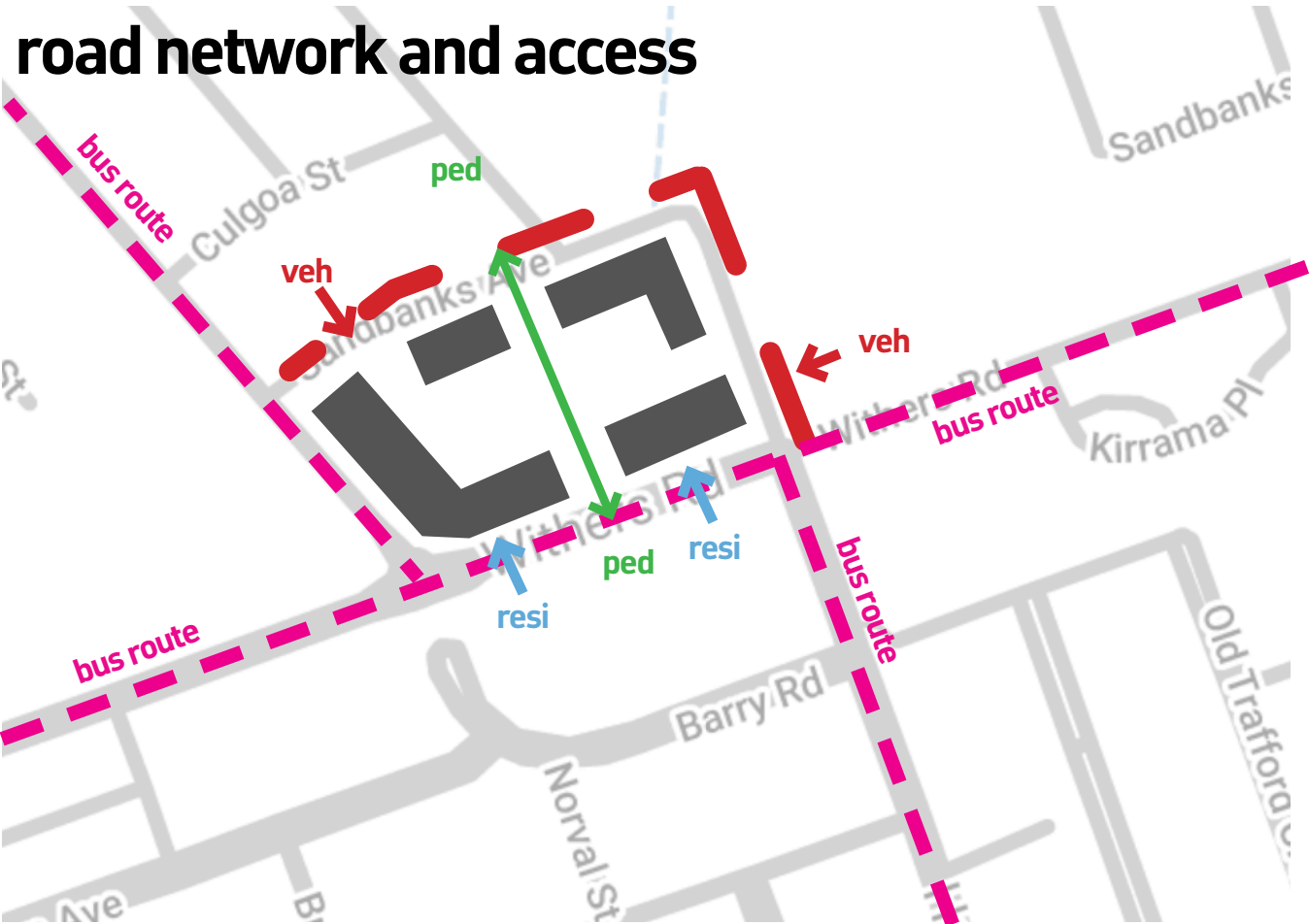
- ❖ Key changes to the design are:
 - An increase in the total number of apartments from 150 to 170 (addition of 20 units)
 - Increase in GFA from by 1,345m²
 - Increase the Floor to Floor Height from 3.0m to 3.1m
 - A reduction in the total number of parking spaces from 688 to 582 spaces
 - Addition of the Private Rooftop Terrace
 - Modification to Apartment Mix and Unit layouts
 - Basement Layout and level changes
 - Amendments to Material and Finishes

brief - approved DA - December 2012

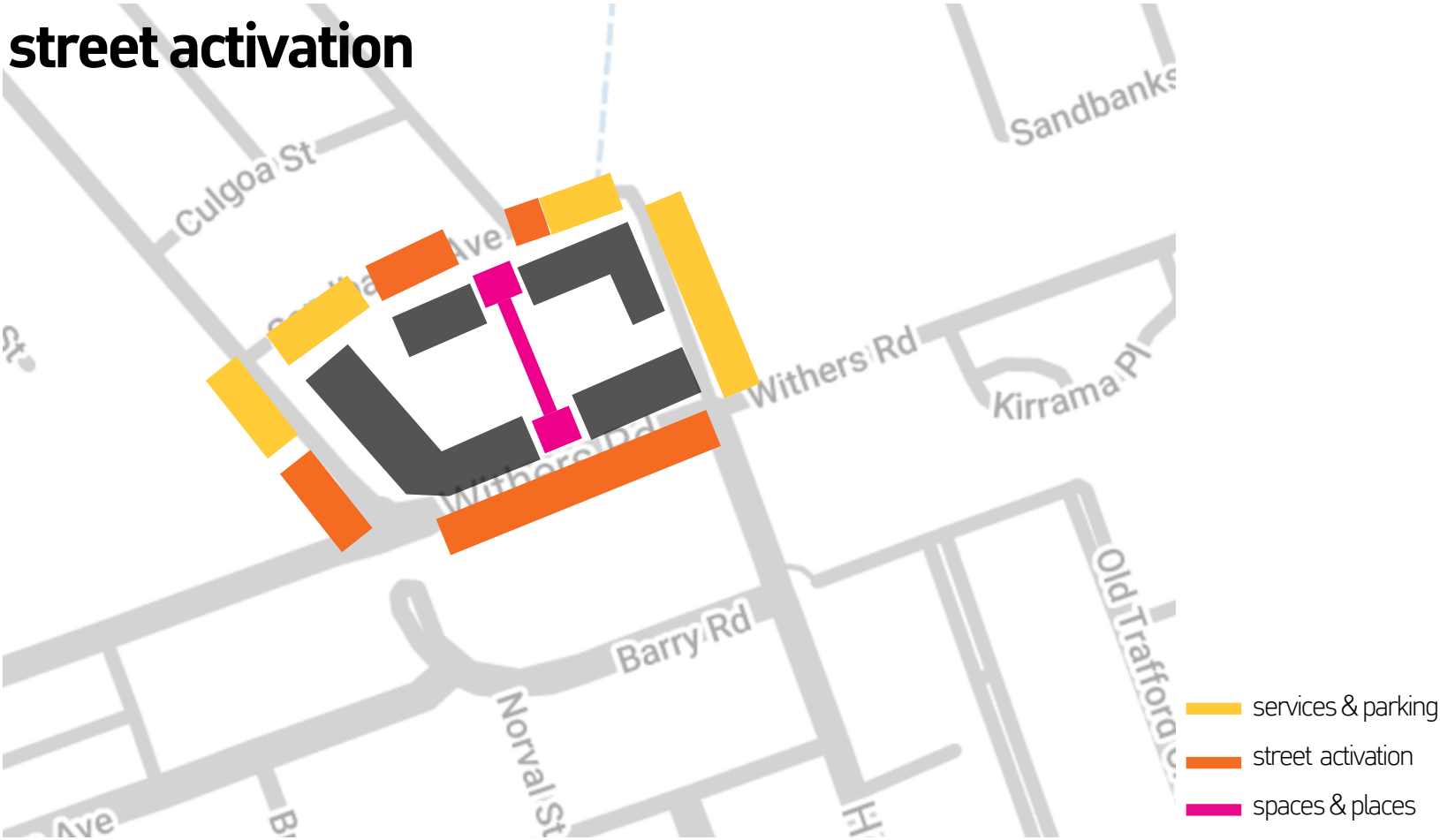


site analysis

road network and access



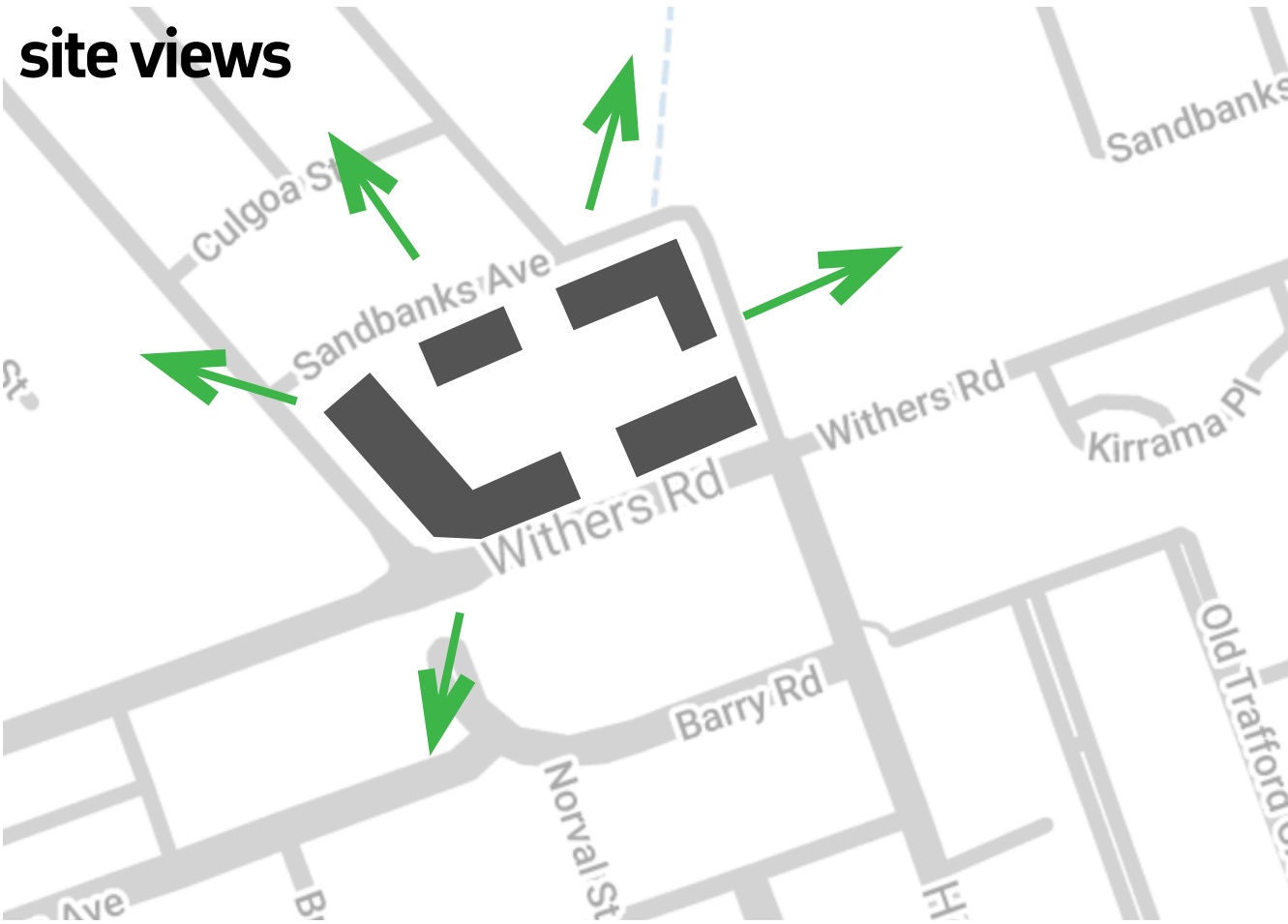
street activation



natural context



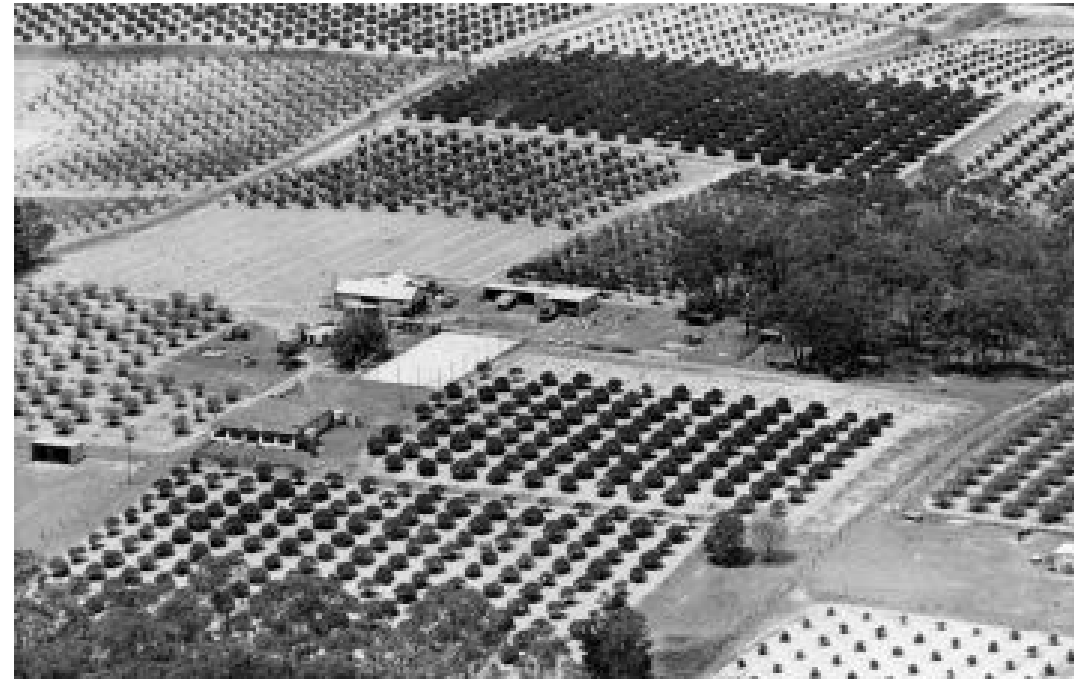
site views



design principle 1

respond to cultural context

- + Dharug country
- + importance of ridgelines and creeks
- + rock dwellings
- + historical and cultural significance of Kellyville and the Hills Shire
- + the White Hart Inn at Windsor Road - a community meeting place
- + history of agriculture on site



Orchard farm on Cattai Ridge Road, circa 1950s



Vineyard and orangery, Hills Shire circa 1855



The White Hart Inn artist impression



The White Hart Inn archaeological excavation site

design principle 2



draw from agricultural context

- + Acknowledge landscape & horizon
- + repeating ground plane
- + landscape inspired horizontal lines
- + reference to repetition & pattern of agricultural rows & furrows
- + colour palette informed by landscape - warm & earthy tones, and cool eucalyptus grey-greens
- + reference to glass greenhouse translucency



external facade
earthy, warm, & soft tone

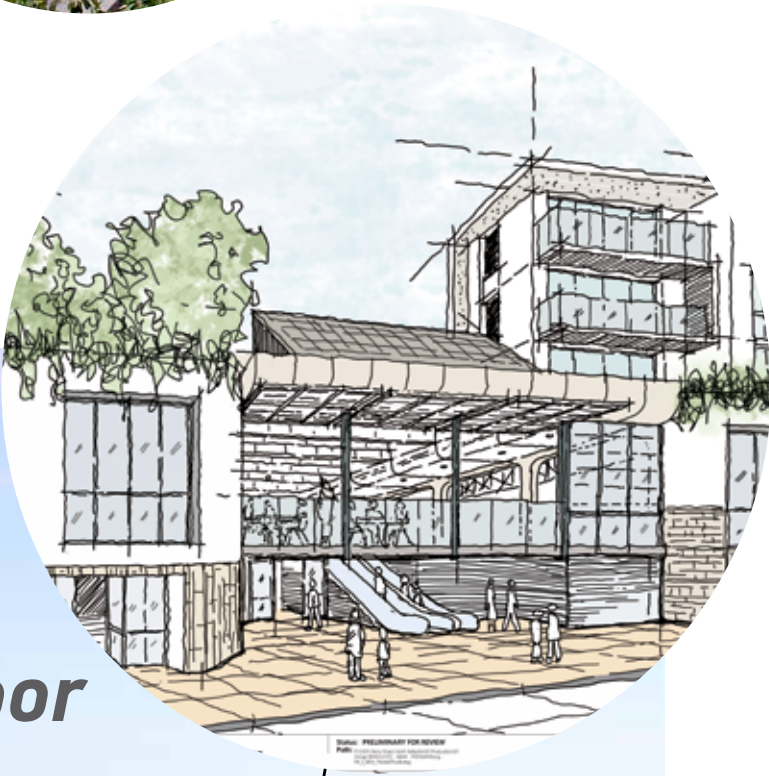
internal courtyard
greenery, cool & restorative



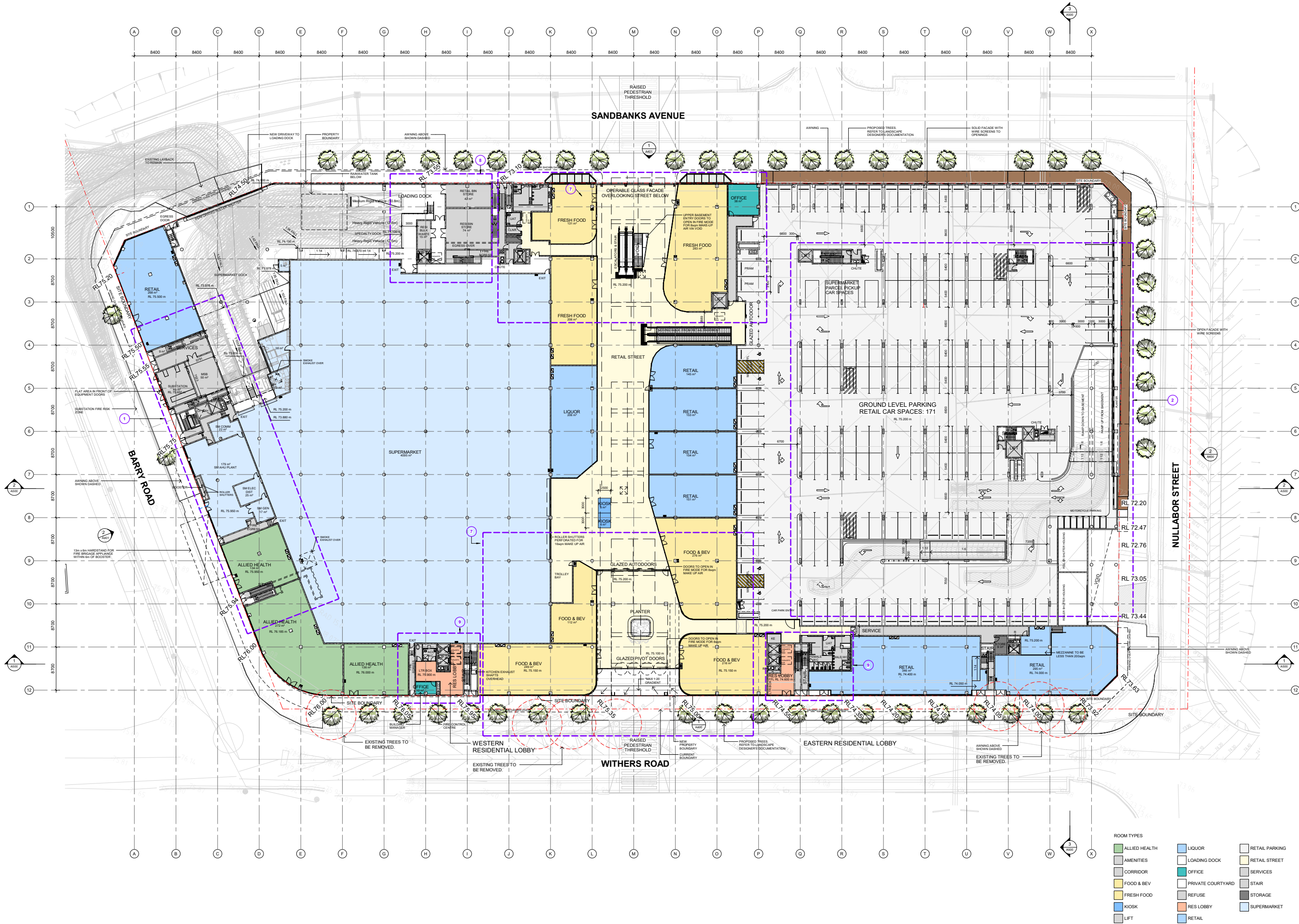
design principle 3

socialise spaces and places

+ create spaces for community gathering and dwell



ground floor plan



DA MODIFICATION SCHEDULE

1	SERVICES RELOCATED FROM NORTHERN TO WESTERN SIDE OF BUILDING
2	CANPARK CIRCULATION IMPROVED
3	CANPARK CANOPY RELOCATED
4	MEETINGS FOR COMMUNITY MEETING ROOM ADDED
5	RAMP ACCESS TO COMMUNITY MEETING ROOM PROVIDED FROM STREET IN ADDITION TO ACCESS FROM CANPARK
6	PROPOSED CAR PARK ENTRY/EXIT & DRIVEWAY DELETED SHOWN WITH DASHED LINES AND STREET LEVEL RETAIL ADDED IMPROVING SANDBANKS AVENUE ACTIVATION
7	PATRON CIRCULATION IN RETAIL STREET IMPROVED
8	RESIDENTIAL AND RETAIL WALKWAY STORAGE ADDED
9	RESIDENTIAL LOBBY ACCESS FROM TWO GROUND FLOOR LOCATIONS
10	BUILDING SEPARATION DISTANCES REDUCED IN KEEPING WITH A.D.S
11	RETAIL STREET ROOF DESIGN AMENDED FOR IMPROVED FLOOD OUTCOMES
12	APARTMENT LAYOUTS AMENDED IN KEEPING WITH A.D.S TO IMPROVE SOLAR ACCESS AND CROSS VENTILATION
13	POULAM LANDSCAPE DESIGN IMPROVED
14	EXTENT OF BIRNING MEETINGS
15	PRIVATE STAIRS ADDED TO BALCONIES FOR ACCESS TO PRIVATE ROOFTOP TERRACES
16	PRIVATE ROOFTOP TERRACES ADDED
17	GENERAL NOTE - UNIT NUMBER INCREASED, UNIT MIX AMENDED
18	FINISHES AMENDED TO IMPROVE RESPONSE TO SITE
19	FLOORS TO FLOOR HEIGHT OF RESIDENTIAL APARTMENT LEVELS INCREASE FROM 3m TO 3.1m
20	FLOOR LEVELS MODIFIED - VENTILATION, FACADE MODIFICATION, LOBBIES & EXITS REVERSED
21	FLOOR LEVELS OF EXISTING AND GROUND FLOOR LOWERED TO IMPROVE HEADROOM

ROOM TYPES

ALLIED HEALTH	LIQUOR	RETAIL PARKING
AMENITIES	LOADING DOCK	RETAIL STREET
CORRIDOR	OFFICE	SERVICES
FOOD & BEV	PRIVATE COURTYARD	STAIR
FRESH FOOD	REFUSE	STORAGE
KIOSK	RES LOBBY	SUPERMARKET
LIFT	RETAIL	

THE BATHLA GROUP
HAMES SHARLEY

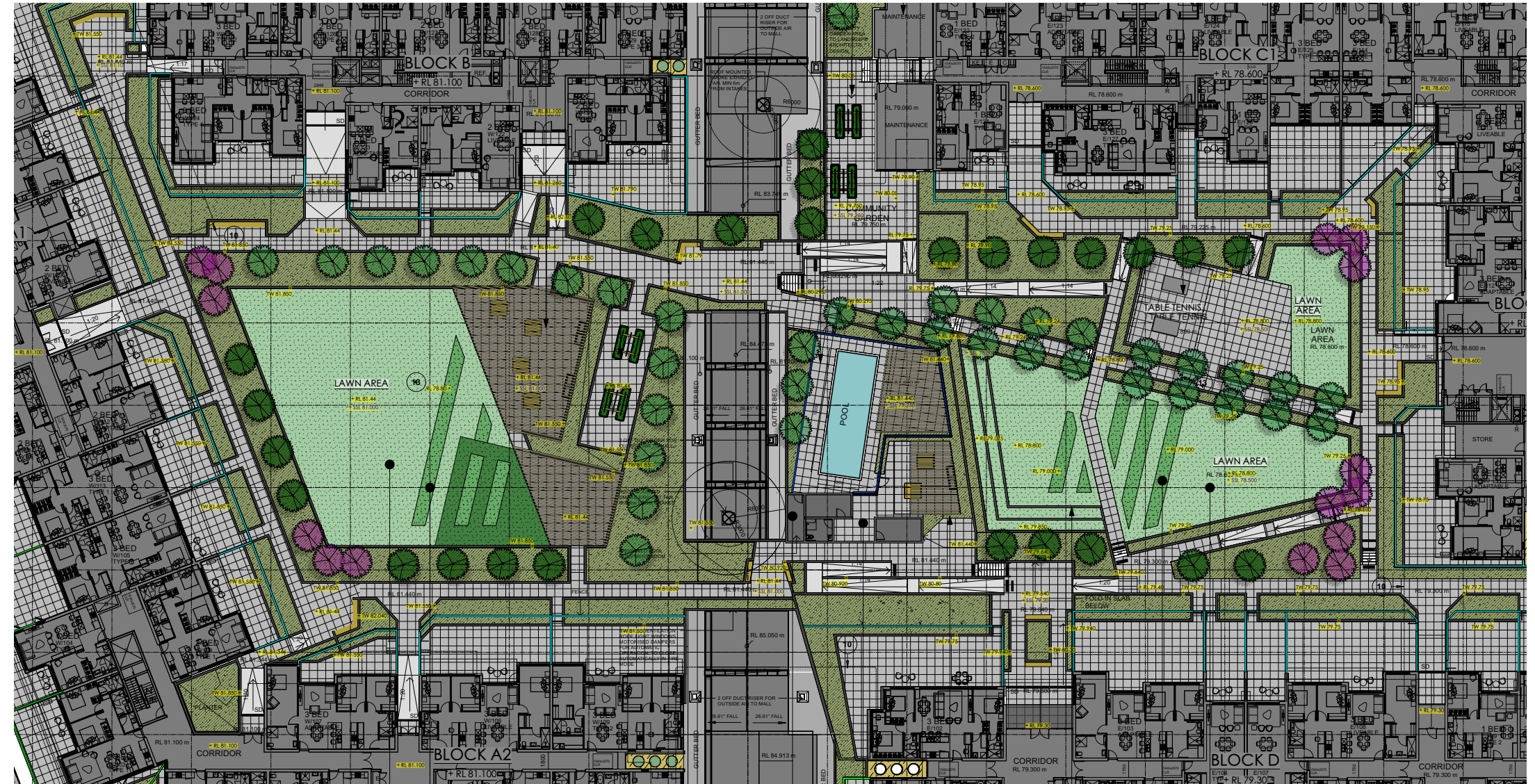
Project: 8-10 WITHERS ROAD, NORTH KELLYVILLE, NSW
Drawing Title: GROUND FLOOR
Drawing No: 51315
Revision: A202
Scale: @ A2
1:250
FOR APPROVAL

design principle 4

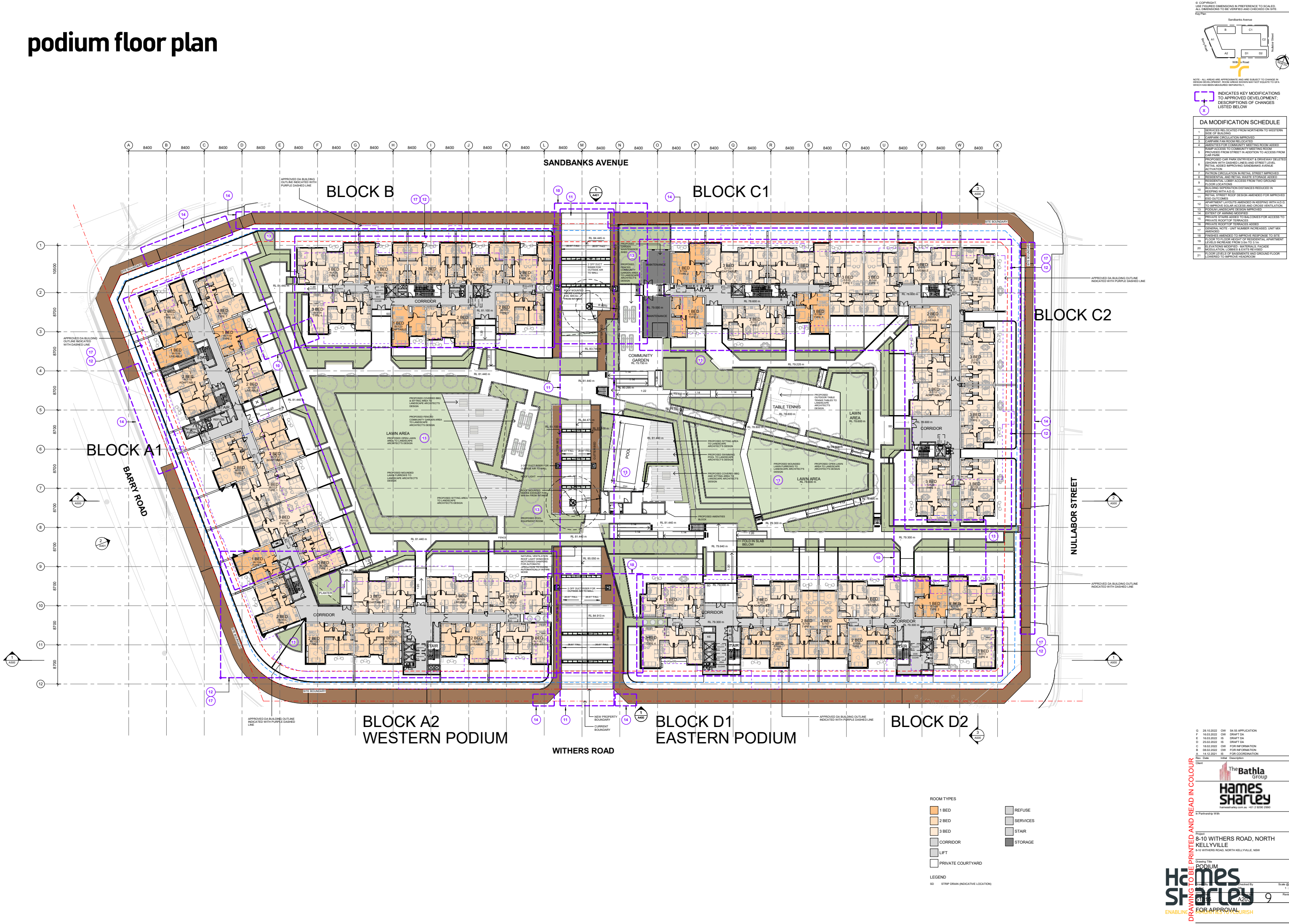


enhance landscape context

- + agricultural history and context
- + a variety of social functions and activities



podium floor plan





south-west perspective



south-east perspective



GFA SCHEDULE - RETAIL/COMMERCIAL USES PODIUM - COUNCIL DEFINITION	
TYPE	AREA
AMENITIES	279.00m ²
CORRIDOR	248.00m ²
FOOD & BEVERAGE	143.00m ²
FRESH FOOD	855.00m ²
ROCK	15.00m ²
OFFICE	4.00m ²
SPECIALTY RETAIL	253.00m ²
STORES	11.00m ²
SUPERMARKET	448.00m ²
TOTAL	1159.00m ²

GFA SCHEDULE - OTHER USES PODIUM - COUNCIL DEFINITION	
TYPE	AREA
AMENITIES	10.00m ²
MEETING ROOMS	12.00m ²
OFFICE	549.00m ²
RES. LOBBY	27.00m ²
STORAGE	132.00m ²
TOTAL	689.00m ²

GROSS FLOOR AREA SCHEDULE - RESIDENTIAL LEVELS OVERALL	
TYPE	AREA
AMENITIES	47.00m ²
CORRIDOR	302.00m ²
RES. LOBBY	115.00m ²
RESIDENTIAL	1459.00m ²
STORAGE	119.00m ²
TOTAL	1649.00m ²

EXCLUDES BALCONIES PRIVATE OUTDOOR SPACE AND COMMON OUTDOOR SPACE

UNIT MIX SCHEDULE			
UNIT TYPE	COUNT	MIX %	
1 BED	39	11.8%	
2 BED	89	40.0%	
3 BED	81	47.8%	
TOTAL	170		

APARTMENT TYPES		
BEDS	TYPE	COUNT

1 BED	ADAPTABLE	2
1 BED	LIVEABLE	2
1 BED	TYPE 1	3
1 BED	TYPE 2	3
1 BED	ADAPTABLE	8
2 BED	LIVEABLE	7
2 BED	TYPE 1	10
2 BED	TYPE 3	3
2 BED	TYPE 3A	3
2 BED	TYPE 4	3
2 BED	ADAPTABLE	2
2 BED	LIVEABLE	2
2 BED	TYPE 1	12
2 BED	TYPE 2	12
2 BED	TYPE 3	21
2 BED	TYPE 4	3
3 BED	TYPE 4A	3

Grand total: 170

CAR PARKING REQUIREMENT CALCULATIONS				
RESIDENT PARKING (BASED ON TRAFFIC ENGINEER'S REPORT)				
UNIT TYPE	COUNT	RATIO	PARKING REQUIRED	
1 BED	39	0.6	12	
2 BED	89	0.9	82	
3 BED	81	1.4	113	
TOTAL	170		168	

PROPOSED CAR PARKING SCHEDULE		
TYPE	PARKING PROVIDED	
C-RESID PARKING	8	
ACCESSIBLE	69	
RESIDENTIAL	12	
U-RESID PARKING	133	
ACCESSIBLE	30	
VISITORS	4	
VISITORS - ACCESSIBLE	181	
RETAIL PARKING	4	
ACCESSIBLE	152	
RETAIL	4	
GROUND FLOOR	152	
ACCESSIBLE	4	
RETAIL	161	
RETAIL - PARCEL PICKUP	171	
TOTAL	692	

RESIDENT BICYCLE PARKING REQUIREMENT CALCULATION		
BKE RACK	APT COUNT	REQUIRED
	170	170.0

SOLAR ACCESS & CROSS VENTILATION				
ROOM NUMBER	ROOM NAME	OCCUPANCY	SOLAR ACCESS	CROSS VENTILATION
EAST - PODIUM				
E1001	1 BED	ADAPTABLE	24RS OR MORE	No
E1113	2 BED	LIVEABLE	NO SOLAR ACCESS	No
E1114	3 BED	TYPE 1	24RS OR MORE	Yes
E1115	1 BED	LIVEABLE	24RS OR MORE	No
E1116	1 BED	TYPE 3	24RS OR MORE	Yes
E1117	2 BED	TYPE 3	24RS OR MORE	No
E1118	1 BED	TYPE 3	24RS OR MORE	Yes
E1119	3 BED	TYPE 3	24RS OR MORE	Yes
E1201	1 BED	ADAPTABLE	24RS OR MORE	No
E1202	1 BED	ADAPTABLE	24RS OR MORE	No
E1211	1 BED	TYPE 2	NO SOLAR ACCESS	No
E1212	1 BED	TYPE 2	NO SOLAR ACCESS	No
E1213	1 BED	ADAPTABLE	24RS OR MORE	No
E1214	3 BED	LIVEABLE	24RS OR MORE	No
E1215	3 BED	TYPE 1	24RS OR MORE	Yes
E1216	1 BED	ADAPTABLE	24RS OR MORE	Yes
E1217	3 BED	TYPE 1	NO SOLAR ACCESS	Yes
E1218	3 BED	TYPE 3	24RS OR MORE	Yes

BLOCK D - PODIUM				
D1001	1 BED	TYPE 4	24RS OR MORE	Yes
D1002	2 BED	TYPE 3	24RS OR MORE	Yes
D1003	2 BED	ADAPTABLE	24RS OR MORE	Yes
D1004	2 BED	TYPE 4	24RS OR MORE	Yes
D1005	2 BED	TYPE 1	NO SOLAR ACCESS	Yes
D1006	2 BED	TYPE 1	NO SOLAR ACCESS	Yes
D1007	2 BED	TYPE 4	24RS OR MORE	Yes
D1008	2 BED	LIVEABLE	24RS OR MORE	Yes
D1009	2 BED	LIVEABLE	24RS OR MORE	Yes
D1010	2 BED	ADAPTABLE	24RS OR MORE	Yes
D1011	2 BED	TYPE 4	24RS OR MORE	Yes

WEST - PODIUM				
W1001	2 BED	ADAPTABLE	NO SOLAR ACCESS	No
W1002	2 BED	TYPE 1	24RS OR MORE	No
W1003	2 BED	TYPE 1	LESS THAN 2 HOURS	Yes
W1004	1 BED	TYPE 1	LESS THAN 2 HOURS	Yes
W1005	2 BED	TYPE 1	24RS OR MORE	Yes
W1006	2 BED	TYPE 1	24RS OR MORE	No
W1007	2 BED	ADAPTABLE	24RS OR MORE	No
W1008	2 BED	LIVEABLE	24RS OR MORE	No
W1009	2 BED	TYPE 2	24RS OR MORE	No
W1010	3 BED	TYPE 4A	24RS OR MORE	Yes
W1011	3 BED	LIVEABLE	24RS OR MORE	No
W1012	2 BED	ADAPTABLE	24RS OR MORE	Yes
W1013	2 BED	TYPE 1	24RS OR MORE	Yes
W1014	2 BED	ADAPTABLE	LESS THAN 2 HOURS	Yes
W1015	2 BED	ADAPTABLE	LESS THAN 2 HOURS	No
W1016	1 BED	ADAPTABLE	LESS THAN 2 HOURS	No
W1017	2 BED	TYPE 3A	24RS OR MORE	Yes
W1018	2 BED	TYPE 1	24RS OR MORE	Yes
W1019	1 BED	TYPE 2	24RS OR MORE	Yes
W1020	2 BED	LIVEABLE	24RS OR MORE	Yes
W1021	2 BED	TYPE 1	24RS OR MORE	Yes
W1022	2 BED	LIVEABLE	NO SOLAR ACCESS	No
W1023	1 BED	ADAPTABLE	NO SOLAR ACCESS	Yes
W1024	1 BED	TYPE 2	24RS OR MORE	Yes
W1025	1 BED	TYPE 3	24RS OR MORE	Yes
W1026	1 BED	TYPE 3	24RS OR MORE	No
W1027	2 BED	TYPE 3A	24RS OR MORE	Yes
W1028	2 BED	TYPE 3A	24RS OR MORE	No

EAST - LEVEL 02				
E2113	1 BED	ADAPTABLE	24RS OR MORE	No
E2114	1 BED	TYPE 2	NO SOLAR ACCESS	No
E2115	2 BED	TYPE 1	24RS OR MORE	No
E2116	1 BED	ADAPTABLE	24RS OR MORE	No
E2117	1 BED	LIVEABLE	24RS OR MORE	No
E2118	1 BED	TYPE 3	24RS OR MORE	Yes
E2119	1 BED	TYPE 3	24RS OR MORE	Yes
E2120	1 BED	TYPE 3	24RS OR MORE	Yes
E2121	1 BED	TYPE 3	24RS OR MORE	Yes
E2122	1 BED	TYPE 4A	24RS OR MORE	Yes
E2123	1 BED	ADAPTABLE	24RS OR MORE	Yes
E2124	1 BED	TYPE 3	24RS OR MORE	Yes
E2125	1 BED	LIVEABLE	24RS OR MORE	Yes
E2126	1 BED	TYPE 3	24RS OR MORE	Yes
E2127	1 BED	TYPE 1	NO SOLAR ACCESS	Yes
E2128	1 BED	TYPE 3	24RS OR MORE	Yes

BLOCK D - LEVEL 03				
D3001	1 BED	TYPE 4	24RS OR MORE	Yes
D3002	2 BED	TYPE 1	24RS OR MORE	Yes
D3003	2 BED	TYPE 3	24RS OR MORE	No
D3004	2 BED	ADAPTABLE	24RS OR MORE	No
D3005	2 BED	TYPE 4	24RS OR MORE	Yes
D3006	2 BED	TYPE 1	NO SOLAR ACCESS	Yes
D3007	2 BED	TYPE 1	NO SOLAR ACCESS	Yes
D3008	2 BED	TYPE 4	24RS OR MORE	Yes
D3009	2 BED	TYPE 3	24RS OR MORE	Yes
D3010	2 BED	LIVEABLE	24RS OR MORE	No
D3011	2 BED	ADAPTABLE	24RS OR MORE	Yes
D3012	2 BED	TYPE 4	24RS OR MORE	Yes

WEST - LEVEL 02				
W2001	2 BED	ADAPTABLE	NO SOLAR ACCESS	No
W2002	2 BED	TYPE 1	NO SOLAR ACCESS	No
W2003	2 BED	TYPE 1	LESS THAN 2 HOURS	Yes
W2004	2 BED	TYPE 1	LESS THAN 2 HOURS	Yes
W2005	1 BED	TYPE 1	24RS OR MORE	Yes
W2006	1 BED	TYPE 1	24RS OR MORE	No
W2007	1 BED	ADAPTABLE	24RS OR MORE	Yes
W2008	1 BED	LIVEABLE	24RS OR MORE	No
W2009	1 BED	TYPE 2	24RS OR MORE	Yes
W2010	1 BED	TYPE 4A	24RS OR MORE	Yes
W2011	2 BED	LIVEABLE	NO SOLAR ACCESS	No
W2012	2 BED	ADAPTABLE	24RS OR MORE	Yes
W2013	1 BED	TYPE 1	24RS OR MORE	Yes
W2014	2 BED	TYPE 1	LESS THAN 2 HOURS	Yes
W2015	1 BED	TYPE 2	LESS THAN 2 HOURS	Yes
W2016	1 BED	LIVEABLE	LESS THAN 2 HOURS	No
W2017	1 BED	TYPE 2	24RS OR MORE	No
W2018	2 BED	TYPE 1	24RS OR MORE	Yes
W2019	1 BED	TYPE 2	24RS OR MORE	No
W2020	2 BED	LIVEABLE	24RS OR MORE	Yes
W2021	2 BED	TYPE 1	24RS OR MORE	Yes
W2022	2 BED	LIVEABLE	NO SOLAR ACCESS	Yes
W2023	1 BED	ADAPTABLE	NO SOLAR ACCESS	Yes
W2024	2 BED	TYPE 4	LESS THAN 2 HOURS	Yes
W2025	3 BED	TYPE 2	24RS OR MORE	Yes
W2026	2 BED	TYPE 3	24RS OR MORE	No
W2027	2 BED	TYPE 3A	24RS OR MORE	No
W2028	2 BED	TYPE 3	24RS OR MORE	No
W2029	2 BED	TYPE 3A	24RS OR MORE	Yes

EAST - LEVEL 03				
E3113	1 BED	TYPE 2	24RS OR MORE	No
E3114	3 BED	TYPE 2	NO SOLAR ACCESS	No
E3115	1 BED	TYPE 1	24RS OR MORE	Yes
E3116	3 BED	TYPE 2	24RS OR MORE	No
E3117	3 BED	TYPE 3	24RS OR MORE	No
E3118	3 BED	TYPE 3	24RS OR MORE	No
E3119	1 BED	TYPE 3	24RS OR MORE	No
E3120	1 BED	TYPE 3	24RS OR MORE	Yes
E3121	3 BED	TYPE 4A	24RS OR MORE	Yes
E3122	1 BED	TYPE 3	24RS OR MORE	Yes
E3123	3 BED	TYPE 2	24RS OR MORE	No
E3124	1 BED	TYPE 2	24RS OR MORE	No
E3125	1 BED	TYPE 2	24RS OR MORE	No
E3126	1 BED	TYPE 1	24RS OR MORE	Yes
E3127	1 BED	TYPE 1	NO SOLAR ACCESS	Yes
E3128	1 BED	TYPE 3	24RS OR MORE	Yes

BLOCK D - LEVEL 03				
D3001	1 BED	TYPE 4	24RS OR MORE	Yes
D3002	2 BED	TYPE 1	24RS OR MORE	Yes
D3003	2 BED	TYPE 2	24RS OR MORE	No
D3004	1 BED	TYPE 2	24RS OR MORE	No
D3005	2 BED	TYPE 1	24RS OR MORE	Yes
D3006	2 BED	TYPE 1	24RS OR MORE	Yes
D3007	2 BED	TYPE 1	24RS OR MORE	Yes
D3008	2 BED	TYPE 4	24RS OR MORE	Yes
D3009	1 BED	TYPE 2	24RS OR MORE	No
D3010	1 BED	TYPE 2	24RS OR MORE	No
D3011	2 BED	TYPE 2	24RS OR MORE	No
D3012	2 BED	TYPE 1	24RS OR MORE	Yes

WEST - LEVEL 03				
W3001	2 BED	TYPE 1	24RS OR MORE	No
W3002	2 BED	TYPE 1	24RS OR MORE	Yes
W3003	2 BED	TYPE 1	LESS THAN 2 HOURS	Yes
W3004	1 BED	TYPE 1	LESS THAN 2 HOURS	Yes
W3005	2 BED	TYPE 1	24RS OR MORE	Yes
W3006	2 BED	TYPE 1	24RS OR MORE	No
W3007	3 BED	TYPE 2	24RS OR MORE	Yes
W3008	2 BED	TYPE 2	24RS OR MORE	Yes
W3009	1 BED	TYPE 2	24RS OR MORE	Yes
W3010	1 BED	TYPE 4A	24RS OR MORE	Yes
W3011	2 BED	TYPE 1	24RS OR MORE	No
W3012	2 BED	TYPE 1	24RS OR MORE	Yes
W3013	1 BED	TYPE 1	LESS THAN 2 HOURS	Yes
W3014	1 BED	TYPE 1	LESS THAN 2 HOURS	No
W3015	1 BED	TYPE 2	LESS THAN 2 HOURS	No
W3016	1 BED	TYPE 1	LESS THAN 2 HOURS	No
W3017	2 BED	TYPE 3A	24RS OR MORE	Yes
W3018	2 BED	TYPE 1	24RS OR MORE	Yes
W3019	1 BED	TYPE 2	24RS OR MORE	No
W3020	2 BED	TYPE 1	24RS OR MORE	Yes
W3021	2 BED	TYPE 1	24RS OR MORE	Yes
W3022	1 BED	TYPE 1	24RS OR MORE	Yes
W3023	1 BED	TYPE 4	LESS THAN 2 HOURS	Yes
W3024	2 BED	TYPE 2	24RS OR MORE	Yes
W3025	2 BED	TYPE 3	24RS OR MORE	No
W3026	2 BED	TYPE 3	24RS OR MORE	No
W3027	2 BED	TYPE 3A	24RS OR MORE	No
W3028	2 BED	TYPE 3	24RS OR MORE	No
W3029	2 BED	TYPE 3A	24RS OR MORE	Yes

CALCULATION OF UNITS WITH MINIMUM 2 HOURS OF DIRECT SOLAR ACCESS	
TOTAL NO. OF UNITS = 170	
TOTAL NO. OF UNITS REQUIRING MINIMUM 2 HOURS OF DIRECT SOLAR ACCESS ON 21 JUNE = 119 (70%)	
TOTAL NO. OF UNITS PROVIDED WITH MINIMUM 2 HOURS OF DIRECT SOLAR ACCESS ON 21 JUNE = 129 (76%)	
TOTAL NO. OF UNITS PROVIDED WITH MORE THAN ZERO BUT LESS THAN 2 HOURS OF DIRECT SOLAR ACCESS ON 21ST OF JUNE = 18 (11%)	