Detailed information about proposal and DA submission material

1 Overview

1.1 The applicant proposes construction of a 21-storey commercial tower with a height of 82.88 m comprising:

- Office use (with a gross floor area of 11,995.65 m² and opening hours from 7.30 am to 9.00 pm, Monday to Friday).
- Retail premises (with a gross floor area of 990 m² and opening hours from 7.00 am to 10.00 pm, Monday to Sunday).
- Function centre (with a gross floor area of 696.25 m² and opening hours from 10.00 am to midnight, Monday to Sunday).
- Indoor recreational facility a gross floor area of 352.27 m².
- 6 levels of basement car parking containing 155 car spaces.
- Stormwater drainage.
- Landscaping and site works.

2 Clause 4.6 Variation

2.1 A clause 4.6 request to vary a development standard prepared by Universal Property Group Pty Ltd has been submitted in support of the application.

2.2 The request is to vary Clause 4.3 height of buildings under Blacktown Local Environment Plan 2015. The maximum building height is 80 m and the proposal is 82.88 m, which is a 3.605% variation.

2.3 The request concludes 'the proposed mixed-use commercial building will meet the underlying intent of the control and is a compatible form of development that does not result in unreasonable environmental impacts' and 'strict compliance with the prescriptive maximum height requirement is unreasonable and unnecessary in the context of the proposal and its circumstances'.

3 Traffic and parking

3.1 A traffic and parking assessment report prepared by Varga Traffic Planning dated 19 August 2022 was submitted in support of the application.

3.2 The report concludes:

- That the projected net increase of traffic as a consequence of the proposal is not expected to result in any unacceptable traffic implications.
- The off-street parking provisions satisfy Council's [Part A] DCP requirements, the controls require 151 spaces and the proposal provides 155 spaces.
- The proposed vehicular access, parking and loadings arrangements have been designed to comply with the Australian Standards.

4 Contamination

4.1 A Preliminary site investigation prepared by Geotesta dated 8 August 2022 was submitted in support of the application

4.2 The investigation included a desktop study, as well as a walkover inspection.

4.3 The preliminary investigation concluded that there was a medium risk of soil contamination and the site is suitable for the proposed development pending the results of the additional data gap contamination assessment.

4.4 The report also recommended, 'Due to the significant data-gap in this investigation, a further Data Gap Contamination Assessment post demolition is required to address further potential areas of concern and determine any contamination hotpots around the existing building.'.

5 Geotechnical

5.1 A Preliminary geotechnical Site investigation prepared by Geotesta dated 9 August 2022 has been submitted in support of the application.

5.2 The investigation included 2 boreholes to depths of 2.5 m and 2.7 m, sampling and field observations.

5.3 The report concludes that additional investigations are required as follows:

- It is assumed one basement level for the development. In the case the number of basement and building levels increase, an additional geotechnical investigation including a least 3 boreholes drilled to a depth of at least 4 m below the bulk excavation level will be required for the excavation and foundation design.
- Hydrogeology and Groundwater assessment of the site to be carried out by installing a minimum of two piezometer wells, permeability testing and seepage modelling. This will be considered for the basement design.
- Geotechnical issues of the site including groundwater assessment, foundation type and deep excavation need to be considered for the proposed development type.

6 Acoustic assessment

6.1 An Acoustic assessment (prepared by Pulse White Noise Acoustics dated 23 May 2022) was submitted in support of the application.

6.2 The acoustic assessment concluded the following:

- Minimum acoustic performances and associated indicative constructions for the building envelope have been recommended in the report.
- To control noise impacts at external receivers, recommended indicative treatments for major engineering services have been provided in the report.
- Provided the minimum façade recommendation in the report is adhered to, it is possible to operate the function centre on Level 2 until midnight with a maximum patron capacity of 430. Additionally, amplified music with a maximum sound pressure level of 95 Db(a) is acoustically acceptable.
- A peak hour increase proposed for the number vehicles associated with the development will not exceed 2dBA increase at a residential receiver and therefore considered acoustically acceptable.

7 Wind assessment

7.1 A Qualitative Environmental Wind Assessment (prepared by SLR dated August 2022) was submitted in support of the application.

7.2 The report predicts that most ground level wind speeds within public access areas surrounding the development should remain at their present levels or be reduced with the addition of the proposed development and its wind mitigation treatments.

8 Access report

8.1 An Access review (prepared by MGAC dated 20 February 2023) was submitted in support of the application.

8.2 The report states that accessibility requirements, pertaining to external site linkages, building access, common area access, sanitary facilities and parking can be readily achieved.

9 National Construction Code assessment

9.1 A National Construction Code, Section J report (prepared by SLR dated August 2022) was submitted in support of the proposal.

9.2 SLR has undertaken a review of the proposed design and provides advice under Section J about how the development can achieve compliance.

10 Tree assessment

10.1 A Preliminary Tree Assessment (prepared by Monaco Designs PL dated 13 April 2022) was submitted in support of the proposal.

10.2 The assessment includes the condition of the trees onsite, but there are not recommendations.

11 Aboriginal Due Diligence

11.1 An Aboriginal Due Diligence report (prepared by Apex Archaeology dated September 2022) was submitted as part of the application.

11.2 The report concludes that there is no previously registered Aboriginal sites located in the study area and that the site is highly disturbed with the previous land use.

12 Waste management plan

12.1 A Waste Management Plan (prepared by BRP Consulting dated August 2022) was submitted as part of the application.

12.2 The proposal relies on ground level onsite garbage collection using Council's waste collection services. The building manager is to ensure the loading dock is open and ready for the waste vehicle to arrive. The truck will enter off Boy Avenue and is required to reverse into the loading dock, once waste collected the truck will leave in a forward direction. The loading area has been designed to cater for a heavy rigid vehicle with rear lift and 10.5 m length.

13 Operational plan of management

13.1 An Operational plan of management prepared by Universal Property Group Pty Ltd was submitted as part of the application.

13.2 The plan includes recommendations for how to manage the different uses onsite.

14 Façade performance

14.1 A Performance façade systems report (prepared by CFS Global dated 25 May 2022) was submitted in support of the application.

14.2 The report concludes there are legitimate reasons to pursue either a single skin or a double skin system; however, when factoring the geography of the site and the future return on investment, there is an argument that a single skin may present better value whilst not compromised on the developer's performance aspirations.

15 Crime prevention through environment design

15.1 A Crime prevention through environmental design report (prepared by Universal Property Group P/L dated 16 August 2022) was submitted in support of the proposal.

15.2 The report concludes that the overall design of the proposal complies with the key principles and makes recommendations to assist the design and construction of the proposal.