



01 June 2017

General Manager
Blacktown City Council
PO Box 63
Blacktown NSW 2148

Attention Ruth Bennett

Dear Ruth,

10-14 Gordon Street, Blacktown

This letter is prepared on behalf of our client, Gordon Developers Pty Ltd, to matters raised during the council meeting held on 10 April 2017, in regards to the proposed residential flat building development at 10-14 Gordon Street, Blacktown, also can be legally described as Lot B, C & D DP 371472.

The comments made by the assessing officers have been addressed below. The following comments should be read in conjunction with the Issue C architectural plans prepared by Ghazi Al Ali Architect Pty Ltd dated 01/06/2017.



Figure 1. Site location map of the subject site (SIX Maps)

- **1. ADG Separation**

Comment:

The revised scheme provides separation distance to side and rear site boundaries which are greatly comply with ADG separation requirements. From ground floor to level 03, the proposed separation distance is predominantly 6m with minor balconies encroachment to 5m from the boundaries. Privacy louvres have been provided to mitigate the potential overlooking impacts. Likewise from level 04 to level 05, the revised development provides predominantly 9m to side and rear boundaries, with minor balconies encroachment to 8m off the boundaries.

- 2. DCP Front Setback

Comment:

The revised development provides a front setback that varies between 8m and 12m from the Gordon Street. Blacktown DCP 2015 allow only open style balconies to protrude 1 m into the required 9 m front setback. Therefore the revised front setback complies with the provisions specified in Blacktown DCP 2015.

- 3. Building Height

Comment:

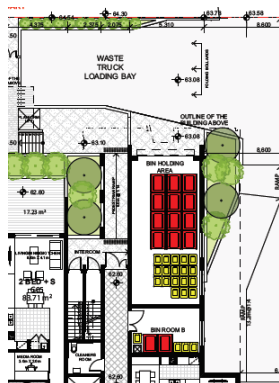
The revised development has considerably reduced the height exceedance. Structures breached the 20m height limit include the lift overruns, the fire stairs and part of the communal open space. All residential components are now below the height limit. The height exceedance does not contribute to the Gross Floor Area and is considered as a reasonable outcome addressing council's concern in the council meeting.



- 4. Waste Collection

Comment:

To address Council on-site waste collection requirement, a bin holding area and a waste truck loading bay have been provided on the ground floor. Two rubbish chutes have been proposed for the development. Waste will be transferred from bin room A and B to the bin holding area by a care-taker by arrangement. No waste collection activities will be occurred in the basement.



Should you have any further queries regarding the above, please do not hesitate to contact the office on 02 9744 7035.

Yours sincerely

Ghazi Al Ali Architect