

Detailed information about proposal and DA submission material

1 The proposal

- 1.1 The Development Application (DA) has been lodged by Urban Link Pty Ltd for the following works:
- Construction of 6 parallel residential flat buildings, each stepping along the site from north to south perpendicular to Pelican Road, containing a total of 353 apartments with a gross floor area of 30,708 square metres. 3 buildings are to be located on each of the 2 development parcels. These new parcels will be separated by a new road, bisecting the site from east to west from Pelican Road, to intersect with another new road, running from north to south along the western edge of the site, adjacent to the drainage land.
 - Construction of 2 single storey basements (1 on each of the development sites separated by the new east-west road), with waste services facilities, a total of 455 car parking spaces and bicycle parking spaces. Two separate site vehicle entries are provided to the basements from the new western boundary road. At its southern end, this new road will be a cul-de-sac, thereby avoiding an intersection with Burdekin Road.
 - 2 new driveways from internal local roads, stormwater works and site landscaping, including communal and private open space, and perimeter fencing.
- 1.2 The apartment mix consists of 112 x 1 bedroom units (31.7%), 192 x 2 bedroom units (54.3%) and 49 x 3 bedroom units (13.8%).
- 1.3 The buildings are all setback 6 metres from the street, with minor intrusions by some balconies. In relation to adjacent properties, the setback is 6 metres to the north (9 metres for the 5th storey) and 6 metres to the drainage land to the west. Separate pedestrian street access is provided to each of the residential flat buildings' ground floor lobbies from Pelican Road, Burdekin Road and the 2 new roads to be constructed.
- 1.4 A loading area is provided in each basement adjacent to the garbage bin room, for the use of waste services trucks and residents.
- 1.5 A total of 4 internal communal open space areas are provided on the site, located between the 3 buildings on each of the 2 development parcels. These areas include a range of landscaping features, plants and facilities, including BBQs with tables and seating, long bench seating, turfed areas, tree shaded areas, table tennis facilities and clothes drying areas shielded by gardens. Each ground floor lobby provides access to the internal community open space area with connecting footpaths between facilities and buildings.
- 1.6 Large private open space areas are provided for the ground floor apartments, both around the perimeter of the site in the boundary setbacks and adjacent to the internal community open space. This private space includes balconies and adjacent turf with planted edges for privacy. All apartments above ground have balconies.
- 1.7 Landscaping plans indicate a selection of trees, shrubs and groundcovers, including Australian native plants. Deep soil areas for tree planting are provided on the site boundaries and in central locations on each development parcel. Trees are located both within the community open space areas and along the roads and other site boundaries. A few of the existing trees located near the boundary will be retained. A large clump of existing trees remain on the future Council drainage reserve at the south-eastern corner of the site. These trees enhance the site's amenity.

- 1.8 1.8 metre high boundary fencing is proposed as well as internal 1.8 metre high fencing between private open space areas.
- 1.9 The application states that 36 (10%) apartments are adaptable.
- 1.10 The applicant has submitted a Traffic and Parking Assessment Report prepared by Varga Traffic Planning Pty Ltd. The report provides a traffic impact assessment that includes a review of the surrounding road hierarchy, existing traffic controls and the impacts of the projected traffic generation from the development on the capacity of the surrounding road network. The study discusses parking and loading in the 2 basements. The parking provision of the proposal is assessed in **Attachment 7** of this report.
- 1.11 The application includes an Aboriginal Heritage Due Diligence Assessment which concludes that the proposed works would impact areas of previously disturbed land where aboriginal objects are unlikely to occur beneath the ground surface. It recommends that the proposed development and works can proceed with caution.