

Detailed information about proposal and DA submission material

1 The proposal

1.1 The 2 residential flat buildings comprise of the 95 residential units, with the following unit breakdown per building.

Building	A	B	Total
Studio	5	4	9
1 bed	4	4	8
2 bed	37	37	74
3 bed	2	2	4
Total	48	47	95

1.2 The 2 level basement provides:

- 99 resident car parking spaces, a surplus of 2 spaces
- 19 visitor car parking spaces
- 66 bicycle parking spaces

In addition, 1 car wash bay is provided as well as a loading dock.

Each basement car space has been designed so that vehicles can enter and exit in a forward direction. Elevators will provide direct access from the basement carpark area to the residential levels. The visitor car parking area is centrally located and separated from the residential car parking areas.

1.3 The development provides for a central communal open space area at ground level, internally shared amongst all units, as well as rooftop common open space areas for each building. In addition, each building is provided with its own embellished communal open space courtyard central to each building. The communal open space has a total area of 1,406 sqm. The common landscaped areas will be embellished with seating, water features, pathways, pergolas and appropriate plantings. In addition, rooftop terrace and landscape areas are provided for the amenity of future residents. This includes rooftop pergolas and landscaped areas.

1.4 The buildings have been stepped down across the site as a response to the slope of the site, with a 2.5 m height difference between the buildings as a result of the topography of the land. The buildings are a contemporary design, with articulation in the building façade by use of balconies and variation in setbacks to the streetscape. Corners of the buildings, especially north facing and orientated to street, have been treated through variation of wrapped balcony types fromed on upper floors to emphasise corner elements.

2 Traffic and parking

2.1 The applicant has submitted a Traffic and Parking Impacts Report prepared by Traffic, Environmental and Forensic Engineers Consulting. The report reviews the existing traffic and parking situation in the vicinity of the site and assesses the traffic implications of the development proposal in terms of road network capacity.

The report concludes that the parking meets the requirements under the Growth Centres DCP, and that the car parking design complies with Australian Standards. The report also acknowledges that the planning road infrastructure has been designed to accommodate for the forecast growth within the area. The report concludes the likely trip generation from the proposed development is within the planned levels for the Precinct and no negative impacts on traffic operations are expected. Therefore, the applicant's traffic consultant considers the development is satisfactory in terms of traffic impacts, and is supportable on traffic and parking grounds. Our traffic engineers have reviewed the proposal and found it acceptable as it complies with the car parking requirements under the DCP and complies with the local road network.

3 Acoustic matters

- 3.1 An Acoustic Assessment prepared by Acoustic Logic has been submitted as part of the DA. The report assesses the external noise intrusion into the proposed development and noise emission from the plant service equipment proposed by the development. The assessment has been undertaken to ensure compliance with the Growth Centres SEPP, relevant Australian Standards and the required of the Infrastructure SEPP.

The report recommends provision of treatment to the design of the development, following provision of detailed mechanical assessment undertaken at construction certificate stage. Therefore, relevant **conditions** will be imposed for the recommendations of the report to be implemented and acoustic measures to be shown on the construction certificate plans. In addition, final validation from an acoustic consultant is to be provided prior to the issue of an occupation certificate to ensure these measures have been implemented to satisfy the noise requirements.