

## Detailed information about proposal and DA submission material

### 1 The proposal

- 1.1 The Development Application (DA) has been lodged by Blue Diamond Projects Pty Ltd for the following works on proposed Lot 1 in the subdivision of Lot 1 DP 652627 at 138 Burdekin Road, Schofields:
  - Construction of 2 x 5 storey residential flat buildings (RFB) in 'U-shaped' arrangements which address the perimeter of the site, containing a total of 212 apartments with the gross floor area of 17,051 m<sup>2</sup>.
  - Construction of 2 basement car parking levels which are accessed via the new western local road, with waste services facilities, a total of 257 car parking spaces (comprising 214 residential spaces and 43 visitor spaces) and 72 bicycle parking spaces.
  - Associated ground level communal open space areas (within the internal courtyard areas and at the north-western setback areas), stormwater drainage works and landscaping.
- 1.2 The proposal has an FSR of 1.32:1, which is compliant with the maximum FSR of 1.75:1 permissible on the site under the Growth Centres SEPP.
- 1.3 The maximum building height of the development is 16.83 m. The development exceeds the height limit by 830 mm over only limited portions of the buildings for the rooftop parapets only, above the maximum height limit of 16 m under the Growth Centres SEPP. Refer to discussion at **Section 7.1** of the Assessment Report.
- 1.4 The buildings are all setback 6 m from the street, with minor intrusions by some balconies at the new south-western corner of the development site, which is due to the new splay required at this street corner. Refer to discussion at **Section 7.3** of the Assessment Report.
- 1.5 The apartment mix consists of 2 x studio and 47 x 1 bedroom apartments (23%), 160 x 2 bedroom apartments (75%), 3 x 3 bedroom apartments (1%).
- 1.6 Pedestrian street access to the RFB development is provided along the southern and western sides of proposed 'Lot 1.' The eastern boundary of the subject site abutting a new public road in accordance with the Indicative Layout Plan which is wholly contained within the adjoining site, being 134 Burdekin Road, Schofields. JRPP-15-01170 was approved in August 2017 for the construction of 4 x 5 storey RFBs at 134 Burdekin Road, Schofields. Pedestrian access along the eastern side of proposed 'Lot 1' will be available upon the new public road being completed and dedicated to Council as approved in JRPP-15-01170.
- 1.7 A loading area is provided in the basement adjacent to the waste storage rooms, for the use of residents and waste collection. The site will be serviced by private waste contractors for general, recycling and bulky waste collection.
- 1.8 The communal open space areas include a range of landscaping features, plants and facilities including BBQs with tables and seating, a children's play area, turfed areas and tree shaded areas. Access to the communal open space areas is provided via some ground level lobbies with connecting footpaths provided throughout.

- 1.9 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 level have balconies.
- 1.10 Landscaping plans indicate a selection of trees, shrubs and groundcovers, including Australian native plants. Trees are located both within the community open space areas and along the roads and other site boundaries. Deep soil areas for tree planting are provided at the boundaries of the site, at the break between the buildings along the western side of the development and the northern courtyard.
- 1.11 1.8 m high boundary fencing is required to be provided along the northern boundary. Feature privacy fencing is provided along the frontages to the new public roads and the private open space areas.
- 1.12 The application states that 22 (10%) apartments are adaptable.
- 1.13 The buildings have been designed to promote modern urbanism with a mix of strong vertical and horizontal shapes which are intermixed to achieve a sense of modulation and articulation. A variety of materials are proposed, including rendered and painted finishes for the façade walls, a combination of solid and glazed balustrade treatments and special cladding for partial walls. Varying treatments are applied to the balcony balustrades to create compositional devices to divide the facades. The overall external colour scheme includes shades of grey tones and feature cladding in timber and white and brass colours, which adds warmth and a sense of identity to the buildings. The flat roof line of the buildings is modulated and steps down to reflect the sloping topography of the site. The buildings present a modern design which assists in setting a high quality standard for the transitioning character of this locality and creates a desirable streetscape.
- 1.14 A Design Verification Statement prepared by registered architect, Sam Min-Han Lu of Design Cubicle Pty Ltd has been prepared for the development, in accordance with the requirements of SEPP 65.
- 1.15 The application is accompanied by a Due Diligence Aboriginal Archaeological Assessment, an Aboriginal Cultural Heritage Assessment and an Aboriginal Test Excavation Report prepared by AMAC Group and Streat Archaeological Services Pty Ltd. The reports note that extensive archaeological assessment, site inspections and assessments have been undertaken near the study area in Kellyville, Schofields and Rouse Hill, and concludes that there is a nil to low potential for any Aboriginal objects to be harmed. The assessment of the subdivision for this site (DA-17-01489) has also taken this matter into consideration.
- 1.16 The application is accompanied by 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, impacts on on-street parking provision and demand, the impacts of the projected traffic generation from the development on the capacity of the surrounding road network and advises that the proposal will not have any unacceptable traffic implications in terms of road network capacity. The study also advises that the design of the basement parking and loading facilities satisfies the relevant car parking rates and the Australian Standards and will not have any unacceptable parking or loading implications.
- 1.17 It is also noted that our engineering section required the proposed driveway to be relocated so it was clear of the T-intersection at the western side of the site. The revised location of the driveway is supported.

- 1.18 This DA is required to demonstrate the proposed development will satisfy the requirements of State Environmental Planning Policy (Infrastructure) 2007 and *Development near Railway Corridors and Busy Roads – Interim Guidelines*. Our Environmental Health Section has reviewed the Traffic Noise and National Construction Code (NCC) Assessment prepared by Rodney Stevens Acoustics which accompanies this DA and advises that the recommendations of the report are to be implemented, and a further acoustic report is to be carried out prior to the installation of any mechanical ventilation plant. The recommendations of the report include glazing and sealed frame system, construction requirements for walls, floors, doors and services, treatment for waste pipes and services/hydraulic piping in habitable and non-habitable spaces, and treatments to gaps with acoustic sealant.
- 1.19 The application is accompanied by a Stage 1 Contamination Assessment prepared by Ground Technologies. The report undertakes an assessment of the development site against the National Environment Protection Measure (NEPM) 2013 guidelines and concludes that the site is suitable for residential development. The assessment of the subdivision for this site (DA-17-01489) has also taken this matter into consideration.
- 1.20 This application is also accompanied by a Salinity Investigation report prepared by Ground Technologies which includes the testing of soil samples. The results indicate that the underlying soils encountered in the site are predominantly non-saline to slightly saline. The soils were also found to be non-aggressive to concrete and non-aggressive to steel. Based on the findings of this report, a Salinity Management Plan is not required for the site.