
Additional information about the proposal

1. A landscape concept plan by Vision Dynamics indicates a selection of trees, shrubs and groundcovers, including Australian native plants. Narrow deep soil areas for tree planting are provided on the site boundaries and in central locations in Buildings A and B. Limited numbers of trees are located both within the communal open space areas and along the roads and other site boundaries. Two existing trees will be retained on the Council road reserve in Grange Avenue. The plans are now out-of-date for the revised design of Building C in version G.
2. 1.2 m front and side masonry boundary fencing is proposed, open with horizontal slats for the top 200 mm. 1.6 m masonry fencing to private open space is proposed, open with horizontal slats for the top 600 mm.
3. The eastern elevations of all buildings are similar in design, materials and colour scheme with the same elements and treatments. The built form has incorporated appropriate modulation / articulation which adds to the visual interest and minimises the visual bulk. Neutral tones and colours are proposed with concrete, render and paint finishes, alucobond cladding and glass balustrades on balconies.
4. A BASIX certificate, dated 18 May 2016, has been provided for the proposal under SEPP (Building Sustainability Index: BASIX) 2004 confirming that the proposal will comply with the water, thermal comfort and energy efficiency requirements of the policy.
5. The site has been assessed as suitable for residential development by a Preliminary Site Investigation by Australian Geotechnical, dated 9 May 2016. Previously the land was vacant and then used for residential purposes. The report includes a site investigation and salinity assessment and concludes that the actual or potential contamination sources are low, the site has not been contaminated by past or present activities and would not present a risk to human health. No further investigation is recommended.
6. A Design Verification Statement for the proposal has been submitted in relation to the SEPP No. 65 Design Quality Principles. In accordance with the Environmental Planning and Assessment Regulation, a design verification statement dated 26 July 2017 has been submitted from Sam Min-Han Lu Registration No 8842, Registered Architect nominated by Design Cubicle Pty Ltd for this Development Application. The assessment of the proposal in relation to SEPP 65 and the ADG is at **Attachment 6**.
7. The applicant has submitted a Traffic and Parking Assessment Report prepared by Varga Traffic Planning Pty Ltd, dated 20 May 2016. The report provides a traffic impact assessment that includes the impacts of the projected traffic generation from the development on the capacity of the surrounding road network and discusses parking and loading areas in the basements. The Report concludes that the proposed development will not have any unacceptable traffic, parking or loading implications.
8. The application includes a consultant Aboriginal Heritage Due Diligence Assessment by Extent, dated 19 May 2016, which concludes that the site had the potential to contain Aboriginal objects/sites, however levels of existing disturbance within the site indicate that potential for subsurface or significant finds is low. The report makes recommendations for the proposed development during construction that are included as proposed conditions of consent.

9. A Preliminary Tree Inspection Report prepared by Treehaven Environments, dated 5 May 2016 recommends the removal of 8 trees, 3 of which are endemic forest remnants (2 Forest Red Gums and a Manna Gum) and replacing with endemic species in the new landscaping for the site. 2 Grey Box trees, located on the Grange Avenue public road nature strip, are recommended for retention and will need to be protected during construction through conditions of consent.
10. A Road Traffic Noise Impact Assessment has been prepared for the proposal by Rodney Stevens Acoustics, dated 14 April 2016, which finds that the impact of road traffic noise from Richmond Road and Grange Avenue on the proposed residential dwellings will potentially exceed the noise criteria. Noise control measures, including glazing of windows and doors, are recommended for the proposal to meet the requirements of SEPP (Infrastructure) 2007 and Department of Planning Guidelines. Conditions of consent are proposed for the implementation of these recommendations.
11. A Waste Management Plan, prepared by Design Cubicle Pty Ltd, has been submitted. This plan and the architectural plans have been revised to meet the requirements of Council's waste services officers. A copy of the DA plans Issue F is at **Attachment 5**.