

Detailed information about proposal and DA submission material

1 Overview

1.1 Design Cubicle is proposing construction of 2 x 5 storey residential flat buildings containing 100 units and 137 car parking spaces over 2 basement levels, associated demolition of dwellings and outbuildings as well as tree removal, stormwater drainage works and landscaping on proposed Lot 4 in DA-16-05461

2 Residential component

2.1 The apartment mix proposed is:

- 20 x 1 bedroom units
- 65 x 2 bedroom units
- 14 x 3 bedroom units
- 1 x 4 bedroom unit.

2.2 Ten of the apartments are proposed to be adaptable.

2.3 A total of 137 car parking spaces in 2 basement levels comprising 115 residential and 22 visitor car parking spaces which will include 11 accessible parking spaces.

2.4 The building is proposed to have an overall height of 16.56 metres, which exceeds the height limit for the site by 0.56 metres.

2.5 Two separate common open space areas are proposed between building A and building B.

3 Access

3.1 Access to the site is proposed to be via a temporary TfNSW north-south access driveway off Schofields Road service road which will be accessed via a temporary driveway off Railway Terrace to be created in the subdivision application DA-16-05461. When the adjoining site to the east is redeveloped and the surrounding road network is connected, the temporary cul-de-sac turning head at the intersection of Road 2 and Road 3 will be removed. The proposed temporary access TfNSW driveway will have to be removed at the same time and replaced with landscaping.

4 Landscaping

4.1 A landscaping plan has been prepared by Vision Dynamics for the proposed development which illustrates the proposed landscaping along the boundaries and internal to the site.

5 Tree removal

5.1 An arborists report has been prepared by Redgum Horticultural for the proposed development. This report illustrates trees to be retained and trees that will require removal due to being within the proposed building's footprints.

5.2 The tree removal will be dealt with as part of the subdivision DA which creates the lots and roads with associated bulk earthworks, civil works, drainage works and consequently tree removal.

6 Waste management

6.1 A waste management plan has been prepared by Design Cubicle for the proposed development which outlines waste management for the proposal during demolition, construction and operational stages.

6.2 The Applicant proposes waste collection to be undertaken in the basement by private waste collection contractors.

7 Aboriginal heritage

7.1 An Aboriginal heritage due diligence assessment has been prepared by Extent Heritage for the proposed development. The assessment found that there are no Aboriginal objects, sites or archaeologically sensitive landscape features within the site.

7.2 Assuming the subdivision application is approved, the requirements of this assessment will have to be met as part of the subdivision and related bulk earthworks and road construction.

8 Geotechnical investigation

8.1 A geotechnical investigation has been prepared by Ground Technologies for the proposed development which provides recommendations to be carried out for construction of new pavements proposed for this development.

8.2 Assuming the subdivision application is approved, these requirements will have to be met as part of the subdivision and road construction works.

9 Contamination and salinity

9.1 A stage 1 contamination and salinity assessment has been prepared by Ground Technologies for the proposed development. This report was prepared in line with the strict requirements of the National Environment Protection (Assessment of Site Contamination) Measure (NEPM) 1999 for residential purposes without any limitations. The assessment demonstrates that the site is suitable for residential use and that no remediation is required.

9.2 The electrical conductivity results indicate that the soil salinity is predominately slightly saline to moderately saline. No highly saline results were recorded. The laboratory test values of sulphates, chlorides and pH indicate that the soil samples are non-aggressive to both steel and concrete.

9.3 Assuming the subdivision application is approved, site contamination validation will occur prior to issue of a subdivision certificate creating a fully validated Lot 4 for this development.

10 Traffic

10.1 A traffic and parking assessment report has been prepared by Varga Traffic Planning for the proposed development. The report outlines the Indicative Layout Plan variation proposed, the parking provisions proposed and projects traffic generation for the development. It concludes that the proposed development will not have any unacceptable parking or loading implications.

10.2 As there is no development adjacent to the site, the proposed subdivision creating the subject Lot 4 is isolated and is fully dependent on the TfNSW temporary access driveway to Railway Terrace. This issue can only be fully resolved in the subdivision application which is yet to be determined.

11 Acoustics

11.1 A road and rail traffic noise impact assessment and construction noise and vibration management plan have been prepared by ARK Built Investments for the proposed development. The report confirms that all regulatory criteria requirements will be achieved within the proposed dwellings and at neighbouring sensitive receivers subject to the recommendations of the assessment being carried out.