

## **Detailed information about proposal and DA submission material**

### **1 Overview**

1.1 This Development Application (DA) has been lodged by Universal Property Group P/L for the following works at proposed lots 1, 2, 3 and 4 approved in DA-16-04135 at 27 Boundary Road and 29, 31 and 33 Schofields Road, Schofields.

Stage 1:

- construction of 26 dwellings in Lot 1 including 41 resident car parking spaces and 6 visitor spaces
- construction of 98 dwellings in Lot 2 including 149 resident car parking spaces and 20 visitor spaces
- construction of 56 dwellings in Lot 3 including 89 resident car parking spaces and 12 visitor spaces
- construction of 41 dwellings in part of Lot 4 including 61 resident car parking spaces and 10 visitor spaces
- construction of a temporary stormwater detention basin in the southern part of Lot 4, until such time as the regional stormwater basin is constructed and operational
- construction of associated on-site stormwater detention tanks under the internal private roads, stormwater drainage works, internal private roads and landscaping.

Stage 2:

- removal of the temporary stormwater detention basin in the southern part of Lot 4 (once the regional stormwater basin is constructed and operational)
- construction of 9 dwellings in part of Lot 4 including 14 resident car parking spaces
- construction of associated on-site stormwater detention tanks under the internal private roads, stormwater drainage works, internal private roads and landscaping.

1.2 The few existing trees on the site were approved for removal to facilitate the infrastructure and site preparation works.

1.3 The further subdivision of Lots 1, 2, 3 and 4 will be the subject of future strata title subdivision by the Applicant through a Private Certifier.

1.4 This results in a total of 230 dwellings, 354 resident car parking spaces and 48 visitor car parking spaces.

1.5 The dwelling mix consists of 64 x 3 bedroom dwellings, 162 x 4 bedroom dwellings and 4 x 5 bedroom dwellings.

1.6 All dwellings are double storey and a mix of:

- detached dwellings
- attached dwellings (2 dwellings with a common wall)
- attached dwellings (3 dwellings with common walls - this occurs in 4 instances).

1.7 The dwellings comprise a mix of roof forms, façade designs and articulation features to create an interesting streetscape presentation.

- 1.8 Separate external colour schemes are applied to each lot to foster a sense of individuality and ownership for each lot. This is also complemented by landscaping, decorative trees and street trees which are differentiated for each lot. The proposal comprises the planting of 674 new trees in the development which will have a mature height of about 7 m. The proposal also provides 103 new street trees at the perimeter of the new blocks. Refer to the Colour Scheme Plan, Colour Schedule Elevation Plans and Landscape Plans at attachment 5.
- 1.9 The pedestrian pathways, private roads and parking bays are to have a coloured concrete finish which differs from the new public roads, being coloured concrete in a light grey colour for private roads and driveways, light brown wooden colour for parking bays, and pewter colour for pedestrian pathways. Refer to the Landscape Plans at attachment 5. The purpose of this is to provide differentiation between the private and public spaces.
- 1.10 Fencing located along a public road is to be constructed of masonry split-faced fencing to add visual interest.
- 1.11 Suitable access and pedestrian permeability is provided throughout the development by the new public roads and thoroughfares created by the internal private roads.

## **2 Traffic and parking matters**

- 2.1 The Applicant submitted a Traffic and Parking Assessment report prepared by Varga Traffic Planning Pty Ltd dated November 2017.
- 2.2 Our Access and Traffic Management Section advised that the proposed development is a minor traffic generator with morning and afternoon peak hours generating 165 vehicle trips per hour or 3 additional vehicle trips per minute. The analysis provided by the Applicant's traffic consultant shows the proposed development will have a minor additional impact on the existing local road network. Therefore, the development traffic impacts on the local network are negligible. The available spare capacity in the network is capable of accommodating the development traffic with a minor decrease in levels of service.
- 2.3 The proposal is consistent with the Riverstone Precinct Indicative Layout Plan and the provision of parking satisfies the parking rates in the Growth Centre Precincts Development Control Plan. The proposal is supported as it satisfies our requirements with respect to traffic, road safety and parking provision.
- 2.4 The new public roads also provide 80 on-street car parking spaces for residents, visitors and the general public. Refer to the On-street Car Parking Plan at attachment 5.

## **3 Acoustic impacts**

- 3.1 The proposal is accompanied by a DA Acoustic Assessment prepared by Acoustic Logic dated July 2017. This assessment considers the impacts from noise generated from Schofields Road, the potential rail corridor to the south and noise generated by mechanical plant.
- 3.2 The report provides acoustic attenuation measures to ensure all dwellings are afforded an appropriate level of acoustic privacy, particularly where they have sensitive rooms orientated towards potential noise sources.
- 3.3 These measures will be imposed as conditions of consent to ensure that the dwellings have been designed to minimise noise intrusion from any external noise source.