

Detailed information about proposal and DA submission material

1 Overview

- 1.1 This Development Application was lodged by Graham Developers Pty Ltd for land at 217 Grange Avenue, Marsden Park. The proposal is for the demolition of existing structures, removal of all trees, subdivision to create 3 development lots (Blocks A, B and C) and 2 lots for roads, construction of new public roads and a temporary access road (to the west of Block B), 3 residential flat buildings consisting of 132 apartments, 223 basement car parking spaces and associated drainage works and landscaping.
- 1.2 The proposal includes an additional new public half width road along the western side of Block A. The proposal also includes a temporary access road to the west of Block B which provides access to Block C at the rear (south) of the block as shown in Figure 1 below. This 4.5 m wide temporary road is proposed to remain and provide 2-way access until such time as the surrounding road network is available.

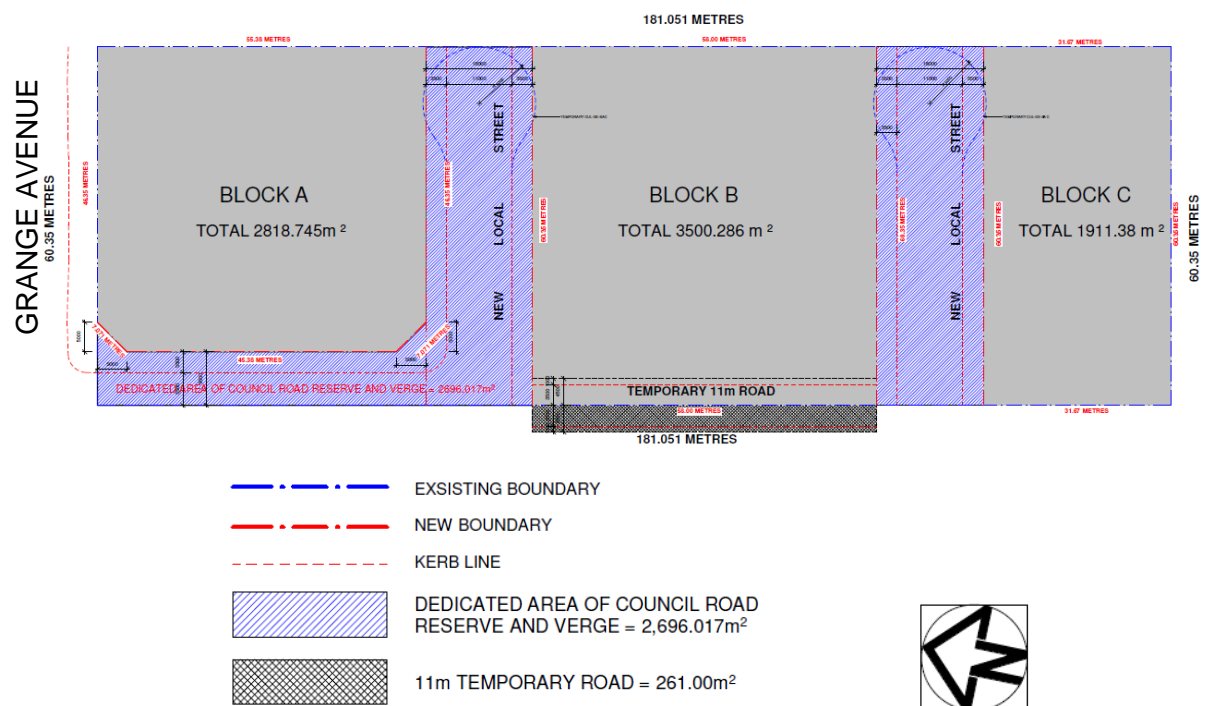


Figure 1: Extract from the proposed subdivision and road reserve plan showing the location of the proposed public roads (hatched in blue) and the temporary road which together provide access between Grange Avenue (left) and Block C (right).

- 1.3 The apartment mix consists of 8 studios (6%), 40 x 1 bedroom apartments (30%), 72 x 2 bedroom apartments (55%) and 12 x 3 bedroom apartments (9%).

2 Height and scale of buildings

- 2.1 The proposed development is for 3 x 4 storey buildings.
- 2.2 The proposal generally satisfies the maximum permitted building height of 14 m, with the exception of the structures associated with the rooftop lift overruns and stairwells which provide access to the rooftop communal open space areas, and shading structures,

bathrooms and lobby areas for each building. These rooftop structures have a height of up to 16.9 metres, being a variation of up to 2.9 m or 21%.

- 2.3 Figures 2 and 3 below demonstrate components of the development that are above and below the height plane.

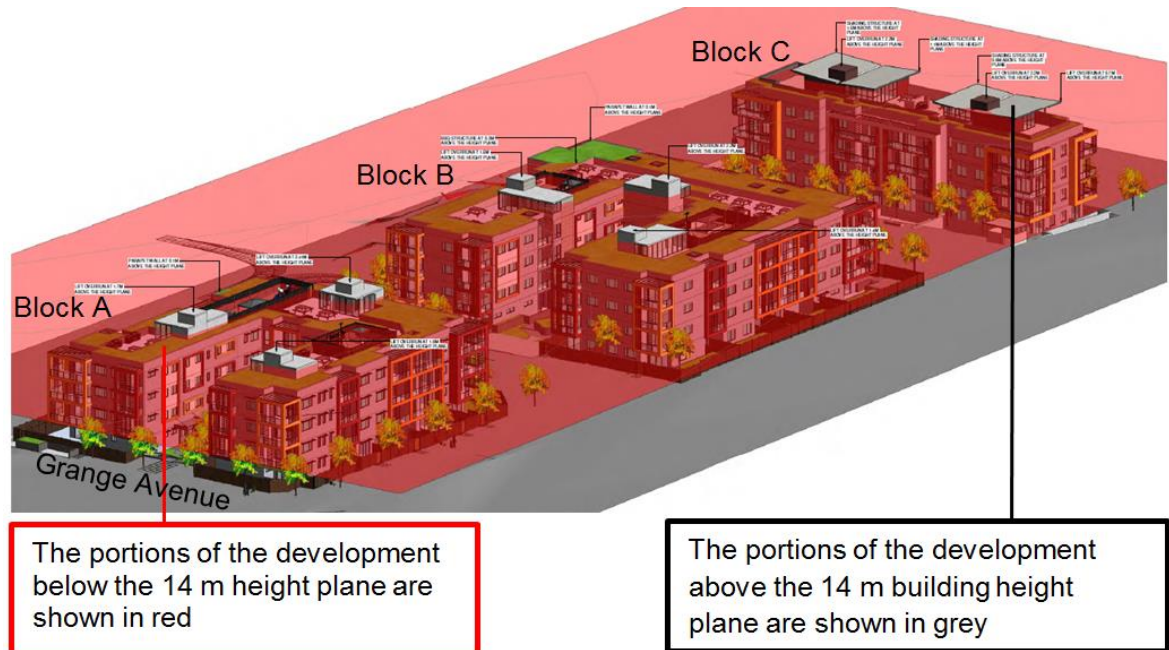
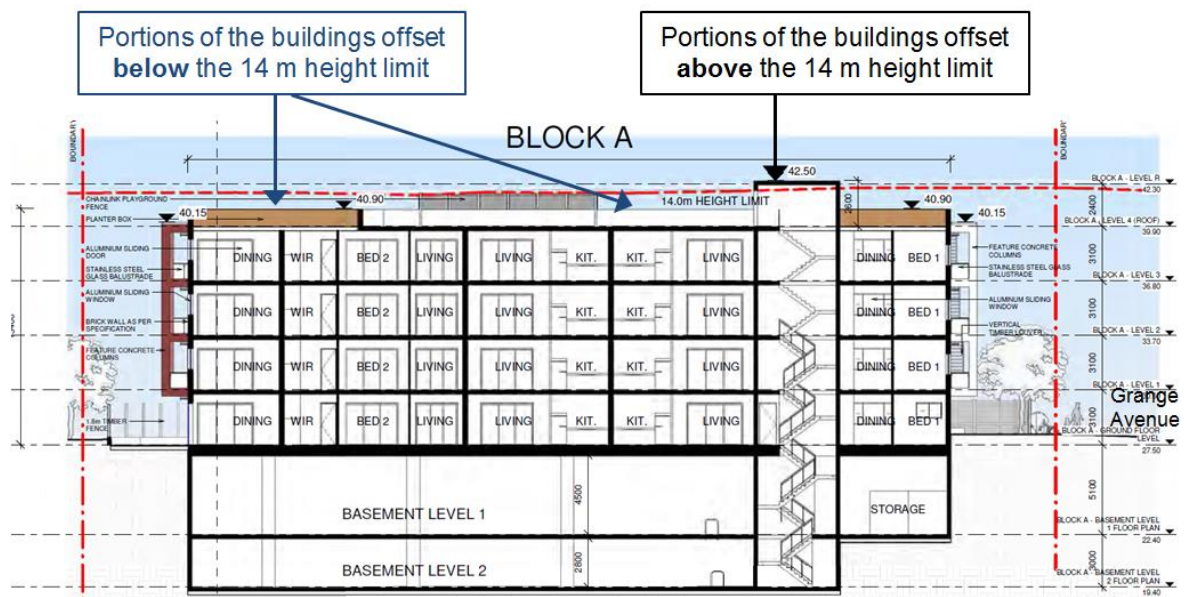


Figure 2: Aerial view demonstrating the components of the development above and below the 14 m height plane.



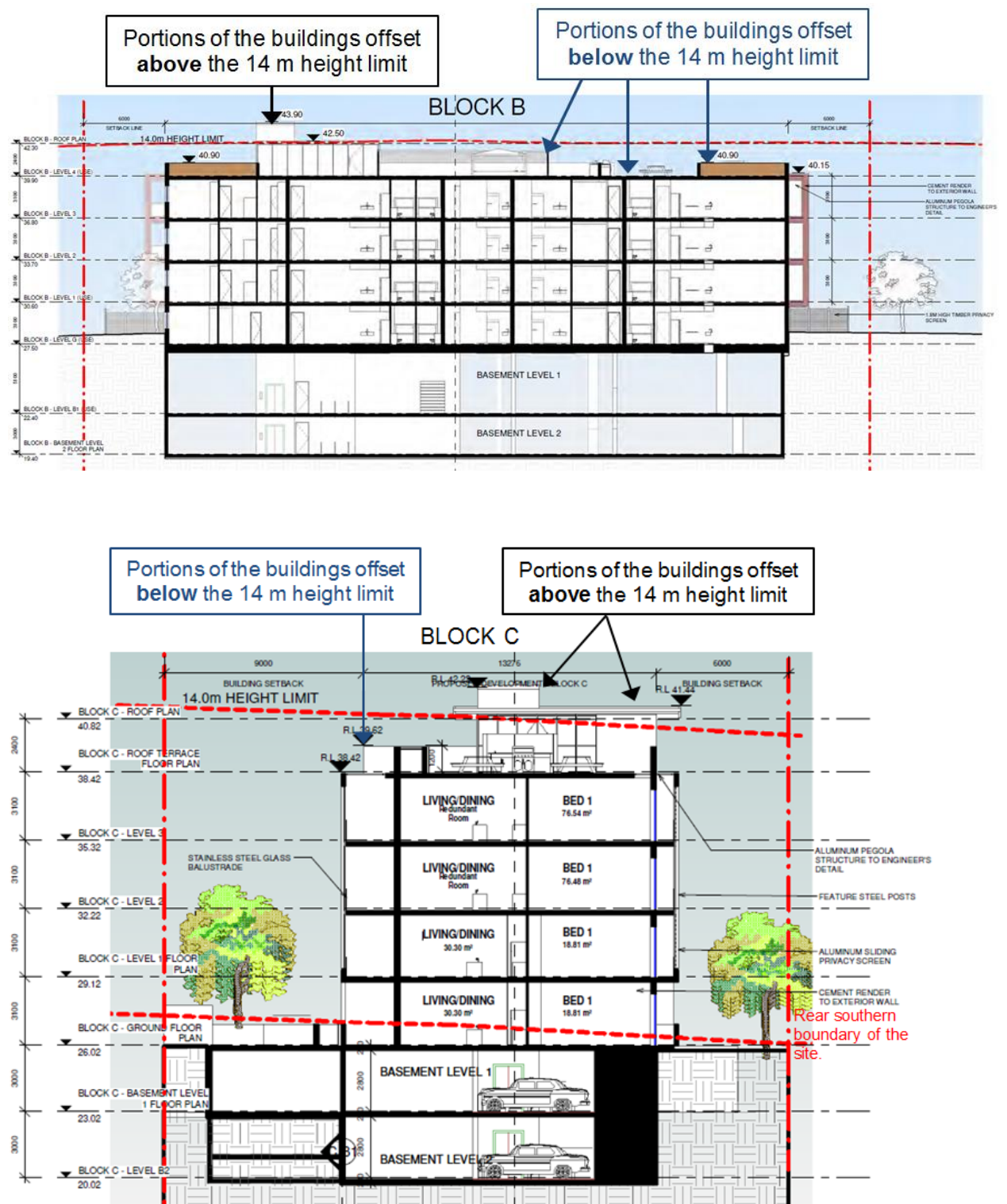


Figure 3: Extract from the Section Plans taken through Blocks A, B and C demonstrating the components of the development above and offset below the 14 m height plane.

3 Road layout and timing

- 3.1 The proposal is not consistent with the new public roads as planned in the Indicative Layout Plan (ILP) for the Marsden Park Precinct. The ILP is shown in Figure 4 below.

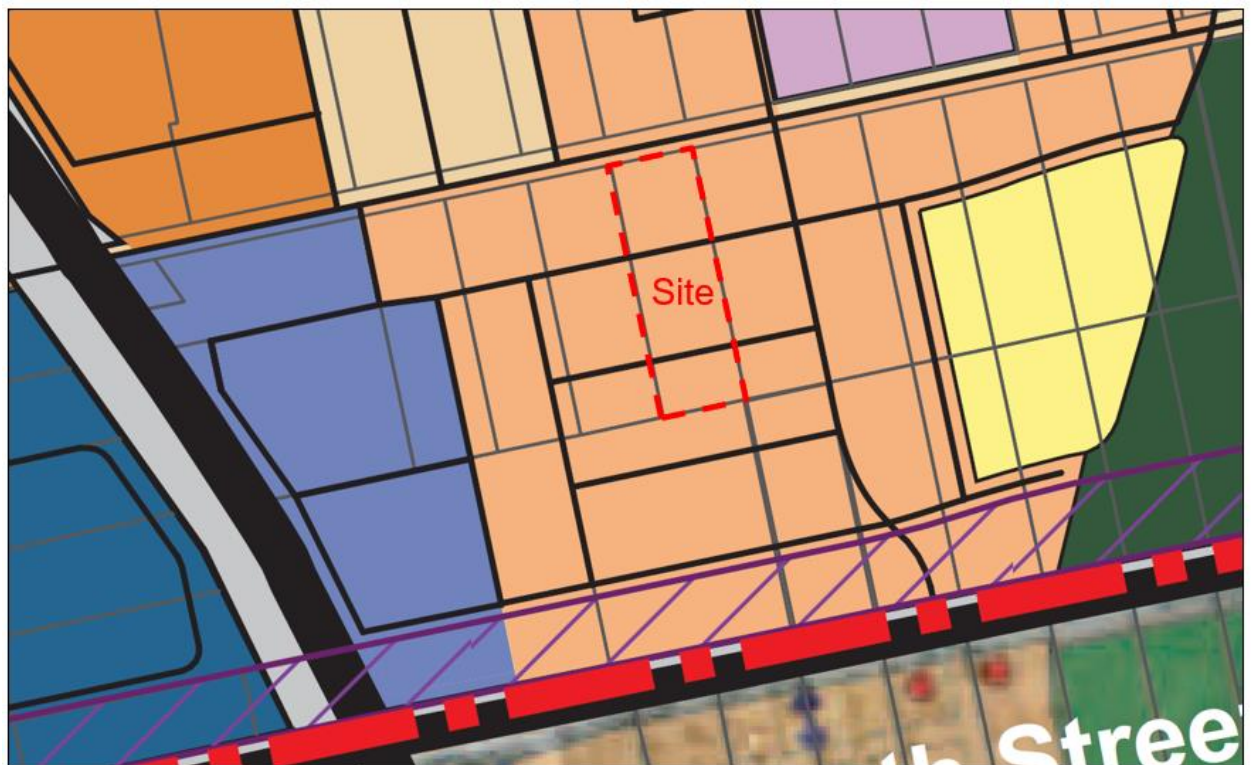
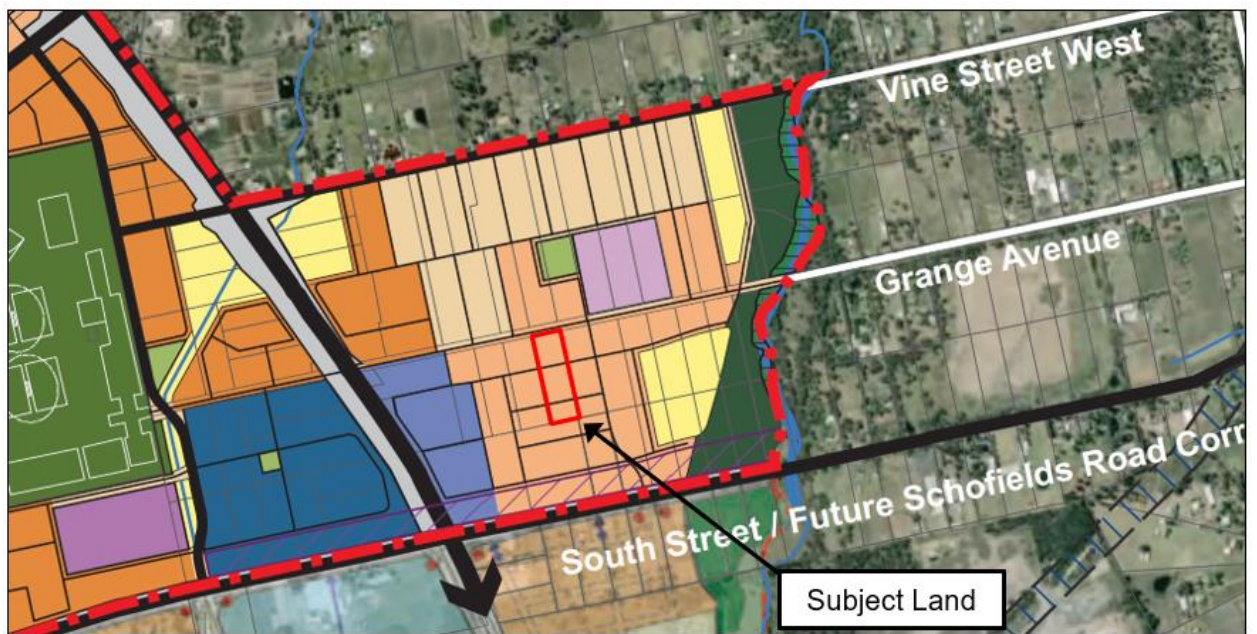


Figure 4: Extract from the Marsden Park Precinct Plan showing the Indicative Layout Plan for new public roads.

- 3.2 The adjoining sites are all zoned R3 Medium Density Residential and are yet to be redeveloped. Therefore, the central and rear part of the site does not have access to a public road. This affects access to proposed Blocks B and C. To resolve this, the applicant seeks to construct an additional new half-width public road along the western side of Block A, which is contrary to the ILP road pattern. In the interim, the applicant also proposes to construct a 4.5 m wide temporary access driveway along the western side of Block B which connects to a new local street and Block C at the rear (south) of the site.
- 3.3 This temporary access is proposed to provide pedestrian and vehicular access to Block C and adjacent properties until such time as the surrounding road network is constructed and available for public access.

4 Traffic and parking matters

- 4.1 The applicant has submitted a Traffic and Car Parking Assessment Report prepared by EB Traffic Solutions dated December 2017. It provides an assessment of the existing conditions, an assessment of the development's car parking requirements, adequacy of the on-site car parking supply to accommodate the proposal's car parking requirements, an assessment of the adequacy of the car park layout, and the traffic impact of the proposal.
- 4.2 The assessment concludes that the car park layout has generally been designed in accordance with the requirements of the relevant Australian Standards and that the traffic generated by the proposal will be minimal and is not expected to adversely impact upon the safety or operation of the surrounding road network.
- 4.3 The report also recommends that:
- any bays adjacent to end walls are required to have an additional clearance of 0.3 m
 - parking bays be provided at a length of 5.4 m and an adjacent aisle of 5.8 m
 - any columns adjacent to car parking bays within the car parking areas are required to be located between 0.75 m and 1.75 m from the edge of the access aisle
 - 300 mm kerbs are required to be provided along either side of the Block C access ramps
 - the gradients be aligned for consistency between the layout and cross section plans for Block B
 - the following additional bicycle spaces be provided:
Block A: 3
Block B: 5
Block C: 2
 - for Blocks A and B, the minimum headroom clearance along the access ramps, at the entrance to the loading docks and within the loading docks, is required to be 4.5 metres.
- 4.4 The applicant's report does not demonstrate if waste vehicles are capable of servicing kerbside waste collection for Block C and manoeuvring to and from Grange Avenue.

5 Trees, landscaping and open space

- 5.1 The proposal seeks to remove all trees on the site and provide new street trees and landscaping in the street setback areas and the communal open space areas at the ground level internal courtyards and the rooftop areas.
- 5.2 The communal areas for each block include a range of hard and soft landscaping features, plants and facilities, including pathways, BBQs, tables and chairs. The rooftop areas for Blocks A and B feature children's playgrounds.
- 5.3 Deep soil zone areas are provided in the street setback areas for all blocks, and part of the internal courtyard areas of Blocks A and B.
- 5.4 Private open space areas are provided for the ground floor apartments, both within the street setback areas and adjoining the communal open space areas. The balconies which adjoin the internal courtyards of Blocks A and B feature privacy measures in the form of 1.8 metre high timber fencing.
- 5.5 All apartments above ground level have balconies.
- 5.6 The applicant is required to plant new street trees along the new public roads.

- 5.7 When the surrounding new public road network is in place, the applicant proposes to complete and dedicate the new public road between Blocks B and C to Council, and remove the temporary access road on the part of the site adjoining Block B. It is assumed that this area will then be embellished as landscaped communal open space area for the use of residents of Block B. However, this is not shown on the plans.