

## Detailed information about proposal and DA submission material

### 1 Overview

1.1 The Development Application (DA) was lodged by Stockland Development Pty Ltd seeking approval under the Environmental Planning and Assessment Act 1979 to carry out the following works:

- subdivision to create 71 allotments
- construction of 71 dwellings consisting of a range of products
- site contouring and civil works
- landscaping works.

### 2 Subdivision component

2.1 It is proposed to subdivide proposed Lots 3082 to 3086 created under DA-16-05045 in Precinct 3 MD 5 Stage 30A into 71 lots as follows:

Approved superlots	Proposed lots			
	Torrens Title	Community Title	Strata Title	Total
3082	10	0	0	10
3083	11	0	0	11
3084	12	0	0	12
3085	0	29 (1 will be subdivided into 2 Strata lots)	2	30
3086	8	0	0	8
<b>Total</b>	<b>41</b>	<b>29-1 = 28</b>	<b>2</b>	<b>71</b>

2.2 The approved superlot 3085 will be subdivided into 29 community title lots which will enable the private maintenance of the central private laneway (Lot 1) by all the owners in the Community Plan.

2.3 The studio dwelling is located on the proposed community title Lot 2 which will be further subdivided as 2 strata title lots upon construction of the dwellings.

2.4 The approved superlots 3082, 3083, 3084 and 3086 will be subdivided into 41 Torrens title lots.

2.5 The proposed Torrens title lots will create a variety of lot sizes ranging from 125 m<sup>2</sup> to 333 m<sup>2</sup>. The corner lots have frontages ranging between 7.64 m and 16.307 m and the remaining lots have frontages of between 4.5 m and 7.45 m. The lots sizes and areas comply with the minimum requirements of the Growth Centres DCP.

Figure 1 shows the subdivision layout. A full set of A3 sized development plans is at attachment 5 to this report.

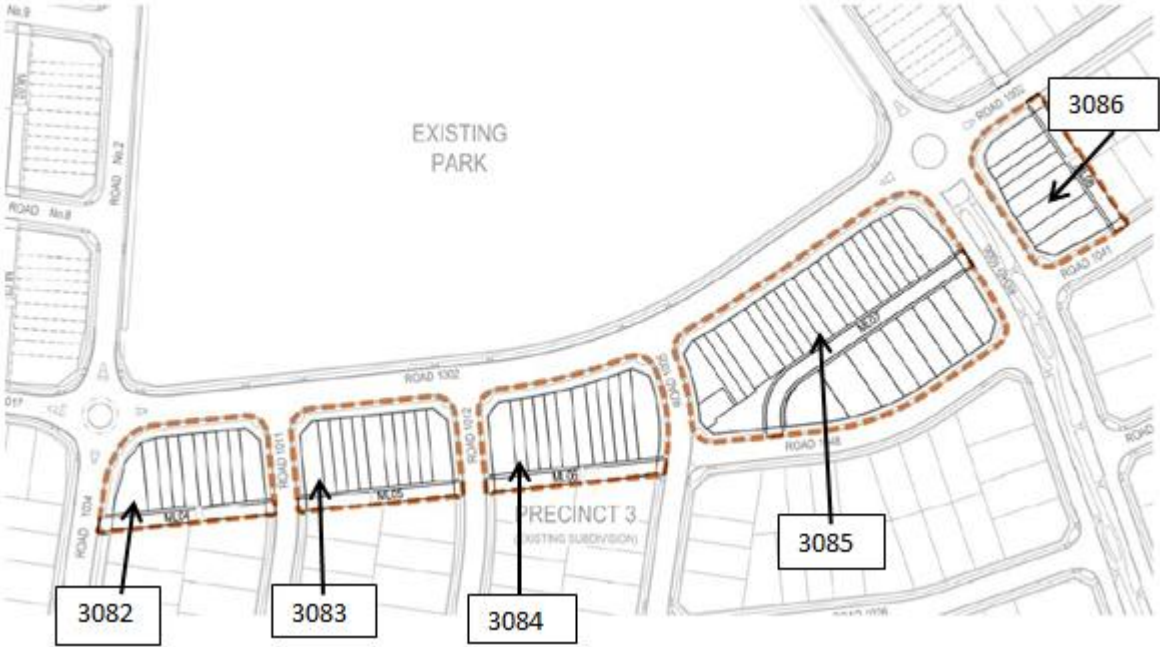


Figure 1: Proposed Subdivision Layout

### 3 Construction of dwellings

3.1 It is proposed to construct 71 dwellings consisting of a range of products and including:

- 1 studio dwelling
- 4 dwelling houses
- 10 semi-detached dwellings
- 56 attached dwellings.

Over the proposed superlots 3082 to 3086 in the following mix:

Superlot No	Studio (bedrooms)		Attached (bedrooms)		Semi-detached (bedrooms)		Dwelling house (bedrooms)			Total
	2b	3b	2b	3b	2b	3b	2b	3b	4b	
3082			8	1					1	10
3083			8	3						11
3084			9	3		4				16
3085	1		14	6		6		1	2	30
3086			3	1						4
Total	1		42	14		10		1	3	71

- 3.2 The dwellings will be 2 storeys in height and will comprise 42 x 2 bedroom, 25 x 3 bedroom, 3 x 4 bedroom dwellings and 1 x 2 bedroom studio dwelling.
- 3.3 The materials and finishes include a variety of face brick and render finish with Colorbond roofing. These finishes on each range of product are depicted in Figures 2, 3, 4, 5, 6 and 7 below. A condition is included in the recommendation that the materials and finishes, including the external wall cladding of all the dwellings within the development, are to comply with the requirements of the Environmental Planning and Assessment Amendment (Identification of Buildings with Combustible Cladding) Regulation 2018 and State Environmental Planning Policy Amendment (Exempt Development – Cladding and Decorative Work) 2018.



**Figure 2: Studio – above the garages - elevation fronting laneway**



**Figure 3: Dwelling house - example of front elevation**



**Figure 4: Dwelling house - example of front elevation**



**Figure 5 – Semi-detached dwellings - example of front elevation**



**Figure 6: Attached dwellings - example of front elevation**



**Figure 7: Attached dwellings - example of front elevation**

## **4 Land contouring and associated works**

- 4.1 Bulk earthworks were approved by Council under DA-16-04239 and the subdivision DA-16-05045. The site grading works under these DAs are currently being carried out. Some minor land contouring will be carried out for building pads and drainage as part of this DA.
- 4.2 Drainage works are to be carried out to ensure the drainage pit on each lot is connected to the central drainage pipe located within the shared driveway.

## **5 Landscaping**

- 5.1 A landscape plan showing the location and type of landscaping within the front setback, courtyards and some areas along the shared driveway has been submitted. All landscaping will be carried out on the private property as trees on the local roads surrounding the superlot have already been approved under the previous subdivision DA-16-05045.
- 5.2 Fencing proposed as part of this DA includes 1.8 m high side and rear fencing in a variety of finishes, including timber lapped and capped, Colorbond or horizontal metal slat fencing. Fencing along the front property boundary will be 1.2 m in height, just to define the property boundary and entry of each lot.