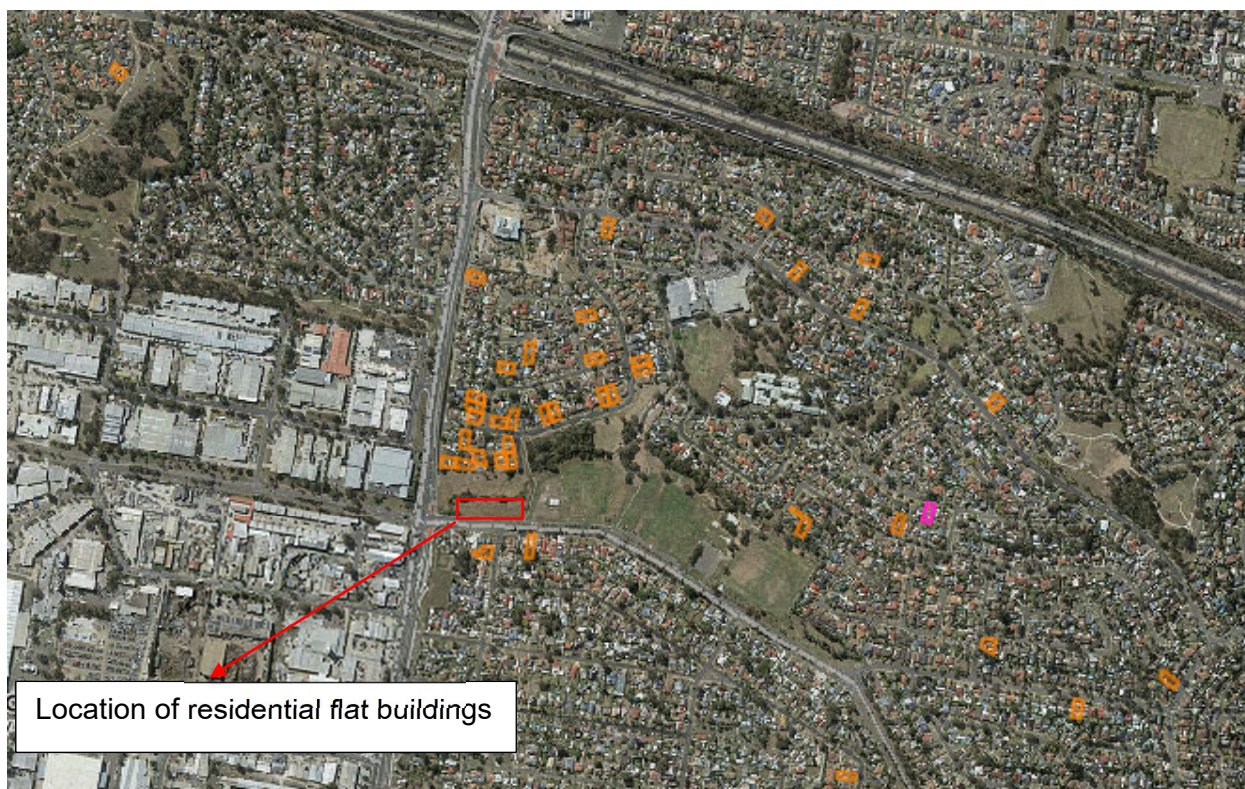


Summary of residents' concerns and Council response

1 Location of submitters



Note: The map only shows the location of submitters where the house number is provided.

2 Consideration of issues raised

Issue	Planning comment / response
Car parking Car parking is deficient and the adjoining local streets will be used as overflow parking.	The proposed development provides adequate on-site car parking for residents and visitors subject to conditions of consent and in accordance with the car parking requirements of Blacktown Development Control Plan 2015. It is extremely unlikely that there will be any significant increase in parking on local streets in Kings Langley or on sporting fields car parking areas, given the physical barrier and distance between these areas and the future development.
Traffic The increased traffic negatively impacts the area and local road network, particularly the traffic flow on Vardys Road.	The submitted Traffic Report confirms that the development will not unreasonably impact on the local traffic network. The report concludes that there will be no adverse traffic implications, particularly as the additional traffic movements will be quite unnoticeable in relation to the existing traffic movements along Sunnyholt Road and Vardys Road.

Issue	Planning comment / response
<p>Entry on Vardys Road will create a rat run through Kings Langley for those coming from the eastern direction.</p>	<p>There will be no connection between this site and Evan Place and so residents cannot access this development to get into or out of Kings Langley.</p> <p>Council's Traffic section has reviewed the proposal and has no issue with traffic generation on Vardys Road, but concludes that the left turning slip lane is however needed to separate turning traffic from through traffic, as Vardys Road is a sub-arterial road and carries significant traffic volume. Therefore, a condition has been imposed on the consent requiring the provision of a 3.5 wide slip lane along and in the fronting setback to Vardys Road for 20 m from the west of the driveway entry.</p>
<p>Character</p> <p>The development is not in keeping with the character of the area</p>	<p>Construction of residential flat buildings is proposed within the land zoned R4 High Density Residential. Residential flat buildings are permissible under the R4 zone and the development is consistent with the objectives of the R4 zoning that anticipated apartment buildings.</p> <p>The proposal will provide a generous landscaped buffer between this development and the existing low density dwellings on Evan Place and Elsom Street, of about 50 m wide. Future dense landscaping in the riparian corridor associated with the realigned creek corridor and open space area will provide a visual screen between this development and the low density development. This will assist in preserving the character and amenity of Kings Langley.</p>
<p>Flooding</p> <p>The site is flood prone and the development will cause flooding of the sporting fields putting children in danger. It also impacts on the creek system and adjoining reserves.</p>	<p>The subject site is downstream of the playing field. The existing creek will be realigned within the SP2 zoned land along the northern boundary of the site and will be dedicated to Council as part of the Voluntary Planning Agreement (VPA) applicable to the site. The realigned creek widened channel will better cater for the upstream flows from the reserve than is presently the case. It will also include a requirement for a 10 m landscaped buffer from the top of bank either side of the creek. This is the minimum landscaped buffer required for a 1st Order stream as prescribed by the NSW Office of Water.</p> <p>A Flood Study was submitted with the application to determine the flood levels across the site, design the new location and characteristics of the new watercourse, and address Council's engineering requirements. Modelling has been undertaken to ensure that the realignment of the creek and future development will not increase flooding on adjoining properties or the sports fields.</p> <p>Our drainage and development engineers have reviewed the applicant's dam break Flood Study report and associated technical report and have confirmed that the proposed habitable floor levels of the buildings will meet Council's flood planning level requirements. They had no objections to the proposal subject to appropriate conditions of consent.</p>
<p>Safety</p> <p>Kings Langley is low crime, family orientated with little vandalism or graffiti, this development will become a blight on the area.</p>	<p>The development is designed to provide housing diversity for people who wish to live in higher density housing in close proximity to services and employment. There is no evidence to suggest that higher density residential development on this site will increase noise, pollution and crime. These will be quality apartments close to public transport.</p>

Issue	Planning comment / response
<p>Noise and privacy</p> <p>Height of building is 17.6 m which exceeds the 16 m allowed; this has resulted in the use of roof space for communal areas. This has resulted in privacy and views into the backyards.</p> <p>The noise impacts on surrounding residential properties</p>	<p>The majority of the height exceedance relates to parts of the buildings, including the parapets, rooftop plant and equipment and services, to enable access to rooftop communal open space areas.</p> <p>The SP2 land located to the north of the site is to be embellished with stormwater and landscape works as shown on the submitted plans. This will provide a significant separation to the residential properties in Evan Place, being approximately 50 m to the proposed buildings. There is substantial separation and it is unlikely to cause any notable privacy impacts on the nearby dwellings.</p> <p>Dust and noise from construction will occur, however this will be managed through conditions of consent.</p>
<p>Local services</p> <p>The potential increase in population from development on the site will add pressure on local services, schools and hospitals.</p>	<p>The development is permissible under the current zoning of the land and the predicted increase in population on the site is not over what is permitted by the existing zoning.</p>
<p>Failure to comply with the commitments at the rezoning</p> <p>The application fails to comply with the commitments at the rezoning including privacy, more trees planted in the area between the development site and Evan Place, and provision of extra car parking so as not to burden neighbourhood streets and local playing fields and a separate lane to provide left in and left out on Vardys Road.</p>	<p>The development proposal will comply with the adopted rezoning, providing for substantial tree planting in the drainage area of the site (SP2) and the applicant will undertake stormwater works and vegetation works to improve this area before it is handed back to Council.</p> <p>The applicant has submitted a detailed landscape plan that relates to the proposed embellishment of the riparian corridor and SP2 zoned land, centred around the revised creek design including substantial tree planting along the realigned creek.</p> <p>Council's Natural Areas team and Tree Management section have reviewed the proposal, including the submitted Arborist report, and raised no objection to the proposed development subject to imposing appropriate conditions.</p> <p>The proposal will comply with the parking requirements in Council's DCP subject to conditions of consent and there is no connection to Evan Place by the development, meaning that visitors will not be parking on Evan Place as there will be no pedestrian link to the development from Evan Place.</p> <p>A condition has been imposed on the consent requiring provision of a 3.5 m wide slip lane along the front setback to Vardys Road to ensure safety for residents and road users.</p>
<p>Consistency</p> <p>The proposal is not suitable and does not fit in with the rest of the area and will set a precedent for similar developments in the area.</p>	<p>The proposal is permissible under the current zoning of the land and does not set a precedent for other sites in this area. Any future development must first be permissible under the existing zoning before any application can be lodged for Council consideration.</p>

Issue	Planning comment / response
<p>Biodiversity</p> <p>The local creek helps to maintain the ecology of the local area and we would like consideration on how to maintain this vital piece of the local environment within the development around it.</p>	<p>It is noted that the removal of the site's existing vegetation and fauna along the creek was considered at time of rezoning of the land and it was determined that the existing biodiversity on the site is not significant enough to prevent any development from occurring.</p>
<p>Housing price</p> <p>The proposal will devalue house prices in surrounding areas.</p>	<p>There is no evidence to suggest that a R4 High Density Residential zone on part of this site will devalue house prices in Kings Langley, as the site will have no access through Kings Langley and the site has only access and primary frontage to Vardys Road.</p>