

Detailed information about proposal and DA submission material

1 Overview

1.1 Subdivision and community facility

This Development Application (DA) has been lodged by Stockland Development Pty Ltd c/- GLN Planning Pty Ltd for the development of the Marsden Park local centre on Lots 1101 and 1102 DP 1191303, Elara Boulevard, Marsden Park.

The 2 lot boundary adjustment subdivision will create 1 lot for the community facility and part of the western carpark, to provide 25 car spaces on the title of the lot being lot 2 in the plan. The remaining lot 1 will encompass all other components of the development.

The community facility will have a GFA of 709 m², with the multi-purpose hall being 322 m². The materials and finishes will include recessed soffit wall with vertical louvres and vertical orientated aluminium framed frosted glass windows. The hours proposed for the community facility will be subject to Council's management policy when it is dedicated to Council on its own lot 2 with 25 car spaces. The typical hours of Council's community facilities are 8.00 am to 12 midnight, 7 days a week, with the exception of New Year's Eve being 8.00 am to 2.00 am.

1.2 Supermarket

Construction of the supermarket is proposed in the central portion of the site and will have a GFA of 3,010 m² with amenities. Speciality retail areas with a GFA of 470 m² will be attached to the supermarket, orientated to the north to activate the retail arcade.

The building will have an overall height of 13 m to the top of the louvers that will screen roof mounted plant and equipment.

The retail area will have face brick footings with lightweight cladding above. The retail frontages will have glazed windows and doors in light colours. Signage zones are proposed above and below windows.

A single loading dock will be located along the rear (southern end) fronting Harvest Street. Dual crossovers from Harvest Street would provide loading and waste vehicle access to the supermarket back of house areas.

The proposed hours of operation for the supermarket are 6.00 am to 12.00 pm, Monday to Sunday, with loading dock operations from 7.00 am to 10.00 pm, Monday to Sunday.

1.3 Other retail and dining

Construction of casual dining areas and 1 retail tenancy with a total GFA of 1,404 m² will occur in the north-western corner of the site at the intersection of Northbourne Drive and Elara Boulevard, identified as Retail POD 1 on the site plan.

The casual dining premises will range between 64 m² and 96 m², with a mini-major tenancy having an area of 387 m².

The proposed hours of operation of these retail and dining tenancies are 7.00 am to 10.00 pm, Monday to Sunday.

Construction of 1 casual dining premises (163 m²) and 5 retail areas (total GFA 478 m²) on the ground floor and a gymnasium (396 m²) on the first floor with a total GFA of 1,038 m² is proposed fronting Elara Boulevard as identified on the site plan as Retail POD 2.

The building provides glazing along all ground floor elevations and will provide a wrap-around awning for weather protection along the edges of the town plaza, with the exception of the north-east corner, and a covered breezeway along the retail arcade will be provided.

The gymnasium will have an elongated deeply framed aluminium window wrapping around the western, northern and eastern first floor elevations. Signage for the gymnasium does not form part of this application.

The proposed hours of operation of these retail and dining tenancies are 7.00 am to 10.00 pm, Monday to Sunday. The gymnasium proposes to operate 24 hours, 7 days a week.

A dedicated 12 m loading area has been provided adjacent to the specialty waste store between retail POD 2 and the medical centre.

1.4 Medical centre

A medical centre will be built in the north-eastern corner of the site, with its main frontage to Elara Boulevard. The building will have a GFA of 1,715 m² and will be single storey in height.

Approval is sought for the use of the building under this application that includes various consulting rooms, a pharmacy, optometry, physiotherapy, pathology, dentist, radiology, and other support functions (i.e. reception, storage, staff break-out and amenities). The fit-out of the medical centre for these services will be subject to a separate future application once the end user is known. An indicative floor plan was provided with this application for information only.

The proposed hours of operation of the medical centre are 7.00 am to 9.00 pm, Monday to Friday and 8.00 am to 9.00 pm, Saturday, Sunday and public holidays.

Signage zones are proposed on the entrance awning and on the elevated face brick element fronting the corner of Parish Street (neighbourhood centre signage). This will be subject to separate approval.

1.5 Childcare centre

A privately-run childcare centre with a GFA of 955 m² is proposed in the south-western corner of the site for 121 children with 20 staff and additional support staff as required.

The childcare centre will contain 8 individual activity rooms for children, 2 cot rooms for infants, 4 craft and preparation rooms, 1 large kitchen, 5 bathrooms and 10 other smaller rooms at the front of the building for reception functions and meetings. The building will be constructed of lightweight panel cladding with clear glass windows and louvres. Metal sheeting will be used for the roof.

The childcare centre proposes to operate between 6.00 am and 6.30 pm, Monday to Friday.

1.6 Car parking

Provision of 370 car parking spaces is proposed across 2 areas.

The western carpark is located between the southern elevation of POD 1 and the childcare centre, and consists of 59 car spaces, 25 allocated to the neighbourhood centre to be included in proposed lot 2 and 34 for the childcare centre to be included in proposed lot 1. A single, 2-way driveway is located at Northbourne Drive. This access point will be restricted to only left-in and left-out movements due to the existing central median on Northbourne Drive.

The eastern carpark consists of 311 car spaces and includes shade sails covering approximately two-thirds of the carpark. Three driveways will provide access to the eastern carpark, one each from Elara Boulevard (as a shared zone with traffic control measures), Parish Street and Harvest Street. The Elara Boulevard access point will also be restricted to left-in and left-out movements due to a central median that also exists along this road.

1.7 Other elements

Associated subdivision and site works will include drainage, land contouring, pavement works and landscaping.

2 Landscaping

- 2.1 A landscape masterplan for the site has been submitted in support of the proposal. Landscaping is proposed around the perimeter of the eastern carpark to soften the appearance of the hardstand and add to the street appeal of the new Local Centre. Additional trees are proposed to be planted within the carpark to provide relief to parked vehicles and along the entry driveway off Harvest Street.

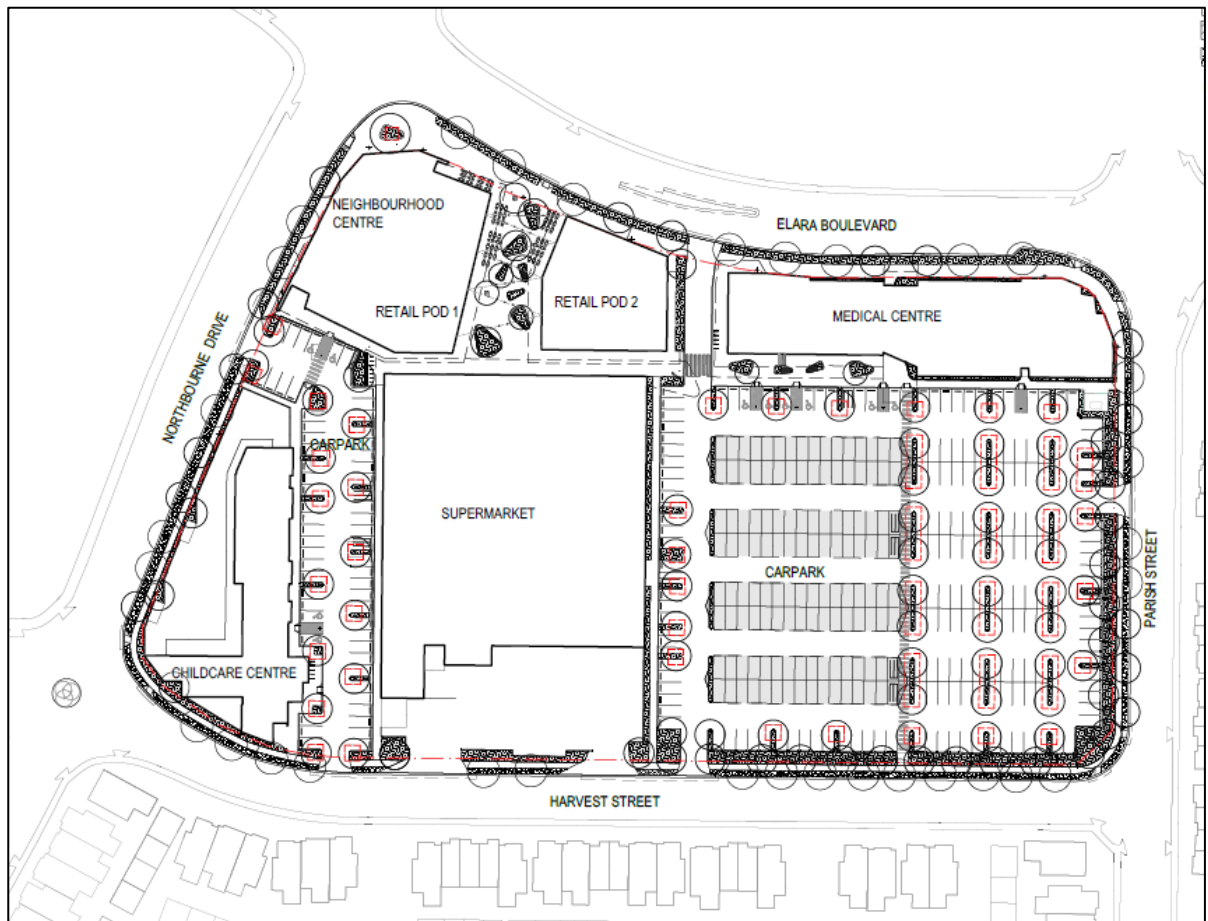


Figure 1: Landscape masterplan

- 2.2 Landscaping and a green screen consisting of a trellis mesh screen is proposed to be provided to the medical centre building to soften the appearance of the building and break up its length from Elara Boulevard.
- 2.3 Trellis screens are also proposed along the supermarket eastern elevation.
- 2.4 A light pole is proposed to be relocated by the applicant in the north-western corner of the site at the intersection of Northbourne Drive and Elara Boulevard. The relocation of this street lighting is required to comply with AS/NZS 1158 and Category V5 which will require the developer to engage a Level 3 Accredited Service Provider (ASP) to undertake these works at its own cost. This will be included as a condition of consent.

3 Traffic and parking

- 3.1 The application was accompanied by a Traffic Report prepared by Colston Budd Rogers & Kafes Pty Ltd dated March 2019. The report includes a review of the proposed development, existing conditions of site location and road network, and previous work including a series of previous studies for the overall transport requirements and infrastructure to accommodate development, in the Marsden Park Precinct. The report also includes implications of the proposed development, that reviews parking provision, access, servicing and internal layout, and traffic generation and effects.
- 3.2 The Traffic Report identifies that the main points relating to the traffic implications of the proposed development are as follows:
- the site is within the Marsden Park Precinct, for which an indicative layout plan, development control plan and an adopted contributions plan already exist
 - the proposed parking provision is considered adequate to service the needs of the local centre with all activities and uses running concurrently
 - access, servicing arrangements and internal layout will be provided in line with AS 2890.1-2004 and AS 2890.2-2002
 - a series of road and intersections works have been identified in previous studies to cater for development in the Marsden Park Precinct. These works are either constructed or are included in developer agreements or contributions plans for the area. Therefore, the road network and appropriate intersection works will be in place to cater for the proposed development.

4 Stormwater drainage works

- 4.1 A Stormwater Management Plan prepared by Mott Macdonald dated 19 December 2019 was submitted in support of the application that incorporated a revised drainage system.
- 4.2 The report reviews the existing conditions and post-development flows along with the design of the stormwater pipe network, to suitably convey and discharge water from the site. Land contouring across the site is proposed to facilitate the future building footprints and suitably grade the site to achieve the nominated levels and drain the site. A stormwater drainage plan and cut and fill plans have been prepared for the site.
- 4.3 The amended MUSIC model for the Elara development now reflects the proposed alternate drainage network and associated pad levels. The main driver for the change to the current assessed design is to provide a water quality treatment system for the Local Centre which is independent of the rest of the site following subdivision.
- 4.4 Changes proposed to be made to the original drainage system are as follows:
- the area west of the supermarket has been split into 2 sub-catchments: the northern sub-catchment contains the neighbourhood centre and associated carpark and the southern sub-catchment contains the childcare centre and residual western carpark
 - SPEL Stormsacks were added to the eastern carpark
 - SPEL BayFilters in the eastern drainage line were decreased from 8 filters to 6 filters
 - the western (southern sub-catchment), town plaza and supermarket drainage systems run through a single vault with 7 SPEL BayFilters
 - the local centre lot drainage system runs through 2 SPEL BayFilters
 - SPEL Vault sizes were adjusted to match standard of the shelf units supplied by SPEL
 - Vault extended detention depths were decreased from 1.5 m to 0.85 m (as recommended by SPEL)

- SPEL stormsack bypass parameters have been adjusted down to reflect their recommended treatment rates.
- 4.5 Our engineers have reviewed the drainage strategy for this proposal and have provided conditions of consent.

5 Acoustic impacts

- 5.1 The proposal is supported by an Operational Assessment prepared by Renzo Tonin & Associates. This document presents the relevant acoustic criteria for the site, establishes the predicted noise emissions from the site to nearby sensitive receivers, and provides acoustic design recommendations to achieve compliance with the applicable acoustic criteria for the mechanical plant and loading dock.
- 5.2 The report concluded the operational noise emissions from the site are expected to comply with the relevant noise criteria based on mechanical plant data assumed for the proposed centre, carpark activities and vehicle movements. This was based on the information from the Traffic Assessment report prepared by Colston Budd Hunt & Kafes Pty Ltd and outdoor play activities for the proposed child care centre.
- 5.3 In principle noise control measures have been recommended and should be validated once further detailed information is available during the detailed design stage of the project.
- 5.4 A condition is imposed on the consent that, prior to the issue of Construction Certificate, a certificate must be provided by a qualified acoustic engineer stating provision has been made in the design of all sound producing plant, equipment, machinery, mechanical ventilation system or refrigeration systems to ensure that they are acoustically attenuated so that the noise emitted meets the relevant noise criteria. A 3 month post occupation acoustic verification will also be included as a condition.

6 BCA Design Compliance Report and fire safety statement

- 6.1 A BCA Design Compliance Report prepared by Modern Building Certifiers dated 14 March 2019 was submitted in support of the application that assesses the architectural design for compliance with the Building Code of Australia 2016. The assessment of the design revealed a number of areas that were required to be evaluated against the relevant performance requirements of the BCA.
- 6.2 The submission for a Construction Certificate will need to include verification of the proposal from a suitably accredited fire engineer.

7 Contamination

- 7.1 A Site Validation Report, prepared by JBS&G dated 26 May 2015, and a Site Audit Statement, prepared by Rebeka Hall of Zoic Environmental Pty Ltd dated 28 May 2015 were submitted in support of the proposal. This deems the site to be suitable for its commercial and social uses.
- 7.2 A Salinity and Geotechnical Assessment report prepared by GeoEnviro Consultancy Ltd dated July 2013 and a Salinity Management Report prepared by Network Geotechnics. dated 14 November 2014 were submitted in support of the application.
- 7.3 As a result this DA does not require any further assessment in regard to contamination.

8 Crime prevention through environmental design (CPTED) assessment

- 8.1 A CPTED report prepared by GLN Planning has been submitted in support of the application. This report reviews the design of the Elara Local Centre and considers how the proposal achieves the principles of CPTED to minimise the opportunity for crime.
- 8.2 The design and placement of the buildings within the site optimises surveillance with straight alignments and clear sight lines. All areas will have adequate lighting with minimal impact to surrounding premises.
- 8.3 The NSW Police Mount Druitt Local Area Command reviewed the proposal and raised no objections subject to recommendations.
- 8.4 Recommendations in respect to CPTED principles were provided by the Police which relate to surveillance, access control, territorial reinforcement and activity management, broadly related to way finding signage, bollard placement, lighting and landscaping. These will form part of the conditions of consent.