

Detailed information about proposal and DA submission material

1 Overview

- 1.1 The proposed amended development is for the demolition of an existing dwelling and structures, subdivision of 1 into 22 lots, including 1 residue lot for the future rail corridor, the creation of new public roads, construction of 6 mixed use buildings with basement level car parking, landscaping, street tree planting and stormwater drainage works.
- 1.2 Retail floor space in multiple tenancies is proposed at ground level, including retail units, a gymnasium and child care centre.
- 1.3 Two / three levels of basement parking are proposed across the 6 x 8-storey mixed-use buildings, which contain the car parking spaces for both the commercial and residential uses.
- 1.4 Road construction will include both half-road and full width public roads, with stormwater drainage, landscaping and street tree planting.
- 1.5 Proposed lot 3 is a residue lot, which under Clause 6.10 of Appendix 12 of the Growth Centres SEPP will be set aside for the extension of the Sydney Metro Northwest rail corridor that will be located adjacent to South Street, which will undergo road widening.

2 Subdivision

- 2.1 The subdivision plan submitted to Council on 1 September 2020 proposed an amended subdivision layout.
- 2.2 The amended proposal includes subdivision of 1 lot into 22 lots (proposed lot 1 - 1 x B4-zoned lot of 9,467 m², proposed lot 2 - 1 x R3-zoned lot, 16 Torrens title residential lots each being less than 300 m², 1 lot for public roads (including full roads of 18 m width, 1 half road of 9 m wide and 1 half road of 9.5 m wide), proposed lot 3 - 1 residue lot for the future rail corridor having an area of 7760 m²) and construction of public roads and a private laneway.

3 Commercial design

- 3.1 The proposed development within the B4 Mixed Use portion of the site under the amended application is for 6 x 8-storey mixed use buildings, which includes 246 apartments above ground level and car parking over 2 and 3 basement levels (for both commercial and residential car parking spaces), and waste collection at ground level (4 separate waste collection docks off the one-way service road). The current waste collection arrangement will result in trucks reversing into the waste collection areas.
- 3.2 Retail and commercial units are proposed ranging in size from 133 m² to 440 m². This provides a total retail area (GLA) of 2,980 m².
- 3.3 The ground floor also proposes a child care centre for 84 children, with indoor area of 323 m² and outdoor play area of 590.86 m², and 28 car parking spaces. Access to the child care centre is off the one-way service road for both pedestrians and vehicles.
- 3.4 The child care centre will cater for 16 x 0-2 year olds, 25 x 2-3 year olds and 43 x 3-5 year olds.

4 Residential design

- 4.1 The residential component of the proposal consists of 7 levels across the 6 mixed use buildings, located between the 1st and 8th storeys. The 3 buildings within the northern portion of the site will be placed parallel across the site from the 3 buildings within the southern portion of the site. There will be landscaping on the site perimeters and between each building.
- 4.2 The 246 units will include a mix of 49 x 1-bedroom, 160 x 2-bedroom, and 37 x 3-bedroom apartments and car parking over basements of 2 and 3 levels.
- 4.3 The total apartment mix proposed is:
- 49 x 1-bedroom (19.9%)
 - 160 x 2-bedroom (65.1%)
 - 37 x 3-bedroom (15.0%).

5 Supporting reports and documents

- 5.1 The following documents were submitted with the proposal:
- Statement of Environmental Effects which includes the Clause 4.6 variation request
 - SEPP 65 Design verification statement
 - Acoustic report
 - Preliminary and detailed site investigation reports
 - Site contamination assessment Stage 2 report
 - Pre-application meeting minutes
 - Endeavour Energy supply offer
 - DA owner's consent
 - Salinity report
 - Civil engineering design plans for road and drainage design
 - BASIX certification
 - Arborist report
 - Aboriginal heritage report
 - Survey
 - Access report
 - Architectural plans
 - Landscaping plans
 - Schedule of finishes
 - Photomontage
 - Quantity surveyor cost estimate report
 - Waste management plan
 - Traffic report
 - Demolition information
 - Child care certification, BCA report and Plan of management

- Biodiversity certification
 - MUSIC model and on-site detention design
 - Subdivision plan – drawn by an architect. Several versions of the subdivision plan have been submitted.
- 5.2 The DA was amended in mid July 2020, and an amended subdivision plan and architectural plans were submitted on 9 July 2020. This was to amend the DA so that it matched the road pattern approved by the Land and Environment Court under DA-15-02765 and JRPP-16-02971, on the adjoining site at 999 Richmond Road, which road pattern was a variation to the Indicative Layout Plan. These documents submitted included:
- Amended architectural drawings
 - MUSIC model.
- 5.3 An amended SEE and Clause 4.6 variation request have not been submitted with the amended architectural plans issued in July 2020. The requested Autocad swept paths, revised waste management report and revised engineering drawings were not submitted at this time.
- 5.4 A BASIX Certificate for the original proposal states that it meets the NSW Government requirements for sustainability. An amended BASIX Certificate is required.
- 5.5 The State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development Verification Statement was prepared by Robert Del Pizzo, of Ryleton Pty Ltd t/a Architex, Registered Architect, Registration Number 3972.
- 5.6 An amended stormwater management plan and MUSIC model were submitted on 20 August 2020.
- 5.7 Amended drainage and civil drawings have not been submitted in response to Council's further information request sent on 30 September 2020, which requested they be provided by 27 October 2020.
- 5.8 A proposed staging plan and amended draft subdivision plan were submitted on 1 September 2020.

6 Height and scale of buildings

- 6.1 The proposal includes 6 x 8-storey mixed use buildings on the B4-zoned proposed lot, with heights in excess of the maximum height of buildings control of 28 m.
- 6.2 The exceedance of the buildings' height are the result of encroachments by the parapets, sections of the roof slabs, the lift overruns and stair access, and the communal open space located on 1 rooftop. The exceedance is up to 4.2 m above the building height control. A revised clause 4.6 variation request has not been submitted.
- 6.3 The 6 buildings are arranged in 1 block of 3 joined buildings at the lower levels (Buildings A, B, C) and 3 separate buildings (Buildings D, E, F).
- 6.4 The height and scale of buildings is in line with the desired density of the zone. It provides for a total retail area of 2,980 m² at ground level, with 14 retail units, including a gymnasium. The child care centre has an internal area of 323 m² and outdoor play area of 590 m².
- 6.5 The 6 buildings are similar in footprint, layout and design. Open space areas are provided at ground level and also on the rooftop of 1 of the buildings. The width between the buildings reflects the minimum required building separation distances under the Apartment Design Guide for Buildings D, E, and F, but in the case of Buildings A, B and C adequate building separation has not been achieved, but blank wall conditions are employed to achieve privacy requirements, which sacrifices amenity (solar and ventilation).

7 Traffic, parking and access

- 7.1 The application was supported by a Traffic and Car Parking Assessment Report prepared by EB Traffic Solutions dated 8 April 2020.
- 7.2 In its report, EB Traffic Solutions anticipates the total number of trips to be generated at the northern carpark access in AM peak hour: 82 entry and 67 exit; at PM peak hour: 136 entry and 112 exit.
- 7.3 EB Traffic Solutions concludes that the traffic anticipated to be generated at the respective carpark accesses is not considered to represent any adverse impact upon the operation of the surrounding road network.
- 7.4 A total of 465 parking spaces is proposed. The amended application submitted on 9 July 2020 did not include an amended Traffic Report to reflect the amended application.
- 7.5 Within the mixed use development on the B4-zoned proposed lot 1, a total of 465 parking spaces will be provided in 2 separate carparks.
- 7.6 In addition 4 motorcycle bays, 1 courier bay and 2 car wash bays will be provided on level B1.
- 7.7 Access to the on-site car parking areas is provided via the north side of the central driveway and on the north side of an east-west roadway abutting the site's southern boundary.
- 7.8 EB Traffic Solutions, in its traffic report, concluded that the:
 - car parking areas and layout complies with the requirements of the Growth Centre Precincts DCP 2010, Blacktown DCP 2015 and the Building Code of Australia
 - driveways for each buildings are compliant with Australian Standard 2890.1:2004.
- 7.9 Lift access is proposed from the basements to all building levels.
- 7.10 The amended application was not accompanied by a revised traffic report.

8 Tree removal

- 8.1 An arboricultural impact assessment report by Ecological Australia dated 31 January 2020 was submitted with the application. This provided a survey of the 10 trees on the site, which are primarily located in the north-eastern corner on the site, and 3 trees on adjacent sites.
- 8.2 Ecological Australia's report included recommendations on tree retention and tree removal; acknowledging that the majority of the trees on the site were located in the area proposed for subdivision with 3 trees located within the area set aside for roads.

9 Landscaping and open space

- 9.1 A landscaping plan was submitted with the original proposal. The amended application has not been accompanied by an amended landscaping plan or amended street tree plan. Thus the comments below relate to the original landscaping plan.
- 9.2 The landscape plans drawn by A Total Concept Landscape Architects include a landscape masterplan, a planting palette and a playground plan.
- 9.3 Deep soil areas are located on the street front perimeters. This provides areas for large tree planting through the B4 zoned site.
- 9.4 No trees are proposed to be retained, as they are located in the R3 site and in the proposed road. The R3 site is to be subdivided into small residential lots.
- 9.5 A street tree plan is included on the landscape masterplan.

- 9.6 Landscaped communal open spaces areas will be provided on the ground level between Building A and Building C in the southern portion of the site. This provides for turf areas, trees and shrubs, paved areas and seating, and is located in front of Building B.
- 9.7 In the northern portion of the site there will be a playground area which runs north-south between Building D and Building E. This includes features such as softfall play areas, sandpits, vegetable garden, play equipment, artificial turf with outdoor slide and stone climbing wall. There will also be table and chair settings. These areas will be readily accessible to residents with the use of stairs and lifts and to persons using the retail facilities, gym and child care centre.
- 9.8 The rooftop communal open space areas have not been detailed on the plans, although plant species have been listed in the planting palette. It is not known what shade structures, BBQ area, dining areas and seating areas will be provided, although toilets are proposed.

10 Acoustic impacts

- 10.1 An acoustic report by Acouras Consulting dated 13 November 2019 was submitted with the DA, which aims to address the proposal's amenity impacts in relation to noise from plant and equipment, from commercial activities and from the surrounding road network.

11 Site contamination and dam decommissioning

- 11.1 A preliminary and detailed site investigation report was prepared by Geotest Services dated 2 December 2019.
- 11.2 Geotest Services found that there were a number of potential areas of environmental concern and associated contaminants of potential concern. These concerns relate to the former grazing, former and current market gardening activities, footprints of former structures, uncontrolled fill materials, suspected asbestos building materials at exposed surfaces, the storage of mechanical equipment and vehicle parts, limited storage of fuels and lubricants, and potential for hazardous materials in site structures.
- 11.3 Geotest Services undertook a total of 106 sampling and inspection points, and its laboratory analysis indicated concentrations of contaminants of potential concern in soils at the sampling locations were generally less than the adopted site human health assessment criteria.
- 11.4 Exceedances above the adopted criteria resulted from former structures that had been poorly demolished, uncontrolled fill, areas of high historical activity, and storage and spillage of fuels and lubricants
- 11.5 Geotest Services concluded that the site may be considered suitable for residential land use:
- following the remediation of identified contamination as present in the report
 - after additional investigation for validation of areas not previously investigated
 - with the primary remediation drivers being for asbestos, heavy metals, PAHs, TRHs and elevated foreign materials and heavy metals in soils.
- 11.6 Geotest Services recommended a Remediation Action Plan be prepared to facilitate and guide the remediation works.
- 11.7 A dam decommissioning report has not been submitted for the site dam.

12 Civil plans and stormwater drainage works

- 12.1 Civil engineering plans were submitted, including drainage plans together with a subdivision plan.

12.2 A MUSIC model has been submitted.

12.3 Amended stormwater engineering plans have been submitted, and several amended subdivision plans.

13 Sustainable waste

13.1 The waste management arrangements proposed in the amended application as shown on the amended architectural plans include:

- a garbage chute system incorporated into the building design, with a chute system for each block. The chutes deposit waste material into chute outlet points in 3 bin rooms in various locations in Basement 1
- waste collection for commercial businesses taking place at ground level at the kerbside, and with separate waste storage and collection arrangements for the child care centre, gymnasium, retail units and office components of the development
- waste and recycling compartments being located on the residential floors of all 6 blocks for residents to deposit their waste into the chute, and recyclables into 1,240 L bins
- all waste and recycling bins (for all 6 mixed use buildings) be transferred from the respective bin rooms to a designated kerbside collection point located on the driveway off the new roads, where a designated loading area will be provided for the collection of all waste and recycling bins associated with the development.

13.2 Basement bin storage with ground level collection is proposed, which will have a heavy reliance on mechanical equipment to move bins around the site.

13.3 The loading bays will be located adjacent to the bin and bulky waste storage areas.

13.4 The residential lots with building envelope plans within the R3 zoned lot are proposed to have all waste and recycling bins for each dwelling stored within the confines of each lot. All waste and recycling services will take place from the kerbside in front of each dwelling.

13.5 It is noted that amended waste management plans, swept paths and Auto CAD files have not been submitted.

14 Storage

14.1 The storage requirements under SEPP No. 65 can be provided within each unit and at the 2 basement levels, which has a requirement of 6 m³ for 1 bedroom units, 8 m³ for 2 bedroom units and 10 m³ for 3 bedroom units.

14.2 Storage will be provided for bicycles at ground and basement levels.

15 Demolition

15.1 The Waste Management Plan has set out the demolition plan, which includes the management of hazardous materials. The site contains a dwelling and outbuildings, 10 trees and a dam in the north-east of the site.

15.2 An estimate of the types and volumes of waste and recyclables has been provided. The plan demonstrates how the demolished, excavated and other materials surplus to requirements will be reused or recycled, and where residual wastes will be disposed.

15.3 The Waste Management Plan provides details of where waste is to be disposed of, its temporary on-site storage and the procedures involved to manage the transportation, disposal and processing of all materials excess to the construction of the buildings.

- 15.4 Demolition is included as part of the proposal, but the complete requisite information has not been supplied, e.g. information and photographs of structures to be demolished, work plans and insurance details.

16 Aboriginal heritage

- 16.1 An Aboriginal due diligence assessment was provided, which noted that there are no Aboriginal objects identified on the property, and it is not listed with a heritage affectation.