

Name of applicant and proposal

Name of Applicant

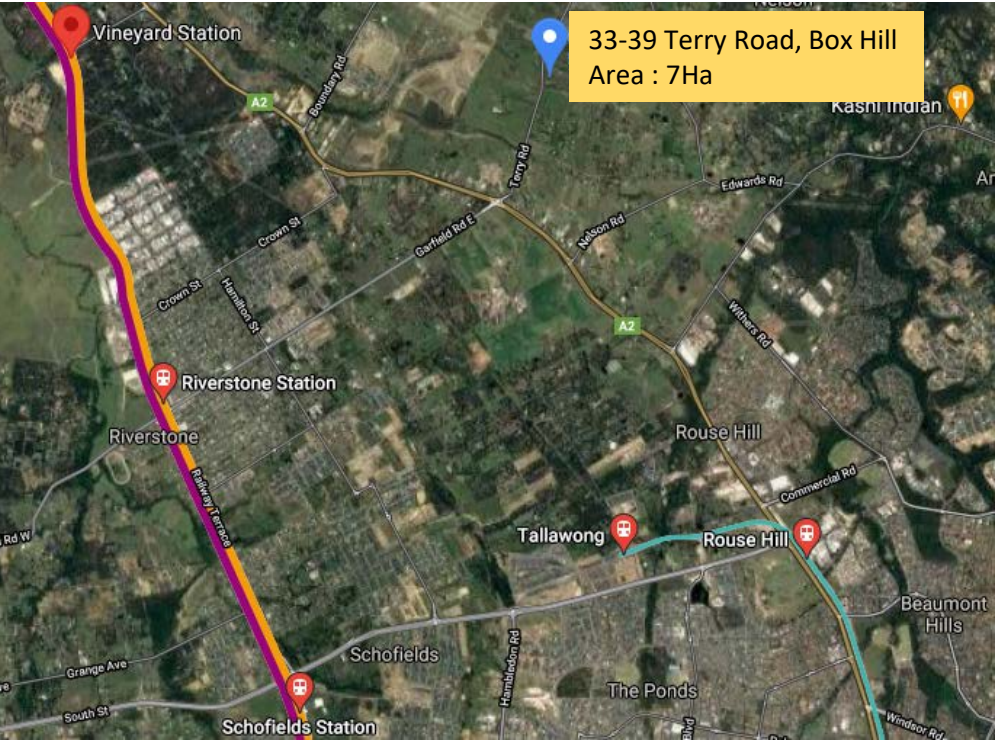
Universal Property Group Pty Ltd (UPG134 Pty Ltd)

Proposal

Proposed Subdivision to create 197 Torrens Title Lots, One Superlot and Three Residue Lots, along with the Construction of 197 Dwellings And Associated Site Works

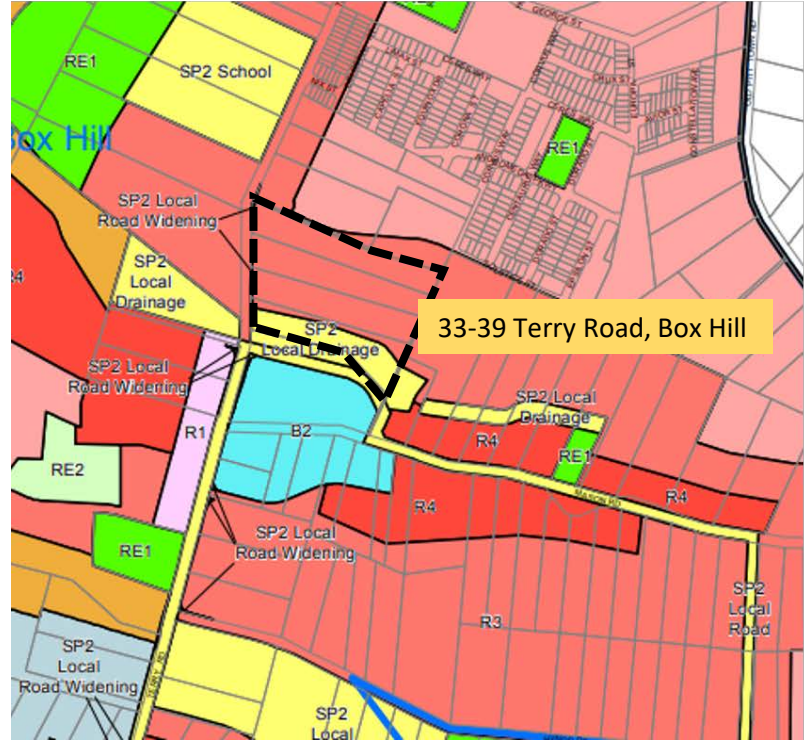
Proposal, Site Overview and Context

Proposed Subdivision to create 197 Torrens Title Lots, One Superlot and Three Residue Lots, along with the Construction of 197 Dwellings And Associated Site Works



Site Location

The Site has one road frontage to Terry Road, which has an excellent connectivity to Windsor Road. The nearest train station at Rouse Hill is located approximately 6km from the subject site. At present, the site is surrounded by low density residential and light rural farming area.



Future Character:

The local controls as articulated in the SEPP 2006 encourage redevelopment of this site with the R3 zoning allowing the construction of medium density development. The amalgamation of four allotments into one development site allows for the design of a development that will respond to market demands for diverse housing types in the area.

State Environmental Planning Policy (Sydney Region Growth Centres) 2006
North West Growth Centre
Land Zoning Map - Sheet LZN_008

LEGEND

| Zone | | | |
|------|----------------------------|-----|----------------------------|
| B1 | Neighbourhood Centre | R1 | General Residential |
| B2 | Local Centre | R2 | Low Density Residential |
| B4 | Mixed Use | R3 | Medium Density Residential |
| B5 | Business Development | R4 | High Density Residential |
| B6 | Enterprise Corridor | RE1 | Public Recreation |
| B7 | Business Park | RE2 | Private Recreation |
| E2 | Environmental Conservation | RU8 | Transition |
| E3 | Environmental Management | SP2 | Infrastructure |
| E4 | Environmental Living | | |
| IN1 | General Industrial | | |
| IN2 | Light Industrial | | |

Design Principles

Response to Context and Character

A design that responds positively to the intended future character of an area. It delivers appropriate densities that are consistent with projected population growth, and able to be sustained by existing or proposed transport, green and social infrastructure.



Sustainability

A design that optimises the sustainability of built environment by responding to local climate and site conditions by providing optimal orientation, shading, thermal performance and natural ventilation.

Landscape Quality

A design that protects existing environmental features and ecosystems, promotes biodiversity, offer a variety of habitats for flora and fauna



Elaeocarpus reticulatus *Lagerstroemia indica* *Lophostemon confertus*



Ceratopetalum gummiferum *Melaleuca bracteata* *Melaleuca decora*

Functionality and build quality

A design that offers good build quality by using durable materials, finishes, elements and systems that are easy to maintain and weather well over time.



Built Form and Scale

A design that deliver an outcome that is suited to the purpose, defines the public domain, contributes to the character of adjacent streetscapes and parks, and provides good amenity for people at ground level

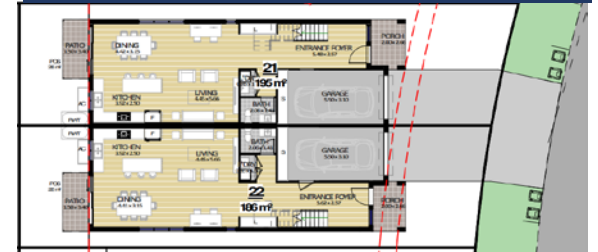


Safety

A design that optimises safety and security by maximising opportunities for passive surveillance of public areas and providing clearly defined, well-lit, secure access points that are easily maintained and appropriate to the purpose of the development

Amenity

A design that provides internal rooms and spaces that are adequately sized, comfortable and easy to use and furnish, with good levels of daylight, natural ventilation and outlook.

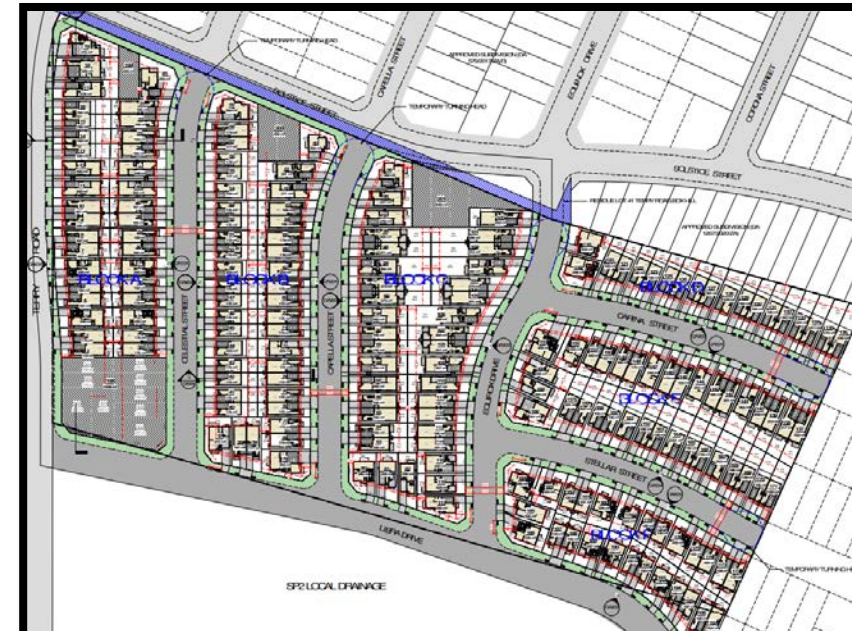


Aesthetics

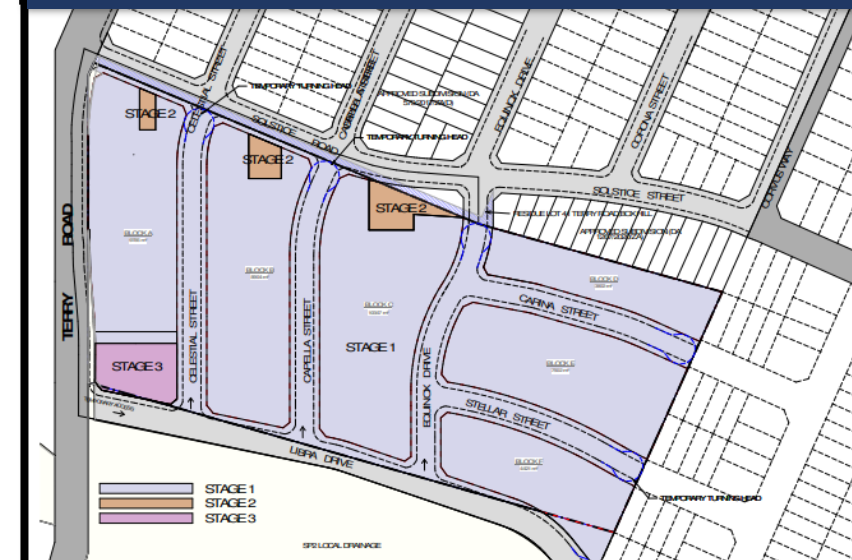
A design that addresses all scales, from the articulation of building form through to the selection and detailing of materials and building elements, enabling sophisticated, integrated responses to the character of the place.



Site plan and Staging



Site Plan Proposed Density – 30dw/ha



Staging Plan



Key Features

- A) Consolidation of 4 Lots
- B) Subdivision of Consolidated Lot into 197 Torrens Title Lots, one superlot and three residue lots;
- C) Construction of 132 semi-detached dwellings and 65 single dwellings;
- D) Construction of public roads;
- E) Stormwater drainage and other associated site works; and
- F) Demolition and removal of existing structures and identified trees;

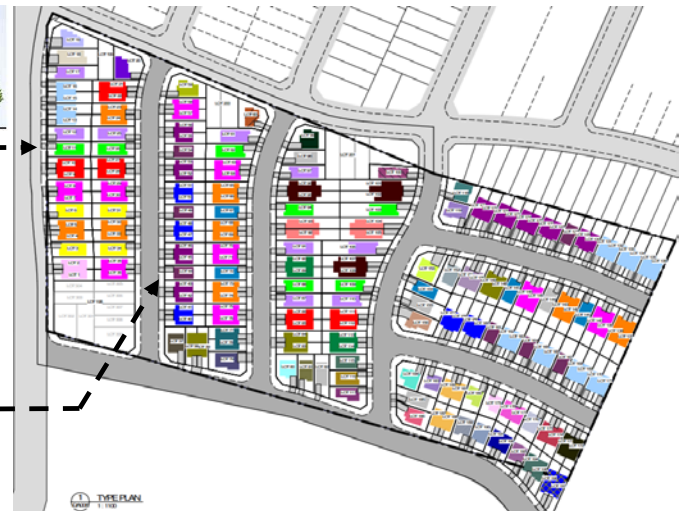
Elevations and Street view



Terry Road Elevation

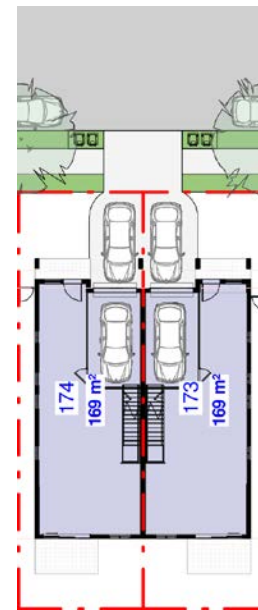


Celestial Street Elevation



Type Plan

| | |
|---------------------|-----|
| 3 Bedroom Dwellings | 126 |
| 4 Bedroom Dwellings | 66 |
| 5 Bedroom Dwellings | 5 |



Key Features

- A) Built Form that responds to topography and sits in harmony with natural landscape
- B) Diverse Housing Types which create an attractive streetscape
- C) Simple and Articulated Building Forms
- D) Integration of built and landscape elements to create an attractive, visually consistent streetscape
- E) Minimal visual impact of garages, carports, and parking areas on the streetscape.

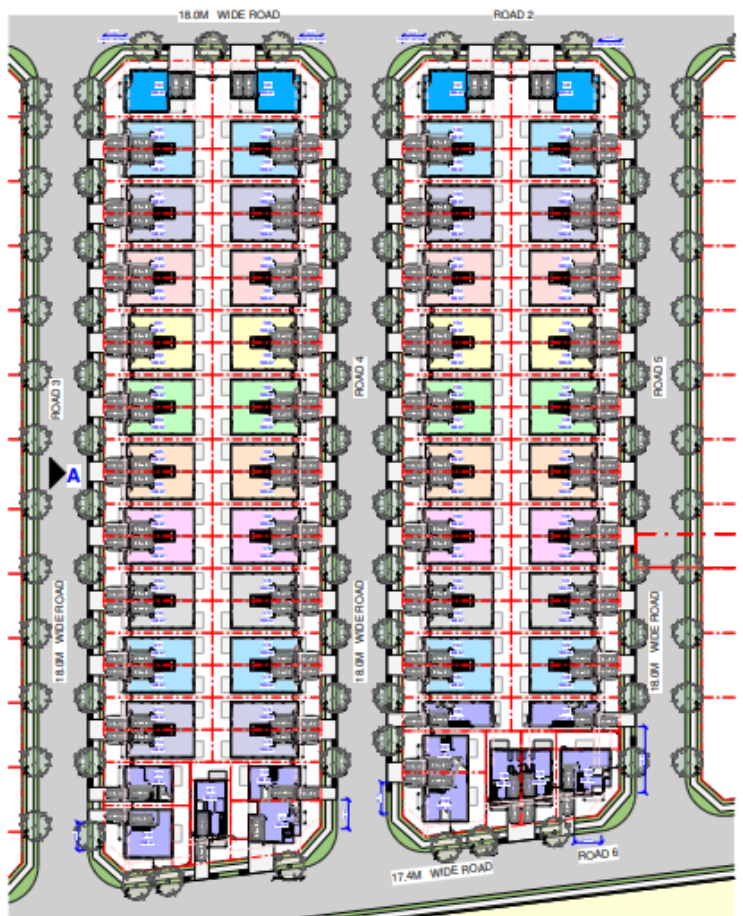


Street View

For Reference – Blacktown Council Project



WESTERN STREETScape - ROAD 3 - ELEVATION VIEW A



TYPE A1



TYPE A5



TYPE A2



TYPE A6



TYPE A3



TYPE A7



TYPE A4



TYPE A8

| DWELLING TYPES | | | |
|----------------------|--------------|------------|-----------------|
| TYPE | LOT SIZE | NO OF BEDS | NO OF DWELLINGS |
| TYPE A1 | 169.170 SQ.M | 3 | 22 |
| TYPE A2 | 169.170 SQ.M | 3 | 16 |
| TYPE A3 | 169.170 SQ.M | 3 | 8 |
| TYPE A4 | 169.170 SQ.M | 3 | 8 |
| TYPE A5 | 169.170 SQ.M | 3 | 8 |
| TYPE A6 | 169.170 SQ.M | 3 | 8 |
| TYPE A7 | 169.170 SQ.M | 3 | 10 |
| TYPE A8 | 169.170 SQ.M | 3 | 8 |
| TYPE B | 277.084 SQ.M | 4 | 7 |
| TYPE C | 190.082 SQ.M | 3 OR 4 | 16 |
| TOTAL: 113 DWELLINGS | | | |

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Specialist reports and investigations

Bushfire Assessment


Prepared By - Australian Bushfire Consulting Services

9.0 Recommendations

This bushfire hazard and determination has been made on a site-specific basis which includes an assessment of the local bushland area and its possible impact to the subject property. Inclusive of the recommendations made herein the proposal meets the aims and objectives of PBP 2019 by compliance with the intent of measures and performance requirements of that document. I am satisfied these recommendations will provide a reasonable and satisfactory level of bushfire protection to the proposed development.

I am therefore in support of the development application.

Australian Bushfire Consulting Services Pty Ltd



Wayne Tucker

Managing Director
G. D. Design in Bushfire Prone Areas.
Certificate IV Fire Technology
Ass Dip Applied Science
FPA Australia BPAD Level 3 Accredited Practitioner
BPAD Accreditation No. BPAD9399



Contamination Site Investigation Report

Prepared By – Geotesta Pty Ltd

10. CONCLUSIONS AND RECOMMENDATIONS

A contamination site investigation of 35, 37 & 39 Terry Road, Box Hill, NSW 2765 was undertaken by Geotesta to investigate the likelihood of the presence of contamination on the site. The investigations include a review of site history, a site inspection and soil sampling and analysis program. Soil sampling was performed at 23 borehole locations (including dam sediments). The results of the site inspection and sampling indicate that the site to be predominantly natural silty clay overlying on shale. All 23 individual samples were analysed for a range of potential contaminants consisting of Heavy metals - Arsenic (As), Cadmium (Cd), Chromium (Cr), Copper (Cu), Mercury (Hg), Lead (Pb), Nickel (Ni) and Zinc (Zn), Organochlorine Pesticides (OCP)/ Organophosphorus Pesticides (OPP), Total recoverable Hydrocarbons (TRH), Polycyclic Aromatic Hydrocarbons (PAH), and BTEX.

Based on the assessment undertaken, the following conclusions and recommendations can be made:

- Based on the laboratory test results, the site was found to have concentrations of contaminants of concern to be below the adopted Site Criteria and the risk of gross.
- Based on the scope of works undertaken in this investigation, the site is considered suitable for the proposed land use for residential development.

Geo-technical Investigation Report

Prepared By – Geotesta Pty Ltd

Table 3: Soil Salinity Test Results

| Sample ID | Conductivity (Ec) (1:5 Aqueous extract dS/m) | Ece ¹ (ds/m) | Salinity assessment ² |
|---------------|--|-------------------------|-------------------------------------|
| S1 (BH1-0.9m) | 0.022 | 0.198 | Non-Saline |
| S2 (BH2-0.5m) | 0.011 | 0.099 | Non-Saline |
| S3 (BH3-0.6m) | 0.082 | 0.738 | Non-Saline |
| S4 (BH4-1.4m) | 0.1 | 0.9 | Non-Saline |
| S5 (BH5-1.2m) | 0.13 | 1.17 | Non-Saline |
| S6 (BH6-0.5m) | <0.01 | <0.09 | Non-Saline |

¹Based on EC to ECe multiplication factors in Department of Land and Water Conservation (2002) Guidelines (Table 6.1), a multiplication factor of 9 was applied to both silty clay soils.

²Based on Table 6.2 of Department of Land and Water Conservation (2002) where ECe < 2dS/m = Non-saline; ECe= 2-4dS/m = slightly saline; ECe = 4-8dS/m = moderately saline; ECe = 8-16dS/m = very saline; ECe > 16dS/m = highly saline.

Referring to the above test results, all the soils is in the site considering as **Non-Saline**.

Specialist reports and investigations

Aboriginal Archaeological Due Diligence Assessment

Prepared By - Dominic Steele Consulting Archaeology

6.0 Conclusions and management recommendations

6.1 Basis for recommendations

The 35, 37 and 39 Terry Road study area contain no documented Aboriginal sites or objects, or areas of potential Aboriginal archaeological sensitivity as evaluated in this report and through consultation with the DLALC. It is assessed that the land redevelopment proposal is unlikely to impact upon Aboriginal objects and it is concluded there are no Aboriginal archaeological constraints to the proposal from proceeding as planned subject to the recognition of the following considerations:

- Recognition of the legal requirements and automatic statutory protection provided to Aboriginal 'objects' and 'places' under the terms of the *National Parks and Wildlife Act of 1974* (as amended) and the advice and recommendations provided by the DLALC (**Appendix A**).

Traffic Report

Prepared By – Varga Traffic Planning Pty Ltd

Conclusion

Based on the analysis and discussions presented within this report, the following conclusions are made:

- the proposed subdivision is consistent with the zoning objectives of the site and will not have any unacceptable traffic implications in terms of road network capacity
- the proposed future internal/local road layout is consistent with the requirements of the *Box Hill Growth Centre Precincts DCP 2018* road network hierarchy
- the future local roads within the subdivision will have a typical road reservation width 18m with a typical carriageway width of 11m, to facilitate two-way traffic flows and allowing kerbside parking, consistent with the *Box Hill Centre Precincts DCP 2018*
- temporary cul-de-sac heads are proposed at the ends of new internal local roads to allow loading/servicing trucks to turn around until such time that the neighbouring properties are developed
- the proposed new roads will all accommodate two-way traffic and will satisfactorily allow service vehicles such as garbage truck or a removalist truck to circulate through the site in a forward direction
- the future off-street parking requirements of the subdivision will be subject to separate development applications however it is clear that the size of the proposed allotments can accommodate the *DCP* parking requirements.

Tree Report

Prepared By – Monaco Designs Pty Ltd

3. Method and Limits

3.1 Observations and recordings of the trees were made using the Visual Tree Assessment (VTA) at ground level. The VTA '*interprets the body language of trees, linking internal defects to the trees own repairs structures...so trees that are apparently dangerous should be distinguished from trees that are really dangerous...*' (Mattheck 2007). No invasive tests, ie dissections, excavation, probing or coring were undertaken.

3.2 Access was partially available to the site. These findings are summarised in the Tree Assessment Schedule in Section 5.

3.3 Measurements estimated in conjunction with survey data.

3.4 Photographs included within this report were taken at time of initial inspection, unless noted otherwise.

3.5 Terminology used in this report is explained in section 6.

3.6 *Eucalyptus parramattensis* could be *Eucalyptus tereticornis*. Lack of identifying features present.

3.7 Endemic tree species are typically given a high / very high retention value, irrespective of their health and condition due to their ecological value.

3.8 Crown spreads are taken as an average of the radii, unless the crown is severely distorted or the issue requires more accurate dimensioning.

3.9 The Australian Standard AS 4970-2009 'Protection of Trees on Development Sites' is utilised where applicable for determining minimum clearances where works encroach the tree protection zone (TPZ). However, distances may be varied by the Consulting Arborist once other factors are taken into consideration, including but not limited to; *individual species tolerance to disturbance, soil geology and topography, meso / microclimate, proposed construction / engineering methods and potential Arboricultural techniques that could be utilised.*