

Detailed information about proposal and DA submission material

1 Development staging

The proposal comprises 3 stages (refer to Sheet 50 at attachment 5), as follows:

- 1.1 Stage 1 includes subdivision into 2 superlots 2 public roads; one which will separate the 2 lots (Manchester Drive) and a half-width road along the western boundary to link Jerralong Drive and Pelican Road, civil works and landscaping:
 - Lot 1 (southern lot with frontage to Pelican Road/Jacqui Avenue):
 - Proposed site area = 8,259 m².
 - Frontage width to Jacqui Avenue/Pelican Road = 35.525 m.
 - Frontage width to the proposed Manchester Drive = 36.155 m.
 - Frontage width to the proposed half-width road (western boundary) = 162.39 m.
 - Lot 2 (northern lot with frontage to Jerralong Drive):
 - Proposed site area = 6,064 m².
 - Frontage width to Jerralong Drive = 35.525 m.
 - Frontage width to the proposed Manchester Drive = 45.195 m.
 - Frontage width to the proposed half-width road (western boundary) = 98.45 m.
 - Road constructions:
 - Manchester Drive (separating Lots 1 and 2) = 18 m wide.
 - Half-width road (along the western boundary linking Jerralong Drive and Pelican Rd/Jacqui Ave) = 10 m wide x 315.23 m long.
- 1.2 Stage 2 includes construction of 3 residential flat buildings sited to be on the proposed Lot 2, comprising:
 - Building A (41 units):
 - 6 x 1-bedroom apartments.
 - 27 x 2-bedroom apartments.
 - 8 x 3-bedroom apartments.
 - Building B (41 units):
 - 6 x 1-bedroom apartments.
 - 27 x 2-bedroom apartments.
 - 8 x 3-bedroom apartments.
 - Building C (48 units):
 - 8 x 1-bedroom apartments.
 - 40 x 2-bedroom apartments.
 - A rooftop communal open space is also proposed on Building C.
 - Provision of 2 basement levels for 175 cars.

- 1.3 Stage 3 includes construction of 4 residential flat buildings, to be sited on proposed Lot 1, comprising: (include adaptable apartments):
- Building D (48 units):
 - 8 x 1-bedroom apartments.
 - 40 x 2-bedroom apartments.
 - Building E (41 units):
 - 6 x 1-bedroom apartments.
 - 27 x 2-bedroom apartments.
 - 8 x 3-bedroom apartments.
 - Building F (41 units):
 - 6 x 1-bedroom apartments.
 - 27 x 2-bedroom apartments.
 - 8 x 3-bedroom apartments.
 - Building G (48 units):
 - 9 x 1-bedroom apartments.
 - 39 x 2-bedroom apartments.
 - Provision of 2 basement levels for 282 cars.

2 Aesthetics

- 2.1 The proposed external materials and finishes range from a mix of rendered white and grey tones with (refer to Sheet 47 in attachment 5):
- Hebel features to building corners, balconies and parapet roof.
 - Brown aluminium battens to the entry gates.
 - Face brick columns.
- 2.2 Direct access from the street is provided to the ground floor units with private courtyards.
- 2.3 Level 5 will be indented a further 3 m from the side and rear boundaries. The proposed finishes communicate a contemporary modern look with rustic earthy tones.
- 2.4 Refer to photo montage and elevation plans at Attachment 5.

3 Communal open space and deep soil areas

- 3.1 A total of 29% of the site area is proposed as communal open space (the architectural plan Sheet 30 states 28% but the calculated amount accounts for 29%) as follows:
- 1,543.3 m² on proposed Lot 2 and 2,116.35 m² on proposed Lot 1 (25.5% of site area, at 3 m dimensions) will be provided on the ground floor. These spaces will provide seating, soft fall areas for children, continuous walkways, passive areas, vegetable gardens and BBQ area with seating.
 - 502.4 m² (3.5% of the site area) will be provided on the rooftop of Building C, and will include a playground area, 2 BBQ areas with outdoor seating, and a passive relaxation area.
 - In total, proposed Lot 1 will provide 2,116.35 m² of on ground communal open space for Buildings D, E, F and G, while proposed Lot 2 will provide 1,543.3 m² of on ground common open space for Buildings A, B and C and 502.4 m² will be provided on the rooftop of Building C.

- Each proposed lot will have more than enough open space to serve the respective buildings and so neither stage of development on proposed lot 1 or 2 will need to rely on each other for common open space amenities.
- 3.2 The proposed common open spaces will have direct and equitable access and will receive direct sunlight to >50% of the communal open area.
- 3.3 The proposed deep soil areas with 6 m dimensions are 1,270.5 m² (8.8% of site area).

4 Related documents submitted with the application

- 4.1 Statement of Environmental Effects (dated 26 October 2022 prepared by Think Planners) was submitted with the application, along with a Clause 4.6 building height variation request and a Crime Prevention Through Environmental Design Checklist, dated 25 October 2022.
- 4.2 A Design Verification Statement (dated 18 October 2022 and prepared by a nominated architect, Joe El-Sabbagh (registration no. 8707) from Design Corp Architects) confirms that the design quality principles contained in Schedule 1 of State Environmental Planning Policy 65 - Design Quality of Residential Apartment Development and the objectives of Parts 3 and 4 of the Apartment Design Guide are achieved or justified accordingly.
- 4.3 Bushfire Planning Advice (prepared by Building Code & Bushfire Hazard Solutions dated 26 September 2022), states that the site is no longer considered as bushfire prone. The following excerpt is provided (from page 2):

It is acknowledged that the Council mapping (online version – Figure 03) shows the subject site as containing Category 1 Vegetation and Vegetation Buffer and subsequently under this mapping the site would be considered 'bushfire prone'.

On investigation, it was found that the 'RFS Bushfire Zone' layer available on the council online mapping has a certification date of 7/18/08, being over 14 years old. This version of the map far exceeds the maximum 5 year re-certification period.

While still not entirely accurate the BPLM available on the NSW Government ePlanning Portal better responds to recent development in the area, particularly when compared to council's online mapping.

As outlined in clause 2(a) of s10.3 of the EP&A Act (as above) the Commissioner of the NSW RFS may, in accordance with the regulations, review the designation of land on a bush fire prone land map for an area **at any time** after the map is certified and **revise the map accordingly**.

The revised map becomes the bush fire prone land map for the area on being certified by the Commissioner, and is to be provided to the council by the Commissioner.

- 4.4 A preliminary site investigation report (dated 24 October 2023 and prepared by Geotesta, confirms the following:
- The Preliminary Site Investigation (PSI) indicated a **medium** risk of widespread soil contamination, as a result further investigation is required to determine the potential for site contamination. Due to the existence of a data-gap in this investigation, an additional Data Gap Contamination Assessment is recommended to address the potential Areas of Concern (AEC).
 - It is the opinion of Geotesta, that based on the PSI Report, the site can be made suitable for the proposed high-density residential development subject to the results of a Data Gap Contamination Assessment.
 - Prior to construction commencing, in determining the application the council could potentially condition a Data Gap Contamination Assessment to be carried out post-consent once the site is cleared of all stockpiles and building materials onsite.

- 4.5 A Traffic and Parking Assessment Report (dated 20 October 2022 and prepared by Varga Traffic Planning Pty Ltd) indicates that the proposed access driveway for each lot that will be provided from the western boundary (accessed from the half width road), circulation aisles and parking arrangements are designed accordingly to the relevant Australian Standards, and are suitable for 10.5 m long heavy rigid vehicle as waste loading trucks to access the waste bin rooms. The projected increase in traffic activity as a consequence of the proposed development is also minimal and will not have any unacceptable traffic implications on the road network capacity.
- 4.6 A further traffic letter dated 24 October 2023 and prepared by Varga Traffic Planning Pty Ltd has confirmed that the submitted swept path diagrams demonstrate ability for garbage trucks to move in and out of the basement car parking areas without colliding with the vehicles on the half-width road. The traffic consultant recommends a "Give Way" sign to be mounted along the exiting side of the driveways to warn of potential incoming heavy vehicles.
- 4.7 An Acoustic DA Assessment Report (dated 18 October 2022 prepared by Acouras Consultancy) includes a noise survey of the site and recommends construction materials to achieve the relevant noise criteria based on the impact of road traffic and railway noise. The noise loggers were located at the below points L1 - L3 (L3 is the intersection of Jacqui Avenue and Pelican Road):



- The report concludes that the proposed development can be made compliant with the noise criteria set out by Blacktown City Council's requirements (i.e. conditions), Building Code of Australia Part F5 and the relevant Australian Standards, subject to the provision of window glazing, masonry or cavity brick external walls and concrete roof and ceiling (page 11). A further survey is also recommended to be undertaken of the mechanical plants as they are yet to be confirmed.
- 4.8 A Building Code of Australia report (dated 20 October 2022 prepared by BCA Logic) concludes that the proposal will be compliant and/or is capable of being compliant with the Building Code of Australia requirements (page 18).
- 4.9 An Access and Adaptability Report (dated June 2022 prepared by Access Mobility Solutions) confirms that the proposal will comply with the access provisions and adaptability requirements of the relevant Building Code of Australia Standards, Australian Standards, Premises Standards and Blacktown City Council's requirements (page 28).
- 4.10 Two Waste management plans were prepared by ef Consulting. The first one was the waste plan for construction and demolition dated 24 October 2022 (Revision C), and the

second was an operational waste plan was dated 20 March 2023 (Revision F). The latter report outlines that the development will utilise Council's waste services. The proposal includes waste bin rooms in the basement level and a respective collection/loading bay for each of the proposed 2 lots.