

Detailed information about proposal and DA submission material

1 Overview

- 1.1 UPG Pty Ltd is proposing the construction of 4 x 4 storey residential flat buildings containing 146 units and 3 levels of basement car parking, associated demolition of existing structures and outbuildings, stormwater drainage works and landscaping on proposed Lot 170 under DA-22-00916.

2 Residential component

- 2.1 The apartment mix proposed is:
- 16 x 1-bedroom units.
 - 19 x 2-bedroom units.
 - 111 3-bedroom units.
- 2.2 Of the 146 apartments, 15 (22%) are proposed to be adaptable.
- 2.3 The buildings are proposed to have a maximum overall height of 14.5 m, which exceeds the height limit for the site by 2.5 m. The components of the development that are above the 12 m height limit are non-habitable elements, including part of the roof slab, hot water plant, lift overrun, clerestory windows and balustrades.

3 Access, parking and waste servicing

- 3.1 A portion of the western end of the site is zoned SP2 Infrastructure - Classified Road. The portion of the site zoned SP2 will be constructed and dedicated as public road as part of the proposal. It is noted that Clarke Street will be known as Hambledon Road extension under the Indicative Layout Plan. The proposal also includes the partial construction of roads to the north and east of the site, in accordance with the ILP.
- 3.2 Vehicular access to the site is proposed via a 2-way driveway off proposed Road No. 4 under DA-22-00916, which runs parallel to the site's northern boundary.
- 3.3 A total of 237 car parking spaces are proposed in 3 basement levels comprising 207 residential spaces and 30 visitor spaces, which will include 14 accessible parking spaces.
- 3.4 Lift access will be provided from the basement level to each level of the development to allow access for people with disabilities.
- 3.5 Seven single waste chutes will be installed with access on each residential level of each core.
- 3.6 Waste collection is proposed to be undertaken by Council's waste contractor using commercial vehicles up to and including an 8.8 m long medium rigid truck with a travel/operation height clearance requirement of 4.5 m. A dedicated loading area is proposed at the lower ground floor level. Vehicular access to the loading area is to be provided via the abovementioned proposed site access driveway located along the northern boundary.
- 3.7 One bin room and 1 bulky waste room will be located on the lower basement level, and 6 bin rooms, 3 bulky waste rooms and 1 bin holding area will be located on the lower ground floor level.

4 Design and scale

- 4.1 The buildings are highly articulated and have cut-outs and recesses, which provide for cross ventilation to apartments. The buildings have been positioned on the site to maximise the northern aspect along the facades. The building separation between the buildings minimises overshadowing and provides a central landscaping area. Deep soil planting areas also frame the site. The sub-terrain apartments have been provided with large courtyards to ensure outlook and access to daylight.

5 Landscaping

- 5.1 Extensive landscaping works around the perimeters of the buildings, within the central communal landscaped areas and on the rooftops is proposed.
- 5.2 The proposal has a landscaped area of 3,242m² (30.4% of the total site area).

6 Common open space and deep soil zones

- 6.1 A communal open space area will be located centrally within the site, in the middle of the 4 buildings, and terraced with the topography of the site.
- 6.2 The communal open space will have an overall area of 2,788 m² (26.1% of total site area).
- 6.3 A communal room is proposed on the lower ground floor that is ancillary to the residential flat buildings. The communal room will contain a small music room, communal games room and a lounge area and be for the use of residents only. The communal room will not be used as a public community facility.

7 Heritage

- 7.1 The subject site has been identified in the Blacktown City Council Growth Centre Precincts, Development Control Plan 2010 as a property that contains 'known Aboriginal Heritage Sites'.
- 7.2 An Aboriginal Cultural Heritage Assessment Report has been prepared by Apex Archaeology for the proposed development. A search of the Aboriginal Heritage Information Systems (AHIMS) by Apex Archaeology confirmed the identification of 2 sites within Lot 9 DP30211. One was registered as a culturally modified 'scarred' tree, AHIMS #45-5-4080, and the other site, AHIMS #45-5-4081, is registered as an area that may contain potential archaeological deposits (PAD).
- 7.3 A total of 7 test pits were excavated within the identified PAD area in study area. The archaeological investigation of the area identified the following:
- There were 2 previously registered Aboriginal site within the study area (AHIMS #45-5-4080 and #45-5-4081).
 - AHIMS #45-5-4080 was assessed as not exhibiting evidence of cultural modification and the site card was updated to list the site as 'not valid'.
 - Test excavations identified a very low-density subsurface deposit associated with PAD 1020-6 (AHIMS #45-5-4081).
 - The site card for AHIMS #45-5-4081 has been updated to reflect the results of the test excavation within the study area.
 - The 2 artefacts identified during test excavations were formed from silcrete.
 - The sites would be impacted by the proposed works and mitigation measures have been proposed.

- 7.4 The report finds that as Aboriginal cultural material is present within the study area, an application for an Aboriginal Heritage Impact Permit (AHIP) is required to permit harm to these items.

8 Contamination

- 8.1 A Preliminary Site Investigation report has been prepared by GEOTESTA for the proposed development. Its scope of works included :
- A site inspection.
 - Historical aerial photographs.
 - Public record search, such as Council, Office of Environment and Heritage, Environment Protection Authority.
 - Geological and hydrogeological review.
 - Conduct a limited soil sampling and analysis program.
 - Production of this report on the contamination status of the site.
- 8.2 The soil sampling and analysis program conducted as part of the investigation indicates that there is no widespread significant soil contamination across the site.
- 8.3 Based on its assessment, GEOTESTA has made the following conclusions and recommendations:
- All the contaminant concentrations of interest were found to be within the site assessment criteria.
 - The Preliminary Site Investigation's soil sampling and analysis program indicated a Low risk of widespread soil contamination; it is the opinion of Geotesta Pty Ltd that the site is suitable for the proposed low-density residential pending on the results of an additional gap assessment (as described below).
 - Due to the existence of a significant data-gap in this investigation, a further Data Gap Contamination Assessment post demolition of the existing structures/dwellings is required to address further potential areas of concern (within the footprint of the structures/dwellings) identified in the AECs and to determine if any chemical hotspots exist around existing sheds and dwellings.