

Detailed information about proposal and DA submission material

1 Overview

1.1 The development application seeks approval for:

- construction of 177 x 2 storey multi-dwelling units, comprising:
 - 21 x 3-bedroom dwellings,
 - 146 x 4-bedroom dwellings,
 - 10 x 5-bedroom dwellings.
- 303 car parking spaces,
- construction and dedication of a public road,
- construction of internal private roads,
- stormwater drainage and associated works,
- landscaping works,
- access for construction over Department of Education land,
- an underground onsite detention and Basin 1 within Council land.

2 Traffic and parking

- 2.1 A traffic and parking assessment report prepared by Varga Traffic Planning dated 23 December 2022 was submitted in support of the application.
- 2.2 The report states that 303 off street parking spaces are proposed, comprising 266 residential spaces and 37 visitor spaces.
- 2.3 The report also states that each dwelling will have its own single-cargarage with some of the dwellings also having a second outdoor car space directly outside their garage.
- 2.4 Vehicular access to the site will be provided via a proposed 16 m wide road link to Bandon Road, which will be connected to the proposed future local roads through the site. However, owner's consent has not been sought to permanently access the site.
- 2.5 Based on RMS Guidelines, traffic generation rates for the 177 townhouses yield approximately 115 vehicle trips per hour during commuter peak periods.
- 2.6 The report also states that the proposed development also includes the construction of new internal roads in line with Council's Indicative Layout Plan. The new internal local roads will have a typical road reservation width of 16 m, with a typical carriageway width of 9 m consistent with the requirements of Blacktown City Council Growth Centre Precincts Development Control Plan 2010.
- 2.7 The traffic and parking assessment report concludes that the proposed parking facilities generally satisfy the relevant requirements specified in both Council's Development Control Plan 2010 as well as the Australian Standards. The report concluded that the proposed development will not have any unacceptable parking implications.

3 Bushfire protection assessment

- 3.1 A bushfire protection assessment report prepared by consultant, Travers Bushfire and Ecology dated 22 December 2022 was submitted in support of the application.
- 3.2 The report states that the assessment has found that bushfire can potentially affect the proposed development from the extensive bushland vegetation surrounding the development resulting in future buildings being exposed to potential radiant heat and ember attack.
- 3.3 In recognition of the bushfire risk posed to the site by the surrounding bushland, the consultant proposes a combination of bushfire measures to be implemented including the:
 - 3.3.1 Requirement for minimum APZ's and bushfire construction standards, which have been determined in line with Appendix B Method 2 (alternative solution) of AS3959 Construction of buildings in bushfire prone areas (2018).
 - 3.3.2 Application of temporary asset protection zones adjacent to woodland areas. This will prohibit the construction of units 92 & 111 - 114 (south) and units 1 & 2, 61 – 64 (north) in the short term. The temporary APZ can be removed once a development application is approved and construction works begin to remove the vegetation causing the bushfire risk within the land to the north and south of the development site.
 - 3.3.3 Provision of 3 temporary cul-de-sacs (16 m in diameter) at the termination of public roads. These roads will provide future through-road connection to the adjoining land in the south. Once the adjoining land is developed through roads will be provided and the temporary turning heads can be removed.
 - 3.3.4 A number of internal private dead-end roads with a carriageway width of 8.5m and approximately 30m long (road no. 5 - 8). These internal driveways are not provided with a turning head and therefore cannot support turning for Category 1 fire tankers. Due to the short length of these roads firefighting vehicles can park within the adjoining 8m wide public roads to undertake firefighting operations / asset protection.
 - 3.3.5 Provision of access in line with the acceptable solutions outlined in Planning for Bush Fire Protection 2019.
 - 3.3.6 Provision of additional access/egress points for emergency services to Windsor Road. These will provide secondary access until future road connections are made with neighbouring lots.
 - 3.3.7 Compliance of water, electricity and gas supply as outlined in Planning for Bush Fire Protection 2019.
 - 3.3.8 Requirement for future dwelling construction to comply with the appropriate construction sections of AS3959-2018, and Planning for Bush Fire Protection 2019.

4 Contamination

- 4.1 A Contamination Site Investigation report prepared by Geotesta and dated 28 June 2018 was submitted in support of the application.
- 4.2 In its report, Geotesta states that it reviewed the site history, conducted a site inspection, and soil sampling and analysis program.
- 4.3 The report shows that soil sampling was performed at 20 borehole locations. 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 ground contamination is considered low.

- 4.4 The report concludes the site is considered suitable for the proposed land use for residential development. However, the report recommends that a data gap assessment of subsurface soils below the dwellings and sheds is performed after demolition of the dwellings and the sheds.
- 4.5 The report is somewhat dated and the development application cannot be approved without first considering a more modern document.

5 Waste management

- 5.1 A Waste Management Plan prepared by Universal Property Group Pty Ltd and dated March 2023 was submitted in support of the application.
- 5.2 The report states that the Strata Management will prepare an Environmental Management System addressing home waste and recycling. This will include expectations and achievable objects for sorting and separating waste. In addition to a regular waste audit, an information kit will be provided to for tenants and followed up every 12 months, the waste storage and recycling area will be located as approved location by Council and the tenant will be responsible for transferring materials to the area and the Body Corporate responsibility for keeping the area clean and tidy.
- 5.3 The proposal relies on twice-weekly kerbside garbage collection services using Council's 10.5 m long garbage trucks.

6 Other documents submitted with the application

- 6.1 An Aboriginal Archaeological Due Diligence Assessment prepared by Dominic Steele Consulting Archaeology and dated 16 July 2018 was submitted in support of the application. The report concludes that the redevelopment proposal is unlikely to have an adverse impact upon the Aboriginal archaeological values of the land parcels concerned. The report also concludes that there are no Aboriginal archaeological constraints for the proposal to proceeding subject to the recommendations provided in the report.
- 6.2 An Acoustic Assessment prepared by Acoustic Logic Pty Ltd and dated 19 December 2022 was submitted in support of the application. The report states that noise intrusion impacts on the proposed residential development were assessed and , provided construction complies with recommendations relating to glazing thickness of windows and doors, minimum skylight glazing, external walls and entry doors, roof and ceiling construction for the top floor of each dwelling and ventilation requirements of dwellings are adopted, traffic noise impacts on the development will comply with the requirements of Blacktown City Council Growth Centre Precincts Development Control Plan 2010, NSW Department of Planning Development near Rail Corridors and Busy Roads - Interim Guideline and State Environmental Planning Policy Transport and Infrastructure 2021.

The report also concluded that detailed acoustic treatment will be determined at Construction Certificate State if required.
- 6.3 A BASIX Certificate No.1364050M and dated 22 December 2022 was submitted with the application. Details listed in the certificate has not been shown on the plans which is a mandatory requirement. In addition, the certificate is out of date.
- 6.4 A Geotechnical and Salinity Investigation Report prepared by Geotesta Pty Ltd and dated 19 July 2018 was submitted in support of the application. The report is considered to be out of date.
- 6.5 Preliminary Tree Assessment Report prepared by Monaco Design Pty Ltd dated 17 May 2018 set out a pre-development assessment of the species, general health, general conditions and retention value of the trees located at the subject site.
- 6.6 The report states that observations and recordings of the trees were made using the Visual Tree Assessment at ground level during a site inspection on 15 May 2018 and no

invasive test such as dissections, excavation, probing or coring were undertaken. The report also states that the lack of access to some portions of the site and the preliminary nature of the site inspection might have resulted in an incomplete Visual Tree Assessment. The report is considered to be out of date.

- 6.7 Deed of temporary access between 52 UPG Pty Ltd and the Minister for Education, the Land Owner of the adjacent school prepared by Sparke Helmore Lawyers reference BAT039-00010 dated 2021. The deed refers only to temporary access for construction and not a permanent access to the site post development.